

**MONUMENTS / DATUMS / BEARING BASIS**  
Monuments are found if not marked MNS or CRS.  
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
○ Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFl/TxCS/'83,NCZ  
Bearings are based on grid north (TxCS,'83,NCZ)

**LEGEND OF ABBREVIATIONS**  
US.SyFl. United States Survey Feet  
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone  
P.R.T.C.T. Plat Records of Tarrant County, Texas  
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas  
D.R.T.C.T. Deed Records of Tarrant County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line  
R.O.W. Right of Way

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Jewel Chadd, 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.

**PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jewel@jphls.com  
Date: TBD

STATE OF TEXAS §  
COUNTY OF TARRANT §

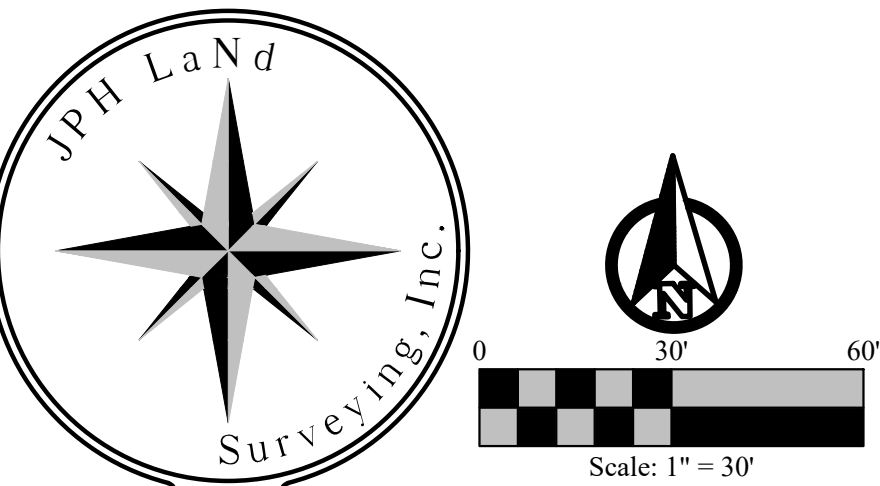
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the state of Texas

**GENERAL NOTES:**

- The purpose of this replat is to revise note number 5 shown on the final plat of Steadfast Heritage Addition, recorded under Inst.# D217282441, O.P.R.T.C.T. **Note Number 5 reads as follows:** The Common Access easement is for the use of Lots 1, 2, 3. No improvements shall be made that impede ingress or egress along this easement. **The revised note (per this replat) reads as follows:** The common Access easement is for the use of Lots 2 and 3. No improvements shall be made that impede ingress or egress along this easement, notwithstanding anything to the contrary contained in Steadfast Heritage Addition (original plat), Lot 1R will not be benefited nor will it be burdened by Common Access shown on Steadfast Heritage Addition (original plat).
- Bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinate System of 1983, North Central Zone (4202), grid values.
- 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.
- This replat was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-9001222100066-LE, Commitment # 9001222100066, effective January 6, 2021, and issued January 19, 2021.
- The common Access easement is for the use of Lots 2 and 3. No improvements shall be made that impede ingress or egress along this easement, notwithstanding anything to the contrary contained in Steadfast Heritage Addition (original plat), Lot 1R will not be benefited nor will it be burdened by Common Access shown on Steadfast Heritage Addition (original plat).
- The Common Access Easement shall be maintained by the property owners.
- This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0490K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
- The fieldwork was completed on May 10, 2021.



JPH Job/Drawing No. (see below)  
2021.022.029 Commerce Dr., Mansfield, Tarrant Co., Tx - Final Plat.dwg  
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785 Lonesome Dove Trail, Hurst, Texas 76054  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500 #10194073 #10193867  
DFW-Houston | Central Texas | West Texas

AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD  
1200 E BROAD STREET, MANSFIELD, TX 76063

**SURVEYOR:**  
JPH Land Surveying, Inc.  
Jewel Chadd, R.P.L.S.  
785 Lonesome Dove Trail  
Hurst, Texas 76054  
Office/Fax (817) 431-4971  
jewel@jphls.com

**DEVELOPER:**  
Vaquero Heritage Parkway Partners, LP  
2900 Wingate Street, Suite 200  
Fort Worth, TX 76107  
Telephone (512) 983-1793  
kagnor@vaqueroventures.com

**OWNER:**  
Steadfast Heritage, LLC  
a Texas limited liability company  
Brian M. Wertz, President  
2525 Knight Street Suite 300  
Dallas, TX 75219  
Telephone (214) 775-0023  
Brian@arrowcapital.com

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

ATTEST:

