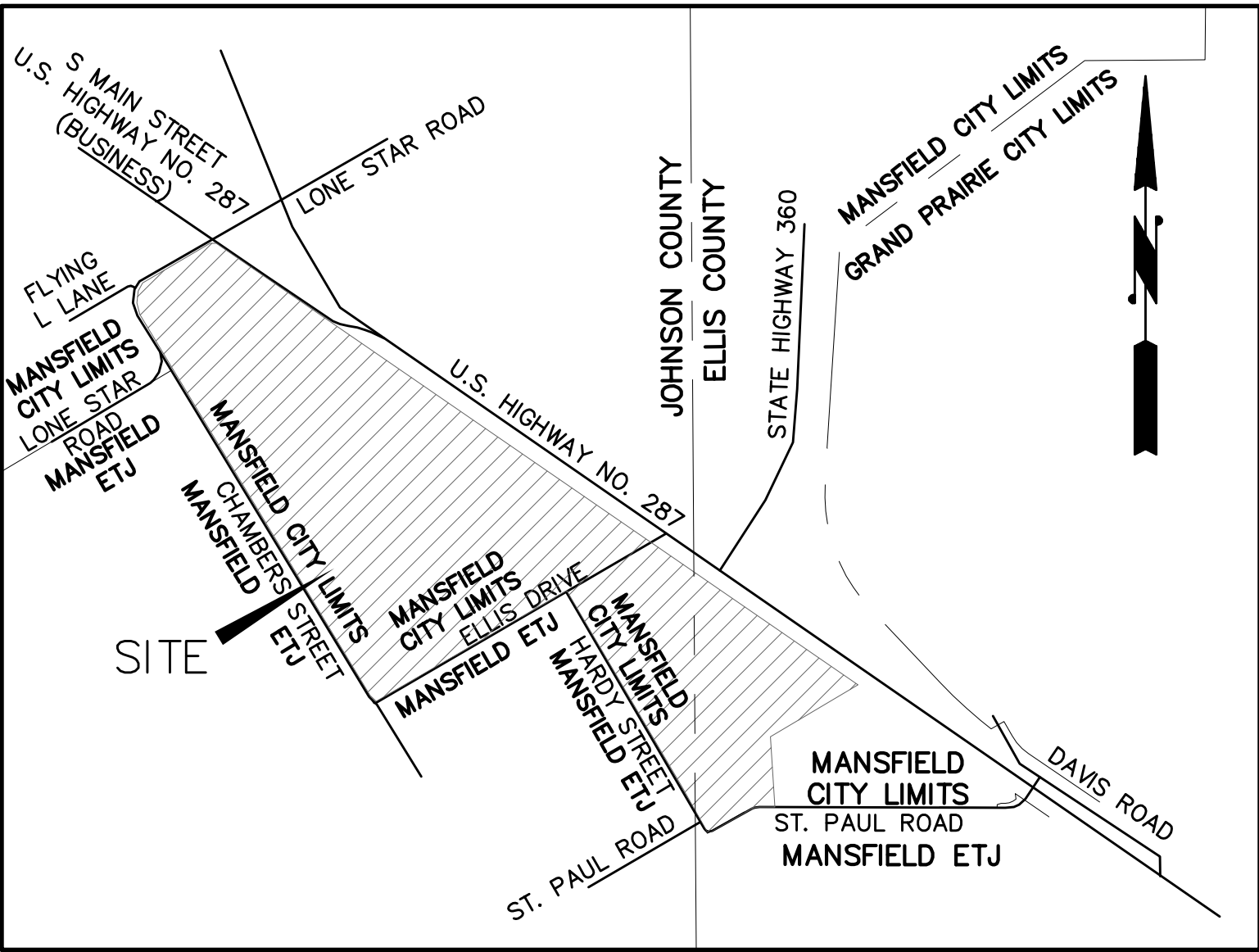
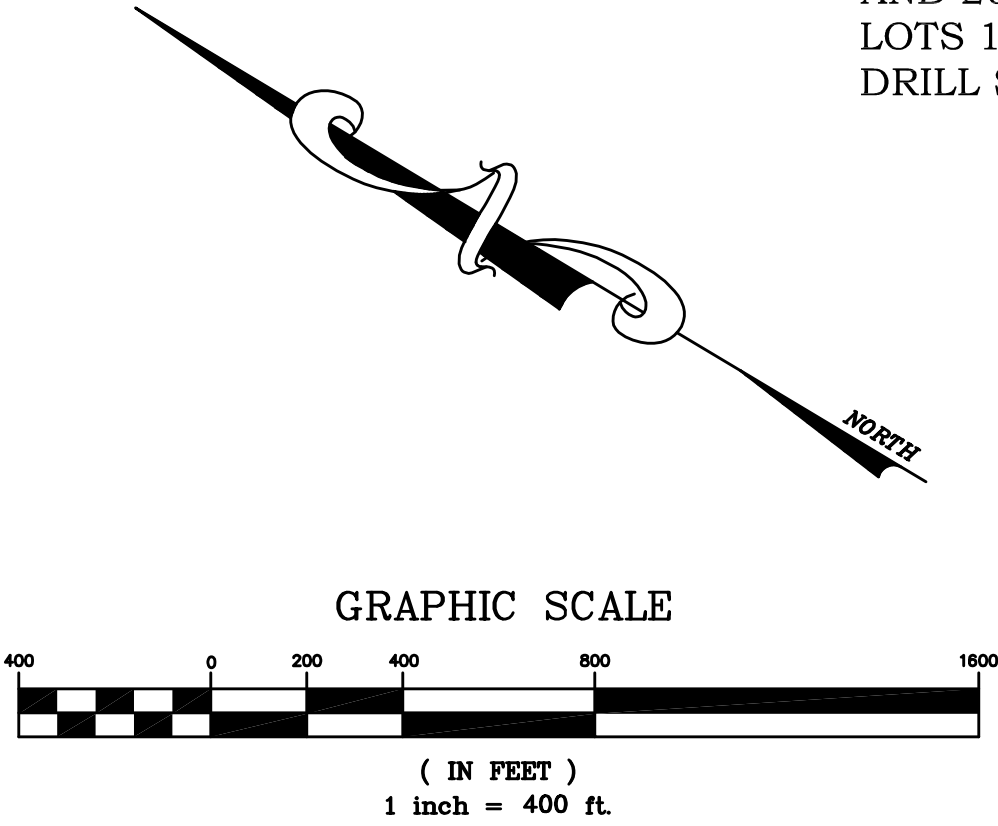


GAS WELL SITE NOTE:

"LOT 1, BLOCK 9; LOTS 2-7, 101 AND 102, BLOCK 10; LOTS 1-9, BLOCK 11; LOTS 1, 2, 28-30, BLOCK 12; LOTS 6 AND 7, BLOCK 14; LOTS 7-9, BLOCK 15; LOT 11, BLOCK 16; LOTS 36-42, BLOCK 24; LOTS 1-23, BLOCK 36; LOTS 1, 2, AND 30, BLOCK 37; LOTS 1-4, AND 26-29, BLOCK 38; LOTS 2-27, BLOCK 39; LOTS 1, 2, 20, AND 21, BLOCK 40; AND LOTS 1-3, BLOCK 42 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE."



