

NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

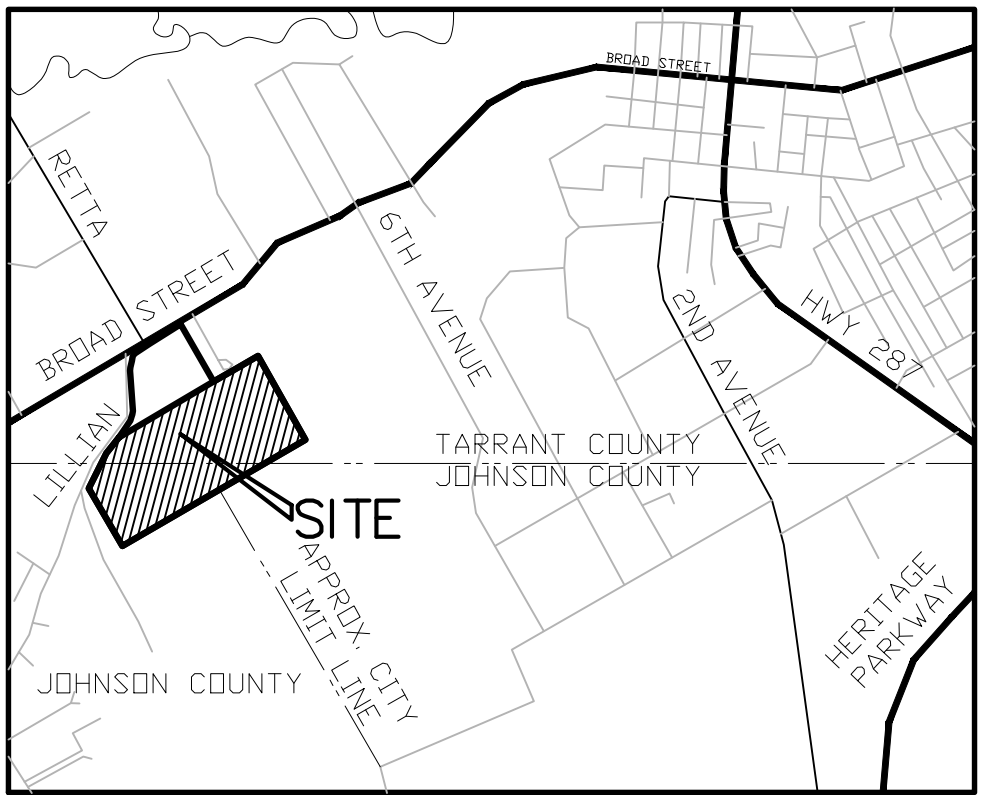
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.

3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.

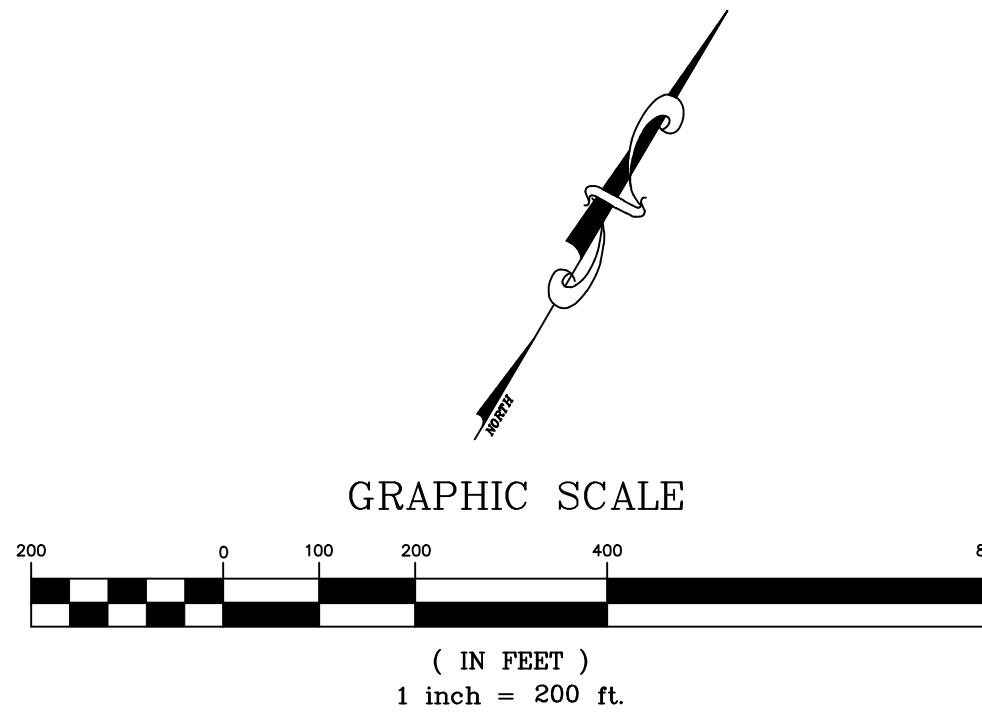
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.

