



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS LG BROAD CANNON, LLC, acting by and through the undersigned, its duly authorized agent, is the owner of a 19.337-acre tract of land situated in the William A. Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas, and being all of a called 19.326-acre tract of land, conveyed to said LG Broad Cannon, LLC, as evidenced in a Special Warranty Deed with Vendor's Lien, recorded in Instrument No. D217007667 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 19.326-acre tract, and being the southeast corner of Lot 1, Block 1 of Mansfield High School Addition, an addition to the City of Mansfield, according to the Final Plat, recorded in Cabinet A, Slide 6072 of the Plat Records of Tarrant County, Texas, same being the northwest corner of a 10' wide Permanent Right of Way, conveyed to the City of Mansfield, recorded in Volume 15044, Page 258 of the Deed Records on Tarrant County, Texas, same also being on the northerly right of way line of East Broad Street, a variable width right of way, from said iron rod, a found 1/2-inch iron rod with an unreadable yellow plastic cap, bears North 77°51' East, 0.51 feet;

THENCE North 30°42'11" West, departing the northerly right of way line of said East Broad Street, along the westerly line of said 19.326-acre tract and the easterly line of said Mansfield High School Addition, a distance of 989.38 feet to a 1/2-inch iron rod with an unreadable yellow plastic cap found for the northwest corner of said 19.326-acre tract, same being the southwest corner of Lot 2 of R. D. Fussell Addition, an addition to the City of Mansfield, according to the Final Plat, recorded in Cabinet A, Slide 1934 of the Plat Records of Tarrant County, Texas;

THENCE North 59°15'58" East, departing the easterly line of said Mansfield High School Addition, along the northerly line of said 19.326-acre tract and the southerly line of said R. D. Fussell Addition, a distance of 826.28 feet to a 1/2-inch iron rod found for the northeast corner of said 19.326-acre tract and the southeast corner of said R. D. Fussell Addition, same being on the westerly right of way line of Cannon Drive, a variable width right of way;

THENCE South 30°40'04" East, along the easterly line of said 19.326-acre tract and the westerly right of way line of said Cannon Drive, a distance of 91.51 feet to a 1/2-inch iron rod found for a corner;

THENCE South 89°22'28" East, continuing along the easterly line of said 19.326-acre tract and the westerly right of way line of said Cannon Drive, a distance of 23.80 feet to a 1/2-inch iron rod with a purple plastic cap, stamped "STANTON RPLS 6173", found for a corner, same being the northwest corner of a called 0.650-acre tract of land, conveyed to the City of Mansfield, as evidenced in a Special Warranty Deed, recorded in Instrument No. D213012204 of the Official Public Records of Tarrant County, Texas;

THENCE in a southerly direction, continuing along the easterly line of said 19.326-acre tract and the westerly line of Cannon Drive as created in said 0.650-acre tract, the following:

South 30°59'55" East, a distance of 666.43 feet to a 1/2-inch iron rod found for a corner;

South 25°53'05" East, a distance of 100.97 feet to a 1/2-inch iron rod found for a corner;

South 30°59'55" East, a distance of 113.51 feet to a 1/2-inch iron rod with a purple plastic cap, stamped "STANTON RPLS 6173", found for a corner;

South 14°06'07" West, a distance of 21.87 feet to the southeast corner of said 19.326-acre tract, and the southwest corner of said 0.650-acre tract, same being the intersection of the westerly right of way line of said Cannon Drive with the northerly right of way line of said East Broad Street as created in a Permanent Right of Way to the City of Mansfield, recorded in Volume 12916, Page 229 of the Deed Records of Tarrant County, Texas, from said corner, a found "X" cut bears North 15°32' East, 0.81 feet;

THENCE South 59°18'19" West, along the southerly line of said 19.326-acre tract and the northerly right of way line of said East Broad Street as created in Volume 12916, Page 229, a distance of 551.68 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "BRITTAIN & CRAWFORD" found for the easterly corner of aforesaid Permanent Right of Way, conveyed to the City of Mansfield, recorded in Volume 15044, Page 258;

THENCE South 65°38'42" West, continuing along the southerly line of said 19.326-acre tract and the northerly right of way line of said East Broad Street as created in Volume 15044, Page 258, a distance of 90.56 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "BRITTAIN & CRAWFORD" found for a corner;

THENCE South 59°18'19" West, continuing along the southerly line of said 19.326-acre tract and the northerly right of way line of said East Broad Street as created in Volume 15044, Page 258, a distance of 185.00 feet to the POINT OF BEGINNING and containing 19.337 acres (842,334 square feet) of land, more or less.

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 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.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, LG BROAD CANNON, LLC, being the 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 LOTS 1-7, BLOCK 1, BROAD STREET MARKETPLACE, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By: LG BROAD CANNON, LLC, a Texas Limited Liability Company

By: LG Capital, LLC  
a Texas limited liability company  
Its Manager

By: *Will Tolliver*  
Name and Title  
Will Tolliver, Managing Director

STATE OF *Texas* §

COUNTY OF *Dallas* §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared *Will Tolliver*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the *1st* day of *June*, 2017.

*Kristy Michelle Perkins*  
Notary Public, State of Texas



*Kristy Michelle Perkins*  
Printed Name

SURVEYORS CERTIFICATION:

This is to certify that I, Michael B. Marx, 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.

*Michael B. Marx*  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Ph. 972-335-3580  
michael.marx@kimley-horn.com



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 Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the *1st* day of *June*, 2017.

*Stacey Lynn Thomas*  
Notary Public, State of Texas



*Stacey Lynn Thomas*  
Printed Name

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: <i>Wayne Cobb</i> P & Z COMMISSION CHAIRMAN	<i>6/5/17</i> DATE
ATTEST: <i>Alicia Jones</i> P & Z COMMISSION SECRETARY	<i>6/5/17</i> DATE

FINAL PLAT  
LOTS 1-7, BLOCK 1  
BROAD STREET MARKETPLACE  
19.337 ACRES  
SITUATED IN THE  
WILLIAM A. HOWARD SURVEY,  
ABSTRACT NO. 690  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
7 LOTS  
MAY 9, 2017

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	05/24/2017	067786812	2 OF 2

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
5750 GENESIS CT., SUITE 200  
FRISCO, TEXAS 75034  
TEL. NO. (972) 335-3580  
FAX: 972-335-3779  
CONTACT: David Kochalka, P.E.  
david.kochalka@kimley-horn.com

OWNER  
LG BROAD CANNON, LLC  
2301 CEDAR SPRINGS, SUITE 200  
DALLAS, TX 75201  
TEL. NO. (214) 885-8090  
FAX: NONE  
CONTACT: WILL TOLLIVER  
will@lgoncapitalgroup.com

THIS PLAT FILED IN INSTRUMENT #D217137284 DATE 6/19/2017 CASE NUMBER: SD#17-024