VICINITY MAP
(NOT TO SCALE)

- NOTE:
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
 - Basis of Bearings and Coordinates shown hereon are grid values derived from the Texas North Central Zone (4202). NAD83 Texas Coordinate System by GPS observations in reference to the City of Mansfield's official GPS monuments: TNP Mansfield "F", MON-BC9, MM 9-07, and MM 17-07. Distances shown hereon are surface distances.
 - The Retail lots in this development will comply with the Residential Proximity Standards in Section 7400 of the City of Mansfield Zoning Ordinance.
 - Building lines will be established for Lot 1, Block 9, on the detailed site plan for this lot upon determination of use.
 - A mandatory owners association will be responsible for the maintenance of the private amenities; common areas including but not limited to screening fences, including the parkway between a screening fence and the street; landscaping; and the round-abounds and medians.
 - The Utility Easement for Transformers shown in the Typical 5' x 10' Utility Easement Detail shall apply to all lots with a transformer installed at the front of the lot.
 - Lots adjacent to ponds and channels will have a finished floor elevation two feet above the 100 year water surface elevation. Elevations will be designated at time of final platting.
 - Open space lots will be owned and maintained by the H.O.A.
 - Proposed alignment for the Hike and Bike Trail is shown hereon. Note that actual location and associated easement will be determined at the time of Final Platting.

PRELIMINARY PLAT
SOMERSET ADDITION

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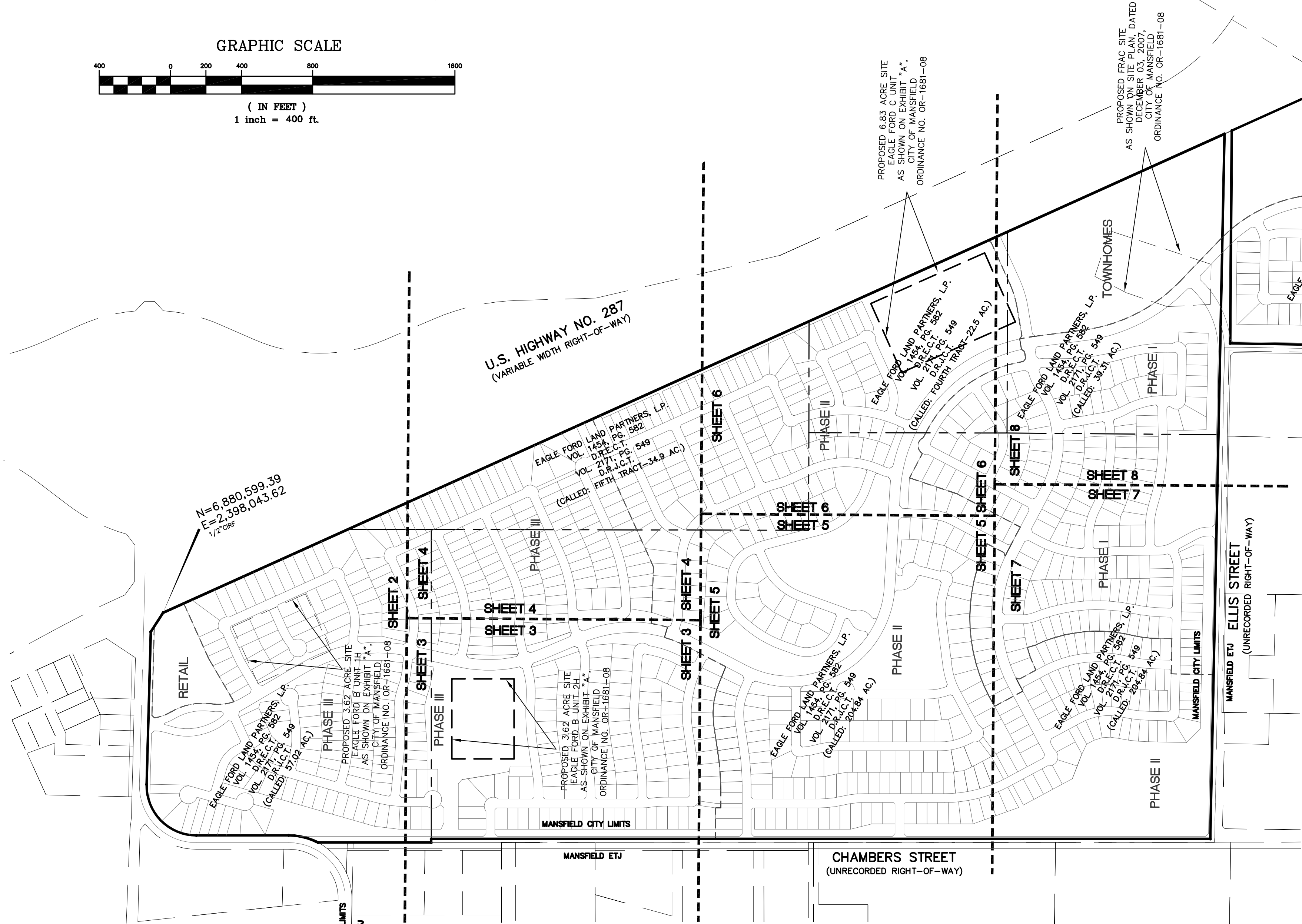
CITY OF MANSFIELD,
ELLIS AND JOHNSON COUNTY, TEXAS

1,106 RESIDENTIAL LOTS; 48 OPENSACE / RETAIL / TOWNHOME LOTS

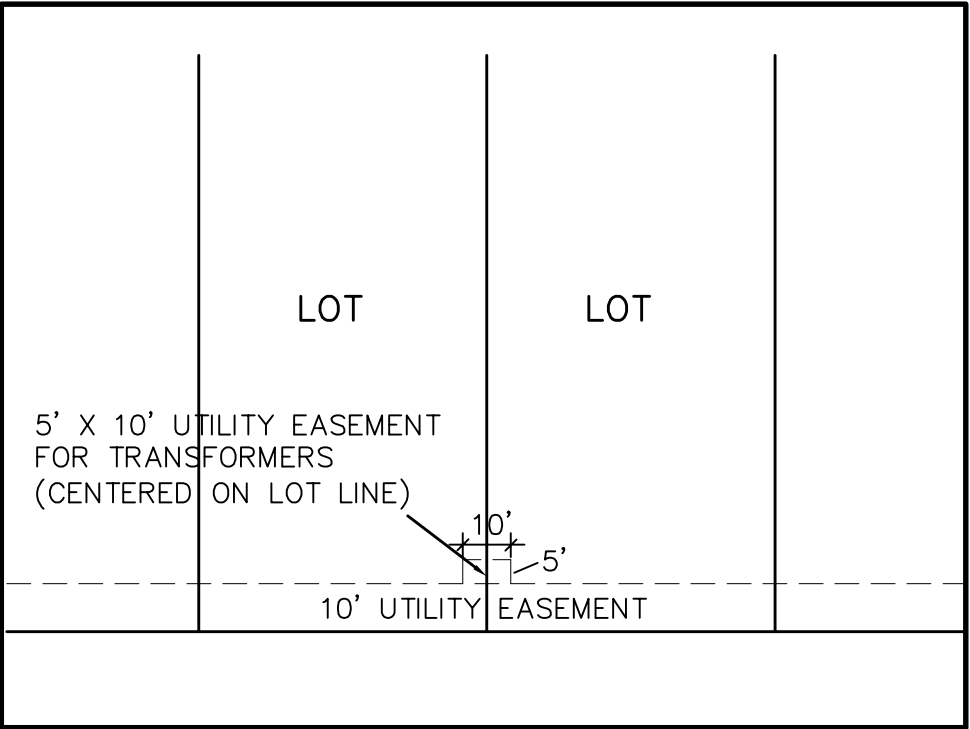
KNOX STREET PARTNERS NO. 10, LTD.		OWNER
3001 Knox Street, Suite 207 Dallas, Texas 75205 Contact: Ben Luedtke		Phone: (214) 445-2205 Email: ben@hanoverproperty.com
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4625 Greenville Ave, Suite 101 Dallas, Texas 75206 Contact: Tom Whittenbraker		Phone: (214) 696-0575 Fax: (214) 696-0596
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Revised: September 29, 2015
Submitted: July 06, 2015

