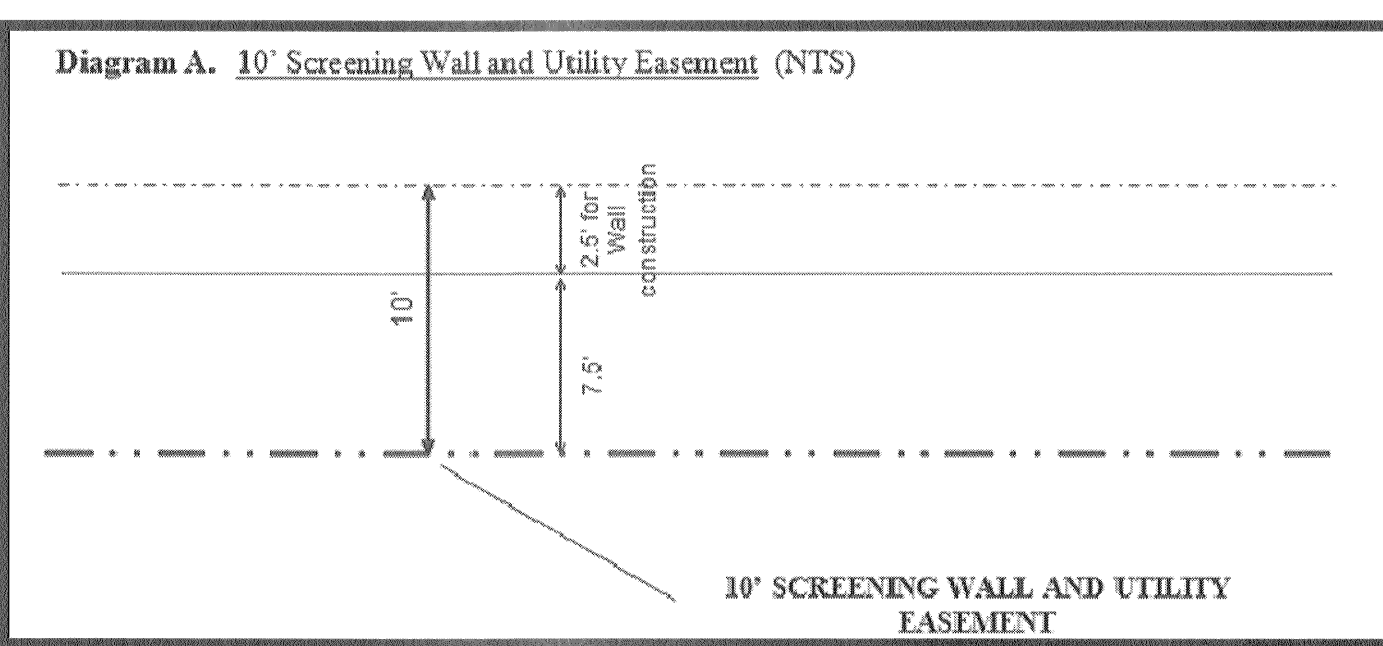
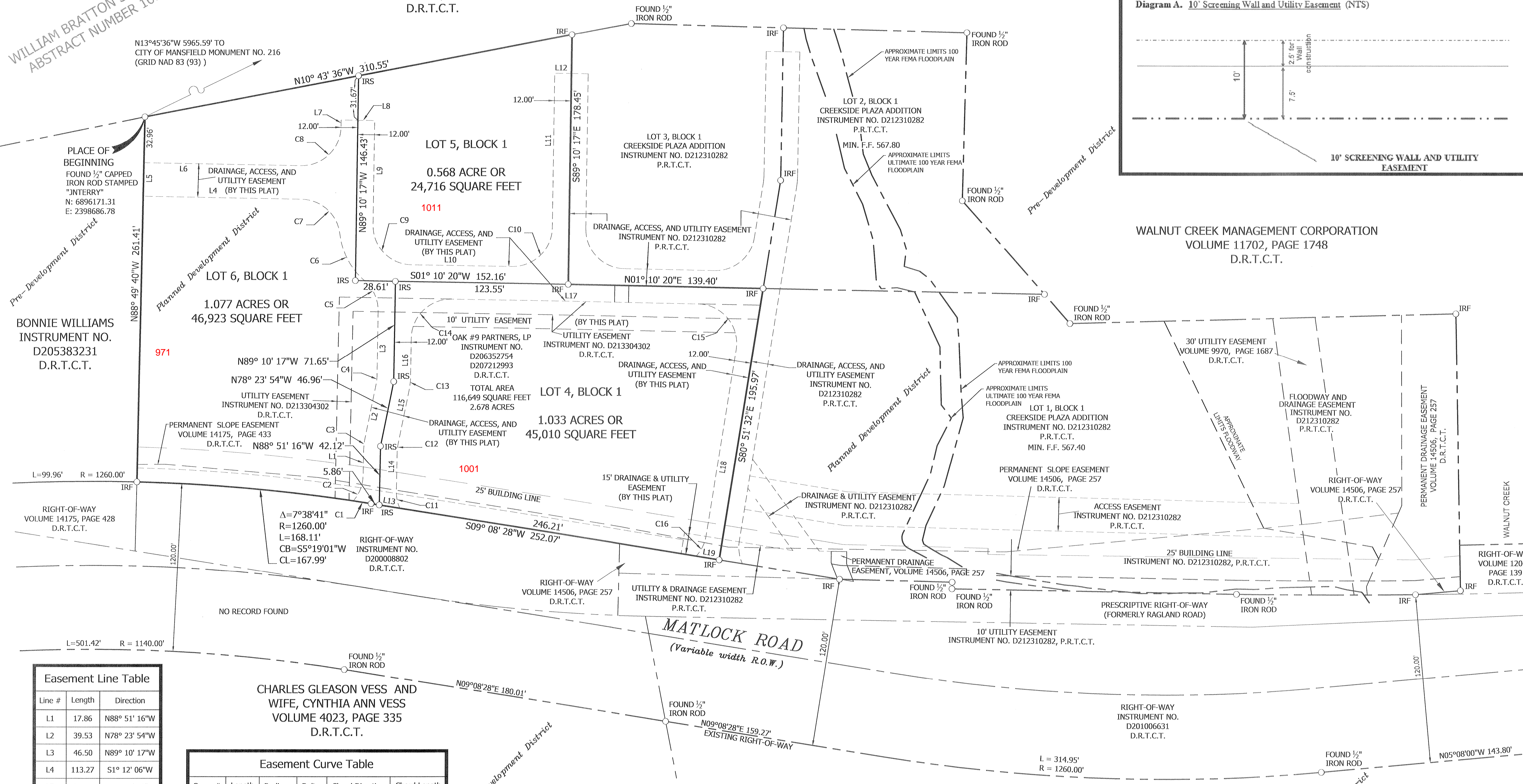


