

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	118.29'	300.00'	22°35'29"	N 39°35'51" E	117.52'
C-2	158.08'	300.00'	30°11'27"	S 43°23'50" W	156.26'
C-3	24.36'	302.50'	4°36'52"	N 51°48'43" W	24.36'
C-4	187.83'	302.50'	35°34'36"	N 51°54'27" W	184.83'
C-5	131.93'	300.00'	25°11'48"	N 82°17'39" W	130.87'
C-6	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-7	109.49'	648.19'	6°40'42"	S 04°17'36" W	109.36'
C-8	352.02'	525.00'	38°25'03"	S 36°31'58" W	345.46'
C-9	308.92'	525.00'	33°42'50"	S 72°35'55" W	304.49'
C-10	70.81'	300.00'	13°31'22"	S 68°27'54" E	70.64'
C-11	133.03'	300.00'	25°24'26"	S 48°59'28" E	131.94'
C-12	164.38'	300.00'	31°23'43"	S 20°35'24" E	162.34'
C-13	241.02'	465.00'	29°41'51"	S 74°36'26" W	238.33'
C-14	102.73'	300.00'	19°37'12"	N 10°29'39" E	102.23'
C-15	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-16	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-17	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-18	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-19	105.58'	200.00'	30°14'48"	N 45°56'18" W	104.36'
C-20	118.34'	300.00'	22°36'03"	N 50°24'26" W	117.57'
C-21	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-22	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-23	33.67'	300.00'	6°25'48"	N 31°32'40" E	33.65'
C-24	104.24'	300.00'	19°54'29"	N 44°42'48" E	103.71'
C-25	44.15'	525.00'	4°49'06"	S 14°54'53" W	44.14'
C-26	34.18'	525.00'	3°43'49"	S 10°38'34" W	34.18'

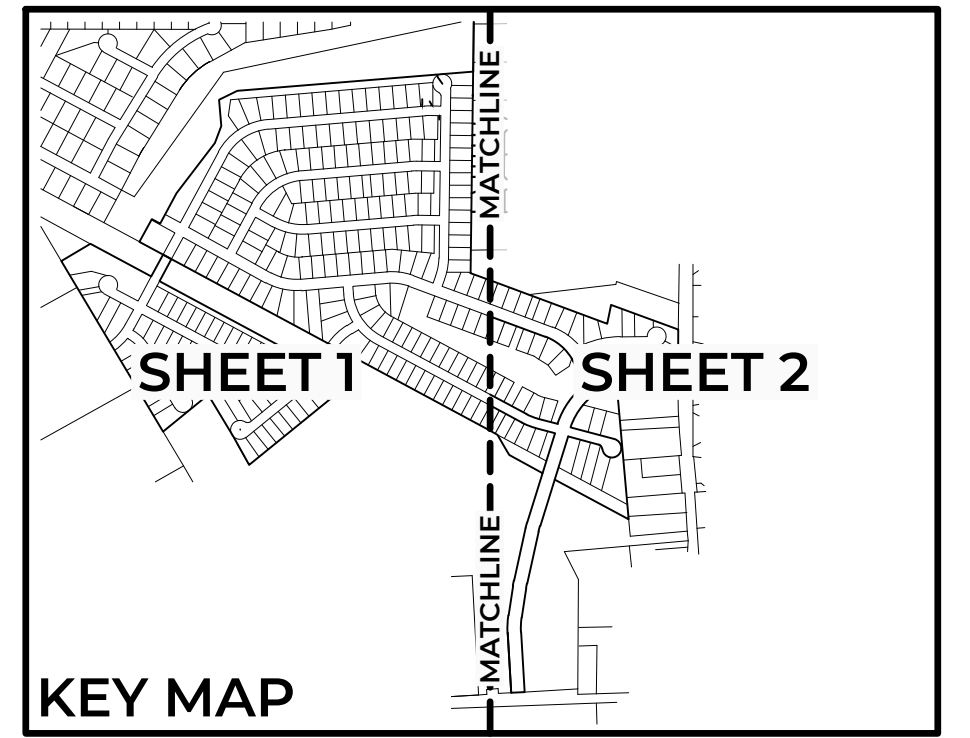
Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
L-5	S 59°11'06" W	25.00'
L-6	S 61°03'42" E	26.50'
L-7	S 14°46'25" W	25.00'
L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'03" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	126.34'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°53'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" W	25.00'
L-21	N 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'
L-23	N 50°53'35" E	14.31'

- LEGEND:
- C.O.S. = Common Open Space
  - O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
  - D.R.T.C.T. = Deed Records of Tarrant County, Texas
  - M.R.T.C.T. = Map Records of Tarrant County, Texas
  - SF = Square Feet
  - R.O.W. = Right-of-Way
  - No. = Number
  - Esmt. = Easement
  - Vol., Pg. = Volume, Page
  - P.D.E. = Private Drainage Easement
  - W.W.E. = Water/Wastewater Easement
  - A - = Abstract Number
  - U.E. = Utility Easement
  - D.E. = Drainage Easement

- Monument Legend
- = 1/2" capped steel rod stamped
  - = found monument per description

Owner:  
Dr. Bernardo Pana  
Dolce Vita at Mansfield  
P.O. Box 34001  
Fort Worth, TX 76162

Applicant/Engineer:  
TERRA Associates, Inc.  
2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76006  
Telephone: (817) 635-0066 ext. 305  
Jamie Hora



PRELIMINARY PLAT

# DOLCE VITA AT MANSFIELD

81.1781 ACRES OUT OF THE ESQUIRE HENDRICKS SURVEY, ABSTRACT NO. 659,  
THE WILLIAM H. HERRALL SURVEY, ABSTRACT NO. 724,  
AND THE SIDNEY S. CALLENDER SURVEY, ABSTRACT NO. 359,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,  
AND BEING A REVISION OF LOT 10 AND PORTIONS OF LOTS 1 AND 9, BLOCK 1,  
OAKDALE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,  
ACCORDING TO THE PLAT FILED IN VOL. 388-F, PG. 451, P.R.T.C.T.  
277 RESIDENTIAL LOTS: 24 OPEN SPACE LOTS  
DATE OF PREPARATION: SEPTEMBER 2019



