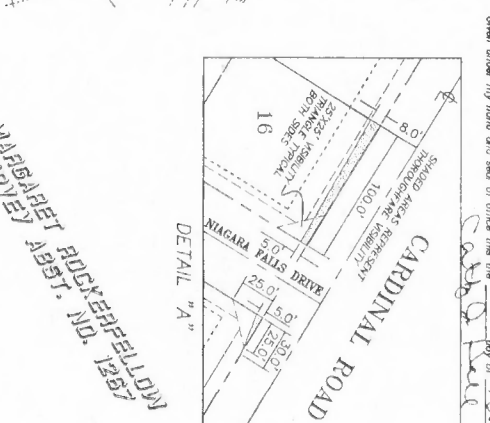
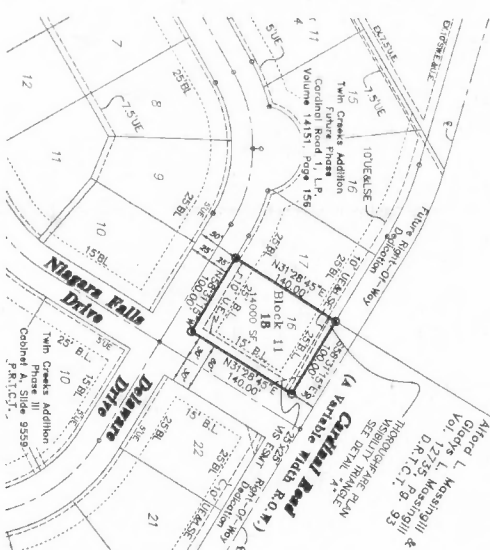


**VICINITY MAP**  
NOT TO SCALE



STATE OF TEXAS  
COUNTY OF TARRANT  
Notary Public  
My Comm. Expires 12/31/07  
I, Stephan R. W. Goss  
do hereby certify that the foregoing plat was filed in the public records of the County of Tarrant, Texas, on this 14th day of November, 2005, at 9:30 AM.

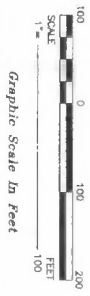
**MARGARET ROCKEFELLOW SURVEY ABST. NO. 1267**



**MARGARET ROCKEFELLOW SURVEY ABST. NO. 1267**

**OWNER:**  
CARDINAL ROAD I, LP  
PETER THOMAS  
P.O. BOX 984  
MANSFIELD, TEXAS 76063  
Ph: (817) 426-5113  
Fax: (817) 426-5116

**ENGINEER/SURVEYOR:**  
DUNAWAY ASSOCIATES, L.P.  
1501 MERRIMAC CIRCLE, SUITE 100  
FORT WORTH, TEXAS 76107-6572  
Ph: (817) 335-1121  
Fax: (817) 335-7437



**APPROVED BY THE CITY OF MANSFIELD**  
12/15/2005  
**APPROVED BY:** P & Z COMMISSION SECRETARY  
ATTEST: PLANNING & ZONING SECRETARY

**TWIN CREEKS DELIVERABLE**  
APPROVED BY: Stephan R. W. Goss

**ATLAS ENERGY**  
APPROVED BY: Stephan R. W. Goss

**SOUTHWESTERN BELL TELEPHONE COMPANY**  
APPROVED BY: Stephan R. W. Goss

**CHARTER COMMUNICATIONS**  
APPROVED BY: Stephan R. W. Goss

**Dunaway Associates, L.P.**  
Engineers  
Planners  
Surveyors  
Landscape Architects  
1501 Merrimac Circle, Suite 100, Fort Worth, TX 76107  
Tel: (817) 335-1121, Fax: (817) 335-7437

**B-3170**

THIS PLAT FILED IN CABINET B SIDE NO. 3170 DATE: \_\_\_\_\_

SD#05-054

**PROPERTY DESCRIPTION**  
D206178844

STATE OF TEXAS  
COUNTY OF TARRANT  
Lot 16, Block 11 - TWIN CREEKS ADDITION - PHASE III

Know all men by these presents that Cardinal Road I, LP is the owner of the following described property to wit:

According to the plat recorded in Cabinet A, Slide 9559, Tarrant County, Texas.

Now therefore know all men by these presents:

That Cardinal Road I, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the heretofore described real property as:

LOT 16, BLOCK 11 - TWIN CREEKS ADDITION - PHASE III

An addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown hereon.

Witness under my hand and seal of office this 8th day of November, 2005.

Peter Thomas  
President  
Cardinal Road I, LP

Stephan R. W. Goss  
Notary Public  
My Comm. Expires 12/31/07

**CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS**

The plat is prepared by the owners of properties described herein (hereinafter referred to as "owners") and is subject to the following conditions which shall be binding upon the property owners, their heirs, grantees, successors and assigns:

No obstruction to the flow of storm water run-off shall be constructed by filling or by construction of any type of storm, building, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield, provided that the drainage easement is not to be used for any purpose other than for drainage. The drainage easement shall be subject to the drainage easement shown herein on this plat, and the City of Mansfield shall have the right to inspect and access for the purpose of inspecting and maintaining the drainage easement shown herein on this plat.

