

0 100 200  
SCALE: 1"=100'

BASIS OF BEARINGS  
WEST R.O.W. LINE OF STATE HIGHWAY 360  
S 13°17'40" W  
(VOLUME 11076, PAGE 1128, D.R.T.C.T.)

**LOT TABLE**

NUMBER	SQUARE FEET	ACREAGE
LOT 1	543,460	12.4761
LOT 2	305,032	7.0026
LOT 3	657,638	15.0973
R.O.W.	42,962	0.9863
TOTAL	1,549,092	35.5623

ZONING:  
PD/SP  
LOTS 1R, 2R AND 3, BLOCK 1  
THIS R.T.C.  
C.C.F. NO. D217147196  
O.P.R.T.C.T.

25' PRIVATE  
UTILITY EASEMENT  
C.C.F. NO. D21608912  
O.P.R.T.C.T.

25' PIPELINE EASEMENT  
C.C.F. NO. D208161700  
O.P.R.T.C.T.

25' PIPELINE EASEMENT  
C.C.F. NO. D21000319  
O.P.R.T.C.T.

25' PIPELINE EASEMENT  
C.C.F. NO. D21000319  
O.P.R.T.C.T.

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C.C.F. NO. D21000319  
O.P.R.T.C.T.

25' PIPELINE EASEMENT  
C.C.F. NO. D21000319  
O.P.R.T.C.T.

**LEGEND**

5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "S61"	BOUNDARY LINE (SUBJECT PROPERTY)
CAB.	CABINET	1x100' "DENTED ACCESS" AREA
C.C.F., NO.	COUNTY CLERK'S FILE NUMBER	CENTER LINE
(C.M.)	CONTROLLING MONUMENT	BOUNDARY LINE (OFF SITE)
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	EASEMENT LINE
I.R.F.C.	IRON ROD FOUND	
I.R.F.C.	IRON ROD FOUND CAPPED	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	
P.O.B.	POINT OF BEGINNING	
P.O.B.	PLAY RECORDS, TARRANT COUNTY, TEXAS	
R.O.W.	RIGHT-OF-WAY	
S.W.C.M.E.	SLIDE	
TXDOT MON.	SCREENING WALL CONSTRUCTION & MAINTENANCE EASEMENT	
U.C.E.	3" ALUMINUM DISK IN CONCRETE FOUND	
VOL.	UTILITY EASEMENT	

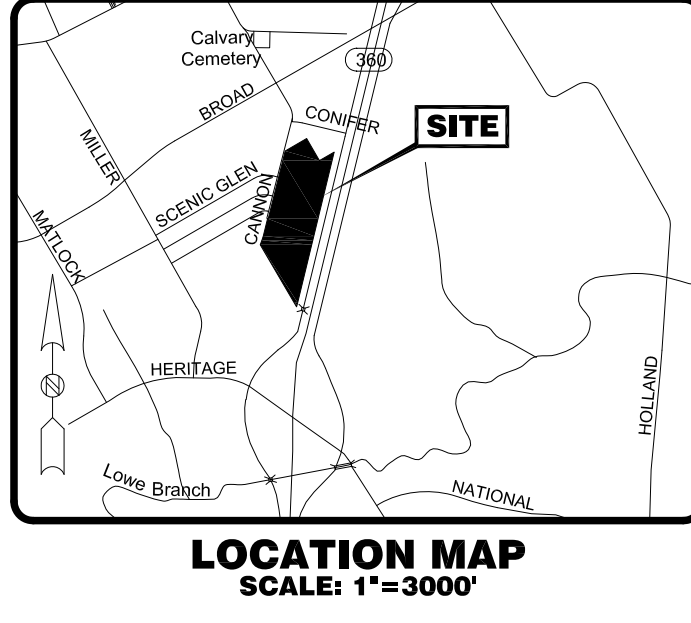
**CURVE TABLE**

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°21'41"	855.00'	154.62'	N 20°12'58" E	154.41'
C2	02°40'36"	1402.39'	65.51'	S 14°37'58" W	65.51'
C3	02°27'31"	855.00'	36.69'	N 24°10'03" E	36.69'
C4	77°47'44"	100.00'	135.78'	S 30°42'53" E	125.59'

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 13°17'40" E	23.08'
L2	S 75°41'41" E	89.02'
L3	S 14°18'19" W	30.00'
L4	N 75°41'41" W	101.45'
L5	S 13°17'28" W	10.00'
L6	N 13°17'28" E	10.00'
L7	N 13°46'35" E	37.93'
L8	N 76°13'25" W	60.00'
L9	S 13°46'35" W	37.00'
L10	N 76°13'25" W	32.00'
L11	S 13°46'35" W	60.00'

LOTS 1, 2 AND 3, BLOCK 1 ARE  
LOCATED WITHIN 300 FEET OF AN  
APPROVED GAS WELL DRILL SITE.



- GENERAL NOTES:**
- 1.) The grid bearings and coordinates shown hereon are created from our actual field surveys, related to the Texas State Plane coordinate system. Texas North Central Zone (4202), NAD83 grid values.
  - 2.) The Common Access Easement is for the use of Lots 1 & 3, as shown hereon. No improvements shall be made that impede ingress and egress along this easement. The Common Access Easement shall be maintained by the property owners.
  - 3.) 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.

**PRELIMINARY PLAT  
LOTS 1-3, BLOCK 1  
MANSFIELD 360 MF ADDITION**  
35.5623 ACRES out of the  
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690  
HENRY HOWARD SURVEY, ABSTRACT NO. 660  
RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
3 LOTS

Prepared March 19, 2020

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Mark Taylor  
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**OWNER:**  
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**OWNER:**  
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3959 Sarita Park  
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**OWNER:**  
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(817) 236-3237

**PROJECT INFORMATION**  
Date of Survey: 12/31/2018  
Date of Drawing: 3/27/2020  
Job Number: 1816413  
Drawn By: A.L.B.  
File: 1816413 Plat-Prelim.Dwg  
Email: doug@surveyconsultantsinc.com  
**SHEET 1 OF 2**

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TBPLS Firm No. 10139600

APPROVED PRELIMINARY PLAT

CASE NO. SD#20-014