

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Mansfield 34.5 Acres Highway 287, LLC, a Texas limited liability Company is the sole owner of a 33.91 acre tract of land located in the John Robertson Survey, Abstract Number 1317, City of Mansfield, Tarrant County, Texas according to the deed recorded under Instrument Number D217107856 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

Being a description of a 35.38-acre (1,541,355 Square Foot) tract of land situated in the John Robertson Survey, A-1317, Tarrant County, Texas. Said 35.38-acre tract being out of a called 35.384-acre tract of land conveyed to 34.5 Acres Highway 287, LLC, by deed recorded under Tarrant County Clerk's File No. D217107856 of the Official Public Records of Tarrant County, Texas, and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, North Central Zone No. 4202, (NAD 83) (2011) EPOCH 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.000116072. All distances are surface:

BEGINNING (N=6,889,708.23, E=2,394,620.27) at a 5/8-inch iron rod found for the southeast corner of a called 46.071-acre tract of land conveyed to City of Mansfield, by deed recorded under Tarrant County Clerk's File No. D213260002 of the Official Public Records of Tarrant County, Texas, for an interior corner of said 35.384-acre tract and for an interior corner of said tract herein described, said point also being a southeast corner of the W. Price Survey, A-1240 and an interior corner of said John Robertson Survey, A-1317;

THENCE North 30 deg. 54 min. 06 sec. West, with the northeast line of said 46.071-acre tract, with a northeast line of said W. Price Survey, A-1240, with the southwest line of said John Robertson Survey, A-1317, with a southwest line of said 35.384-acre tract and with a southwest line of said tract herein described, a distance of 423.00 feet to a 3/8-inch iron rod found in the southwest line of Union Pacific Railroad (Main Line) (100-Foot Wide Right-Of-Way), for the northeast corner of said 46.071-acre tract, for the most northerly northwest corner of said 35.384-acre tract and for the most northerly northwest corner of said tract herein described;

THENCE South 74 deg. 39 min. 45 sec. East, with the southwest line of said Union Pacific Railroad, with a northeast line of said 35.384-acre tract and with a northeast line of said tract herein described, a distance of 789.65 feet to a 1/2-inch iron rod with cap stamped "RPLS 5294 R.W. COOMBS" found in the southwest right-of-way line of Highway 287 (Variable Width Right-Of-Way), for the northeast corner of said 35.384-acre tract and for the northeast corner of said tract herein described;

THENCE South 21 deg. 38 min. 52 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract and with a northeast line of said tract herein described, a distance of 456.29 feet to a 1/2-inch iron rod set for an angle point of said tract herein described and for the beginning of a tangent curve to the left;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, with a northeast line of said tract herein described and along said curve to the left, having a radius of 2,894.79 feet, a central angle of 04 deg. 17 min. 26 sec., a chord bearing of South 23 deg. 47 min. 35 sec. East, a chord distance of 216.72 feet and an arc length of 216.77 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described;

THENCE South 25 deg. 52 min. 13 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract and with a northeast line of said tract herein described, a distance of 186.58 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described and for the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, with a northeast line of said tract herein described and along said curve to the right, having a radius of 2,894.79 feet, a central angle of 04 deg. 12 min. 14 sec., a chord bearing of South 45 deg. 51 min. 40 sec. East, a chord distance of 212.35 feet and an arc length of 212.40 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described;

THENCE South 21 deg. 34 min. 17 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract and with a northeast line of said tract herein described, a distance of 423.94 feet to a 1/2-inch iron rod found for the northeast corner of a tract of land called Lot 2R, conveyed to Apex Center Addition, PS LPT Properties Investors, by deed recorded under Tarrant County Clerk's File No. D221353928 of the Official Public Records of Tarrant County, Texas, for the southeast corner of said 35.384-acre tract and for the southeast corner of said tract herein described;

