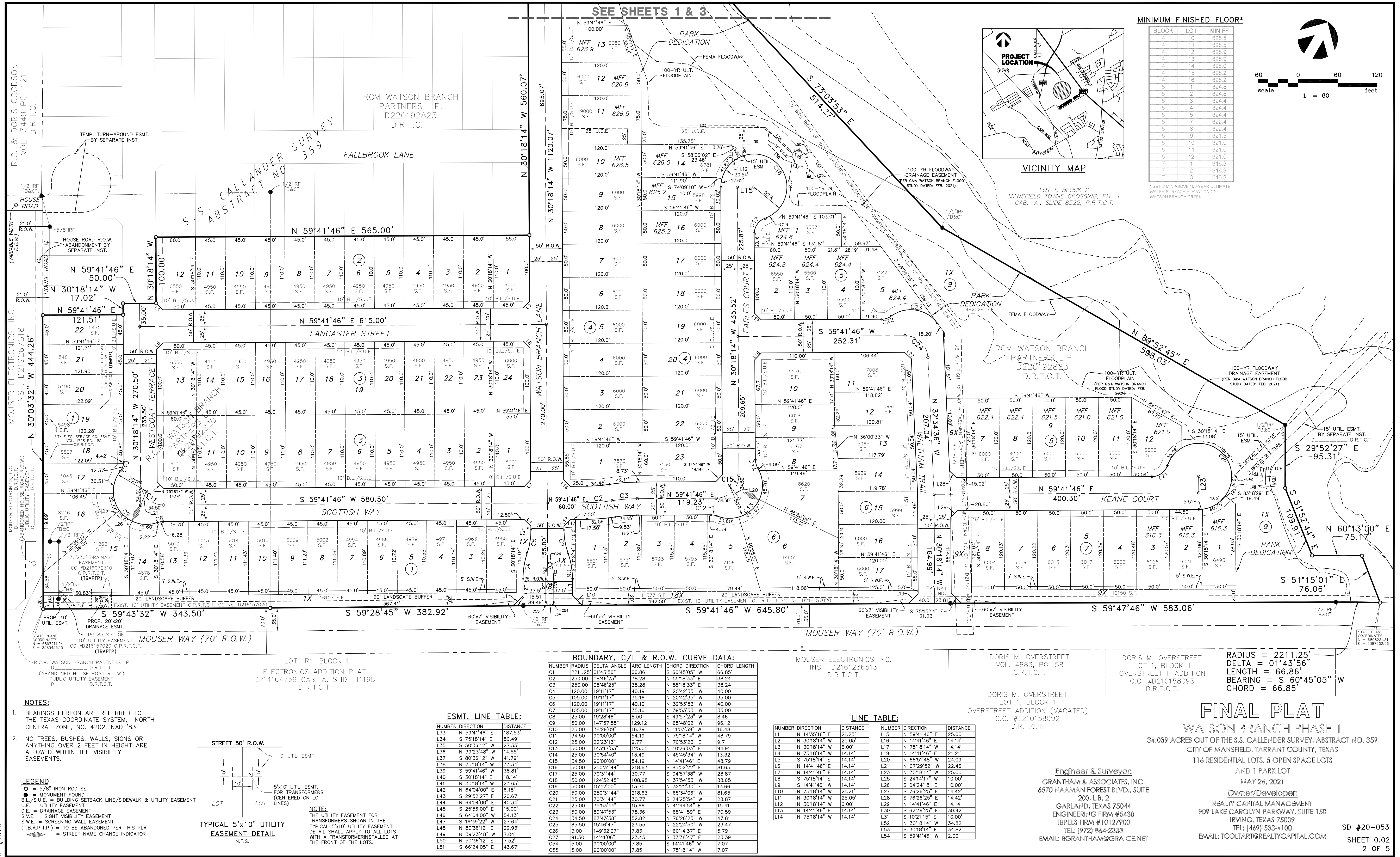
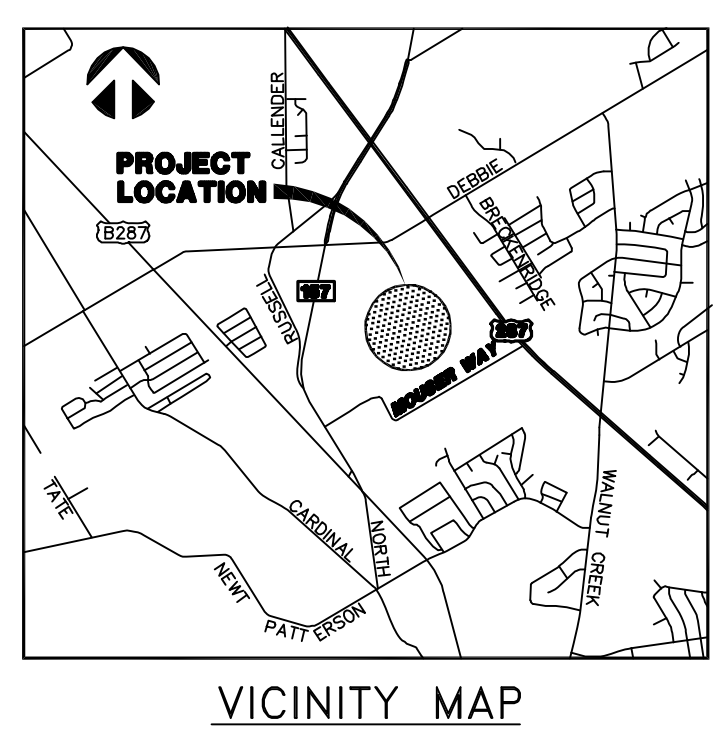


