

CURVE TABLE				
TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING
C1	278.08'	443.37'	91°21'08"	S14°13'53"W
C2	278.08'	170.39'	35°06'23"	N17°41'13"E
C3	278.08'	153.26'	31°34'43"	N15°39'20"W
C4	278.08'	119.72'	24°40'02"	N47°34'28"E
C5	490.00'	153.05'	17°53'47"	S66°00'07"E
C6	560.00'	296.20'	30°18'18"	S59°47'51"E
C7	58.50'	34.60'	33°53'00"	N42°50'36"E
C8	24.50'	14.49'	33°53'00"	S42°50'36"W

LINE TABLE		
TAG NO.	BEARING	DISTANCE
L1	N59°40'56"E	88.06'
L2	N62°04'59"E	152.04'
L3	S31°18'15"E	27.14'
L4	S37°45'50"E	9.20'
L5	N60°15'32"E	181.49'
L6	N57°25'29"E	63.90'
L7	N74°57'00"W	77.38'
L8	N74°57'00"W	77.38'
L9	N20°01'19"W	61.52'
L10	N44°38'42"W	177.33'
L11	S60°20'31"W	244.98'
L12	N59°50'48"E	41.41'
L13	S59°47'06"W	19.23'
L14	N30°12'54"W	63.00'
L15	S59°47'06"W	18.00'
L16	N30°12'54"W	24.52'
L17	N60°03'27"E	295.17'
L18	S29°58'07"E	72.02'
L19	S59°47'06"W	211.36'
L21	N60°03'27"E	135.70'

AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 EAST BROAD STREET, MANSFIELD, TX 76063

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MERLE W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

MERLE W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5438  
STATE OF TEXAS

STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERLE W. MILLER, 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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER/DEVELOPER:  
MANSFIELD DEVELOPMENT, LLC  
1714 COMMERCE DRIVE  
MANSFIELD, TX 76063  
CONTACT: BRANDY BRYANT

OWNERS CERTIFICATE

WHEREAS MANSFIELD DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 11.348 ACRE TRACT OF LAND SITUATED IN THE PHILLIP B. GEORGE SURVEY, ABSTRACT NO. 299, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, LONE STAR DEVELOPMENT PARK, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 806 (DRAWER K), PLAT RECORDS, JOHNSON COUNTY, TEXAS (PRJCT), AND BEING A PORTION OF A CALLED 9.935 ACRE TRACT OF LAND (TRACT 2), AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO MANSFIELD DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 218-23354, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (OPRJCT), SAID 11.348 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/4" PIPE FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF LONE STAR ROAD (F.M. HIGHWAY NO. 157), AN APPARENT 80-FOOT RIGHT-OF-WAY AT THIS POINT, SAME BEING THE SOUTHERNMOST CORNER OF SAID LOT 1, BLOCK 1, LONE STAR DEVELOPMENT PARK, SAME ALSO BEING THE EASTERNMOST CORNER OF A CALLED 8.742 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO MAHER SHIBLI AND SHEBLI EL-ETOUM, FILED FOR RECORD IN VOLUME 2735, PAGE 305, OPRJCT, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N: 6878532.0 E: 2396504.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

**THENCE** NORTH 30 DEGREES 09 MINUTES 11 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE, AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 563.99 FEET, TO A 5/8" IRON ROD SET WITH BLUE CAPPED STAMPED "MWM RPLS 5438", BEING THE WESTERNMOST CORNER OF SAID LOT 1, BLOCK 1, FROM WHICH A 3/4" PIPE FOUND FOR THE WESTERNMOST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND (TRACT 1), AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO MANSFIELD DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEARS NORTH 30 DEGREES 09 MINUTES 11 SECONDS WEST, A DISTANCE OF 564.11 FEET;

**THENCE** NORTH 59 DEGREES 50 MINUTES 48 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, AT A DISTANCE OF 385.69 FEET, PASSING THE NORTHERNMOST CORNER OF SAID LOT 1, BLOCK 1, AND CONTINUING IN ALL A TOTAL DISTANCE OF 700.43 FEET, TO A 5/8" IRON ROD SET WITH BLUE CAPPED STAMPED "MWM RPLS 5438", FROM WHICH THE WESTERNMOST OF CALLED 7.062 ACRE TRACT OF LAND, AS DESCRIBED IN THE TEXAS GENERAL WARRANTY DEED TO LEANG K. HOUN (57.1% INTEREST), BEARS NORTH 37 DEGREES 45 MINUTES 50 SECONDS WEST, A DISTANCE OF 555.31 FEET;

