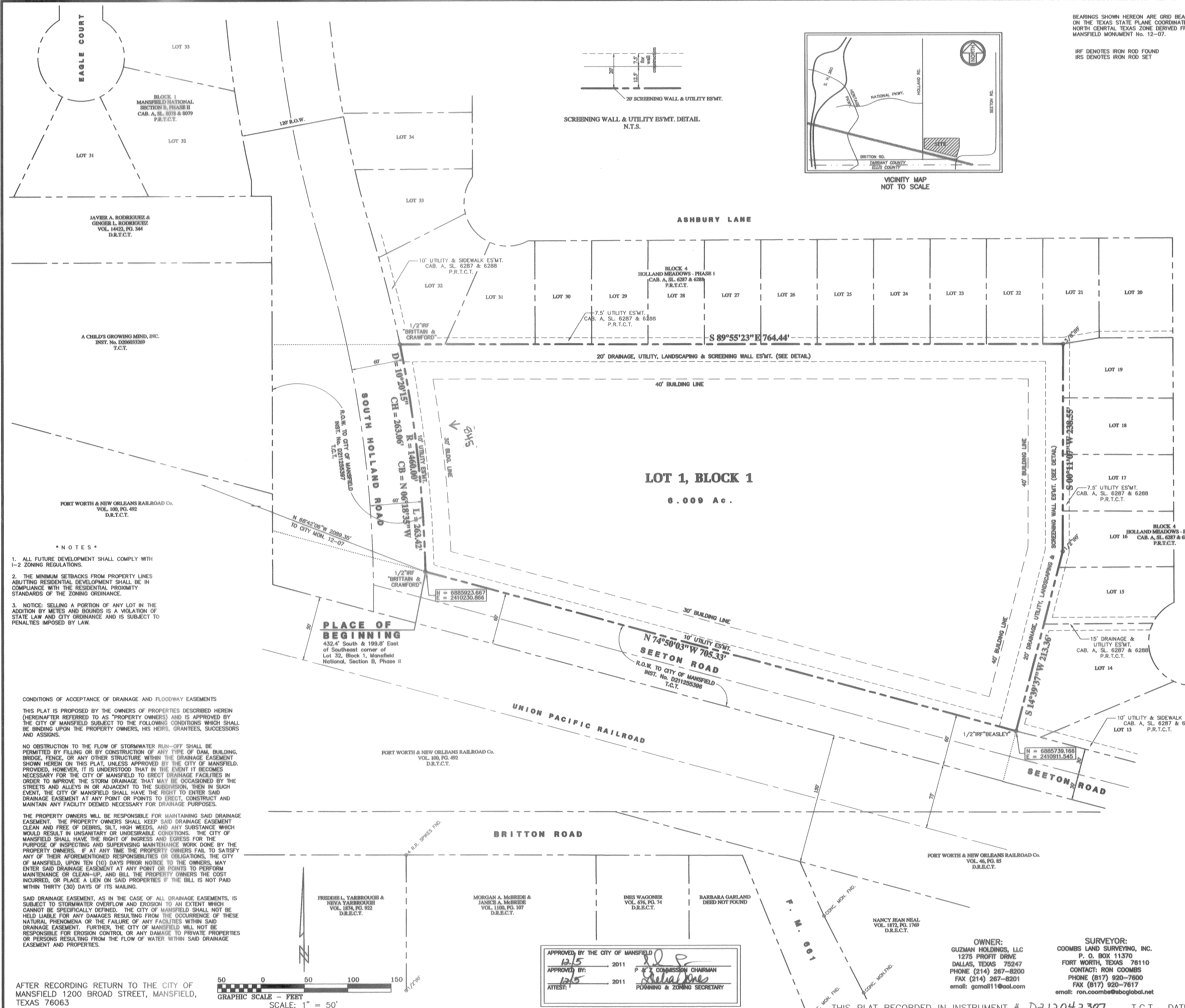
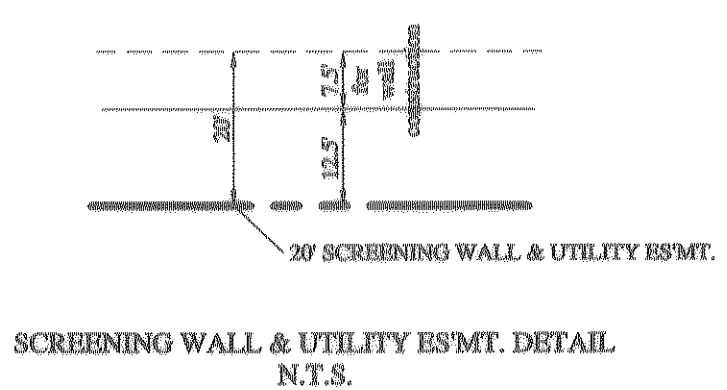