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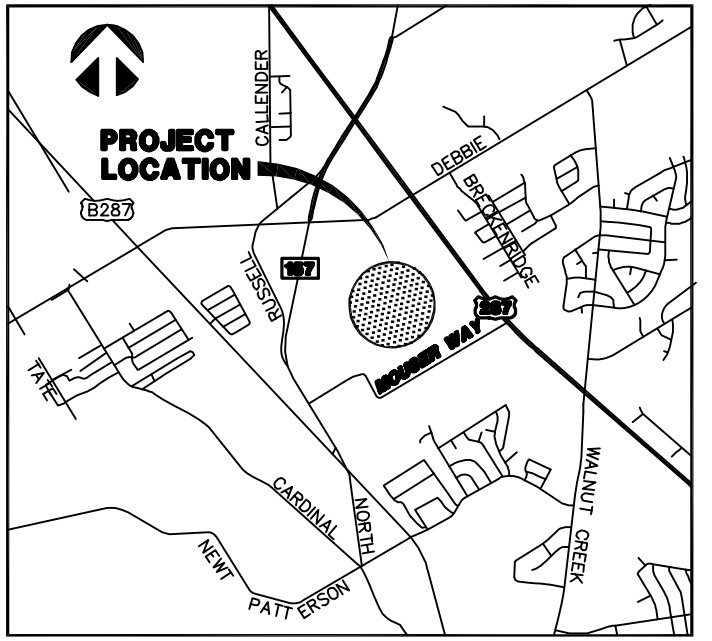
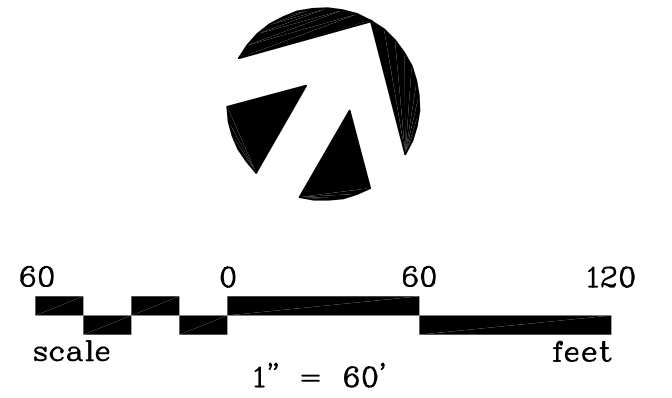
SD #20-053
SHEET 0.03
3 OF 5

- LEGEND**
- = 5/8" IRON ROD SET
 - = MONUMENT FOUND
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - S.V.E. = SIGHT VISIBILITY EASEMENT
 -  = STREET NAME CHANGE INDICATOR