5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FLOOD STATEMENT: ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LOCATION MAP
NOT TO SCALE



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	DRAINAGE EASEMENT
DE	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

PRELIMINARY PLAT

SILVER OAK

BEING 67.566 ACRES OUT OF THE
THOMAS J. HANKS SURVEY,
ABSTRACT NO. 644 (TARRANT COUNTY)
& ABSTRACT NO. 1109 (JOHNSON COUNTY)
AND
M.D. DICKEY SURVEY,
ABSTRACT NO. 1986 (TARRANT COUNTY)
& ABSTRACT NO. 195 (JOHNSON COUNTY)
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS
MAY 10, 2019

MICAH ADKISON **OWNER**
Braniff Building
324 N. Robinson Ave., Suite 100
Oklahoma City, OK 73102
Phone: (405) 235-798
micah.adkison@rowdunlevy.com

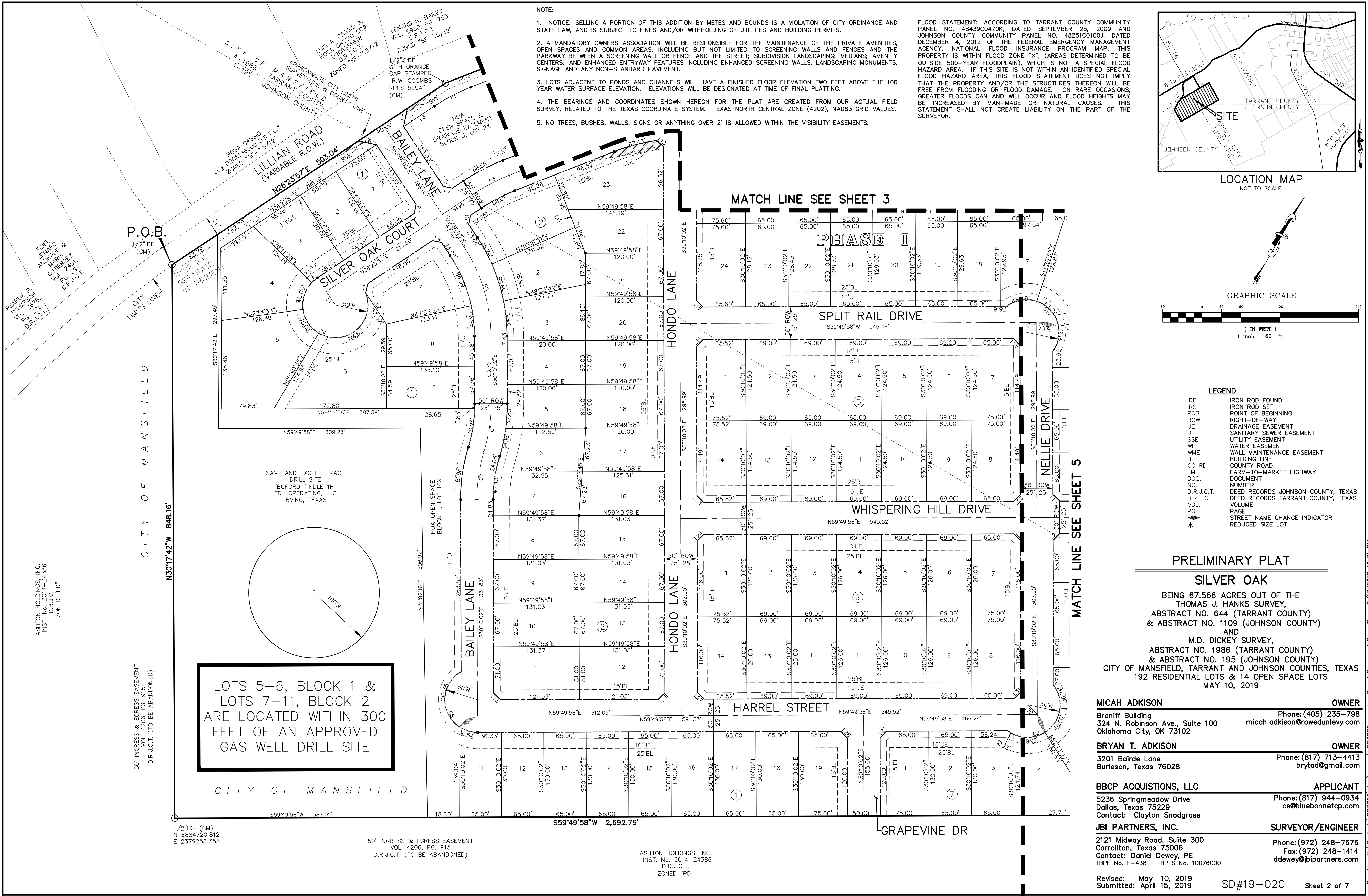
BRYAN T. ADKISON **OWNER**
3201 Bairde Lane
Burleson, Texas 76028
Phone: (817) 713-4413
brytad@gmail.com

