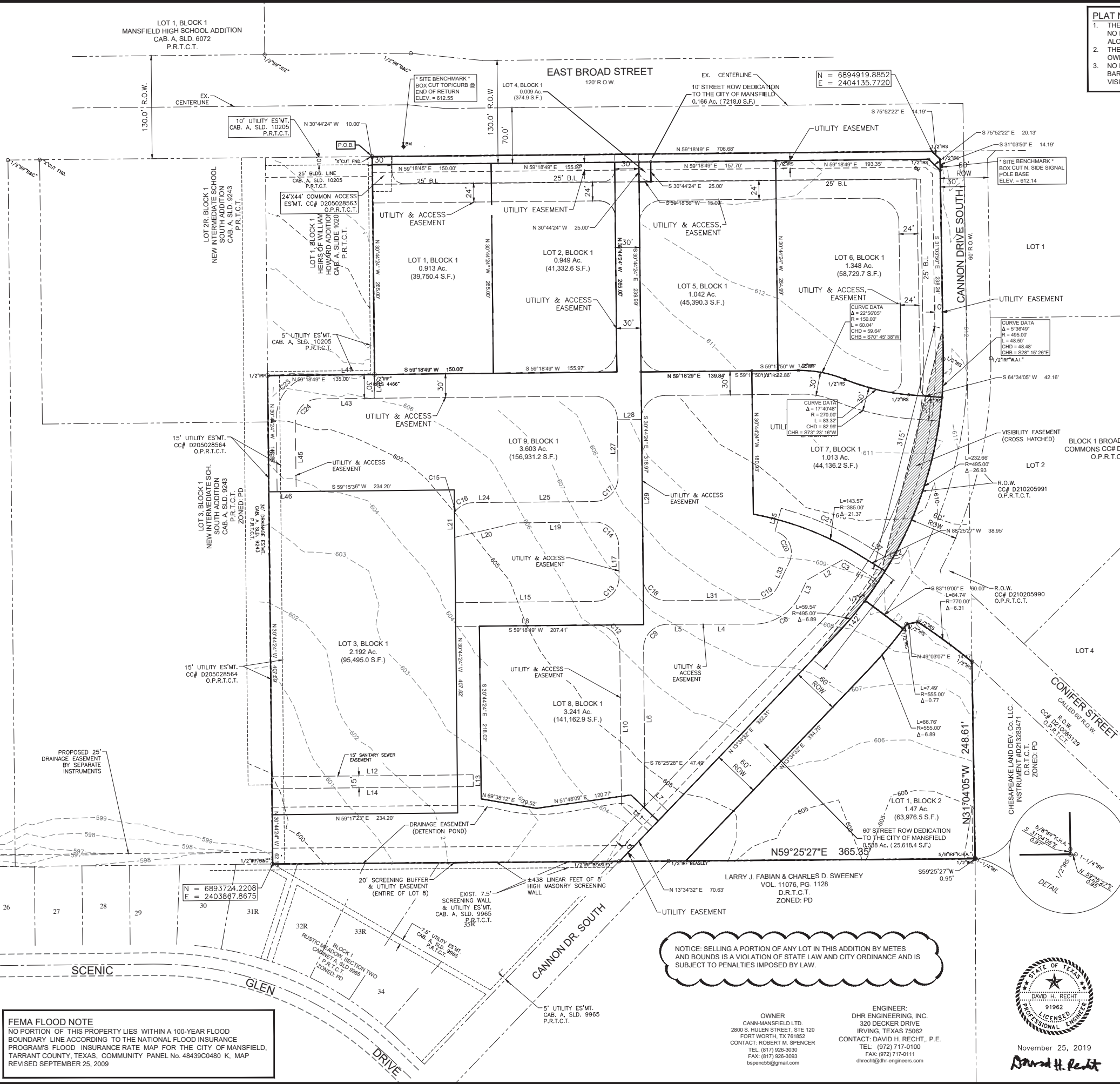
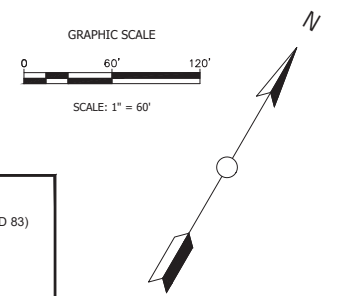


