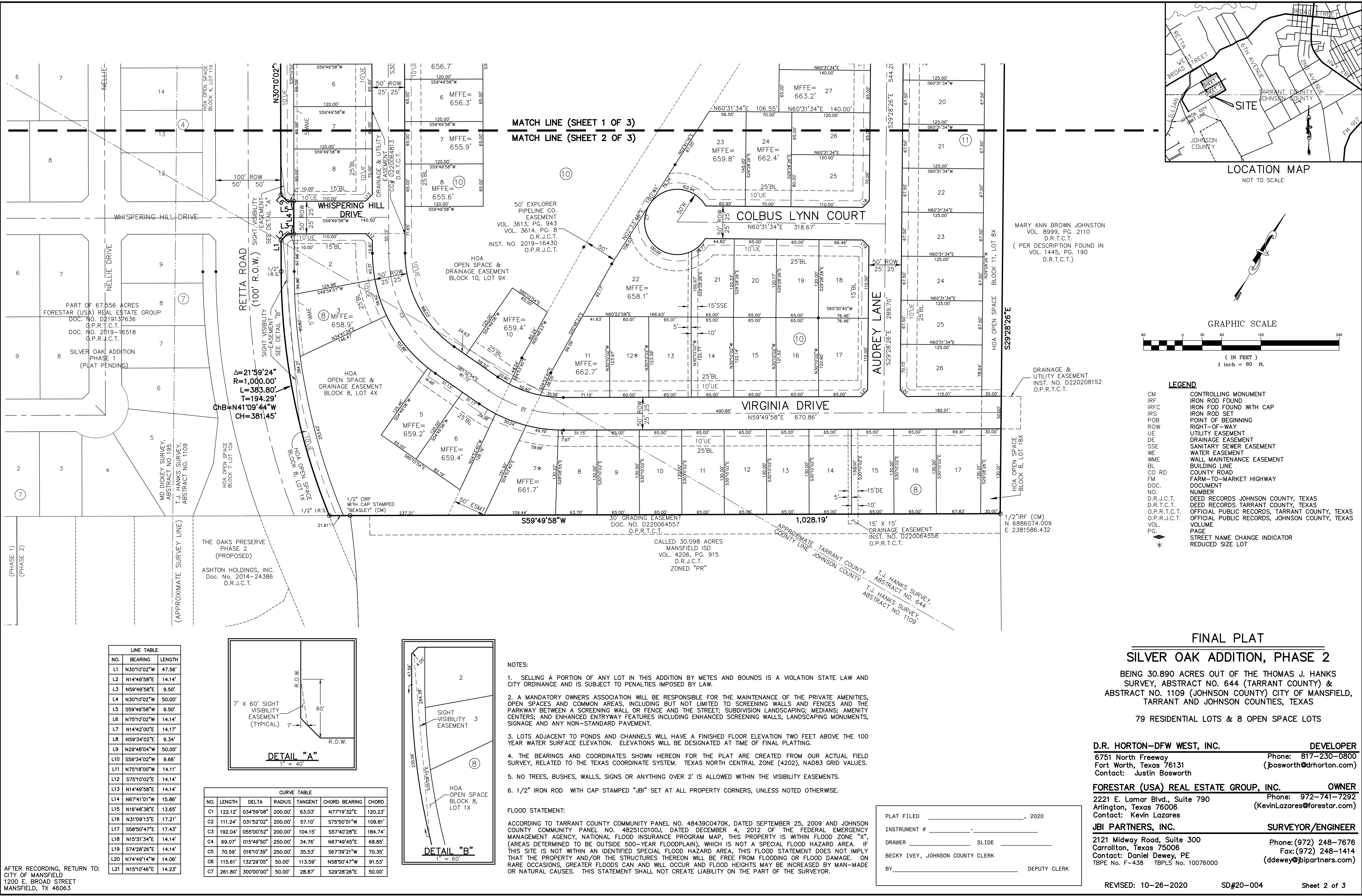


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LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
8--1X	8,781	0.202	9--8	9,550	0.219	10--24	10,150	0.233	11--16	8,437	0.194
8--2	9,802	0.225	9--9X	11,110	0.255	10--25	9,550	0.219	11--17	8,437	0.194
8--3	10,191	0.234	10--1	10,169	0.233	10--26	7,800	0.179	11--18	8,438	0.194
8--4X	51,163	1.175	10--2	7,800	0.179	10--27	9,100	0.209	11--19	8,437	0.194
8--5	8,127	0.187	10--3	7,800	0.179	10--28	9,100	0.209	11--20	8,437	0.194
8--6	8,955	0.206	10--4	7,800	0.179	10--29	8,895	0.204	11--21	8,438	0.194
8--7	10,687	0.245	10--5	9,000	0.207	10--30	12,082	0.277	11--22	8,437	0.194
8--8	7,984	0.183	10--6	7,800	0.179	10--31	7,800	0.179	11--23	8,438	0.194
8--9	8,450	0.194	10--7	7,800	0.179	10--32	7,800	0.179	11--24	8,437	0.194
8--10	8,450	0.194	10--8	7,800	0.179	10--33	7,810	0.179	11--25	8,437	0.194
8--11	8,450	0.194	10--9X	281,524	6.463	11--1X	2,550	0.059	11--26	9,874	0.227
8--12	8,450	0.194	10--10	8,960	0.206	11--2	8,596	0.197			
8--13	8,450	0.194	10--11	9,409	0.216	11--3	8,715	0.200			
8--14	8,450	0.194	10--12	7,421	0.170	11--4	9,597	0.220			
8--15	8,450	0.194	10--13	8,000	0.184	11--5	9,000	0.207			
8--16	8,450	0.194	10--14	7,960	0.183	11--6	7,800	0.179			
8--17	8,921	0.205	10--15	7,919	0.182	11--7	7,800	0.179			
8--18X	3,900	0.090	10--16	7,879	0.181	11--8X	84,810	1.947			
9--1	10,651	0.245	10--17	9,071	0.208	11--9	7,865	0.181			
9--2	7,800	0.179	10--18	9,126	0.209	11--10	7,865	0.181			
9--3	7,800	0.179	10--19	7,807	0.179	11--11	7,865	0.181			
9--4	7,800	0.179	10--20	7,818	0.179	11--12	8,892	0.204			
9--5	7,800	0.179	10--21	7,588	0.174	11--13	12,122	0.278			
9--6	7,800	0.179	10--22	15,317	0.352	11--14	18,092	0.415			
9--7	7,800	0.179	10--23	13,268	0.305	11--15	11,392	0.262			

OWNERS CERTIFICATE--

STATE OF TEXAS -

COUNTIES OF TARRANT AND JOHNSON -

