

0 100 200
SCALE: 1"=100'

BASIS OF BEARINGS
WEST R.O.W. LINE OF STATE HIGHWAY 360
S 13°17'40" W
(VOLUME 11076, PAGE 1128, D.R.T.C.T.)

| LOT TABLE | | | |
|-----------|-------------|---------|--|
| NUMBER | SQUARE FEET | ACREAGE | |
| LOT 1 | 543,460 | 12.4761 | |
| LOT 2 | 305,032 | 7.0026 | |
| LOT 3 | 657,638 | 15.0973 | |
| R.O.W. | 42,962 | 0.9863 | |
| TOTAL | 1,549,092 | 35.5623 | |

ZONING:
PD/SP
LOT 1R, BLOCK 1
LOTS 1R, 2R AND 3, BLOCK 1
THIS R.T.C.
C.C.F. NO. D217147196
O.P.R.T.C.T.

25' PRIVATE
UTILITY EASEMENT
C.C.F. NO. D21608912
O.P.R.T.C.T.

25' PIPELINE EASEMENT
AND
RIGHT-OF-WAY
AGREEMENT
C.C.F. NO. D208161700
O.P.R.T.C.T.

25' PIPELINE EASEMENT
AND
RIGHT-OF-WAY
AGREEMENT
C.C.F. NO. D208161700
O.P.R.T.C.T.

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25' PIPELINE EASEMENT
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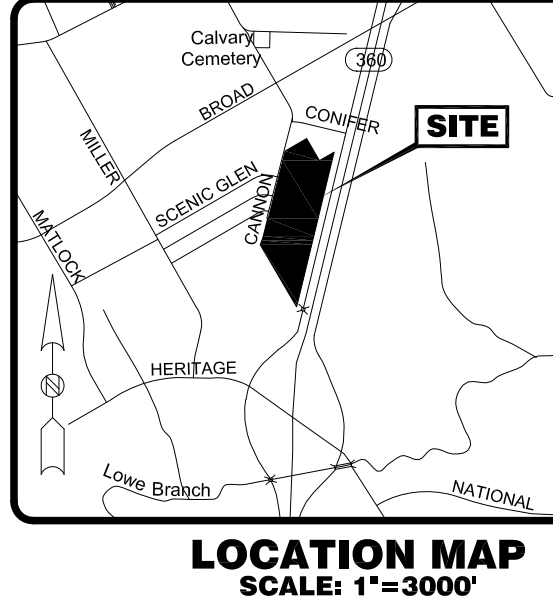
25' PIPELINE EASEMENT
AND
RIGHT-OF-WAY
AGREEMENT
C.C.F. NO. D208161700
O.P.R.T.C.T.

25' PIPELINE EASEMENT
AND
RIGHT-OF-WAY
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25' PIPELINE EASEMENT
AND
RIGHT-OF-WAY
AGREEMENT
C.C.F. NO. D208161700
O.P.R.T.C.T.

| LEGEND | |
|--------------|--|
| 5/8" I.R.S. | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "S61" |
| CAB. | CABINET |
| C.C.F., NO. | COUNTY CLERK'S FILE NUMBER |
| (C.M.) | CONTROLLING MONUMENT |
| D.R.T.C.T. | DEED RECORDS, TARRANT COUNTY, TEXAS |
| I.R.F.C. | IRON ROD FOUND |
| I.R.F.C. | IRON ROD FOUND CAPPED |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
| P.O.B. | PLAY RECORDS, TARRANT COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
| S.W.C.M.E. | SLIDE |
| TXDOT MON. | SCREENING WALL CONSTRUCTION & MAINTENANCE EASEMENT |
| U.C.E. | UTILITY EASEMENT |
| VOL. | VOLUME |



LOTS 1, 2 AND 3, BLOCK 1 ARE
LOCATED WITHIN 300 FEET OF AN
APPROVED GAS WELL DRILL SITE.

| CURVE TABLE | | | | |
|-------------|-----------|----------|---------|-----------------------|
| NUMBER | DELTA | RADIUS | LENGTH | CHORD BEARING |
| C1 | 10°21'41" | 855.00' | 154.62' | N 20°12'58" E 154.41' |
| C2 | 02°40'36" | 1402.39' | 65.51' | S 14°37'58" W 65.51' |
| C3 | 02°27'31" | 855.00' | 36.69' | N 24°10'03" E 36.69' |
| C4 | 77°47'44" | 100.00' | 135.78' | S 30°42'53" E 125.59' |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N 13°17'40" E | 23.08' |
| L2 | S 75°41'41" E | 89.02' |
| L3 | S 14°18'19" W | 30.00' |
| L4 | N 75°41'41" W | 101.45' |
| L5 | S 13°17'28" W | 10.00' |
| L6 | N 13°17'28" E | 10.00' |
| L7 | N 13°46'35" E | 37.93' |
| L8 | N 76°13'25" W | 60.00' |
| L9 | S 13°46'35" W | 37.00' |
| L10 | N 76°13'25" W | 32.00' |
| L11 | S 13°46'35" W | 60.00' |

