

# REGISTERED PROFESSIONAL SURVEYORS

# HERBERT S. EASLEY

HERBERT S.  
BEASLEY

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

LAND SURVEYORS L.P.

- LAND
- TOPOGRAPHIC
- CONSTRUCTION SURVEYING

FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
[hsbeasley@msn.com](mailto:hsbeasley@msn.com)



PPROVED BY THE CITY OF MANSFIELD  
2019

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PPROVED BY: P & Z COMMISSION CHAIRMAN  
2019

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TEST: PLANNING & ZONING SECRETARY

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.

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SHEET 1 of 2

Final Plat  
Lot 1, Block 1  
MISD-Charlene McKinzey Middle School Addition  
City of Mansfield

**Tarrant & Johnson Counties, Texas**  
ing 45.253 acres of land located in the Samuel Mitchell  
rvey, Abstract No. 1024, the Lewis Russell Survey, Abstract  
. 720, and the Milton Gregg Survey, Abstract No. 560,  
rrant County, Texas, and the Lewis Russell Survey, Abstrac  
. 720 and the Milton Gregg Survey, Abstract No. 1106,  
nson County, Texas

1 Let

Prepared January 22, 2019

st filed in Instrument No. D219 Date

FOR RECORD 20 DRAWER 25  
RECORDED IN VOLUME PAGE

Owner/Developer  
Mansfield Independent School District  
605 E. Broad Street  
Mansfield, Texas 76063  
817-299-4340  
FAX 817-473-5737  
[jeffbroaden@misdmail.org](mailto:jeffbroaden@misdmail.org) This

Surveyor  
H. S. Beasley Land Surveyors, L.P.  
P.O. Box 8873  
Fort Worth, Texas 76124  
817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

SD#18-031

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0490 K revised September 25, 2009 and Johnson County Map No. 48251C0125J revised December 4, 2012. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.

The bearing basis for the survey hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual which is based upon the grid bearings for the Texas State Plane Coordinate System (NAD 83) (2011)(Epoch: 2010.0000) Geoid 12A.  
Grid Scale Factor = 0.9999113748

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Mansfield Independent School District (MISD), acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas according to the deed recorded in County Clerk's Instrument No. D209164537, Deed Records, Tarrant County, Texas, Tract IV, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the most Easterly Southwest corner of said MISD tract, being the Southeast corner of a tract of land described in the deed to Sowell Reserve Associates, L.P., recorded in County Clerk's Instrument No. D214209293, Deed Records, Tarrant County, Texas;

THENCE N30°39'07" W, along the West line of said MISD tract, at a distance of 15.41 feet passing a 5/8" iron rod found, at a distance of 418.26 feet passing a point from which a 1" iron rod found at the Southeast corner of a tract of land described in the deed to Tarrant County Water Control and Improvement District Number One, recorded in Volume 4635, Page 866, Deed Records, Tarrant County, Texas bears S59°20'53" W 1.10 feet, at a distance of 768.87 feet passing a point from which a 5/8" iron rod found at the Northeast corner of said Tarrant County Water Control and Improvement District Number One tract bears S59°20'53" W 1.60 feet, continuing in all a distance of 1,607.65 feet to a 5/8" iron rod found at the Northwest corner of said MISD tract;

THENCE along the North line of said MISD tract as follows:

1. N59°14'04" E, a distance of 149.63 feet to a 1/2" iron rod found at the beginning of a non tangent curve to the right, having a radius of 580.00 feet, a central angle of 64°33'38" and a chord bearing S88°25'50" E, 619.51 feet;
2. Easterly, along said non tangent curve to the right, 653.54 feet to a 5/8" iron rod found;
3. S56°22'51" E, a distance of 73.14 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 64°18'45" and a chord bearing S88°18'52" E, 590.77 feet;
4. Easterly, along said non tangent curve to the left, 622.97 feet to a 5/8" iron rod found;
5. N59°10'06" E, a distance of 74.80 feet to a 5/8" iron rod found at the Northeast corner of said MISD tract;

THENCE along the East line of said MISD tract as follows:

1. S30°24'52" E, a distance of 378.71 feet to a 5/8" iron rod stamped "Mycoskie McInnis" found at the beginning of a non tangent curve to the right, having a radius of 1,005.00 feet, a central angle of 49°11'50" and a chord bearing S05°50'54" E, 836.68 feet;
2. Southerly, along said non tangent curve to the right, 862.95 feet to a 1/2" iron rod found;
3. S18°47'37" W, a distance of 647.89 feet to a 5/8" iron rod found at the Southeast corner of said MISD tract, being in the Northeast Right-of-Way line of future Mathis Road according to the plat recorded in Volume 10, Page 812, Slide F, Plat Records, Johnson County, Texas;

THENCE along the South line of said MISD tract and the Northeast line of said Right-of-Way as follows:

1. N71°09'03" W, a distance of 5.01 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 495.00 feet, a central angle of 27°42'53" and a chord bearing N57°24'56" W, 237.11 feet;
2. Northwesterly, along a non tangent curve to the right, 239.44 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;
3. N43°26'21" W, a distance of 52.69 feet to a 5/8" iron rod found at the beginning of a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 56°49'24" and a chord bearing N71°50'34" W, 528.14 feet;
4. Westerly, along said non tangent curve to the left 550.42 feet to a mag nail set at the most Westerly Southwest corner of said MISD tract;

THENCE N60°45'19" E, a distance of 34.89 feet to the point of beginning, containing 45.253 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, MISD—Charlene McKinney Middle School Addition, an addition to the City of Mansfield, Tarrant and Johnson Counties, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Mansfield Independent School District

Karen Marcucci  
President  
Mansfield ISD School Board

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Karen Marcucci, President, Mansfield ISD School Board, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said School Board.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

Kenneth R. Rogers, R.P.L.S.  
Texas Registration No. 6066



SHEET 2 of 2

Final Plat  
Lot 1, Block 1  
MISD—Charlene McKinney Middle School Addition  
City of Mansfield

Tarrant & Johnson Counties, Texas  
Being 45.253 acres of land located in the Samuel Mitchell Survey, Abstract No. 1024, the Lewis Russell Survey, Abstract No. 720, and the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas, and the Lewis Russell Survey, Abstract No. 720 and the Milton Gregg Survey, Abstract No. 1106, Johnson County, Texas

1 Lot

Prepared January 22, 2019

FILED FOR RECORD	20
PLAT RECORDED IN VOLUME	PAGE
DRAWER	
COUNTY CLERK, JOHNSON COUNTY, TEXAS	
DEPUTY CLERK	
MISD—McKinney MS FP.dwg	