

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 serves Lot 1, Block 1 and the Remainder of Ira T. Kimbrough and Andrea E. Kimbrough tract and to be maintained by property owners.

5. Floodplain line work/finished floor elevation is referenced from Cutting Edge Medical Office Building Drainage Study by MMA, INC. dated August 2021.

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.

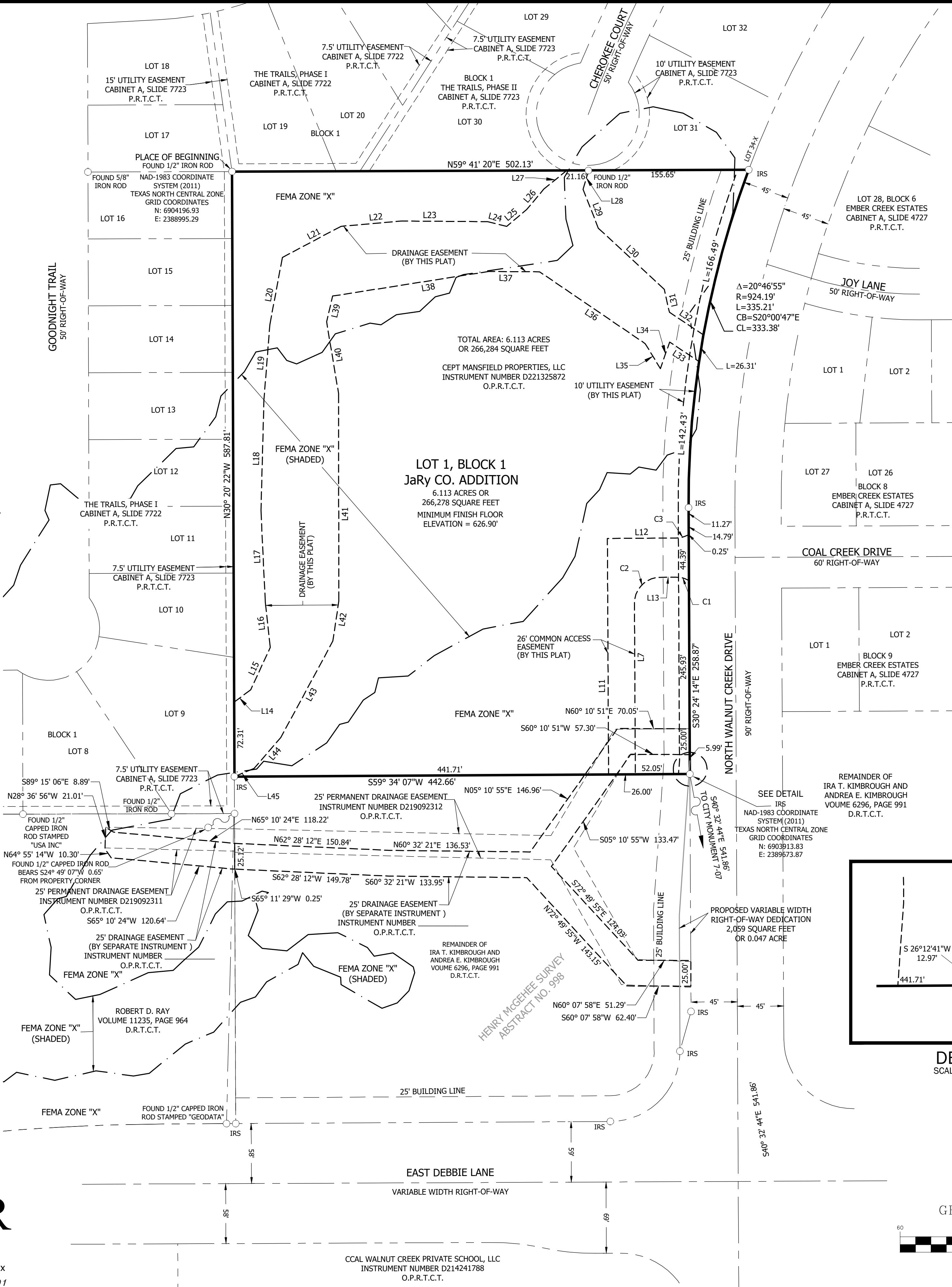
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.82'	25.00'	29°23'15"	S74° 17' 24"W	12.68'
C2	39.27'	25.00'	90°00'00"	S14° 35' 46"W	35.36'
C3	12.73'	25.00'	29°11'02"	N45° 00' 15"E	12.60'

