

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

NOTE: LOTS 19-20, BLOCK 2; LOTS 21-24, BLOCK 4; AND LOTS 2-7, BLOCK 5 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

**General Notes:**

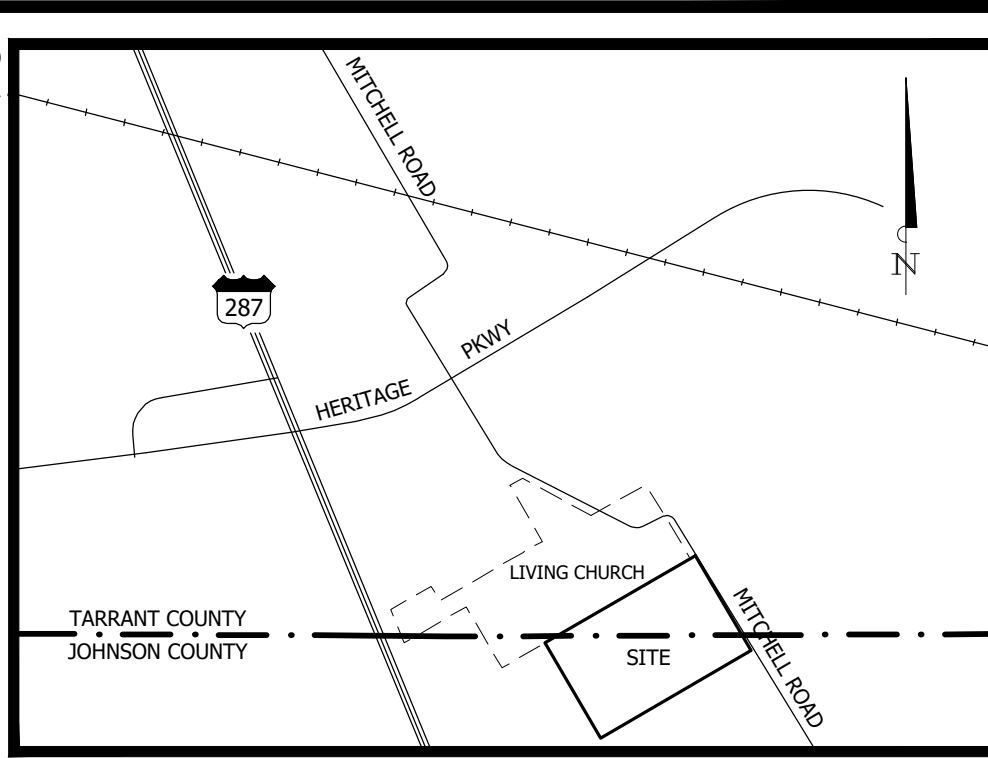
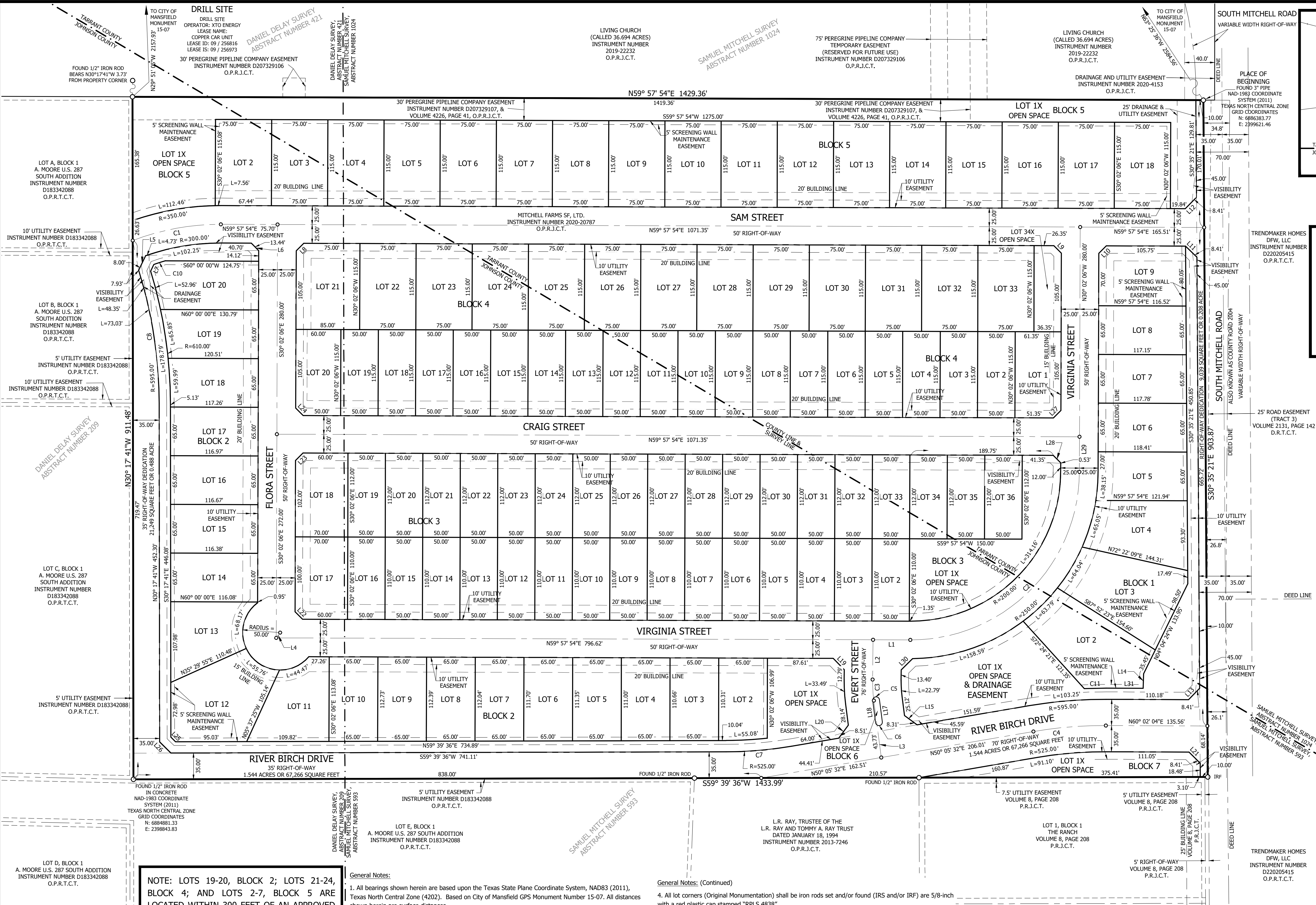
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 15-07. All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0490K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

