## 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 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

"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

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'	

TBPLS REGISTRATION NO. 10193823

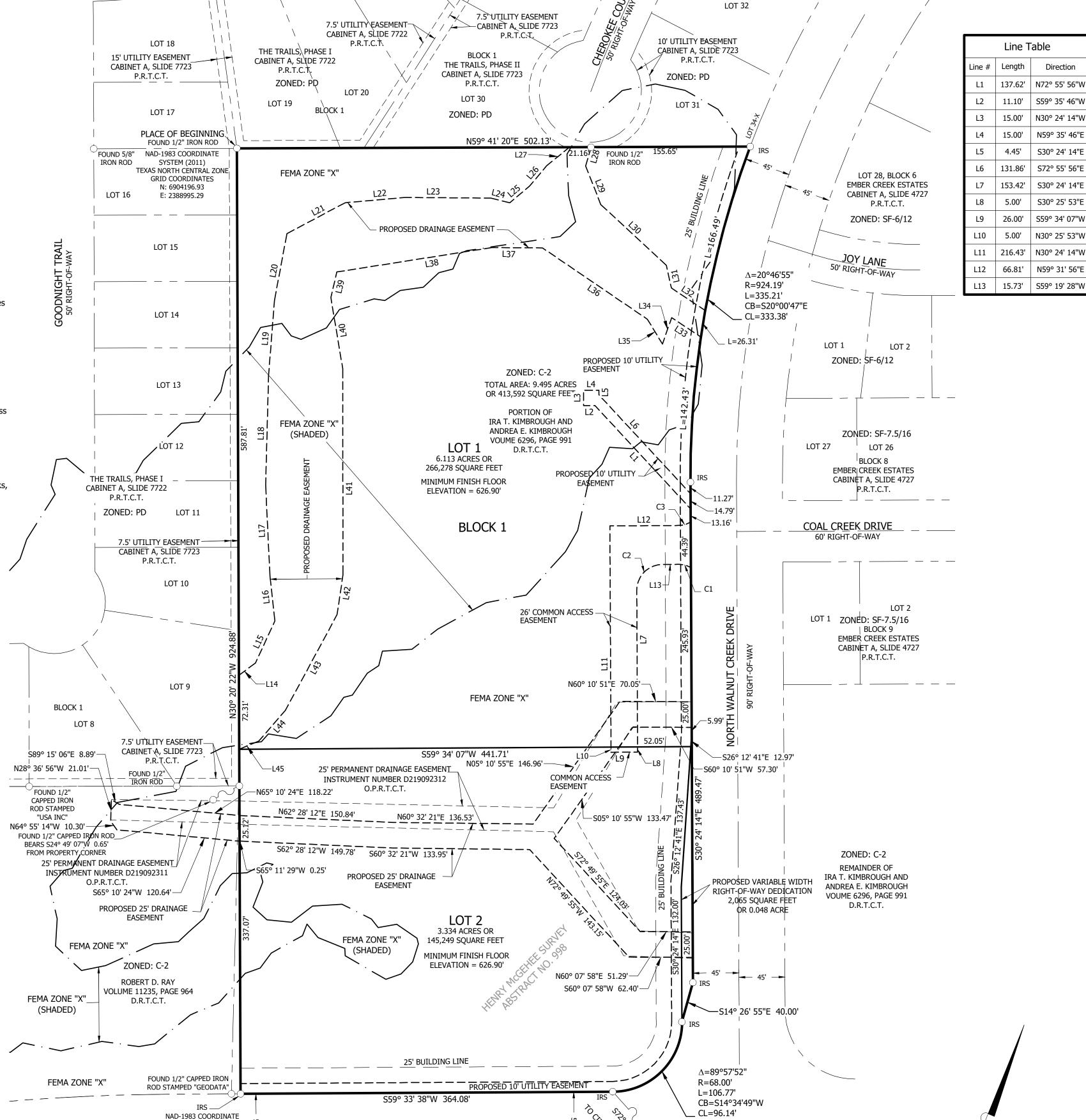
SYSTEM (2011)

TEXAS NORTH CENTRAL ZONE

GRID COORDINATES

ZONED: C-2

PROJECT NO.: 342-22-001



EAST DEBBIE LANE

VARIABLE WIDTH RIGHT-OF-WAY

CCAL WALNUT CREEK PRIVATE SCHOOL, LLC

**INSTRUMENT NUMBER D214241788** 

O.P.R.T.C.T.