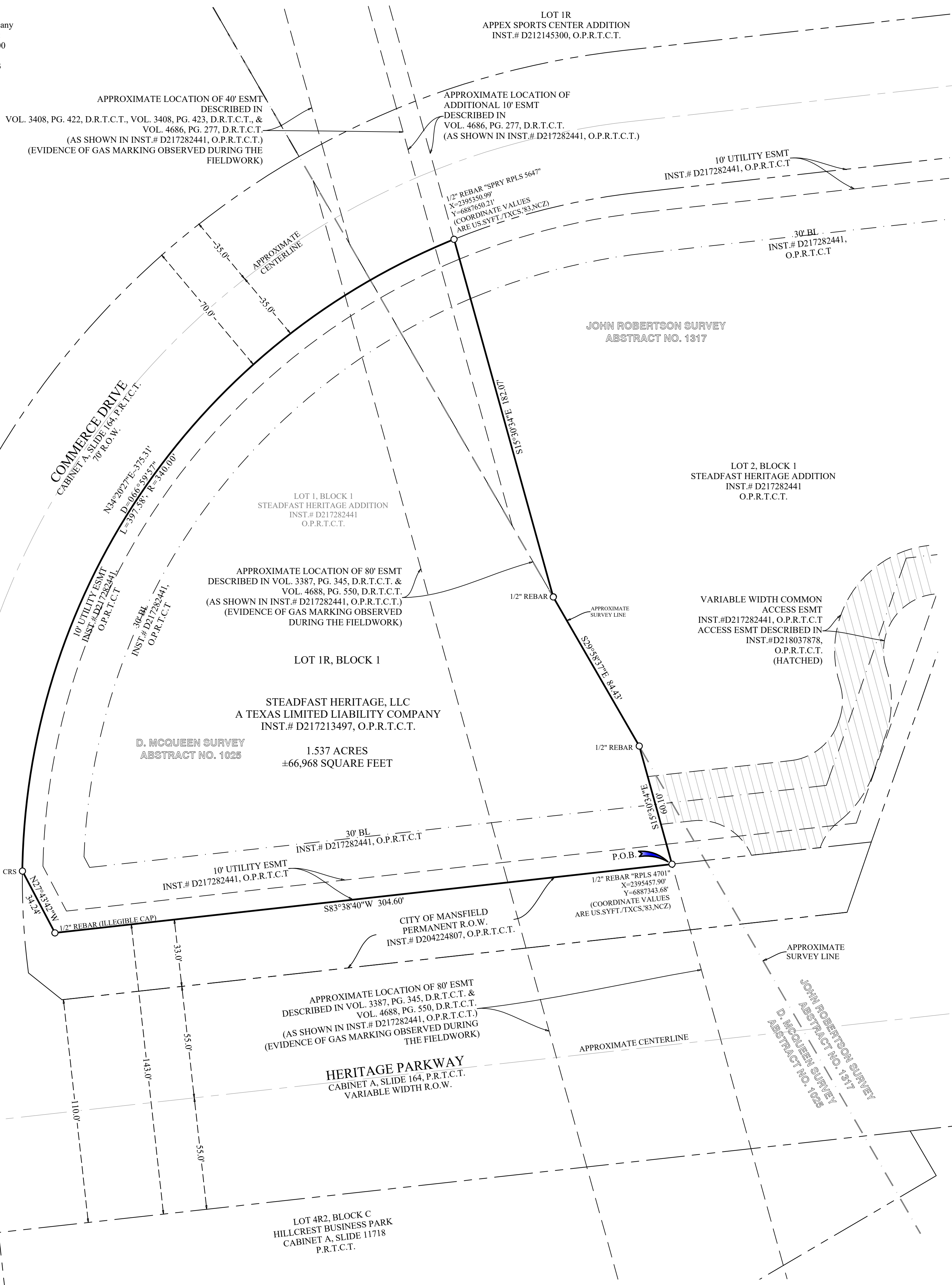
Planning & Zoning Secretary \_\_\_\_\_ Date \_\_\_\_\_

CITY OF MANSFIELD  
A TEXAS MUNICIPAL CORPORATION  
INST.# D217285025, O.P.R.T.C.T.

LOT 2, BLOCK 1  
ALLISON - SMITH ADDITION  
CABINET A, SLIDE 11683  
P.R.T.C.T.

LOT 1, BLOCK 1  
ALLISON - SMITH ADDITION  
CABINET A, SLIDE 11683  
P.R.T.C.T.

LOT 4R1, BLOCK C  
HILLCREST BUSINESS PARK  
CABINET A, SLIDE 11718, P.R.T.C.T.



