



VICINITY MAP
NOT TO SCALE

COMMON ACCESS LINE TABLE		
LINE	BEARING	LENGTH
L3	N59°22'39"E	58.43
L4	S30°37'21"E	139.18
L5	N59°22'39"E	24.00
L6	N30°37'21"W	139.18
L7	N59°22'39"E	101.54
L8	S30°37'21"E	139.46
L9	N59°22'39"E	20.00
L10	N30°37'21"W	164.47
L11	S59°22'39"W	64.56
L12	N30°37'21"W	16.00
L13	S59°22'39"W	8.81
L14	N30°37'21"W	182.14
L15	S59°22'39"W	20.00
L16	S30°37'21"E	182.14
L17	S59°22'39"W	77.02

COMMON ACCESS CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C1	89°05'13"	26.00	40.43	S75°09'58"E	36.48
C2	64°25'49"	26.00	29.24	N01°35'33"E	27.72
C3	58°17'55"	50.00	50.88	N88°31'36"E	48.71
C4	83°52'07"	10.00	14.64	N75°44'31"E	13.37
C5	37°07'00"	5.00	3.24	N77°56'08"E	3.18
C6	90°00'00"	10.00	15.71	N75°37'21"W	14.14
C7	166°28'11"	50.00	145.27	S66°08'33"W	99.30
C8	76°28'11"	10.00	13.35	S21°08'33"W	12.38
C9	44°25'37"	10.00	7.75	S81°38'27"W	7.56
C10	44°25'36"	10.00	7.75	S37°09'49"W	7.56

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 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 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 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.

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L30	N59°22'39"E	7.00
L31	S30°05'58"E	18.70
L32	S32°44'28"W	5.66
L33	S47°12'26"E	2.56
L34	S41°50'25"W	7.00
L35	N47°12'26"W	2.67
L36	N32°44'28"E	5.66
L37	N30°05'58"W	18.64

DRAINAGE EASEMENT CURVE TABLE					
Curve	Delta	Radius	Length	Chord-Dir	Chord
C11	62°50'27"	13.50	14.81	S01°19'15"W	14.08
C12	79°56'55"	6.50	9.07	S07°13'59"E	8.35
C13	79°56'55"	13.50	18.84	N07°13'59"E	17.35
C14	62°50'27"	6.50	7.13	N01°19'15"E	6.78

Lot 14
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

Ng: 6890427.46
Eg: 2382601.59
LAT: 32°33'46.93"
LON: -97°09'20.96"

Ng: 6890265.60
Eg: 2382327.09
LAT: 32°33'45.37"
LON: -97°09'24.19"

Lot 6
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

Lot 15
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

Ragan, LLC
CC #D206052020
D.R.T.C.T.

Lot 5
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

Lot 16
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

Lot 5BR
Mount Zion Estates
CC #D212077314
D.R.T.C.T.

Lot 4
Mount Zion Estates
V.388-11, P.134
P.R.T.C.T.

The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (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), and Zone X (Areas determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas, Map No. 48439C0470K, Community-Panel No. 480606 470 K, dated September 25, 2009.

OWNER/DEVELOPER:
FORT WORTH HABITAT FOR HUMANITY, INC.
CHRISTINE PANAGOPOULOS
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH 817-429-0194
FAX 817-446-5488
EMAIL hsbeasley@msn.com

Notes:

- 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.
- The purpose of this plat is to subdivide the existing Lot 15 into multiple lots.
- Common Access Easement and Utility Easement is for the use of all Lots contained within this plat. No improvements shall be made that impede ingress and egress along this easement.
- Common Access Easement and Utility Easement shall be maintained by the property owners.
- All Lots created by this plat are served by the Common Acces Easements.
- No trees, bushes, walls, signs or anything over 2' in height is allowed within the visibility easements.
- A mandatory homeowners association will be responsible for the maintenance of the common space areas, detention pond, streets, screening fences, entry sign, and any parking areas.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Fort Worth Area Habitat for Humanity, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or lot of land located in he T.J. Hanks Survey, Abstract No. 644, City of Mansfield, County of Tarrant, Texas, being the all of Lot 15, Mount Zion Estates, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas and being the tract of land described in the deed to Fort Worth Area Habitat for Humanity, Inc., recorded in County Clerk's Instrument No. D220047280, Deed Records, Tarrant County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the south corner of said Lot 15 and lying in the northeast line of Sayers Street, said iron rod found being the west corner of Lot 16, of said Mount Zion Estates;

THENCE N30°37'21"W, along Sayers Street, a distance of 409.63 feet to a 1/2 iron rod stamped "Beasley RPLS 6066" set for the west corner of said Lot 15, said iron rod being the south corner of Lot 14, of said Mount Zion Estates;

THENCE N59°28'30"E, along the common line of said Lots 14 and 15, a distance of 318.70 feet to a 1/2 iron rod stamped "Beasley RPLS 6066" set for the north corner of said Lot 15, from which a 1/2" iron rod found bears N59°28'30"E 2.73 feet, said iron rod set lying in the west line of a tract of land described in the deed to Ragan LLC, recorded in County Clerk's Instrument No. D206052020, Deed Records, Tarrant County Texas;

THENCE S30°37'21"E, along said west line, a distance of 409.63 feet to a 1/2 iron rod stamped "Beasley RPLS 6066" set for the east corner of said Lot 15, said iron rod set being the north corner of said Lot 16;

THENCE S59°28'30"W along the common line of said Lots 15 and 16, a distance of 318.70 feet to the point of beginning, containing 2.997 acres of land.

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

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Fort Worth Area Habitat for Humanity, Inc., acting by and through the undersigned, its duly authorized agent does hereby adopt this plat designating the herein above described real property as LOTS 1 thru 22, LOTS 23X thru 28X, BLOCK 1, SAYERS LANDING an addition to the City of Mansfield, Tarrant County, Texas, and do 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 _____, 2023.

By: Christine Panagopoulos,
Chief Operating Officer

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Christine Panagopoulos, Chief Operating Officer, 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 on the ____ day of _____, 2023.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked shall not be considered original.

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.

DICK S. JONES
Registered Professional
Land Surveyor No. 5524



APPROVED BY THE CITY OF MANSFIELD	
2023	
APPROVED BY:	P & Z COMMISSION CHAIRMAN
2023	
ATTEST:	PLANNING & ZONING SECRETARY

REPLAT LOTS 1 thru 22. LOTS 23X thru 28X. BLOCK 1. SAYERS LANDING

Being a revision of Lot 15, Mount Zion Estates, according to the plat filed in Volume 388-11, Page 134, P.R.T.C.T. City of Mansfield, Tarrant County, Texas.
22 Residential Lots and 6 HOA Lot
2.997 Acres

SD#23-009
Sayers Landing FP.dwg

CM - Control Monument
IRF - Iron Rod Found
IPF - Iron Pipe Found
IRS - Iron Rod Set stamped "Beasley RPLS 6066"
UE - Utility Easement.

Bearings oriented to NAD 83 North Central Texas Zone Geodetic Data NAD_83(CORS96) EPOCH: 2002.0000 Reference Monument: TNP-Mansfield "D". Grid Scale Factor 0.999910088411

0 40 80 120
SCALE 1"=40'

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