WILLIAM BRATTON SURVEY  
ABSTRACT NUMBER 161

WALNUT CREEK MANAGEMENT CORPORATION  
VOLUME 11702, PAGE 1748  
D.R.T.C.T.



Owners Dedication:  
WHEREAS Oak #9 Partners, LP a Texas limited partnership, acting by and through the undersigned, its duly authorized agent is the sole owner of a 2.678 acre tract of land situated in the William Bratton Survey, Abstract Number 161, City of Mansfield, Tarrant County, Texas and being all of those certain tracts of land described in two separate Warranty Deeds to Oak #9 Partners, LP, a Texas limited partnership (Oak Partners tract), as recorded in Document Number D206352754 and Document Number D207212993, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said 2.678 acres of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "JNTERRY" found for the Southwest corner of said Oak Partners tract, same being the Northwest corner of that certain tract of land described in a deed to Bonnie Williams (Williams tract), as recorded in Document Number D205383231, D.R.T.C.T., same also being in the Eastern boundary line of that certain tract of land described in a deed to Walnut Creek Management Corporation (Walnut Creek tract), as recorded in Volume 11702, Page 1748, D.R.T.C.T.;

THENCE North 10 degrees 43 minutes 36 seconds West with the common line between said Oak Partners tract and said Walnut Creek tract, a distance of 310.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for Southwest corner of that certain tract of land described as Creekside Plaza Addition (hereinafter referred to as Creekside Plaza Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D212310282, Plat records, Tarrant County, Texas;

THENCE crossing said Oak Partners tract and with the Southerly line of said Creekside Plaza Addition for the following 3 courses:

1. South 89 degrees 10 minutes 17 seconds East, a distance of 178.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;
2. North 01 degree 10 minutes 20 seconds East, a distance of 139.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;
3. South 80 degrees 51 minutes 32 seconds East, a distance of 195.97 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Creekside Plaza Addition, same being the Easterly line of said Oak Partners tract, same also being the existing West right-of-way line of Matlock Road (variable width right-of-way), as recorded in Volume 14506, Page 257, D.R.T.C.T.;

