D205296862

A-10585
1 of 3

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. D204388749, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEING all of lots 1-10 and Lot A, Block 1, TUSCANY ON WALNUT CREEK, an addition to the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 10368, Plat Records, Tarrant County, Texas.

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 Lots 1R-10R and Lot A-R, Block 1, TUSCANY ON WALNUT CREEK, an Addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the 2nd day of SEPTEMBER, 2005.

LG Land, J.V.

by: LINDA NIX
Title: PARTNER

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared LINDA NIX, PARTNER 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 they executed the same for the purposes and consideration therein expressed.

GIVEN MY HAND AND SEAL on this the 2nd day of SEPTEMBER, 2005.

Notary Public, State of Texas
My Commission Expires: 11-6-07

COLLIN V. MCDONALD
MY COMMISSION EXPIRES
NOVEMBER 6, 2007

ED 10/26

D205296862

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

A-10585
2 of 3

BETSY PRICE
Tax Assessor-Collector

PAGE 1 OF 1

TAX CERTIFICATE FOR ACCOUNT : 00004258088
AD NUMBER: A1658 5A
CERTIFICATE NO : 39250931

COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
LG LAND JOINT VENTURE

2715 S COOPER ST
ARLINGTON TX 760152431

DATE : 10/6/2005
FEE : $10.00

PROPERTY DESCRIPTION
WADDELL, F B SURVEY
A 1658 TR 5A

0000000 N WALNUT CREEK DR
2.14 ACRES

PROPERTY OWNER
LG LAND JOINT VENTURE

2715 S COOPER ST
ARLINGTON TX 760152431

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2005	CITY OF MANSFIELD	0.00
2005	VPS HEALTH NETWORK	0.00
2005	MANSFIELD ISD	0.00
2005	Tarrant County	0.00
2005	TARRANT COUNTY COLLEGE	0.00
	TOTAL	$0.00

ISSUED TO : LG LAND JOINT VENTURE
ACCOUNT NUMBER: 00004258088
TOTAL CERTIFIED TAX: $0.00

BY : Betty D. Whitmire TARRANT COUNTY TAX OFFICE

BY : Sherry Medina TARRANT COUNTY TAX OFFICE

D205296862

A-10585
3 of 3

CITY OF MANSFIELD
1200 E BROAD ST

MANSFIELD TX 76063

Submitter: CITY OF MANSFIELD ZONING

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 10/06/2005 02:03 PM
Instrument #: D205296862
PLAT A 4 PGS $65.00

By: _____

D205296862

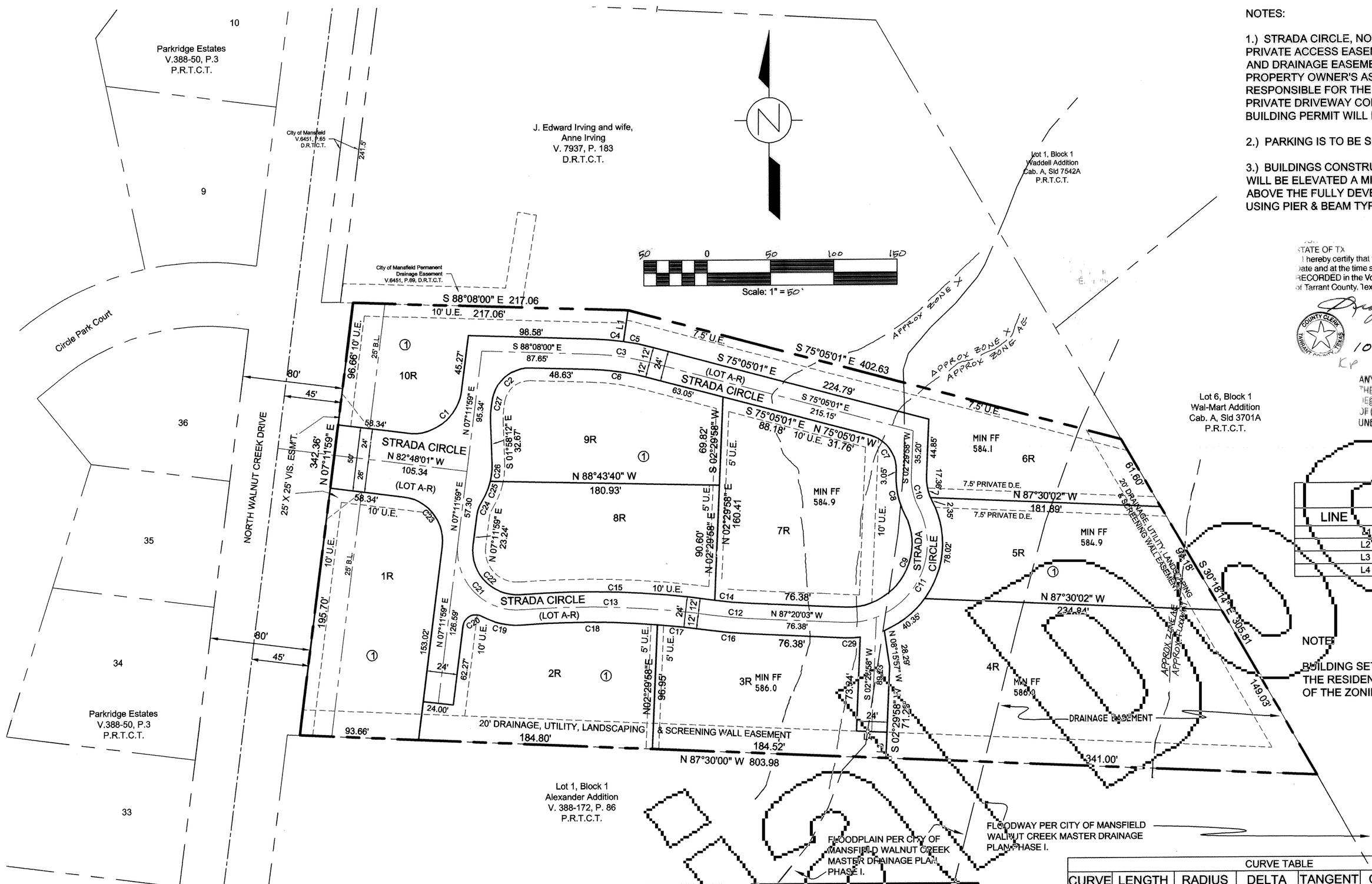
ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CABINET A SLIDE 10585

