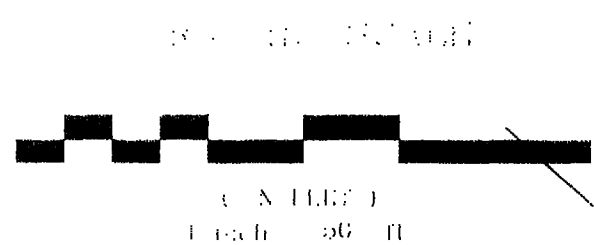


VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
.	DEGREES
'	MINUTES / FEET
"	SECONDS / INCHES
SQ FT	SQUARE FEET
D.R.T.C.T.	DEED RECORDS
TARRANT COUNTY, TEXAS	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS	
P.R.T.C.T.	PLAT RECORDS
TARRANT COUNTY, TEXAS	



SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, have platted 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.

Michael Dan Davis DATE: 12/16/19
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
I.B.P.L.S. REGISTRATION NO. 10193823



GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM),

1% annual chance (100-Year) Floodplain based on Community Panel No. 48439C0460K and 48439C0480K, dated September 25, 2009

Zone "AE"

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.

4. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

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 Lot 4R and Lot 5. No improvements shall be made that impede the ingress and egress along this easement.

7. The common access easement shall be maintained by the property owners.

After recording return to City of Mansfield
1260 E. Broad Street, Mansfield, TX 76063

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 00-19-001

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	83.25'	53.00'	90°00'02"	N86° 46' 22"E	74.95'
C2	22.42'	30.00'	42°49'36"	S69° 38' 26"E	21.91'
C3	10.29'	13042.78'	0°02'43"	N88° 57' 31"E	10.29'
C4	36.39'	53.00'	39°20'26"	S67° 53' 51"E	35.68'
C5	83.25'	53.00'	90°00'00"	S3° 13' 37"E	74.95'
C6	71.90'	53.00'	77°43'45"	S80° 38' 16"W	66.51'
C7	29.97'	26.00'	66°03'07"	S85° 46' 50"W	28.34'
C8	31.83'	25.00'	72°56'29"	S11° 45' 20"E	29.72'
C9	10.38'	10.00'	59°26'54"	S77° 57' 05"E	9.92'
C10	45.55'	29.00'	90°00'00"	N3° 13' 38"W	41.01'
C11	45.55'	29.00'	90°00'00"	N86° 46' 22"E	41.01'
C12	40.36'	54.00'	42°49'36"	S69° 38' 26"E	39.43'
C13	9.42'	13021.28'	0°02'29"	N88° 57' 24"E	9.42'
C14	19.32'	28.98'	38°11'05"	S67° 18' 52"E	18.96'
C15	45.55'	29.00'	90°00'00"	S3° 13' 37"E	41.01'
C16	45.55'	29.00'	90°00'02"	S86° 46' 25"W	41.01'
C17	34.26'	162.67'	12°04'02"	S58° 48' 39"E	34.20'
C18	105.30'	90.00'	67°02'10"	S86° 17' 43"E	99.40'
C19	119.55'	210.00'	32°37'03"	N76° 29' 44"E	117.94'

JIM TALLY
(TRACT 2)
INSTRUMENT NUMBER D218258395
O.P.R.T.C.T.

CITY OF MANSFIELD
(TRACT 1)
VOLUME 8805, PAGE 513

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, 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 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 FOREMENTIONED 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.

Line Table		
Line #	Length	Direction
L1	94.90'	N41° 46' 22"E
L2	92.92'	S48° 13' 38"E
L3	64.50'	S41° 46' 24"W
L4	265.06'	S48° 13' 36"E
L5	319.57'	N48° 13' 35"W
L6	37.50'	N41° 46' 22"E
L7	92.92'	S48° 13' 38"E
L8	165.11'	S48° 13' 37"E
L9	64.50'	S41° 46' 24"W
L10	165.11'	S48° 13' 37"E
L11	106.02'	S52° 46' 38"E
L12	18.78'	S87° 11' 45"E

U.S. HIGHWAY 287
VARIABLE WIDTH RIGHT-OF-WAY
VOLUME 1594, PAGE 35, D.R.T.C.T.

