

CONDITIONS OF DRAINAGE ACCEPTANCE

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 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 property 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.

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Key Map Line Table			
Line #	Length	Direction	
L1	20.24'	N62°03'18"E	
L2	57.34'	N69°00'08"E	
L3	15.07'	S69°54'30"E	
L4	18.57'	S28°49'08"E	
L5	9.40'	N58°28'15"E	

Key Map Line Table			
Line #	Length	Direction	
L6	20.24'	N62°03'18"E	
L7	45.27'	N07°44'06"W	
L8	52.00'	N82°15'35"E	
L9	3.65'	N07°44'26"W	

Key Map Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	162.71'	1,330.00'	007°00'35"	S 65°29'51" W	162.61'

GENERAL NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE COMMON ACCESS, AND UTILITY EASEMENT IS FOR THE USE OF LOTS 1, 2, 6, AND THE TRACT OF LAND OWNED BY BROAD STREET US 287, LTD. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- THE COMMON ACCESS, AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
- AGREEMENTS RECORDED IN D216175261, D221373891, D222086393, (1, 2 AND 3) ILLUSTRATE CRITICAL ACCESS DRIVES ON LOT 2, BLOCK 1 AND THROUGHOUT PLANNED DEVELOPMENT. ON THE ADJACENT PROPERTIES OWNED BY HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD. SAID AGREEMENT CONVEYS UNDEFINED RECIPROCAL ACCESS AND UTILITY EASEMENTS TO AND FROM HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD.

KEY MAP

FINAL PLAT
LOTS 1 AND 6, BLOCK 1
MANSFIELD RETAIL CENTER ADDITION
BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
29.153 ACRES
DATE OF PREPARATION 2023-02-08

ENGINEER / SURVEYOR

Westwood

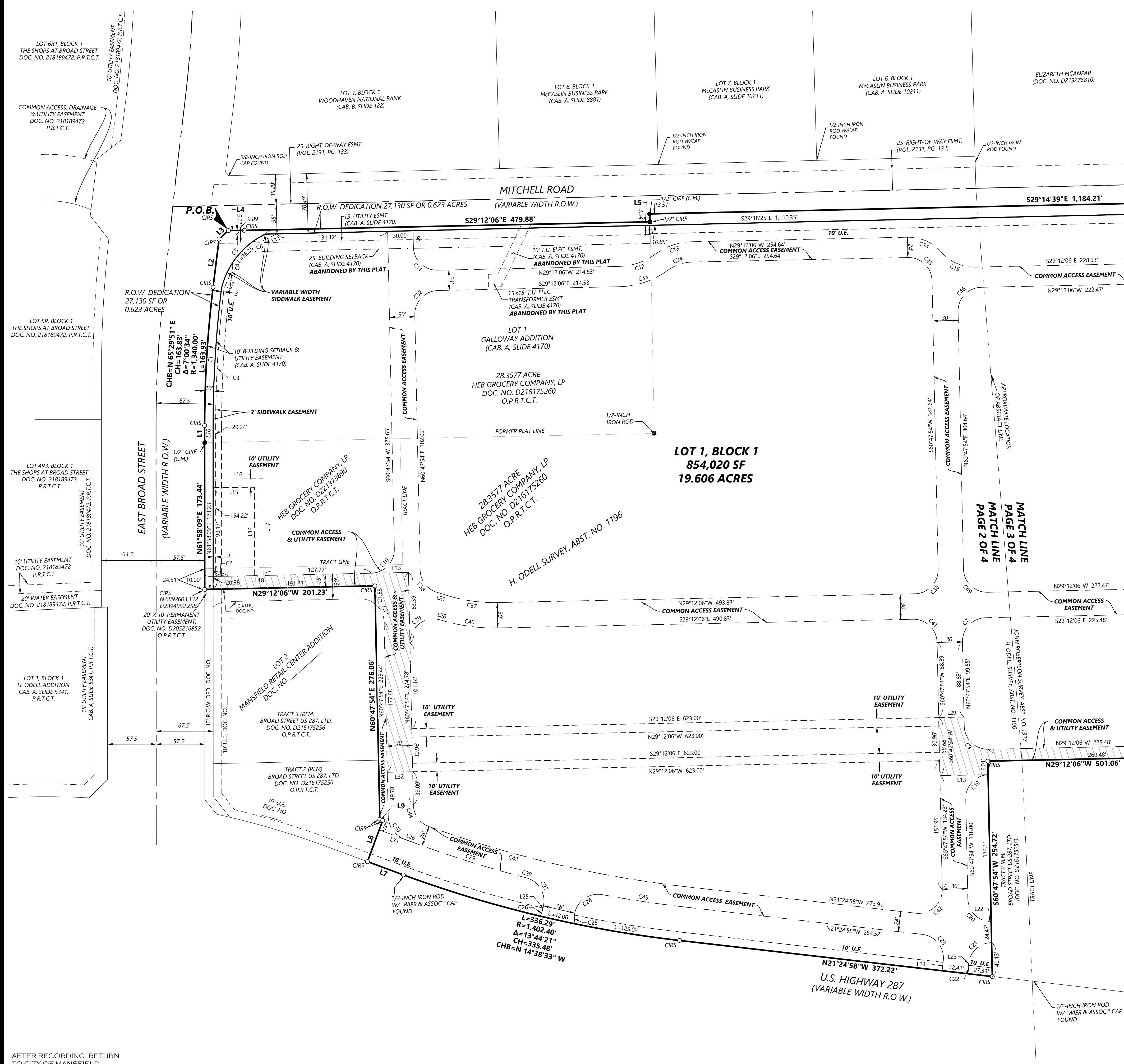
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Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. 1-117256
TBPB FIRM REGISTRATION NO. 10074301