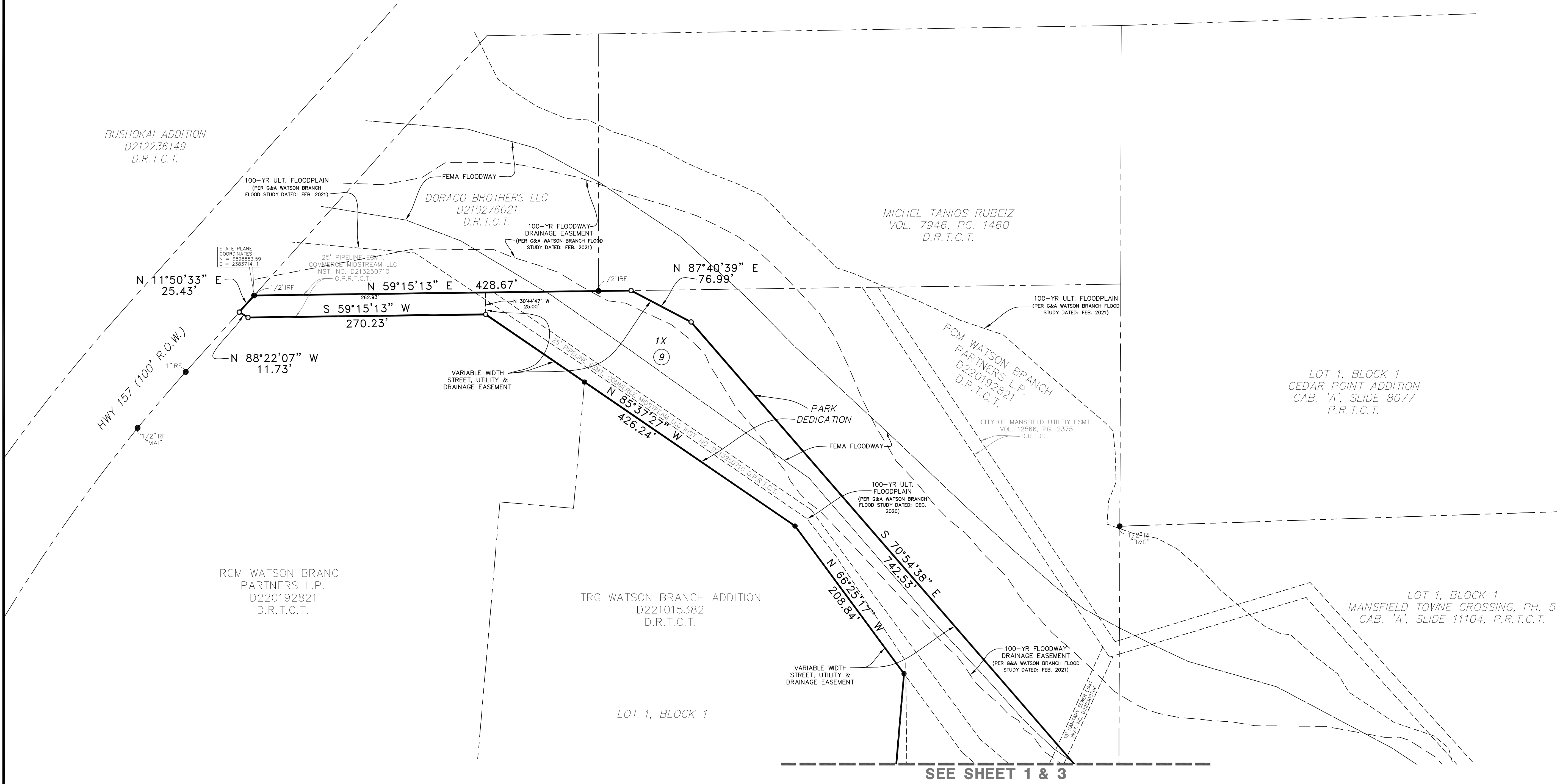
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LEGEND
○ = 5/8" IRON ROD SET
● = MONUMENT FOUND
B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
S.V.E. = SIGHT VISIBILITY EASEMENT
◊ = STREET NAME CHANGE INDICATOR

NOTES:
1. BEARINGS HEREON ARE REFERRED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202, NAD '83
2. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2 FEET IN HEIGHT ARE ALLOWED WITHIN THE VISIBILITY EASEMENTS.