OWNER'S DEDICATION:

WHEREAS **Jim Tally**, is the sole owner of a 3.763 acre (163,927 square feet) tract of land located in the J. R. Worrall Survey, Abstract No. 1736, City of Mansfield, Tarrant County, Texas, and being all of that certain tract of land described as Tract 1 (hereinafter referred to as Tract 1), as recorded in Instrument Number D218258395, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described as Lot 4, Block 1, Brentwood Park, Section Two (hereinafter referred to as Lot 4), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-215, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at an "X" cut found in concrete for the Northerly corner of said Tract 1, same being the Easterly corner of said Lot 4, same also being the existing Southwesterly right-of-way line of U.S. Highway 287 (variable width right-of-way), as recorded in Volume 4994, Page 359, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE South 45 degrees 46 minutes 24 seconds East with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 413.57 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for corner;

THENCE South 48 degrees 10 minutes 24 seconds East, continue with the common line between said Tract 1 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 351.56 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for the Easterly corner of said Tract 1, same being the Northerly corner of that certain tract of land described as Tract 2 in a Warranty Deed to the City of Mansfield (hereinafter referred to as Tract 2), as recorded in Volume 8805, Page 513, D.R.T.C.T.;

THENCE South 47 degrees 26 minutes 40 seconds West, departing the existing Southwesterly right-of-way line of said U.S. Highway 287 and with the common line between said Tract 1 and said Tract 2, a distance of 185.50 feet to an aluminum disk stamped "RPLS 2490" found in concrete for the Southerly corner of said Tract 1, same being the Westerly corner of said Tract 2, same also being the Northeasterly line of that certain tract of land described as Second Parcel in a Warranty Deed to Tarrant County Water Control and Improvements District Number One (hereinafter referred to as Second Parcel), as recorded in Volume 4612, Page 23, D.R.T.C.T.;

THENCE North 48 degrees 13 minutes 38 seconds West with the common line between said Tract 1 and said Second Parcel, a distance of 748.61 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for the Westerly corner of said Tract 1, same being the Southerly corner of said Lot 4;

THENCE North 48 degrees 13 minutes 29 seconds West with the common line between said Lot 4 and said Second Parcel, a distance of 100.02 feet to the Westerly corner of said Lot 4, same being the Southerly corner of that certain tract of land described as Lot 3-R-R, Block 1, Brentwood Park, Section One (hereinafter referred to as Lot 3-R-R), an addition to the City of Mansfield, Tarrant County, Texas, from which a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found bears South 46 degrees 05 minutes 59 seconds East, a distance of 0.39 feet;

THENCE North 42 degrees 39 minutes 31 seconds East, departing the Northeasterly line of said Second Parcel and with the common line between said Lot 4 and said Lot 3-R-R, a distance of 206.88 feet to an "X" cut found in concrete for the Northerly corner of said Lot 4, same being the Easterly corner of said Lot 3-R-R, same also being the existing Southwesterly right-of-way line of said U.S. Highway 287;

THENCE South 45 degrees 46 minutes 33 seconds East with the common line between said Lot 4 and the existing Southwesterly right-of-way line of said U.S. Highway 287, a distance of 99.10 feet to the **PLACE OF BEGINNING** and containing 3.763 acres (163,927 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, JIM TALLY, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **Lot 4R and Lot 5, Block 1, BRENTWOOD PARK, SECTION TWO**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

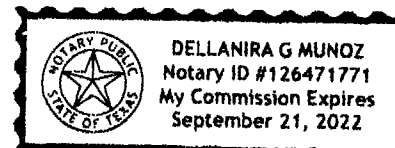
By: JIM TALLY

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared JIM TALLY, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19 day of December, 2019.

Dallanra G Munoz
Notary Public, The State of Texas



PURPOSE NOTE:

To create a buildable lot (Lot 5) for future development and add easements onto existing Lot 4.

REPLAT
Lot 4R and Lot 5, Block 1
Brentwood Park, Section Two
Being a revision of Lot 4, Block 1, Brentwood Park, Section Two, according to the plat filed in Volume 388-215, Page 20, P.R.T.C.T.

City of Mansfield, Tarrant County, Texas,
2 Lots
3.763 acres
Date Prepared: October 2019
Sheet 1 of 1

SD#19-031

APPROVED BY THE CITY OF MANSFIELD

12/16/2019

APPROVED BY: P & Z COMMISSION CHAIRMAN

12/16/2019

ATTEST: PLANNING & ZONING SECRETARY

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
JIM TALLY
2101 BAY COVE COURT
ARLINGTON, TEXAS 76013
PHONE: 817-654-1301
E-MAIL: newportbuild@aol.com

This plat filed in
Instrument No. _____
D220006572
Date: 11/10/2020

PREVIOUSLY APPROVED PLAT