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".

**General Notes: (Continued)**

- All lot corners (Original Monumentation) shall be iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- A mandatory homeowners' association will be responsible for the maintenance of the masonry screening wall with masonry columns, wood fences with masonry columns, decorative metal fences, open space lots and all landscape and hardscape improvements, decorative street lights and street signs, and the enhanced entryway features (including but not limited to the median, landscaping, any non-standard pavement, the entrance masonry walls and signage, and the decorative light fixtures).
- This plat does not alter or remove existing covenants or restrictions, if any, on this property.
- No trees, bushes, walls, signs or anything over 2' is allowed within visibility easements.
- See Line and Curve Tables on sheet 2.

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_



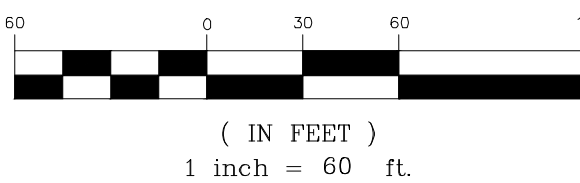
VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

PLAT FILED \_\_\_\_\_, 2020  
INSTRUMENT NUMBER: \_\_\_\_\_  
DRAWER \_\_\_\_\_, SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK

**LEGEND**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- DEGREES
- MINUTES/FEET
- SECONDS/INCHES
- P.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
- D.R.J.C.T. PLAT RECORDS JOHNSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
- = DIMENSION POINT, NOTHING FOUND OR SET

**GRAPHIC SCALE**



**FINAL PLAT  
MITCHELL FARMS**

29.831 acres out of the  
Samuel Mitchell Survey, Abstract No. 1024 and  
Daniel Delay Survey, Abstract No. 421,  
Johnson County, Texas  
Samuel Mitchell Survey, Abstract No. 593 and  
Daniel Delay Survey, Abstract No. 209,  
Tarrant County, Texas  
City of Mansfield  
Johnson County, Texas and Tarrant County, Texas  
112 Residential Lots and 7 Open Space Lots