WHEREAS, Forestar (USA) Real Estate Group, Inc., acting by and through its duly authorized agent, is the sole owner of a 30.890 acre tract of land located in the City of Mansfield, Tarrant County and Johnson County, Texas, a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County) and Abstract No. 1109 (Johnson County), being part of that called 67.566 acre tract of land described in deed to Forestar (USA) Real Estate Group, Inc. recorded as Document No. D219137636, Official Public Records, Tarrant County, Texas and as Document No. 2019-16518, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the northwesterly line of said 67.556 acre tract, being the southeasterly corner of a called 1.952 acre right-of-way dedication tract for Retta Road as recorded as Document No. D220064559, Official Public Records, Tarrant County, Texas and the southwesterly corner of a called 5.479 acre tract of land (Tract 2) described in deed to Top Hat Homes Investments, LLC as recorded as Document No. D220009108, Official Public Records, Tarrant County, Texas;

THENCE along the northwest line of said 67.566 acre tract and the southeast line of said 5.479 acre tract, North 59 degrees 34 minutes 02 seconds East, a distance of 463.00 feet to a point for corner in a creek, said point being the southeast corner of said 5.479 acre tract, said point also being the southwest corner of that called 2.09 acre tract of land described in deed to Ismael Suarez and wife Jacinta Suarez as recorded in Document Number D205383301, Deed Records of Tarrant County, Texas;

THENCE North 59 degrees 54 minutes 50 seconds East, a distance of 360.00 feet to a one-half inch iron rod with yellow cap stamped "WIER & ASSOC" found at the southeast corner of said 2.09 acre tract, said point also being the southwest corner of Pioneer Place Addition, an addition to the City of Mansfield, as recorded Document Number D219010156, Plat Records of Tarrant County, Texas;