Sheet 1 of 13



FLOOD STATEMENT: According to the Ellis County Community Panel No. 48139C0025F, dated June 3, 2013 and the Johnson County Community Panel No. 48251C0125J, dated December 4, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



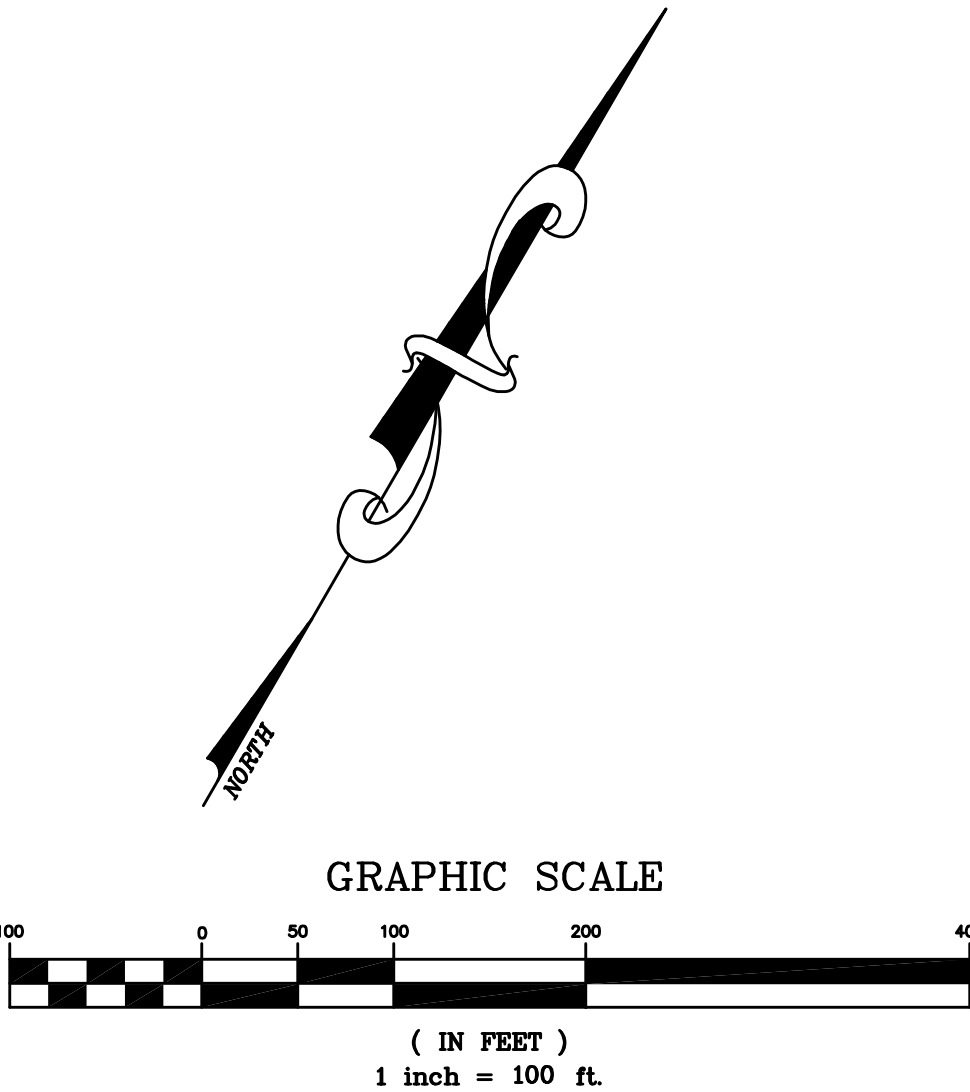
TYPICAL 5' X 10' UTILITY
EASEMENT DETAIL
(NOT TO SCALE)

SHEET INDEX

APPROVED PRELIMINARY PLAT



- LEGEND**
- CAPPED IRON ROD FOUND
 - IRON ROD SET
 - RIGHT-OF-WAY
 - MONUMENT
 - SCREENING WALL AND UTILITY EASEMENT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - BUILDING LINE
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - COMMUNICATION
 - VAULT
 - VISIBILITY EASEMENT
 - SANITARY SEWER EASEMENT
 - ELECTRIC
 - UNDERGROUND GAS LINE MARKER
 - COUNTY ROAD
 - SERVICE POLE
 - POWER POLE
 - HIGH PRESSURE WATER LINE MARKER
 - STREET SIGN
 - STREET NAME CHANGE
 - EXISTING WELLHEAD
- AREAS WITHIN 300' OF THE DRILL SITE (SUP) BOUNDARY



