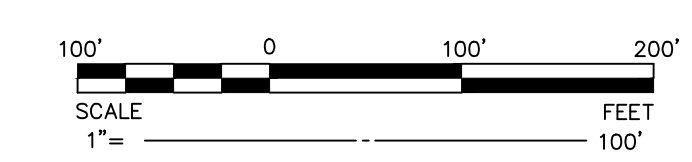


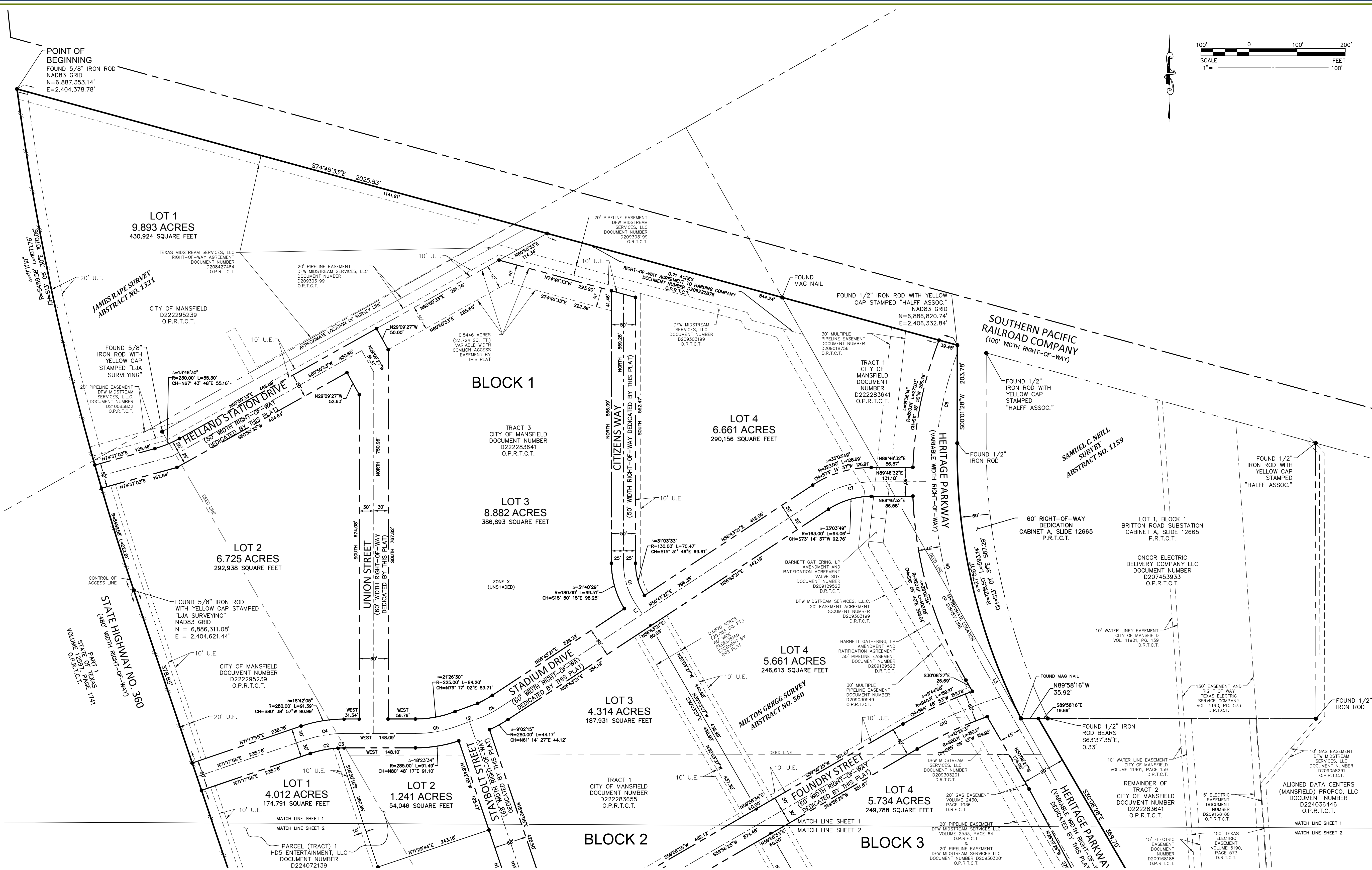
VICINITY MAP
NOT TO SCALE



- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
 - P.R.E.C.T. = PLAT RECORDS, ELLIS COUNTY, TEXAS
 - O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- 10' U.E. = 10 FOOT WIDE UTILITY EASEMENT BY THIS PLAT
 - 20' U.E. = 20 FOOT WIDE UTILITY EASEMENT BY THIS PLAT
- = The 100-year Ultimate Floodplain shown hereon was derived from the Harvest Point-360/Lone Star Drainage Study, April 12, 2024 and was prepared by Westwood.
 - = FEMA ZONE A (WITHOUT BASE FLOOD ELEVATIONS (BFE))

GENERAL NOTES:

1. The basis of bearings for this plat is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.
2. According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Panel 490 of 495, Map Numbers 48439C0490K, Map Revised Date: September 25, 2009, the subject property is located in Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
According to the graphical plotting of the Flood Insurance Rate Map for Ellis County, Texas, and Incorporated Areas, Panel 25 of 600, Map Numbers 48139C0025G, Map Revised Date: October 19, 2023, the subject property is located in Zone X (No Screen) defined as "Area of Minimal Flood Hazard" and Zone A defined as "Without Base Flood Elevations (BFE)". The floodplain linework shown hereon is based on shapefile data for Ellis County available on the Federal Emergency Management Agency website, and is for reference purposes only. This statement does not reflect any type of flood study by this firm.