**THENCE** SOUTH 37 DEGREES 45 MINUTES 50 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CALLED 7.062 ACRE TRACT OF LAND, A DISTANCE OF 254.85 FEET, TO A 1/2" IRON ROD FOUND, BEING THE SOUTHERNMOST CORNER OF SAID CALLED 7.062 ACRE TRACT OF LAND;

**THENCE** NORTH 60 DEGREES 20 MINUTES 31 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CALLED 7.062 ACRE TRACT OF LAND, A DISTANCE OF 319.40 FEET, TO A 1/2" IRON ROD FOUND, BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LONE STAR ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AT THIS POINT;

**THENCE** SOUTH 31 DEGREES 18 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 27.14 FEET, TO A 5/8" IRON ROD SET WITH BLUE CAPPED STAMPED "MWM RPLS 5438", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 278.08 FEET;

**THENCE** ALONG SAID CURVE TO THE RIGHT, AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 91 DEGREES 21 MINUTES 08 SECONDS, AN ARC LENGTH OF 443.37 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 14 DEGREES 13 MINUTES 53 SECONDS WEST, A CHORD LENGTH OF 397.88 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MWM RPLS 5438";

**THENCE** SOUTH 60 DEGREES 03 MINUTES 27 SECONDS WEST, AT A DISTANCE OF 390.12 FEET, PASSING THE EASTERNMOST CORNER OF SAID LOT 1, BLOCK 1, AND CONTINUING IN ALL A TOTAL DISTANCE OF 775.82 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 11.348 ACRES OF LAND (494,311 SQUARE FEET), MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MANSFIELD DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **LOT 1R, BLOCK 1 & LOT 1, BLOCK 2, LONE STAR DEVELOPMENT PARK**, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT MANSFIELD, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS )

COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON RODS STAMPED "MWM RPLS 5438."
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48251C0125J, EFFECTIVE DATE: DECEMBER 4, 2012.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS FROM AN EXISTING PLATTED LOT BY ADDING A PORTION OF A CALLED 9.935 ACRE TRACT OF LAND CURRENTLY OWNED BY MANSFIELD DEVELOPMENT LLC.
- NO TREES, BUSHES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES/EASEMENTS.

