

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	118.29'	300.00'	22°35'29"	N 39°35'51" E	117.52'
C-2	158.08'	300.00'	30°11'27"	S 43°23'50" W	156.26'
C-3	24.36'	302.50'	4°36'52"	N 51°48'43" W	24.36'
C-4	187.83'	302.50'	35°34'36"	N 51°54'27" W	184.83'
C-5	131.93'	300.00'	25°11'48"	N 82°17'39" W	130.87'
C-6	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-7	109.49'	648.19'	6°40'42"	S 04°17'36" W	109.36'
C-8	352.02'	525.00'	38°25'03"	S 36°31'58" W	345.46'
C-9	308.92'	525.00'	33°42'50"	S 72°35'55" W	304.49'
C-10	70.81'	300.00'	13°31'22"	S 68°27'54" E	70.64'
C-11	133.03'	300.00'	25°24'26"	S 48°59'28" E	131.94'
C-12	164.38'	300.00'	31°23'43"	S 20°35'24" E	162.34'
C-13	241.02'	465.00'	29°41'51"	S 74°36'26" W	238.33'
C-14	102.73'	300.00'	19°37'12"	N 10°29'39" E	102.23'
C-15	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-16	177.22'	300.00'	33°50'49"	S 77°58'08" E	174.66'
C-17	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-18	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-19	105.58'	200.00'	30°14'48"	N 45°56'18" W	104.36'
C-20	118.34'	300.00'	22°36'03"	N 50°24'26" W	117.57'
C-21	29.20'	300.00'	5°34'36"	S 87°53'45" W	29.19'
C-22	297.29'	300.00'	56°46'42"	S 56°43'07" W	285.27'
C-23	33.67'	300.00'	6°25'48"	N 31°32'40" E	33.65'
C-24	104.24'	300.00'	19°54'29"	N 44°42'48" E	103.71'
C-25	44.15'	525.00'	4°49'06"	S 14°54'53" W	44.14'
C-26	34.18'	525.00'	3°43'49"	S 10°38'34" W	34.18'

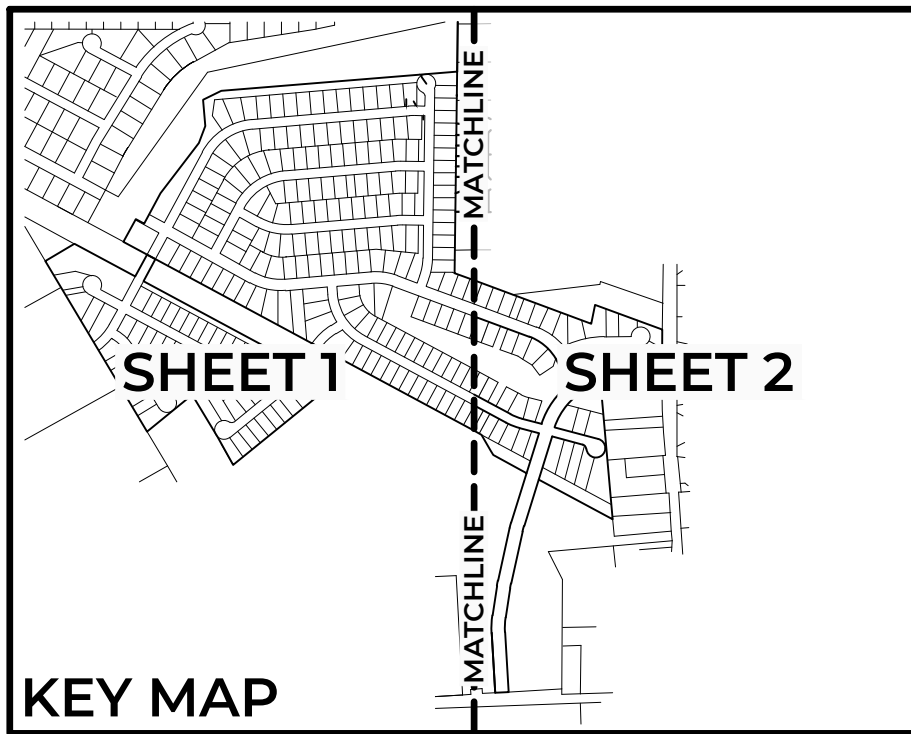
Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
L-5	S 59°11'06" W	25.00'
L-6	S 61°03'42" E	26.50'
L-7	S 14°46'25" W	25.00'
L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'03" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	126.34'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°53'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" W	25.00'
L-21	N 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'
L-23	N 50°53'35" E	14.31'

