

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00'	48.33'	48.07'	N 54°42'10" E	20°30'42"
C2	72.50'	23.14'	23.04'	S 15°53'14" E	18°17'21"
C3	57.50'	23.35'	23.23'	S 13°22'38" E	23°18'40"
C4	28.00'	10.02'	9.97'	N 35°18'10" W	20°30'42"
C5	28.00'	6.27'	6.26'	N 51°58'13" W	12°50'08"
C6	54.00'	19.33'	19.23'	N 35°18'10" W	20°30'42"
C7	28.29'	11.75'	11.67'	N 5°10'10" W	23°48'22"
C8	160.00'	109.69'	107.55'	N 64°05'12" E	39°16'47"
C9	175.00'	62.65'	62.32'	N 54°42'10" E	20°30'42"

LINE TABLE			LINE TABLE		
L1	N 64°57'31" E	126.25'	L14	S 64°57'31" W	184.49'
L2	S 25°02'29" E	50.00'	L15	S 55°02'29" E	31.18'
L3	S 64°57'31" W	126.25'	L16	S 64°57'31" W	137.42'
L4	N 44°26'49" E	71.15'	L17	N 55°02'29" W	31.18'
L5	N 64°57'31" E	58.86'	L18	S 64°57'31" W	73.20'
L6	N 55°02'29" W	31.18'	L19	N 64°57'31" E	114.90'
L7	N 64°57'31" E	189.38'	L20	N 55°02'29" W	31.18'
L8	S 55°02'29" E	31.18'	L21	N 64°57'31" E	137.42'
L9	N 64°57'31" E	173.65'	L22	N 64°57'31" E	142.79'
L10	N 25°02'29" W	80.00'	L23	S 55°02'29" E	31.18'
L11	S 64°57'31" W	79.54'	L24	N 45°33'31" W	23.75'
L12	N 64°57'31" E	84.00'	L25	N 45°33'31" W	12.36'
L13	N 25°02'29" W	144.26'	L26	N 83°43'33" E	36.22'
			L27	N 44°26'49" E	101.40'

ABBREVIATIONS

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
RM = RECORD MONUMENT
FCP = FENCE CORNER POST (METAL)
CIRS = 5/8" IRON ROD SET W/YELLOW CAP
"ADAMS SURVEYING COMPANY LLC"
CIRF = 5/8" IRON ROD FOUND W/YELLOW CAP
"ADAMS SURVEYING COMPANY LLC"
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.W.E. = SIDEWALK EASEMENT
AC./SQ.FT. = ACRES / SQUARE FEET
R.O.W. = RIGHT-OF-WAY
MIN. F.F.E. = MINIMUM FINISH FLOOR ELEVATION

RUSSELL LN
(VARIABLE WIDTH R.O.W.)
FM 157
(100' R.O.W.)

AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TEXAS, 76063



Adams
Surveying
Company, LLC

P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844
Email: phubert@txasc.com

ENGINEER
ML Clark Consulting, LLC
P.O. BOX 170
Addison, Texas 75001
Contact: Michael L Clark, P.E.
Phone: (214) 675-1960
Email: mclark@mlclarkconsulting.com

OWNER
RCM Watson Branch Partners, L.P.
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Contact: Timothy S. Coltart
Phone: (469) 533-4100
Email: timcoltart@realtycapital.com

