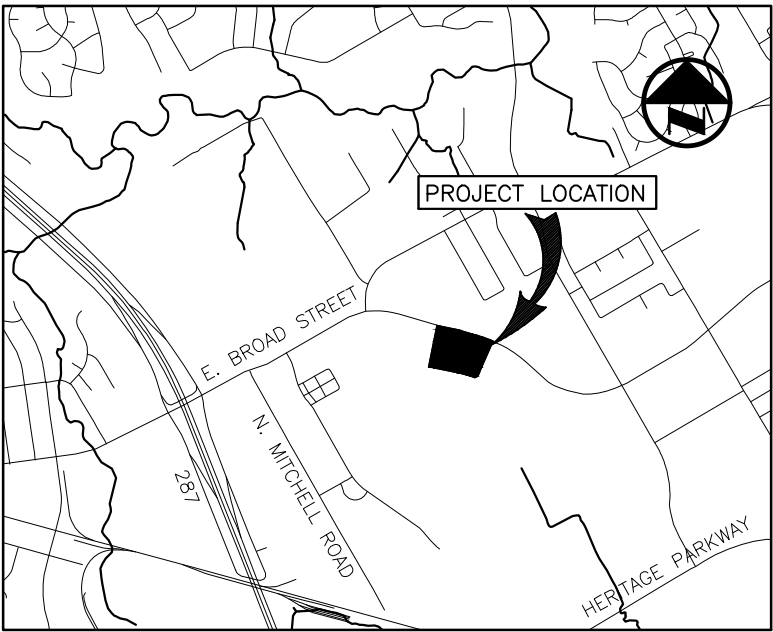
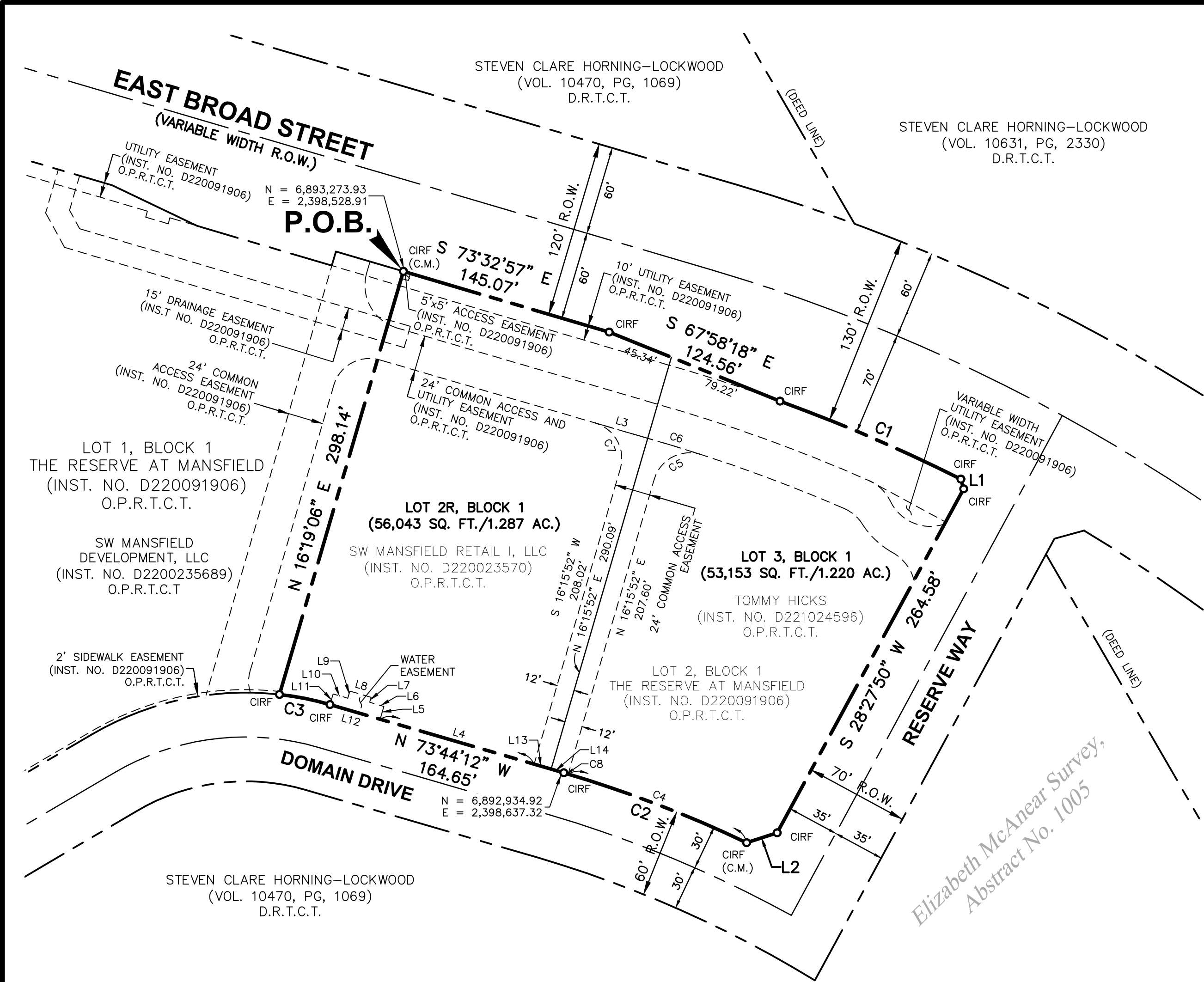
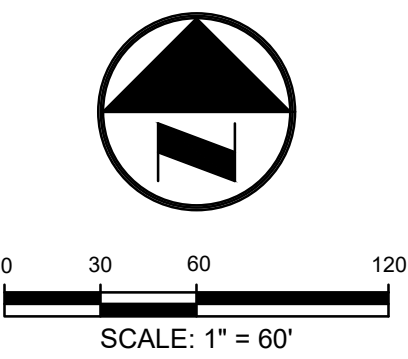