LEGEND:

- C.O.S. = Common Open Space
- O.P.R.T.C.T. = Official Public Records of Tarrant County, Texas
- D.R.T.C.T. = Deed Records of Tarrant County, Texas
- M.R.T.C.T. = Map Records of Tarrant County, Texas
- SF = Square Feet
- R.O.W. = Right-of-Way
- No. = Number
- Esmt. = Easement
- Vol., Pg. = Volume, Page
- P.D.E. = Private Drainage Easement
- W.W.E. = Water/Wastewater Easement
- A - = Abstract Number
- U.E. = Utility Easement
- D.E. = Drainage Easement

Monument Legend

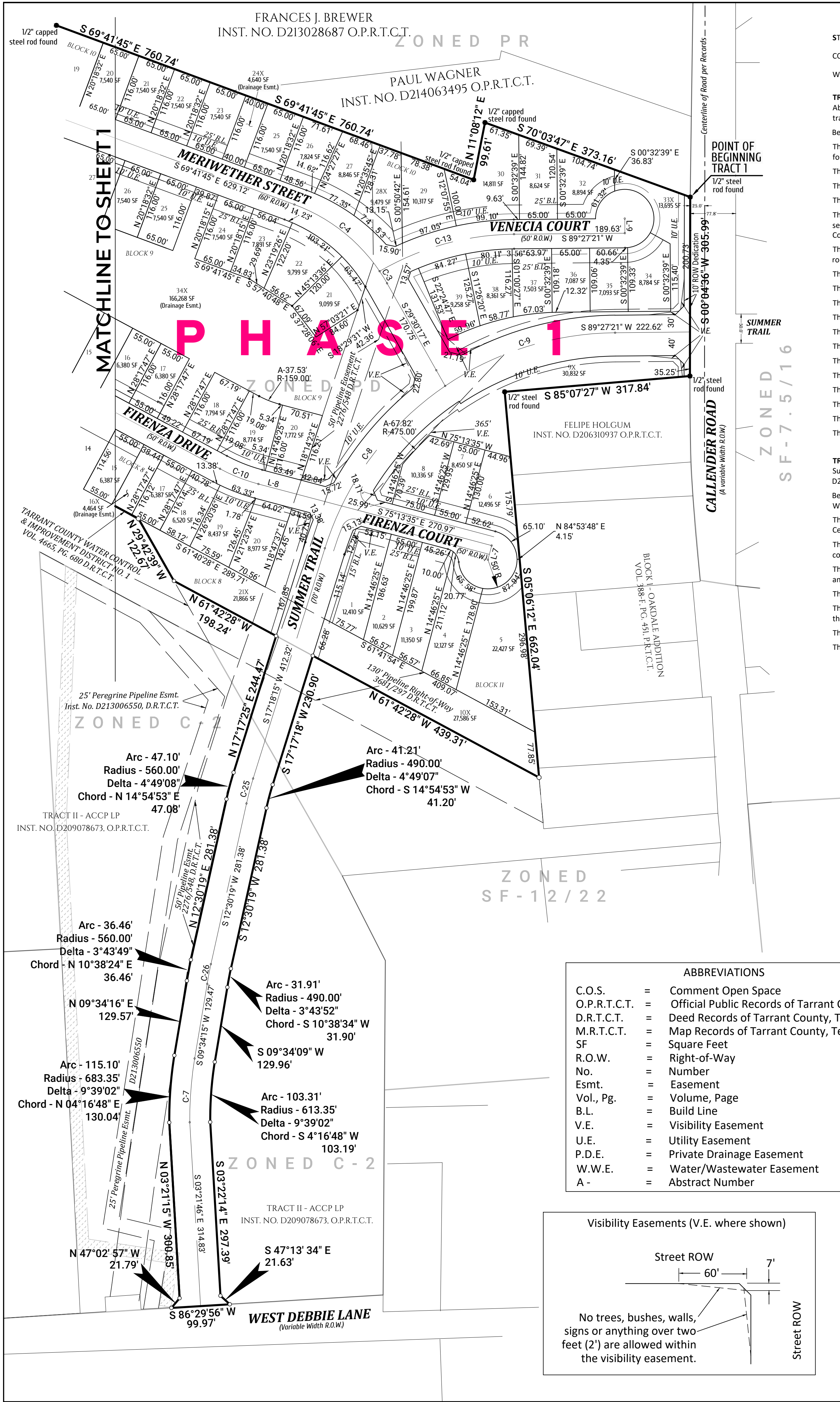
- = 1/2" capped steel rod stamped
- = found monument per description