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4. Notice: 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.
5. The Variable Width Common Access Easement will serve Lots 1, 3 & 4 of Block 1.



FINAL PLAT
OF
Staybolt Entertainment Addition

LOTS 1, 2, 3, AND 4, BLOCK 1
 LOTS 1, 2, 3, AND 4, BLOCK 2
 LOTS 1, 2, 3, AND 4, BLOCK 3, AND
 LOTS 1, AND 2, BLOCK 4
 Being 105.837 Acres Situated in the
 Milton Gregg Survey, Abstract Number 385,
 City of Mansfield, Ellis County, Texas, and the Milton Gregg
 Survey, Abstract Number 560, and Samuel C. Neill Survey,
 Abstract Number 1159, both located in the City of Mansfield,
 Tarrant County, Texas

This plat was prepared in November 2024
 CASE NUMBER: SD# 24-047

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100

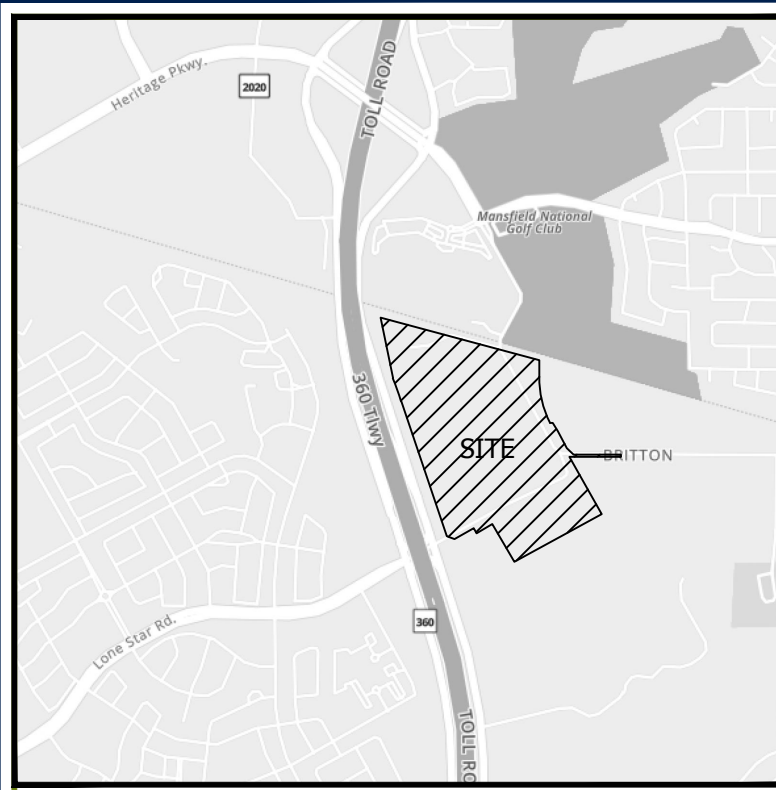
CITY OF MANSFIELD GPS MONUMENT:
 CITY OF MANSFIELD NO. MM#12-07 IS A CONCRETE MONUMENT WITH 3" BRASS DISK MARKED "GPS CONTROL MONUMENT CITY OF MANSFIELD TEXAS" LOCATED AT THE WEST SIDE OF THE CUL D' SAC AT THE INTERSECTION OF HOGAN ALLEY DR. AND EAGLE DR. 4.5' WEST OF THE EAST EDGE OF A CONCRETE SIDEWALK, ALONG THE PROJECTED CENTERLINE OF EAGLE DRIVE.
 NORTHING = 6886671.39723
 EASTING = 2408279.71755
 ELEVATION = 569.818

