



1/15/2005
Re: 374.46
L-598.12
CA-0807372
S7343307E
314

CONDITIONS OF ACCEPTANCE OF SUBDIVISION AND RECORDING COORDINATES
The plat of land shown on this map is a subdivision of land owned by the applicant, and is subject to the following conditions:
1. The applicant shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate governmental agencies.
2. The applicant shall be responsible for providing all necessary information and data to the appropriate governmental agencies.
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10. The applicant shall be responsible for providing all necessary information and data to the appropriate governmental agencies.

CHAIN	BEIN	ROUNDS	CHAIN	LENGTH	CORNER	CORNER BEARING
C1	18725.01'	180.00'	42.25'	84.46'	54.46'	S33°02'30"E
C2	18725.01'	180.00'	42.25'	84.46'	54.46'	S33°02'30"E
C3	18725.01'	180.00'	42.25'	84.46'	54.46'	S33°02'30"E
C4	18725.01'	180.00'	42.25'	84.46'	54.46'	S33°02'30"E
C5	18725.01'	180.00'	42.25'	84.46'	54.46'	S33°02'30"E

APPROVED BY THE CITY OF MANASSAS
APPROVED BY THE BOARD OF SUPERVISORS
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Phase IV
TWIN CREEKS ADDITION
Being a 28.403 acre tract of land out of the Margaret Road Addition, Plat No. 1267, situated in the City of Manassas, Fairfax County, Virginia.

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STATE OF TEXAS
PROPERTY DESCRIPTION
D 206240329
A-11309 1/46

COUNTY OF TARRANT

HERNANDEZ, Cardinal Road 1, L.P., acting by and through the undersigned, its duly authorized agent, a firm owner of a 25,400 acre tract of land situated in the Margrave Post-Office-Subdivision described in the deed to Cardinal Road 1, L.P., Volume 4151, Page 156, of said records, Tarrant County, Texas, and 25,400 acre tract of land being more particularly described by metes and bounds as follows:

RECOMMENDATION of the south-west corner of Lot 16, Block 11, Ten Acres Addition - Phase W on the north-south line of said Cardinal Road 1, L.P., with the north-south right-of-way line of said Cardinal Road 1, L.P., public right-of-way (a 50' public right-of-way) on the north-south line of DeWaver Drive (a 50' public right-of-way).

THENCE South 58°31'15" East, with the north-south right-of-way line of said DeWaver Drive, a distance of 10.00 feet to a 1/2" iron rod with cap stamped 'Lander Assoc Inc set (hereinafter called 1/2" iron rod set);

THENCE South 37°28'45" West, departing the north-south right-of-way line of said DeWaver Drive, a distance of 183.25 feet to a 5/8" iron rod found;

THENCE North 67°46'58" West, a distance of 53.17 feet to a 5/8" iron rod found;

THENCE South 60°10'00" West, a distance of 413.89 feet to a 5/8" iron rod found;

THENCE South 30°37'50" East, a distance of 43.00 feet to a 5/8" iron rod found;

THENCE South 60°10'00" West, a distance of 140.00 feet to a 5/8" iron rod found in the northern right-of-way line of DeWaver Drive (a 50' public right-of-way);

THENCE North 30°37'50" West, with the north-south right-of-way line of said DeWaver Drive, a distance of 4.85 feet to a 1/2" iron rod set;

THENCE South 59°22'30" West, showing the north-south right-of-way line of said DeWaver Drive, a distance of 220.00 feet to a 1/2" iron rod set;

THENCE South 30°37'50" East, a distance of 156.95 feet to a 1/2" iron rod set for the beginning of a curve to the left having a radius of 605.00 feet and a chord bearing and distance of South 45°30'35" East, 310.82';

THENCE with said curve to the left in a southeasterly direction through a central angle of 28°46'09" for an arc distance of 314.34 feet to a 5/8" iron rod found;

THENCE South 60°23'35" East, a distance of 271.10 feet to a 1/2" iron rod set;

THENCE South 29°36'21" West, a distance of 170.00 feet to a 1/2" iron rod set;

THENCE North 29°36'21" West, a distance of 344.15 feet to a 1/2" iron rod set;

THENCE South 43°31'50" West, a distance of 285.91 feet to a 1/2" iron rod set;