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

BANNISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 342-22-001



Line Table		
Line #	Length	Direction
L7	166.34'	S30° 24' 22"E
L11	229.35'	N30° 24' 20"W
L12	66.81'	N59° 31' 56"E
L13	15.73'	S59° 19' 28"W
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"W
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

OWNERS DEDICATION:

WHEREAS, **CEPT MANSFIELD PROPERTIES, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 6.113 acre tract of land located in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas, and being all of that certain tract of land described in a Special Warranty Deed to CEPT Mansfield Properties, LLC (hereinafter referred to as CEPT Mansfield Properties tract) as recorded in Instrument Number D221325872, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); being 6.113 acres (266,284 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 CEPT Mansfield Properties 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 CEPT Mansfield Properties 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 said CEPT Mansfield Properties 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 said CEPT Mansfield Properties tract and the existing Westerly right-of-way line of said Walnut Creek Drive, a distance of 258.87 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 34 minutes 07 seconds West, departing the existing Westerly right-of-way line of said Walnut Creek Drive, with the common line between said CEPT Mansfield Properties tract and the remainder of said Kimbrough tract, a distance of 442.66 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said CEPT Mansfield Properties tract, in an East line of said The Trails, Phase I;

THENCE North 30 degrees 20 minutes 22 seconds West with the common line between said CEPT Mansfield Properties tract and said The Trails, Phase I, a distance of 587.81 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 6.113 acres (266,284 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **CEPT MANSFIELD PROPERTIES, LLC**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **Lot 1, Block 1, JaRy Co. ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

CEPT MANSFIELD PROPERTIES, LLC

By: _____
Douglas Whitley, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **Douglas Whitley**, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2022.

Notary Public, The State of Texas

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



APPROVED BY THE CITY OF MANSFIELD
_____ 2022
APPROVED BY: P&Z COMMISSION CHAIRMAN
_____ 2022
ATTEST: PLANNING & ZONING SECRETARY

CITY CASE NO.: SD#22-040

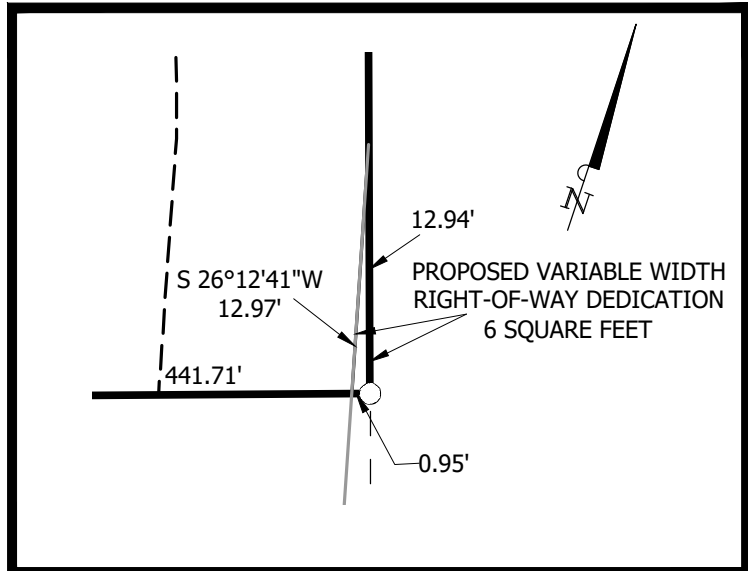
FINAL PLAT
LOT 1, BLOCK 1
JaRy CO. ADDITION
6.113 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
1 Lots

Preparation Date: July 2022
Revision Date: August 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:
CEPT MANSFIELD PROPERTIES, LLC
714 S. GREENVILLE STREET,
SUITE 120
ALLEN, TEXAS 75002

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.T.C.T.	DEED RECORDS
TARRANT COUNTY, TEXAS	
P.R.T.C.T.	PLAT RECORDS
TARRANT COUNTY, TEXAS	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS	



DETAIL
SCALE: 1" = 10'

