

GENERAL NOTES

NOTE 1:  
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.

NOTE 2:  
LOTS 3 AND 2R WILL BE SERVED BY THE COMMON ACCESS EASEMENT. THE OWNER OF LOTS 3 AND 2R WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENT.

NOTE 3:  
ALL "IRS" ARE 1/2" IRON RODS WITH YELLOW CAPS MARKED "BRITAIN & CRAWFORD" SET.

NOTE 4:  
PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR DEVELOPMENT.

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	85.00'	72.86'	49°06'42"	70.65'	N 38°41'46" E
C2	54.00'	42.41'	45°00'00"	41.33'	N 08°21'34" W
C3	28.00'	43.98'	90°00'00"	39.60'	N 14°08'26" E
C4	52.00'	48.91'	53°53'09"	47.12'	N 32°11'51" E
C5	57.46'	32.84'	32°44'43"	32.39'	N 11°57'42" W
C6	28.00'	26.33'	53°53'09"	25.37'	S 32°11'51" W
C7	52.00'	81.68'	90°00'00"	73.54'	S 14°08'26" W
C8	30.00'	23.56'	45°00'00"	22.96'	S 08°21'34" E
C9	40.00'	34.24'	49°03'07"	33.21'	S 38°39'59" W
C10	125.15'	98.23'	44°58'25"	95.73'	N 24°36'21" E
C11	170.24'	111.43'	37°30'13"	109.46'	N 42°14'52" E

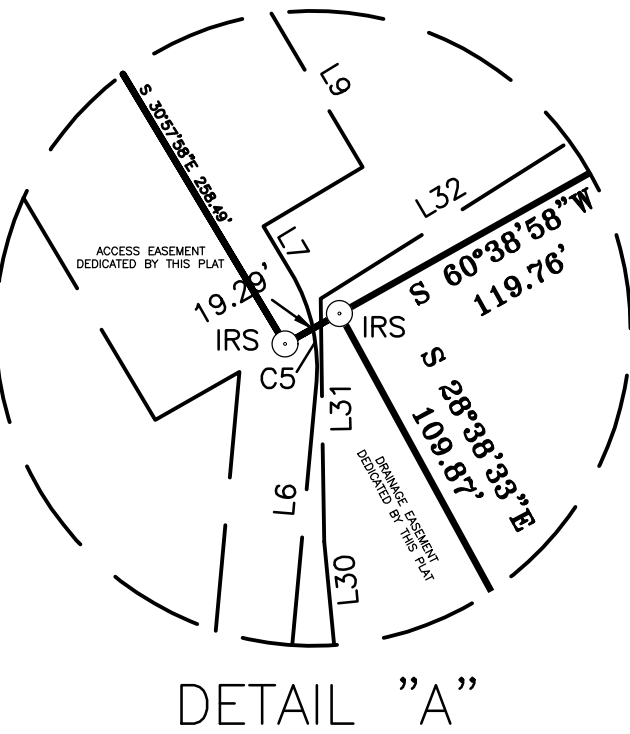
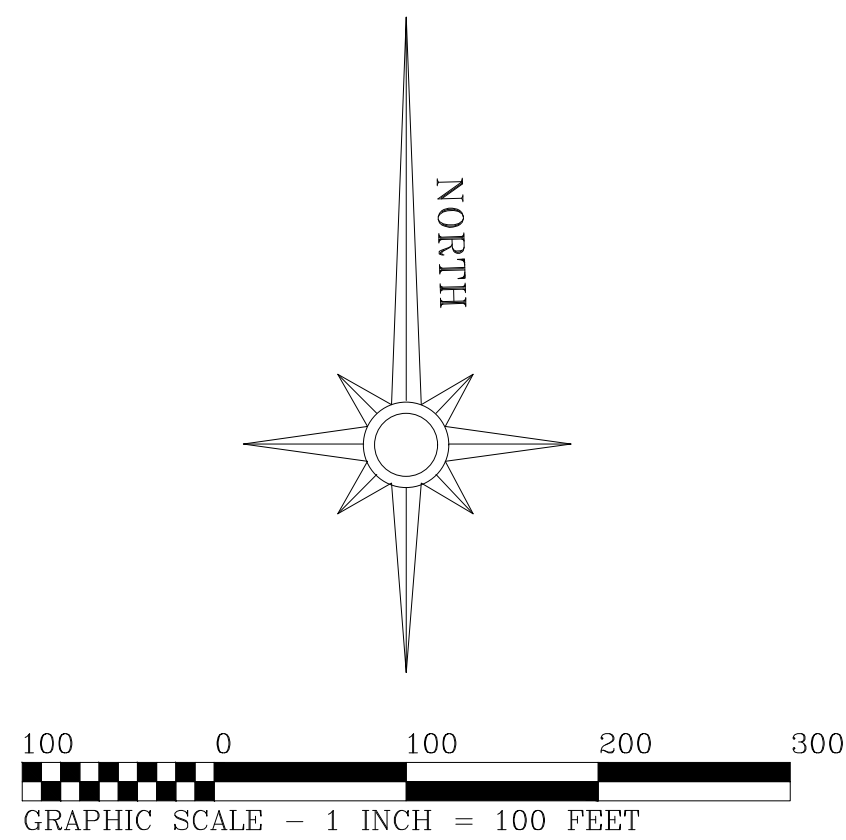
Course	Bearing	Distance
L1	S 61°21'27" W	30.00'
L2	N 63°15'07" E	31.17'
L3	N 14°08'26" E	90.88'
L4	N 30°51'34" W	159.02'
L5	N 59°08'26" E	190.57'
L6	N 05°15'17" E	86.71'
L7	N 30°51'34" W	18.91'
L8	N 59°08'26" E	35.69'
L9	N 30°41'38" W	223.80'
L10	S 59°09'18" W	95.00'
L11	S 30°41'38" E	257.99'
L12	N 60°23'52" E	29.96'
L13	S 05°14'54" W	87.44'
L14	S 59°08'26" W	190.57'
L15	S 30°51'34" E	129.32'
L16	S 14°08'26" W	121.61'
L17	S 63°11'33" W	23.79'
L18	N 47°32'38" E	28.98'
L19	N 22°04'01" E	48.96'
L20	N 55°37'36" E	65.95'
L21	N 53°11'43" E	14.08'
L22	S 30°51'34" E	54.71'
L23	N 59°27'40" E	229.32'
L24	N 28°39'30" W	85.70'
L25	N 25°13'09" E	2.84'
L26	N 59°08'26" E	85.35'
L27	N 02°06'15" E	17.55'
L28	N 45°26'38" E	94.91'
L29	N 52°21'04" E	21.95'
L30	N 57°36'11" E	47.53'
L31	N 63°23'51" E	62.53'

