

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF JOHNSON )

WHEREAS DANIEL M. NICHOLS AND LAURIE D. NICHOLS, CO-TRUSTEES OF THE NICHOLS FAMILY TRUST, ARE THE SOLE OWNERS OF AN 11.6 ACRE TRACT OF LAND LOCATED IN THE MARGARET ROCKEFELLOW SURVEY, ABSTRACT NO. 1267, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1-R AND LOT 2-R, DAN NICHOLS' ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-200, PAGE 48, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCT), AND BEING ALL OF A CALLED 11.589 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED FILED FOR RECORD IN COUNTY CLERKS INSTRUMENT NO. D208423270, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCT), SAID 11.6 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF SAID LOT 2-R (BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A PRELIMINARY SKETCH OF THE SAID PLAT OF THE DAN NICHOLS ADDITION, AND ARE NOT BASED ON AN ON-THE-GROUND SURVEY; FURTHERMORE, THIS METES & BOUNDS DESCRIPTION SHOULD NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT);

THENCE NORTH 60 DEGREES 45 MINUTES 00 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 2-R, A DISTANCE OF 774.92 FEET TO THE NORTHERNMOST CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE WITH THE NORTHEASTERLY LINE OF THE SAID DAN NICHOLS ADDITION, THE FOLLOWING CALLS:

SOUTH 58 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.10 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.05 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 95.25 FEET TO THE EASTERNMOST CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE SOUTH 60 DEGREES 48 MINUTES 00 SECONDS WEST, WITH A SOUTHEASTERLY LINE OF THE SAID DAN NICHOLS ADDITION, A DISTANCE OF 184.00 FEET, TO AN INTERIOR CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE SOUTH 27 DEGREES 25 MINUTES 00 SECONDS EAST, WITH A NORTHEASTERLY LINE OF AFOREMENTIONED LOT 1-R, A DISTANCE OF 282.70 FEET, TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1-R, BEING A COMMON CORNER WITH AFOREMENTIONED LOT 2-R;

THENCE SOUTH 27 DEGREES 09 MINUTES 00 SECONDS EAST, WITH A NORTHEASTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 281.90 FEET, TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 2-R;

THENCE SOUTH 58 DEGREES 11 MINUTES 25 SECONDS WEST, WITH A SOUTHEASTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 625.42 FEET, TO THE SOUTHERNMOST CORNER OF SAID LOT 2-R;

THENCE NORTH 31 DEGREES 26 MINUTES 00 SECONDS WEST, WITH THE SOUTHWESTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 753.15 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.6 ACRES OF LAND, MORE OR LESS.

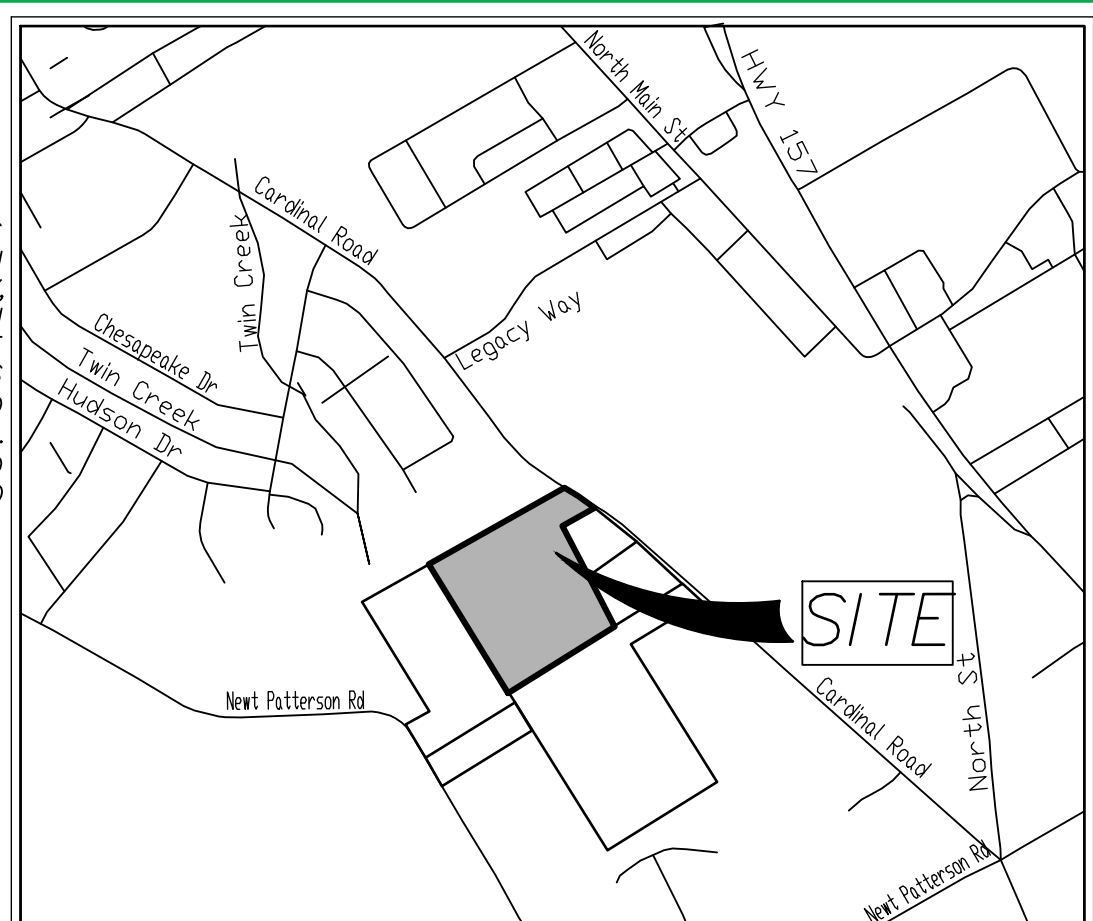
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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, GRANTEEES, SUCCESSORS AND ASSIGNS.

