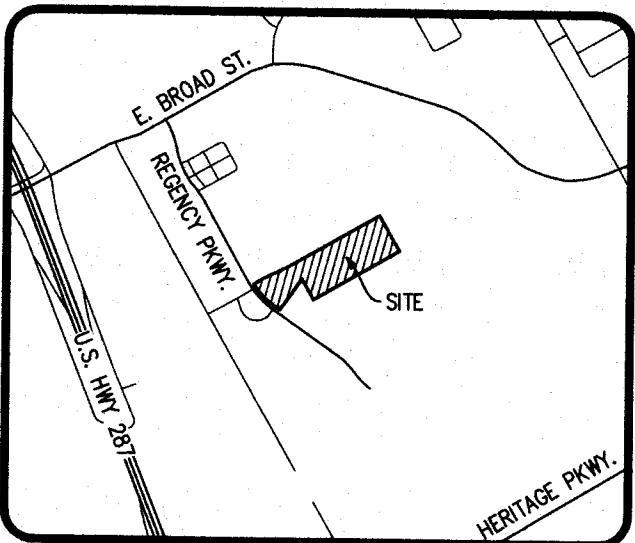
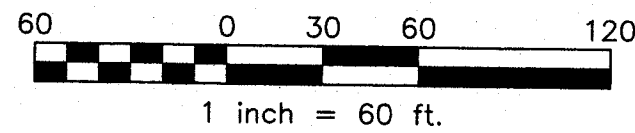
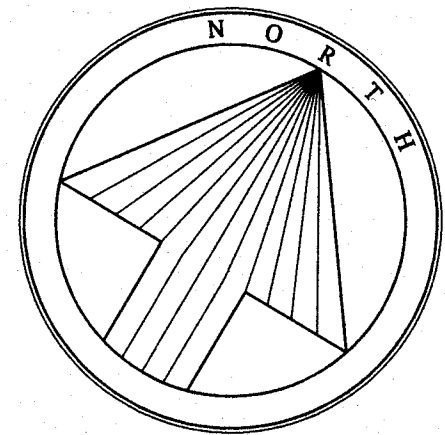


LEGEND		
○	1/2" IRON ROD WITH PLASTIC CAP	STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND	
CRF	CAPPED IRON ROD FOUND	
CM	CONTROL MONUMENT	
(BTP)	BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY	
BL	BUILDING LINE	
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS	
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	

Line Table		
Line #	Bearing	Distance
L1	N 54°56'11" E	50.00'
L2	N 66°48'52" E	65.10'
L3	N 60°07'36" E	1085.91'

Line Table		
Line #	Bearing	Distance
L6	S 46°38'40" E	253.17'
L7	S 54°52'03" E	835.22'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	207.31'	1000.00'	11°52'41"	N 60°52'31" E	206.94'
C2	116.72'	1000.00'	6°41'16"	N 63°28'14" E	116.66'
C3	363.22'	820.00'	25°22'44"	S 42°10'41" E	360.25'



NOTES:

1. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. The common access easement is for the use of Lot 1, Block 1, JLB Mansfield and Lots 2 & 3, Block 1, Highland Heights Addition. No improvements shall be made that impede ingress and egress along this easement.
4. The common access easement shall be maintained by the property owners.
5. No trees, bushes, signs, walls or anything over 2' in height is allowed within the visibility easement.

OWNER'S CERTIFICATE

WHEREAS Fifteen Oaks Mansfield, L.P., Michael P. Collini, and First Baptist Church of Mansfield are the sole owners of a 12.869 acre tract of land situated in the E. McAnear Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas, being part of a tract conveyed by deed recorded in Document No. 0205288048 of the Official Public Records, Tarrant County, Texas (OPRTCT), and being part of a tract conveyed by deed recorded in Document No. 0210239946 OPRTCT, and being part of a tract conveyed by deed recorded in Volume 7667, Page 1119 of the Deed Records, Tarrant County, Texas (DRCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. 0203330304 OPRTCT, for the south corner of a tract conveyed to Michael P. Collini, recorded in Document No. 021212078 OPRTCT;

THENCE along the southeast line thereof, the following:

N 54°56'11" E, 14.22 feet to a 1/2" iron rod found;

A tangent curve to the right having a central angle of 11°52'41", a radius of 1035.00 feet, a chord of N 60°52'31" E - 214.18 feet, an arc length of 214.57 feet to a 1/2" iron rod found;

N 66°48'52" E, 65.10 feet to a 1/2" iron rod found;

A tangent curve to the left having a central angle of 06°41'16", a radius of 965.00 feet, a chord of N 63°28'14" E - 112.57 feet, an arc length of 112.64 feet to a 1/2" iron rod found;

And N 60°07'36" E, 1085.76 feet passing at 59.4 feet a 1/2" iron rod found at the southeast corner of said Collini tract and into said First Baptist Church tract to a point on the southwest line of a tract conveyed to Stephen Clure Horning-Lockwood, recorded in Volume 10470, Page 1069 DRCT;