VICINITY MAP



FINAL PLAT WATSON BRANCH PHASE 1

34.039 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
116 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
AND 1 PARK LOT
MAY 26, 2021

Owner/Developer:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
TEL: (469) 533-4100
EMAIL: TCOLTART@REALTYCAPITAL.COM

Engineer & Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD., SUITE
200, L.B. 2
GARLAND, TEXAS 75044
ENGINEERING FIRM #5438
TBPELS FIRM #10127900
TEL: (972) 864-2333
EMAIL: BGRANTHAM@GRA-CE.NET

SD #20-053
SHEET 0.04
4 OF 5

STATE OF TEXAS :
COUNTY OF COLLIN : WHEREAS WE, R.C.M. Watson Branch Partners LP, are the owners of the following described property:

Being all that certain lot, tract or parcel of land situated in the S. S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas, being part of those certain tracts of land described in deeds to RCM Watson Branch Partners LP. Recorded in Instruments D220192823 (43.283 acres), D220192820 (4.767 acres), and D220192821 (28.688 acres) of the Deed Records of Tarrant County, Texas, part of that certain tract of land described in deed recorded in Instrument D_____ from the City of Mansfield for part of a partial abandonment of House Road and being more particularly described as follows:

COMMENCING at a ½" capped iron rod (Brittain & Crawford) found on the easterly north line of said 43.283 acre tract described in deed recorded in Instrument D20192823 of said Tarrant County, Texas, being on the southwest line of Lot 1, Block 1, Mansfield Pointe Addition, an addition to the City of Mansfield according to the plat thereof recorded in Cabinet A, Slide 12077 of the Plat Records of Tarrant County, Texas, and being on the northwest right-of-way line of Mouser Way according to a Right-of-Way Deed to the City of Mansfield recorded in Instrument D216157021 of said Tarrant County Deed Records (called 70' R.O.W.) and being in a curve to the right;

THENCE Northwesterly along the northwest right-of-way line of Mouser Way and with the arc of said curve having a radius of 2141.25 feet, a central angle of 01°26'06", whose chord bears S 63°37'01" W, 53.63 feet, an arc length of 53.63 feet, to a ½" capped iron rod (Brittain & Crawford) found;

THENCE S 64°23'47" W, 100.03 feet, continuing along said right-of-way line to a ½" capped iron rod (Brittain & Crawford) found at the point of curvature of a curve to the left;

THENCE, continuing along said right-of-way line and with the arc of said curve having a radius of 2211.25 feet, a central angle of 02°42'22", whose chord bears S 62°58'14" W, 104.43 feet, an arc length of 104.44 feet, to a ½" capped iron rod (G&A) set at the POINT OF BEGINNING;

THENCE continuing along said right-of-way line and with the arc of a curve to the left having a radius of 2211.25 feet, a central angle of 01°43'56" , whose chord bears S 60°45'05" W, 66.85 feet, an arc length of 66.86 feet, to a ½" capped iron rod (B&C) found;

THENCE S 59°57'46" W, 583.06 feet, continuing along said right-of-way line, to a "PK" nail found at an angle point;

THENCE S 59°41'46" W, 645.80 feet, continuing along said right-of-way line, to a ½" capped iron rod (B&C) found at an angle point

THENCE S 59°28'45" W, 382.92 feet, continuing along said right-of-way line, to a ½" capped iron rod (G&A) set at the southeast corner of said 4.767 acre tract described in deed recorded in Instrument D220192820;

THENCE S 59°43'32" W, continuing along said right-of-way and along the south line of said 4.767 acre tract, passing at 305.07 feet, the southeast corner of that certain tract described in deed from the City of Mansfield to RCM Watson Branch Partners, L.P. recorded in Instrument D_____ of the Real Property Records of Tarrant County, Texas, being a portion of abandoned House Road and continuing a total distance of 343.50 feet, to a ½" capped iron rod (G&A) set at the southwest corner of said tract;