THENCE South 59 deg. 57 min. 44 sec. West, with the northwest line of said Lot 2R, with the northwest line of Lot 1R1R, conveyed to Apex Center, PS LPT Properties Investors, by deed recorded under Tarrant County Clerk's File No. D212145300, of the Official Public Records of Tarrant County, Texas, with the southeast line of said 35.384-acre tract and with a southeast line of said tract herein described, a distance of 801.74 feet to a cut "X" found for the most southerly southwest corner of said tract herein described;

THENCE North 29 deg. 59 min. 10 sec. West, with the northeast line of said D. Mc Queen Survey, A-1025, with the northeast line of said Lot 3, with a southwest line of said John Robertson Survey, A-1317, with a southwest line of said 35.384-acre tract and with a southwest line of said tract herein described, at a distance of 211.94 feet to a 1/2-inch iron rod with cap stamped "HALFF ASSOC. INC." found for the northeast corner of said Lot 3 and for the southeast corner of said 46.071-acre tract, and continuing with the northeast line of said 46.071-acre tract, for a total distance of 1,613.82 feet to 1 1/2-inch iron pipe found for an interior corner of said 46.074-acre tract, for the most westerly northwest corner of said 35.384-acre tract and for the most westerly northwest corner of said tract herein described, said point being in the southeast line of said W. Price Survey, A-1240 and in the northwest line of said John Robertson Survey, A-1317;

THENCE North 58 deg. 52 min. 17 sec. East, with a southeast line of said W. Price Survey, A-1240, with a southeast line of said 46.071-acre tract, with a northwest line of said John Robertson Survey, A-1317, with a northwest line of said 35.384-acre tract and with a northwest line of said tract herein described, a distance of 277.76 feet to 5/8-inch iron rod found for an angle point of said tract herein described;

THENCE North 58 deg. 47 min. 54 sec. East, with a southeast line of said W. Price Survey, A-1240, with a southeast line of said 46.071-acre tract, with a northwest line of said John Robertson Survey, A-1317, with a northwest line of said 35.384-acre tract and with a northwest line of said tract herein described, a distance of 163.35 feet to the POINT OF BEGINNING and containing 35.38 acres (1,541,355 Square Feet) of land.

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, FOLLOWING THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, 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.

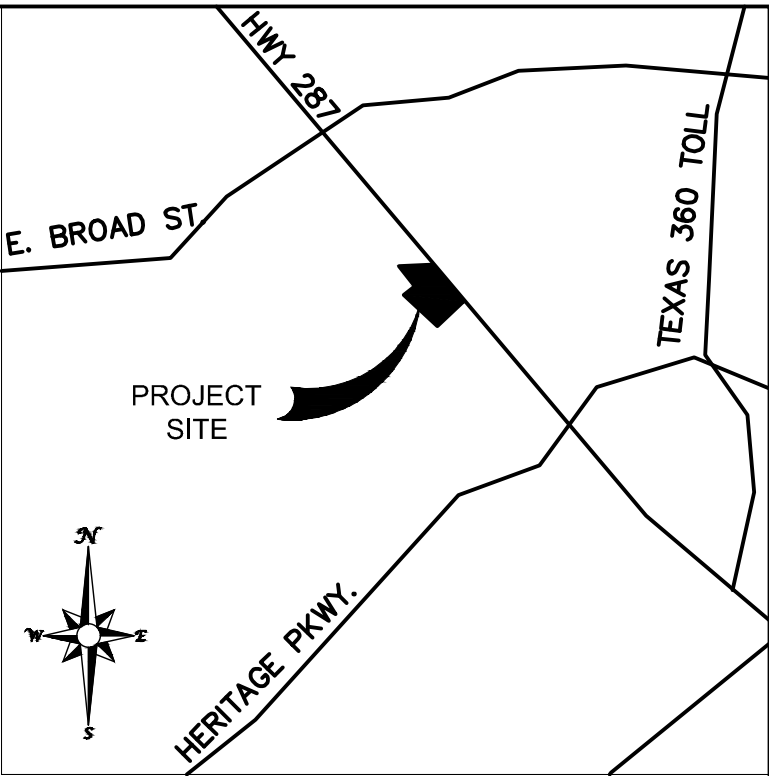
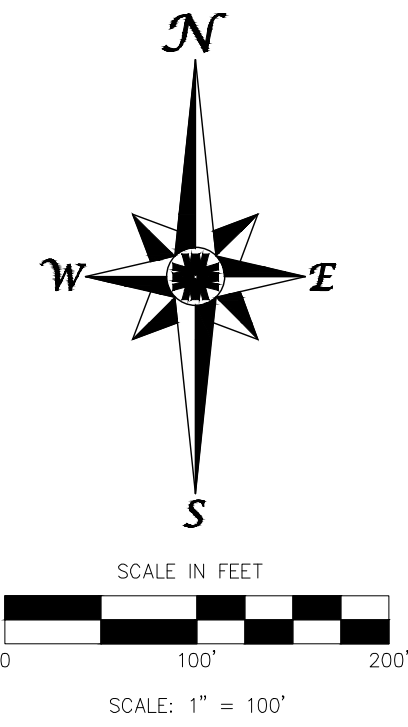
THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF 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 PROPERTY 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.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S30°03'27"E	153.96'
L2	N29°59'10"W	153.96'
L3	N58°47'54"E	163.35'