THENCE South 58°22'30" West, a distance of 148.26 feet to a 1/2" iron rod set;

THENCE North 30°37'50" West, a distance of 862.95 feet to a 5/8" iron rod found;

THENCE North 30°37'50" West, a distance of 489.75 feet to a 5/8" iron rod found on the southern line of Westwood Addition, or addition to the City of Mansfield according to the plat recorded in Correl A, Sheet 2307, Plat Records, Tarrant County, Texas;

THENCE North 60°39'19" East, with the south-south right-of-way line of said Westwood Addition, a distance of 1,347.98 feet to a 1/2" iron rod found;

THENCE North 60°11'07" East, continuing with the south-south right-of-way line of said Westwood Addition, a distance of 333.67 feet to a 5/8" iron rod found in the existing south-south right-of-way line of Cardinal Road (a variable width public right-of-way);

THENCE South 27°41'50" East, with the south-south right-of-way line of said Cardinal Road, a distance of 314 feet to a 1/2" iron rod set for the beginning of a non-tangent curve to the right, having a radius of 374.49 feet and a chord bearing and distance of South 69°19'26" East, 581.12 feet;

THENCE continuing with the south-south right-of-way line of said Cardinal Road and with said curve to the right in a southeasterly direction through a central angle of 157°27'35" for an arc distance of 984.11 feet to a 1/2" iron rod found;

THENCE South 58°31'15" East, continuing with the existing south-south right-of-way line of said Cardinal Road, a distance of 112.85 feet to a 1/2" iron rod set;

THENCE South 37°28'45" West, showing the existing south-south right-of-way line of said Cardinal Road, a distance of 172.00 feet to the POINT OF BEGINNING, and containing 1,285,153 square feet of 40.460 acres of land.



Dunaway Associates, L.P.
Professional Land Surveyors
Texas License No. 24620
Tarrant County, Texas
2601 West 12th Street, Suite 100
Ft. Worth, Texas 76102-2710

D 206240329
A-11309 2/46

NOW HEREBY WE KNOW ALL MEN BY THESE PRESENTS:

THAT Cardinal Road 1, L.P., acting by and through the undersigned, its duly authorized agent, does hereby sign this plat designating the heretofore described road property as

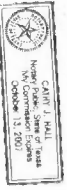
Phase IV
Ten Acres Addition

Whereas under my hand this the 8 day of February, 2005

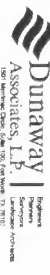
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority a Notary Public in and for said County and State, on this day personally appeared the undersigned, who is 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 February, 2005.



Cain J. Hall
Notary Public
Commission Expires
October 13, 2009



Dunaway Associates, L.P.
Professional Land Surveyors
Texas License No. 24620
Tarrant County, Texas
2601 West 12th Street, Suite 100
Ft. Worth, Texas 76102-2710

TARRANT COUNTY
100 E. Weatherford, Room 105 • Fort Worth, Texas 76164-0201 • 817-884-1100
TARRANT COUNTY TAX OFFICE A-11309 3/46
D 206240329
TARRANT COUNTY TAX OFFICE
TARRANT COUNTY TAX OFFICE
TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT 0041290860
PROPERTY ADDRESS: 408831E AS
COLLECTING AGENCY
PROPERTY OWNER: FROBERFELLOW MARKET SURVEY
PROPERTY ADDRESS: A1287 TR 10401
PROPERTY ADDRESS: 4888407
PROPERTY ADDRESS: 4001301 CARDINAL RD
PROPERTY ADDRESS: 8 ACRES
PROPERTY OWNER: CARDINAL ROAD 1 LP
PROPERTY ADDRESS: PO BOX 884
PROPERTY ADDRESS: MANSFIELD TX 796830000