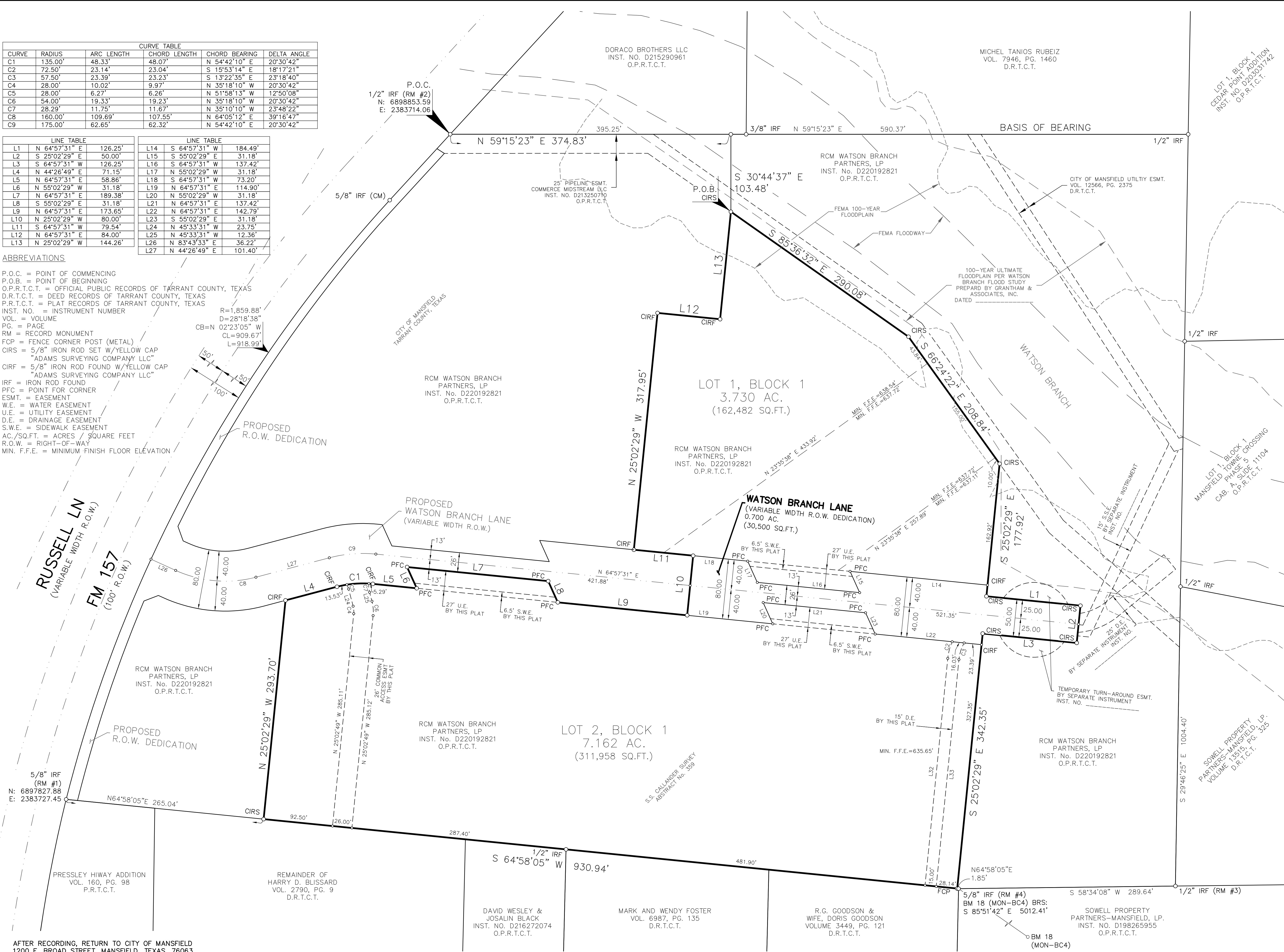
DEVELOPER
TRG Watson Branch LLC
8235 Douglas Avenue, Suite 950
Dallas, Texas 75228
Contact: Adam Brown
Phone: (214) 462-7190
Email: abrown@trinsicres.com

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____ 20____

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Z:\ASC Jobs\Jobs 2020\20045 28 ac - Mansfield, TX - Davis at Watson Creek\Boundary

JOB NO. 20045



RECORD MONUMENTS

RM #1 - 5/8-inch iron rod found in the easterly right-of-way of Highway 157 for the southwest corner of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and identified as steel rod by Pressley Hwy Addition recorded in Volume 160, Page 98, P.R.T.C.T.

RM #2 - 1/2-inch iron rod found in the easterly right-of-way of Highway 157 for the northwest corner of the subject parcel called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T.

