



5:25:2022 10:46AM E:\Survey\21\141 Mouser East Warehouse\000\Drawg\REPLAT.dwg Sh 2 OF 2

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.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS MOUSER ELECTRONICS, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 67.577 acre tract of land located in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas as recorded in Document Numbers D210016094, D212286411, and D216236513 Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEING a tract of land located in the F.B. Waddell Survey, Abstract No. 1658, City of Mansfield, Tarrant County, Texas, being all of Lot 1R1, Block 1, Electronics Addition an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Document Number D214164756, Plat Records, Tarrant County, Texas (PRTCT), and being all of a tract of land as described by deed to Mouser Electronics, Inc., as recorded in Document Number D216236513, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network, all distances at ground)

BEGINNING a found 5/8-inch iron for the southeast corner of said Lot 1R1, same being the northeast corner of Northridge Park North Subdivision, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-176, Page 52, PRTCT and being in the west line of the said Mouser Electronics tract;

THENCE with the common line between said Lot 1R1 and the said Northridge Park North Subdivision the following courses and distances:

South 59°02'52" West, a distance of 594.21 feet to a re-entrant corner of said Lot 1R1, same being the northwest corner of the said Northridge Park North Subdivision from which a found 1/2-inch capped iron rod marked "BRITTAIN & CRAWFORD" bears South 07°22'56" West, a distance of 0.85 feet;

South 30°04'30" East, a distance of 365.73 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for an ell corner of said Lot 1R1, same being the southwest corner of the said Northridge Park North Subdivision and being in the north line of Parkhill Estates Section One, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 2409, PRTCT;

THENCE South 59°39'00" West, with the common line between said Lot 1R1 and the said north line, a distance of 930.13 feet to a CIRF for an ell corner of said Lot 1R1, same being the southeast corner of Lot 2, Site A, F.B. Waddell Addition, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Cabinet A, Slide 9664, PRTCT;

THENCE North 30°55'55" West, with the common line between said Lot 1R1 and said Lot 2, a distance of 199.23 feet to a CIRF for a re-entrant corner of said Lot 1R1, same being the northeast corner of said Lot 2;

THENCE South 59°07'27" West, with the common line between said Lot 1R1 and the said F.B. Waddell Addition, a distance of 326.43 feet to a found X-cut for the southwest corner of said Lot 1R1, same being the northwest corner of Lot A-1R of the said F.B. Waddell Addition and being in the northeasterly right-of-way line of North Main Street - F.M. 157 (a variable width public right-of-way);

THENCE with the common line between said Lot 1R1 and the northeasterly right-of-way line being along a curve to the right having a central angle of 08°41'21", a radius of 5669.58 feet, an arc length of 859.81 feet and a chord which bears North 35°44'15" West, a distance of 858.99 feet to a CIRF for the southern corner of a corner clip located at the southeast corner of the intersection of the said North Main Street and Mouser Way (a 70-foot public right-of-way);

THENCE North 14°13'07" East, with the said common line, a distance of 21.01 feet to a CIRF for the northern corner of the said corner clip and being in the southeasterly right-of-way line of the said Mouser Way;

THENCE with the common line between said Lot 1R1 and the said southeasterly right-of-way line the following courses and distances:

North 59°45'15" East, a distance of 180.62 feet to a CIRF;

along a curve to the left having a central angle of 26°10'08", a radius of 855.00 feet, an arc length of 390.51 feet and a chord which bears North 46°40'12" East, a distance of 387.12 feet to a CIRF;

North 33°35'09" East, a distance of 249.79 feet to a CIRF;

along a curve to the right having a central angle of 26°00'13", a radius of 785.00 feet, an arc length of 356.27 feet and a chord which bears North 46°35'16" East, a distance of 353.22 feet to a CIRF;

North 59°34'52" East, a distance of 797.66 feet to a found 1/2-inch iron rod for the northeast corner of the aforementioned Lot 1R1, same being the northwest corner of the aforementioned Mouser Electronics tract;

THENCE North 59°44'28" East, with the common line between said southeasterly right-of-way line and the northwesterly line of the said Mouser Electronics tract, a distance of 646.13 feet to a found 1/2-inch iron rod for the northeast corner of the said Mouser Electronics tract, same being northwest corner of a remainder tract of land as described by deed to Walter V. Overstreet and wife, Doris M. Overstreet as recorded in Volume 4883, Page 58, DRTCT;

THENCE South 30°05'37" East, with the common line between the said Mouser Electronics tract and the said Walter V. Overstreet remainder tract, a distance of 1320.56 feet to found 1/2-inch iron rod for the southeast corner of the said Mouser Electronics tract, same being the southwest corner of the said Walter V. Overstreet remainder tract and being in the north line of Northridge Addition, Third Section, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-217, Page 37, PRTCT;

THENCE South 59°41'27" West, with the common line between the said Mouser Electronics tract and the said Northridge Addition, a distance of 116.66 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for and angle point of the said Mouser Electronics tract, same being the northwest corner of the said Northridge Addition and being the northeast corner of Northridge Addition, Second Section, an addition to the City of Mansfield, Tarrant County, Texas as shown on plat recorded in Volume 388-74, Page 28, PRTCT;

THENCE South 58°34'42" West, with the common line between the said Mouser Electronics tract and the said Northridge Addition, Second Section, a distance of 529.35 feet to a found 3/8-inch iron rod for the southwest corner of the said Mouser Electronics tract, same being the southeast corner of the aforementioned Northridge Park North Subdivision;

THENCE North 30°00'45" West, with the common line between the said Mouser Electronics tract and the said Northridge Park North Subdivision, a distance of 359.82 feet to the POINT OF BEGINNING and containing 67.577 Acres or 2,943,661 square feet of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Mouser Electronics, Inc., 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 1R1-R, BLOCK 1, ELECTRONICS ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown thereon.

Mouser Electronics, Inc.

By: _____
Peter F. Shopp, Jr.
Senior Vice President, Business Operations

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public for the State of Texas, appeared Peter F. Shopp, Jr., known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____ 2022.

Notary Public

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Mansfield, Tarrant County, Texas.

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.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 05-25-2022

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
May 25, 2022

OWNER:

Mouser Electronics, Inc.
1000 N. Main Street
Mansfield, TX 76063

ENGINEER & SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPELS Firm #44, #10011300

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

REPLAT
LOT 1R1-R, BLOCK 1
ELECTRONICS ADDITION
BEING A REVISION OF LOT 1R, BLOCK 1, ELECTRONICS ADDITION
ACCORDING TO THE PLAT FILED IN CABINET A, SLIDE 11198, PRTCT AND
BEING A 19.641 ACRE UNPLATTED TRACT OF LAND SITUATED WITHIN
THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
67.577 ACRES
MAY 2022 SH 2 OF 2 SD#22-025