THIS IS TO CERTIFY THAT THE AC VARIATION RECORDS OF THE TARRANT COUNTY TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST AND OTHER PROPERTY TAXES FOR THE YEAR 2005 TO BE PAID BY THE TAXPAYER FOR THE YEAR SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TARRANT COUNTY TAX ASSESSOR-COLLECTOR HAS REVIEWED THE RECORDS OF THE TARRANT COUNTY TAX ASSESSOR-COLLECTOR AND HAS DETERMINED THAT THE TAXES SHOWN ON THIS CERTIFICATE ARE CORRECT. THE TAXPAYER IS RESPONSIBLE FOR PAYING THE TAXES SHOWN ON THIS CERTIFICATE BY THE DATE AND IN THE MANNER SPECIFIED THEREON. ADDITIONAL TAXES MAY BECOME DUE ON THE PROPERTY IF THE TAXPAYER HAS SPECIAL ASSESSMENTS OR SPECIAL TAXES. THE SPECIAL ASSESSMENTS AND SPECIAL TAXES ARE LISTED ON THIS CERTIFICATE AND ARE SUBJECT TO THE SPECIAL ASSESSMENT LAWS OF THE STATE OF TEXAS. THE SPECIAL ASSESSMENTS AND SPECIAL TAXES ARE SUBJECT TO THE SPECIAL ASSESSMENT LAWS OF THE STATE OF TEXAS.

YEARS	CITY OF MANSFIELD	TAX UNIT	AMOUNT DUE
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

RESERVED TO CARDINAL ROAD 1 LP
ACCOUNT NUMBER 004088605
TOTAL CERTIFIED TAX \$0.00
BY: [Signature]
TARRANT COUNTY TAX OFFICE
TARRANT COUNTY TAX OFFICE

ISSUED 10/04



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76164-0301 • 817-884-1100
taxoffice@tarrantcounty.com

D206240329
4-11-2019
BESSY PRICE
Tax Assessor-Clerk



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76164-0301 • 817-884-1100
taxoffice@tarrantcounty.com

D206240329
4-11-2019
BESSY PRICE
Tax Assessor-Clerk



D206240329
4-11-2019
BESSY PRICE
Tax Assessor-Clerk

TAX CERTIFICATE FOR ACCOUNT 0006240329
AD NUMBER: A17617020
CERTIFICATE NO.: 4989318
COLLECTING AGENCY
PROPERTY ADDRESS
FORT WORTH, TX 76164-0318
DATE: 04/22/2019
PAGE 1 OF 2
FEE: \$10.00
PROPERTY DESCRIPTION
RICHERRELLOW, MARGARET SURVEY
ASST 1787' TSS S & 109W1
0001331 CARDINAL RD
37.842 ACRES
PROPERTY OWNER
CARDINAL RD LLP
90A MERION DR
BURLESON TX 76028

THIS IS TO CERTIFY that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax interest, and other information, as shown on the attached records, and that the same are correct and complete as of the date of this certificate. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due by taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector described property, which may be subject to special assessment, additional taxes may become due on the valuation that may be higher than the special assessment. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAXPAYER	TAX AMOUNT	ACCOUNT DUE
2002	CITY OF MANSFIELD	0.00	0.00
2003	CITY OF MANSFIELD	0.00	0.00
2004	CITY OF MANSFIELD	0.00	0.00
2005	J'S HEALTH NETWORK	0.00	0.00
2006	J'S HEALTH NETWORK	0.00	0.00
2007	J'S HEALTH NETWORK	0.00	0.00
2008	J'S HEALTH NETWORK	0.00	0.00
2009	J'S HEALTH NETWORK	0.00	0.00
2010	J'S HEALTH NETWORK	0.00	0.00
2011	J'S HEALTH NETWORK	0.00	0.00
2012	J'S HEALTH NETWORK	0.00	0.00
2013	J'S HEALTH NETWORK	0.00	0.00
2014	J'S HEALTH NETWORK	0.00	0.00
2015	J'S HEALTH NETWORK	0.00	0.00
2016	J'S HEALTH NETWORK	0.00	0.00
2017	J'S HEALTH NETWORK	0.00	0.00
2018	J'S HEALTH NETWORK	0.00	0.00
2019	J'S HEALTH NETWORK	0.00	0.00
TOTAL			\$0.00

ISSUED TO: CARDINAL RD LLP
ACCOUNT NUMBER: 0006240329
TOTAL CERTIFIED TAX: \$0.00
BY: *[Signature]*
TARRANT COUNTY TAX OFFICE

BY: *[Signature]*
TARRANT COUNTY TAX OFFICE

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: 08/04/2016 11:42 PM
Registration #: 0296240329
PLAT A 7 PGS \$71.00



E206240329

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 11309
[Signature]

REC'D 10/98

REC'D 10/98