

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF MANSFIELD, TEXAS.

APPROVED BY: _____ 2022 P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2022 PLANNING & ZONING SECRETARY

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, BUTLER HERITAGE, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.36 acre tract of land situated in the SAMUEL C. NEILL SURVEY, ABSTRACT NUMBER 1159, City of Mansfield, Tarrant County, Texas, being all of a called 4.3502 acre tract of land conveyed to Butler Heritage, LLC by General Warranty Deed of record in Document Number D220021416, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for the Northeast corner of said Butler tract, being in the Southerly right-of-way line of the Southern Pacific Rail Road Company, currently or formerly known as New Orleans Railroad Company (a variable width right-of-way), and being the Northwest corner of a tract of land described in a deed to D.W. Cope, recorded in Volume 7458, Page 1367, Deed Records of Tarrant County, Texas;

THENCE South 00°00'57" West, with the East line of said Butler tract and the common West line of said Cope tract, a distance of 329.94 feet to a mag nail set in the pavement of Britton Road for the Southeast corner of said Butler tract;

THENCE South 89°59'47" West, with the South line of said Butler tract, a distance of 480.13 feet to a mag nail set in the Pavement of said Britton Road for the Southwest corner of said Butler tract and being the Southeast corner of a called "Second Tract" described in a deed to Betty Priest, recorded in Volume 6887, Page 216, Deed Records of Tarrant County, Texas;

THENCE North 00°00'11" West, with the West line of said Butler tract and the common East line of said "Second Tract", a distance of 458.59 feet to a 1/2-inch iron rod found for the Northwest corner of said Butler tract, being the Northeast corner of said "Second Tract", being the Southeast corner of a called "First Tract" in said Betty Priest deed and being in the Southerly right-of-way line of said Southern Pacific Rail Road Company;

THENCE with the North line of said Butler tract and the common Southerly right-of-way line of said Southern Pacific Rail Road Company the following three (3) calls:
 North 89°56'46" East, a distance of 4.25 feet to a 1/2-inch iron rod found;
 North 05°58'03" West, a distance of 0.58 feet to a 1/2-inch iron rod found;
 South 74°48'55" East, a distance of 493.28 feet to the **POINT OF BEGINNING**, enclosing 4.36 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, BUTLER HERITAGE, LLC, being the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 1-5, Block 1, **BUTLER MASONRY ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to public use forever all streets and easements as shown thereon.

OWNER: BUTLER HERITAGE, LLC, a limited liability company

BY: _____ Date _____
 Kevin Butler President

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared KEVIN BUTLER, President of BUTLER HERITAGE, LLC 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
 Name & Registration No. _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

This is to certify that I, MATTHEW J. RAABE, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew J. Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW J. RAABE, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
 Name & Registration No. _____

GENERAL NOTES

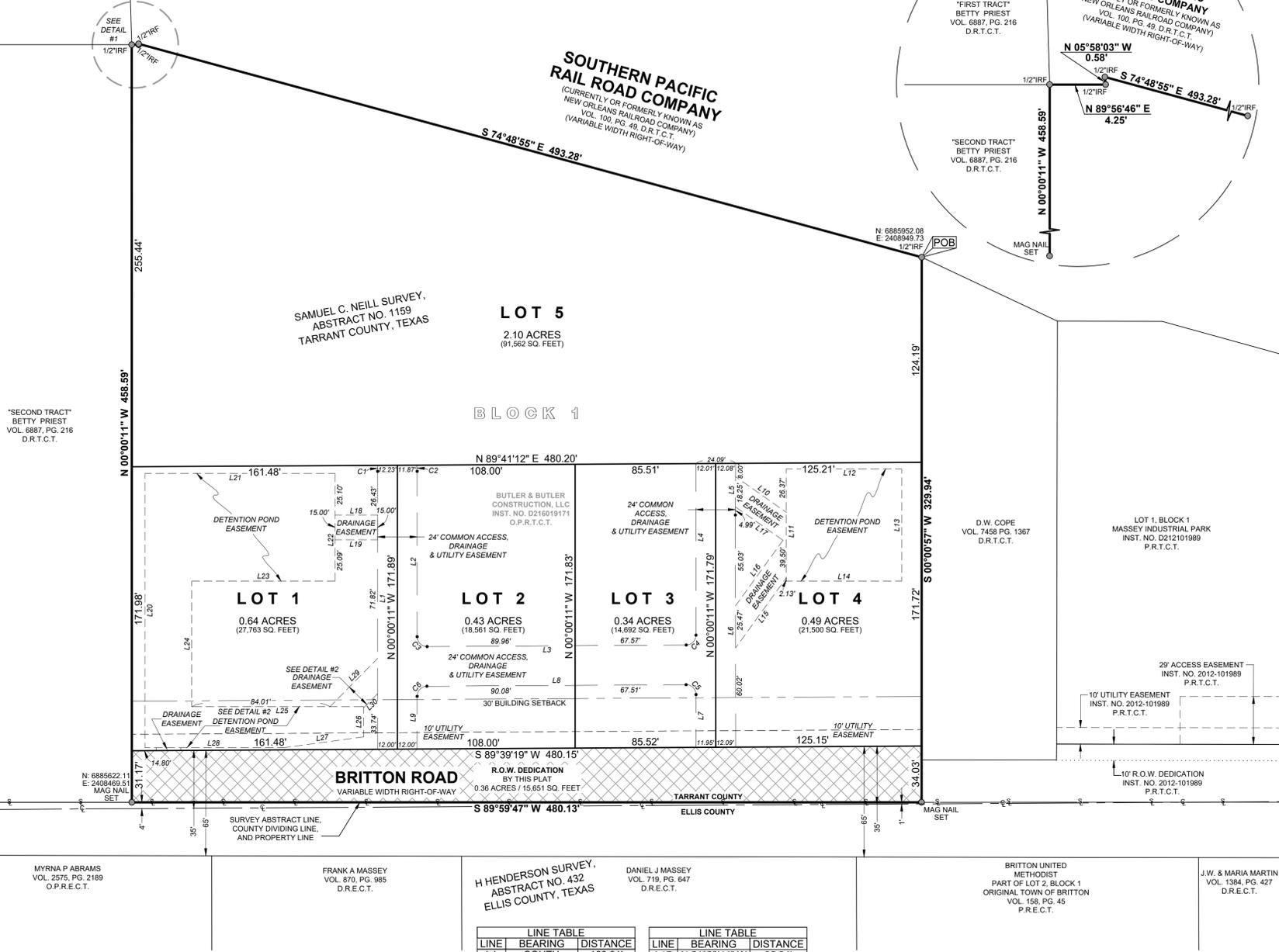
- 1.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0490K.
- 2.) The grid coordinates shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 3.) 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.
- 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) Datum.
- 6.) The Common Access Easement is for the use of Lots 1-5. No improvements shall be made that impede ingress and egress along this easement.
- 7.) The Common Access Easement shall be maintained by the property owners.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENT

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 the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of storm water 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 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 thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to storm water 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.

LEGEND

PG = PAGE	P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
VOL = VOLUME	D.R.E.C.T. = DEED RECORDS ELLIS COUNTY, TEXAS
POB = POINT OF BEGINNING	D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
IRF = IRON ROD FOUND	O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS ELLIS COUNTY, TEXAS
CIRS = CAPPED IRON ROD SET	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
CIRF = CAPPED IRON ROD FOUND	
R.O.W. = RIGHT-OF-WAY	
INST. NO. = INSTRUMENT NUMBER	



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	SOUTH	168.31'	L17	N 54°59'44" W	35.34'
L2	NORTH	100.11'	L18	WEST	26.00'
L3	N 89°39'29" E	157.54'	L19	EAST	26.00'
L4	N 00°01'08" W	103.82'	L20	N 00°00'04" E	166.07'
L5	S 00°16'06" W	31.26'	L21	EAST	115.47'
L6	S 00°03'56" E	140.52'	L22	SOUTH	65.19'
L7	N 00°01'08" W	31.97'	L23	WEST	87.00'
L8	S 89°39'29" W	157.59'	L24	SOUTH	76.00'
L9	S 00°00'06" W	31.94'	L25	EAST	104.50'
L10	S 54°59'44" E	37.78'	L26	SOUTH	18.27'
L11	NORTH	68.00'	L27	S 82°22'28" W	49.80'
L12	EAST	69.97'	L28	WEST	83.61'
L13	SOUTH	68.00'	L29	N 44°43'41" E	41.19'
L14	WEST	69.97'	L30	N 44°43'41" W	12.08'
L15	S 36°01'17" W	52.65'	L31	NORTH	1.72'
L16	N 36°01'17" E	49.16'	L32	SOUTH	1.63'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.60'	28.00'	7°21'44"	N 03°40'52" W	3.60'
C2	3.72'	52.00'	4°06'07"	N 02°03'04" W	3.72'
C3	9.46'	6.00'	90°22'28"	S 45°11'14" E	8.51'
C4	9.39'	6.00'	89°40'41"	N 44°49'14" E	8.46'
C5	9.46'	6.00'	90°19'22"	N 45°10'49" W	8.51'
C6	9.46'	6.00'	90°20'08"	S 44°07'28" W	8.51'

FINAL PLAT
LOTS 1 - 5, BLOCK 1
BUTLER MASONRY ADDITION
 4.36 ACRES OUT OF THE
 SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159,
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 5 LOTS
 JULY 2022

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

Project: 1802.008-02
 Date: 07/20/2022
 Drafter: JDC/BE

EAGLE SURVEYING, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
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 brad@eaglesurveying.com

ENGINEER
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 Contact: Steve Homeyer
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 (972) 906-9985
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OWNER
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 Contact: Kevin Butler
 P.O. Box 297
 Lancaster, TX 75146-0297