

THIS PLAT IS FILED IN INSTRUMENT # \_\_\_\_\_, OPRTCT DAT \_\_\_\_\_



OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS **KNOTT'S LANDING ON CARDINAL ROAD, LLC**, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF AN 11.504 ACRE TRACT OF LAND LOCATED IN THE M. ROCKERFELLOW SURVEY, ABSTRACT NO. 1267, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. D220053779, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 1-R AND 2-R OF DAN NICHOLS ADDITION IN THE CITY OF MANSFIELD IN TARRANT COUNTY, TEXAS, AS THEY APPEAR UPON THE PLAT RECORDED IN VOLUME 388-200, PAGE 48 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (PRTCT), SAME BEING ALL OF THE 11.504 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO KNOTT'S LANDING ON CARDINAL ROAD, LLC, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NUMBER (CG#) D220053779, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (OPRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIPE FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID LOT 2-R AND THE MOST NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF MCGEE ADDITION AS IT APPEARS IN COUNTY CLERK # D212101991 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (OPRTCT) IN THE SOUTHERLY LINE OF THE 12 ACRES TRACT DESCRIBED IN THE DEED TO JOHN CALVIN BLACKLOCK AND WIFE ALINE VIRGINIA BLACKLOCK, RECORDED IN VOLUME 3865, PAGE 285 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (DRTCT), SAID BEGINNING POINT HAVING GRID COORDINATES VALUES PER NAD83, THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, OF N=6895181.3 AND E=2382195.4 BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGE COMBINED SCALE FACTOR IS 1.000118862212, BASE POINT 0,0,0.

THENCE N 60°04'02"E, ALONG THE NORTHERLY LINE OF SAID LOT 2-R AND SAID SOUTHERLY LINE OF BLACKLOCK TRACT, TO AND ALONG TRACTS 1 AND 2 DESCRIBED IN THE DEED TO J. C. BLACKLOCK AND RECORDED IN VOLUME 9304, PAGE 2121 OF THE SAID DEED RECORDS, A DISTANCE OF 757.63 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE MOST NORTHERLY CORNER OF SAID LOT 2-R, IN THE SOUTHERLY LINE OF CARDINAL-MANSFIELD ROAD (COUNTY ROAD NO. 2033).

THENCE S 59°03'57"E, ALONG THE EASTERLY LINE OF SAID LOT 2-R AND THE SAID WESTERLY LINE OF SAID CARDINAL-MANSFIELD ROAD, A DISTANCE OF 85.68 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE COMMON EASTERLY CORNER OF SAID LOTS 2-R AND 1-R.

THENCE S 54°42'57"E, ALONG THE EASTERLY LINE OF SAID LOT 1-R AND CONTINUING ALONG SAID WESTERLY LINE OF CARDINAL-MANSFIELD ROAD, A DISTANCE OF 94.53 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE MOST EASTERLY CORNER OF SAID LOT 1-R IN THE NORTHERLY LINE OF THE 1.47 ACRES TRACT DESCRIBED IN THE DEED TO NANCY C. GIBSON AND BENJAMIN GIBSON, RECORDED IN COUNTY CLERK # D215094943 OF THE SAID OFFICIAL PUBLIC RECORDS.

THENCE S 60°16'34" W, ALONG A SOUTHERLY LINE OF SAID LOT 1-R AND THE SAID WEST LINE OF SAID 1.47 ACRES TRACT, A DISTANCE OF 167.25 FEET TO A 1/2" IRON ROD FOUND FOR THE RE-ENTRANT CORNER OF SAID LOT 1-R AND THE SOUTHWEST CORNER OF SAID 1.47 ACRES TRACT.

THENCE S 28°12'20"E, ALONG A EASTERLY LINE OF SAID LOT 1-R AND THE WESTERLY LINE OF SAID 1.47 ACRES TRACT, A DISTANCE OF 283.73 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR A COMMON CORNER OF SAID LOTS 1-R AND 2-R FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.47 ACRES TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO MELISSA A. BURKETT AND AUSTIN R. BURKETT, RECORDED IN COUNTY CLERK # D2180802499 OF THE SAID OFFICIAL PUBLIC RECORDS BEARS N 28°12'20" W, A DISTANCE OF 1.31 FEET.

THENCE S 27°56'20"E, ALONG AN EASTERLY LINE OF SAID LOT 2-R AND THE WESTERLY LINE OF SAID BURKETT TRACT, A DISTANCE OF 281.73 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE SOUTHEASTERLY CORNER OF SAID LOT 2-R AND THE SOUTHWESTERLY CORNER OF SAID BURKETT TRACT IN THE NORTHERLY LINE OF THE TRACT DESCRIBED IN THE DEED TO JAMES C. MULHAUSEN AND WIFE SUZANNE A. MULHAUSEN, RECORDED IN VOLUME 9857, PAGE 796 OF THE SAID DEED RECORDS.

THENCE S 57°35'43" W, ALONG THE SOUTHERLY LINE OF SAID LOT 2-R AND THE SAID NORTHERLY LINE OF MULHAUSEN TRACT, A DISTANCE OF 625.20 FEET TO A 5/8" IRON PIPE FOUND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2-R AND THE NORTHWESTERLY CORNER OF SAID MULHAUSEN TRACT IN THE EASTERLY LINE OF SAID LOT 1 BLOCK 1 OF MCGEE ADDITION.

THENCE, N 32°07'17" W, ALONG THE WESTERLY LINE OF SAID LOT 2-R AND SAID EASTERLY LINE OF LOT 1, A DISTANCE OF 752.73 FEET O THE POINT OF BEGINNING AND CONTAINING 501,120 SQUARE FEET OR 11.504 ACRES, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **KNOTT'S LANDING ON CARDINAL ROAD, LLC**, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE 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 **KNOTT'S LANDING ON CARDINAL ROAD**, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

EXECUTED THIS THE 29 DAY OF May, 2020.

**KNOTT'S LANDING ON CARDINAL ROAD, LLC**

BY: GARY KNOTT, MANAGER

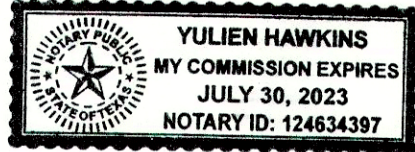
STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **GARY KNOTT**, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28 DAY OF MAY, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-30-23



SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS IS TO STATE THAT I, **STEPHEN H. ROBERSON**, 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.

Stephen H. Roberson  
STEPHEN H. ROBERSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4090  
STATE OF TEXAS  
DATE: MAY 28, 2020



STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **STEPHEN H. ROBERSON**, 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 CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28 DAY OF May, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2022



OWNER/DEVELOPER:

**KNOTT'S LANDING ON CARDINAL ROAD, LLC**  
2200 SMITH BARRY ROAD, SUITE 100  
ARLINGTON, TX 76013  
TEL: 817-909-2205  
EMAIL: [gknott@doubleeagle.com](mailto:gknott@doubleeagle.com)  
CONTACT: MR. GARY KNOTT

FINAL 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, PRTCT,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

28 RESIDENTIAL LOTS  
2 OPEN SPACE LOTS  
11.504 ACRES  
MAY 2020

ENGINEER/SURVEYOR:



civil engineering surveying landscape architecture planning  
tspels registration number: 1 - 2759  
tspels registration/license number: 10088000  
519 east border  
orlington, texas 76010  
817-469-1671  
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CONTACT: ANDREA TAYLOR, P.E.  
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AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 E. BROAD STREET, MANSFIELD, TX 76063