

VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

General Notes:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield Monument No. "MON-BCS". All distances shown herein are surface distances.
- 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.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439CD480K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- No trees, bushes, signs, walls or anything over 2' in height are allowed within these visibility easements.
- The purpose of the 20' Common Access Easement is to access and maintain Lot 15X open space.

**LEGEND**

N NORTH  
S SOUTH  
E EAST  
W WEST

° DEGREES  
' MINUTES/FEET  
" SECONDS/INCHES

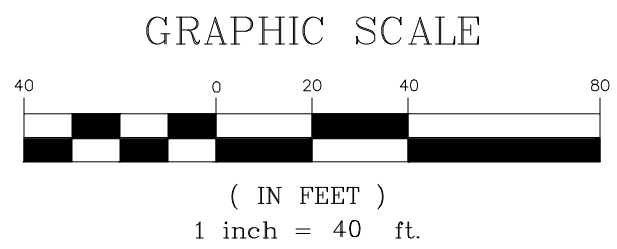
D.R.T.C.T.  
DEED RECORDS  
TARRANT COUNTY, TEXAS

O.P.R.T.C.T.  
OFFICIAL PUBLIC RECORDS  
TARRANT COUNTY, TEXAS

P.R.T.C.T.  
PLAT RECORDS  
TARRANT COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH  
CAP STAMPED "RPLS  
4838" FOUND

• = DIMENSION POINT,  
NOTHING FOUND OR SET



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

**BANNISTER**  
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 386-22-001

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_ 2023

APPROVED BY: P&Z COMMISSION CHAIRMAN

\_\_\_\_\_ 2023

ATTEST: PLANNING & ZONING SECRETARY

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER:  
PAUL A. HEGWER AND  
VICKI J. HEGWER, CO-TRUSTEES  
OF THE HEGWER REVOCABLE TRUST  
2005 N. HOLLAND ROAD  
MANSFIELD, TEXAS 76063

DEVELOPER:  
CHANDLER DEVELOPMENT  
729 GRAPEVINE HIGHWAY, SUITE 456  
HURST, TEXAS 76054  
CONTACT: DOUG CHANDLER  
Doug@redgablehomes.com

FINAL PLAT  
LOTS 1X, 2 THROUGH 13, 14X AND 15X, BLOCK 1  
COPPER CREEK ESTATES  
4.997 acres out of the  
Ray Grevious Survey, Abstract Number 1307  
City of Mansfield, Tarrant County, Texas  
12 Residential Lots and 3 Open Space Lots  
Preparation Date: January 2023  
Revision Date: March 2023  
Case: SD# 23-006  
SHEET 1 OF 2

OWNERS DEDICATION:

WHEREAS **Paul A. Hegwer and Vicki J. Hegwer, co-trustees of the Hegwer Revocable Trust**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.997 Acres (217,650 square feet) of land in the Ray Grevious Survey, Abstract No. 1307, City of Mansfield, Tarrant County, Texas; said 4.997 Acres (217,650 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Paul A. Hegwer and Vicki J. Hegwer, co-trustees of the Hegwer Revocable Trust (hereinafter referred to as Hegwer tract), as recorded in Instrument Number D221172623, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 4.997 Acres (217,650 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at the Northeasterly corner of said Hegwer tract, same being the Southeasterly corner of that certain tract of land described as Lot 1, Block 1, Holland Addition (hereinafter referred to as Lot 1), as recorded in Instrument Number D200108671, O.P.R.T.C.T., same being the existing Southwesterly right-of-way line of North Holland Road (variable width right-of-way);

**THENCE** South 30 degrees 23 minutes 37 seconds East with the common line between said Hegwer tract and the existing Southwesterly right-of-way line of said North Holland Road, a distance of 236.96 feet to the Southeasterly corner of said Hegwer tract, same being the Northeasterly corner of that certain tract of land described as Block 1, Ridge Trace - Phase One (hereinafter described as Block 1) as recorded in Instrument Number D204161364, O.P.R.T.C.T.;

**THENCE** South 59 degrees 36 minutes 23 seconds West, departing the existing Southwesterly right-of-way line of said North Holland Road, with the common line between said Hegwer tract and said Block 1, pass at a distance of 163.95 feet, a one-half inch capped iron rod stamped "PRECISE" found for Northwesterly corner of that certain tract of land described as Lot 1, said Block 1, same being the Northeasterly corner of that certain tract of land described as Lot 3, said Block 1, continue with said course, with the common line between said Hegwer tract and said Block 1, for a total distance of 964.66 feet to the Southerly Southwest Corner of said Hegwer tract, same being an angle point in the Easterly line of that certain tract of land described as Lakeview Country Estates, as recorded in Volume 388-82, Page 60, P.R.T.C.T.;

**THENCE** North 18 degrees 06 minutes 23 seconds East, departing the Northwesterly line of said Block 1, with the common line between said Hegwer tract, and the Easterly line of said Lakeview Country Estates, a distance of 76.00 feet;

**THENCE** North 34 degrees 23 minutes 37 seconds West, continue with the common line between said Hegwer tract and said Lakeview Country Estates a distance of 167.00 feet to the Westerly Northwest corner of said Hegwer tract;

**THENCE** North 07 degrees 38 minutes 37 seconds West, continuing with the common line between said Hegwer tract, and said Lakeview Country Estates a distance of 21.70 feet to the Northerly Northwest corner of said Hegwer tract;

**THENCE** North 59 degrees 36 minutes 23 seconds East, departing the Easterly line of said Lakeview Country Estates, with the common line between said Hegwer Tract and said Lot 1 a distance of 911.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.997 Acres (217,650 square feet) of land.

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 the 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 thirty (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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Paul A. Hegwer and Vicki J. Hegwer, co-trustees of the Hegwer Revocable Trust**, being the sole owner of the above described parcel, do hereby adopt the herein above described property as **Lots 1X, 2 through 13, 14X, and 15X, Block 1, COPPER CREEK ESTATES**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Name: **Paul A. Hegwer** Name: **Vicki J. Hegwer**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **Paul A. Hegwer**, 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, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, The State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **Vicki J. Hegwer**, 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, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, a Registered Professional Land Surveyor of the State of Texas, have platted the above described 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 the 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

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



BLOCK 1		
Lot Area Table		
Lot #	Square Feet	Acreage
1X	1298	0.030
2	12220	0.281
3	12220	0.281
4	12220	0.281
5	12220	0.281
6	12071	0.277
7	14438	0.331
8	12896	0.296
9	12085	0.277
10	12085	0.277
11	12085	0.277
12	12085	0.277
13	13387	0.307
14 X	1281	0.029
15 X	20117	0.462

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SHEET 2 OF 2

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