THENCE South 09 degrees 08 minutes 28 seconds West with the common line between said Oak Partners tract and the existing West right-of-way line of Matlock Road, a distance of 252.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a curve to the left, whose long chord bears South 05 degrees 19 minutes 01 second West, a distance of 167.99 feet;

THENCE Southerly continue with the common line between said Oak Partners tract and the existing West right-of-way line of Matlock Road and with said curve to the left having a radius of 1260.00 feet, through a central angle of 07 degrees 38 minutes 41 seconds, for an arc distance of 168.11 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Oak Partners tract, same being the Northeast corner of the aforesaid Williams tract;

THENCE North 88 degrees 49 minutes 40 seconds West, departing the existing West right-of-way line of Matlock Road and with the common line between said Oak Partners tract and said Williams tract, a distance of 261.41 feet to the PLACE OF BEGINNING, and containing 116.649 square feet or 2.678 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That Oak #9 Partners, LTD, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as CREEKSIDE PLAZA ADDITION, PHASE 2, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

STATE OF TEXAS §  
COUNTY OF TARRANT §  
BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Dodson, 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, in the capacity therein stated and as the act and deed of said Partnership.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 24th day of April, 2014.  
Notary Public, The State of Texas

Flood Statement:  
According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C 0480K, dated September 25, 2009. The property appears to lie within Zone "X" defined as Areas determined to be outside the 0.2% annual chance floodplain as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency (FEMA).  
The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

Easement Line Table

Line #	Length	Direction
L1	17.86	N88° 51' 16"W
L2	39.53	N78° 23' 54"W
L3	46.50	N89° 10' 17"W
L4	113.27	S1° 12' 06"W
L5	24.00	N88° 49' 40"W
L6	112.12	N1° 12' 06"E
L7	5.12	N89° 10' 17"W
L8	24.00	N0° 49' 43"E
L9	75.00	S89° 10' 17"E
L10	72.16	N1° 10' 20"E
L11	110.52	N89° 10' 17"W
L12	12.00	N0° 49' 43"E
L13	14.85	S9° 08' 28"W
L14	28.52	N88° 51' 16"W
L15	39.53	N78° 23' 54"W
L16	27.64	N89° 10' 17"W
L17	176.72	N1° 10' 20"E
L18	134.47	S80° 51' 32"E
L19	16.69	S9° 08' 29"W
L20	24.04	N69° 08' 28"E
L21	60.20	N69° 08' 28"E

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.91	1260.00	0.59	S8° 50' 45"W	12.90
C2	19.61	28.00	40.14	N68° 47' 10"W	19.22
C3	9.49	52.00	10.46	N83° 37' 35"W	9.48
C4	5.26	28.00	10.77	N83° 47' 06"W	5.26
C5	24.45	28.00	50.03	S65° 48' 41"W	23.68
C6	38.81	52.00	42.76	S62° 10' 27"W	37.91
C7	40.25	28.00	82.35	S42° 22' 41"W	36.87
C8	44.16	28.00	90.37	N43° 59' 06"W	39.73
C9	43.81	28.00	89.66	N46° 00' 01"E	39.48
C10	44.15	28.00	90.34	N43° 59' 59"W	39.72
C11	12.41	28.00	25.39	S78° 26' 56"W	12.31
C12	5.11	28.00	10.46	N83° 37' 35"W	5.10
C13	9.78	52.00	10.77	N83° 47' 06"W	9.76
C14	44.15	28.00	90.34	N43° 59' 59"W	39.72
C15	47.88	28.00	97.97	N50° 09' 24"E	42.25
C16	16.44	28.00	33.63	S64° 02' 30"E	16.20