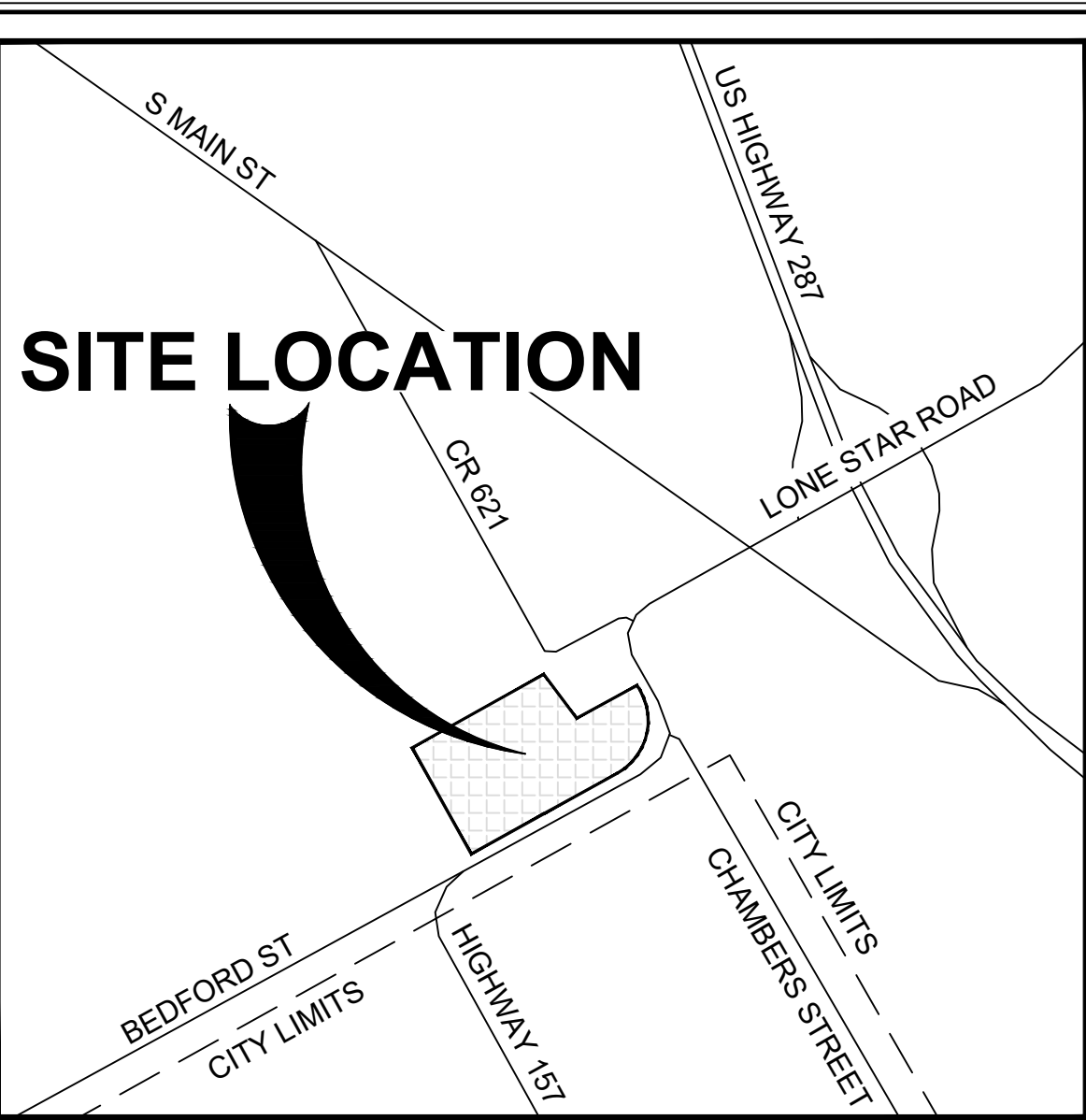
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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 STORM WATER 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 HEREIN 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 AFOREMENTIONED 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 STORM WATER 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.



JOHNSON COUNTY  
VICINITY MAP  
1" = 300'

ABBREVIATIONS

OPRJCT = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S FILE NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "MWM RPLS 5438"  
UE = UTILITY EASEMENT  
BL = BUILDING LINE  
R.O.W. = RIGHT-OF-WAY

PLAT FILED \_\_\_\_/\_\_\_\_/2023  
INSTRUMENT# 2023 - \_\_\_\_  
DRAWER \_\_\_\_ SLIDE \_\_\_\_  
APRIL LONG, JOHNSON COUNTY CLERK  
BY: \_\_\_\_\_ DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_, 2023

APPROVED BY: P&Z COMMISSION CHAIRMAN

\_\_\_\_\_, 2023

ATTEST: PLANNING & ZONING SECRETARY

CASE NO. SD#23-019

REPLAT  
LOT 1R, BLOCK 1 & LOT 1, BLOCK 2  
LONE STAR DEVELOPMENT PARK

BEING A REVISION OF LOT 1, BLOCK 1, LONE STAR BUSINESS PARK, ACCORDING TO THE PLAT FILED IN VOLUME 11, PAGE 806 (DRAWER K), P.R.J.C.T., AND A 9.935 ACRE UNPLATTED TRACT OF LAND OUT OF THE PHILLIP B. GEORGE SURVEY, ABSTRACT NO. 299 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

2 LOTS  
11.348 ACRES  
JUNE 2023

SURVEYOR:

**MWM**  
LAND SURVEYING

MERLE W. MILLER LAND SURVEYING  
5049 EDWARDS RANCH ROAD, STE 400  
FORT WORTH, TX 76109  
PHONE: 817.228.7870  
TBPELS FIRM #10194766  
MERLE@MWM-LANDSURVEYING.COM