**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Steadfast Heritage, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the sole owner of Lot 1, Block 1, Steadfast Heritage Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D217282441, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said Lot 1 is a portion of the tract described in the deed to said Steadfast Heritage, LLC, a Texas limited liability company, recorded under Instrument Number D217213497, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

**Beginning** at a 1/2 inch capped rebar stamped "RPLS 4701" found at the southeast corner of Lot 1, Block 1, Steadfast Heritage Addition, recorded under Instrument Number D217282441, Official Public Records, Tarrant County, Texas;

**THENCE** with the perimeter and to the corners of Lot 1, the following calls:

- SOUTH 83°38'40" WEST, a distance of 304.60 feet to a found 1/2 inch capped rebar (illegible cap);
- NORTH 27°43'42" WEST, a distance of 34.24 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the right (concave southeast) having a radius of 340.00 feet;
- In a northeasterly direction, along the arc of the said non-tangent curve, an arc length of 397.58 feet (a chord bearing of NORTH 34°20'27" EAST, a chord distance of 375.31 feet) to a 1/2 inch capped rebar stamped "SPRY RPLS 5647" found on the curve;
- SOUTH 15°30'34" EAST, a distance of 182.07 feet to a found 1/2 inch rebar;
- SOUTH 29°58'37" EAST, a distance of 84.43 feet to a found 1/2 inch rebar;
- SOUTH 15°30'34" EAST, a distance of 60.10 feet returning to the **POINT OF BEGINNING** and enclosing 1.537 acres (±66,968 Square Feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Steadfast Heritage, LLC, being the sole owner of the above tract, acting by and through the undersigned, its president, does hereby adopt the herein above property as Lot 1R, Block 1, **Steadfast Heritage Addition**, an addition in the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: Steadfast Heritage, LLC, a Texas limited liability company  
By: Steadfast Retail, LLC, a Texas limited liability company, Its Sole Manager

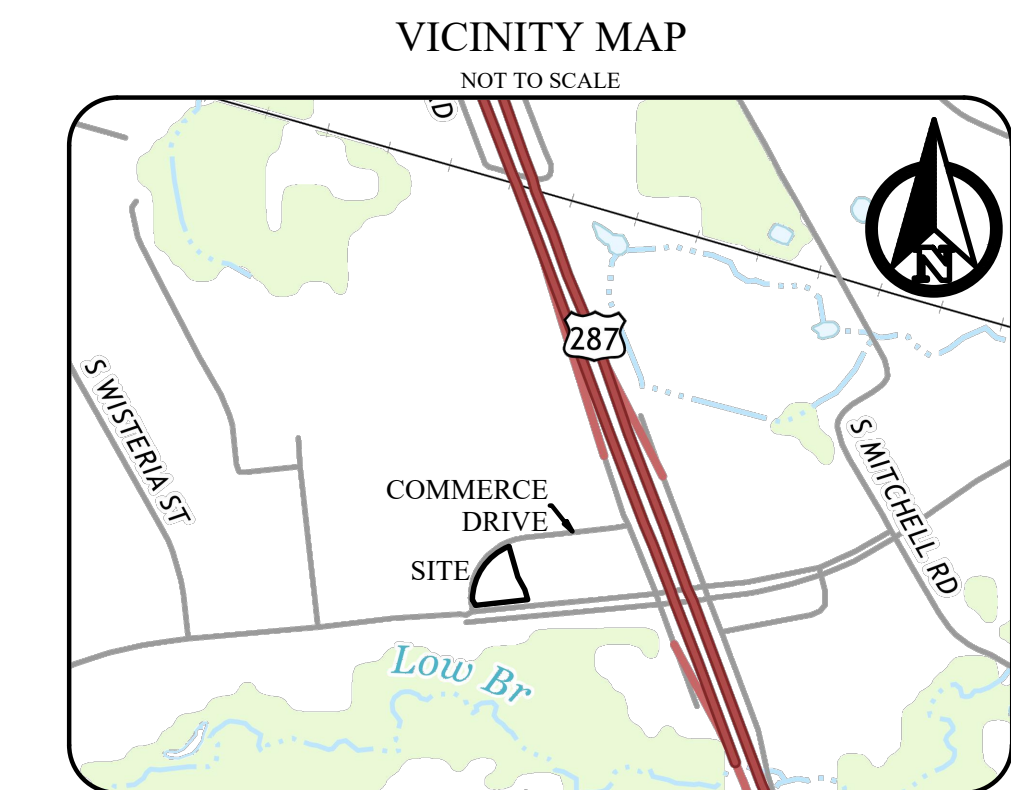
Brian M. Wertz, President

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

BEFORE ME, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, on this day personally appeared **Brian M. Wertz**, president, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the state of \_\_\_\_\_



**REPLAT**  
**LOT 1R, BLOCK 1**  
**STEADFAST HERITAGE ADDITION**  
BEING A REVISION OF LOT 1, BLOCK 1, STEADFAST HERITAGE ADDITION  
ACCORDING TO THE PLAT THEREOF RECORDED UNDER INST.# D217282441, O.P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
ONE (1) LOT, ONE (1) BLOCK  
1.537 ACRES

CASE NUMBER: SD#21-039

This plat filed in Instrument No. \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_.