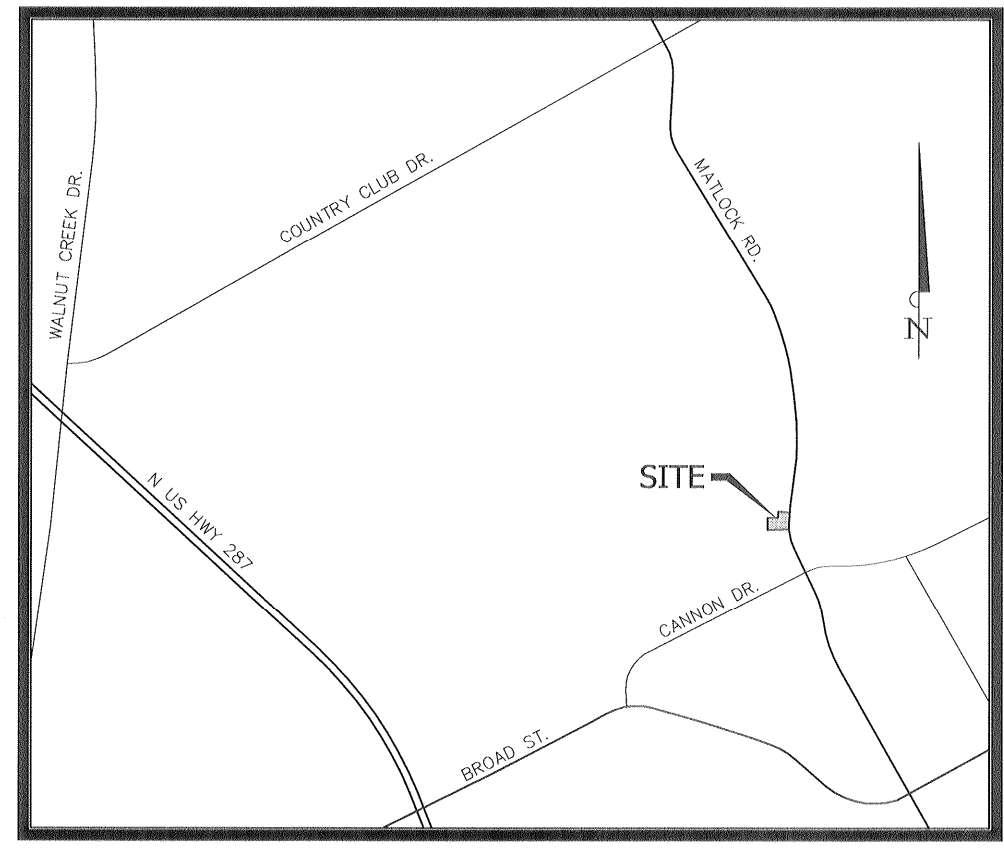
Lot Summary

Total Area	2,678 Acres
No. of Lots	3

ENGINEER:  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DRIVE  
MANSFIELD, TEXAS 76063  
CONTACT: T. JASON BANNISTER, P.E.  
817-842-2094

OWNER / DEVELOPER:  
OAK #9 PARTNERS, LTD.  
225 N. CENTER STREET  
SUITE 100  
ARLINGTON, TX 76011  
CONTACT: RYAN DODSON  
(817) 469-4868

APPROVED BY THE CITY OF MANSFIELD  
5/5 2014  
S. Wayne Wilkins  
APPROVED BY: P&Z COMMISSION CHAIRMAN  
5/5 2014  
Melia Jones  
ATTEST: PLANNING & ZONING SECRETARY

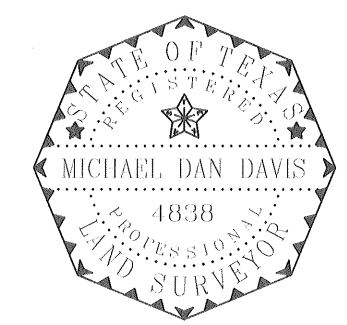


LARRY R. JAY AND WIFE,  
SANDRA K. JAY  
VOLUME 12013, PAGE 2345  
D.R.T.C.T.

- General Notes:
1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202), based on CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by NGS. All distances shown herein are surface distances.
  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.
  3. IRS = 5/8" Iron Rod with Cap Stamped "RPLS 4838" Set.
  4. IRF = 5/8" Iron Rod with Cap Stamped "RPLS 4838" Found, Set by this FIRM November 2012.
  5. D.R.T.C.T. = Deed Records, Tarrant County, Texas.
  6. The Drainage, Access and Utility Easement shall be maintained by the property owners.
  7. The Drainage, Access, and Utility Easement is for the use of Lots 4, 5 and 6. No improvements shall be made that impede ingress and egress along this easement.
  8. The Drainage, Access, and Utility Easement serves Lot 1, 2, 3, 4, 5 and 6, Block 1 Creekside Plaza Addition and Bonnie Williams Property Instrument #D205383231 D.R.T.C.T.

Surveyor's Certification:  
I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.

Michael Dan Davis DATE: 04/29/14  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



This plat filed in Instrument No. D214232721, Date: 10/23/14

FINAL PLAT  
CREEKSIDE PLAZA ADDITION  
PHASE 2

LOTS 4-6, BLOCK 1  
2.678 acres out of the William Bratton Survey  
Abstract Number 161  
City of Mansfield, Tarrant County, Texas.  
3 Lots  
Date Prepared: February 2014  
Case: SD# 14-017

**BANNISTER ENGINEERING**  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823