



VICINITY MAP
N.T.S.

GENERAL NOTES

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD. COMMUNITY NUMBER 400606 EFFECTIVE DATE 09-25-2009 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 450 K OF SAID MAP
3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 24 LOTS FROM A TRACT AND A PREVIOUSLY PLATTED LOT.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR LOT 11X, BLOCK 1 AND ANY LANDSCAPING OR AMENITIES CONTAINED THEREON.
6. 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°48'26" W	11.35'
L2	S 82°16'46" E	62.96'
L3	N 84°26'42" E	44.69'
L4	S 82°16'46" E	54.85'
L5	N 07°43'14" E	26.00'
L6	S 89°36'52" E	14.77'
L7	S 82°16'46" E	62.96'
L8	N 84°26'42" E	44.69'
L9	N 82°16'46" W	54.85'
L10	S 84°26'42" W	44.69'
L11	N 82°16'46" W	62.96'
L12	N 89°36'52" W	25.39'
L13	S 32°50'35" E	22.51'

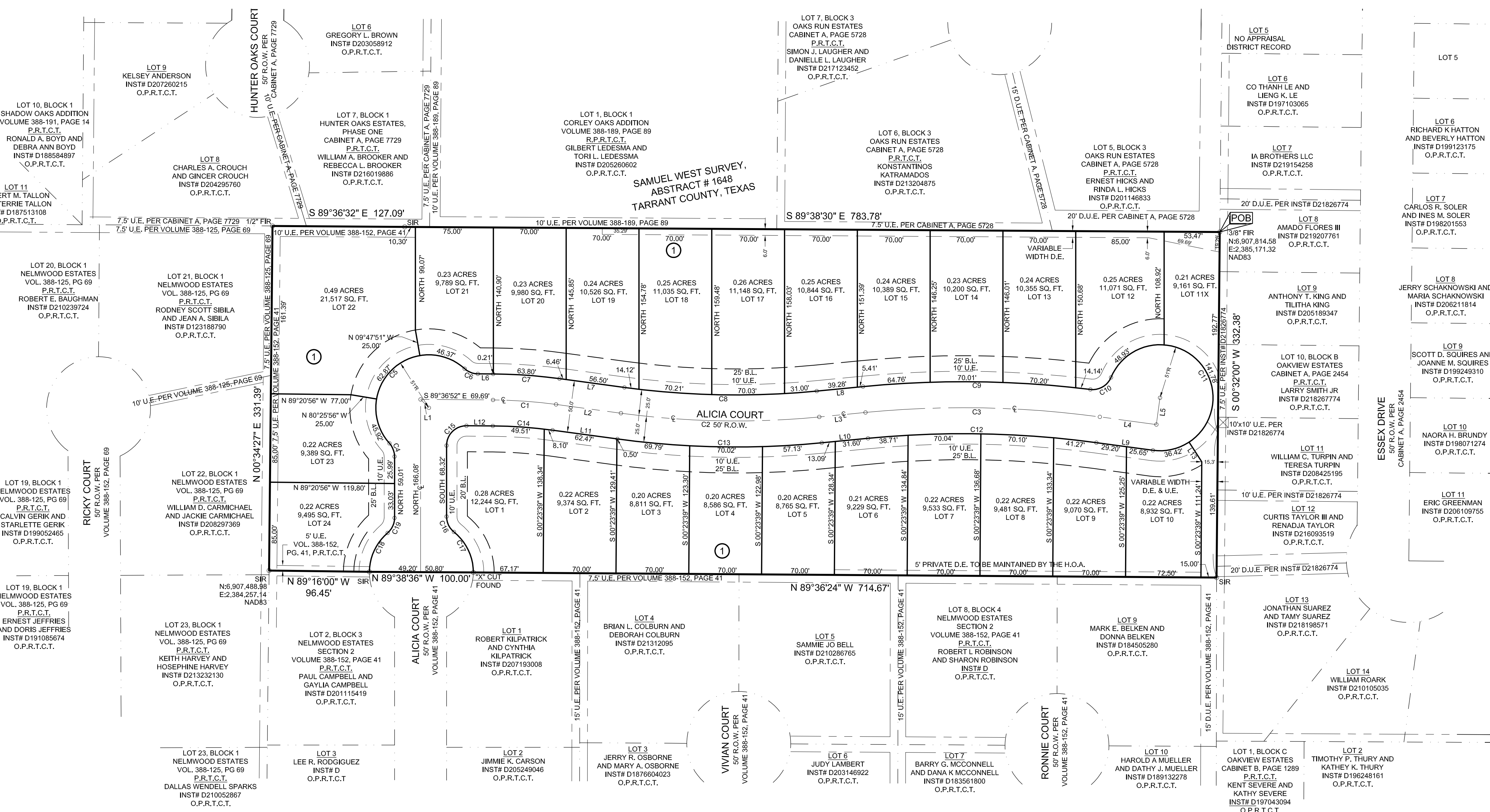
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	60.81'	S 85°56'49" E	7°20'06"
C2	825.00'	191.15'	S 88°55'02" E	13°16'31"
C3	975.00'	225.91'	S 88°55'02" E	13°16'31"
C4	19.00'	13.94'	N 21°00'44" W	42°01'29"
C5	51.00'	155.27'	N 45°11'34" E	174°26'05"
C6	19.00'	13.94'	S 68°36'08" E	42°01'29"
C7	500.00'	64.01'	S 85°56'49" E	7°20'06"
C8	800.00'	185.36'	S 88°55'02" E	13°16'31"
C9	1000.00'	219.12'	S 89°16'39" E	12°33'18"
C10	19.00'	24.69'	N 59°46'35" E	74°26'50"
C11	51.00'	227.13'	S 29°51'48" E	255°100'03"
C12	950.00'	220.11'	N 88°55'02" W	13°16'31"
C13	850.00'	196.94'	N 88°55'02" W	13°16'31"
C14	450.00'	57.61'	N 85°56'49" W	7°20'06"
C15	19.00'	29.97'	S 45°11'34" W	90°23'08"
C16	19.00'	16.99'	S 25°36'59" E	51°13'58"
C17	50.00'	44.69'	S 25°37'35" E	51°12'46"
C18	50.00'	42.57'	N 25°07'33" E	48°47'07"
C19	19.00'	16.42'	N 24°45'33" E	49°31'06"