Preparation Date: July 2020  
Revision Date: October 2020

Case: SD#20-041  
SHEET 1 OF 2

OWNER:  
MITCHELL FARMS SF, LTD.  
8214 WESTCHESTER DRIVE  
SUITE 710  
DALLAS, TEXAS 75225  
CONTACT: JOHN ARNOLD  
PHONE: 214-888-8859  
E-MAIL: jarnold@skorburgcompany.com

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

DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE  
SUITE 710  
DALLAS, TEXAS 75225  
CONTACT: JOHN ARNOLD  
PHONE: 214-888-8859  
E-MAIL: jarnold@skorburgcompany.com

APPROVED BY THE CITY OF MANSFIELD  
\_\_\_\_\_  
2020  
APPROVED BY: P&Z COMMISSION CHAIRMAN  
\_\_\_\_\_  
2020  
ATTEST: PLANNING & ZONING SECRETARY  
\_\_\_\_\_

OWNERS DEDICATION:

WHEREAS, **MITCHELL FARMS SF, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 29.831 acre (1,299,475 square feet) tract of land in the Samuel Mitchell Survey, Abstract No. 1024 and Daniel Delay Survey, Abstract No. 421, City of Mansfield, Tarrant County, Texas, and the Samuel Mitchell Survey, Abstract No. 593 and Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas; said 29.831 acre (1,299,475 square feet) tract of land being all of that certain tract of land described in a General Warranty Deed with Vendor's Lien to MITCHELL FARMS SF, LTD. (hereinafter referred to as MITCHELL FARMS tract), as recorded in Instrument Number 2020-20787, Official Public Records, Johnson County, Texas ; said 29.831 acre (1,299,475 square feet) tract of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a 3" pipe found for the Northeast corner of said MITCHELL FARMS tract, same being the existing West right-of-way line of South Mitchell Road also known as County Road 2004 (variable width right-of-way), same also being the Southeasterly line of that certain tract of land described in a Correction Deed to Living Church (hereinafter referred to as Living Church tract), as recorded in Instrument Number 2019-22232, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.);

**THENCE** South 30 degrees 35 minutes 21 seconds East, departing the South line of said Living Church tract and with the common line between said MITCHELL FARMS tract and the existing West right-of-way line of said South Mitchell Road, a distance of 903.87 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being a North right-of-way line of South Mitchell Road, as recorded in Volume 8, Page 208, Plat Records, Johnson County, Texas (P.R.J.C.T.);

**THENCE** South 59 degrees 39 minutes 36 seconds West with the common line between said MITCHELL FARMS tract and the existing West right-of-way line of said South Mitchell Road, pass at a distance of 3.76 feet, the existing West right-of-way line of said South Mitchell Road, same being the Northeasterly corner of that certain tract of land described as Lot 1, Block 1, The Ranch (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 208, P.R.J.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot 1, pass at a distance of 385.41 feet, one-half inch iron rod found for the Northwesterly corner of said Lot 1, same being the Northeasterly corner of that certain tract of land described in a Special Warranty Deed to L. R. Ray, Trustee of the L. R. Ray and Tommy A. Ray Trust, Dated January 18, 1994 (hereinafter referred to as Ray tract), as recorded in Instrument Number 2013-7246, O.P.R.J.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Ray tract, pass at a distance of 685.13 feet, one-half inch iron rod found for the Northwesterly corner of said Ray tract, same being the Northeasterly corner of that certain tract of land described as Lot E, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot E), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and continue with said course and the common line between said MITCHELL FARMS tract and said Lot E for a total distance of 1433.99 feet to a one-half inch iron rod found in concrete for the Southwesterly corner of said MITCHELL FARMS tract, same being the Southeasterly corner of that certain tract of land described as Lot C, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot C), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T.;

**THENCE** North 30 degrees 17 minutes 41 seconds West, departing the Northwesterly line of said Lot E and with the common line between said MITCHELL FARMS tract and said Lot C, pass at a distance of 502.35 feet, the Northeasterly corner of said Lot C, same being the Southeasterly corner of that certain tract of land described as Lot B, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot B), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot B, pass at a distance of 703.95 feet, the Northeasterly corner of said Lot B, same being the Southeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot A), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot A for a total distance of 911.48 feet to the Northwesterly corner of said MITCHELL FARMS tract, same being the Northeasterly corner of said Lot A, same also being the Southeasterly line of the aforesaid Living Church tract;

**THENCE** North 59 degrees 57 minutes 54 seconds East with the common line between said MITCHELL FARMS tract and said living Church tract, a distance of 1429.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 29.831 acres (1,299,475 square feet) of land.

