



**LEGAL DESCRIPTION**

WHEREAS, Nickson Heritage Industrial LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 8.694 acre tract of land located in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas, being part of a 9.288 acre tract of land described in a Deed to Nickson Heritage Industrial, LLC, as recorded in Instrument No. D219216881, Official Public Records, Tarrant County, Texas, (P.R.T.C.T.) being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the northeasterly corner of Lot 1, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D220023000, Plat Records, Tarrant County, Texas (P.R.T.C.T.), also being the northeasterly corner of Lot 2, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, as recorded in Instrument Number D212173302, (P.R.T.C.T.)

THENCE, South 30° 55' 08" East, with the easterly line of said Lot 1, Block 2 and said 9.288 acre tract, and the westerly line of said Lot 2, Block 2, passing at 453.00 feet on "x" cut found at the southeasterly corner of said Lot 1, Block 2, for a total distance of 887.90 feet to a 3/4 inch iron rod found at the southeast corner of said 9.288 acre tract;

THENCE, South 82° 09' 48" West, with the south line of said 9.288 acre tract, for a distance of 98.52 feet to a 3/4 inch iron rod found;

THENCE, South 70° 42' 17" West, with said south line for a distance of 300.28 feet to a 3/4 inch iron rod found at the southwest corner of said 9.288 acre tract, being in the east right of way line of S. Mitchell Road also known as County Road 2004 (variable width right-of-way), as recorded in Instrument Number D149040244, O.P.R.T.C.T. and recorded in Instrument Number D167404200, O.P.R.T.C.T. and recorded in Instrument D203464190, O.P.R.T.C.T. and recorded in Instrument Number D216072303, O.P.R.T.C.T., being on a curve to the right having a central angle of 29° 31' 03" and a radius of 420.00 feet;

THENCE, with said east line, the west line of said 9.288 acre tract, and said curve to the right for an arc distance of 216.37 feet (Chord Bearing North 53° 32' 11" West - 213.99 feet) to a 3/4 inch iron rod found;

THENCE, North 31° 22' 08" West, with said east and west lines, passing at 207.51 feet a 1/2 inch iron rod found at the southwesterly corner of said Lot 1, Block 1, for a total distance of 593.46 feet to a 3/4 inch iron rod found at a northwest corner of said Lot 1, Block 2;

THENCE, North 07° 46' 57" East, with said east and west lines and with the south line of said Lot 2, Block 2, for a distance of 66.68 feet to a 3/4 inch iron rod found at a northwest corner of said Lot 1, Block 2, also being in the south right of way line of Heritage Parkway (120' R.O.W.) as recorded in Instrument Number D220023000, Plat Records, Tarrant County, Texas;

THENCE, North 59° 06' 51" East, with said south line and the north line of said Lot 1, Block 2, for a distance of 429.59 feet to the POINT OF BEGINNING and containing 8.694 acres of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

That, Nickson Heritage Industrial LLC, 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 Lot 1R, Block 2, Heritage Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature hereto for the purposes herein expressed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NICKSON HERITAGE INDUSTRIAL LLC

Charles Nickson President

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles Nickson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

**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 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, and 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.

NUMBER	DIRECTION	DISTANCE
L1	S 59° 06' 51" W	7.52'
L2	N 59° 06' 51" E	8.48'
L3	S 30° 53' 09" E	5.00'
L4	N 30° 53' 09" W	5.00'
L5	S 59° 06' 51" W	13.20'
L6	S 59° 06' 51" W	1.42'

**LEGEND**

IRF - IRON ROD FOUND  
 P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY TEXAS  
 O.P.R.T.C.T. - OPEN PROPERTY RECORDS TARRANT COUNTY TEXAS

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90° 01' 59"	N 14° 05' 51" E	30.02	30.00	47.14	42.44
C2	89° 58' 01"	N 75° 54' 09" W	14.99	15.00	23.55	21.21
C3	34° 59' 34"	S 76° 36' 38" W	14.97	47.50	29.01	28.56
C4	34° 59' 34"	S 76° 36' 38" W	22.85	72.50	44.28	43.59
C5	72° 52' 49"	N 67° 19' 34" W	18.46	25.00	31.80	29.70
C6	34° 59' 34"	N 76° 36' 38" E	31.52	100.00	61.07	60.13
C7	90° 00' 00"	S 14° 06' 51" W	20.00	20.00	31.42	28.28
C8	28° 43' 40"	N 44° 45' 01" E	24.33	95.00	47.63	47.14
C9	28° 43' 38"	N 44° 45' 02" E	16.65	65.00	32.59	32.25
C10	40° 51' 49"	N 09° 57' 19" E	11.18	30.00	21.40	20.95
C11	45° 01' 20"	N 52° 53' 51" E	12.43	30.00	23.57	22.97
C12	34° 04' 54"	S 13° 50' 42" E	9.20	30.00	17.85	17.58

- NOTES:**
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
  - BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS), TEXAS NORTH CENTRAL ZONE (4202).
  - THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 1R AND 2, BLOCK 2. 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 PURPOSE OF THIS REPLAT IS TO ADD ADDITIONAL AREA TO LOT 1, BLOCK 2.
  - NOTICE: 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.
  - NO TREES, BUSHES, SIGNS OR ANYTHING OVER 2 FEET IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Warren L. Corwin, a Registered Professional Land Surveyor of the State of Texas, having plotted 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.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

WARREN L. CORWIN  
 Texas Registration No. 4621

THE STATE OF TEXAS §  
 COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_  
 P&Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_  
 PLANNING & ZONING SECRETARY

OWNER/APPLICANT  
 NICKSON HERITAGE INDUSTRIAL LLC  
 2807 EASTGROVE LANE  
 HOUSTON, TX 77027  
 713-961-4400  
 Charles Nickson - cnickson@msn.com

PREPARED BY  
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REPLAT  
 LOT 1R, BLOCK 2  
 HERITAGE INDUSTRIAL PARK  
 BEING A REVISION OF LOT 1, BLOCK 2  
 HERITAGE INDUSTRIAL PARK,  
 ACCORDING TO THE PLAT FILED IN  
 INSTRUMENT NUMBER D220023000  
 PLAT RECORDS, TARRANT COUNTY, TEXAS  
 CITY OF MANSFIELD  
 TARRANT COUNTY, TEXAS  
 1 LOT  
 8.694 ACRES  
 MILTON GREGG SURVEY, ABSTRACT NO. 555