G:\TXN\Projects\Stillwater_Capital\6963-00_The Reserve_MF-Mansfield\06_Survey\04_CAD\6963-02_RPLT.dwg 2021-02-05 16:42: railvas



VICINITY MAP
(NOT TO SCALE)



LEGEND	
CIRF	5/8-INCH CAPPED IRON ROD W/ "BGE" CAP FOUND
(C.M.)	CONTROLLING MONUMENT
INST.	INSTRUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME

OWNER'S CERTIFICATE

WHEREAS, SW Mansfield Retail I, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of an 2.507 acre tract of land situated in the Elizabeth McAnear Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas; being all of that tract of land described in Special Warranty Deed to SW Mansfield Retail I, LLC as recorded in Instrument No. D220023570 of the Official Public Records of Tarrant County, Texas; being all of that tract of land described in Special Warranty Deed to Tommy Hicks as recorded in Instrument No. D221024596 of the Official Public Records of Tarrant County, Texas; and being all of Lot 2, Block 1, The Reserve at Mansfield an addition to the City of Mansfield as recorded in Instrument No. D220091906 of the Plat Records of Tarrant County, Texas; said 2.507 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said Lot 2; said point being the most easterly northeast corner of Lot 1 of said Block 1; said point being in the south right-of-way line of East Broad Street (a variable width right-of-way);

THENCE, with the north line of said Lot 2 and the south line of said East Broad Street, the following four (4) calls:

South 73° 32' 57" East, a distance of 145.07 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 67° 58' 18" East, a distance of 124.56 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, an arc length of 133.19 feet, having a radius of 1,130.00 feet, a central angle of 06° 45' 11", and a chord which bears South 66° 40' 17" East, 133.11 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 16° 32' 44" East, a distance of 6.88 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the west right-of-way line of Reserve Way (a 70 foot right-of-way);

THENCE, South 28° 27' 50" West, with the east line of said Lot 2 and the west line of said Reserve Way, a distance of 264.58 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 72° 12' 32" West, a distance of 21.69 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the north right-of-way line of Domain Drive (a 60 foot right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, with the south line of said Lot 2 and the north line of said Domain Drive, the following three (3) calls:

In a northwesterly direction, along said curve to the left, an arc length of 132.46 feet, having a radius of 846.66 feet, a central angle of 08° 57' 50", and a chord which bears North 69° 03' 53" West, 132.32 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 73° 44' 12" West, a distance of 164.65 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a tangent curve to the left;

In a northwesterly direction, along said curve to the left, an arc length of 34.85 feet, having a radius of 205.00 feet, a central angle of 09° 44' 30", and a chord which bears North 78° 43' 27" West, 34.81 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the southwest corner of said Lot 2 and the southeast corner of said Lot 1;

THENCE, North 16° 19' 06" East, departing the north line of Domain Drive, a distance of 298.14 feet to the POINT OF BEGINNING and containing an area of 2.507 acres or 109,196 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

This is to certify that I, René Silvas, 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 _____, 2021.

René Silvas
Registered Professional Land Surveyor, No. 5921



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared René Silvas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____, 20__	P & Z COMMISSION CHAIRMAN
APPROVED BY: _____, 20__	PLANNING & ZONING SECRETARY

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SW Mansfield Retail I, LLC and Tommy Hicks are the owners of the above described parcels, acting by and through the undersigned, its duly authorized agents, do hereby adopt the herein above described property as Lot 2R and Lot 3, Block 1, The Reserve at Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

SW Mansfield Retail I, LLC

a Texas limited liability company

By: SW Mansfield Retail I Manager, LLC
a Texas limited liability company,

Aaron Sherman, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Aaron Sherman, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

Tommy Hicks, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Tommy Hicks, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public, State of Texas

My Commission Expires On: _____ Date

PURPOSE NOTE:

The purpose of this Replat is to subdivide an existing lot into two new lots.

REPLAT LOTS 2R AND 3, BLOCK 1 THE RESERVE AT MANSFIELD

BEING A REVISION OF LOT 2, BLOCK 1, THE RESERVE AT MANSFIELD
ACCORDING TO THE PLAT FILED IN INSTRUMENT NO. D220091906, P.R.T.C.T.
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS
2.507 ACRES



BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

Contact: Rene Silvas
Telephone: (817) 752-4183 Email: rsilvas@bgeinc.com

Copyright 2019

OWNER

TOMMY HICKS
1804 Beam Street
Southlake, TX 76092

OWNER

SW MANSFIELD RETAIL I, LLC
4145 Travis Street, Suite 300
Dallas, TX 75204
Contact: Aaron Sherman
Phone: 469-834-7952
Aaron.Sherman@stillwatercap.com

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on July 18, 2019 with an applied combined scale factor of 1.00012.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- 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 use of Lots 1, 2R and 3. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.

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 extend which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from 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.

After recording, return plat to City of Mansfield
1200 E. Broad Street, Mansfield, TX 75063

This Plat filed in Instrument No. _____ Date _____, 20__.