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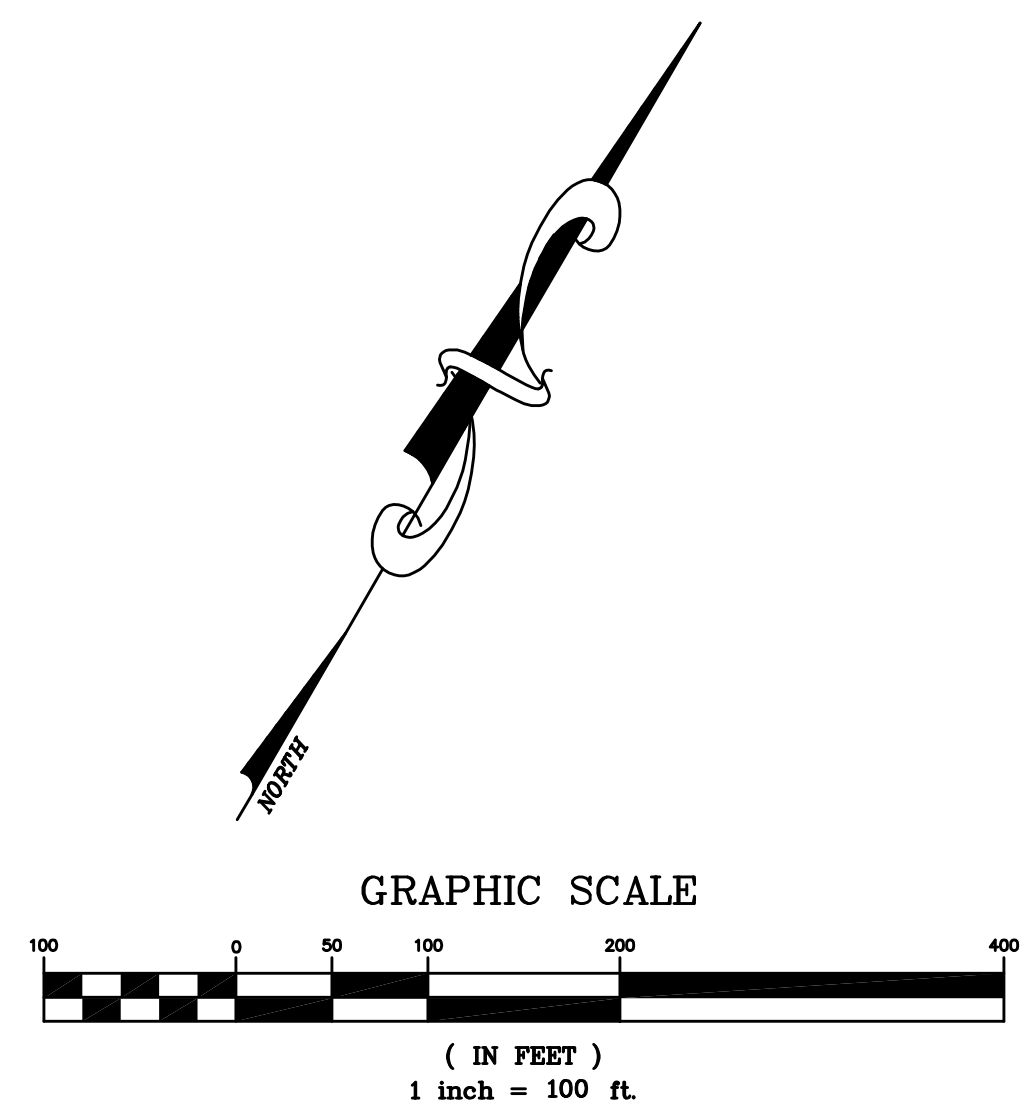
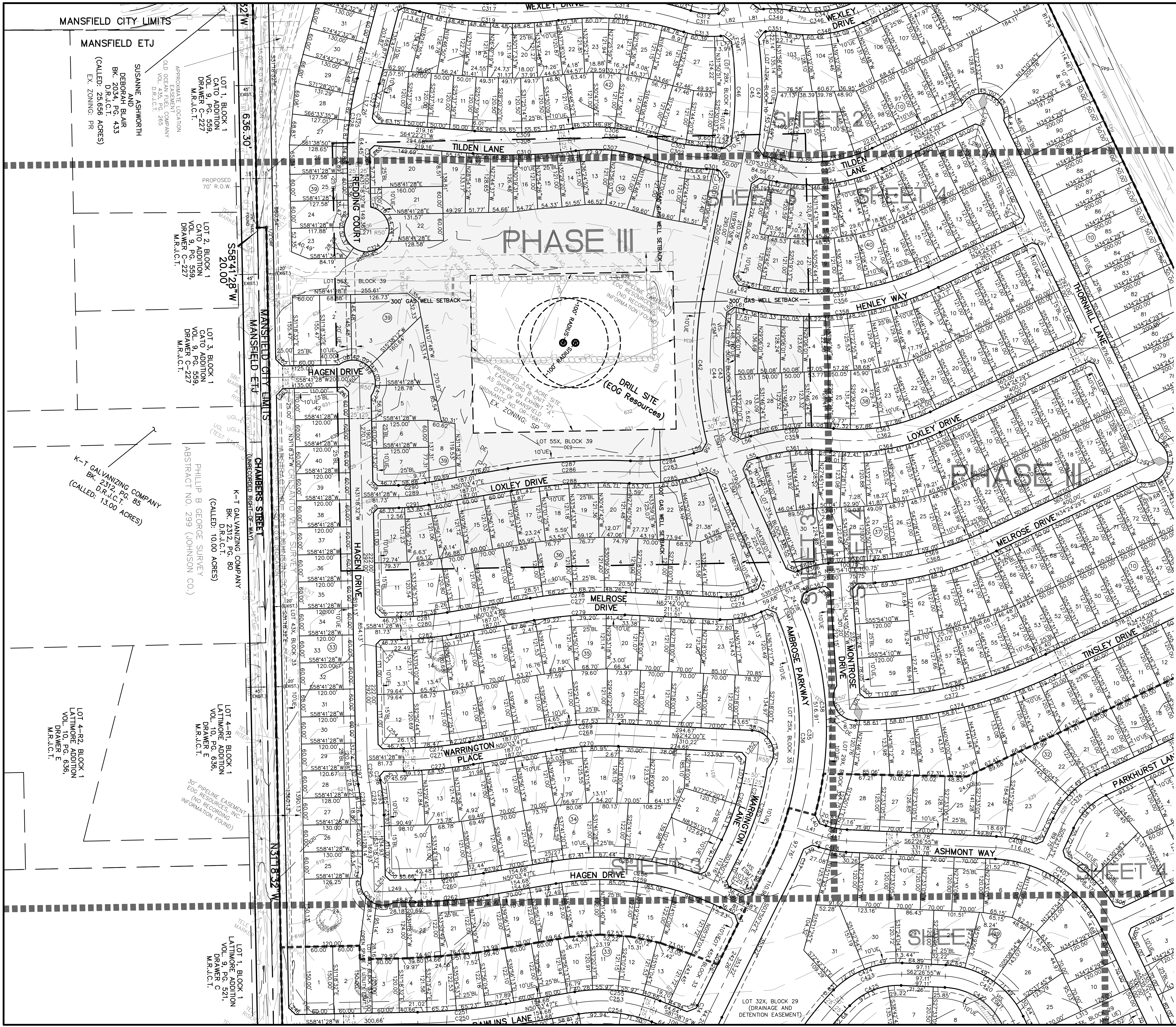
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CASE NO. (SD#15-033)