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.S.E. = LANDSCAPE EASEMENT
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS TARRANT COUNTY TEXAS
FIR = IRON ROD FOUND
SIR = CAPPED IRON ROD SET
— = CENTERLINE OF ROAD

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063

1" = 60'
0 30 60 90 120



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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

This is to certify that I, Kenneth A. Zollinger, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat represents that survey made by me or under my direction and supervision.

KENNETH A. ZOLLINGER
Texas Registrar

DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

APPROVED BY THE CITY OF MANSFIELD

_____, 2020

APPROVED BY: P&Z COMMISSION CHAIRMAN

_____, 2020

ATTEST: PLANNING & ZONING SECRETARY

KAZ SURVEYING

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 190823-03
DRAWN BY: MLB/HCI
DATE: 07-01-2020
R.P.L.S.
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100

FINAL PLAT
LOTS 1 THROUGH 24, BLOCK 1
LEGACY ESTATES

BEING A REVISION OF LOT 1, BLOCK 3, NELMWOOD ESTATES SECTION 2 ACCORDING TO THE PLAT FILED IN VOLUME 388-152, PAGE 41, P.R.T.C.T., AND A 5.71 ACRE TRACT OUT OF THE SAMUEL WEST SURVEY, ABSTRACT NUMBER 1648, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

23 RESIDENTIAL LOTS
1 OPEN SPACE LOT
6.95 ACRES TOTAL
SD#20-029

This plat filed in Instrument No. _____ Date _____, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Rockwater Developments, LLC acting by and through the undersigned, its duly authorized agent, is the owner of a 5.71 acre tract of land located in the Samuel West Survey, Abstract Number 1648, City of Mansfield, Tarrant County, Texas as recorded in Instrument Number D219230840, Official Public Records, Tarrant County, Texas, and Pete S. Nelms and Barbara S. Nelms are the owners of Lot 1, Block 3 of the Corrected Plat of Nelwood Estates Section 2 recorded in Volume 388-152, Page 41, Plat Records, Tarrant County, Texas, as recorded in Volume 8024, Page 1964 of the Deed Records of Tarrant County, Texas; the subject tract being more fully described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the Northwest corner of said Rockwater tract, same being the Southeast corner of Lot 5, Block 3 of Oaks Run Estates recorded in Cabinet A, Page 5728, Plat Records, Tarrant County, Texas, and being in the West line of Lot 8, Block B of Oakview Estates recorded in Cabinet A, Page 2454, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 32 minutes 00 seconds West, along the East line of said Rockwater tract and the West line of said Block B of Oakview Estates, a distance of 332.38 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 89 degrees 36 minutes 24 seconds West, along the South line of said Rockwater tract and the North line of Block 4 of the Corrected Plat of Nelwood Estates Section 2 recorded in Volume 388-152, Page 41, Plat Records, Tarrant County, Texas, a distance of 714.67 feet to an "X" cut found for the Northwest corner of Lot 1 of said Block 4 of Nelwood Estates Section 2;

THENCE North 89 degrees 38 minutes 36 seconds West, continuing along said South line and said North line, a distance of 100.00 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 89 degrees 16 minutes 00 seconds West, continuing along said South line and said North line, a distance of 96.45 feet to a capped 1/2 inch iron rod set stamped "KAZ";

THENCE North 00 degrees 34 minutes 27 seconds East, departing said South line and said North line and along the West line of said Rockwater tract and the East line of Block 1 of Nelwood Estates, recorded in Volume 388-125, Page 69, Plat Records, Tarrant County, Texas, a distance of 331.39 feet to a 1/2 inch iron rod found for the Northwest corner of said Rockwater tract;

THENCE South 89 degrees 36 minutes 32 seconds East, along the North line of said Rockwater tract, a distance of 127.09 feet to a capped 1/2 inch iron rod stamped "KAZ";

THENCE South 89 degrees 38 minutes 30 seconds East, continuing along said North line, a distance of 783.78 feet to the POINT OF BEGINNING and containing 302,529 square feet or 6.95 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That ROCKWATER DEVELOPMENTS, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, and Pete S. and Barbara S. Nelms, being owners of the above described property, do hereby adopt the herein above described property as LOTS 1 THROUGH 24, BLOCK 1, LEGACY ESTATES, an addition to the City of Mansfield, Tarrant County Texas, and does dedicate to the public use the streets and easements as shown thereon.

ROCKWATER DEVELOPMENTS, LLC

BY: TROY LEWIS, PRESIDENT DATE

BY: PETE S. NELMS DATE

BY: BARBARA S. NELMS DATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TROY LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PETE S. NELMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BARBARA S. NELMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

_____ COUNTY

MY COMMISSION EXPIRES ON _____