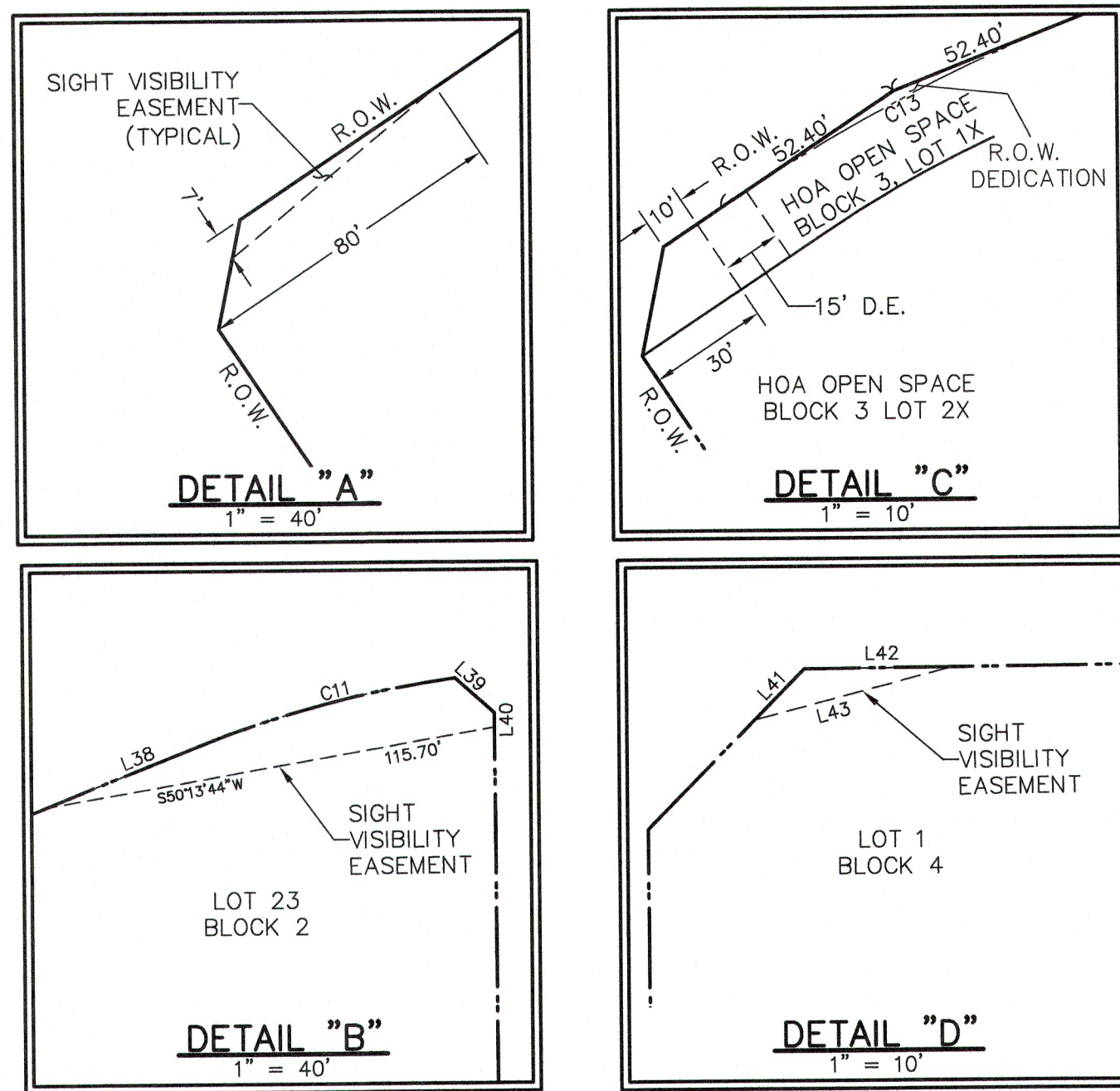


- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET, SUBDIVISION LANDSCAPING, MEDIANS, AMENITY CENTERS, AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
  3. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
  4. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
  5. 1/2" IRON ROD WITH CAP STAMPED "JBI" SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.