- GENERAL NOTES:**
- 1.) The grid bearings and coordinates shown hereon are created from our actual field surveys, related to the Texas State Plane coordinate system. Texas North Central Zone (4202), NAD83 grid values.
 - 2.) The Common Access Easement is for the use of Lots 1 & 3, as shown hereon. No improvements shall be made that impede ingress and egress along this easement. The Common Access Easement shall be maintained by the property owners.
 - 3.) NOTICE: 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.

**PRELIMINARY PLAT
LOTS 1-3, BLOCK 1
MANSFIELD 360 MF ADDITION**
35.5623 ACRES out of the
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690
HENRY HOWARD SURVEY, ABSTRACT NO. 660
RICHARD BRATTON SURVEY, ABSTRACT NO. 114
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS

Prepared March 19, 2020

DEVELOPER:
CAPSTAR REAL ESTATE ADVISORS
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(214) 599-1100 (Office)
(972) 385-9522 (Fax)
John Allums
john.allums@capstarrealestate.com

ENGINEER:
URBAN ENGINEERS
GROUP, INC.
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(214) 252-1600 (Office)
(214) 252-1612 (Fax)
Mark Taylor
mark.taylor@urbanengineersgroup.com

OWNER:
CHARLES D. SWEENEY
1331 Bridle BH Road
Flower Mound, TX 75022
(817) 235-8794

OWNER:
LARRY J. FABIAN
1106 Fairway Court
Fort Worth, TX 76103
(817) 236-3237

OWNER:
KYLE W. SWEENEY
3959 Sarita Park
Fort Worth, TX 76109
(817) 308-3349

OWNER:
EMILY SHACKLEFORD
4071 West 7th Street
Fort Worth, TX 76107
(817) 236-3237

PROJECT INFORMATION
Date of Survey: 12/31/2018
Date of Drawing: 3/27/2020
Job Number: 1816413
Drawn By: A.L.B.
File: 1816413 Plat-Prelim.Dwg
Email: doug@surveyconsultantsinc.com
SHEET 1 OF 2

SCI
Survey Consultants, Inc.
903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
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WWW.SurveyConsultantsInc.com
TBPLS Firm No. 10139600

LEGAL DESCRIPTION

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, part of the William Howard Survey, Abstract No. 690, part of the Richard Bratton Survey, Abstract No. 114, part of that called 124.833 acre tract of land (called Tract 1), and all of a called 0.854 acre tract, described by RTC Special Warranty Deed to Larry J. Fabian and Charles D. Sweeney, as recorded in Volume 11076, Page 1128, and Volume 15309, Page 470, Deed Records, Tarrant County, Texas, same property being described by Special Warranty to Emily E. Shackelford Kyle W. Sweeney, as recorded in County Clerk's File Nos. D212000319 and D212000320, respectively, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found in the west right-of-way line of State Highway No. 360 (SH-360, AKA TX 360 Tollway; a variable width public right-of-way) and the east line of said 124.833 acre tract, being the east corner of Lot 3, Block 1 of Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas;

THENCE, departing said west right-of-way line and along the northeast line of said THR RTC Addition, North 30 degrees 41 minutes 41 seconds West, at a distance of 1081.59 feet pass a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the north corner of Lot 1R, Block 1, said THR RTC Addition, and continuing for a total distance of 1124.18 feet to a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the northeast corner of Cannon Drive South (a thirty-five foot (35') public right-of-way, at this point) and the north corner of said THR RTC Addition, same being in the easterly line of that called 13.443 acre tract of land described by that certain Correction Warranty Deed with Vendor's Lien to Creekwood Church, as recorded by County Clerk's File No. D212084897, Official Public Records, Tarrant County, Texas, being in a curve to the left;

THENCE, along said easterly line and said curve to the left, through a central angle of 09 degrees 57 minutes 42 seconds, a radius of 820.33 feet, an arc distance of 142.63 feet, having a chord bearing of North 18 degrees 45 minutes 09 seconds E, with a chord distance of 142.45 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, continuing along said easterly line, North 13 degrees 46 minutes 14 seconds East, a distance of 282.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the south line of Heritage Parkway (a forty-five foot (45') public right-of-way) as dedicated by that certain plat of Rustic Meadow, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4770, Plat Records, Tarrant County, Texas;