OWNER:
HEB GROCERY COMPANY LP
PO BOX 839999
SAN ANTONIO, TEXAS, 78283

THIS PLAT WAS FILED IN DOCUMENT NO. _____, ON DATE _____

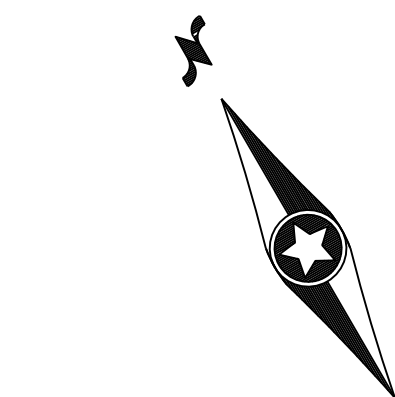
SD#22-058

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GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM AN ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTOR APPROVAL.
3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
5. THE COMMON ACCESS, AND UTILITY EASEMENT IS FOR THE USE OF LOTS 1, 2, 6 AND THE TRACT OF LAND OWNED BY BROAD STREET US 287 LTD. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
6. THE COMMON ACCESS, AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
7. ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P/S" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P/S".
8. AGREEMENTS RECORDED IN D216175261, D2261137891, D222086393, (1, 2 AND 3) ILLUSTRATE CRITICAL ACCESS DRIVES ON LOT 2, BLOCK 1 AND THROUGHOUT PLANNED DEVELOPMENT ON THE ADJACENT PROPERTIES OWNED BY HER GROCERY COMPANY, L.P. AND BROAD STREET US 287 LTD. SAID AGREEMENT CONVEYS UNDEFINED RECIPROCAL ACCESS AND UTILITY EASEMENTS TO AND FROM HER GROCERY COMPANY, L.P. AND BROAD STREET US 287 LTD.


$$1'' = 60'$$

Line Table		
Line #	Length	Direction
L1	20.24'	N62°03'18"E
L2	57.34'	N69°00'08"E
L3	15.57'	S69°54'30"E
L4	18.57'	S28°49'08"E
L5	9.40'	N58°28'15"E
L6	19.24'	N60°47'54"E
L7	45.27'	N07°44'06"W
L8	52.00'	N82°15'23"E
L9	3.65'	N07°44'26"W
L10	20.24'	N62°03'18"E
L11	18.19'	S54°34'03"E
L12	23.62'	N85°22'13"E
L13	57.00'	N29°12'06"W
L14	104.42'	S61°58'09"W
L15	49.00'	S28°20'35"E
L16	59.00'	S28°20'35"E
L17	114.27'	S61°58'09"W