PRELIMINARY PLAT.DWG

November 25, 2019



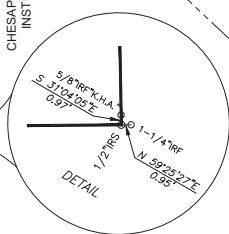
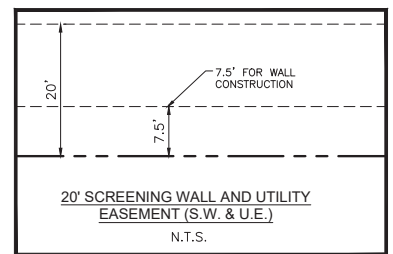
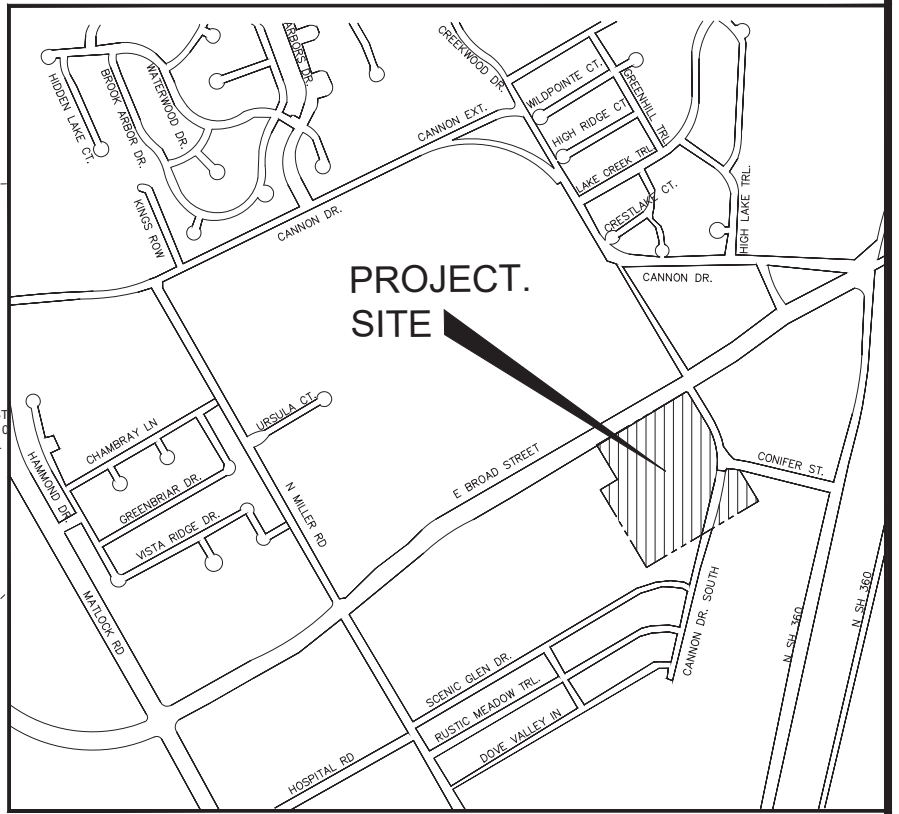
PLAT NOTES
1. THE UTILITY AND ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2, 3, 4, 5, 6, & 7. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
2. THE UTILITY AND ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
3. NO FENCE, SCREEN, FREE STANDING WALL, AND LANDSCAPING, SIGN OR VISUAL BARRIER OVER 2' IN HEIGHT SHALL BE LOCATED OR PLACED WITHIN THE VISIBILITY EASEMENTS OR 7'X60' TRIANGLES.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

ELEVATIONS SHOWN HEREON ARE DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET



FEMA FLOOD NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 484390480 K, MAP REVISED SEPTEMBER 25, 2009

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.