DOLCE VITA AT MANSFIELD

81.1781 ACRES OUT OF THE ESQUIRE HENDRICKS SURVEY, ABSTRACT NO. 659,
THE WILLIAM H. HERRALL SURVEY, ABSTRACT NO. 724,
AND THE SIDNEY S. CALLENDER SURVEY, ABSTRACT NO. 359,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,
AND BEING A REVISION OF LOT 10 AND PORTIONS OF LOTS 1 AND 9, BLOCK 1,
OAKDALE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT FILED IN VOL. 388-F, PG. 451, P.R.T.C.T.
277 RESIDENTIAL LOTS: 24 OPEN SPACE LOTS
DATE OF PREPARATION: SEPTEMBER 2019

Approved Preliminary Plat



STATE OF TEXAS:

COUNTY OF TARRANT:

WHEREAS, Dolce Vita at Mansfield is the sole owner of the following described tract of land to wit:

TRACT 1 - 65.2525 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, the William H. Herrall Survey, Abstract No. 724, and the Sidney Callender Survey, Abstract No. 359, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in March of 2019, said tract being a portion of the same tract of land described in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the most easterly northeast corner of "Tract 2" of said Balloun deed, said rod being in the westerly right-of-way line of Callender Road;

Thence South 00 degrees 04 minutes 36 seconds West with the easterly boundary line of said Tract 2 and with said right-of-way line a distance of 305.99 feet to a 1/2 inch steel rod found;

Thence South 85 degrees 07 minutes 27 seconds West with the southerly boundary line of said Tract 2 a distance of 317.84 feet to a 1/2 inch steel rod found;

Thence South 05 degrees 06 minutes 12 seconds East with the easterly boundary line of said Tract 2 a distance of 662.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Tract 2 a distance of 708.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 42 minutes 34 seconds West continuing with the southerly boundary line of said Tract 2 a distance of 122.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence North 61 degrees 42 minutes 28 seconds West with the northerly boundary line of said District 1 right-of-way a distance of 2123.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 135.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 61 degrees 42 minutes 28 seconds East a distance of 49.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 180.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 37 degrees 32 minutes 36 seconds East a distance of 330.53 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 17 minutes 49 seconds East a distance of 94.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 38 minutes 54 seconds West a distance of 138.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 12 minutes 56 seconds East a distance of 105.79 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 85 degrees 07 minutes 27 seconds East a distance of 1235.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Balloun tract;