Line Table		
Line #	Length	Direction
L18	169.38'	N29°12'05"W
L19	18.54'	N60°47'54"E
L20	44.01'	N29°12'06"W
L21	14.01'	S60°47'54"W
L22	2.81'	S21°24'58"E
L23	0.23'	S68°35'02"W
L24	12.00'	S68°35'02"W
L25	5.39'	S74°30'05"W
L26	11.44'	S07°44'26"E
L27	14.08'	N11°02'40"W
L28	0.47'	N11°02'40"W
L29	30.00'	S29°12'06"E
L30	45.31'	S30°03'25"E
L31	43.70'	S07°44'26"E
L32	30.00'	S29°12'06"E
L33	44.14'	N29°12'05"W

LEGEND

ORS	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
CIRF	"WESTWOOD P5"
(C.M.)	CAPPED IRON ROD FOUND
R.O.W.	CONTROLLING MONUMENT
VOL. PG.	RIGHT-OF-WAY
D.R.T.C.T.	VOLUME, PAGE
O.P.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS,
	TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CAB. PG.	CABINET PAGE
CA.U.E.	COMMON ACCESS, AND UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	162.71	1,330.00	007°00'35"	S 65°29'51" W	162.61
C2	18.63	28.00	038°07'33"	N 10°08'18" W	18.29
C3	162.32	1,327.00	007°00'31"	N 65°49'49" E	162.22
C4	8.53	12.00	040°42'47"	N 65°00'49" E	8.35
C5	85.01	96.52	050°27'44"	N 79°03'06" W	82.29
C6	11.74	14.00	048°02'55"	S 30°32'35" E	11.40
C7	43.98	28.00	090°00'00"	S 74°12'06" E	39.60
C8	43.98	28.00	090°00'00"	S 15°47'54" W	39.60
C9	43.98	28.00	090°00'00"	N 15°47'54" E	39.60
C10	43.98	28.00	090°00'00"	N 74°12'06" W	39.60
C11	43.98	28.00	090°00'00"	N 15°47'54" E	39.60
C12	46.30	76.00	034°54'16"	N 46°39'13" W	45.59
C13	46.30	76.00	034°54'16"	N 46°39'13" W	45.59
C14	45.28	52.00	049°53'31"	S 41°50'20" E	43.86
C15	45.28	52.00	049°53'31"	S 41°50'20" E	43.86
C16	43.98	28.00	090°00'00"	S 74°12'06" E	39.60
C17	12.46	28.00	025°23'37"	S 48°03'06" W	12.36
C18	12.36	28.00	025°16'57"	S 73°26'23" W	12.26
C19	42.98	28.00	087°56'36"	N 75°13'48" W	38.88
C20	40.18	28.00	082°12'52"	S 19°41'28" W	36.82
C21	40.27	28.00	082°24'28"	N 70°12'44" W	36.89
C22	12.10	30.00	023°07'07"	S 57°01'29" W	12.02
C23	43.98	28.00	090°00'00"	S 23°35'02" W	39.60
C24	43.42	28.00	088°50'46"	S 61°15'13" E	39.20
C25	12.73	30.18	024°10'04"	N 60°04'25" E	12.64
C26	7.34	30.00	014°00'59"	S 81°30'35" W	7.32
C27	7.30	28.00	088°03'46"	S 30°28'12" W	7.39
C28	0.89	1,362.40	000°02'15"	S 13°32'34" E	0.89
C29	138.30	1,362.40	005°48'59"	S 10°36'57" E	138.24
C30	35.89	30.00	068°32'20"	S 26°31'44" W	33.79

