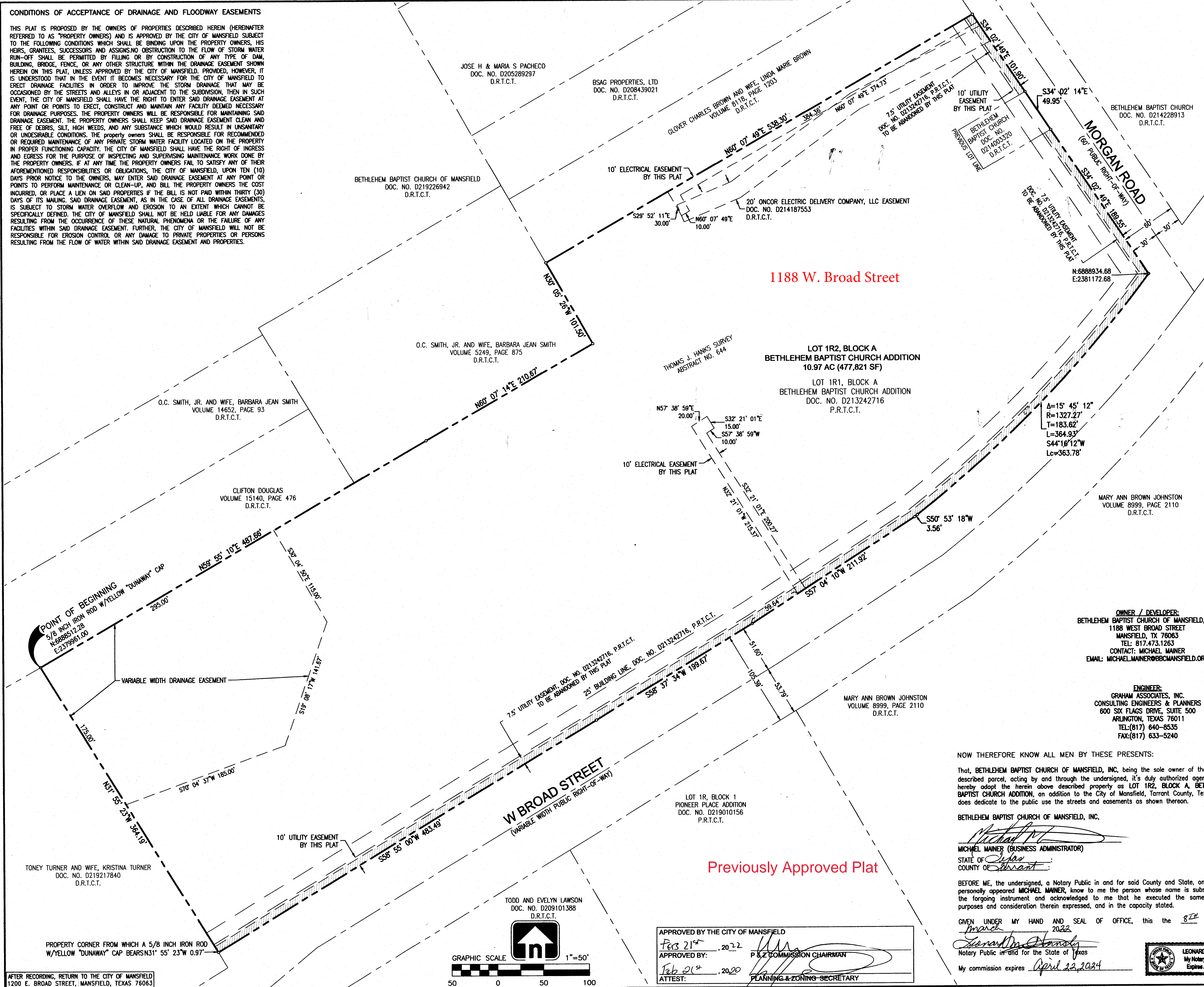


Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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 STORM WATER 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 STORM WATER 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.



NOTES:
1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO TARRANT COUNTY FLOOD INSURANCE RATE MAP NO. 484390470K, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
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. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. THE PURPOSE OF THIS REPLAT IS TO DEDICATE THREE EASEMENTS AND INCLUDE AN ADJACENT TRACT IN THE LOT.

