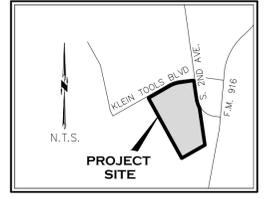


**LEGEND**

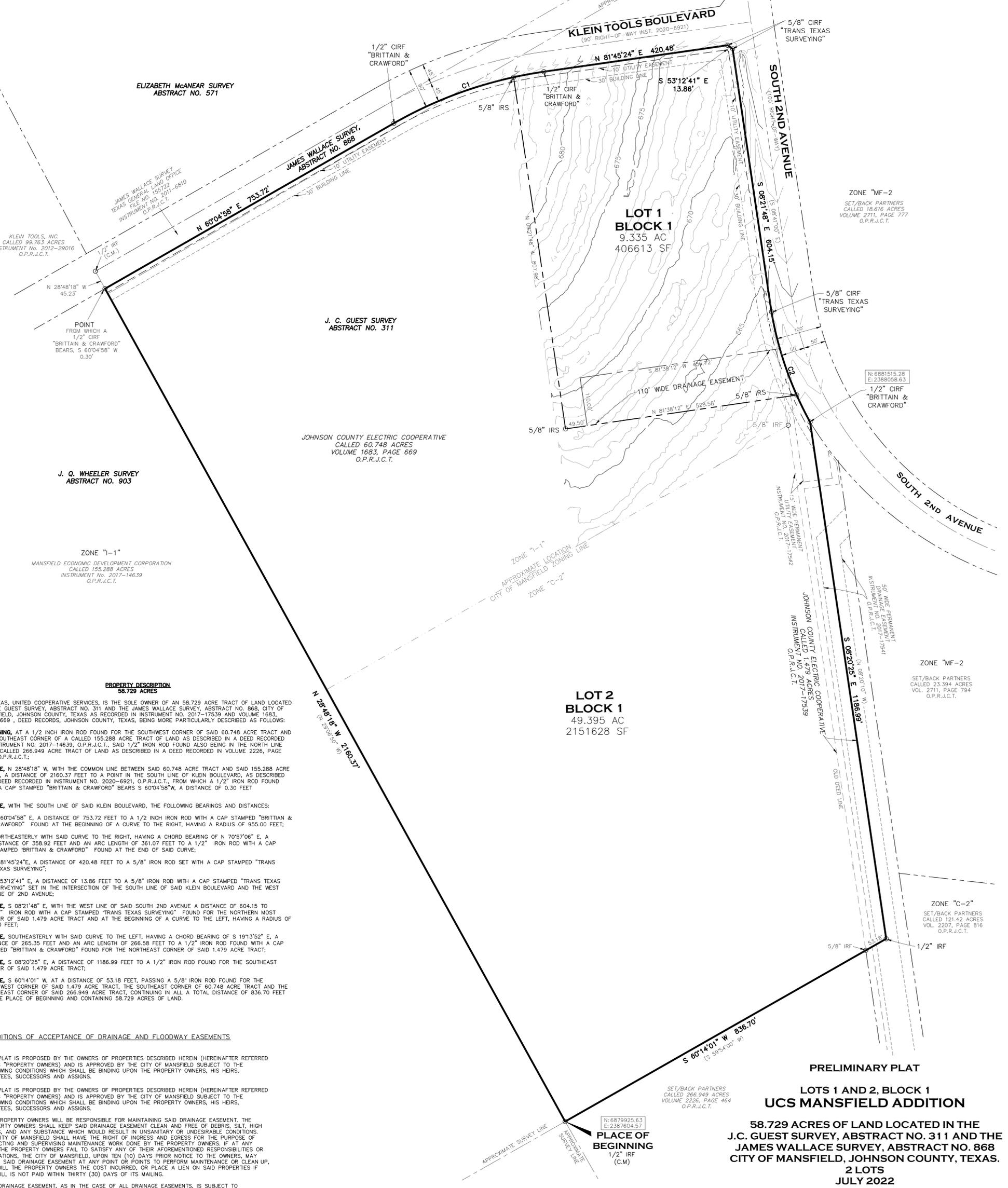
IRS	IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING"
IRF	IRON ROD FOUND
CIRF (C.M.)	CAPPED IRON ROD FOUND
U.E.	UTILITY EASEMENT



