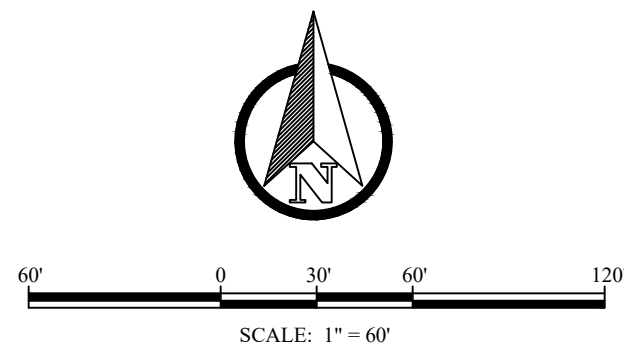


EASEMENT DETAIL 1 SCALE: 1"=1'

VICINITY MAP - NOT TO SCALE

LEGEND OF ABBREVIATIONS

- 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
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	14.23'	25.00'	032°36'49"	S47°00'32"E	14.04'
C2	14.21'	25.00'	032°33'32"	N14°25'20"W	14.02'
C3	15.71'	10.00'	089°59'59"	N75°42'08"W	14.14'
C4	15.71'	10.00'	090°00'01"	S14°17'52"W	14.14'
C5	15.71'	10.00'	089°59'59"	S75°42'08"E	14.14'
C6	14.17'	25.00'	032°28'03"	N46°56'10"W	13.98'
C7	14.66'	28.00'	030°00'00"	S15°42'08"E	14.49'
C8	27.23'	52.00'	030°00'00"	N15°42'08"W	26.92'
C9	43.98'	28.00'	090°00'00"	S75°42'08"E	39.60'
C10	43.98'	28.00'	090°00'00"	N14°17'52"E	39.60'
C11	43.98'	28.00'	090°00'00"	S75°42'08"E	39.60'
C12	5.07'	15.00'	019°21'47"	N49°36'58"E	5.05'
C14	15.71'	10.00'	090°00'01"	N14°17'52"E	14.14'
C15	11.61'	9.91'	067°06'21"	S02°30'33"W	10.95'
C17	43.98'	28.00'	090°00'00"	N14°17'52"E	39.60'
C18	0.62'	10.00'	003°34'30"	N01°05'07"E	0.62'
C19	14.66'	28.00'	030°00'00"	S15°42'08"E	14.49'
C20	2.40'	25.00'	005°30'37"	S27°56'50"E	2.40'

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS NEIGHBORHOOD SHOPS BY SLATE, LLC, acting by and through the undersigned, its duly authorized agent is the sole owner of an 11.006 acre tract of land known as Lot 1R2, Block 1, New Intermediate School South Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Document number D216014941, Official Public Records, Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "RPLS 4080" found at the northeast corner of said Lot 1R2, lying on the southeast right of way of East Broad Street (right-of-way varies, according to said plat);

THENCE with the east line of said Lot 1R2, SOUTH 30 degrees 45 minutes 00 seconds EAST, a distance of 891.75 feet to a 1/2 inch rebar with cap stamped "B&C" found at the southeast corner of said Lot 1R2;

THENCE with the south line of said Lot 1R2, SOUTH 59 degrees 18 minutes 40 seconds WEST, a distance of 538.02 feet to a cotton spindle found at the southwest corner of said Lot 1R2, from which a 1/2 inch rebar with illegible cap found bears SOUTH 68 degrees EAST, a distance of 0.64 feet;

THENCE with the west line of said Lot 1R2, NORTH 30 degrees 42 minutes 08 seconds WEST, a distance of 891.62 feet to a 1/2 inch rebar with cap stamped "RPLS 4080" found at the northwest corner of said Lot 1R2, lying on the southeast right-of-way of East Broad Street;

THENCE with the southeast line of East Broad Street, NORTH 59 degrees 17 minutes 52 seconds EAST, a distance of 537.28 feet, returning to the **POINT OF BEGINNING**, and enclosing 11.006 acres (479,414 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Neighborhood Shops by Slate, LLC**, 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 Lots 1R2R, 1R3, 1R4, 1R5, and 1R6, Block 1, New Intermediate School South Addition, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown hereon...

Witness my hand this the _____ day of _____, 20____

NEIGHBORHOOD SHOPS BY SLATE, LLC:
by: _____

Kris Ramji, Member

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

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.

STATE OF TEXAS §
COUNTY OF TARRANT §

"This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have plotted 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, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT March 31, 2020**

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 20____ PLANNING & ZONING COMMISSION CHAIRMAN
ATTEST: _____, 20____ PLANNING & ZONING SECRETARY

REPLAT

LOTS 1R2R, 1R3, 1R4, AND 1R5, AND 1R6 BLOCK 1
NEW INTERMEDIATE SCHOOL SOUTH ADDITION
BEING A REVISION OF LOT 1R2, BLOCK 1,
NEW INTERMEDIATE SCHOOL SOUTH ADDITION,
ACCORDING TO THE PLAT FILED IN DOCUMENT NO. D216014941, O.P.R.T.C.T.
5 LOTS | 11.006 ACRES
PREPARED MARCH 30, 2020

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0480K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. 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.
6. The Common Access Easement is for the use of Lots 1R2R, 1R3, 1R4, 1R5, and 1R6. No improvements shall be made that impede ingress and egress along this easement. The Common Access Easement shall be maintained by the property owners.
7. A mandatory owners association will be responsible for the maintenance of all screening fences and walls, landscaping, sidewalks, common areas, detention ponds, drainage easements, common access easements, utility easements, street benches, street lights, bicycle racks, and litter containers.

AFTER RECORDING, RETURN TO:
CITY OF MANSFIELD, 1200 E. BROAD STREET, MANSFIELD, TX 76063

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS FROM A SINGLE LOT

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____, 20____



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
CONTACT: JACK BARTON, RPLS
JACK@BCSPDW.COM
817.864.1949
TBPLS FIRM #10194474

OWNER

MANSFIELD BROAD STREET
NEIGHBORHOOD SHOPS BY
SLATE, LLC
5729 LEBANON RD, STE. 144
FRISCO, TX 75034
CONTACT: KRIS RAMJI
KRIS@SLATECOMMERCIAL.COM
214.718.2626

JOB NUMBER: 2019.001.093

DRAWN BY: BCS

CHECKED BY: JHB

REV: 03/18/2020 - city comments

**BROAD STREET
MANSFIELD**

**MANSFIELD
TEXAS**

REPLAT

SHEET:

**CASE #
SD#20-013**