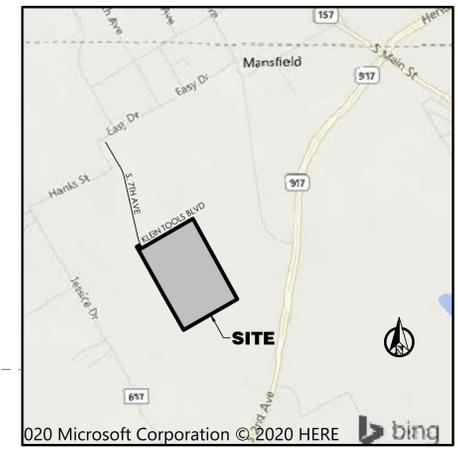




CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1055.00	90.18	4°53'52"	S26°32'33"E	90.16

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N28°40'30"W	38.79
L2	N60°05'47"E	63.92
L3	S60°05'47"W	59.89
L4	N15°24'18"E	21.33

LEGEND	
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
B-C	BRITAIN CRAWFORD



VICINITY MAP
N.T.S.

DEVELOPED BY:
SEEFRIED INDUSTRIAL PROPERTIES, INC.
 3030 LBJ Freeway, Suite 1650
 Dallas, Texas 75234
 Phone (214) 393-6063
 DouglasOtte@SEEFRIEDPROPERTIES.com

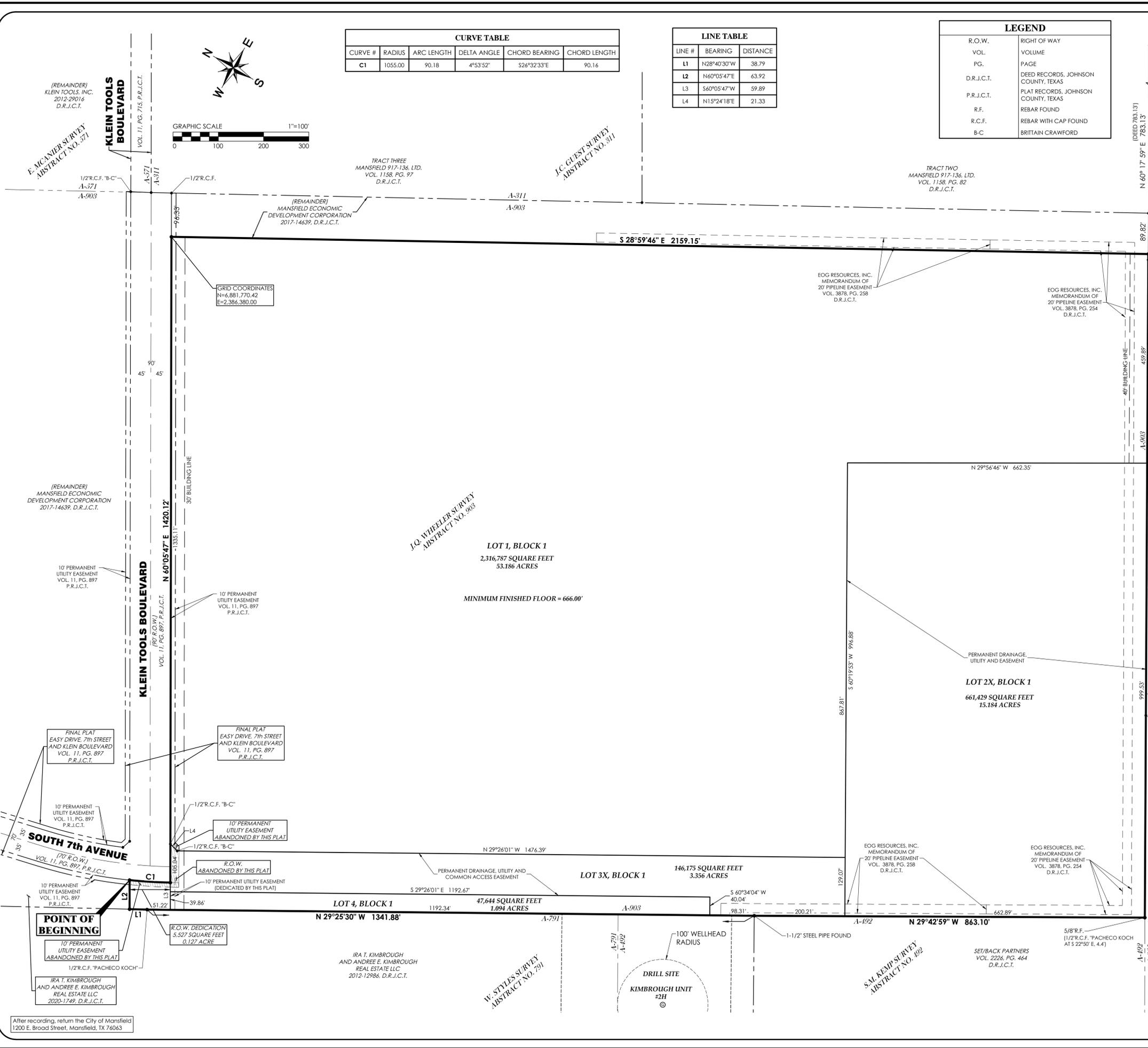
OWNED BY:
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION
 301 S. Main Street
 Mansfield, Texas 76063
 Phone (817) 728-3652
 richard.nevins@mansfield-texas.com