THENCE North 59 degrees 40 minutes 53 seconds East, a distance of 292.77 feet to a 60D nail found for corner, said point being the north corner of said 67.566 acre tract, said point also being in the southeast line of said Pioneer Place Addition, said point also being in the southwest line of that tract of land described in deed to Mary Ann Brown Johnston as recorded in Volume 8998, Page 2110, Deed Records of Tarrant County, Texas;

THENCE South 29 degrees 28 minutes 26 seconds East, a distance of 1224.94 feet along the southwest line of said Mary Ann Brown Johnston tract to a one-half inch iron rod found for corner, said point being the east corner of said 30.890 acre tract, said point also being the north corner of that called 30.098 acre tract of land described in deed to Mansfield ISD as recorded in Volume 4206, Page 915, Deed Records of Johnson County, Texas;

THENCE South 59 degrees 49 minutes 58 seconds West, passing at a distance of 996.30 feet a one-half inch iron rod with cap stamped "BEASLEY" found at the west corner of said 30.098 acre tract, said point also being the most northerly northeast corner of that tract of land described in deed to Ashton Holdings, Inc. as recorded in Document Number 2014-24386, Deed Records of Johnson County, Texas, in all a total distance of 1,028.19 feet to a one-half inch iron rod with cap stamped "JBI" set;

THENCE departing the northwesterly line of said Ashton Holdings. Inc. tract, over and across said 67.566 acre tract as follows:

Northwesterly along a curve to the right having a radius of 1,000.00 feet, a central angle of 21 degrees 59 minutes 24 seconds, an arc length of 383.80 feet, a tangent of 194.29 feet, and a chord bearing and distance of North 41 degrees 09 minutes 44 seconds West, 381.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 47.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 14 degrees 49 minutes 58 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 49 minutes 58 seconds East, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 75 degrees 10 minutes 02 seconds West, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 540.44 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 14 degrees 42 minutes 00 seconds East, a distance of 14.17 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 34 minutes 02 seconds East, a distance of 9.34 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 29 degrees 48 minutes 04 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 34 minutes 02 seconds West, a distance of 9.66 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 75 degrees 18 minutes 00 seconds West, a distance of 14.11 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 120.00 feet to the POINT OF BEGINNING and containing 1,345,549 square feet or 30.890 acres of land.

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 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FORESTAR (USA) REAL ESTATE GROUP, INC. is the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as **SILVER OAK ADDITION, PHASE 2**, an addition to the City of Mansfield, Tarrant and Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand this the ____ day of _____, 2020.

Kevin Lazares
an Authorized Agent for Forestar (USA) Real Estate Group, Inc.

STATE OF TEXAS -

COUNTY OF _____ -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared KEVIN LAZARES, 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 and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2020.

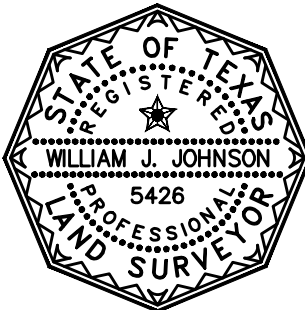
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, William J. Johnson, 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 ____ day of _____, 2020.

William J. Johnson, R.P.L.S. No. 5426



STATE OF TEXAS \$

COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas



FINAL PLAT
SILVER OAK ADDITION, PHASE 2

BEING 30.890 ACRES OUT OF THE THOMAS J. HANKS
SURVEY, ABSTRACT NO. 644 (TARRANT COUNTY) &
ABSTRACT NO. 1109 (JOHNSON COUNTY) CITY OF MANSFIELD,
TARRANT AND JOHNSON COUNTIES, TEXAS

79 RESIDENTIAL LOTS & 8 OPEN SPACE LOTS

D.R. HORTON--DFW WEST, INC. DEVELOPER

6751 North Freeway Phone: 817-230-0800
Fort Worth, Texas 76131 (jbosworth@drhorton.com)
Contact: Justin Bosworth

FORESTAR (USA) REAL ESTATE GROUP, INC. OWNER

2221 E. Lamar Blvd., Suite 790 Phone: 972-741-7292
Arlington, Texas 76006 (KevinLazares@forestar.com)
Contact: Kevin Lazares

JB PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 Phone: (972) 248-7676
Carrollton, Texas 75006 Fax: (972) 248-1414
Contact: Daniel Dewey, PE (ddewey@jbpartners.com)
TBPE No. F-438 TBPLS No. 10076000