FLOOD STATEMENT:

ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AFTER RECORDING, RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 46063



- LEGEND
- IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - POB POINT OF BEGINNING
  - ROW RIGHT-OF-WAY
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - WE WATER EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - BL BUILDING LINE
  - MFEE MINIMUM FINISH FLOOR ELEVATION
  - CO RD COUNTY ROAD
  - FM FARM-TO-MARKET HIGHWAY
  - DOC DOCUMENT
  - NO NUMBER
  - D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
  - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE
  - STREET NAME CHANGE INDICATOR

NOTICE:  
LOTS 5-6, 8-9, 11-12 BLOCK 1  
& LOTS 5-11, BLOCK 2  
ARE LOCATED WITHIN 300 FEET  
OF AN APPROVED GAS WELL  
DRILL SITE

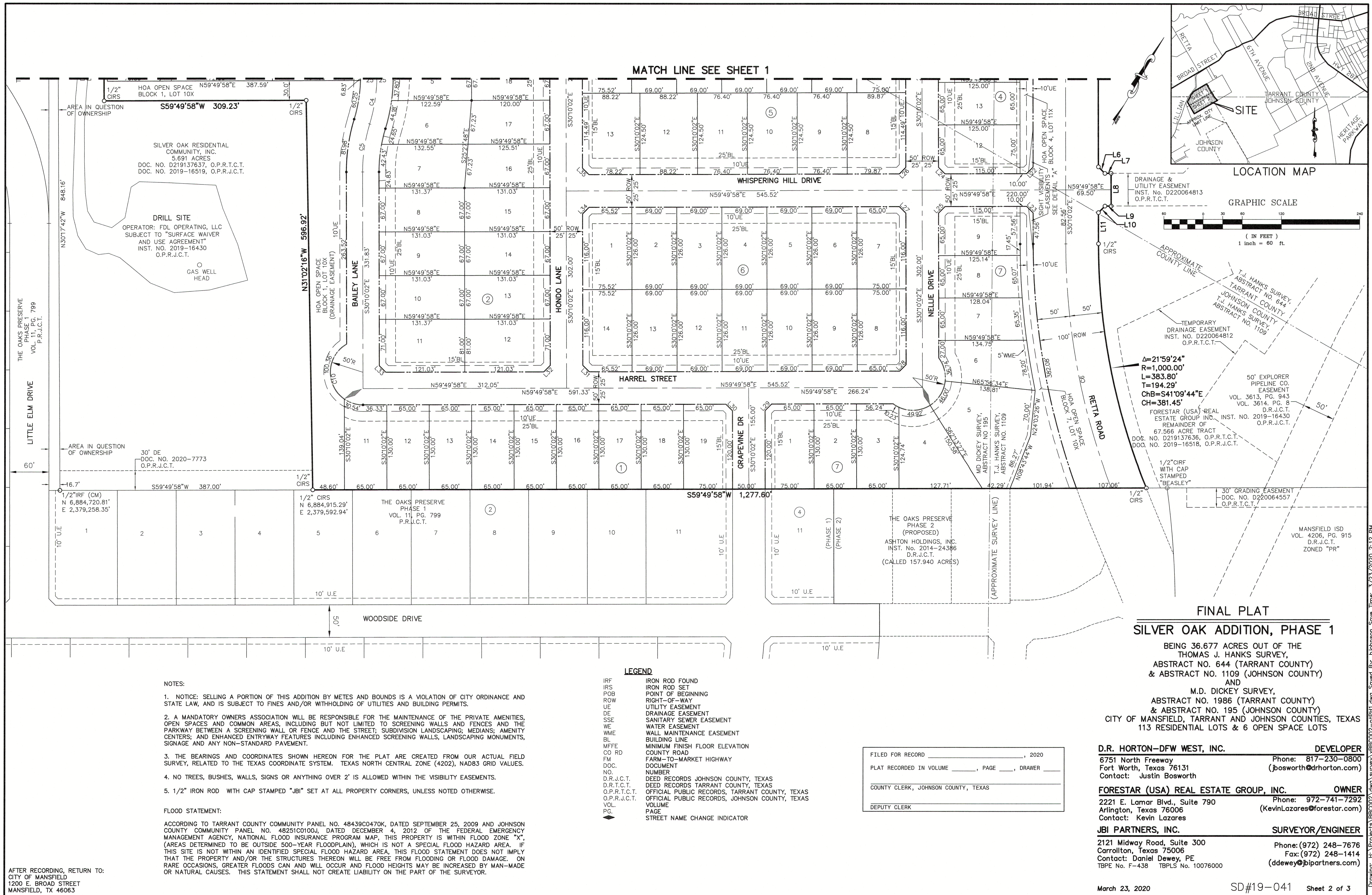
FILED FOR RECORD \_\_\_\_\_, 2020  
PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DRAWER \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

FINAL PLAT  
**SILVER OAK ADDITION, PHASE 1**  
BEING 36.677 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
ABSTRACT NO. 1986 (TARRANT COUNTY)  
& ABSTRACT NO. 195 (JOHNSON COUNTY)  
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
113 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS

**D.R. HORTON-DFW WEST, INC.** DEVELOPER  
6751 North Freeway Phone: 817-230-0800  
Fort Worth, Texas 76131 (jbosworth@drhorton.com)  
Contact: Justin Bosworth  
**FORESTAR (USA) REAL ESTATE GROUP, INC.** OWNER  
2221 E. Lamar Blvd., Suite 790 Phone: 972-741-7292  
Arlington, Texas 76006 (KevinLazares@forestar.com)  
Contact: Kevin Lazares  
**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 Phone: (972) 248-7676  
Carrollton, Texas 75006 Fax: (972) 248-1414  
Contact: Daniel Dewey, PE (ddewey@jbipartners.com)  
TBPE No. F-438 TBPLS No. 10076000

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
2020, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS







Plotted by: bjohnson Plot Date: 3/23/2020 2:05 PM  
Drawing: H:\Projects\BBOC002.dwg Survey\BBOC002-plp1.dwg Saved By: bjohnson Save Time: 3/23/2020 1:28 PM

OWNERS CERTIFICATE-

STATE OF TEXAS -

COUNTIES OF TARRANT AND JOHNSON -

WHEREAS, Forestar (USA) Real Estate Group Inc., a Delaware corporation, acting by and through its duly authorized agent, is the sole owner of a 36.677 acre tract of land located in the City of Mansfield, Tarrant County and Johnson County, Texas, a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County) - Abstract No. 1109 (Johnson County) the M.D. Dickey Survey, Abstract No. 1986, (Tarrant County) - Abstract No. 195 (Johnson County), being part of that called 67.566 acre tract of land described in deed to Forestar (USA) Real Estate Group, Inc. recorded as Document No. D219137636, Official Public Records, Tarrant County, Texas and as Document No. 2019-16518, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found at the west corner of a called 5.691 acre tract of land described in deed to Silver Oak Residential Community, Inc. recorded as Document No. D219134637, Official Public Records, Tarrant County, Texas and as Document No. 2019-16519, Official Public Records, Johnson County, Texas, said point also being in the southeasterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of Lillian Road and the northwesterly line of said 5.691 acre tract, North 26 degrees 23 minutes 57 seconds East, a distance of 83.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the west corner of said 67.566 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the southeasterly right-of-way line of Lillian Road as follows and the northwesterly line of said 67.566 acre tract as follows:

North 26 degrees 23 minutes 57 seconds East, a distance of 419.25 feet to a one-half inch iron rod with orange cap stamped "R.W. COOMBS RPLS 5294" found for corner;

North 38 degrees 29 minutes 06 seconds East, a distance of 254.87 feet to a one-half inch iron rod with orange cap stamped "R.W. COOMBS RPLS 5294" found for corner, said point being the south corner of that called 18.615 acre tract of land described in deed to Nellie Walker as recorded in Volume 7211, Page 338, Deed Records of Tarrant County, Texas;

THENCE departing said easterly right-of-way, along the southeasterly line of said 18.615 acre tract, North 59 degrees 34 minutes 02 seconds East, a distance of 936.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE departing the southeasterly line of said 18.615 acre tract, over and across said 67.566 acre tract as follows:

South 30 degrees 10 minutes 02 seconds East, a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 75 degrees 18 minutes 00 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 34 minutes 02 seconds East, a distance of 9.66 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 29 degrees 48 minutes 04 seconds East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 34 minutes 02 seconds West, a distance of 9.34 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 14 degrees 42 minutes 00 seconds West, a distance of 14.17 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 540.44 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 75 degrees 10 minutes 02 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 14 degrees 49 minutes 58 seconds West, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 30 degrees 10 minutes 02 seconds East, a distance of 47.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a curve to the left;

Along said curve to the left having a radius of 1,000.00 feet, a central angle of 21 degrees 59 minutes 24 seconds, an arc length of 363.80 feet, tangent of 194.29 feet, and a chord bearing and distance of South 41 degrees 09 minutes 44 seconds East, 381.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being in the southeast line of said 67.566 acre tract, being in the northwest line of a called 157.940 acre tract of land described in deed to Ashton Holdings, Inc. recorded as Document No. 2014-24386, Official Public Records, Johnson County, Texas;

THENCE along the southeast line of said 67.566 acre tract and the northwest line of said 157.940 acre tract, South 59 degrees 49 minutes 58 seconds West, a distance of 1,277.59 feet to a one-half inch iron rod set for corner, being the south corner of said 67.566 acre tract and the east corner of said 5.691 acre tract, from which a one-half inch iron rod found for the south corner of said 5.691 acre tract bears South 59 degrees 49 minutes 58 seconds West, a distance of 387.01 feet;

THENCE along the common line of said 67.566 and 5.691 acre tracts as follows:

North 31 degrees 02 minutes 16 seconds West, 596.92 feet to a one-half inch iron rod set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 309.23 feet to a one-half inch iron rod set for corner;

North 30 degrees 17 minutes 42 seconds West, a distance of 297.47 feet to the POINT OF BEGINNING and containing 1,597,629 square feet or 36.677 acres of land.