PREPARED BY:
GOODWIN AND MARSHALL INC.
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329 - 4373
 TBPE REGISTRATION # F-2944
 TBPELS # 10881700
 bcaldwell@gmcivil.com

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.
 Issued for review 11/9/2020 9:50 AM

PLAT FILED	_____	2020
INSTRUMENT #:	_____	
DRAWER	_____	SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK		
BY	_____	DEPUTY CLERK

FINAL PLAT
LOTS 1, 2X, 3X AND 4, BLOCK 1
MANSFIELD DDF4
 BEING A REVISION OF EASY DRIVE, 7TH STREET AND KLEIN BOULEVARD ACCORDING TO THE PLAT FILED IN VOLUME 11, PAGES 897-898, DRAWER K PLAT RECORDS, JOHNSON COUNTY, TEXAS AND A 72.579 ACRE TRACT OUT OF THE J.Q. WHEELER SURVEY, ABSTRACT NO. 903
 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
 4 LOTS
 72.947 ACRES
 SEPTEMBER 2020



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

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF JOHNSON:

WHEREAS Mansfield Economic Development Corporation, acting by and through the undersigned, their duly authorized agent, is the sole owner of a 72.947 acre tract of land situated in the J.Q. Wheeler Survey, Abstract No. 903, Johnson County, Texas, being a portion of that tract of land as described in deed to Mansfield Economic Development Corporation, recorded in 2017-14639, Deed Records, Johnson County, Texas [DRJCT], being a portion of the final plat of Easy Drive, 7th Street, and Klein Boulevard, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 897, Plat Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the west line of South 7th Avenue (70' R.O.W.) per the final plat of Easy Drive, 7th Street (South 7th Avenue), and Klein Boulevard (Klein Tools Boulevard) as recorded in Volume 11, Page 897, Plat Records, Johnson County, Texas, being the southeast corner of a tract of land as described in deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC, recorded in 2020-1749, D.R.J.C.T.;

THENCE Southeasterly, along the west line of said South 7th Avenue and a curve to the left, having a radius of 1055.00 feet, a central angle of 04 degrees 53 minutes 52 seconds, an arc distance of 90.18 feet, and a chord that bears South 26 degrees 32 minutes 33 seconds East, 90.16 feet to a 1/2" rebar capped set;

THENCE North 60 degrees 05 minutes 47 seconds East, across said South 7th Avenue, at a distance of 85.01 feet passing a clip corner in the south line of said Klein Tools Boulevard, continuing along the south line of said Klein Tools Boulevard, a total distance of 1420.12 feet to a 1/2" rebar capped set at the northeast corner of the herein described tract, from which a 1/2" rebar capped found at the southeast corner of said Klein Tools Boulevard bears North 60 degrees 05 minutes 47 seconds East, 96.33 feet;

THENCE South 28 degrees 59 minutes 46 seconds East, departing said Klein Tools Boulevard, across said Mansfield Economic Development Corporation tract, a distance of 2159.15 feet to a 1/2" rebar capped set at the southeast corner of the herein described tract, said point lying in a north line of a tract of land as described in deed to Set/Back Partners, recorded in Volume 2226, Page 464, DRJCT, from which the southeast corner of said Mansfield Economic Development Corporation tract bears North 60 degrees 17 minutes 59 seconds East, 89.82 feet, and a 5/8" rebar found at the most easterly northeast corner of said Set/Back Partners tract bears North 60 degrees 17 minutes 59 seconds East, 872.95 feet;

THENCE South 60 degrees 17 minutes 59 seconds West, along the south line of said Mansfield Economic Development Corporation tract, and said north line of said Set/Back Partners tract affected by Boundary Line Agreement recorded in Volume 3857, Page 277, DRJCT, at a distance of 12.7 feet passing a 1/2" rebar capped Beasley found, at a distance of 1014.6 feet passing a 1/2" rebar capped Beasley found, continuing a total distance of 1459.43 feet to 5/8" rebar found at the southwest corner of said Mansfield Economic Development Corporation tract and a reentrant corner of said Set/Back Partners tract, from which a 1/2" rebar capped Pacheco Koch found bears South 22 degrees 50 minutes East, 4.4 feet;

THENCE North 29 degrees 42 minutes 59 seconds West, along the west line of said Mansfield Economic Development Corporation tract and a reentrant line of said Set/Back Partners tract, a distance of 863.10 feet (Set/Back Partners deed 863.24 feet, Mansfield deed 867.65 feet) to a 1-1/2" steel pipe found at the most northerly northeast corner of said Set/Back Partners tract, the southeast corner of a tract of land as described in deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC, recorded in 2012-12986, DRJCT, and being an angle point in the west line of said Mansfield Economic Development Corporation tract;

THENCE North 29 degrees 25 minutes 30 seconds West, along the east line of said Kimbrough tract and the west line of said Mansfield Economic Development Corporation tract, a distance of 1341.88 feet (deeds 1341.70 feet) to a 1/2" rebar capped Pacheco Koch found;

THENCE North 28 degrees 40 minutes 30 seconds West, along the east line of said Kimbrough tract and the west line of said Mansfield Economic Development Corporation tract, a distance of 38.79 feet to a 1/2" rebar capped set at the southwest corner of said Kimbrough tract recorded in 2020-1749, D.R.J.C.T.;

THENCE North 60 degrees 05 minutes 47 seconds East, departing said Kimbrough tract recorded in recorded in 2012-12986, DRJCT, along the south line of said Kimbrough tract recorded in 2020-1749, D.R.J.C.T., a distance of 63.92 feet (deed 64.04 feet) to POINT OF BEGINNING and containing 3,177,563 square feet or 72.947 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Mansfield Economic Development Corporation, being the sole owner of the above described parcel, acting by and through the undersigned, their duly authorized agent, does hereby adopt the herein above described property as MANSFIELD DDF4, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness my hand this ____ day of _____, 2020.

Richard Nevins, Director of Economic Development
Mansfield Economic Development Corporation

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Richard Nevins, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public, State of Texas _____

My commission expires _____

SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have 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.

Joel S. Barton
Registered Professional Land Surveyor No. 4914
Goodwin & Marshall, Inc.,
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

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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 of 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.

NOTES:

- The bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinate System, Texas North Central Zone (4202), NAD83 grid values.
- All property corners are 1/2" rebars capped "Goodwin & Marshall" set, unless otherwise noted.
- 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.
- A Mandatory Owner's Association will be responsible for the maintenance of Lots 2X and 3X.
- The Lot 3X Common Access Easement serves Lot 2X and Lot 4.

APPROVED BY THE CITY OF MANSFIELD	
_____, 2020	_____ P&Z COMMISSION CHAIRMAN
_____, 2020	_____ PLANNING & ZONING SECRETARY
ATTEST:	

PLAT FILED _____, 2020
INSTRUMENT #: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

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SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, Texas 75234
Phone (214) 393-6063
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