OWNER
CANN-MANSFIELD LTD.
2800 S. HULEN STREET, STE 120
FORT WORTH, TX 76182
CONTACT: ROBERT M. SPENCER
TEL: (817) 926-3030
FAX: (817) 926-3093
bspenc55@gmail.com

ENGINEER:
DHR ENGINEERING, INC.
320 DECKER DRIVE
IRVING, TEXAS 75062
CONTACT: DAVID H. RECHT, P.E.
TEL: (972) 717-0100
FAX: (972) 717-0111
drecht@dhr-engineers.com



November 25, 2019
David H. Recht

PRELIMINARY PLAT

LOT 1-8, BLOCK 1
LOT 1, BLOCK 2

THE VILLAGE OFF BROADWAY ADDITION

BEING 16.532 ACRES OUT OF W. HOWARD SURVEY, ABSTRACT NO. 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

9 LOTS

NOVEMBER 25, 2019

CASE #: SD14-015
SHEET 1 OF 2

UTILITY & ACCESS CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	10.43	20.12	29.68	N73° 37' 53"W	10.31
C3	13.71	370.00	2.12	N89° 29' 08"W	13.71
C6	73.30	65.00	64.61	S27° 33' 20"W	69.47
C9	47.23	30.00	90.19	S14° 21' 26"W	42.50
C12	47.09	30.00	89.94	S75° 42' 45"E	42.41
C13	47.15	30.00	90.05	N14° 17' 12"E	42.45
C14	47.10	30.00	89.95	N75° 42' 48"W	42.41
C15	3.09	28.00	6.33	N16° 28' 11"E	3.09
C16	24.09	30.00	46.01	N36° 18' 36"E	23.45
C17	47.15	30.00	90.05	N14° 17' 12"E	42.45
C18	47.09	30.00	89.94	S75° 43' 30"E	42.41
C19	33.54	30.00	64.06	N27° 16' 52"E	31.82
C20	49.00	28.00	100.26	N54° 52' 51"W	42.98
C21	115.81	400.00	16.59	N83° 16' 53"E	115.41
C22	32.82	20.00	94.03	N44° 33' 40"E	29.26
C23	84.87	54.00	90.05	N14° 17' 14"E	76.40
C24	47.15	30.00	90.05	S14° 17' 12"W	42.45

UTILITY & ACCESS LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.70	N88° 25' 27"W
L2	52.58	S30° 06' 41"W
L3	20.61	S4° 44' 55"E
L4	80.95	S59° 51' 34"W
L5	28.18	S59° 22' 53"W
L6	177.78	S30° 44' 24"E
L7	39.69	S76° 25' 28"E
L8	176.83	N59° 18' 49"E
L10	197.46	S30° 44' 24"E
L11	47.45	S76° 25' 28"E
L12	254.20	N59° 17' 23"E
L13	15.00	S30° 44' 24"E
L14	254.20	S59° 17' 23"W
L15	176.78	N59° 18' 49"E
L17	40.00	N30° 44' 24"W
L19	98.80	S59° 18' 49"W
L20	79.96	S46° 38' 31"W
L21	32.28	N30° 44' 24"W
L24	28.16	N59° 18' 49"E
L25	124.75	N59° 18' 49"E

UTILITY & ACCESS LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	72.89	N30° 44' 24"W
L28	29.96	N59° 15' 51"E
L29	199.00	S30° 45' 12"E
L31	113.40	N59° 18' 13"E
L33	33.53	N4° 44' 55"W
L35	30.00	N15° 00' 48"W
L37	28.70	S88° 25' 27"E
L39	92.80	N30° 44' 26"W
L41	70.45	N59° 18' 49"E
L42	30.01	S29° 26' 23"E
L43	69.79	S59° 18' 49"W
L45	86.80	S30° 44' 24"E
L46	24.00	S59° 15' 36"W

ROADWAY CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	363.82	N13° 34' 32"E

ROADWAY CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	63.15	525.00	6.89	N10° 07' 46"E	63.11