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C31	24.44'	28.00'	050°00'21"	S 35°47'44" W	23.67'
C32	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C33	60.92'	100.00'	034°54'16"	S 46°39'13" E	59.98'
C34	31.68'	52.00'	034°54'16"	S 46°39'13" E	31.19'
C35	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C36	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'
C37	58.63'	185.00'	018°09'26"	N 20°07'23" W	58.38'
C38	35.11'	28.00'	071°50'34"	N 25°52'37" E	32.85'
C39	52.86'	28.00'	108°09'26"	S 65°07'23" E	45.35'
C40	68.13'	215.00'	018°09'26"	S 20°07'23" E	67.85'
C41	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C42	47.79'	28.00'	097°47'08"	N 70°18'32" W	42.19'
C43	312.35'	1,338.40'	013°22'17"	S 14°49'43" E	311.64'
C44	33.69'	28.00'	068°56'29"	N 26°19'40" E	31.70'
C45	96.95'	1,362.40'	004°04'38"	S 19°28'29" E	96.93'
C46	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C47	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C48	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'
C49	43.98'	28.00'	090°00'00"	N 15°47'54" E	39.60'
C50	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'

ENGINEER / SURVEYOR

Westwood

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Toll Free (888) 937-5150 Plano, TX 75093
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 TBPE FIRM REGISTRATION NO. F-11756
 TBPLS FIRM REGISTRATION NO. 10074301

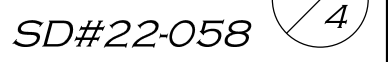
FINAL PLAT
LOTS 1 AND 6, BLOCK 1
MANSFIELD RETAIL CENTER ADDITION
 BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A
 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN
 UNPLATTED TRACT OF LAND OUT OF THE
 H. ODELL SURVEY, ABSTRACT NO. 1196 AND
 JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS
29.153 ACRES
DATE OF PREPARATION 2023-02-08

OWNER:
HEB GROCERY COMPANY LP
PO BOX 839999
SAN ANTONIO, TEXAS, 78283

THIS PLAT WAS FILED IN DOCUMENT NO. _____, ON DATE _____

SD#22-058



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N:\0007945\051 PROJECT DATA\DWG\SURVEY\0007945.05 PLAT.DWG

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

OWNERS CERTIFICATE

WHEREAS, H-E-B, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 29.153 acre tract of land located in the H. Odell Survey, Abstract No. 1196 and the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas as recorded in Document No. D216175260 and Document No. D221373890 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Galloway Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat of record in Cabinet A, Slide 4170, of the Plat Records of Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the east end of a right-of-way corner clip at the intersection of the southeast right-of-way line of East Broad Street, a variable width right-of-way and the southwest right-of-way line of Mitchell Road, a variable width right-of-way; said point being at a north corner of said Lot 1, Galloway Addition;

THENCE along the said southwest line of Mitchell Road and the northeast line of said 28.3577 acre tract, the following courses and distances:

South 28 degrees 49 minutes 08 seconds East, a distance of 18.57 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

South 29 degrees 12 minutes 06 seconds East, a distance of 479.88 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the east corner of said Lot 1, Galloway Addition and at an angle point in the said southwest line of Mitchell Road;

North 58 degrees 28 minutes 15 seconds East, a distance of 9.40 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at an angle point in the said southwest line of Mitchell Road;

South 29 degrees 14 minutes 39 seconds East, a distance of 1,184.21 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at an angle point;

South 29 degrees 55 minutes 06 seconds East, a distance of 329.35 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the north corner of a tract of land conveyed to GEM Microelectronic Materials, LLC, by deed of record in Document No. D201075198, of said Official Public Records;

THENCE North 81 degrees 43 minutes 55 seconds West, departing the said southwest line of Mitchell Road and the said northeast line of the 28.3577 acre tract, along the common line between said 28.3577 acre tract and said GEM Microelectronic Materials, LLC tract, a distance of 904.97 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a southwest corner of said 28.3577 acre tract;

THENCE North 08 degrees 16 minutes 05 seconds East, departing the said common line between the 28.3577 acre tract and the GEM Microelectronic Materials, LLC tract, along a westerly line of said 28.3577 acre tract, a distance of 95.50 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

THENCE North 29 degrees 12 minutes 06 seconds West, along a southwest line of said 28.3577 acre tract, a distance of 501.06 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an 'ell' corner of said 28.3577 acre tract;