OWNER
 HD5 ENTERTAINMENT, LLC
 507 N BRADLEY STREET
 MCKINNEY, TEXAS 75069
 (512) 897-9713 (PHONE)
 CONTACT: SCOTT EMLEY
 EMAIL: scott@bowlhighfive.com

OWNER
 THE CITY OF MANSFIELD, TEXAS
 1200 EAST BROAD STREET
 MANSFIELD, TEXAS 76063
 (817) 276-4200 (PHONE)
 CONTACT: CASEY LEWIS
 EMAIL: development.projects@mansfieldtexas.gov

ENGINEER
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VICINITY MAP
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- [Hatched Area Symbol] = The 100-year Ultimate Floodplain shown hereon was derived from the Harvest Point-360/Lone Star Drainage Study, April 12, 2024 and was prepared by Westwood.
 - [Dotted Area Symbol] = FEMA ZONE A (WITHOUT BASE FLOOD ELEVATIONS (BFE))

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 2. According to the graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, and Incorporated Areas, Panel 490 of 495, Map Numbers 484330C490K, Map Revised Date: September 25, 2009, the subject property is located in Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

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FINAL PLAT
OF
Staybolt Entertainment Addition

LOTS 1, 2, 3, AND 4, BLOCK 1
LOTS 1, 2, 3, AND 4, BLOCK 2
LOTS 1, 2, 3, AND 4, BLOCK 3, AND
LOTS 1, AND 2, BLOCK 4
Being 105.837 Acres Situated in the
Milton Gregg Survey, Abstract Number 385,
City of Mansfield, Ellis County, Texas, and the Milton Gregg
Survey, Abstract Number 560, and Samuel C. Neill Survey,
Abstract Number 1159, both located in the City of Mansfield,
Tarrant County, Texas

This plat was prepared in November 2024
CASE NUMBER: SD# 24-047

Line Table		
Line Number	Bearing	Distance
L1	N33°16'39"W	31.26'
L2	N70°05'08"E	50.65'
L3	S30°08'27"E	66.39'
L4	N75°41'43"W	80.00'
L5	N59°56'25"E	26.58'
L6	S59°59'51"W	25.88'
L7	N52°55'05"W	52.94'
L8	S52°55'05"E	66.00'
L9	S52°55'05"E	11.00'
L10	S37°04'55"W	48.84'
L11	N30°02'01"W	137.20'
L12	N59°59'51"E	45.00'
L13	S30°02'01"E	118.18'
L14	N59°56'36"E	20.00'
L15	S30°03'27"E	285.07'
L16	N59°56'33"E	20.00'
L17	S30°03'27"E	285.07'
L18	S11°16'36"W	76.28'
L19	N03°55'24"W	225.79'
L20	S03°55'24"E	152.18'