THENCE S 30°07'32" E, 425.14 feet along the southwest line thereof to a 1/2" iron rod with plastic cap found for the north corner of a right-of-way dedication created by the final plat of Highland Heights Addition;

THENCE S 60°08'03" W, 1031.11 feet along the northwest line of Highland Heights Addition to a 1/2" iron rod found for the east corner of Lot 2, Block 3, McCaslin Business Park, recorded in Document No. 0204167038, Official Public Records, Tarrant County, Texas, for a northwesterly corner of Lot 1, Block 1, Highland Heights Addition, recorded in Document No. 0216107477 OPRTCT;

THENCE N 29°29'19" W, 243.27 feet along the northeast line of Lot 2, Block 3 to a 1/2" iron rod with plastic cap found for the north corner thereof, being the east corner of said Collini tract;

THENCE S 35°07'52" W, 395.72 feet along the northwest line of Lot 2 to a 1/2" iron rod with plastic cap found on the east line of Regency Parkway, a 70-foot right-of-way created by the final plat of Section One, McCaslin Business Park, recorded in Document No. 0203330304 OPRTCT, for the west corner of Lot 2;

THENCE N 54°52'03" W, 76.13 feet along the east line of Regency Parkway to a 1/2" iron rod with plastic cap stamped "SPARSING" set;

THENCE continuing along the east line of Regency Parkway, around a tangent curve to the right having a central angle of 22°21'35", a radius of 785.00 feet, a chord of N 43°41'16" W - 304.40 feet, an arc length of 306.35 feet to the POINT OF BEGINNING with the subject tract containing 560,584 square feet or 12.869 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Fifteen Oaks Mansfield, L.P., Michael P. Collini, and First Baptist Church of Mansfield, being the sole owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as Lot 1, Block 1, JLB Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements as shown thereon.

Witness our hands at Tarrant County, Texas, this 26th day of July, 2021.

FIRST BAPTIST CHURCH OF MANSFIELD

By: Ron Bolar, Trustee

By: Steve Cooper, Trustee

By: Don Ellis, Trustee

FIFTEEN OAKS OF MANSFIELD, L.P.

By: John Arnold, Title Manager

MICHAEL P. COLLINI

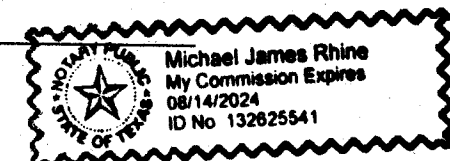
Owner

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 Ron Bolar, 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 the 26th day of July, 2021.

Notary Public, State of Texas

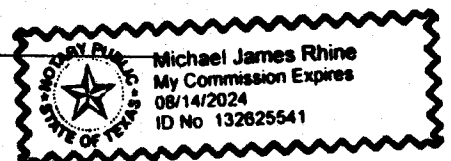


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Steve Cooper, 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 the 26th day of July, 2021.

Notary Public, State of Texas



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 Don Ellis, 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 the 26th day of July, 2021.

Notary Public, State of Texas

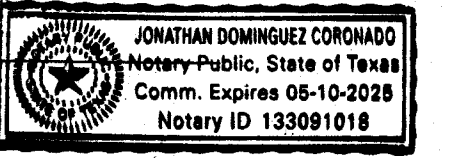


STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared John Arnold, 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 the 23rd day of July, 2021.

Notary Public, State of Texas



OWNER
First Baptist Church of Mansfield
1800 E. Broad St.
Mansfield, TX 76063
Telephone: (817) 473-1161
Contact: Mike Sellers
Email: mikes@firstmansfield.com

OWNER
Fifteen Oaks Mansfield, L.P.
3557 Bellaire Drive South
Fort Worth, TX 76109
Telephone: (817) 734-2414
Contact: John C. Arnold
Email: jsarnold8@gmail.com

OWNER
Michael P. Collini
288 Regency Pkwy.
Mansfield, TX 76063
Telephone: (817) 473-2772
Contact: Wendy Collini
Email: wcollini@aol.com

DEVELOPER
JLB Partners, LLC
3890 W. Northwest Hwy., Ste. 700
Dallas, TX 75220
Telephone: (214) 271-8496
Email: rconway@jlbpartners.com

ENGINEER / SURVEYOR
Splars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: Joe Lehman
Email: joe.lehman@splarsengineering.com

APPROVED BY THE CITY OF MANSFIELD

Approved by: _____ 2021 P&Z Commission Chairman

Attest: _____ 2021 P&Z Secretary

SURVEYOR'S CERTIFICATE

This is to certify that I, Darren K. Brown, a registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this 23rd day of July, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252

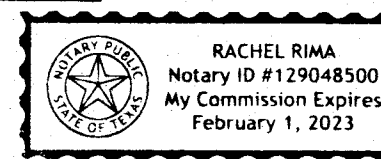


STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 the 23rd day of July, 2021.

Notary Public, State of Texas



FINAL PLAT
LOT 1, BLOCK 1
JLB MANSFIELD
BEING 12.869 ACRES OUT OF THE
E. McANEAR SURVEY, ABSTRACT NO. 1005
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
1 LOT
JULY, 2021