THENCE N 30°03'32 W, 444.26 feet, along the west line of said tract, to a ½" capped iron rod (G&A) set;

THENCE N 59°41'46" E, through said tract, crossing at 10.50 feet the east line thereof and the west line of said 4.767 feet and continuing over and across said tract a total distance of 121.51 feet, to a ½" capped iron rod (G&A) set;

THENCE, over and across said 4.767 acre tract, the following:

N 30°18'14" W, 17.02 to a ½" capped iron rod (G&A) set;

N 59°41'46" E, 50.00 feet, to a ½" capped iron rod (G&A) set;

N 30°18'14" E, 100.00 feet, to a ½" capped iron rod (G&A) set, and

N 59°41'46" E, continuing through said 4.767 acre tract, crossing the east line thereof and the west line of said 43.283 acre and continuing over and across same, a total distance of 565.00 feet, to a ½" capped iron rod (G&A) set;

THENCE N 30°18'14" W, 560.07 feet, continuing through said 43.283 acre, to a ½" capped iron rod (G&A) set at the point of curvature of a curve to the left;

THENCE Northwesterly, continuing through said 43.283 acre tract and with the arc of said curve having a radius of 150.00 feet, a central angle of 49°06'51", whose chord bears N 54°51'39" W, 124.68 feet, an arc length of 128.58 feet, to a ½" capped iron rod (G&A) set;

THENCE N 79°25'05" W, continuing through said 43.283 acre tract and crossing its west line and the east line of said 28.688 acre tract recorded in Instrument D220192821 and continuing through it a distance of 520.70 feet, to a ½" capped iron rod (G&A) set at the point of curvature of a curve to the left;

THENCE, over and across said 28.688 acre tract, the following:

Southwesterly, with the arc of said curve having a radius of 195.00 feet, a central angle of 35°38'19", whose chord bears S 82°45'46" W, 119.35 feet, an arc length of 121.29 feet, to a point;

S 64°56'36" W, 17.35 feet, to a point; being an easterly corner of Watson Branch Lane according to the Final Plat of TRG Watson Branch Addition, an addition to the City of Mansfield recorded in Instrument D22101015382 of the Official Public Records of Tarrant County, Texas;

THENCE, along the common line between said RCM Watson Branch Partners, L.P. tract and said TRG Watson Branch Addition, the following:

N 25°03'24" W, 50.00 feet, to a point;

S 64°56'36" W, 126.25 feet, to a point;

N 25°03'24" W, 177.92 feet, to a point;

N 66°25'17" W, 208.84 feet, to a point;

N 85°37'27" W, at 290.08 feet, passing the most northerly corner of Lot 1, Block 1, TRG Watson Branch Addition and crossing through the tract described in deed to RCM Watson Branch Partners, L.P. tract recorded in Instrument D220192821 and continuing a total distance of 426.24 feet, to a point;

S 59°15'13" W, 270.23 feet, to a point, and

N 88°22'07" W, 11.73 feet, to a point on the northeasterly line of said 28.688 acre tract and the easterly right-of-way of State Highway 157 (variable width R.O.W.);

THENCE N 11°50'53" E, 25.43 feet along said line, to a ½" iron rod found at the northwest corner of said 28.688 acre tract, being the southwest corner of that certain tract of land described in deed to Doraco Brothers, LLC recorded in Instrument D210276021 of the Deed Records of Tarrant County, Texas;

THENCE N 59°15'13" E, along the Northwest line of said 28.688 acre tract and the southeast line of said Doraco Brothers, LLC tract, passing at 391.62 feet, a ½" iron rod found at the east corner thereof and the south corner of that certain tract of land described in deed to Michael Tanios Rubelz recorded in Volume 7946, Page 1460 of said Tarrant County Deed Records and continuing a total distance of 428.67 feet, to a ½" capped iron rod (G&A) set;

THENCE, over and across said 28.688 acre tract, the following:

N 87°40'39" E, 76.99 feet, to a ½" capped iron rod (G&A) set, and

S 70°54'38" E, 742.53 feet, to a ½" iron rod found on the easterly line of said to RCM Watson Branch Partners, L.P tract, being the westerly corner of said 43.283 acre tract and being a southwest corner of Lot 1, Block 1, Mansfield Towne Crossing, Phase 5 recorded in Cabinet A, Slide 11104 of the Plat Records of Tarrant County, Texas;