BBP ACQUISITIONS, LLC **APPLICANT**
5236 Springmeadow Drive
Dallas, Texas 75229
Contact: Clayton Snodgrass
Phone: (817) 944-0934
cs@bluebonnetcp.com

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, PE
TBPE No. F-438 TBPLS No. 10076000
Phone: (972) 248-7676
Fax: (972) 248-1414
ddewey@jbparkers.com

Revised: May 10, 2019
Submitted: April 15, 2019
SD#19-020
Sheet 1 of 7

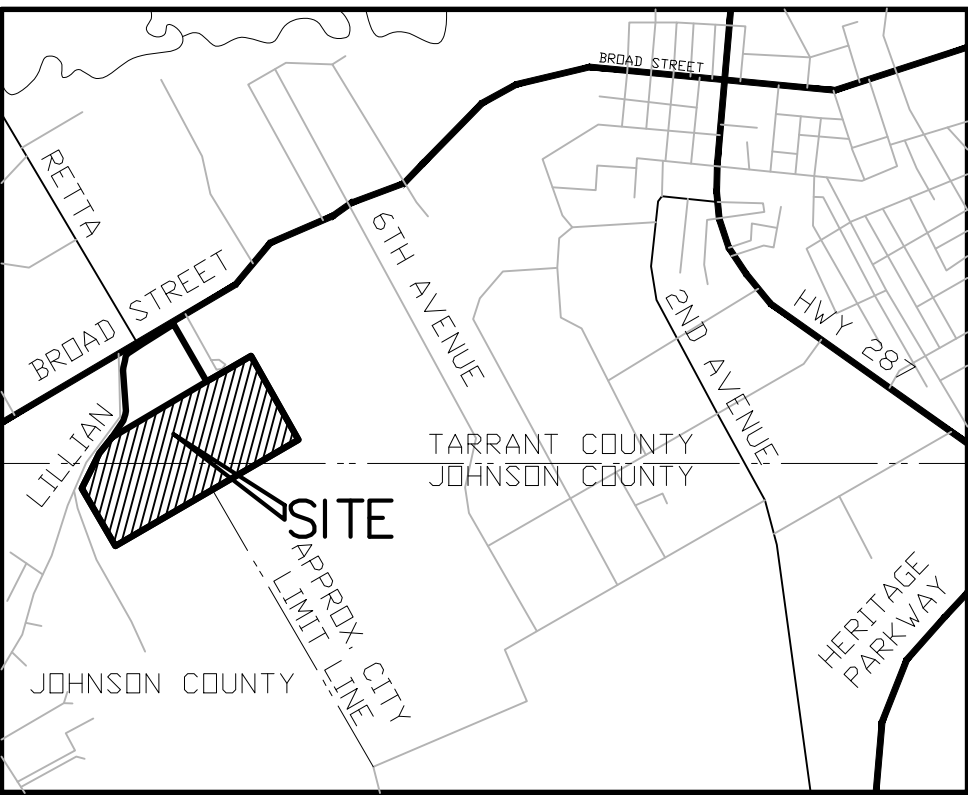
APPROVED PRELIMINARY PLAT



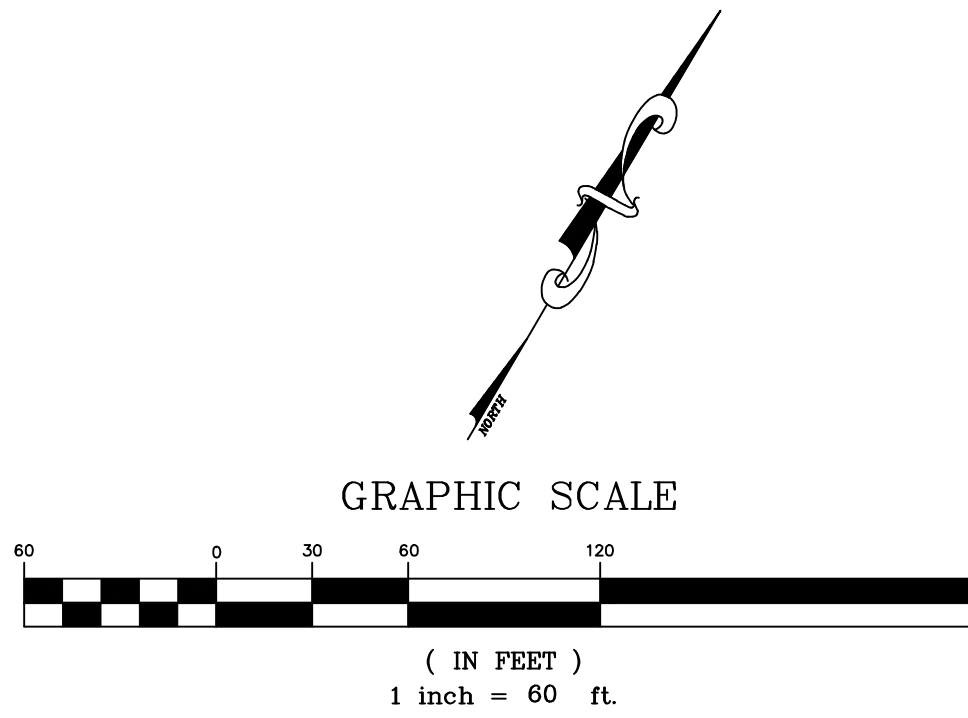
NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FLOOD STATEMENT: ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LOCATION MAP
NOT TO SCALE