Tuscany On Walnut Creek

Document

D205290862



NOTES:

1.) STRADA CIRCLE, NOTED AS LOT A-R, IS A PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY AND DRAINAGE EASEMENT. A MANDATORY PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRIVEWAY CONTAINED IN LOT A-R. NO BUILDING PERMIT WILL BE ISSUED FOR LOT A-R.

2.) PARKING IS TO BE SHARED AMONG ALL LOTS.

3.) BUILDINGS CONSTRUCTED ON LOTS 4, 5, & 6 WILL BE ELEVATED A MINIMUM OF TWO FEET (2') ABOVE THE FULLY DEVELOPED FLOODPLAIN USING PIER & BEAM TYPE CONSTRUCTION.

STATE OF TX
I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Named Records of Tarrant County, Texas as stamped hereon by me

COUNTY CLERK
TARRANT COUNTY, TEXAS
10-06-05 2:03 PM

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INENFORCEABLE UNDER FEDERAL LAW.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.53'	S08°23'29"W
L2	27.36'	N08°15'57"W
L3	20.00'	S02°29'58"W
L4	24.00'	S87°30'02"E

NOTE:

BUILDING SETBACKS MAY VARY BASED ON THE RESIDENTIAL PROXIMITY STANDARDS OF THE ZONING ORDINANCE.

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. D204388740, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEING all of lots 1-10 and Lot A, Block 1, TUSCANY ON WALNUT CREEK, an addition to the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 10368, Plat Records, Tarrant County, Texas.

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 Lots 1R-10R and Lot A-R, Block 1, TUSCANY ON WALNUT CREEK, an Addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the 1st day of SEPTEMBER, 2 005.

LG Land, J.V.

by: LINDA NIX
Title: PARTNER

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared LINDA NIX, PARTNER 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 they executed the same for the purposes and consideration therein expressed.

GIVEN MY HAND AND SEAL on this the 1st day of SEPTEMBER, 2 005.

Notary Public, State of Texas
My Commission Expires: 11-6-07

COLLIN V. MCDONALD
MY COMMISSION EXPIRES
NOVEMBER 6, 2007

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.

Herbert S. Beasley
Registered Professional Land Surveyor
Texas Registration No. 4050

STATE OF TEXAS REGISTERED Herbert S. Beasley 4050 PROFESSIONAL LAND SURVEYOR

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.

William M. Smith, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4647

STATE OF TEXAS REGISTERED William M. Smith, Jr. 4647 PROFESSIONAL LAND SURVEYOR

Notes:
All arcs are measured on the chord unless otherwise noted.

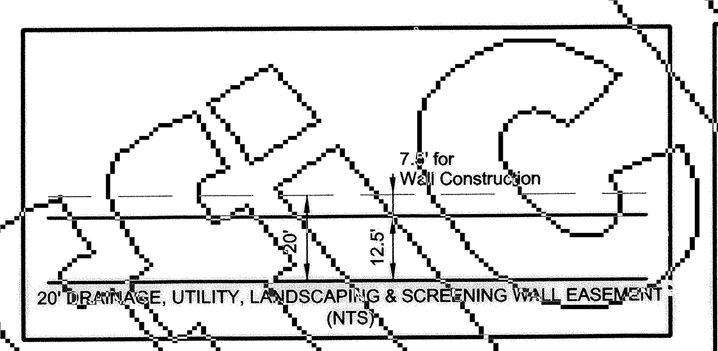
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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. IN THAT 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 .