Thence South 00 degrees 04 minutes 36 seconds West with said easterly boundary line a distance of 1052.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 69 degrees 41 minutes 45 seconds East continuing with said easterly boundary line a distance of 760.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 11 degrees 08 minutes 12 seconds East a distance of 99.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 03 minutes 47 seconds East a distance of 373.16 feet to the point of beginning and containing 65.2525 acres of land, more or less;

TRACT 2 - 15.9256 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described AS "Tract 3" in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly northwest corner of said Tract 3, said rod being in the southerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence South 61 degrees 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 1537.57 feet to the most northerly corner of Lot 1, Block 1, Mansfield ISD Center for the Performing Arts, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D210210194 of said Public Records;

Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said Lot 1 a distance of 674.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said Lot 1;

Thence North 29 degrees 43 minutes 42 seconds West with the northeasterly boundary line of said Lot 1 a distance of 168.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence North 30 degrees 57 minutes 07 seconds West continuing with said northeasterly boundary line a distance of 254.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

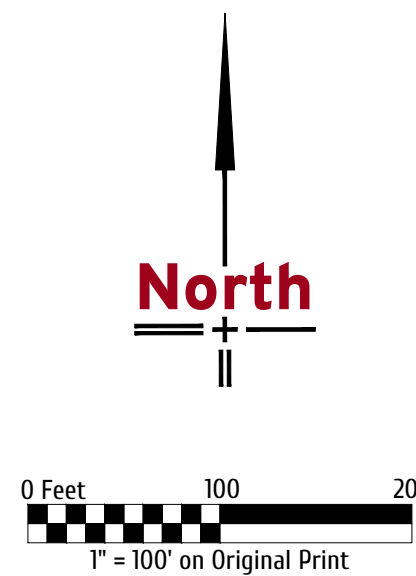
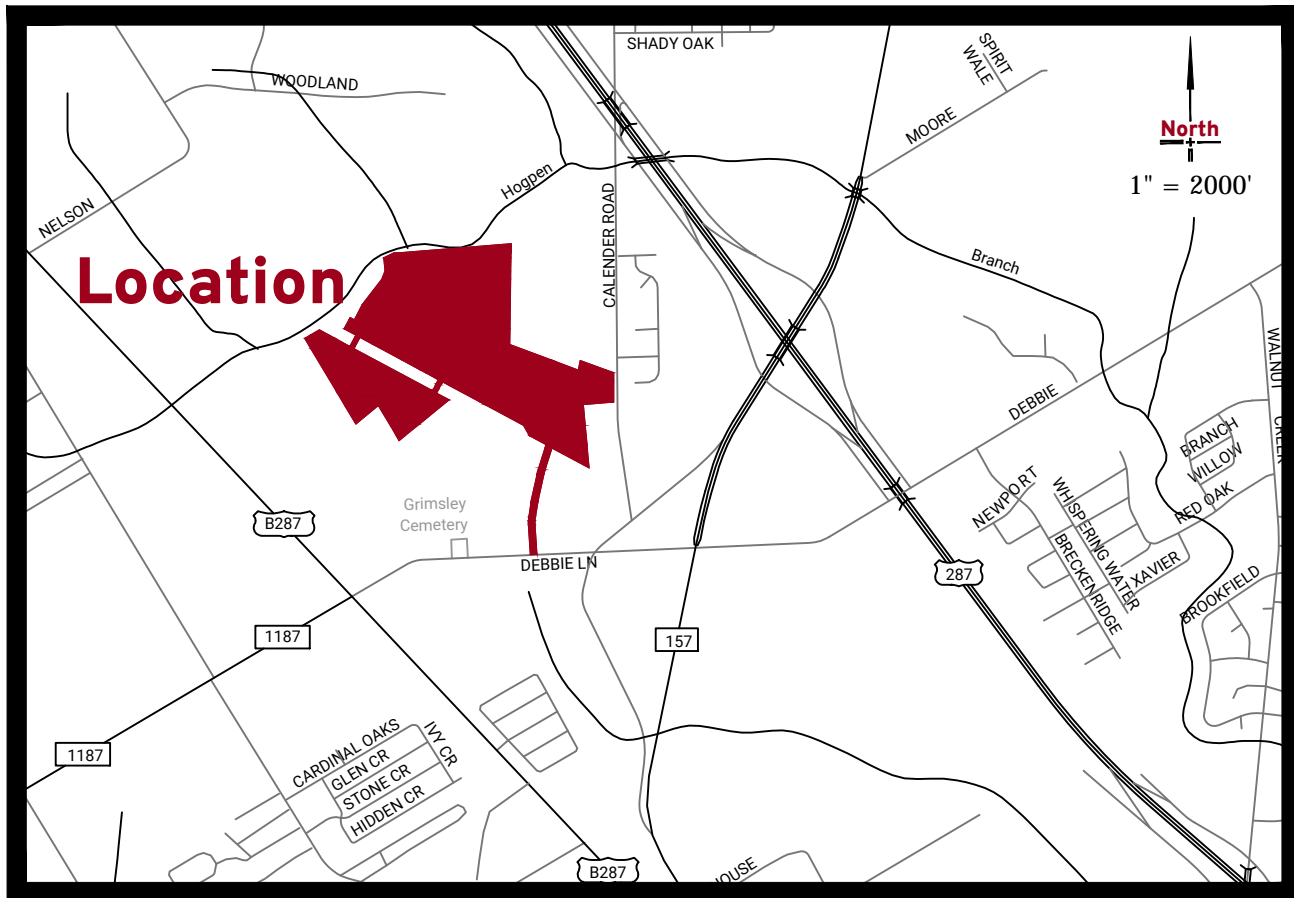
Thence South 50 degrees 48 minutes 59 seconds West with the northwesterly boundary line of said Lot 1 a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Lot 1;