Line Table		
Line Number	Bearing	Distance
L21	N86°04'36"E	20.00'
L22	N59°56'36"E	20.46'
L23	N02°53'19"E	111.50'
L24	N29°33'27"W	15.66'
L25	N03°55'24"W	180.03'
L26	N86°04'36"E	20.00'
L27	S03°55'24"E	83.45'
L28	N61°02'38"E	16.56'
L29	S03°55'24"E	123.53'
L30	S86°04'36"W	15.00'
L31	N03°55'24"W	116.53'
L32	N61°02'38"E	22.34'
L33	S03°55'24"E	83.84'
L34	S86°04'36"W	20.00'
L35	N04°06'28"W	74.38'
L37	N89°59'58"E	26.76'
L38	S00°00'02"E	47.19'
L39	N37°04'55"E	35.60'
L40	N37°04'55"E	93.26'
L41	S42°37'19"E	34.59'

Line Table		
Line Number	Bearing	Distance
L42	S79°02'36"E	16.39'
L43	N65°11'13"E	141.60'
L44	N77°55'19"E	72.60'
L45	N86°35'02"E	30.39'
L46	S89°20'54"E	97.73'
L47	N74°12'06"E	27.22'
L48	N70°34'41"E	89.07'
L49	N59°55'18"E	58.46'
L50	N63°40'53"E	81.48'
L51	N75°59'15"E	103.59'
L52	N64°52'56"E	40.46'
L53	N24°59'55"E	57.38'
L54	N52°02'06"E	33.01'
L55	N65°36'13"E	41.43'
L56	S87°54'30"E	34.69'
L57	S80°37'15"E	34.56'
L58	N75°54'35"E	42.87'
L59	S88°53'40"E	37.81'
L60	S22°56'21"E	21.89'
L61	S54°53'29"E	19.86'

Line Table		
Line Number	Bearing	Distance
L62	S03°55'24"E	298.01'
L63	S66°46'48"W	15.53'
L64	S55°29'40"W	18.34'
L65	S19°26'24"W	30.53'
L66	S52°11'58"W	33.57'
L67	S89°23'55"W	57.98'
L68	S56°31'15"W	34.79'
L69	S69°38'56"W	39.13'
L70	S89°43'07"W	16.76'
L71	N85°16'25"W	17.23'
L72	S75°19'28"W	37.12'
L73	S87°51'41"W	30.32'
L74	S80°35'47"W	32.72'
L75	S70°36'21"W	29.63'
L76	S57°45'27"W	49.89'
L77	S74°21'14"W	23.91'
L78	S40°36'12"W	74.56'
L79	S77°12'43"W	56.65'
L80	N87°27'51"W	35.09'
L81	N72°55'17"W	30.24'

Line Table		
Line Number	Bearing	Distance
L82	N58°50'10"W	32.29'
L83	S40°45'24"W	34.69'
L84	S54°47'15"W	57.38'
L85	S71°47'24"W	36.35'
L86	S81°04'47"W	68.83'
L87	N76°11'29"W	68.18'
L88	S85°33'12"W	27.13'
L89	S28°43'37"W	6.88'
L90	N29°55'35"W	233.70'
L91	N61°02'38"E	84.18'
L92	N03°55'24"W	351.07'
L93	N33°14'59"E	33.32'
L94	N73°09'48"E	47.13'
L95	N87°32'50"E	45.56'
L96	S29°33'27"E	337.92'
L97	S61°02'38"W	85.42'
L98	N74°17'16"W	10.15'
L99	S75°57'29"W	54.18'
L100	S52°01'43"W	16.24'
L101	N70°40'28"W	36.43'

