

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Jayspring Realty II, LP, TheRicheson Group, LLC, and Rush Creek Baptist Church DBA The Church on Rush Creek, acting by and through the undersigned, its duly authorized agent, are the sole owners of a 12.8500 acre (559,747 square foot) tract of land located in the Samuel West Survey, Abstract No. 1648, City of Mansfield, Tarrant County, Texas, and being all of Lot 1 and Lot 2, Block 2, English Park Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet A, Slide 2543, Plat Records, Tarrant County, Texas, and being all of a called 5.916 acre tract of land described in Special Warranty Deed to Jayspring Realty II, LP recorded in Volume 15680, Page 228, Deed Records, Tarrant County, Texas, and being all of a tract of land described in Warranty Deed with Vendor's Lien with Mineral Reservation to Rush Creek Baptist Church DBA The Church On Rush Creek recorded in Instrument No. D213304306, said Official Public Records, and being all of a tract of land described in Special Warranty Deed with Vendor's Lien to TheRicheson Group, LLC recorded in Instrument No. D214098161, said Official Public Records, and being more particularly described as follows:

BEGINNING at a brass disk stamped "TXDOT" found for the northwest corner of said Lot 1, being in the northeast right-of-way line of U.S. Highway No. 287, a variable width right-of-way;

THENCE North 89°34'10" East, along the north line of said Lot 1, at a distance of 898.75 feet passing a 1/2-inch iron rod with cap stamped "BEASLEY RPLS 4050" found at the northwest corner of the said called 5.916 acre tract, and continuing in all a total distance of 1435.40 feet to a 5/8-inch iron rod with cap stamped "DCB INC." found at the northeast corner of the said called 5.916 acre tract, and being in the west right-of-way line of FM 157, a variable width right-of-way, and being on the west line of a called 0.944 acre tract of land described in the Right-of-Way Deed to the State of Texas recorded in Volume 1929, Page 441, said Deed Records, and being at the beginning of a non-tangent curve to the right having a central angle of 6°38'46", a radius of 4861.15 feet, a chord bearing and distance of South 21°42'38" West, 563.57 feet;

THENCE in a southwesterly direction, along the said west right-of-way line, and along the west line of the said called 0.944 acre tract, with said curve to the right, an arc distance of 563.89 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 63°47'39" West, departing the said west right-of-way line, at a distance of 6.39 feet passing the northeast corner of Lot 1, Block 2, English Park Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet B, Slide 755, said Plat Records, and continuing along the north line of said Lot 1, Block 2, English Park Addition (Cab. B, Slide 755) in all a total distance of 238.02 feet to a T-post found at the northwest corner of said Lot 1, Block 2, English Park Addition (Cab. B, Slide 755);

THENCE South 28°07'18" West, along the west line of said Lot 1, Block 2, English Park Addition (Cab. B, Slide 755), a distance of 106.96 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner being at the southwest corner of said Lot 1, Block 2, English Park Addition (Cab. B, Slide 755), and being in the north line of Block 1, English Park Addition, an addition to the City of Mansfield according to the plat recorded in Instrument No. D205135649, Official Public Records, Tarrant County, Texas, from which 1/2-inch iron rod with cap stamped "COOMBS 5294" found bears South 61°52'43" East, a distance of 55.42 feet;

THENCE North 61°52'43" West, along the said north line, at a distance of 188.08 feet passing an "+" cut found at the southernmost northeast corner of Lot 3-R-2, said Block 1, and continuing in all a total distance of 204.58 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 90°00'11", a radius of 40.00 feet, a chord bearing and distance of North 16°52'43" West, 56.57 feet;

THENCE in a northwesterly direction, continuing along the said north line, with said curve to the right, an arc distance of 62.83 feet to a 1/2-inch iron rod found at the northernmost northeast corner of said Lot 3-R-2;

THENCE North 61°52'43" West, along the north line of said Lot 3-R-2, a distance of 25.00 feet to a 5/8-inch iron rod with cap stamped "BURY & PARTNERS" found for corner, being the northwest corner of said Lot 3-R-2;

THENCE South 28°07'17" West, along the west line of said Lot 3-R-2, a distance of 299.23 feet to a point for corner in the aforementioned northeast right-of-way line of U.S. Highway No. 287, and being at the southeast corner of said Lot 2, and being at the beginning of a non-tangent curve to the right having a central angle of 25°35'37", a radius of 1402.39 feet, a chord bearing and distance of North 48°29'10" West, 621.24 feet, from which a 5/8-inch iron rod with cap stamped "YANDEL & HILLER" found bears South 54°48'17" East, a distance of 0.62 feet;

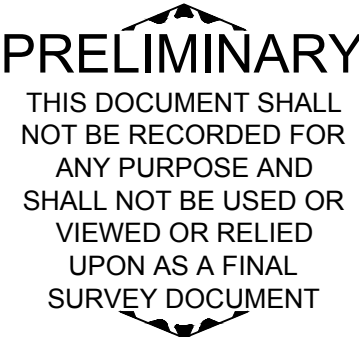
THENCE in a northwesterly direction, along the said northeast right-of-way line, and the south line of said Lot 2, with said curve to the right, at a distance of 150.38 feet passing a 1/2-inch iron rod found for the south corner of said Lot 1, and continuing in all an arc distance of 626.44 feet to a brass disk stamped "TXDOT" found for corner;

THENCE North 35°41'22" West, continuing along the said northeast right-of-way line, and along the west line of said Lot 1, a distance of 236.19 feet to the POINT OF BEGINNING and containing 12.8500 acres or 559,747 square feet of land, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that I, Joshua D. Wargo, a Registered Professional Land Surveyor of the State of Texas, have 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.

Joshua D. Wargo
Texas RPLS No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Jayspring Realty II, LP, Rush Creek Baptist Church DBA The Church on Rush Creek, and TheRicheson Group, 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 2R AND 3, BLOCK 2, ENGLISH PARK ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS, my hand at Tarrant County, Texas, this ____ day of _____, 20__.

Jayspring Realty II, LP

By: _____
Name
Title

Rush Creek Baptist Church DBA The Church On Rush Creek

By: _____
Name
Title

TheRicheson Group, LLC

By: _____
Name
Title

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this ____ day of _____, 20__.

NOTARY PUBLIC in and for the State of Texas

My commission expires _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this ____ day of _____, 20__.

NOTARY PUBLIC in and for the State of Texas

My commission expires _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this ____ day of _____, 20__.

NOTARY PUBLIC in and for the State of Texas

My commission expires _____

OWNER
Jayspring Realty II, L.P.
1009 Red Wing Court
Mansfield, Texas 76063

OWNER
Rush Creek Baptist Church DBA The Church On Rush Creek
2350 SW Green Oaks Blvd
Arlington, Texas 76017

OWNER
TheRicheson Group, LLC
P.O. Box 1299
Graham, Texas 76450

DEVELOPER
CenterPoint Integrated Solutions, LLC
1626 Cole Boulevard, Suite 125
Lakewood, Colorado 80401

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
Email: josh.wargo@kimley-horn.com

REPLAT
LOTS 2R AND 3, BLOCK 2
ENGLISH PARK ADDITION
BEING A REVISION OF LOTS 1 AND 2
BLOCK 2, ENGLISH PARK ADDITION
ACCORDING TO THE PLAT FILED IN
CABINET A, SLIDE 2543, PRCTC
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
2 LOTS
12.8500 ACRES
SD#22-061

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	1/25/2023	068720710	2 OF 2

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