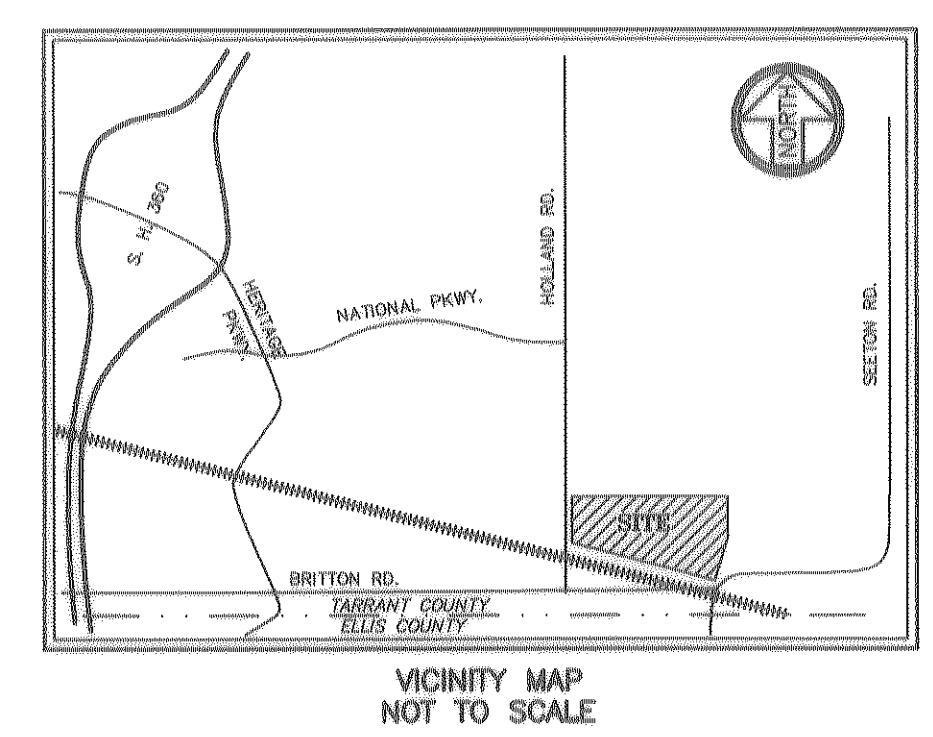


BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE DERIVED FROM CITY OF MANSFIELD MONUMENT No. 12-07.

IRF DENOTES IRON ROD FOUND  
 IRS DENOTES IRON ROD SET

**\* NOTE \***  
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PLAN No. 48439C0490 K, MAP REVISED SEPTEMBER 25, 2009



STATE OF TEXAS  
 COUNTY OF TARRANT

WHEREAS, GUZMAN HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the SAMUEL C. NEILL SURVEY, ABSTRACT No. 1159, City of Mansfield, Tarrant County, Texas according to the deed recorded in Instrument No. D210288705, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" in the North right-of-way line of Seaton Road as described in deed to the City of Mansfield recorded in Instrument No. D211255396, Tarrant County, Texas at its intersection with the East right-of-way line of South Holland Road as described in deed to the City of Mansfield recorded in Instrument No. D211255397, Tarrant County, Texas, said iron rod also lying 432.4 feet South and 199.8 feet East of the Southeast corner of Lot 32, Block 1, Mansfield National, Section B, Phase II, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 8078 and 8079 of the Plat Records of Tarrant County, Texas;

THENCE NORTHWESTERLY, 263.42 feet along the said East right-of-way of South Holland Road with a Curve to the Left, having a radius of 1460.00 feet, a central angle of 10° 20' 15" and a chord bearing N 06° 18' 35" W, 263.06 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" in the North boundary line of aforesaid Guzman Tract lying in the South boundary line of Holland Meadows - Phase 1, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 6287 and 6288 of the Plat Records of Tarrant County, Texas;

THENCE along the Southerly boundary line of said Holland Meadows as follows:  
 S 89° 55' 23" E, 764.44 feet to a 3/8-inch iron rod found;  
 S 00° 11' 07" W, 238.55 feet to a 1/2-inch iron rod found;

S 14° 39' 37" W, 213.36 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "BEASLEY" on the South side of a brick column in the North right-of-way line of aforesaid Seaton Road;

THENCE N 74° 50' 03" W, 705.33 feet along the said North right-of-way line of Seaton Road to the PLACE OF BEGINNING, containing 6.009 acres of land.

STATE OF TEXAS  
 COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT GUZMAN HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, GUZMAN ADDITION to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas this 30 day of November 2011.  
 Gene Guzman

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared GENE GUZMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of November 2011.

NOTARY PUBLIC  
 STATE OF TEXAS  
 MICHAEL GERARD NEESSEN  
 Notary Public, State of Texas  
 My Commission Expires  
 November 09, 2012

**SURVEYOR'S CERTIFICATION**  
 This is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me, or under my direction and supervision.

Ronald W. Coombs, R.P.L.S.  
 Texas Registration No. 5294

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**GUZMAN ADDITION**  
 BEING 6.009 ACRES OF LAND LOCATED IN THE SAMUEL C. NEILL SURVEY, ABSTRACT No. 1159, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

NOVEMBER 2011  
 1 LOT  
 SD# 11-007

- \* NOTES \***
- ALL FUTURE DEVELOPMENT SHALL COMPLY WITH I-2 ZONING REGULATIONS.
  - THE MINIMUM SETBACKS FROM PROPERTY LINES ADJUTING RESIDENTIAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL PROXIMITY STANDARDS OF THE ZONING ORDINANCE.
  - NOTICE: SELLING A PORTION OF ANY LOT IN THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

**CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS**

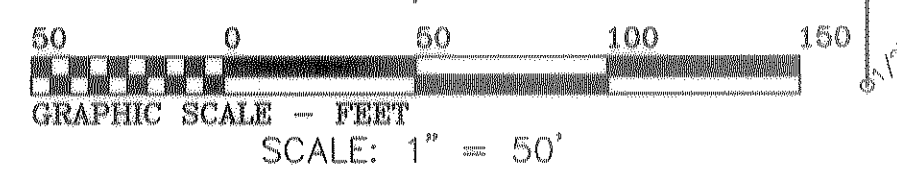
THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

APPROVED BY THE CITY OF MANSFIELD  
 12/5 2011  
 APPROVED BY: [Signature] 2011  
 ATTEST: [Signature] 2011  
 PLANNING & ZONING SECRETARY



AFTER RECORDING RETURN TO THE CITY OF MANSFIELD 1200 BROAD STREET, MANSFIELD, TEXAS 76063

THIS PLAT RECORDED IN INSTRUMENT # D212042307, T.C.T. DATE: 2/21/12