Thence North 30 degrees 48 minutes 54 seconds West a distance of 1037.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 59 degrees 12 minutes 04 seconds East a distance of 175.57 feet to the point of beginning and containing 15.9256 acres of land, more or less.

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
C-1	118.29	300.00	22°35'29"	N 39°35'51" E	117.52'
C-2	158.08	300.00	30°17'27"	S 43°23'50" W	156.26'
C-3	24.36	302.50	4°36'52"	N 31°48'43" W	24.36'
C-4	187.83	302.50	35°34'36"	N 51°54'27" W	184.83'
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C-6	177.22	300.00	33°50'49"	S 77°58'08" E	174.66'
C-7	109.49	648.19	9°40'42"	S 04°17'36" W	109.36'
C-8	352.02	525.00	38°25'03"	S 36°31'58" W	345.46'
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C-17	297.29	300.00	56°46'42"	S 56°43'07" W	285.27'
C-18	29.20	300.00	5°34'36"	S 87°53'45" W	29.19'
C-19	105.58	200.00	30°14'48"	N 45°56'18" W	104.36'
C-20	118.34	300.00	22°36'03"	N 50°24'26" W	117.57'
C-21	29.20	300.00	5°34'36"	S 87°53'45" W	29.19'
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C-23	33.67	300.00	6°25'48"	N 31°32'40" E	33.65'
C-24	104.24	300.00	19°54'29"	N 44°42'48" E	103.71'
C-25	44.15	525.00	4°49'06"	S 14°54'53" W	44.14'
C-26	34.18	525.00	3°43'49"	S 10°38'34" W	34.18'

Line	Bearing	Distance
L-1	S 28°18'06" W	72.25'
L-2	S 69°41'45" E	133.62'
L-3	S 61°02'44" E	115.87'
L-4	S 39°06'25" E	25.00'
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L-8	S 75°13'35" E	141.27'
L-9	S 00°32'39" E	25.00'
L-10	N 89°18'57" W	19.00'
L-11	N 00°41'03" E	141.26'
L-12	N 20°18'15" E	69.75'
L-13	S 89°18'57" E	132.90'
L-14	S 61°02'44" E	126.34'
L-15	S 58°29'33" W	61.74'
L-16	S 04°53'33" E	69.27'
L-17	N 89°18'57" W	146.64'
L-18	N 50°53'35" E	129.01'
L-19	S 39°06'25" E	43.84'
L-20	S 28°17'32" W	25.00'
L-21	S 89°18'57" E	78.43'
L-22	N 28°19'46" E	113.30'