THENCE, along the common line between said 43.283 acre tract and said Mansfield Towne Crossing Phase 5, the following:

N 70°17'10" E, 295.83 feet, to a ½" capped iron rod (Brittain & Crawford) found;

S 69°16'27" E, 292.95 feet, to a ½" capped iron rod (Brittain & Crawford) found, and

N 88°06'47" E, 260.88 feet, to a ½" capped iron rod (Brittain & Crawford) found at the southwest corner of said Lot 1, Block 1 and the westerly northwest corner of Lot 1, Block 2, Mansfield Towne Crossing, Phase 4 recorded in Cabinet A, Slide 8522 of said Tarrant County Plat Records;

THENCE, continuing along the easterly line of said 43.283 acre tract and the westerly line of said Lot 1, Block 2, the following:

S 31°10'23" E, 347.34 feet, to a ½" capped iron rod (G&A) set;

S 73°03'53" E, 514.27 feet, to a ½" capped iron rod (Brittain & Crawford) found;

N 89°52'45" E, 598.03 feet, to a ½" capped iron rod (Brittain & Crawford) found;

S 29°52'27" E, 95.31 feet, to a ½" capped iron rod (G&A) set;

S 51°52'44" E, 109.91 feet, to a ½" capped iron rod (G&A) set;

N 60°13'00" E, 75.17 feet, a ½" capped iron rod (G&A) set, and

S 51°15'01" E, 76.06 feet, to the POINT OF BEGINNING and containing approximately 34.039 acres or 1,482,739 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BBY THESE PRESENTS: THAT WE, Realty Capital Management Company, acting by and through our duly authorized representative do hereby adopt this Final Plat designating the hereinabove described property as Watson Branch, Phase 1, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate the streets, alleys, easements and parkland as shown thereon.

Witness my hand at _____, Texas, this _____ day of _____

Authorized Representative, Realty Capital Management Company

State of Texas :

County of _____ : Before me, the undersigned authority personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

PLAT NOTES

1. Notice: Selling a portion of any lot in this addition is a violation of state law and City ordinance and is subject to penalties imposed by law.
2. A mandatory homeowners association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to the screening wall and the parkway between the screening wall and the street; subdivision landscaping; medians; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement and alleys.
3. Park land shown hereon must be conveyed to the City of Mansfield by deed.

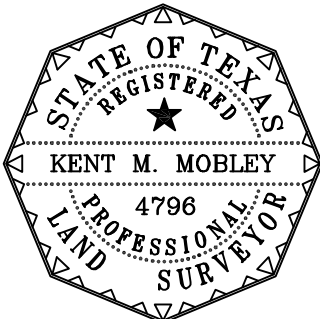
SURVEYOR'S CERTIFICATE

This is to certify that I, KENT M. MOBLEY, 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 _____, 20_____

PRELIMINARY FOR REVIEW ONLY

Kent M. Mobley RPLS
Texas Registration No. 4796



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 KENT M. MOBLEY, 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 _____, 20_____

Notary Public, State of Texas

Conditions of Acceptance of
Drainage and Floodway Easements
This plat is proposed by the Owners of properties described herein (herein often 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 eosement 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.

APPROVED BY THE CITY OF MANSFIELD	
_____ APPROVED	_____ P & Z COMISSION CHAIRMAN
_____ ATTEST:	_____ PLANNING & ZONING SECRETARY

FINAL PLAT WATSON BRANCH PHASE 1

34.039 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

116 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS

AND 1 PARK LOT

MAY 26, 2021

Owner/Developer:

REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
TEL: (469) 533-4100

EMAIL: TCOLTART@REALTYCAPITAL.COM

Engineer & Surveyor:

GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD., SUITE
200, L.B. 2

GARLAND, TEXAS 75044
ENGINEERING FIRM #5438

TBPELS FIRM #10127900
TEL: (972) 864-2333

EMAIL: BGRANTHAM@GRA-CE.NET

SD #20-053

SHEET 0.05

5 OF 5