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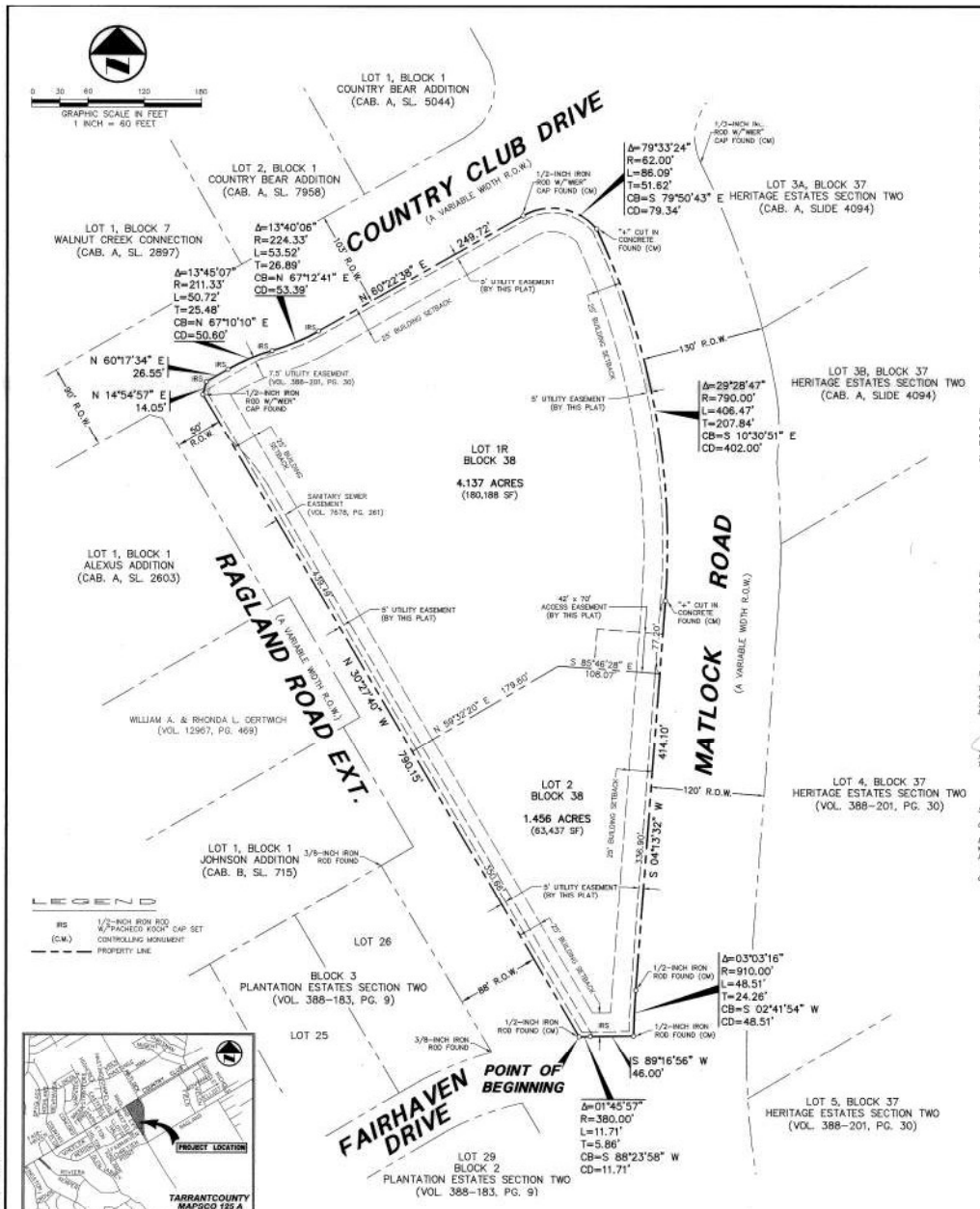

