

THIS PLAN IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANASSAS PROVIDED TO THE FOLLOWING EFFECTS: TO THE CITY OF MANASSAS, THE CITY ENGINEER, THE CITY COMMISSIONERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE CITY OF MANASSAS SHALL NOT BE RESPONSIBLE FOR THE PLAN BEING PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BARRAGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE CITY OF MANASSAS. THE CITY OF MANASSAS SHALL NOT BE APPROVED BY THE CITY OF MANASSAS. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANASSAS TO TAKE ANY ACTION TO PROTECT THE CITY OF MANASSAS TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY OF MANASSAS, THE CITY OF MANASSAS SHALL BE RESPONSIBLE FOR SUCH ACTION. IN SUCH EVENT, THE CITY OF MANASSAS SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO INSPECT AND MAINTAIN THE SAME. THE CITY OF MANASSAS SHALL NOT BE NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT FREE AND CLEAR OF DEBRIS, SILT, GRASS AND ANY OBSTACLES THAT COULD CAUSE A BLOCKAGE OR UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANASSAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND MAINTENANCE OF THE DRAINAGE EASEMENT WORK DONE BY THE PROPERTY OWNERS, IF AT ANY TIME THE CITY OF MANASSAS SHALL FIND IT NECESSARY TO TAKE SUCH ACTION TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTY IN THE CITY OF MANASSAS.

THE CITY OF MANASSAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO THE 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 MANASSAS SHALL NOT BE RESPONSIBLE FOR THE DAMAGE OR LOSS RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. THE CITY OF MANASSAS SHALL NOT BE RESPONSIBLE FOR EROSION CONTROL, OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF STORMWATER THROUGH SAID DRAINAGE EASEMENT.

- 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.
- 2- The purpose of this plat is to subdivide the property into two lots.
- 3- By graphic scale a portion of the subject property appears to lie in Zone AE (0.2 % Annual Chance Flood Hazard) and regulatory Floodway, the rest of the property appears to lie in Zone X, not shaded, (area determined to outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 48439C0460K, Eff September 25, 2009.
- 4- Surveyed on the ground January 2020.
- 5- Bearings and coordinates shown hereon for the plat are created from our actual field survey, related to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD '83) grid value.

DATE _____



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My commission expires: ____/____/____

APPROVED BY THE CITY OF MANSFIELD

_____, 2020 _____
APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2020 _____
ATTEST: PLANNING & ZONING SECRETARY

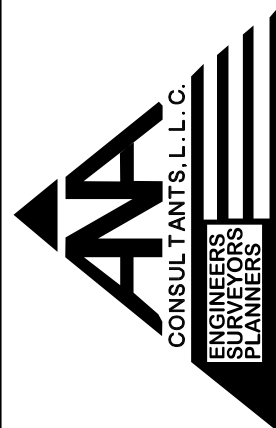
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

LOT 1 AND LOT 2, BLOCK 1
HARDIN'S STATION ADDITION
BEING A REVISION OF A PART OF
LOTS 1, AND 3,
BLOCK 39, AND PART OF BLOCK 42,
ORIGINAL TOWN OF MANSFIELD
AS RECORDED IN VOL. 63, PG. 53,
P.R.T.C.T.
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
2 LOTS, 6.673 ACRES

SHEET 1 OF 1

REPLAT
HARDIN'S STATION ADDITION

**5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955**



SD#20-024

NUMBER 051262