The property owners shall be responsible for maintaining said drainage easement. The property owners shall not be responsible for the maintenance of the drainage easement shown herein on this plat, and the City of Mansfield shall not be responsible for the maintenance of the drainage easement shown herein on this plat.

The drainage easement shall not be used for any purpose other than for drainage, and the property owners shall not be responsible for the maintenance of the drainage easement shown herein on this plat, and the City of Mansfield shall not be responsible for the maintenance of the drainage easement shown herein on this plat.

The drainage easement shall not be used for any purpose other than for drainage, and the property owners shall not be responsible for the maintenance of the drainage easement shown herein on this plat, and the City of Mansfield shall not be responsible for the maintenance of the drainage easement shown herein on this plat.

**GENERAL NOTES:**

- 1) DE = Drainage Easement
- 2) UG = Utility Easement
- 3) LE = Landscape Easement
- 4) An approved 6" screening device is required along Cardinal Road. The mandatory homeowner's contribution will be responsible for maintenance of the wall and driveway from street to street.
- 5) 5/8" iron rod with yellow cap stamped "Dunaway Assoc. Inc." set for all property corners unless otherwise noted.
- 6) The date of survey for this plat is the date of the plat recorded in Cabinet A, Slide 9559, in addition to the City of Mansfield, according to the plat recorded in Cabinet A, Slide 9559, Tarrant County, Texas and as memorialized on the ground.

**CERTIFICATION:**

I, Stephan R. Goss, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the foregoing plat was filed in the public records of the County of Tarrant, Texas, on this 14th day of November, 2005, at 9:30 AM.

Stephan R. Goss  
Notary Public  
My Comm. Expires 12/31/07

**The purpose of this amending final plat is to rename Lot 16, Block 11 to Lot 18, Block 11**

**Amending Final Plat**  
Lot 18, Block 11  
**TWIN CREEKS ADDITION**  
Phase III

This plat was prepared in November 2005

1 Lot 0.321 Acres

D206178844 10 of 3  
B-3170

PROPERTY DESCRIPTION

STATE OF TEXAS }  
COUNTY OF TARRANT }

Know all men by these presents that Cardinal Road 1, L.P. is the owner of the following described property to wit:

LOT 16, BLOCK 11 - TWIN CREEKS ADDITION - PHASE III

According to the plat recorded in Cabinet A, Slide 9559, Plat Records, Tarrant County, Texas.

Now therefore know all men by these presents:

THAT Cardinal Road 1, L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as:

LOT 18, BLOCK 11 - TWIN CREEKS ADDITION - PHASE III

An addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public's use the streets and easements shown hereon.

Witness under my hand, this the 5 day of June, 2005

*Peter Thomas*  
Peter Thomas, President  
Cardinal Road 1, L.P.

THE STATE OF TEXAS }  
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority a Notary Public in and for said County and State, on this day personally appeared, Peter Thomas, 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 under my hand and seal of office this the 8 day of June, 2005

*Cathy J. Hall*  
CATHY J. HALL  
Notary Public, State of Texas  
My Commission Expires  
October 13, 2007

**Dunaway Associates, L.P.**  
Engineers  
Planners  
Surveyors  
Landscape Architects  
1501 Weatherford Circle, Suite 100, Fort Worth, TX 76107  
Tel: (817) 538-1121, Fax: (817) 325-7437



TARRANT COUNTY TAX OFFICE

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

D206178844 20 of 3  
B-3170

BETSY PRICE  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT: 00040615251  
AD NUMBER: 44049E 11 16  
CERTIFICATE NO: 40637220  
COLLECTING AGENCY  
BETSY PRICE  
PO BOX 961018  
FORT WORTH TX 76161-0018

DATE: 6/12/2006 PAGE 1 OF 1  
FEE: \$10.00

PROPERTY DESCRIPTION  
TWIN CREEKS ADDN (MANSFIELD)  
BLK 11 LOT 16

\*40915251\*  
0001200 DELAWARE DR  
0.3214 ACRES

PROPERTY OWNER  
STONERIDGE CUSTOM HOMES, INC

1808 KINGSBRIDGE LN  
ROANOKE TX 762624905

REQUESTED BY  
DUNAWAY & ASSOCIATES  
1501 MERRIMAC CIR, STE #100  
FORT WORTH TX 76107

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  | JPS 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: DUNAWAY & ASSOCIATES  
ACCOUNT NUMBER: 00040615251  
TOTAL CERTIFIED TAX: \$0.00

By: *[Signature]* TARRANT COUNTY TAX OFFICE  
By: *[Signature]* TARRANT COUNTY TAX OFFICE

REVISED 10/04

D206178844 30 of 3  
Twin Creeks Addn to -  
B-3170

CABINET B SLIDE 3170



CITY OF MANSFIELD

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: 06/14/2006 09:30 AM  
Instrument #: D206178844  
PLAT B 4 PGS \$50.00

By: \_\_\_\_\_

D206178844

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.