



- GENERAL NOTES:**
1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
 2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 3. 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.

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 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 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		
NUMBER	BEARING	DISTANCE
L1	S 28°27'50" W	35.97'
L2	S 80°55'57" W	84.06'
L3	S 17°46'57" E	20.75'
L4	S 28°27'50" W	21.37'
L5	S 38°06'22" W	22.00'
L6	S 74°59'44" E	21.26'
L7	S 14°43'41" W	21.27'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	46°33'10"	145.00'	N 82°50'53" E	114.60'	117.81'
C2	14°56'32"	785.37'	S 69°04'21" E	204.14'	204.82'
C3	40°50'40"	540.00'	S 08°02'32" W	376.85'	384.95'
C4	20°48'21"	140.00'	S 70°31'46" W	50.56'	50.84'
C5	8°44'21"	785.37'	S 69°10'27" E	119.67'	119.79'
C6	6°12'12"	785.37'	S 61°42'11" E	84.99'	85.03'
C7	32°28'35"	610.00'	S 12°13'34" W	341.15'	345.76'
C8	20°38'28"	210.00'	S 70°26'50" W	75.25'	75.65'

FINAL PLAT

**MANSFIELD URBAN LIVING PHASE 2
LOT 1, BLOCK 1**

11.148 ACRES
BEING SITUATED IN THE
ELIZABETH MCANIER SURVEY, ABSTRACT NO. 1005,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

FEBRUARY 2023
SHEET 1 of 2

DEVELOPER
STILLWATER CAPITAL
4145 Travis Street
Dallas, Texas 75204

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bqeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Stillwater Capital, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 11.148 acre tract of land situated in the Elizabeth McAnier Survey, Abstract No. 1005, in the City of Mansfield, Tarrant County, Texas; being part of that tract of land described in Special Warranty Deed to Stephen Clare Horning-Lockwood as recorded in Volume 10470, Page 1069 of the Deed Records of Tarrant County, Texas; said 11.148 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found for corner in the west line of said Horning-Lockwood tract; said point being in the east line of that tract of land described in Warranty Deed with Vendor's Lien to First Baptist Church of Mansfield as recorded in Volume 7667, Page 1119 of said Deed Records; said point being in the south right-of-way line of Domain Drive (60-foot right-of-way) as dedicated by plat of The Reserve at Mansfield, an addition to the City of Mansfield as recorded in Instrument No. D220091906 of the Plat Records of Tarrant County, Texas;

THENCE, with the south line of said Domain Drive, the following four (4) courses and distances:

North 59 degrees 34 minutes 19 seconds East, a distance of 602.39 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, an arc length of 117.81 feet, having a radius of 145.00 feet, a central angle of 46 degrees 33 minutes 10 seconds, and a chord which bears North 82 degrees 50 minutes 53 seconds East, 114.60 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 73 degrees 44 minutes 12 seconds East, a distance of 164.49 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 204.82 feet, having a radius of 785.37 feet, a central angle of 14 degrees 56 minutes 32 seconds, and a chord which bears South 66 degrees 04 minutes 21 seconds East, 204.24 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 28 degrees 27 minutes 50 seconds West, departing the south line of said Domain Drive, a distance of 35.97 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 384.95 feet, having a radius of 540.00 feet, a central angle of 40 degrees 50 minutes 41 seconds, and a chord which bears South 08 degrees 02 minutes 32 seconds West, 376.85 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 80 degrees 55 minutes 57 seconds West, a distance of 84.06 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 50.84 feet, having a radius of 140.00 feet, a central angle of 20 degrees 48 minutes 21 seconds, and a chord which bears South 70 degrees 31 minutes 46 seconds West, 50.56 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 60 degrees 07 minutes 36 seconds West, a distance of 549.62 feet to a 5/8-inch iron rod with "BGE" cap found for corner in the west line of said Horning-Lockwood tract; said point being in the east right-of-way line of Cross Creek Drive (30-foot right-of-way) as dedicated by plat of JLB Mansfield, an addition to the City of Mansfield as recorded in Instrument No. D221317609 of said Plat Records;

THENCE, North 30 degrees 07 minutes 05 seconds West, with the west line of said Horning-Lockwood tract, a distance of 599.04 feet to the POINT OF BEGINNING and containing an area of 11.148 acres or 485,626 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Stillwater Capital is the owner of the above described parcels, acting by and through the undersigned, its duly authorized agents, do hereby adopt the herein above described property as Lot 1, Block 1, Mansfield Urban Living, Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

STILLWATER CAPITAL

a Texas limited liability company

By: Stillwater Capital
a Texas limited liability company,

Owner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Tommy Hicks, known 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 and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: Date

SURVEYOR'S CERTIFICATE

This is to certify that I, René Silvas, 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.

Dated this the day of , 2023.

René Silvas
Registered Professional Land Surveyor, No. 5921

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared René Silvas, known 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 and considerations therein expressed.

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

Notary Public, State of Texas

My Commission Expires On: Date



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.

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

FINAL PLAT

MANSFIELD URBAN LIVING PHASE 2
LOT 1, BLOCK 1

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