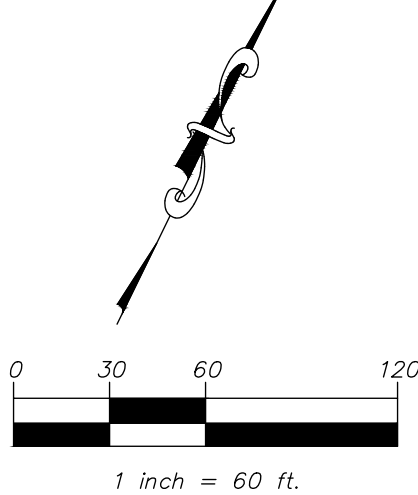
NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT 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.



VICINITY MAP  
(NOT TO SCALE)



LEGEND/ABBREVIATIONS

DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
POB	POINT OF BEGINNING
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
BL	BUILDING LINE
SF	SQUARE FOOT
MFF	MINIMUM FINISHED FLOOR
S.S.E.	SANITARY SEWER EASEMENT

UNDEVELOPED	EXISTING LAND USE
<b>SF-7.5/16</b>	ZONING CLASSIFICATION
SINGLE FAMILY	PROPOSED LAND USE

PRELIMINARY PLAT  
KNOTT'S LANDING  
ON CARDINAL ROAD

BEING A REVISION OF LOTS 1-R & 2-R, DAN NICHOLS ADDITION  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 388-200, PAGE 48, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
28 RESIDENTIAL LOTS  
4 OPEN SPACE LOTS  
11.6 ACRES

SEPTEMBER 3, 2019

ENGINEER/SURVEYOR:



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SHEET 1 OF 1

SD#19-030

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DOUBLE EAGLE REAL ESTATE HOLDINGS, LLC  
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CONTACT: GARY KNOTT  
gknott@doubleeaglere.com

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 2 LOTS INTO 32 LOTS.
2. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPEN SPACE LOTS AND ANY LANDSCAPING CONTAINED THEREIN; AND THE ENHANCE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, MEDIANS, LANDSCAPING, ANY NON-STANDARD PAVEMENT, AND ENHANCED WALLS WITH SIGNAGE.
3. 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 THE LAW.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUT ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
5. THE CONTOURS SHOWN ARE 2009 NCTCOG.

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	28	RESIDENTIAL	8.383
NONRESIDENTIAL	4	RIGHT-OF-WAY	2.503
TOTAL	32	OPEN SPACE ('X' LOTS)	0.691
		TOTAL ACREAGE	11.577

LINE #	LENGTH	DIRECTION
L1	78.10'	S 58°35'00" E
L2	7.05'	S 58°35'00" E
L3	95.25'	S 54°14'00" E
L4	21.21'	N 13°11'25" E
L5	18.11'	N 60°45'00" E
L6	88.84'	N 60°45'00" E
L7	76.17'	N 46°22'17" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	121.71'	485.00'	14° 22' 43"	N 53°33'39" E	121.39'
C11	22.34'	500.00'	2° 33' 35"	S 59°28'13" W	22.34'
C12	51.28'	200.00'	14° 41' 23"	N 39°01'36" E	51.14'

APPROVED PRELIMINARY PLAT