Line Table		
Line Number	Bearing	Distance
L102	S76°13'47"W	27.78'
L103	S44°27'40"W	8.98'
L104	S23°02'11"W	9.86'
L105	S47°10'09"W	41.16'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	030°52'27"	155.00	83.52	S15°26'13"E 82.52'
C2	015°23'47"	220.00	59.12	S78°59'48"W 58.94'
C3	003°18'23"	220.00	12.70	S88°20'53"W 12.69'
C4	018°42'07"	250.00	81.60	S80°38'58"W 81.24'
C5	021°20'57"	255.00	95.02	N79°19'48"E 94.47'
C6	009°18'19"	250.00	40.60	N61°22'29"E 40.56'
C7	033°03'46"	193.00	111.37	S73°14'39"W 109.83'
C8	020°12'07"	775.01	273.26	S10°09'54"W 271.84'
C9	030°12'19"	775.01	408.57	S15°02'18"E 403.85'
C10	012°58'19"	910.11	206.05	S66°25'24"W 205.61'
C11	045°58'05"	275.00	220.63	N81°19'26"E 214.76'
C12	032°46'38"	260.00	148.74	S87°55'05"W 146.72'
C13	026°58'50"	195.00	91.83	S32°11'30"E 90.98'
C14	023°50'32"	200.00	83.22	N40°59'49"W 82.63'
C15	019°31'03"	166.00	56.55	N43°09'34"W 56.27'

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063

GENERAL NOTES:

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FINAL PLAT
OF
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LOTS 1, 2, 3, AND 4, BLOCK 1
LOTS 1, 2, 3, AND 4, BLOCK 2
LOTS 1, 2, 3, AND 4, BLOCK 3, AND
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Tarrant County, Texas

This plat was prepared in November 2024
CASE NUMBER: SD# 24-047

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, City of Mansfield, acting by and through the undersigned, its duly authorized agent, and HDS Entertainment, LLC, acting by and through the undersigned, its duly authorized agent, are the sole owners of an 105.837 acre tract of land located in the Milton Gregg Survey, Abstract Number 385, the Hugh Henderson Survey, Abstract Number 432, City of Mansfield, Ellis County, Texas, and situated in the Milton Gregg Survey, Abstract Number 560, the James Rape Survey, Abstract Number 1321, and the Samuel C. Neill Survey, Abstract Number 1159, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. 2245479 and 2247513, Deed Records, Ellis County, Texas, and D224072139, D222295239, D222283641, and D222283655, Deed Records, Tarrant County, Texas, being more particularly described as follows:

PROPERTY DESCRIPTION

BEING a tract of land situated in the James Rape Survey, Abstract No. 1321, the Milton Gregg Survey, Abstract No. 560, and the Samuel C. Neill Survey, Abstract No. 1159, all located in the City of Mansfield, Tarrant County, Texas, and being situated in the Milton Gregg Survey, Abstract No. 385, and the Hugh Henderson Survey, Abstract No. 432, both located in the City of Mansfield, Ellis County, Texas, and being all of that certain tract of land described by deed to the City of Mansfield as recorded in Document Number D222295239, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being all of the remainder of Tract 2, and all of Tract 1 and Tract 3 as described by deed to the City of Mansfield as recorded in Document Number D222286341, O.P.R.T.C.T., and being all of Tract 1 and Tract 2 as described by deed to the City of Mansfield as recorded in Document Number D222286355, O.P.R.T.C.T., being a portion that certain tract of land described by deed to the City of Mansfield as recorded in Document Number 2415134, Official Public Records, Ellis County, Texas, and being all of Parcel (Tract) 1 and Parcel (Tract) 3 as described by deed to HDS Entertainment, LLC as recorded in Document Number D224072139, O.P.R.T.C.T., said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod for the northwest corner of said City of Mansfield tract (D222295239) on the easterly right-of-way line of State Highway No. 360 (480-foot width right-of-way) at the southwesterly line of the Southern Pacific Railroad Company tract (100-foot width right-of-way);