NOTES:

- 1) ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE MARKED WITH 1/2 INCH "MILLER 5665" CAPPED STEEL RODS UPON COMPLETION OF CONSTRUCTION.
- 2) U.E. = UTILITY EASEMENT; D.E. = DRAINAGE EASEMENT; B.L. = BUILDING LINE; D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS; P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS; R.O.W. = RIGHT-OF-WAY; S.F. = SQUARE FEET; S.V.T. = SIGHT VISIBILITY TRIANGLE; T.V.E. = TRANSPORTATION VISIBILITY EASEMENT; L.A.E. = LANDSCAPE AND ACCESS EASEMENT.
- 3) THIS DEVELOPMENT WILL HAVE A MANDATORY HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACE LOTS AND PONDS, LANDSCAPING, TRAILS, AND HARDSCAPING CONTAINED THEREIN; THE AMENITY CENTER, ALL SUBDIVISION SCREENING WALLS AND FENCES, INCLUDING THE PARKWAYS BETWEEN THE SCREENING DEVICES AND THE STREET; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE LANDSCAPING, MEDIANS, ANY NON-STANDARD PAVEMENT, ENHANCED SCREENING WALLS, FENCING, ARCHITECTURAL FEATURES, SIGNAGE, AND DECORATIVE LIGHTING.
- 4) 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.
- 5) THE GRID 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.
- 6) A CONNECTION TO EXISTING STREET STUB FOR MERIWETHER STREET (WITH BOX CULVERTS) SHALL BE PROVIDED WITH PHASE I OF THE DEVELOPMENT. THE CONNECTION SHALL HAVE A NARROWED PAVEMENT SECTION WITH TRAFFIC CALMING DEVICES AND SHALL BE GATED WITH A LOCK BOX FOR EMERGENCY ACCESS ONLY UNTIL THE EARLIER OF 70% OF THE HOMES HAVE BEEN SOLD OR UNTIL FURTHER ACTION BY THE CITY COUNCIL TO OPEN SOONER.
- 7) NO TREES, BUSHES, WALLS, SIGNS, OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS
- 8) THE MINIMUM FINISHED FLOOR FOR LOTS ADJACENT TO THE FLOODPLAIN SHALL BE REQUIRED TO HAVE 2 FEET OF FREEBOARD OVER THE 100-YEAR ULTIMATE DEVELOPED FLOODPLAIN ELEVATION.
- 9) CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS (PER CITY OF MANSFIELD):

THIS PLAT IS PROPOSED BY THE OWNERS OF THE 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 HEREON 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 ERCT 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 ERCT, 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 PURPOSES 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 EASEMENTS AND PROPERTIES.

Owner:
Dr. Bernardo Pana
Dolce Vita at Mansfield
P.O. Box 34001
Fort Worth, TX 76162

Applicant/Engineer:
TERRA Associates, Inc.
2000 E. Lamar Blvd. Suite 150 - Arlington, TX 76006
Telephone: (817) 635-0066
Jamie Hora

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 in the State of Texas, certify that this plat represents an accurate survey made on the ground under my supervision on August 1, 2018 of the two tracts of land described hereon, and that the boundary lines, corners and dimensions shown hereon are as indicated.



Jason B. Rawlings, RPLS No. 5665

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PRELIMINARY PLAT DOLCE VITA AT MANSFIELD

81.1781 ACRES OUT OF THE ESQUIRE HENDRICKS SURVEY, ABSTRACT NO. 659,
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