THENCE South 60 degrees 47 minutes 54 seconds West, along a southeast line of said 28.3577 acre tract, a distance of 254.72 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the northeast right-of-way line of U.S. Highway 287, a variable width right-of-way, at a south corner of said 28.3577 acre tract;

THENCE along the said northeast line of U.S. Highway 287 and a southwest line of said 28.3577 acre tract, the following courses and distances:

North 21 degrees 24 minutes 58 seconds West, a distance of 372.22 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 13 degrees 44 minutes 21 seconds, a radius of 1,402.40 feet, and an arc length of 336.29 feet (chord bears North 14 degrees 38 minutes 33 seconds West, 335.48 feet) to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the end of said curve;

North 07 degrees 44 minutes 26 seconds West, a distance of 45.28 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northwest corner of said 28.3577 acre tract;

THENCE departing the said northeast line of U.S. Highway 287 and the said southwest line of the 28.3577 acre tract, along a northwest line and a southwest line of said 28.3577 acre tract, the following courses and distances:

North 82 degrees 15 minutes 34 seconds East, a distance of 52.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

North 07 degrees 44 minutes 26 seconds West, a distance of 3.64 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

North 60 degrees 47 minutes 54 seconds East, a distance of 276.06 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an 'ell' corner of said 28.3577 acre tract;

North 29 degrees 12 minutes 06 seconds West, a distance of 201.23 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said southeast line of East Broad Street, at a west corner of said 28.3577 acre tract;

THENCE departing the said southwest line of the 28.3577 acre tract, along the said southeast line of East Broad Street, the following courses and distances:

North 61 degrees 58 minutes 09 seconds East, at a distance of 24.51 passing a north corner of said 28.3577 acre tract and the west corner of said 0.795 acre tract, continuing along the said southeast line of East Broad Street, in all a total distance of 173.44 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the north corner of said 0.795 acre tract and a west corner of said 28.3577 acre tract; said point being the west corner of said Lot 1, Galloway Addition;

North 62 degrees 03 minutes 18 seconds East, a distance of 20.24 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 07 degrees 00 minutes 34 seconds, a radius of 1,340.00 feet, and an arc length of 163.93 feet (chord bears North 65 degrees 29 minutes 51 seconds East, 163.83 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 69 degrees 00 minutes 08 seconds East, a distance of 57.34 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of said right-of-way corner clip between the said southeast line of East Broad Street and the said southwest line of Mitchell Road; said point being a north corner of said Lot 1, Galloway Addition;

THENCE South 69 degrees 54 minutes 30 seconds East, departing the said southeast line of East Broad Street, along said right-of-way corner clip, a distance of 15.07 feet to the **POINT-OF-BEGINNING**, containing **1,269,894 square feet or 29.153 acres of land**.

NOW ALL MEN BY THESE PRESENTS:

That H-E-B, LP acting by and through the undersigned, it's duly authorized agent, do hereby adopt the herein above described property as **LOTS 1 AND 6, BLOCK 1, MANSFIELD RETAIL CENTER 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 our hands this _____, day of _____, 20____.

H-E-B, LP, a Texas limited partnership

By: _____
Name: Benjamin R. Scott
Title: Vice President of Real Estate

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Benjamin R. Scott, as Vice President of Real Estate of H-E-B, LP, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Surveyor's Certificate

This is to certify that I, Jason B. Armstrong, a Registered Professional Land Surveyor 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.

Jason B. Armstrong,
Registered Professional Land Surveyor
No. 5557

NOTARY CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason B. Armstrong, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

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

ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-117756
TPS'S FIRM REGISTRATION NO. 12074301

OWNER:
HEB GROCERY COMPANY LP
PO BOX 839999
SAN ANTONIO, TEXAS, 78283

FINAL PLAT
LOTS 1 AND 6, BLOCK 1
MANSFIELD RETAIL CENTER ADDITION
BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
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29.153 ACRES
DATE OF PREPARATION 2023-02-08

THIS PLAT WAS FILED IN DOCUMENT NO. _____, ON DATE _____

SD#22-058

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MANSFIELD RETAIL CENTER ADDITION