THENCE South 74 degrees 45 minutes 33 seconds East, departing easterly right-of-way line of said State Highway No. 360, and with the common line between the northeasterly line of said City of Mansfield tracts (D222295239 & D222283641) and the southwesterly line of said Southern Pacific Railroad Company tract, a distance of 2,025.53 feet to a found 1/2-inch iron rod with yellow cap stamped "HALFF ASSOC." for the northeast corner of said City of Mansfield Tract 1 (D222283641) and the northwest corner of a 60-foot wide Right-Of-Way Dedication as shown on the Final Plat of Lot 1, Block 1, Britton Road Substation, an Addition to the City of Mansfield, Tarrant County, Texas as recorded in Cabinet A, Slide 12665, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 00 degrees 01 minute 28 seconds West, departing said common line, and with the common line between the east line of said City of Mansfield Tract 1 (D222283641) and the west line of said 60-foot wide Right-Of-Way Dedication, a distance of 203.78 feet to a found 1/2-inch iron rod for the beginning of a curve to the left with a radius of 1,216.50 feet and a chord that bears South 13 degrees 01 minute 31 seconds East, a distance of 587.29 feet;

THENCE Southeasterly, continuing with said common line, and with said curve to the left, through a central angle of 27 degrees 56 minutes 11 seconds, an arc length of 593.14 feet to a found mag nail at the southwest corner of said 60-foot wide Right-Of-Way Dedication, the southernmost point of said City of Mansfield Tract 1 (D222283641), and the northwest corner of said remainder of City of Mansfield Tract 2 (D222283641);

THENCE South 89 degrees 58 minutes 16 seconds East, departing said common line, and with the common line between the south line of said 60-foot wide Right-Of-Way Dedication and the north line of said remainder of City of Mansfield Tract 2 (D222283641), a distance of 35.92 feet to a set 5/8-inch iron rod with yellow plastic cap stamped "DUNAWAY ASSOC" (hereinafter referred to as "5/8-inch YCIR") from which the southwest corner of said Lot 1, Block 1, Britton Road Substation bears South 89 degrees 58 minutes 17 seconds East, a distance of 19.69 feet;

THENCE departing said common line, and over and across said remainder of City of Mansfield Tract 2 (D222283641), the following courses and distances:

South 30 degrees 08 minutes 28 seconds East, a distance of 369.70 feet to a set 5/8-inch YCIR for corner;

South 53 degrees 57 minutes 38 seconds East, a distance of 125.66 feet to a set 5/8-inch YCIR for corner;

North 89 degrees 53 minutes 51 seconds East, a distance of 191.93 feet to a set 5/8-inch YCIR in the west line of a tract of line described by deed to Aligned Data Centers (Mansfield) Propco, LLC as recorded in Document Number D224036446, O.P.R.T.C.T.;

THENCE South 03 degrees 56 minutes 14 seconds West, with the common line between the east line of said remainder of City of Mansfield Tract 2 (D222283641) and the west line of said Aligned Data Centers (Mansfield) Propco, LLC tract, a distance of 29.22 feet to a set 5/8-inch YCIR for the southeast corner of said remainder of City of Mansfield Tract 2 (D222283641) and the southwest corner of said Aligned Data Centers (Mansfield) Propco, LLC tract in the north line of a tract of land described by deed to JRI Energy Investments, LLC, William Gietema, Jr., as Trustee of the Christine Racke Gietema Legacy Trust, and Christine Racke Gietema, as Trustee of the William Gietema, Jr. Legacy Trust as recorded in Document Number 2430891, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

THENCE North 89 degrees 59 minutes 54 seconds West, with the common line between the south line of said remainder of City of Mansfield Tract 2 (D222283641) and the north line of said JRI Investments tract, a distance of 277.52 feet to a found mag nail for the southwest corner of said City of Mansfield Tract 2 (D222283641) on the east line of said City of Mansfield Tract 1 (D222283655) and the northwest corner of said JRI Investments tract;

THENCE South 29 degrees 33 minutes 27 seconds East, departing said common line, and with the common line between the east line of said City of Mansfield Tract 1 (D222283655) and the west line of said JRI Investments tract, a distance of 813.43 feet to a found 5/8-inch iron rod with yellow cap stamped "LIA SURVEYING" for the southeast corner of said City of Mansfield Tract 2 (D222283655);