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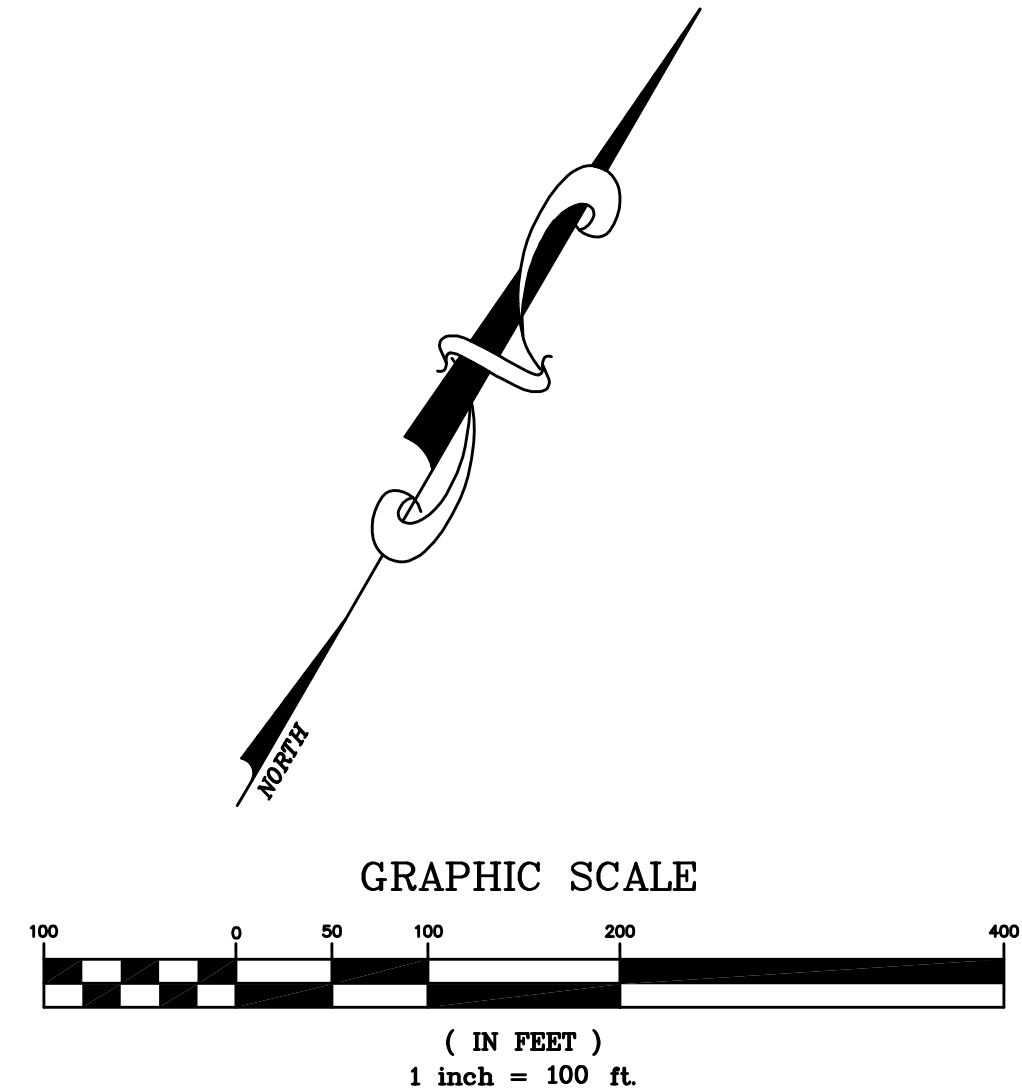
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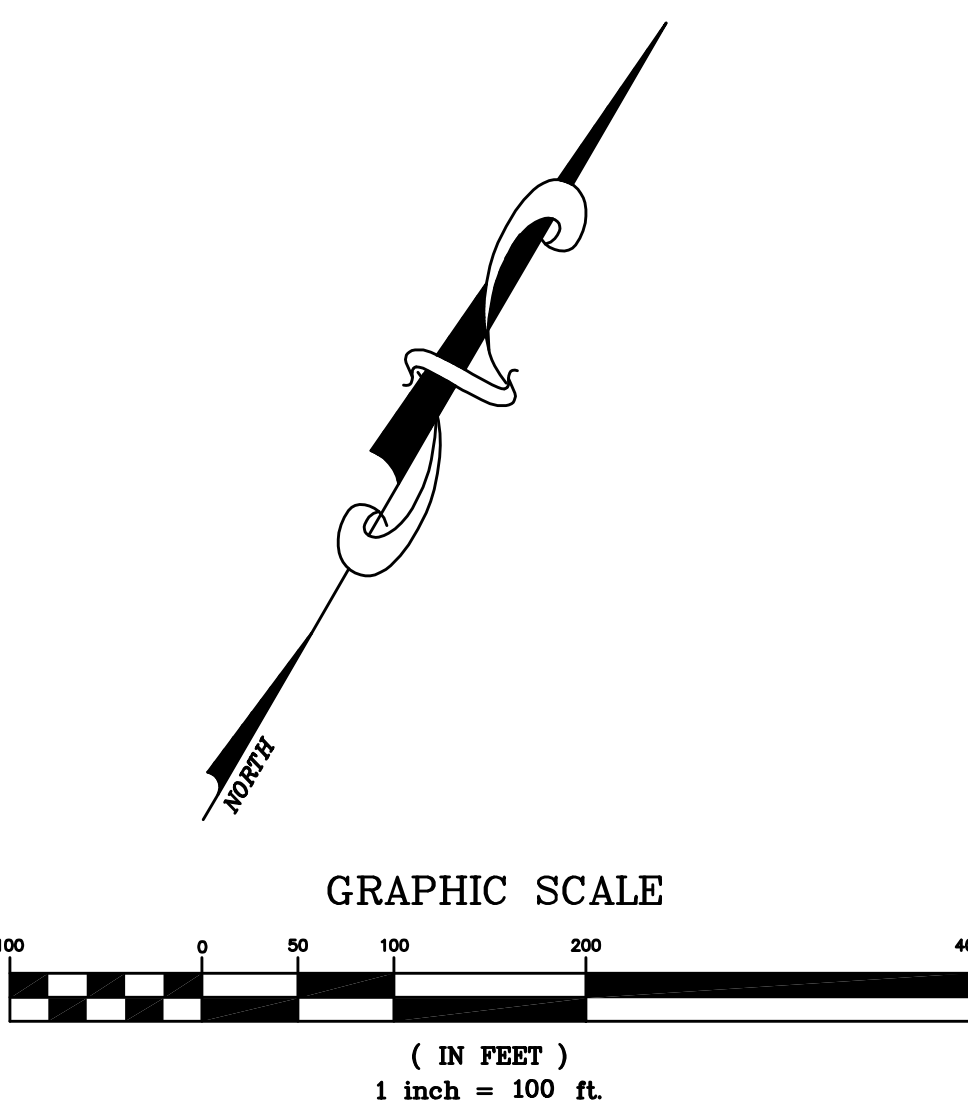
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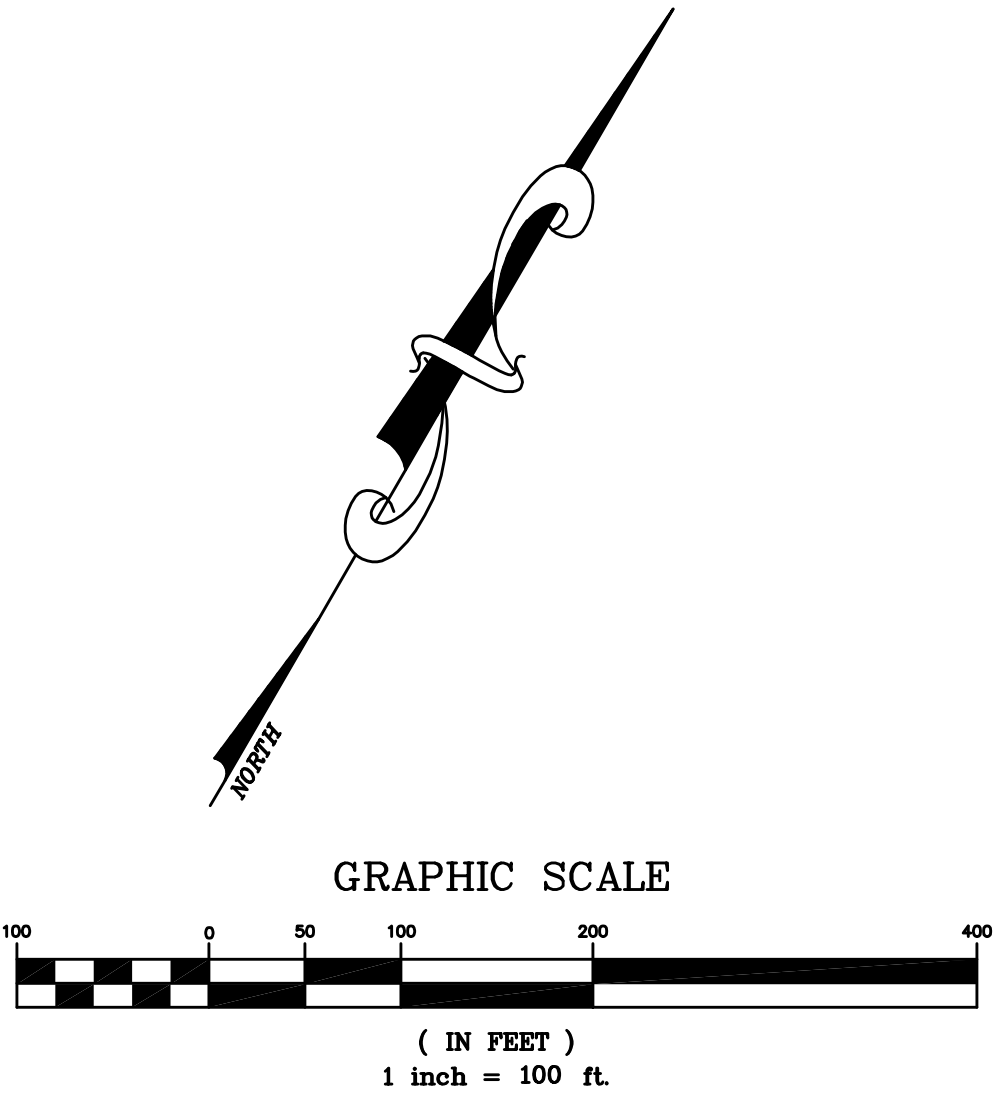
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CASE NO. (SD#15-033)

