

E.C.A.U.D.E. - EXISTING VARIABLE WIDTH COMMON ACCESS, UTILITY AND DRAINAGE EASEMENT RECORDED IN DOCUMENT NO. D221374257, D.R.T.C.T.

POB/POC - POINT OF BEGINNING/POINT OF COMMENCING

D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. - PLAT RECORDS, TARRANT COUNTY, TEXAS

ESMT - EASEMENT

R.O.W. - RIGHT-OF-WAY

INST. - INSTRUMENT

VOL. - VOLUME

PG. - PAGE

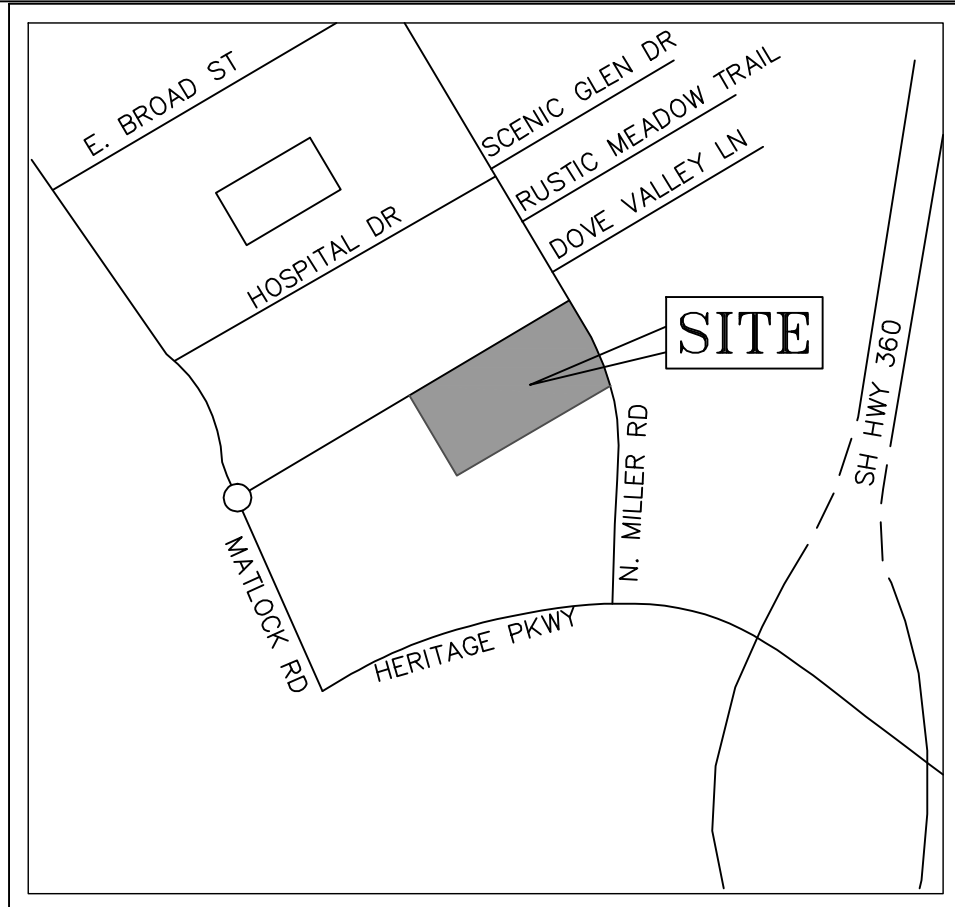
A.B.P. - ABANDONED BY THIS PLAT



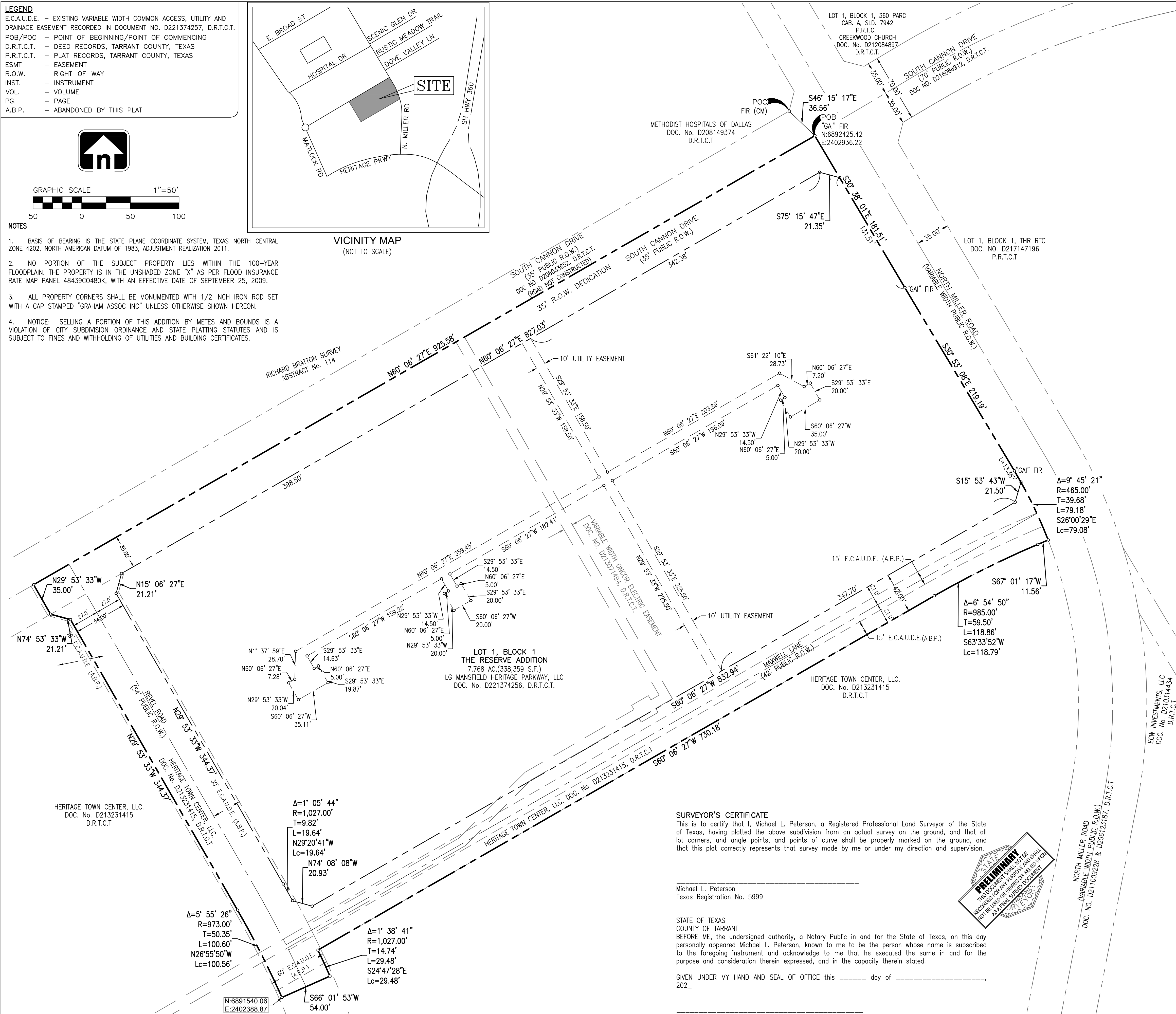
GRAPHIC SCALE 1"=50'

A horizontal graphic scale bar. The top part is a single row of alternating black and white squares. The bottom part is a single row of solid black squares. Below the bar, the numbers 50, 0, 50, and 100 are printed, corresponding to the segments of the bar.

1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REGISTRATION 2011.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN. THE PROPERTY IS IN THE UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP PANEL 48439C0480K, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GRAHAM ASSOC INC" UNLESS OTHERWISE SHOWN HEREON.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.