THENCE South 61 degrees 02 minutes 38 seconds West, continuing with the common line between the south line of said City of Mansfield Tract 2 (D222283655) and the north line of said JRI Investments tract, passing at a distance of 35.02 feet a westerly corner of said JRI Investments tract and the northeast corner of a tract of land described by deed to the City of Mansfield, Texas as recorded in Document Number 2432557, O.P.R.E.C.T., and continuing with the common line between the north line of said City of Mansfield tract (2432557) and the south line of said City of Mansfield Tract 2 (D222283655), a distance of 653.26 feet to a found 1-inch bolt for the northwest corner of said City of Mansfield tract (2432557) and the easternmost corner of a tract of land described as Tract 2 by deed to the City of Mansfield, Texas as recorded in Document Number 2415058, D.R.E.C.T.;

THENCE South 61 degrees 09 minutes 21 seconds West, departing said common line, and with the common line between the south line of said City of Mansfield Tract 2 (D222283655) and the north line of said City of Mansfield Tract 2 (2415058), a distance of 583.00 feet to a found 1-inch bolt for the southwest corner of said City of Mansfield Tract 2 (D222283655) from which a found 5/8-inch iron rod with yellow cap stamped "LIA SURVEYING" bears North 11 degrees 31 minutes 13 seconds West, a distance of 3.97 feet;

THENCE North 29 degrees 55 minutes 35 seconds West, continuing with the common line between the west line of said City of Mansfield Tract 2 (D222283655) and the east line of said City of Mansfield Tract 1 (2412058), a distance of 468.83 feet to a 5/8-inch YCIR;

THENCE South 59 degrees 59 minutes 51 seconds West, over and cross said City of Mansfield Tract 1 (2412058) and City of Mansfield Tract 1 as recorded in Document Number 2415134, D.R.E.C.T., a distance of 227.11 feet to a set 5/8-inch YCIR for an interior corner of said City of Mansfield Tract 1 (2415134) and the southeast corner Parcel 201, Part 1, to the State of Texas as recorded in Document Number 1804077, D.R.E.C.T.;

THENCE North 30 degrees 20 minutes 38 seconds West, with the west line of said City of Mansfield Tract 1 (2415134), a distance of 77.02 feet to a set

5/8-inch YCIR for a northeasterly corner of said City of Mansfield Tract 1 (2415134), the northeast corner of said Parcel 201, Part 1 and a southerly corner of said City of Mansfield tract (D222295239);

THENCE North 28 degrees 18 minutes 45 seconds West, departing said west line, and over and across said City of Mansfield tract (D222295239), passing at a distance of 24.51 feet the southeast corner of Parcel 200 to the State of Texas as recorded in Document Number 1920899, D.R.E.C.T., and continuing with the common line between the west line of said City of Mansfield tract (D222295239) and the east line of said Parcel 200, in all a total distance of 72.89 feet to a found 3-1/2-inch brass disk in concrete stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." for the northeast corner of said State of Texas Parcel 200 on the south line of said City of Mansfield tract (D222295239);

THENCE South 59 degrees 58 minutes 30 seconds West, with the common line between the south line of said City of Mansfield tract (D222295239) and the north line of said State of Texas Parcel 200, a distance of 275.48 feet to a found 3-1/2-inch brass disk in concrete stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." for the northwest corner of said State of Texas Parcel 200 on the east line of said State Highway No. 360;

THENCE North 69 degrees 11 minutes 58 seconds West, departing said common line, and with the common line between the south line of said City of Mansfield tract (D222295239) and east line of said State Highway No. 360, a distance of 100.24 feet to a found 5/8-inch iron rod with yellow cap stamped "LIA SURVEYING" for corner;

THENCE North 18 degrees 42 minutes 05 seconds West, continuing with the common line between the west line of said City of Mansfield tract (D222295239) and east line of said State Highway No. 360, a distance of 1,765.88 feet to a found 5/8-inch iron rod with yellow cap stamped "LIA SURVEYING" for the beginning of a curve to the right with a radius of 5,489.57 feet and a chord that bears North 13 degrees 06 minutes 30 seconds West, a distance of 1,070.06 feet;

THENCE Northwesterly, continuing with said common line, and with said curve to the right, through a central angle of 11 degrees 11 minutes 10 seconds, an arc length of 1,071.76 feet to the POINT OF BEGINNING and containing calculated area of 4,610,261 square feet or 105.837 acres of land.