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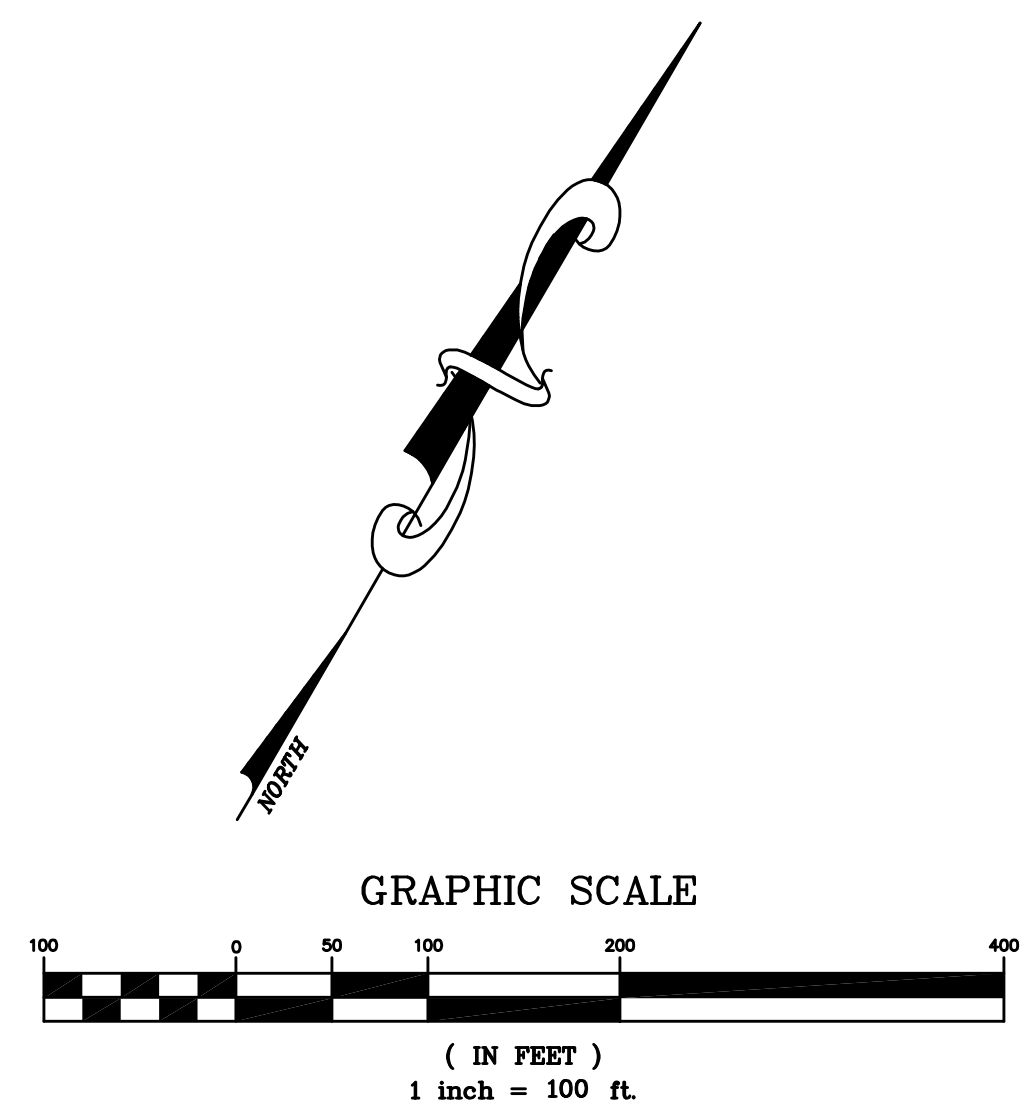
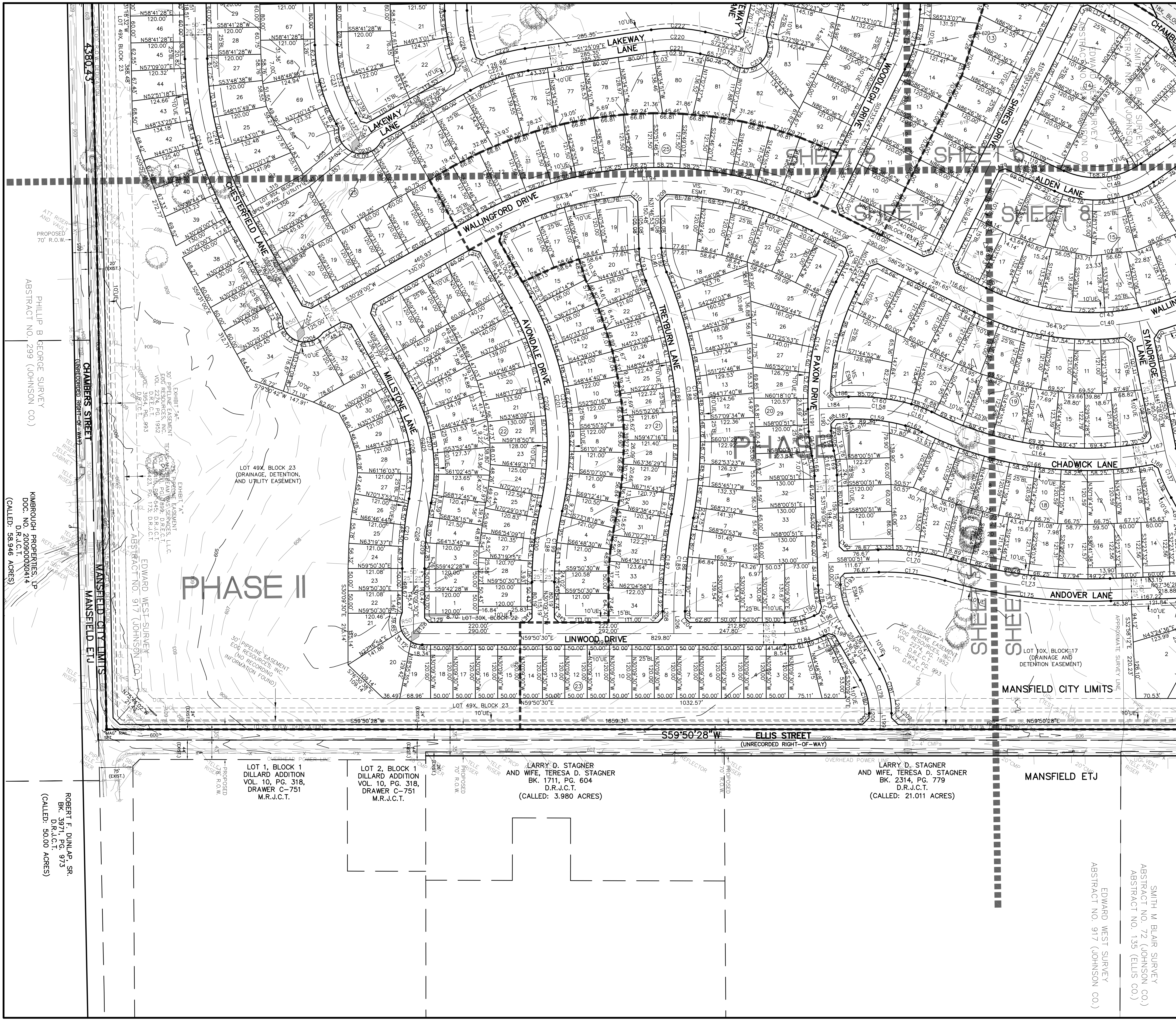
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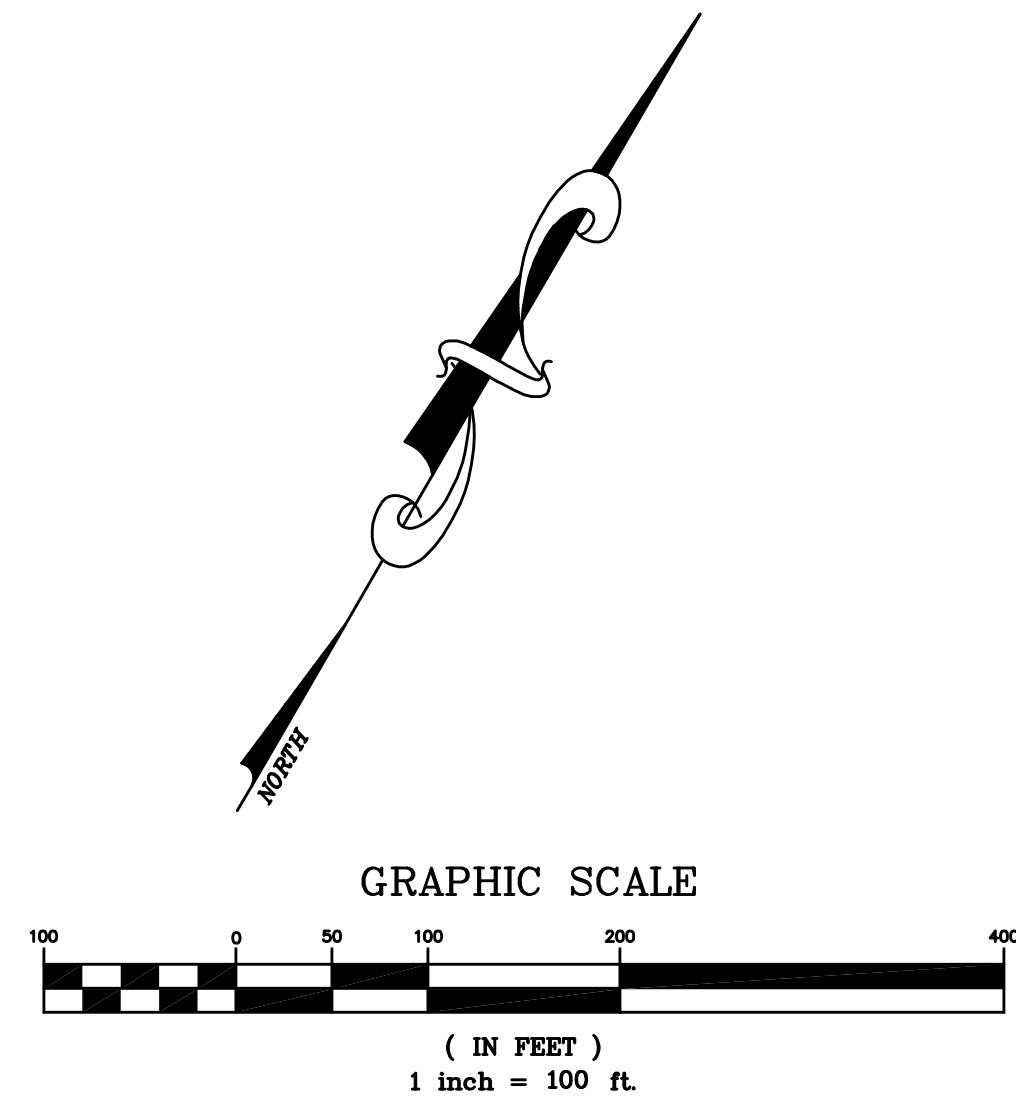
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CASE NO. (SD#15-033)