THENCE, along said south line, South 76 degrees 13 minutes 25 seconds East, a distance of 9.83 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southeast corner of said Heritage Parkway;

THENCE, along the east right-of-way line of said Heritage Parkway, North 13 degrees 46 minutes 35 seconds East, a distance of 1091.21 feet to a point in the southeast line of that called 17.252 acre tract of land described by General Warranty Deed to Cann-Mansfield, Ltd., as recorded by County Clerk's File No. D206373693, Official Public Records, Tarrant County, Texas, same being the northeast corner of Lots 31R through 33R and 35R, Block 1, Rustic Meadow, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded in Cabinet A, Slide 9965, Plat Records, Tarrant County, Texas, from which a 1/2 inch iron rod with plastic cap stamped "Beasley RPLS 4050" found bears South 59 degrees 25 minutes 16 seconds West, a distance of 0.26 feet;

THENCE, along the southeast line of said 17.252 acre tract, North 59 degrees 25 minutes 16 seconds East, at a distance of 374.12 feet pass a 5/8 inch iron rod found and continuing for a total distance of 386.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner in the southwest line of that called 5.000 acre tract of land described by Deed to Total E&P USA Barnett, LLC, as recorded by County Clerk's File No. D216266568, Official Public Records, Tarrant County, Texas;

THENCE, along said southwest line, South 30 degrees 16 minutes 03 seconds East, a distance of 399.38 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the west corner of said 0.854 acre tract, from which a 5/8 inch iron rod found bears South 59 degrees 00 minutes 32 seconds West, a distance of 6.60 feet;

THENCE, with the southeast line of said 5.000 acre tract and the northwest line of said 0.854 acre tract, North 59 degrees 50 minutes 24 seconds East, a distance of 266.33 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the north corner of said 0.854 acre tract, same being in the west right-of-way line of said SH-360;

THENCE, with the east line of said 0.854 acre tract, the east line of said 124.833 acre tract and the west right-of-way line of said SH-360, South 13 degrees 17 minutes 40 seconds West, a distance of 2420.87 feet to a TXDOT 3 inch aluminum disk in concrete found for the beginning of a curve to the right;

THENCE, continuing with the east line of said 124.822 acre tract, said west right-of-way line and said curve to the right, through a central angle of 02 degrees 40 minutes 36 seconds, a radius of 1402.39 feet, an arc length of 65.51 feet, having a chord bearing of South 14 degrees 37 minutes 58 seconds West, with a chord distance of 65.51 feet to the POINT OF BEGINNING, containing 1,549,092 square feet or 35.5623 acres of land, more or less.

CITY OF MANSFIELD, TARRANT COUNTY TEXAS
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 property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. 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.

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LOTS 1-3, BLOCK 1
MANSFIELD 360 MF ADDITION

35.5623 ACRES out of the
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HENRY HOWARD SURVEY, ABSTRACT NO. 660
RICHARD BRATTON SURVEY, ABSTRACT NO. 114
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS

Prepared March 19, 2020

| | |
|---|--|
| DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 Quorum Drive, Suite 920 Dallas, TX 75254 (214) 599-1100 (Office) (972) 385-9522 (Fax) John Allums john.allums@capstarrealestate.com | |
| OWNER: CHARLES D. SWEENEY 1331 Bridle Bl Road Fort Worth, TX 76109 (817) 235-8794 | OWNER: LARRY J. FABIAN 1106 Fairway Court Fort Worth, TX 76107 (682) 599-2315 |
| OWNER: KYLE W. SWEENEY 3959 Sarita Park Fort Worth, TX 76109 (817) 306-3349 | OWNER: EMILY SHACKLEFORD 4071 West 7th Street Fort Worth, TX 76107 (817) 236-3237 |
| ENGINEER: URBAN ENGINEERS GROUP, INC. 167 Turtle Creek Blvd., Suite A Dallas, TX 75207 (214) 252-1600 (Office) (214) 252-1612 (Fax) Mark Taylor marktaylor@urbanengineersgroup.com | |

PROJECT INFORMATION
Date of Survey: 12/31/2018
Date of Drawing: 3/27/2020
Job Number: 1816413
Drawn By: A.L.B.
File: 1816413 Plat-Prelim.Dwg
Email: doug@surveyconsultantsinc.com
SHEET 2 OF 2



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