VICINITY MAP
(NOT TO SCALE)



WHEREAS, LG Mansfield Heritage Parkway, LLC and Heritage Town Center, LLC., are acting by and through the undersigned, their duly authorized agents, are the owners of an 9.938 acre tract of land located in the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, as recorded in Instrument No. D221374256 & D213231415, Deed Records, Tarrant County, Texas, being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, being the most southerly southeast corner of a tract of land described by deed to Methodist Hospitals of Dallas, as recorded in Document No. D208149374, Deed Records, Tarrant County, Texas, and being in the existing west right-of-way line of North Miller Road (having a variable width right-of-way);

THENCE South 46°15'17" East, a distance of 36.56 feet to a found 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI) for the POINT OF BEGINNING, being in the northeast corner of said LG Mansfield Heritage Parkway, LLC tract and the intersection of said existing west right-of-way line and the existing south right-of-way line of South Cannon Drive (having a 35' public right-of-way);

THENCE South 30°38'01" East, along said existing west right-of-way line and the east line of said LG Mansfield Heritage Parkway, LLC tract, being a common line, a distance of 181.51 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 30°53'08" East, continuing along said common line, a distance of 219.19 feet to a found 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the right having a radius of 465.00 feet, a central angle of 09°45'21", and a long chord which bears South 26°00'29" East, 79.08 feet;

THENCE along said tangent curve to the right, an arc length of 79.18 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 67°01'17" West, leaving said common line, a distance of 11.56 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a tangent curve to the left having a radius of 985.00 feet and a central angle of 06°54'50", and a long chord which bears South 63°33'52" West, 118.79 feet;

THENCE along said tangent curve to the left, an arc length of 118.86 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 60°06'27" West, a distance of 730.18 feet to a set 1/2 inch iron rod with "GA" cap, for the beginning of a non-tangent curve to the right having a radius of 1,027.00 feet and a central angle of 01°38'41", and a long chord which bears South 24°47'28" East, 29.48 feet;

THENCE along said non-tangent curve to the right, leaving said south line, an arc length of 29.48 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE South 66°01'53" West, a distance of 54.00 feet to a set 1/2 inch iron rod with "GAI" cap, for the beginning of a non-tangent curve to the left having a radius of 973.00 feet and a central angle of 05°55'26", and a long chord which bears North 26°55'50" West, 100.56 feet;

THENCE along said non-tangent curve to the left an arc length of 100.60 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 29°53'33" West, a distance of 344.37 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 74°53'33" West, a distance of 21.21 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 29°53'33" West, a distance of 35.00 feet to a set 1/2 inch iron rod with "GAI" cap, being in said existing south right-of-way line;

THENCE North 60°06'27" East, along said existing south right-of-way line, a distance of 925.58 feet to the POINT OF BEGINNING and CONTAINING 432,912 square feet, 9.938 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, LG MANSFIELD HERITAGE PARKWAY, LLC, being an owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as LOT 1, BLOCK 1, THE RESERVE 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.

LG MANSFIELD HERITAGE PARKWAY, LLC,
By: LCG2 Investments Manager, LLC, its manager

David Cocanougher, Managing Director, LCG2 Investments Manager, LLC

STATE OF _____:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David Cocanougher know to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 202__

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Heritage Town Center, LLC.**, being an owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as LOT 1, BLOCK 1, THE RESERVE 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.

Heritage Town Center, LLC.,
By: _____, its manager

STATE OF _____:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ know to me the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 202__

APPROVED BY THE CITY OF MANSFIELD

_____, 2023

APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2023

ATTEST: PLANNING & ZONING SECRETARY

GRAHAM ASSOCIATES
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500 ARLINGTON, TEXAS 76011
(817) 640-8535 • TBPB FIRM: F-1191 • TBPLS FIRM: 101538-00

CITY CASE NO:
SD#23-011

SHEET 1 OF 1