OWNERS DEDICATION:

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"V

L19 | 73.22' | N25° 39' 13"V

L20 | 66.47' | N19° 32' 27"V

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"

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"

L32 | 39.72' | S86° 35' 17"

L33 | 34.31' | N86° 35' 17"\

L34 | 27.34' | S10° 51' 59"

L35 | 28.37' | N61° 19' 00"W

L36 | 124.16' | N85° 53' 55"V

L37 | 49.49' | S60° 14' 09"V

L38 | 153.45' | S50° 55' 33"V

L39 | 25.66' | S16° 46' 39"

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

S39° 35' 10"

L40 70.67'

**KIMBROUGH LTD # 223**, is the sole owner of a 9.495 acre (413,592 square feet) tract of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 9.495 acre (413,592 square feet) tract of land being all of that certain tract of land described in a Warranty Deed to Ira T. Kimbrough and Andrea E. Kimbrough (hereinafter referred to as Kimbrough tract), as recorded in Volume 6296, Page 991, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 9.495 acre (413,592 square feet) tract of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod found for the Northwesterly corner of said Kimbrough tract, same being an inner-ell corner of that certain tract of land described as The Trails, Phase I, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7722, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

**THENCE** North 59 degrees 41 minutes 20 seconds East with the common line between said Kimbrough tract and said The Trails, Phase I, a distance of 502.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being an Easterly corner of said The Trails, Phase I, same being the existing Westerly right-of-way line of Walnut Creek Drive (90' right-of-way), as recorded in Volume 388-203, Page 20, P.R.T.C.T., same also being the beginning of a non-tangent curve to the left, whose long chord bears South 20 degrees 00 minutes 47 seconds East, a distance of 333.38 feet;

**THENCE** Southeasterly with the common line between the remainder of said Kimbrough tract and the existing Westerly right-of-way line of said Walnut Creek Drive, with said curve to the left, having a radius of 924.19 feet, through a central angle of 20 degrees 46 minutes 55 seconds, for an arc distance of 335.21 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 30 degrees 24 minutes 14 seconds East, continue with the common line between the remainder of said Kimbrough tract and the existing Westerly right-of-way line of said Walnut Creek Drive, a distance of 489.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 14 degrees 26 minutes 55 seconds East, continue with the common line between the remainder of said Kimbrough tract and the existing Westerly right-of-way line of said Walnut Creek Drive, a distance of 40.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 14 degrees 34 minutes 49 seconds West, a distance of 96.14 feet;

**THENCE** Southerly, continue with the common line between the remainder of said Kimbrough tract and the existing Westerly right-of-way line of said Walnut Creek Drive, with said non-tangent curve to the right, having a radius of 68.00 feet, through a central angle of 89 degrees 57 minutes 52 seconds, for an arc distance of 106.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the existing Northwesterly right-of-way line of Debbie Lane (variable width right-of-way), as recorded in Instrument Number D201101824, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

**THENCE** South 59degrees 33minutes 38seconds West with the common line between the remainder of said Kimbrough tract and the existing Northwesterly right-of-way line of said Debbie Lane, a distance of 364.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 30 degrees 20 minutes 22 seconds West, departing the existing Northwesterly right-of-way line of said Debbie Lane, with the common line between said Kimbrough tract and that certain tract of land described in a deed to Robert D. Ray (hereinafter referred to as Ray tract), as recorded in Volume 11235, Page 964, D.R.T.C.T., pass at a distance of 301.16 feet, the Northeasterly corner of said Ray tract, same being a Southeasterly corner of said The Trails, Phase I, continue with said course, with the common line between said Kimbrough tract and said The Trails, Phase I for a total distance of 924.88 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 9.495 acre (413,592 square feet) of land.

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 Registered Professional Land Surveyor No. 4838 BANNISTER ENGINEERING, LLC T.B.P.L.S. REGISTRATION NO. 10193823

LEGEND

SOUTH EAST

WEST

D.R.T.C.T.

P.R.T.C.T.

D.P.R.T.C.T.

GRAPHIC SCALE

( IN FEET

1 inch = 60 ft

DEGREES

DEED RECORDS

PLAT RECORDS

MINUTES/FEET SECONDS/INCHES

TARRANT COUNTY, TEXAS

TARRANT COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS



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

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

BANNISTER ENGINEERING 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax