

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The common access easement is for the use of Lot 1 and 585 Debbie Lane, LLC tract, Inst. No. D224144760, Official Public Records, Tarrant County, Texas. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement will be maintained by the property owners.
- Relias of Mansfield Drainage report done by Atwell, dated February 6th, 2025 was used for floodplain linework and Cutting Edge Drainage Study was referenced in the creation of the Relias of Mansfield Drainage Report.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023



DATE: 2-18-2025

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 David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 18 day of February, 2025.

Notary Public in and for the State of Texas

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	17.40'	12.00'	083°03'51"	N11°17'41"E 15.91'
C2	7.44'	15.69'	027°10'01"	N40°51'09"W 7.37'
C3	5.76'	2.72'	121°25'32"	S12°16'29"E 4.74'
C6	4.34'	4.70'	052°53'38"	S46°32'26"E 4.19'
C7	13.10'	9.92'	075°39'21"	S17°44'04"W 12.17'
C8	9.87'	14.11'	040°04'20"	S37°17'30"W 9.67'
C9	53.99'	125.24'	024°41'53"	S31°14'44"W 53.57'
C10	4.08'	2.13'	109°48'49"	S09°28'11"E 3.48'
C11	4.23'	2.60'	093°00'26"	S17°52'23"E 3.78'
C12	40.22'	62.00'	037°09'56"	S18°34'17"E 39.52'

Line Data Table		
Line #	Distance	Bearing
L1	17.88'	N30°14'15"W
L3	28.04'	S60°33'12"W
L4	10.18'	S55°33'45"W
L5	4.99'	S29°16'04"W

FLOOD NOTES

A portion of the property within Zone "X" Shaded according to the Flood Insurance Rate Map, Community Panel No. 48439C0460K, dated September 25, 2009.

LEGEND

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
C.M. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
SF. CONTROLLING MONUMENT
INST. NO. SQUARE FEET
INSTRUMENT NUMBER

● FOUND MONUMENT (SEE LABEL)

** AFTER RECORDING, RETURN TO THE CITY OF MANSFIELD, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063 **

Approved by the City of Mansfield
Approved by: P&Z Commission Chairman
Attest: Planning & Zoning Secretary

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as property owners) and is approved by the City of Mansfield subject to eh following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within 30 days of its mailing.

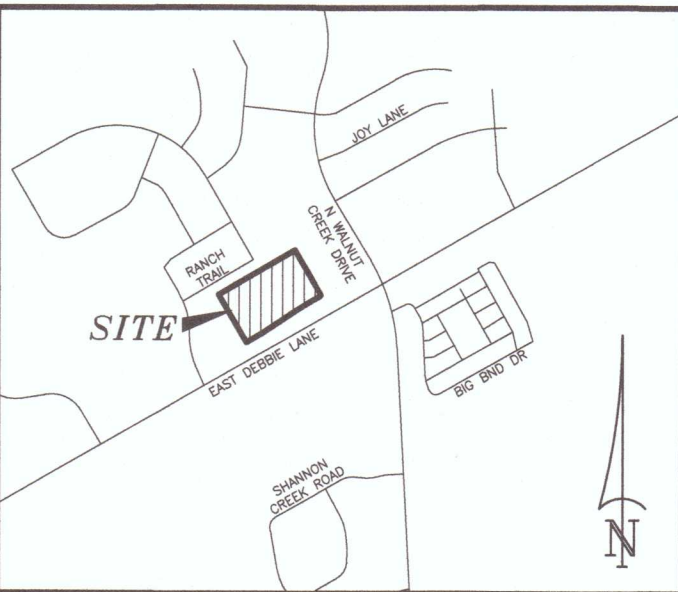
Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

OWNER/DEVELOPER
Robert Ray
400 S Main Street
Mansfield, Texas 76063

ENGINEER
Atwell, LLC
9001 Airport Freeway, Suite 660
North Richland Hills, Texas 76180
POC: Carlos Casas
307-760-3103
ccasas@atwell.com

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: Traverse.LandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.12.06 Project No.: TR-622-24

JULIE T. ELSTON
Notary ID #1976106
My Commission Expires
December 18, 2028



NOT TO SCALE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Robert D. Ray is the sole owner of a 3.636 acre tract of land within the Henry McGehee Survey, Abstract Number 998 with the City of Mansfield, Tarrant County, Texas, being a portion of a tract of land described to Robert D. Ray by deed recorded in Volume 11235, Page 964, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of Lot 1, Block 1 of Danny Ray Addition, an addition to the City of Mansfield, as recorded in Cabinet A, Page 10392, Plat Records, Tarrant County, Texas, same being a point on the north right-of-way line of Debbie Lane (Variable Width right-of-way);

THENCE North 30 degrees 18 minutes 11 seconds West, departing the north right-of-way line of said Debbie Lane, with the east line of said Lot 1, a distance of 319.99 feet to a 1/2 inch rebar found for the northeast corner of said Lot 1, same being a point on the south line of Block 1 of The Trails, Phase I, an addition to the City of Mansfield, as recorded in Cabinet A, Page 7721, Plat Records, Tarrant County, Texas;

THENCE North 59 degrees 45 minutes 37 seconds East, with the south line of said Block 1, passing a 1/2 inch rebar found at a distance of 44.08 feet and continuing a total distance of 509.85 feet to a point for the southeast corner of Lot 9, Block 1 of said The Trails, Phase I, same being a point on the west line of a tract of land described to 585 Debbie Ln, LLC by deed recorded in Instrument Number D224144760, Plat Records, Tarrant County, Texas from which a 1/2 inch rebar was found on line bearing South 59 degrees 45 minutes 37 seconds West, a distance of 1.18 feet;

THENCE South 30 degrees 20 minutes 03 seconds East, with a west line of said 585 tract, a distance of 300.91 feet to a 1/2 inch rebar capped "4838" found for the southwest corner of said 585 tract, same being a point on the north right-of-way line of said Debbie Lane;

THENCE South 59 degrees 37 minutes 31 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 9.05 feet to a 1/2 inch rebar found for corner;

THENCE South 59 degrees 32 minutes 12 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 60.58 feet to a 1/2 inch rebar with an illegible cap found for corner and being the beginning of a curve to the left with a radius of 2060.00 feet, a central angle of 05 degrees 53 minutes 03 seconds and a chord bearing and distance of South 56 degrees 13 minutes 28 seconds West, a distance of 211.47 feet;

THENCE with said curve to the left, with the north right-of-way line of said Debbie Lane, an arc length of 211.56 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the right with a radius of 1240.00 feet, a central angle of 06 degrees 02 minutes 41 seconds and a chord bearing and distance of South 56 degrees 40 minutes 28 seconds West, a distance of 130.76 feet;

THENCE with said curve to the right, with the north right-of-way line of said Debbie Lane, an arc length of 130.82 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 59 degrees 41 minutes 49 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 98.65 feet to THE POINT OF BEGINNING and containing 158,400 square feet or 3.636 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Robert D Ray, being the sole owner of the above described parcel, does hereby adopt the herein above described property as Lot 1, Block 1, Debbie Lane Commercial, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements shown thereon.

Witness, my hand at Mansfield, Texas, This 14th day of February, 2025.

Robert D Ray

2-14-25

Date

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert D Ray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of February, 2025.

Notary Public in and for the State of Texas



FINAL PLAT
LOT 1, BLOCK 1
DEBBIE LANE
COMMERCIAL

3.636 ACRES
OUT OF THE HENRY MCGEHEE SURVEY
ABSTRACT NUMBER 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
DECEMBER 2024

SD#24-055