Course	Bearing	Distance
L32	N 05°31'58" W	62.37'
L33	N 00°52'06" W	75.16'
L34	N 57°45'52" E	88.86'
L35	N 39°02'03" E	124.11'
L36	N 32°23'29" W	55.17'
L37	N 14°08'26" E	38.33'
L38	N 59°08'26" E	87.52'
L39	S 50°16'26" E	23.91'
L40	N 32°53'54" E	57.66'
L41	N 02°52'03" E	178.26'
L42	N 29°59'17" W	130.49'
L43	N 05°29'17" W	70.71'
L44	N 24°55'50" W	180.07'

LEGEND:  
○ = BOUNDARY POINT  
O.P.R.T.C.T. = OFFICIAL PLAT RECORDS TARRANT COUNTY TEXAS  
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS  
IRS = IRON ROD SET  
→ = DIRECTION OF TRAFFIC

T.J. HANKS SURVEY  
ABSTRACT NO. 644  
(TARRANT COUNTY)

T.J. HANKS SURVEY  
ABSTRACT NO. 1109  
(JOHNSON COUNTY)



BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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, their 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 the 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.

\*THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE BASED ON AN ACCEPTED DRAINAGE STUDY PERFORMED BY CHARLES CROOK CONSULTING, INC. IN MARCH 2023, WHICH WAS SUBMITTED SIMULTANEOUSLY WITH THE CIVIL ENGINEERING CONSTRUCTION PLANS FOR LOT 2R AND LOT 3, BLOCK 2 MANSFIELD INDUSTRIAL PARK EAST.