LEGEND

- | | |
|------------|------------------------------------|
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| POB | POINT OF BEGINNING |
| ROW | RIGHT-OF-WAY |
| UE | DRAINAGE EASEMENT |
| DE | SANITARY SEWER EASEMENT |
| SSE | UTILITY EASEMENT |
| WE | WATER EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| BL | BUILDING LINE |
| CO RD | COUNTY ROAD |
| FM | FARM-TO-MARKET HIGHWAY |
| DOC. | DOCUMENT |
| NO. | NUMBER |
| D.R.J.C.T. | DEED RECORDS JOHNSON COUNTY, TEXAS |
| D.R.T.C.T. | DEED RECORDS TARRANT COUNTY, TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| ◆ | STREET NAME CHANGE INDICATOR |
| * | REDUCED SIZE LOT |

PRELIMINARY PLAT

SILVER OAK

BEING 67.566 ACRES OUT OF THE
THOMAS J. HANKS SURVEY,
ABSTRACT NO. 644 (TARRANT COUNTY)
& ABSTRACT NO. 1109 (JOHNSON COUNTY)
AND
M.D. DICKEY SURVEY,
ABSTRACT NO. 1986 (TARRANT COUNTY)
& ABSTRACT NO. 195 (JOHNSON COUNTY)
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS
MAY 10, 2019

MICAH ADKISON OWNER

Braniff Building Phone: (405) 235-798
324 N. Robinson Ave., Suite 100 micah.adkison@rowdunlevy.com
Oklahoma City, OK 73102