LOT SUMMARY TABLE		
LOT #	ACRES	SQUARE FEET
LOT 1	33.91	1,477,121
LOT 2	1.475	64,235

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARGING
C1	216.77'	2894.79'	4°17'26"	S23°47'35"E
C2	212.40'	2894.79'	4°12'14"	S23°51'40"E



VICINITY MAP  
N.T.S.  
Key Map No. 327-41

LEGEND

- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- C.I.R. - CAPPED IRON ROD
- D.E. - DRAINAGE EASEMENT
- F.C. NO. - FILM CODE NUMBER
- INST. NO. - TARRANT COUNTY CLERK FILE NUMBER
- T.C.D.R. - TARRANT COUNTY DEED RECORD
- T.C.F.C.D. - TARRANT COUNTY FLOOD CONTROL DISTRICT
- T.C.P.R. - TARRANT COUNTY PLAT RECORDS
- I.R. - IRON ROD
- PG. - PAGE
- O.P.R.R.P.T.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TARRANT COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- STM. S. ESMT. - STORM SEWER EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SO.FT. - SQUARE FEET
- VOL. - VOLUME
- U.E. - UTILITY EASEMENT
- W.L.E. - WATERLINE EASEMENT

NOTES:

- The coordinates shown hereon are Texas North Central Zone No. 4202 State Plane Surface Coordinates (NAD83) and may be brought to surface by applying the following combined scale: 1.000116072.
- Basis of bearings being the Texas State Plane coordinate system (North Central Zone No. 4202).
- 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 common access easement is for the use of Lots 1 and 2. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- The lots served by the common access easement.
- Access to the drill site is established by surface agreement recorded in Tarrant County Clerk's File Numbers D206138325, D206138326, & D207142922.
- A Common Access Easement will be provided that connects the north/south Common Access with either US 287 or the east/east Common Access Easement

SD#22-017

# PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1 ALLIANCE MANSFIELD HWY 287 INDUSTRIAL

35.39 ACRES (1,541,355 SQ. FT.),  
OUT OF THE JOHN ROBERTSON SURVEY, A-1317,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

2 LOTS  
MARCH 30, 2022

OWNER:  
**MANSFIELD 34.5 ACRES  
HIGHWAY 287, LLC**  
a Texas limited liability company  
2519 Woodbridge Trail  
Mansfield, TX 76063

**SURVEYOR:  
WEISSER**  
Engineering & Surveying  
19500 Park Row | Houston, Texas 77084  
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324  
www.weissereng.com | 281.579.7300  
wsos@weissereng.com

Job No. : IA096