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.

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BANNISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823

PROJECT NO.: 090-20-006

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	35618	0.818
2	12901	0.296
3	13372	0.307
4	10267	0.236
5	7754	0.178
6	7676	0.176
7	7635	0.175
8	7594	0.174
9	9243	0.212

BLOCK 2		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	36524	0.838
2	7105	0.163
3	7181	0.165
4	7204	0.165
5	7226	0.166
6	7249	0.166
7	7271	0.167
8	7294	0.167
9	7316	0.168
10	7339	0.168
11	9100	0.209
12	12747	0.293
13	8574	0.197
14	7555	0.173
15	7574	0.174
16	7593	0.174
17	7613	0.175
18	7690	0.177
19	8128	0.187
20	8930	0.205

BLOCK 3		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	19266	0.442
2	5500	0.126
3	5500	0.126
4	5500	0.126
5	5500	0.126
6	5500	0.126
7	5500	0.126
8	5500	0.126
9	5500	0.126
10	5500	0.126
11	5500	0.126
12	5500	0.126
13	5500	0.126
14	5500	0.126
15	5500	0.126
16	5500	0.126
17	7650	0.176
18	7790	0.179
19	5600	0.129
20	5600	0.129
21	5600	0.129
22	5600	0.129
23	5600	0.129
24	5600	0.129
25	5600	0.129
26	5600	0.129
27	5600	0.129
28	5600	0.129
29	5600	0.129
30	5600	0.129
31	5600	0.129
32	5600	0.129
33	5600	0.129
34	5600	0.129
35	5600	0.129
36	5600	0.129

BLOCK 4		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	7005	0.161
2	5750	0.132
3	5750	0.132
4	5750	0.132
5	5750	0.132
6	5750	0.132
7	5750	0.132
8	5750	0.132
9	5750	0.132
10	5750	0.132
11	5750	0.132
12	5750	0.132
13	5750	0.132
14	5750	0.132
15	5750	0.132
16	5750	0.132
17	5750	0.132
18	5750	0.132
19	5750	0.132
20	6850	0.157
21	9725	0.223
22	8625	0.198
23	8625	0.198
24	8625	0.198
25	8625	0.198
26	8625	0.198
27	8625	0.198
28	8625	0.198
29	8625	0.198
30	8625	0.198
31	8625	0.198
32	8625	0.198
33	8625	0.198
34X	4130	0.095

BLOCK 5		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	59912	1.375
2	8625	0.198
3	8625	0.198
4	8625	0.198
5	8625	0.198
6	8625	0.198
7	8625	0.198
8	8625	0.198
9	8625	0.198
10	8625	0.198
11	8625	0.198
12	8625	0.198
13	8625	0.198
14	8625	0.198
15	8625	0.198
16	8625	0.198
17	8625	0.198
18	8625	0.198

BLOCK 6		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	330	0.008

BLOCK 7		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	9123	0.209

Line Table		
Line #	Length	Direction
L1	49.73'	N59° 57' 54"E
L2	53.10'	N29° 34' 22"W
L3	76.66'	N37° 38' 05"W
L4	8.77'	N6° 14' 53"E
L5	21.48'	N4° 44' 26"W
L6	14.14'	S75° 02' 06"E
L7	9.79'	S4° 44' 26"E
L8	14.14'	S14° 57' 54"W
L9	14.14'	S75° 02' 06"E
L10	14.14'	S14° 57' 54"W
L11	21.21'	N75° 35' 21"W
L12	21.28'	S14° 24' 39"W
L13	21.21'	N14° 24' 39"E
L14	19.38'	S28° 38' 53"E
L15	20.79'	S83° 46' 17"E
L17	29.58'	S37° 38' 05"E
L18	29.58'	N37° 38' 05"W
L19	21.13'	S74° 48' 14"E
L20	21.63'	S6° 13' 43"W
L21	21.06'	S75° 35' 21"E
L22	14.14'	S75° 02' 06"E
L23	14.14'	S14° 57' 54"W
L24	14.14'	S75° 02' 06"E
L25	8.77'	S75° 19' 03"E
L26	21.20'	N75° 19' 03"W
L27	14.14'	N14° 57' 54"E
L28	14.14'	N75° 02' 06"W
L29	47.00'	S30° 02' 06"E
L30	21.31'	S15° 09' 38"W
L31	49.55'	S60° 02' 04"W

