



STATE OF TEXAS:  
COUNTY OF TARRANT:

WHEREAS, LG Land, J.V., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the F.B. Waddell Survey, Abstract No. 1658, Mansfield, Tarrant County, Texas, and being the tract of land described in deed recorded in Inst. No. D208006507, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2" iron rod found at the Southeast corner of said LG Land, J.V. tract, being the Northeast corner of Lot 6R, Block 1, Tuscany on Walnut Creek, an addition to the City of Mansfield, Tarrant County, Texas according to the amended plat recorded in Cabinet A, Slide 10585, Plat Records, Tarrant County, Texas;

THENCE along the North line of said Block 1 as follows:

- N75°24'04"W, a distance of 402.63 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050
- N88°27'03"W, a distance of 227.10 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 found at the Southeast corner of a Tract of land described in the deed to The City of Mansfield, a Municipal Corporation recorded in Volume 6451, Page 65, Deed Records, Tarrant County,

THENCE N06°50'22"E, a distance of 241.52 feet along the East line of said City of Mansfield tract to a 3/8" iron rod found at the Northeast corner of said City of Mansfield tract, bring the Southwest corner of WM. RIGG ADDITION an addition to the City of Mansfield according to the plat recorded in Cabinet B, Slide 1913, Plat Records, Tarrant County, Texas, said iron rod being the Northwest corner of said LG Land, J.V. tract;

THENCE S86°52'11"E, a distance of 220.32 feet along the South line of said WM. RIGG ADDITION to an 1/2" iron rod found at the Southeast corner of said WM. RIGG ADDITION;

THENCE S87°46'06"E, a distance of 173.09 feet along a South line of Lot 1, Block 1, WADDELL ADDITION, an addition to the City of Mansfield according to the plat recorded in Cabinet A, Slide 7542, Plat Records, Tarrant County, Texas, to an 1/2" iron rod found at the Northeast corner of said LG Land, J.V. tract;

THENCE S30°40'28"E, a distance of 382.12 feet along the East line of said LG Land, J.V. tract to the point of beginning, containing 2.929 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Grid.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LG Land, J.V., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as TUSCANY ON WALNUT CREEK - PHASE II, an Addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the 22 day of December, 2008.

LG Land, J.V.

by: *[Signature]*  
Title: *Managing Joint Venture*

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared *Larry R. Nix* *Managing Joint Venture* of LG Land, J.V., 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 consideration therein expressed.

GIVEN MY HAND AND SEAL on this the 22<sup>nd</sup> day of December, 2008.

*[Signature]*  
Notary Public, State of Texas  
My Commission Expires: 7-18-2011

This is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and imprinted "Beasley 4050". Irons that are damaged, disturbed, or not so marked are not original corners.

*[Signature]*  
Herbert S. Beasley  
Registered Professional Land Surveyor  
Texas Registration No. 4050

This is to certify that I, William M. Smith, Jr., a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground by Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas.

*[Signature]*  
William M. Smith, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 4647

**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 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.

LINE	LENGTH	BEARING
E2	2.23'	S18°55'03"E
E3	29.08'	N67°16'11"E
E4	59.07'	S27°48'03"W
E5	43.25'	S56°43'29"E
E6	24.06'	N45°51'16"E
E7	22.06'	S71°44'31"E
E8	33.65'	S82°37'01"E
E9	19.56'	S34°52'58"E
E10	56.50'	S71°22'34"E
E11	56.30'	S60°03'15"E
E12	96.64'	S65°03'32"E
E13	185.47'	N87°55'54"W
E14	34.85'	N61°28'32"W
E15	30.52'	N76°23'13"W
E16	21.93'	S38°54'26"W
E17	37.45'	N77°53'34"W
E20	60.00'	N09°04'57"E
E21	15.00'	S81°01'03"E
E22	73.17'	S09°04'57"W
E23	127.87'	S88°27'03"E
E24	15.13'	S09°04'57"W
E25	21.72'	S88°27'03"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C2	23.64'	52.50'	25°47'44"	12.02'	23.44'	N83°58'48"E
C3	8.76'	27.50'	18°15'10"	4.42'	8.72'	S80°12'33"W
C4	43.20'	27.50'	90°00'00"	27.50'	38.89'	N45°39'52"W
C6	66.73'	108.15'	35°21'00"	34.46'	65.68'	N86°50'49"E
EC8	65.59'	46.37'	81°02'19"	39.63'	60.25'	N83°15'26"E
EC9	56.23'	48.64'	66°14'24"	31.73'	53.15'	S87°28'40"W
EC13	18.32'	57.50'	18°15'10"	9.24'	18.24'	S80°12'33"W
EC14	10.13'	22.50'	25°47'44"	5.15'	10.04'	N83°58'48"E

**NOTES:**

- THE PRIVATE ACCESS EASEMENT IS FOR THE USE OF LOTS 1-4. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT. LOTS 5 AND 6 HAVE ACCESS FROM STRADA CIRCLE.
- THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE BEARING BASIS FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF MANSFIELD HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR TEXAS STATE PLANE COORDINATE SYSTEM.
- 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.

GRID SCALE FACTOR: 0.99988330309  
MONUMENT BC-2 IS REFERENCE MONUMENT.

APPROVED BY THE CITY OF MANSFIELD  
9/2/2008 *[Signature]*  
APPROVED BY: *[Signature]* P & Z COMMISSION CHAIRMAN  
9/2/2008 *[Signature]*  
ATTEST: *[Signature]* PLANNING & ZONING SECRETARY

Owner/Developer:  
LG Land, J.V.  
600 Strada Cir  
Mansfield, Texas 76063  
Ph: 817-473-6116  
Fax: 817-473-6132  
Inst. No. D208006507  
D.R.T.C.T.



WILLIAM M. SMITH  
& ASSOCIATES  
ENGINEERS - SURVEYORS - PLANNERS  
PH 817-265-7166 404 MARY STREET  
FX 817-861-0339 ARLINGTON, TEXAS 76010

This Plat Filed in Cabinet A, Slide 10585, Date 1/22/09  
SD#08-033

The subject property is partially located in the 500 year flood Zone X (Areas of 500-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood); Zone X (Areas determined to be outside 500-year flood plain) and Zone AE (Base flood elevations determined) according to the United States Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0560 H, Community-Panel No. 480606 0560 H, Dated August 2, 1995.