BRYAN T. ADKISON OWNER

3201 Bairde Lane Phone: (817) 713-4413
Burleson, Texas 76028 brytad@gmail.com

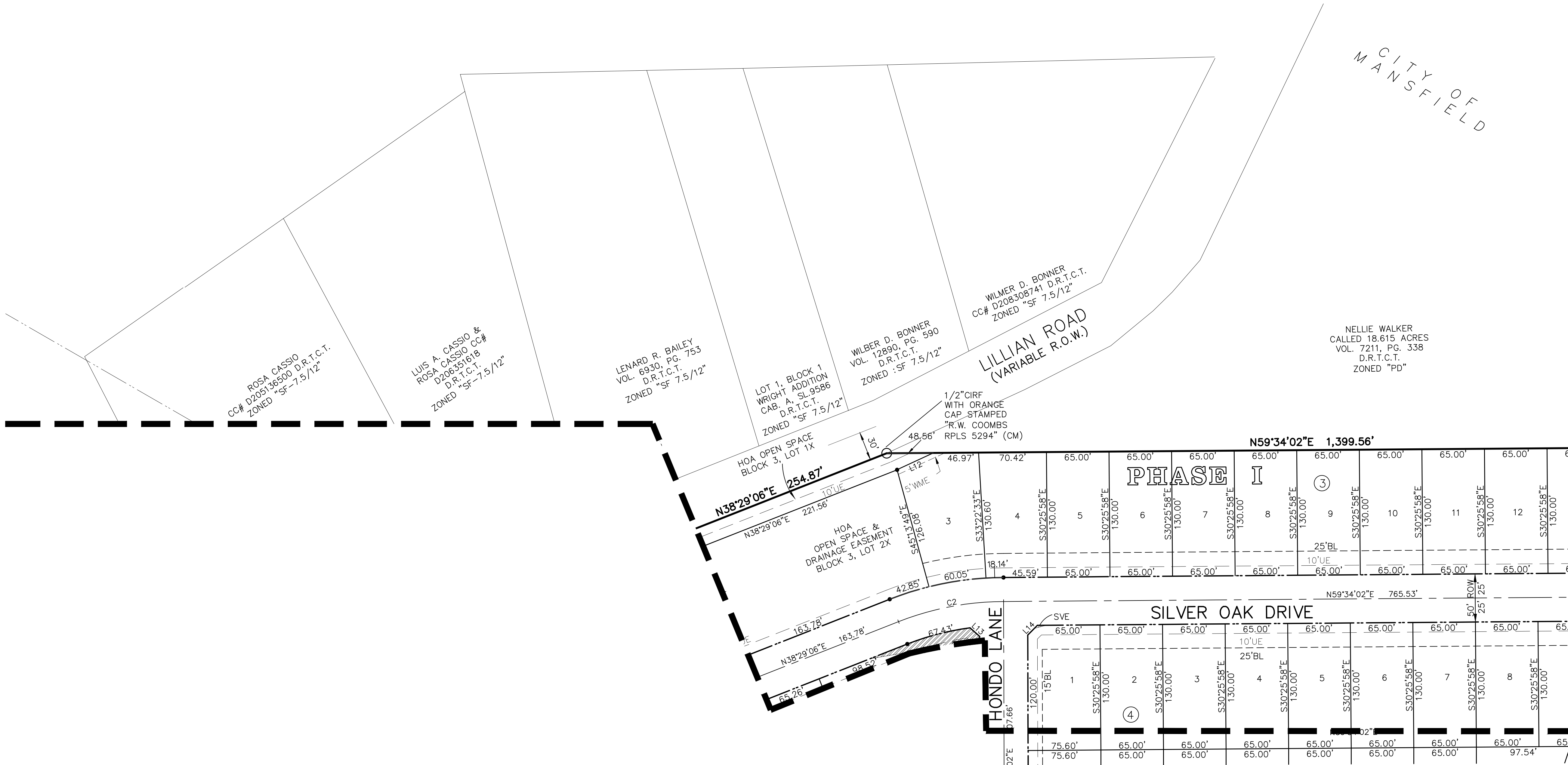
BBGP ACQUISITIONS, LLC APPLICANT

5236 Springmeadow Drive Phone: (817) 944-0934
Dallas, Texas 75229 cs@bluebonnetcp.com
Contact: Clayton Snodgrass

JBI PARTNERS, INC. SURVEYOR/ENGINEER