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **MITCHELL FARMS SF, LTD.**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **MITCHELL FARMS**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

**MITCHELL FARMS SF, LTD.**

By: John Arnold, Director

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, 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 the \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

This is to certify that I, Michael Dan Davis, a Registered Professional Land Surveyor of the 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.

**PRELIMINARY,**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A  
FINAL SURVEY DOCUMENT

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



PLAT FILED \_\_\_\_\_, 2020

INSTRUMENT NUMBER: \_\_\_\_\_-

DRAWER \_\_\_\_\_, SLIDE \_\_\_\_\_

BECKY IVEY, JOHNSON COUNTY CLERK

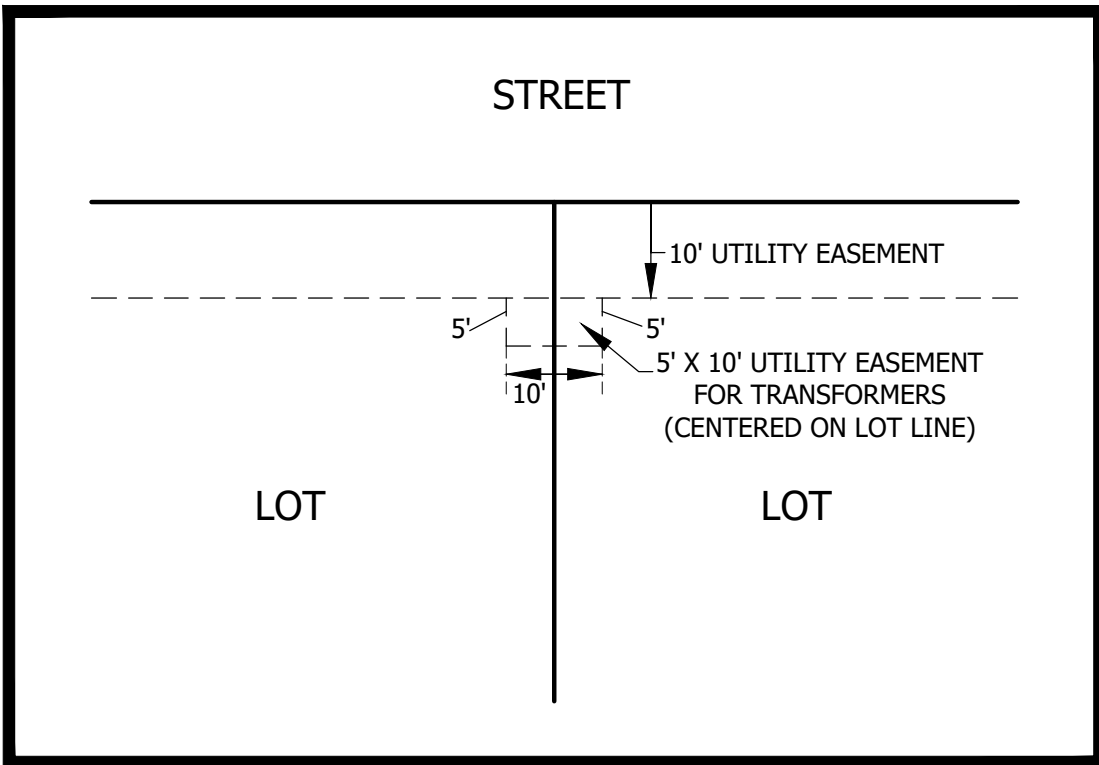
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SHEET 2 OF 2

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TYPICAL 5' X 10' UTILITY  
EASEMENT DETAIL

NOT TO SCALE

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_