APPROVED BY THE CITY OF MANSFIELD
9/19, 2005
APPROVED BY: P & Z CHAIRMAN

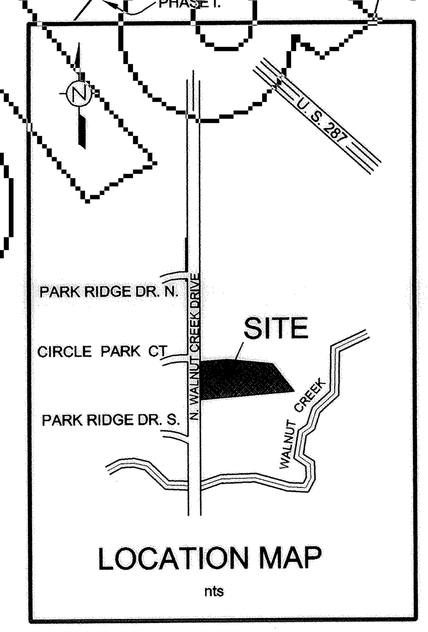
9/19, 2005
ATTEST: PLANNING & ZONING SECRETARY

ATMOS ENERGY
APPROVED BY: Stephen R. Mohr

TXU ELECTRIC DELIVERY
APPROVED BY:

SBC
APPROVED BY:

CHARTER COMMUNICATIONS
APPROVED BY:



LOCATION MAP
nts

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
P. O. BOX 8873
FORT WORTH, TEXAS 76124
METRO 817-429-0194
FAX 817-446-5488

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	55.59'	38.69'	82°19'37"	33.83'	50.93'	N50°36'31"E
C2	42.00'	30.00'	80°13'03"	25.27'	38.65'	S51°34'31"W
C3	45.55'	200.00'	13°02'59"	22.88'	45.45'	N81°36'31"W
C4	24.14'	212.00'	6°31'30"	12.08'	24.13'	N84°52'16"W
C5	24.14'	212.00'	6°31'30"	12.08'	24.13'	N78°20'46"W
C6	44.02'	188.00'	13°24'54"	22.11'	43.92'	N81°47'28"W
C7	37.91'	28.00'	77°34'59"	22.51'	35.08'	N36°17'32"W
C8	32.36'	62.00'	29°54'33"	16.56'	32.00'	S12°27'19"E
C9	104.79'	50.00'	120°04'32"	86.73'	86.64'	N32°37'41"E
C10	26.10'	50.00'	29°54'33"	13.36'	25.81'	S12°27'19"E
C11	129.93'	62.00'	120°04'32"	107.55'	107.43'	N32°37'41"E
C12	28.71'	300.00'	5°28'56"	14.36'	28.69'	S84°35'35"E
C13	151.18'	703.52'	12°18'44"	75.88'	150.89'	N88°00'29"W
C14	27.56'	288.00'	5°28'56"	13.79'	27.55'	S84°35'35"E
C15	153.76'	715.52'	12°18'44"	77.18'	153.46'	N88°00'29"W
C16	29.85'	312.00'	5°28'56"	14.94'	29.84'	S84°35'35"E
C17	42.11'	691.52'	3°29'19"	21.06'	42.10'	N83°35'46"W
C18	106.50'	691.52'	8°49'25"	53.35'	106.39'	N89°45'08"W
C19	33.58'	59.00'	32°36'23"	17.26'	33.13'	S77°51'40"E
C20	19.42'	10.00'	111°14'34"	14.62'	16.51'	S62°49'15"W
C21	83.15'	47.00'	101°21'50"	57.39'	72.72'	S43°28'56"E
C22	61.92'	35.00'	101°21'50"	42.73'	54.15'	S43°28'56"E
C23	54.98'	35.00'	90°00'00"	35.00'	49.50'	N37°48'01"W
C24	12.31'	28.00'	25°11'49"	6.26'	12.21'	S19°47'53"W
C25	17.23'	52.00'	18°59'13"	8.70'	17.15'	N22°54'11"E
C26	13.96'	52.00'	15°22'47"	7.02'	13.92'	N05°43'11"E
C27	18.76'	80.00'	13°26'11"	9.42'	18.72'	S04°44'54"W
C29	12.40'	74.00'	9°35'57"	6.21'	12.38'	N87°51'58"E

Amending Plat

Lots 1R-10R and A-R, Block 1
TUSCANY ON WALNUT CREEK

Being an amendment of Lots 1-10, and Lot A, Block 1
An addition to the City of Mansfield, Tarrant County, Texas
As recorded in Cabinet A, Slide 10368

11 Lots
August, 2005

ENGINEER/SURVEYOR
WILLIAM M. SMITH & ASSOC.
404 MARY STREET
ARLINGTON, TEXAS 76010
817-265-7166
817-861-0339 FAX

OWNER/DEVELOPER
LG LAND, J.V.
2715 SOUTH COOPER STREET
ARLINGTON, TEXAS 76015
817-277-6600
817-277-4545

AFTER RECORDING RETURN TO:
CITY OF MANSFIELD
1200 E. BROAD ST.
MANSFIELD, TEXAS 76063

THIS PLAT FILED IN CABINET A, SLIDE 10585
DATE _____

SD#05-043