That, City of Mansfield and HDS Entertainment, LLC, being the sole owners of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOTS 1, 2, 3, AND 4, BLOCK 1, LOTS 1, 2, 3, AND 4, BLOCK 2, LOTS 1, 2, 3, AND 4, BLOCK 3, AND LOTS 1, AND 2, BLOCK 4, STAYBOLT ENTERTAINMENT ADDITION, an addition to the City of Mansfield, Ellis County, Texas and Tarrant County, Texas does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

Owner Signature (i.e. Managing Member, City Manager, etc.)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ know to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for _____ County, Texas

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

Owner Signature (i.e. Managing Member, City Manager, etc.)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ know to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for _____ County, Texas

CITY OF MANSFIELD GPS MONUMENT:
CITY OF MANSFIELD NO. MM#12-07 IS A CONCRETE MONUMENT WITH 3" BRASS DISK MARKED "GPS CONTROL MONUMENT CITY OF MANSFIELD TEXAS" LOCATED AT THE WEST SIDE OF THE CUL D' SAC AT THE INTERSECTION OF HOGAN ALLEY DR. AND EAGLE DR. 4.5' WEST OF THE EAST EDGE OF A CONCRETE SIDEWALK, ALONG THE PROJECTED CENTERLINE OF EAGLE DRIVE.
NORTHING = 6886671.39723
EASTING = 2408979.71755
ELEVATION = 569.818

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

APPROVED BY THE CITY OF MANSFIELD
_____, 20____
APPROVED BY: P & Z COMMISSION CHAIRMAN
_____, 20____
ATTEST: PLANNING & ZONING SECRETARY

OWNER
HDS ENTERTAINMENT, LLC
507 N BRADLEY STREET
McKINNEY, TEXAS 75069
(512) 697-9713 (PHONE)
CONTACT: SCOTT EMLRY
EMAIL: scott@bowlhighfive.com

OWNER
THE CITY OF MANSFIELD, TEXAS
1200 EAST BROAD STREET
MANSFIELD, TEXAS 76063
(817) 276-4200 (PHONE)
CONTACT: CASEY LEWIS
EMAIL: development.projects@mansfieldtexas.gov

ENGINEER
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: JOSH WRIGHT
EMAIL: jwright@dunaway.com

SURVEYOR
DUNAWAY ASSOCIATES, L.L.C.
550 BAILEY AVENUE, SUITE 400
FT. WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
CONTACT: STEPHEN GLOSUP
EMAIL: srg@dunaway.com

SURVEYOR'S STATEMENT

This is to certify that I, Stephen R. Glosup, Registered Public Surveyor No. 5570 of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and 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.

Dated this the ____ day of _____, 2025.

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Stephen R. Glosup know 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2025.

Notary Public in and for _____ County, Texas

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, grantees, 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 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 property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. 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 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.

FINAL PLAT
OF
Staybolt Entertainment Addition

LOTS 1, 2, 3, AND 4, BLOCK 1
LOTS 1, 2, 3, AND 4, BLOCK 2
LOTS 1, 2, 3, AND 4, BLOCK 3, AND
LOTS 1, AND 2, BLOCK 4
Being 105.837 Acres Situated in the
Milton Gregg Survey, Abstract Number 385,
City of Mansfield, Ellis County, Texas, and the Milton Gregg
Survey, Abstract Number 560, and Samuel C. Neill Survey,
Abstract Number 1159, both located in the City of Mansfield,
Tarrant County, Texas

This plat was prepared in November 2024
CASE NUMBER: SD# 24-047

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.