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, VOUGHT HERITAGE COMMUNITY CREDIT UNION acting by and through the undersigned duly authorized agent, is the sole owner of a 5.593 acre tract of land situated in the William Logan Survey, Abstract No. 941, in the City of Mansfield, Tarrant County, Texas; said tract being part of Lot 1, Block 38 Heritage Estates, Section Two, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-201, Page 30 of the Plat Records of Tarrant County, Texas; said tract being described in Warranty Deed, recorded in Volume 18761, Page 172, of the Deed Records of Tarrant County, Texas; said 5.593 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner; said point being the intersection of the northeast line of Ragland Road Ext. (a variable width right-of-way) with the north line of Fairhaven Drive (a variable width right-of-way);

THENCE, North 30 degrees, 27 minutes, 40 seconds West, along the said northeast line of Ragland Road Ext., a distance of 790.15 feet to a 1/2-inch iron rod with "MER" cap found for the south end of a corner clip at the intersection of the said northeast line of Ragland Road Ext. with the southeast line of Country Club Drive (a variable width right-of-way);

THENCE, North 14 degrees, 54 minutes, 57 seconds East, along said corner clip, a distance of 14.05 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner;

THENCE, along the said south line of Country Club Drive the following four (4) calls:

North 80 degrees, 17 minutes, 34 seconds East, a distance of 26.55 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for the beginning of a tangent curve to the right;

Northeasterly along said curve to the right, having a central angle of 13 degrees, 45 minutes, 07 seconds, a radius of 211.33 feet, a chord bearing and distance of North 67 degrees, 10 minutes, 10 seconds East, 50.60 feet, an arc distance of 50.72 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the end of said curve; said point being the beginning of a curve to the left;

Northeasterly along said curve to the left, having a central angle of 13 degrees, 40 minutes, 06 seconds, a radius of 224.33 feet, a chord bearing and distance of North 67 degrees, 12 minutes, 41 seconds East, 53.39 feet, an arc distance of 53.52 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner at the end of said curve;

North 80 degrees, 22 minutes, 38 seconds East, a distance of 248.72 feet to a 1/2-inch iron rod with "MER" cap found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, southeasterly along said curve to the right, having a central angle of 79 degrees, 33 minutes, 24 seconds, a radius of 62.00 feet, a chord bearing and distance of South 79 degrees, 50 minutes, 43 seconds East, 79.34 feet, an arc distance of 86.09 feet to "+" cut in concrete found for corner at the end of said curve; said point being in the west line of Matlock Road (a variable width right-of-way); said point being the beginning of a non-tangent curve to the right;

THENCE, along the said west line of Matlock Road the following three (3) calls:

Southeasterly along said curve to the right, having a central angle of 29 degrees, 28 minutes, 47 seconds, a radius of 790.00 feet, a chord bearing and distance of South 10 degrees, 30 minutes, 51 seconds East, 402.00 feet, an arc distance of 406.47 feet to a "+" cut in concrete found for corner at the end of said curve;

South 04 degrees, 13 minutes, 32 seconds West, a distance of 414.10 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a tangent curve to the left;

Southwesterly along said curve to the left, having a central angle of 03 degrees, 03 minutes, 16 seconds, a radius of 910.00 feet, a chord bearing and distance of South 02 degrees, 41 minutes, 54 seconds West, 48.51 feet, an arc distance of 48.51 feet to a 1/2-inch iron rod found for corner at the end of said curve; said point being the intersection of the said west line of Matlock Road and the said north line of Fairhaven Drive;

THENCE, South 89 degrees, 16 minutes, 56 seconds West, along the said north line of Fairhaven Drive, a distance of 46.00 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point being the beginning of a tangent curve to the left;

THENCE, southwesterly along said curve to the left, having a central angle of 01 degrees, 45 minutes, 57 seconds, a radius of 380.00 feet, a chord bearing and distance of South 88 degrees, 23 minutes, 58 seconds West, 11.71 feet, an arc distance of 11.71 feet to the POINT OF BEGINNING;

CONTAINING, 243,625 square feet or 5.593 acres of land, more or less.