OWNER: BCB TRANSPORT HOLDINGS COMPANY, LLC  
221 AIRPORT DRIVE  
MANSFIELD, TEXAS 76063

BRITAIN & CRAWFORD  
LAND SURVEYING & TOPOGRAPHIC MAPPING

TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000  
© 2013 Brittain & Crawford, LLC  
All Rights Reserved

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, BCB TRANSPORT HOLDINGS COMPANY, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner and BCB TRANSPORT, a Texas limited liability company, acting by and through the undersigned, their duly authorized agent, is the sole owner of 19.752 acres of land located in the T.J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and the T.J. HANKS SURVEY, Abstract No. 1109, City of Mansfield, Johnson County, Texas, according to the deeds recorded in County Clerk's File No's. D213080056, D215090504, D218101388, D218132658 and D22284722, of the Official Public Records of Tarrant County, Texas, County Clerk's File No. 2022-42305, of the Official Public Records of Johnson County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 19.752 acres of land located in the T.J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and the T.J. HANKS SURVEY, Abstract No. 1109, City of Mansfield, Johnson County, Texas, Said 19.752 acres of land being comprised of all of Lot 2, Block 2, Mansfield Industrial Park East, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214030178, of the Official Public Records of Tarrant County, Texas, and all of the tract of land conveyed to BCB Transport, a Texas limited liability company, by the deed recorded in County Clerk's File No. D22284722, of the Official Public Records of Tarrant County, Texas, Said 19.752 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the West corner of said Lot 2, Block 2, Mansfield Industrial Park East, and said POINT OF BEGINNING being the intersection of the Southeast right-of-way line of Airport Drive (a 60 foot wide public right-of-way) and the Northeast right-of-way line of South 2nd Avenue (a 100 foot wide public right-of-way), and said POINT OF BEGINNING having Texas State Plane Grid Coordinates N: 6886508.261 and E: 2386860.106;

THENCE N 59°13'12" E 1000.49' feet, along the Northwest boundary line of said Lot 2 and the Southeast right-of-way line of said Airport Drive, to a 1/2" iron rod found marking the North corner of said Lot 2;

THENCE along the East boundary line of said Lot 2, as follows:

- S 34°20'56" E 217.44 feet, to a 1/2" iron rod found;
- S 27°56'06" E 240.23 feet, to a 1/2" iron rod found;
- S 32°24'19" W 455.33 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- S 60°38'58" W 119.76 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the North corner of the aforesaid tract of land conveyed to BCB Transport, a Texas limited liability company, by the deed recorded in County Clerk's File No. D22284722, of the Official Public Records of Tarrant County, Texas;

THENCE S 28°38'33" E 109.87 feet, along the Northeast boundary line of said BCB Transport Tract, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 61°21'27" W 30.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 28°38'33" E 211.12 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 31°18'27" E 182.38 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 58°42'55" W 475.66 feet, along the Southeast boundary line of said BCB Transport Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the South corner of said BCB Transport Tract, lying in the East right-of-way line of aforesaid South 2nd Avenue;

THENCE along the East right-of-way line of said South 2nd Avenue, as follows:

- NORTHWESTERLY 317.96 feet, along a curve to the left, having a radius of 2914.80 feet, a central angle of 06°15'00", and a chord bearing N 26°09'19" W 317.80 feet, to a Texas Department of Transportation right-of-way monument found;
- N 29°35'51" W 196.16 feet, to a 1/2" iron pipe found;
- N 29°53'30" W 652.76 feet, to the POINT OF BEGINNING containing 19.752 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BCB TRANSPORT, a Texas limited liability company, 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 2R & LOT 3, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, an addition to the City of Mansfield, Tarrant and Johnson Counties, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

BCB TRANSPORT HOLDINGS COMPANY, LLC

BCB TRANSPORT, a Texas limited liability company

Rick Larkin, Owner

Rick Larkin, Owner

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 Rick Larkin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF TARRANT

THIS is to certify that I, JAMES L. BRITAIN, a Registered Professional Land Surveyor of the State of Texas, having platted 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 plat correctly represents that survey made by me or under my direction or supervision.



REPLAT  
OF

LOT 2R AND LOT 3, BLOCK 2  
MANSFIELD INDUSTRIAL PARK EAST

BEING A REVISION OF LOT 2, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, ACCORDING TO THE PLAT FILED IN COUNTY CLERK'S NUMBER D214030178 O.P.R.T.C.T., AND ALSO 7.826 ACRES OF THE T.J. HANKS SURVEY ABSTRACT NO. 644 (TARRANT COUNTY) AND ABSTRACT NO. 1109 (JOHNSON COUNTY) CITY OF MANSFIELD TARRANT AND JOHNSON COUNTIES, TEXAS

2 LOTS  
19.752 ACRES  
JANUARY 2023

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_, 20\_\_\_\_ P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_, 20\_\_\_\_ PLANNING & ZONING SECRETARY

PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
INSTRUMENT# \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
APRIL LONG, JOHNSON COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK