



OWNER'S CERTIFICATE

TRACT 1: LOT 1, BLOCK 1

WHEREAS, Charles D. Sweeney, Larry J. Fabian, Kyle W. Sweeney and Emily Shackleford are the sole owners of a called 124.833 acre tract (called Tract I) of land described by RTC Texas Special Warranty Deed, as recorded in Volume 11076, Page 1128, same being described by Special Warranty Deed, as recorded by Instrument Numbers D212000319 and D212000320, Official Public Records, Tarrant County, Texas, out of the William Howard Survey, Abstract No. 690 and the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING 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, same being the east corner of Lot 3, Block 1 of Lot 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, a 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 feet wide public right-of-way, at this point) and the north corner of said THR RTC addition, same lying in the easterly line of that called 13.443 acre tract of land described by 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 and being in a curve to the left, the POINT OF BEGINNING;

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, a chord bearing of North 18 degrees 45 minutes 09 seconds E and 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 326.31 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set from which the most westerly northwest corner of said 124.833 acre tract bears North 13 degrees 46 minutes 35 seconds East, a distance of 764.90 feet;

THENCE, departing said east right-of-way line, over and across said 124.833 acre tract as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of South 70 degrees 35 minutes 34 seconds East and a chord distance of 96.15 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds West and a chord distance of 114.64 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.55 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the west right-of-way line of said SH-360, from which the most easterly northeast corner of said 124.833 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 574.16 feet;

THENCE, along the east line of said 124.833 acre tract and said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 760.19 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 20 seconds West, a distance of 2.35 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 27 degrees 14 minutes 35 seconds West, a distance of 292.37 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 59 degrees 09 minutes 19 seconds West, a distance of 548.70 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the northeast line of Lot 1R, Block 1 of said THR RTC addition;

THENCE, along said northeast line, North 30 degrees 41 minutes 41 seconds West, at a distance of 239.83 feet, pass a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the north corner of said Lot 1R, and continue for a total distance of 282.42 feet to the POINT OF BEGINNING, containing 566,994 square feet or 13.0164 acres of land, more or less.

TRACT 2: PERMANENT DRAINAGE EASEMENT

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, out of the Richard Bratton Survey, Abstract No. 114 and the William Howard Survey, Abstract No. 690, part of that called 124.833 acre tract of land (called Tract I) described by RTC Texas Special Warranty Deed to Larry J. Fabian and Charles D. Sweeney, as recorded by Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Emily E. Shackleford, as recorded by County Clerk's File No. D212000319, Official Public Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Kyle W. Sweeney, as recorded by County Clerk's File No. D212000320, 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 for 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 plat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas, same lying 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 being the beginning of a curve to the left;

THENCE, departing said west right-of-way line and along the northeast line of said plat, North 30 degrees 41 minutes 41 seconds West, a distance of 841.76 feet to a point in the northeast line of Lot 1R, said plat, from which a 1/2 inch iron rod with plastic cap stamped "WIER ASSOC" found for the north corner of said Lot 1R bears North 30 degrees 41 minutes 41 seconds West, a distance of 239.33 feet, said north corner also lying in the southeasterly right-of-way line of Cannon Drive South (a 35 feet wide public right-of-way);

THENCE, departing said northeast line, over and across said 124.833 acre tract as follows:

North 59 degrees 09 minutes 09 seconds East, a distance of 246.08 feet to a point;

South 30 degrees 42 minutes 53 seconds East, a distance of 589.47 feet to a point in the west right-of-way line of said Sh-360, from which the northeast corner of said 124.833 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 2133.33 feet;

TRACT 2 CONTINUED...

THENCE along said west right-of-way line as follows:

South 13 degrees 17 minutes 40 seconds West, a distance of 287.54 feet to a 3 inch aluminum TxDOT monument found for the beginning of a curve to the right;

Along 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, a chord bearing of South 14 degrees 37 minutes 58 seconds West and a chord distance of 65.51 feet to the POINT OF BEGINNING, containing 176,423 square feet or 4.0501 acres, more or less.

TRACT 3: 60' COMMON ACCESS EASEMENT (AKA EMILY LANE)

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

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the north corner of Cannon Drive South (a thirty-five feet wide public right-of-way, at this point), same being the north corner of Lots 1R, 2R and #, 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, same lying in the easterly line of that called 13.443 acre tract of land described by 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 and being in a curve to the left;

THENCE, along the common line of said 124.833 acre tract, said 13.443 acre tract 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 length of 142.63 feet, a chord bearing of North 18 degrees 45 minutes 09 seconds E and a chord distance of 142.45 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, continuing along said common 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 common line of said 124.833 acre tract and said east right-of-way line, North 13 degrees 46 minutes 35 seconds East, a distance of 326.31 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, from which the most westerly northwest corner of said 124.833 acre tract bears North 13 degrees 46 minutes 35 seconds East, a distance of 764.90 feet;

THENCE, departing said common line, over and across said 124.833 acre tract as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING;

North 13 degrees 46 minutes 35 seconds East, a distance of 60.00 feet;

South 76 degrees 13 minutes 25 seconds East, a distance of 47.00 feet;

North 13 degrees 46 minutes 35 seconds East, a distance of 37.00 feet;

South 76 degrees 13 minutes 25 seconds East, a distance of 60.00 feet;

North 13 degrees 46 minutes 35 seconds West, a distance of 37.93 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 07 degrees 55 minutes 33 seconds, a radius of 550.00 feet, an arc length of 76.08 feet, a chord bearing of South 68 degrees 55 minutes 31 seconds East and a chord distance of 76.02 feet;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 500.00 feet, an arc length of 102.54 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds East and a chord distance of 102.36 feet;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.56 feet to a point 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) from which the south corner of said 0.854 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 514.16 feet;

THENCE, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 60.00 feet;

THENCE, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 44 seconds West, a distance of 390.55 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of North 70 degrees 50 minutes 14 seconds West and a chord distance of 114.64 feet;

North 64 degrees 57 minutes 44 seconds West, a distance of 54.78 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of North 70 degrees 35 minutes 34 seconds West and a chord distance of 96.15 feet;

North 76 degrees 13 minutes 25 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING, containing 46,104 square feet or 1.0584 acres of land, more or less.

TRACT 4: 24' PAD SITE ACCESS EASEMENT

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

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "WIER ASSOC" found for the east corner of Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas, same lying in the west right-of-way line of State Highway

TRACT 4 CONTINUED...

No. 360 (SH-360; AKA TX 360 Tollway; a variable width public right-of-way) and being the beginning of a curve to the left;

THENCE along said west right-of-way line and the east line of said 124.833 acre tract and as follows:

Along said curve to the left, through a central angle of 02 degrees 40 minutes 36 seconds, a radius of 1402.39 feet, an arc length of 65.51 feet, a chord bearing of North 14 degrees 37 minutes 58 seconds East and a chord distance of 65.51 feet to a TxDOT 3 inch aluminum disk found;

North 13 degrees 17 minutes 40 seconds East, a distance of 593.91 feet to the POINT OF BEGINNING, same being the beginning of a curve to the right;

THENCE departing said west right-of-way line, over and across said 124.833 acre tract as follows:

Along said curve to the right, through a central angle of 45 degrees 19 minutes 19 seconds, a radius of 54.00 feet, an arc length of 42.72 feet, a chord bearing of North 52 degrees 48 minutes 06 seconds West and a chord distance of 41.61 feet;

North 30 degrees 08 minutes 26 seconds West, a distance of 40.59 feet;

North 59 degrees 51 minutes 34 seconds East, a distance of 24.00 feet;

South 30 degrees 08 minutes 26 seconds East, a distance of 40.59 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 44 degrees 19 minutes 39 seconds, a radius of 30.00 feet, an arc length of 23.21 feet, a chord bearing of North 52 degrees 48 minutes 06 seconds East and a chord distance of 22.64 feet to a point in the west right-of-way line of said SH-360;

THENCE, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 24.01 feet to the POINT OF BEGINNING, containing 1,765 square feet or 0.0405 acres, 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 shall 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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Charles D. Sweeney, Larry J. Fabian, Kyle W. Sweeney and Emily Shackleford, being the sole owners of the above described tracts, do hereby adopt the herein above described property as LOT 1, BLOCK 1, MANSFIELD 360 MF ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do dedicate to the public use forever the streets and easements as shown thereon.

By: Charles D. Sweeney

Charles D. Sweeney

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Sweeney, 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 stated.

Notary Public, State of Texas

By: Larry J. Fabian

Larry J. Fabian

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Larry J. Fabian, 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 stated.

Notary Public, State of Texas

By: Kyle W. Sweeney

Kyle W. Sweeney

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Kyle W. Sweeney, 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 stated.

Notary Public, State of Texas

By: Emily Shackleford

Emily Shackleford

STATE OF TEXAS \$
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Emily Shackleford, 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 stated.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

This is to certify that I, Douglas S. Loomis, 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.

RELEASED 6/5/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Registered Professional Land Surveyor No. 5199

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2020

P & Z COMMISSION CHAIRMAN

ATTEST: _____, 2020

PLANNING & ZONING SECRETARY

FINAL PLAT
LOT 1, BLOCK 1
MANSFIELD 360 MF ADDITION

13.0164 ACRES out of the
WILLIAM HOWARD SURVEY, ABSTRACT No. 690
RICHARD BRATTON SURVEY, ABSTRACT NO. 114
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT

Prepared June 05, 2020

DEVELOPER:
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John Allums
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OWNER:
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Mark Taylor
marktaylor@urbanengineersgroup.com

PROJECT INFORMATION
Date of Survey: 12/31/2018
Date of Drawing: 6/05/2020
Job Number: 1816413
Drawn By: A.L.B.
File: 1816413 Plat-Final.Dwg
Email: doug@surveyconsultantsinc.com
SHEET 2 OF 2

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(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600

Survey Consultants, Inc.

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE: _____

CASE NO. SD#20-025