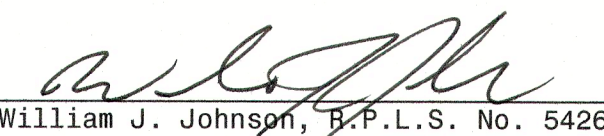
BASIS OF BEARING:

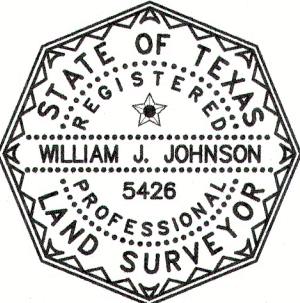
The basis of bearing is derived from GPS observations using the City of Mansfield geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

SURVEYOR'S CERTIFICATE

This is to certify that I, William J. Johnson, 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 23rd day of MARCH, 2020.

  
William J. Johnson, R.P.L.S. No. 5426

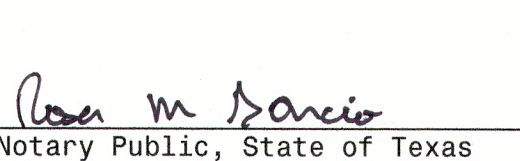


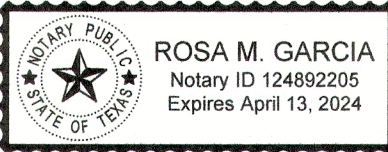
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of MARCH, 2020.

  
Rosa M. Garcia  
Notary Public, State of Texas



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

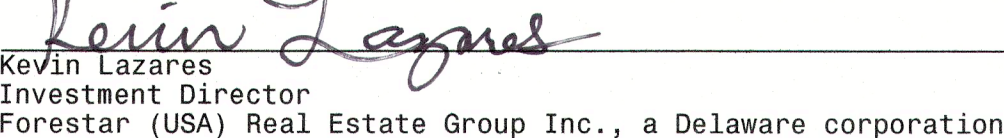
This plat is proposed by the Owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to 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 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, is the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as SILVER OAK ADDITION, PHASE 1, an addition to the City of Mansfield, Tarrant and Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand this the 25th day of March, 2020.

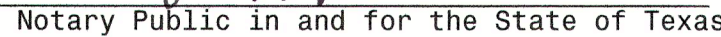
  
Kevin Lazares  
Investment Director  
Forestar (USA) Real Estate Group Inc., a Delaware corporation

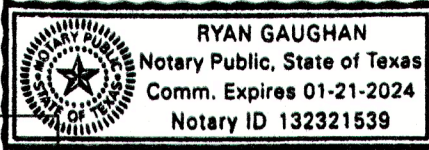
STATE OF TEXAS -

COUNTY OF Tarrant

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Kevin Lazares, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Arlington, Texas, this 25 day of March, 2020.

  
Notary Public in and for the State of Texas



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_, 2020 P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_, 2020 PLANNING & ZONING SECRETARY

FILED FOR RECORD \_\_\_\_\_, 2020

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, DRAWER \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT

SILVER OAK ADDITION, PHASE 1

BEING 36.677 ACRES OUT OF THE  
THOMAS J. HANKS SURVEY,  
ABSTRACT NO. 644 (TARRANT COUNTY)  
& ABSTRACT NO. 1109 (JOHNSON COUNTY)  
AND  
M.D. DICKEY SURVEY,  
ABSTRACT NO. 1986 (TARRANT COUNTY)  
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CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS  
113 RESIDENTIAL LOTS & 6 OPEN SPACE LOTS

D.R. HORTON-DFW WEST, INC. DEVELOPER  
6751 North Freeway Phone: 817-230-0800  
Fort Worth, Texas 76131 (jbosworth@drhorton.com)  
Contact: Justin Bosworth

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER  
2221 E. Lamar Blvd., Suite 790 Phone: 972-741-7292  
Arlington, Texas 76006 (KevinLazares@forestar.com)  
Contact: Kevin Lazares

JB PARTNERS, INC. SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 Phone: (972) 248-7676  
Carrollton, Texas 75006 Fax: (972) 248-1414  
Contact: Daniel Dewey, PE (ddewey@jbpartners.com)  
TBPE No. F-438 TBPLS No. 10076000

March 23, 2020

SD#19-041 Sheet 3 of 3

AFTER RECORDING, RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 46063