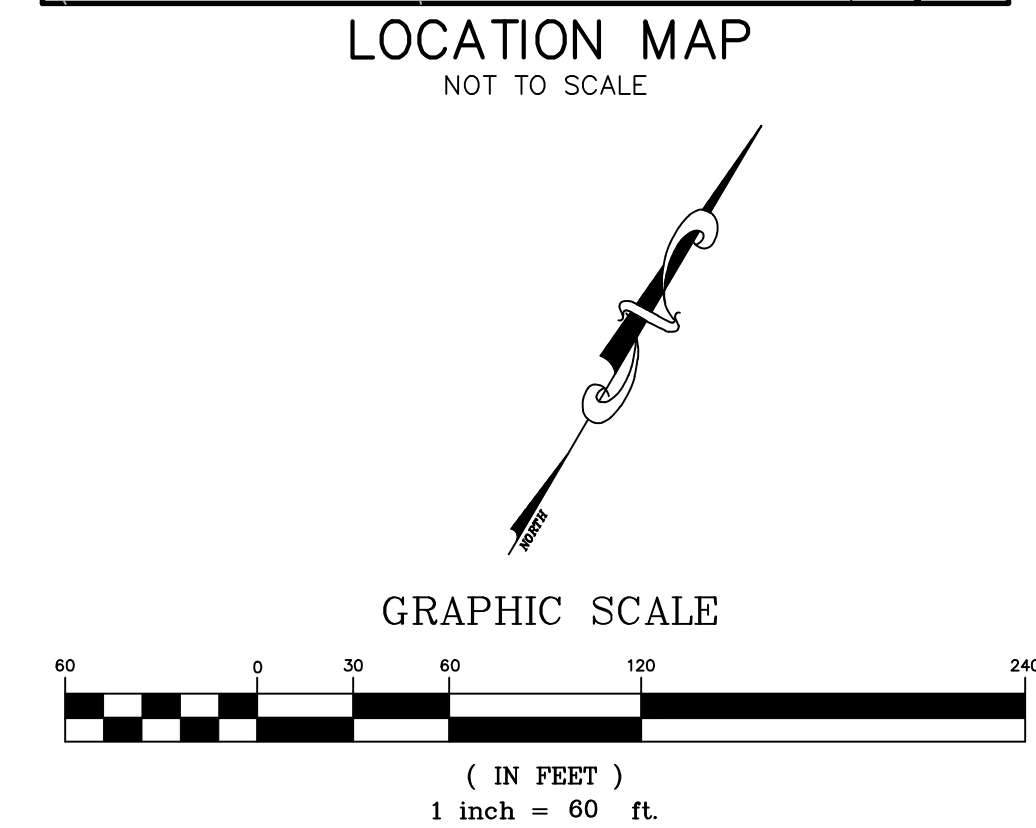
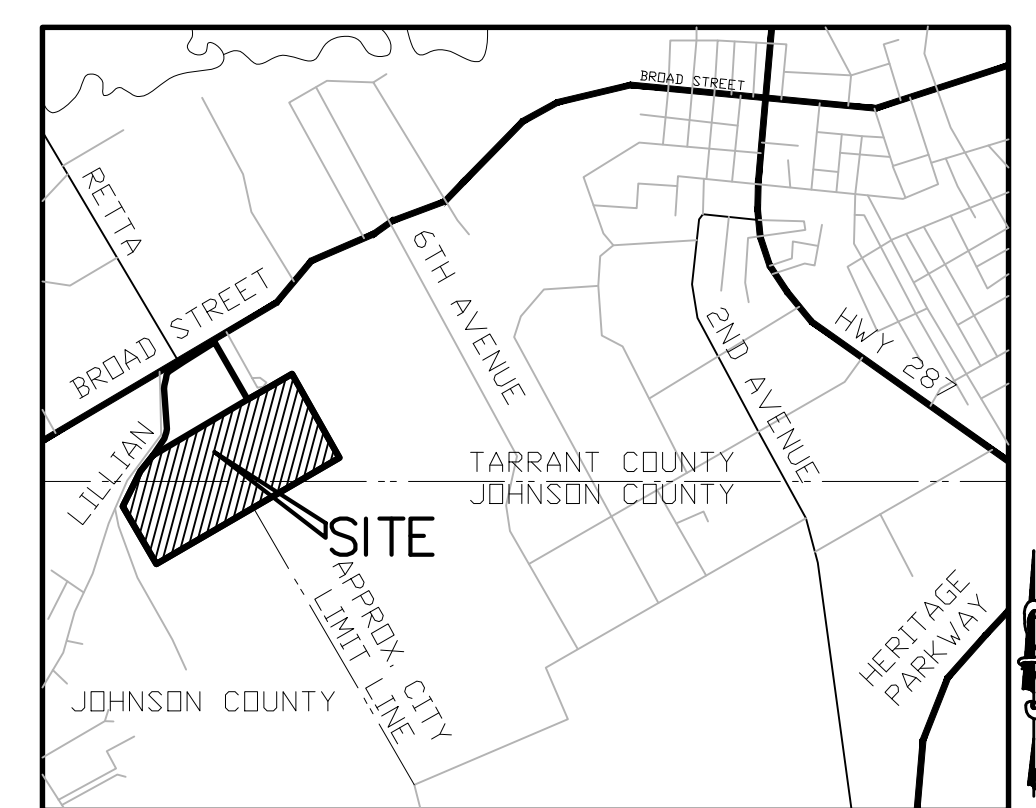
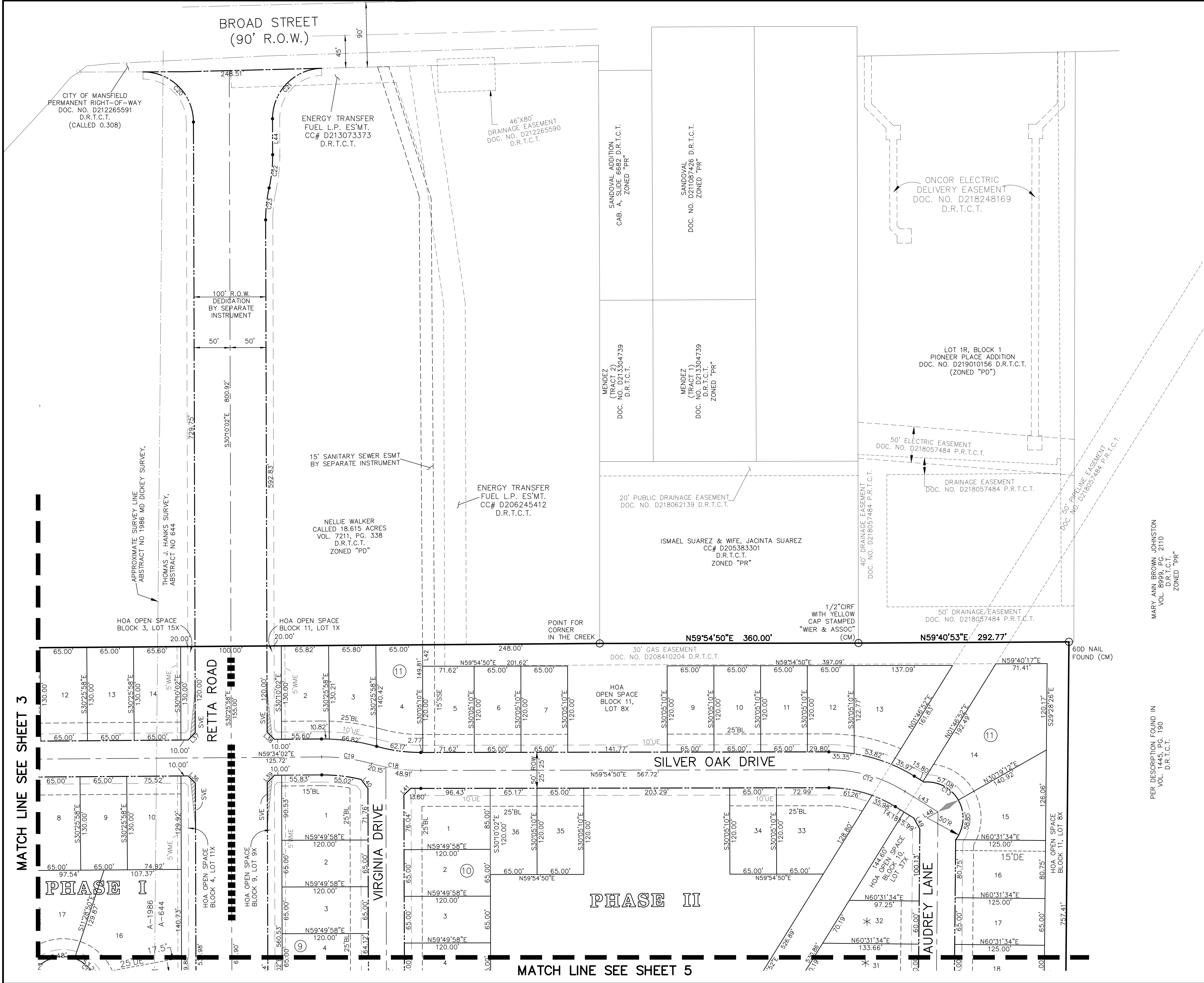
2121 Midway Road, Suite 300 Phone: (972) 248-7676
Carrollton, Texas 75006 Fax: (972) 248-1414
Contact: Daniel Dewey, PE ddewey@jbipartners.com
TBPE No. F-438 TBPLS No. 10076000