BLOCK A LOT AREA TABLE		
LOT #	AREA (ACRES)	AREA (SQ. FT.)
1	0.913	39,750.4
2	0.949	41,332.6
3	2.192	95,495.0
4	0.009	374.9
5	1.042	45,390.3
6	1.348	58,729.7
7	1.013	44,136.2
8	3.241	141,162.9
9	3.603	156,931.2
10	0.166	7,218.0

OWNER
CANN-MANSFIELD LTD.
2800 S. HULEN STREET, STE 120
FORT WORTH, TX 761852
CONTACT: ROBERT M. SPENCER
TEL: (817) 926-3030
FAX: (817) 926-3093
bspenc55@gmail.com

ENGINEER:
DHR ENGINEERING, INC.
320 DECKER DRIVE
IRVING, TEXAS 75062
CONTACT: DAVID H. RECHT, P.E.
TEL: (972) 717-0100
FAX: (972) 717-0111
dhrrech@dhr-engineers.com



November 25, 2019

David H. Recht

BLOCK B LOT AREA TABLE		
LOT #	AREA (ACRES)	AREA (SQ. FT.)
1	1.469	63,976.5

LEGAL DESCRIPTION

BEING a tract of land located in the WILLIAM HOWARD SURVEY ABSTRACT, No.690, City of Mansfield, Tarrant County, Texas, and being the remainder of that certain tract of land described in deed to Cann-Mansfield, Ltd. recorded in County Clerk's File Number D206373693, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the most Northerly Northwest corner of said Cann-Mansfield Tract being the Northeast corner of Lot 1, Block 1, Heirs of William Howard Addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 10205 of the Plat Records of Tarrant County, Texas and lying in the Southerly right-of-way line of East Broad Street (a 120-foot wide right-of-way);

THENCE N 59° 18' 49" E, 706.68 feet along the said Southeast right-of-way line of East Broad Street to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" IN THE Westerly right-of-way line of South Cannon Street as described in deed to the City of Mansfield recorded in County Clerk's File No. D210205991, Tarrant County, Texas;

THENCE along the said Westerly right-of-way line of South Cannon Street as follows:

S 75° 52' 22" E, 14.19 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294";

S 31° 03' 50" E, 252.43 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

SOUTHEASTERLY, 326.12 feet along said Curve to the Right, having a radius of 495.00 feet, a central angle of 37° 44' 51" and a chord bearing S 12° 11' 25" E, 320.25 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the End of said Curve;

THENCE S 83° 19' 00" E, 60.00 feet along the Southerly right-of-way line of said South Cannon Street to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" lying in the Easterly right-of-way line of said South Cannon Street;

THENCE along the said Easterly right-of-way line of South Cannon Street as follows:

NORTHEASTERLY, 7.49 feet along a Curve to the Left, having a radius of 555.00 feet, a central angle of 00° 46' 24" and a chord bearing N 06° 17' 49" E, 7.49 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the End of said Curve;

N 49° 03' 07" E, 14.47 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" lying in the Southerly right-of-way line of Connifer Street;

THENCE SOUTHEASTERLY, 84.74 feet along the said Southerly right-of-way line of Connifer Street with a Curve to the Right, having a radius of 770.00 feet, a central angle of 06° 18' 21" and a chord bearing S 83° 47' 36" E, 84.70 feet to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the End of said Curve lying in the Easterly boundary line of aforesaid Cann-Mansfield Tract and the Westerly boundary line of that certain tract of land described in deed to 111 Realty Investors, LP recorded in County Clerk's File No. D212101122, Tarrant County, Texas;

THENCE S 31° 04' 05" E, at 247.64 feet passing a 5/8-inch iron rod found with plastic cap stamped "K.H.A." and continuing in all a total distance of 248.61 feet along the common boundary line between said Cann-Mansfield Tract and said 111 Realty Tract to a ½-inch iron rod set with orange plastic cap stamped "R COOMBS RPLS 5294" at the Southeast corner of said Cann-Mansfield Tract lying in the Northerly boundary line of that certain tract of land described in deed to Larry J. Fabian and Charles D. Sweeney recorded in Volume 11076, Page 1128 of the Deed Records of Tarrant County, Texas;