NOW AND THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, VOUGHT HERITAGE COMMUNITY CREDIT UNION, by and through the undersigned, duly authorized agent, does hereby adopt this plat designating the herein above described real property as **LOTS 1R AND 2, BLOCK 38, HERITAGE ESTATES, SECTION TWO**, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, parks and easements shown thereon.

Name: James Gray
Title: President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared James Gray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29 day of March, 2005.

KENDA G. STACY
Notary Public
STATE OF TEXAS
My Comm. Exp. 06/23/2007

Kenda G. Stacy
Notary Public in and for the State of Texas
My Commission Expires: 6-23-07

COUNTY OF TARRANT)
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
5-09-05 1:25

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

I, Michael Larry Lewis, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

STATE OF TEXAS OF REGISTERED MICHAEL LARRY LEWIS, JR. 5773 PROFESSIONAL LAND SURVEYOR

Michael Larry Lewis, Jr.
Registered Professional Land Surveyor,
No. 5773

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Larry Lewis Jr., 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 28th day of March 2005.

TAMMY WYATT
MY COMMISSION EXPIRES
AUGUST 19, 2008

Tammy Wyatt
Notary Public in and for the State of Texas

NOTES:

1. Bearing system for this survey is based on a bearing of North 60 degrees, 17 minutes, 34 seconds East for the south right-of-way line of Country Club Drive according to the plat of Heritage Estates, Section Two, an addition to the City of Mansfield, Texas recorded in Volume 388-201, Page 30 of the Plat Records of Tarrant County, Texas.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas, Map No. 48439C0575 H, Community-Panel No. 480606 0575 H and Map No.48439C0580 H, Community-Panel No. 480606 0580 H, Revised Date: August 2, 1995. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

APPROVED BY THE CITY OF MANSFIELD
4/18 2005
APPROVED BY: 3/18 2006
CHAIRMAN
ATTEST: PLANNING & ZONING SECRETARY

TXU ELECTRIC DELIVERY
APPROVED BY:
ATMOS ENERGY
APPROVED BY: Stephen E. Moore
SBC
APPROVED BY:
CHARTER COMMUNICATIONS
APPROVED BY:

COUNTY OF TARRANT)
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

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

REPLAT
LOTS 1R AND 2, BLOCK 38, HERITAGE ESTATES, SECTION TWO

BEING A REVISION OF LOT 1, BLOCK 38
HERITAGE ESTATES, SECTION TWO
CITY OF MANSFIELD, TEXAS
AND BEING OUT OF THE
WILLIAM LOGAN SURVEY, ABSTRACT NO. 941
TARRANT COUNTY, TEXAS
ACCORDING TO THE PLAT
RECORDED IN
VOLUME 388-201, PAGE 30,
PLAT RECORDS, TARRANT COUNTY, TEXAS

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
972-235-3031
CONTACT: MICHAEL LARRY LEWIS, JR.

OWNERS:
VOUGHT HERITAGE COMMUNITY CREDIT UNION
425 W. JEFFERSON, P.O. BOX 532029
GRAND PRAIRIE, TEXAS 75053
972-263-5171
CONTACT: JAMES GRAY, PRESIDENT

Pacheco Koch Consulting Engineers
8350 N CENTRAL EXPWY SUITE 1000 DALLAS, TEXAS 75206 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CRG	MLL	1"=60'	02/21/05	2427-03-276

DWG FILE: 2427-03-276RP.DWG

HERITAGE ESTATES, SECTION TWO - REPLAT

After recording, return to City of Mansfield
1200 E. broad Street, Mansfield, TX 76063

This Plat Filed in Cabinet A Slide 10156 Date _____

SD#05-017