Revised: May 10, 2019
Submitted: April 15, 2019 SD#19-020 Sheet 3 of 7



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	DRAINAGE EASEMENT
DE	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
*	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

PRELIMINARY PLAT
SILVER OAK
BEING 67.566 ACRES OUT OF THE
THOMAS J. HANKS SURVEY,
ABSTRACT NO. 644 (TARRANT COUNTY)
& ABSTRACT NO. 1109 (JOHNSON COUNTY)
AND
M.D. DICKEY SURVEY,
ABSTRACT NO. 1986 (TARRANT COUNTY)
& ABSTRACT NO. 195 (JOHNSON COUNTY)
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS
MAY 10, 2019

MICAH ADKISON **OWNER**
Braniff Building
324 N. Robinson Ave., Suite 100
Oklahoma City, OK 73102
Phone: (405) 235-798
micah.adkison@rowdunlevy.com

BRYAN T. ADKISON **OWNER**
3201 Bairde Lane
Burleson, Texas 76028
Phone: (817) 713-4413
brytad@gmail.com

BBGP ACQUISITIONS, LLC **APPLICANT**
5236 Springmeadow Drive
Dallas, Texas 75229
Contact: Clayton Snodgrass
Phone: (817) 944-0934
cs@bluebonnetcp.com

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, PE
TBPE No. F-438 TBPLS No. 10076000
Phone: (972) 248-7676
Fax: (972) 248-1414
ddewey@jbpartners.com

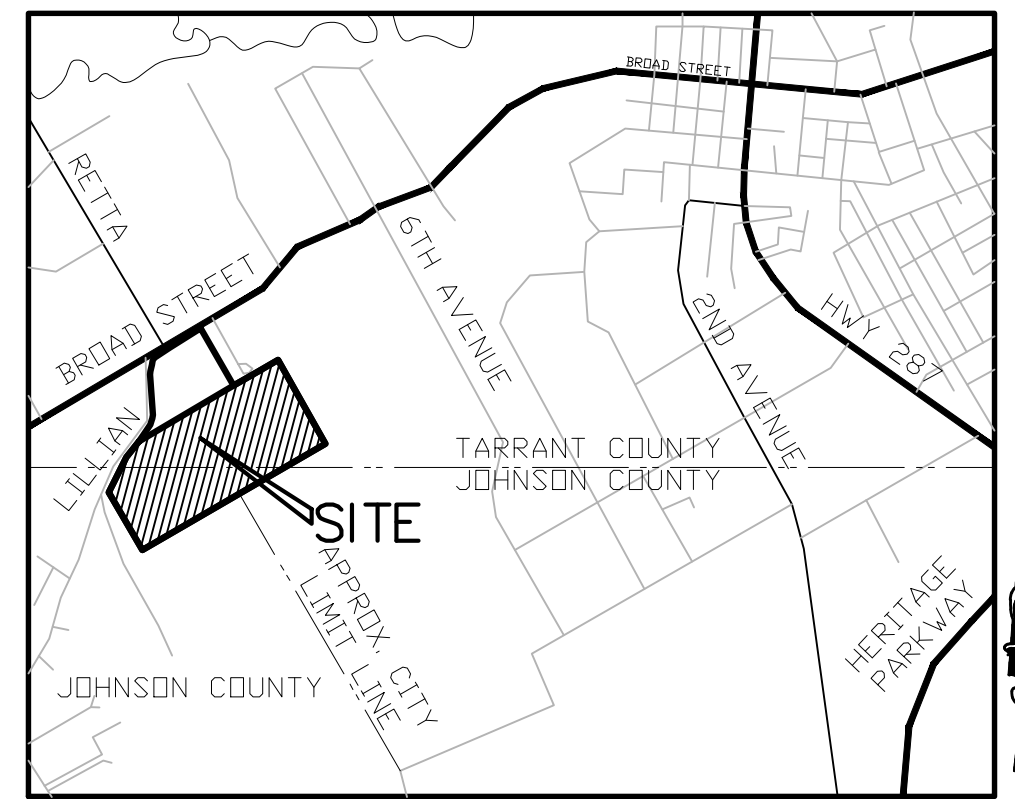
Revised: May 10, 2019
Submitted: April 15, 2019
SD#19-020
Sheet 4 of 7