VICINITY MAP
(NOT TO SCALE)
(MAP PROVIDED BY TARRANT APPRAISAL DISTRICT)

LEGAL DESCRIPTION
WHEREAS, Bethlehem Baptist Church of Mansfield, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of an 10.97 acre tract of land located in the T.J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas, as recorded in instrument No. D213242716, Plot Records, Tarrant County, Texas, and a tract of land described to Bethlehem Baptist Church of Mansfield Inc., as recorded in Document No. D214003320, Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY", being in the westernmost corner of said Lot 1R1, the north corner of a tract of land described to Toney Turner and wife, Kristina Turner, as recorded in Document No. D219217840, Deed Records, Tarrant County, Texas, also being in the south line of a tract of land described to Clifton Douglas, as recorded in Volume 15140, Page 476, Deed Records, Tarrant County, Texas;
THENCE North 59°55'10" East, along said south line and the north line of said Lot 1R1, a distance of 487.66 feet to a point, being in the south line of a tract of land described to O. C. Smith, Jr. and wife, Barbara Jean Smith, as recorded in Volume 5249, Page 875, Deed Records, Tarrant County, Texas and said north line, being a common line;
THENCE North 60°07'14" East, continuing along said common line, a distance of 210.67 feet to a point, being the southeast corner of said Smith tract;
THENCE North 30°05'26" West, continuing with said common line, a distance of 101.50 feet to a point, being in the southwest corner of a tract of land described to Glover Charles Brown and wife, Linda Marie Brown, as recorded in Volume 8118, Page 1203, Deed Records, Tarrant County, Texas;
THENCE North 60°07'49" East, along the southeast line of said Brown Tract and said North line, a distance of 538.30 feet to point, being in the northeast corner of said Brown Tract and the west public right-of-way line of Morgan Road (having a 60 foot right-of-way);
THENCE South 34°02'49" East, along the east line of said Lot 1R1 and said west public right-of-way line, being a common line, a distance of 101.90 feet to a point;
THENCE South 34°02'14" East, continuing along said common line, a distance of 49.95 feet to a point;
THENCE South 34°02'49" East, a distance of 189.55 feet to a point, being in the intersection of said west public right-of-way line and the north public right-of-way line of W Broad Street (having a variable width right-of-way), for the beginning of a non-tangent curve to the right having a radius of 1,327.27 feet, a central angle of 15°45'12" and a long chord which bears South 44°16'12" West, 363.78 feet;
THENCE leaving said common line, along said north public right-of-way line and the south line of said Lot 1R1, being a common line, along said non-tangent curve to the right, a distance of 364.93 feet to a point;
THENCE South 50°53'18" West, continuing along said common line, a distance of 3.56 feet to a point;
THENCE South 57°04'10" West, a distance of 211.92 feet to a point;
THENCE South 58°37'34" West, a distance of 199.67 feet to a point;
THENCE South 58°55'00" West, a distance of 483.49 feet to a point, being in the east line of said Turner tract, from which a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY" bears North 31°55'23" West, a distance of 0.97;
THENCE North 31°55'23" West, leaving said common line, along said east line and the west line of said Lot 1R1, a distance of 364.19 feet to the POINT OF BEGINNING AND CONTAINING 477,821 square feet, 10.97 acres of land, more or less.

SURVEYOR'S CERTIFICATE
This is to certify that I, Michael L. Peterson, a Registered Professional Land Surveyor of the State of Texas, having plotted 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 plot correctly represents that survey made by me or under my direction and supervision.

OWNER / DEVELOPER:
BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC.
1188 WEST BROAD STREET
MANSFIELD, TX 76063
TEL: 817.473.1263
CONTACT: MICHAEL MAINER
EMAIL: MICHAEL.MAINER@BBGMANSFIELD.ORG

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240

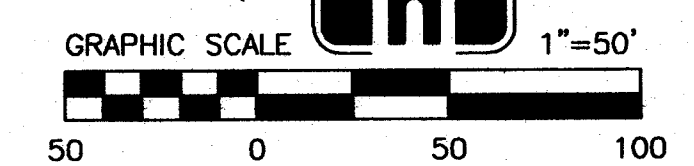
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of March, 2022
Michael L. Peterson
Notary Public in and for the State of Texas
My commission expires 4-27-2025

AUDREAH LITTLE
My Notary ID # 131106300
Expires April 27, 2025

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC., being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1R2, BLOCK A, BETHLEHEM BAPTIST CHURCH 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.
BETHLEHEM BAPTIST CHURCH OF MANSFIELD, INC.,
Michael Mainer
MICHAEL MAINER (BUSINESS ADMINISTRATOR)
STATE OF Texas
COUNTY OF Tarrant
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MICHAEL MAINER, known to me 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, and in the capacity stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of March, 2022
Leonard M. Hornsby
Notary Public in and for the State of Texas
My commission expires April 22, 2024

APPROVED BY THE CITY OF MANSFIELD
Feb 21st, 2022
APPROVED BY: *[Signature]* P & Z COMMISSION CHAIRMAN
Feb 21st, 2022
ATTEST: *[Signature]* PLANNING & ZONING SECRETARY



SD#22-003
SHEET 1 OF 1