

### VICINITY MAP NOT TO SCALE MANSFIELD, TEXAS

#### General Notes:

1. 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 GPS Monument Number 15-07. All distances shown herein are surface distances.

2. 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.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, 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 of 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".

4. Common Access Easements are for the purpose of Lot 1 and Lot 2 and to be maintained by the property owners.

#### CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

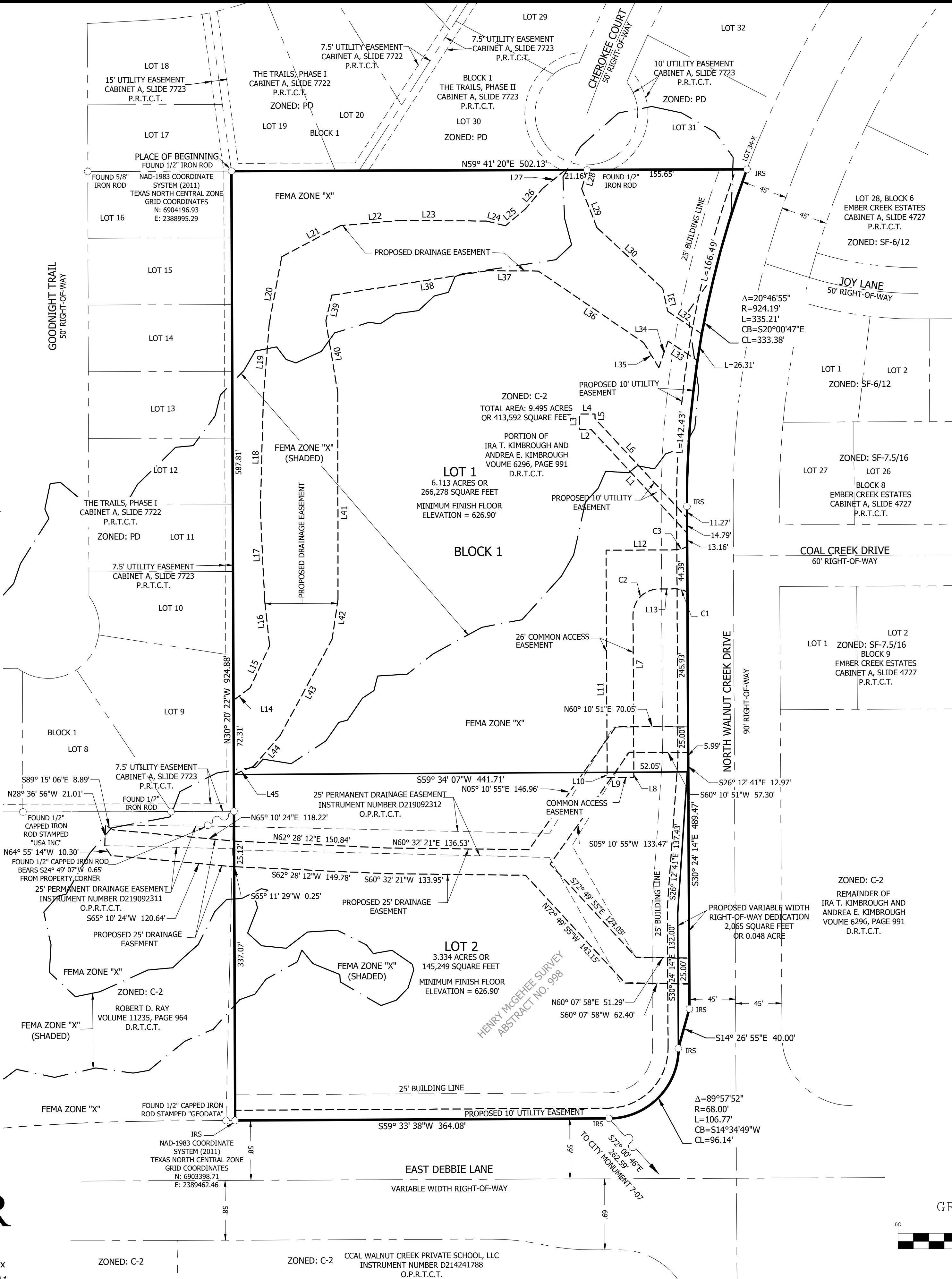
This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

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.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.82'	25.00'	29°23'15"	S74° 17' 24"W	12.68'
C2	39.27'	25.00'	90°00'00"	S14° 35' 46"W	35.36'
C3	12.73'	25.00'	29°11'02"	N45° 00' 15"E	12.60'



Line Table		
Line #	Length	Direction
L1	137.62'	N72° 55' 56"W
L2	11.10'	S59° 35' 46"W
L3	15.00'	N30° 24' 14"W
L4	15.00'	N59° 35' 46"E
L5	4.45'	S30° 24' 14"E
L6	131.86'	S72° 55' 56"E
L7	153.42'	S30° 24' 14"E
L8	5.00'	S30° 25' 53"E
L9	26.00'	S59° 34' 07"W
L10	5.00'	N30° 25' 53"W
L11	216.43'	N30° 24' 14"W
L12	66.81'	N59° 31' 56"E
L13	15.73'	S59° 19' 28"W

Line Table		
Line #	Length	Direction
L14	20.08'	N23° 12' 09"E
L15	45.48'	N5° 13' 59"W
L16	43.82'	N36° 30' 30"W
L17	89.65'	N32° 50' 40"W
L18	107.36'	N28° 32' 13"W
L19	73.22'	N25° 39' 13"W
L20	66.47'	N19° 32' 27"W
L21	64.49'	N31° 53' 24"E
L22	58.67'	N54° 53' 28"E
L23	84.02'	N60° 16' 46"E
L24	19.13'	N73° 49' 31"E
L25	25.47'	N19° 42' 56"E
L26	25.84'	N9° 54' 11"E
L27	28.77'	N20° 43' 00"E
L28	19.24'	S14° 14' 38"E
L29	40.47'	S51° 33' 46"E
L30	87.47'	S77° 17' 36"E
L31	22.78'	S42° 29' 53"E
L32	39.72'	S86° 35' 17"E
L33	34.31'	N86° 35' 17"W
L34	27.34'	S10° 51' 59"E
L35	28.37'	N61° 19' 00"W
L36	124.16'	N85° 53' 55"W
L37	49.49'	S60° 14' 09"W
L38	153.45'	S50° 55' 33"W
L39	25.66'	S16° 46' 39"E
L40	70.67'	S39° 35' 10"E
L41	201.69'	S30° 10' 43"E
L42	39.19'	S21° 44' 22"E
L43	106.51'	S1° 44' 31"E
L44	39.77'	S10° 44' 03"W
L45	20.71'	S37° 27' 32"W

Lot Summary Table		
Lot #	Square Feet	Acreage
1	266284	6.113
2	145200	3.333

#### 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

CITY CASE NO.: SD#22-030

PRELIMINARY PLAT  
LOTS 1 AND 2, BLOCK 1  
**JaRy CO. ADDITION**  
9.495 acres out of the  
Henry McGehee Survey, Abstract Number 998  
City of Mansfield, Tarrant County, Texas  
2 Lots

Preparation Date: May 2022  
Revision Date: June 2022

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

OWNER / DEVELOPER:  
KIMBROUGH LTD # 223  
312 MARTEL COURT  
COPPELL, TEXAS 75019



GRAPHIC SCALE