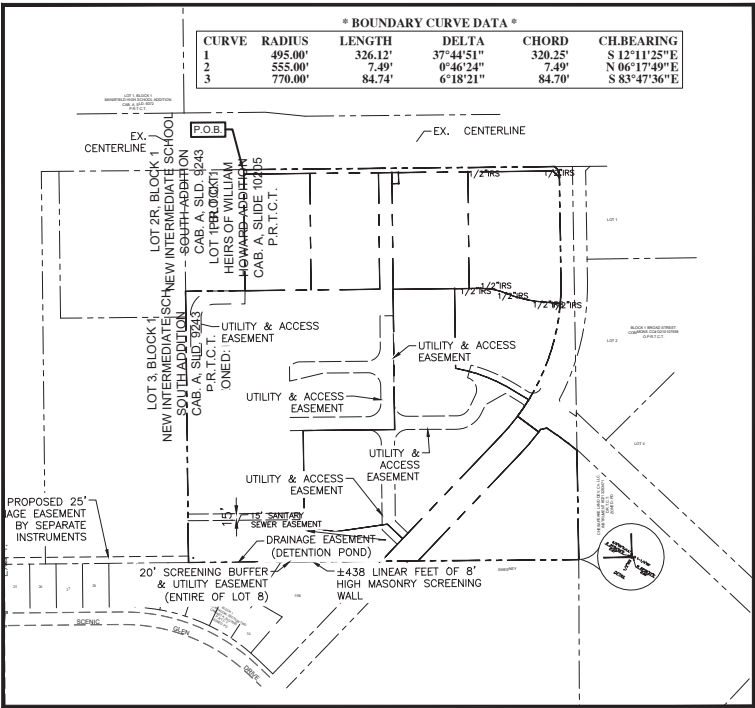
THENCE S 59° 25' 27" W, at 386.89 feet passing a ½-inch iron rod found with plastic cap stamped "BEASLEY" in the East right-of-way line of Heritage Parkway (a 45-foot wide right-of-way) according to the plat for Rustic Meadow, Section Two, an addition to the City of Mansfield, Texas recorded in Cabinet A, Slide 9965 of the Plat Records of Tarrant County, Texas, at 449.72 feet passing another ½-inch iron rod found with plastic cap stamped "BEASLEY" in the West right-of-way line of said Heritage Parkway and continuing in all a total distance of 886.80 feet along the Southerly boundary line of said Cann-Mansfield Tract to a ½-inch iron rod found with plastic cap stamped "BRITTAIN & CRAWFORD" at the Southwest corner thereof being the Southeast corner of Lot 3, Block 1, New Intermediate School South Addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 9243 of the Plat Records of Tarrant County, Texas;

THENCE along the Westerly boundary line of said Cann-Mansfield Tract as follows:

N 30° 44' 24" W, 616.73 feet with the Easterly boundary line of said Lot 3 to a ½-inch iron rod found at the Southwest corner of aforesaid Lot 1;

N 59° 18' 49" E, 135.00 feet with the Southerly boundary line of said Lot 1 to a ½-inch iron rod found with plastic cap stamped "RPLS 4466" at the Southeast corner thereof;

N 30° 44' 24" W, 275.00 feet with the Easterly boundary line of said Lot 1 to the PLACE OF BEGINNING, containing 16.532 acres of land.



THE VILLAGE OFF BROADWAY
SUBDIVISION BOUNDARY MAP

SCALE: 1" = 200'

PRELIMINARY PLAT

LOT 1-8, BLOCK 1
LOT 1, BLOCK 2

THE VILLAGE OFF BROADWAY ADDITION

BEING 16.532 ACRES OUT OF W. HOWARD SURVEY, ABSTRACT NO. 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

9 LOTS

NOVEMBER 25, 2019

CASE #: SD14-015

SHEET 2 OF 2