**LOT SUMMARY TABLE**

LOT 1	9.335 AC
LOT 2	49.395 AC
COMMON AREA	0 AC

- SURVEYOR'S NOTES:
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011).
  - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
  - BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 48251C0100, REVISED DATE-DECEMBER 04, 2012, A PORTION OF THIS PROPERTY APPEARS TO BE LOCATED WITHIN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL FLOOD CHANCE) THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
  - ON SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FINISH GROUND LEVEL GRADE ADJOINING BUILDING AND DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
  - ( ) DENOTES RECORD DATA.
  - 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.



**PROPERTY DESCRIPTION**  
58.729 ACRES

WHEREAS, UNITED COOPERATIVE SERVICES, IS THE SOLE OWNER OF AN 58.729 ACRE TRACT OF LAND LOCATED IN THE GUEST SURVEY, ABSTRACT NO. 311 AND THE JAMES WALLACE SURVEY, ABSTRACT NO. 868, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 2017-17539 AND VOLUME 1683, PAGE 669, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 60.748 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 155.288 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-14639, O.P.R.J.C.T., SAID 1/2" IRON ROD FOUND ALSO BEING IN THE NORTH LINE OF A CALLED 266.949 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2226, PAGE 464, O.P.R.J.C.T.;

**THENCE**, N 28°48'18" W, WITH THE COMMON LINE BETWEEN SAID 60.748 ACRE TRACT AND SAID 155.288 ACRE TRACT, A DISTANCE OF 2160.37 FEET TO A POINT IN THE SOUTH LINE OF KLEIN BOULEVARD, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-6921, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD" BEARS S 60°04'58" W, A DISTANCE OF 0.30 FEET

**THENCE**, WITH THE SOUTH LINE OF SAID KLEIN BOULEVARD, THE FOLLOWING BEARINGS AND DISTANCES:

N 60°04'58" E, A DISTANCE OF 753.72 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "BRITTAIN & CRAWFORD" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N 70°57'06" E, A DISTANCE OF 358.92 FEET AND AN ARC LENGTH OF 361.07 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "BRITTAIN & CRAWFORD" FOUND AT THE END OF SAID CURVE;

N 81°45'24" E, A DISTANCE OF 420.48 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TRANS TEXAS SURVEYING";

S 53°12'41" E, A DISTANCE OF 13.86 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE INTERSECTION OF THE SOUTH LINE OF SAID KLEIN BOULEVARD AND THE WEST LINE OF 2ND AVENUE;

**THENCE**, S 08°21'48" E, WITH THE WEST LINE OF SAID SOUTH 2ND AVENUE A DISTANCE OF 604.15 TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE NORTHERN MOST CORNER OF SAID 1.479 ACRE TRACT AND AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET;

**THENCE**, SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, HAVING A CHORD BEARING OF S 19°13'52" E, A DISTANCE OF 265.35 FEET AND AN ARC LENGTH OF 266.58 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD" FOUND FOR THE NORTHEAST CORNER OF SAID 1.479 ACRE TRACT;

**THENCE**, S 08°20'25" E, A DISTANCE OF 1186.99 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.479 ACRE TRACT;

**THENCE**, S 60°14'01" W, AT A DISTANCE OF 53.18 FEET, PASSING A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.479 ACRE TRACT, THE SOUTHEAST CORNER OF 60.748 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 266.949 ACRE TRACT, CONTINUING IN ALL A TOTAL DISTANCE OF 836.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 58.729 ACRES OF LAND.

**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, GRANTEEES, SUCCESSORS AND ASSIGNS.

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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 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.

**PRELIMINARY PLAT**  
**LOTS 1 AND 2, BLOCK 1**  
**UCS MANSFIELD ADDITION**

58.729 ACRES OF LAND LOCATED IN THE J.C. GUEST SURVEY, ABSTRACT NO. 311 AND THE JAMES WALLACE SURVEY, ABSTRACT NO. 868 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.  
2 LOTS  
JULY 2022

**SD#22-042**