RM #3 - 1/2-inch iron rod found for the southeast corner of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and 1/2-inch iron rod found for an angle point in a northerly line by Special Warranty Deed to Sowell Property Partners-Mansfield, L.P. recorded in Instrument Number. D198265955, O.P.R.T.C.T.

RM #4 - 5/8-inch iron rod found at an angle point in the south line of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and 5/8-inch iron rod for the most westerly northwest corner by Special Warranty Deed to Sowell Property Partners-Mansfield, L.P. recorded in Instrument Number. D198265955, O.P.R.T.C.T.

GENERAL NOTES

- The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system, Texas North Central Zone (4202), Nad83 Grid Values and referenced to the north line of the Jack Ratkin Jr. tract as recorded in Volume 9743, Page 1428, D.R.T.C.T.
- The subject property shown hereon is part of the same property as described in the General Warranty Deed to Jack Ratkin, Jr. as recorded in Volume 9743, Page 1428 of the Deed Records of Tarrant County, Texas
- 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.
- The Common Access Easement is for the use of Lot 2, Block 1, and the "Remainder of Harry D. Blissard" property. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.
- The word certify as used herein shall not imply a guarantee or warranty.

FINAL PLAT

LOTS 1 and 2, BLOCK 1

TRG WATSON BRANCH ADDITION

11.592 Acres out of the S.S. Callander Survey, Abstract No. 359
City Of Mansfield, Tarrant County, Texas
2 Lots

SHEET 1 OF 2

October 14, 2020

CASE NUMBER: SD# 20-045

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, RCM Watson Branch Partners, L.P. acting by and through the undersigned, its duly authorized agent, is the sole owner of an 11.592 acre tract of land located in the S.S. Callander Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, being out of that tract described as recorded in Instrument No. D220192821, Official Public Records, Tarrant County, Texas, being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found in the southeasterly right-of-way line of Highway 157 (a called 100-foot right-of-way), for the northwest corner of said Watson Branch tract and the southwest corner of that tract described in Constable's Deed to Doraco Brothers LLC as recorded in Instrument Number D215290961 of the Official Property Records of Tarrant County, Texas;

THENCE North 59 degrees 15 minutes 23 seconds East, departing the southeasterly right-of-way line of said Highway 157 and along the northerly line of said Ratikin tract, a distance of 374.83 feet to a point for corner;

THENCE South 30 degrees 44 minutes 37 seconds East, departing the northerly line of said Watson Branch tract and over, across, and through said Watson Branch tract, a distance of 103.48 feet to 5/8-inch iron rod set with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRS) for the POINT OF BEGINNING, said point being in the southerly line of a called 25-foot pipeline easement recorded in Instrument Number D213250710 of the Official Public Records of Tarrant County, Texas;

THENCE southeasterly, along the southerly line of said easement, the following two calls:

South 85 degrees 36 minutes 32 seconds East, a distance of 290.08 feet to a CIRS;

South 66 degrees 24 minutes 22 seconds East, a distance of 208.84 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, departing the southerly line of said easement, a distance of 177.92 feet to a CIRS;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 126.25 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, a distance of 50.00 feet to a CIRS;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 126.25 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, a distance of 342.35 feet to a Metal Fence Corner in the southerly line of said Ratikin tract, from which a 5/8-inch iron rod found for an angle point in the southerly line of said Watson Branch tract bears North 64 degrees 58 minutes 05 seconds East, 1.85 feet;

THENCE South 64 degrees 58 minutes 05 seconds West, along the southerly line of said Watson Branch tract, passing a 1/2-inch iron rod found at a distance of 525.04 feet continuing in all, for a total distance of 930.94 feet to a CIRS

THENCE North 25 degrees 02 minutes 29 seconds West, departing the southerly line of said Watson Branch tract a distance of 293.70 feet to a 5/8-inch iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF);

THENCE North 44 degrees 26 minutes 49 seconds East, a distance of 71.15 feet to a CIRF at the beginning of a tangent curve to the right;

THENCE Northeasterly, along said tangent curve to the right, having a central angle of 20 degrees 30 minutes 42 seconds, a radius of 135.00 feet, a chord bearing and distance of North 54 degrees 42 minutes 10 seconds East - 48.07 feet, and an arc length of 48.33 feet to a CIRF;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 58.86 feet to a POINT FOR CORNER;

THENCE North 55 degrees 02 minutes 29 seconds West, a distance of 31.18 feet to a POINT FOR CORNER;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 189.38 feet to a POINT FOR CORNER;

THENCE South 55 degrees 02 minutes 29 seconds East, a distance of 31.18 feet to a POINT FOR CORNER;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 173.65 feet to a CIRS;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 80.00 feet to a CIRS;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 79.54 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 317.95 feet to a CIRF;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 84.00 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 144.26 feet to the POINT OF BEGINNING and CONTAINING 11.592 acres more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RCM Watson Branch Partners, L.P., 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 Lots 1 and 2, Block 1, TRG Watson Branch, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS, my hand at Mansfield, Texas, this the _____ day of _____ 2020.

RCM WATSON BRANCH PARTNERS, L.P.
By: RCM Portfolio Genpar II, LLC.
its General Partner

By: _____
Name: Timothy S. Coltart
Title: Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Timothy S. Coltart, 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.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____ 2020.

My commission expires _____ Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: 2020 _____
PLANNING & ZONING COMMISSION CHAIRMAN

ATTEST: 2020 _____
PLANNING & ZONING SECRETARY

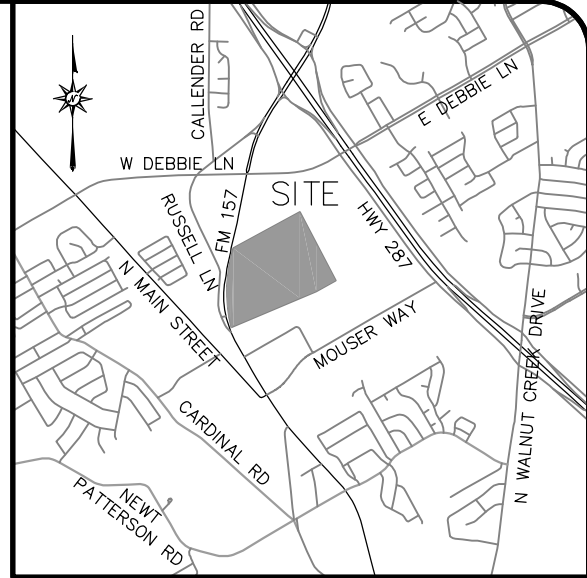
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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 storm water 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 storm water 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.



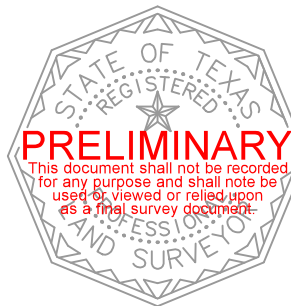
VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

This is to certify that I, John Truong, 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 the _____ day of _____, 2020.

John Truong, Registered Professional Land Surveyor, 6514



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2020.

My commission expires: _____ Notary Public, State of Texas

FINAL PLAT

LOTS 1 and 2, BLOCK 1

TRG WATSON BRANCH ADDITION

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City Of Mansfield, Tarrant County, Texas
2 Lots

SHEET 2 OF 2

October 14, 2020

CASE NUMBER: SD# 20-045



Adams
Surveying
Company, LLC

TBPELS Firm Registration No. 10177500

P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844
Email: phubert@txasc.com

ENGINEER
ML Clark Consulting, LLC
P.O. BOX 170
Addison, Texas 75001
Contact: Michael L Clark, P.E.
Phone: (214) 675-1960
Email: mclark@mclarkconsulting.com

OWNER
RCM Watson Branch Partners, L.P.
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Contact: Timothy S. Coltart
Phone: (469) 533-4100
Email: timcoltart@realtycapital.com

DEVELOPER
TRG Watson Branch LLC
8235 Douglas Avenue, Suite 950
Dallas, Texas 75228
Contact: Adam Brown
Phone: (214) 462-7190
Email: abrown@trinsicres.com