

VICINITY MAP (NTS)

NOTES:

- The common access easement is for the use of Lot 1, Block 1 and the remainder of the property. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- All monuments set are yellow capped 1/2" iron rods stamped "DEAN 5314" unless otherwise noted.

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 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.

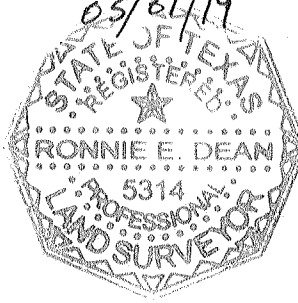
Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of 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.

LINE NO.	BEARING	DISTANCE
L-1	N 30° 09' 39" W	200.62'
L-2	N 59° 50' 21" E	91.08'
L-3	S 30° 09' 35" E	200.95'
L-4	S 60° 03' 00" W	91.08'

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.

After recording, return to: City of Mansfield, 1200 E. Broad St., Mansfield, Tx. 76063

DEAN SURVEYORS
1292 HWY 157 N, Suite 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net



Ronnie E. Dean, R.P.L.S. No. 5314 Job No. 180818P

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey made on the ground and that all lot corners, 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.

Surveyed on the ground 07/12/2018 - Revised 12/17/2018 - Revised 02/27/2019

LEGEND

IRS - Iron Rod Set IRF - Iron Rod Found
PP - Power Pole OHE - Over Head Electric
SD - Storm Drain ROW - Right Of Way
SMH - Sewer Manhole MC - Metal Culvert
UE - Utility Easement FH - Fire Hydrant
IGUB - In Ground Utility Box (ATT) CC - Corner Clip
DNG & UE - Drainage & Utility Easement UGCS - Under Ground Cable Sign (ATT)

PHILLIPS DOROTHY FAYE
VOL. 2268, PG. 960
D.R.J.C.T.

PHILLIPS DOROTHY FAYE
VOL. 2268, PG. 960
D.R.J.C.T.

DALTON'S BEST HAND PRODUCTS, INC.
VOL. 2268, PG. 960
D.R.J.C.T.

REMAINDER
19.495 ACRES
MANSFIELD DEVELOPMENT, LLC
INST. NO. 2018-23354
D.R.J.C.T.

15' UE BY SEPARATE
INSTRUMENT# 2017-15329
D.R.J.C.T.

25' UE BY SEPARATE
INSTRUMENT# 2017-15328
D.R.J.C.T.

15' UE BY SEPARATE
INSTRUMENT# 2017-15330
D.R.J.C.T.

N = 6,879,019.77
E = 2,346,221.53

SHEBLI EL-ETOUM
ETUX TORRY EL-ETOUM
CALLED 8.964 AC
INST. NO. 2009-36196
D.R.J.C.T.

SHEBLI EL-ETOUM
ETUX TORRY EL-ETOUM
CALLED 1.036 AC
INST. NO. 2009-36196
D.R.J.C.T.

N = 6,878,532.13
E = 2,346,504.89

LEANG K. HOUN,
SUSIE U. LUM & OU N. UNG
CALLED 7.062 AC
INST. NO. 2016-30564
D.R.J.C.T.

HPC SOMERSET DEVELOPMENT
CORP.
DOC. NO. 2015-23556
D.R.J.C.T.

REMAINDER
19.495 ACRES
MANSFIELD DEVELOPMENT, LLC
INST. NO. 2018-23354
D.R.J.C.T.

REMAINDER
SUSANNE ASHWORTH &
DEBORAH BLAIR
VOL. 2034, PG. 433
D.R.J.C.T.

LOT 1, BLK 1, CATO ADDN
VOL. 9, PG. 559
P.R.J.C.T.

SHTRI, LLC
VOL. 2770, PG. 295
D.R.J.C.T.

LOT 2
BLOCK 1, OUTER LIMITS
EXPRESS ADD.
VOL. 5, PG. 460
P.R.J.C.T.

LOT 3

LOT 4

Previously Approved Plat

FLOOD NOTE:
This property appears to be located in Zone "X", areas outside the 500-Year Floodplain. According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C0125 J, effective date Dec. 4, 2012.

LOT NO.	ACRES	SQ. FT.
LOT 1	5.000	217,800

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, MANSFIELD DEVELOPMENT, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 5.000 acre tract of land located in the Phillip B. George Survey, Abstract No. 299, City of Mansfield, Johnson County, Texas and being a portion of a 19.935 acre tract as described in Instrument No. 2018-23354, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4" iron pipe found, (SPC N=6,878,532.13, E=2,396,504.89) at the southwest corner of said 19.935 acre tract, the southeast corner of a called 8.964 acre tract conveyed to Shebli El-Eloum and wife Torry El-Eloum, recorded in Instrument No. 2009-36196, D.R.J.C.T., in the northwest right-of-way line of Farm to Market Highway 157, being the southwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 30° 09' 39" W, departing said Farm to Market Highway 157 and continuing along and with the southwest line of said 19.935 acre tract, the northeast line of said El-Eloum 8.964 acre tract and generally with a fence, 563.99 feet to a 1/2" iron rod set at (SPC N=6,879,019.77, E=2,396,221.53), at the northwest corner of the herein described tract;

THENCE, N 59° 50' 21" E, departing the west line of said 19.935 acre tract, 385.69 feet to a 1/2" iron rod set at the northeast corner of the herein described tract;

THENCE, S 30° 09' 41" E, 565.41 feet to a 3/8" iron rod found in the northwest right-of-way line of Farm to Market Highway 157, at the southeast corner of the herein described tract;

THENCE, S 60° 03' 00" W, along and with the northwest right-of-way line of Farm to Market Highway 157, 385.70 feet to the POINT OF BEGINNING, containing 217,800 square feet or 5.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Mansfield Development, LLC, being the owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property/as Lot 1, Block 1, Lone Star Development Park, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

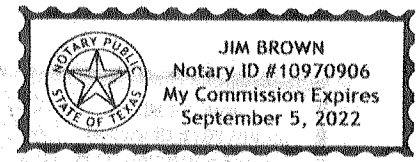
Brandy Bryan, Owner

BEFORE ME, the undersigned authority, on this day personally appeared, BRANDY BRYAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 1 day of May, 2019.

Jim Brown
NOTARY PUBLIC in and for the STATE OF TEXAS: Tarrant County



FINAL PLAT
LOT 1, BLOCK 1,
LONE STAR DEVELOPMENT PARK

Being 5.000 acres out of the
Phillip B. George Survey, Abstract No. 299
City of Mansfield, Johnson County, Texas

1 Lot Case No. SD#19-014

Rev 4 April 30, 2019

FILED FOR RECORD June 4 - 2019

PLAT RECORDED IN VOLUME 11, PAGE 806, DRAWER K

Becky Diney
COUNTY CLERK, JOHNSON COUNTY, TEXAS

Debra Bailey
DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

4/6 2019 D. Wayne Walker
APPROVED BY: P & Z COMMISSION CHAIRMAN

4/6 2019 Selia Jones
ATTEST: PLANNING & ZONING SECRETARY

SURVEYOR:
Dean Surveyors
1292 Highway 157 N., Ste. 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net

OWNER:
Mansfield Development, LLC
1714 Commerce Drive
Mansfield Texas, 76063
713-385-1095
michael.paul.morgan@gmail.com