Drawing: H: \Projects \BBGP002.dwg Survey \BBGP002-ppt.dwg Saved By: yehoi Save Time: 5/13/2019 12:31 PM

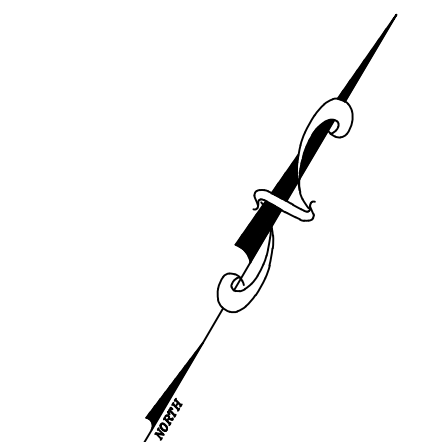
NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

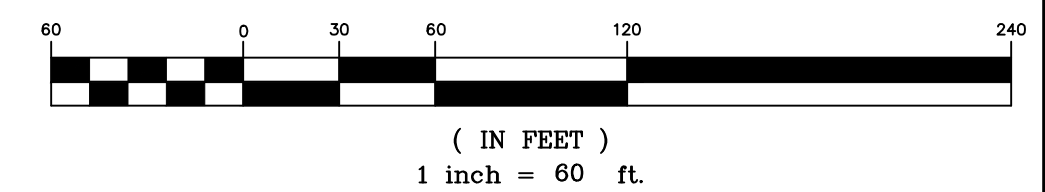
FLOOD STATEMENT: ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	DRAINAGE EASEMENT
DE	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
PG.	VOLUME
◆	PAGE
*	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

PRELIMINARY PLAT

SILVER OAK

BEING 67.566 ACRES OUT OF THE
THOMAS J. HANKS SURVEY,
ABSTRACT NO. 644 (TARRANT COUNTY)
& ABSTRACT NO. 1109 (JOHNSON COUNTY)
AND
M.D. DICKEY SURVEY,
ABSTRACT NO. 1986 (TARRANT COUNTY)
& ABSTRACT NO. 195 (JOHNSON COUNTY)
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS
192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS
MAY 10, 2019

MICAHA ADKISON

OWNER

Braniff Building
324 N. Robinson Ave., Suite 100
Oklahoma City, OK 73102

Phone: (405) 235-798

micah.adkison@rowdunlevy.com

BRYAN T. ADKISON

OWNER

3201 Bairde Lane
Burleson, Texas 76028

Phone: (817) 713-4413

brytad@gmail.com

BBCP ACQUISITIONS, LLC

APPLICANT

5236 Springmeadow Drive
Dallas, Texas 75229
Contact: Clayton Snodgrass

Phone: (817) 944-0934

cs@bluebonnetcp.com

JBI PARTNERS, INC.

SURVEYOR/ENGINEER

2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey, PE
TBPE No. F-438 TBPLS No. 10076000

Phone: (972) 248-7676

Fax: (972) 248-1414

ddewey@jbipartners.com

Revised: May 10, 2019

Submitted: April 15, 2019

SD#19-020

Sheet 5 of 7

MATCH LINE SEE SHEET 4

HOA
OPEN SPACE &
DRAINAGE EASEMENT
BLOCK 10, LOT 10X
(4.684 ACRES)

MICAHA L. ADKISON
DOC. NO. D204091893
BRYAN T. ADKISON
DOC. NO. D211091035
D.R.T.C.T.
ZONED: "PR"

MARY ANN BROWN JOHNSTON
VOL. 8999, PG. 2110
D.R.T.C.T.
ZONED "PR"

PER DESCRIPTION FOUND IN
VOL. 1445, PG. 190
D.R.T.C.T.

ASHTON HOLDINGS, INC.
INST. No. 2014-24386
D.R.J.C.T.
ZONED "PD"

MANSFIELD ISD
VOL. 4206, PG. 915
D.R.J.C.T.
ZONED "PR"

50' EASEMENT
CITGO PRODUCTS
PIPELINE COMPANY
VOL. 4206, PG. 921
D.R.J.C.T.

CITY OF
MANSFIELD

APPROXIMATE
SURVEY LINE & COUNTY LINE
TARRANT COUNTY
JOHNSON COUNTY

MATCH LINE SEE SHEET 2

1/2" CIRF
WITH CAP
STAMPED
"BEASLEY"