Plotting by: Stuckey Plot Date: 9/29/2015 5:39 AM



PRELIMINARY PLAT
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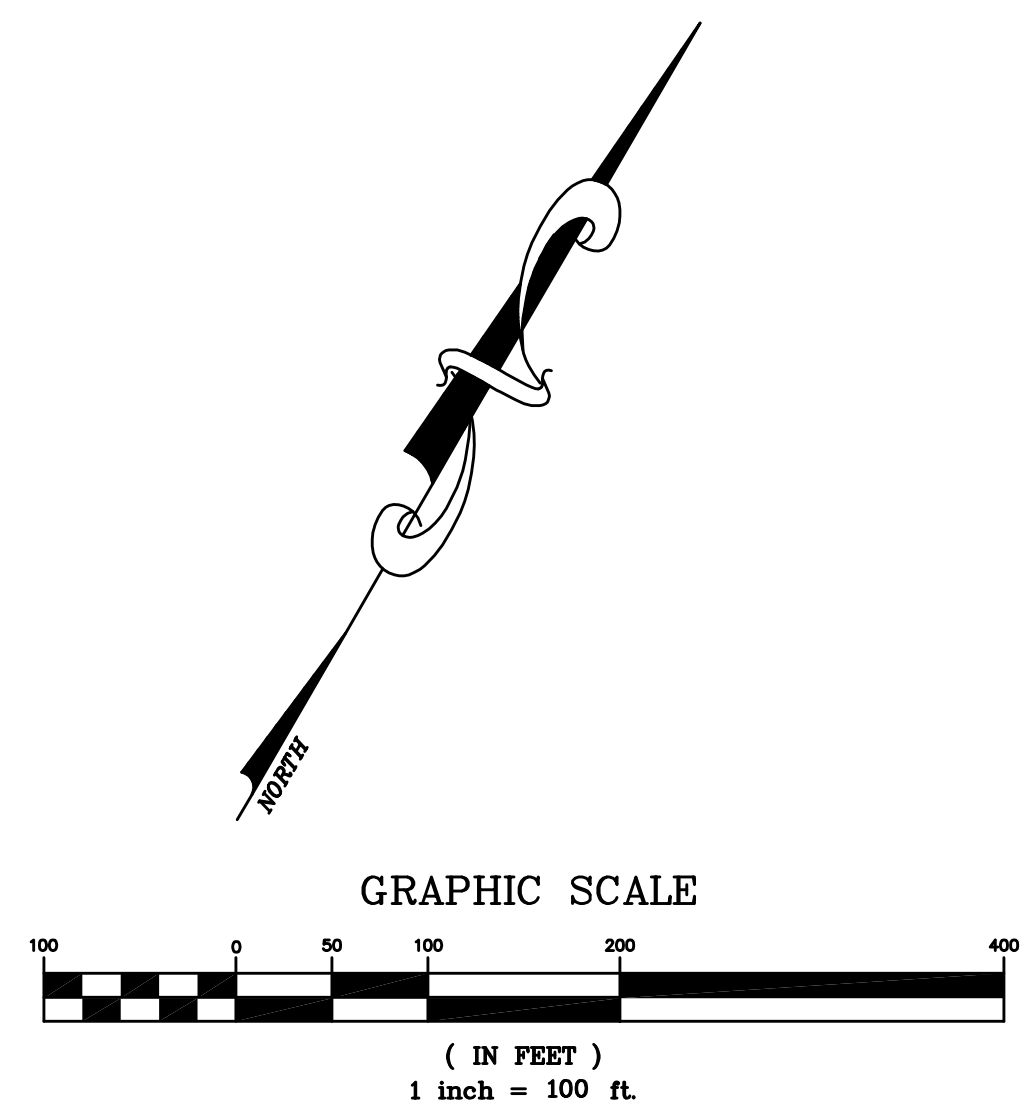
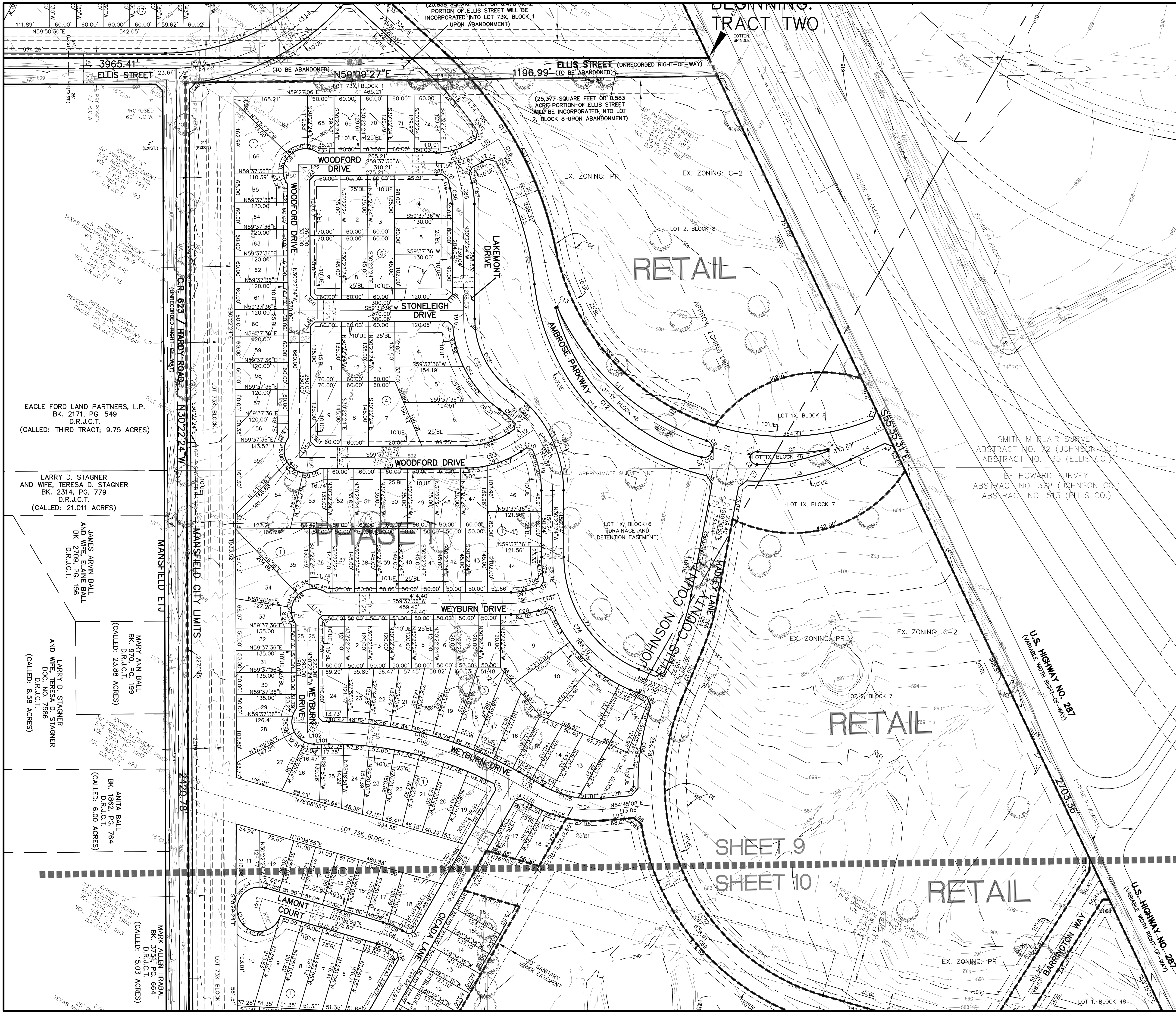
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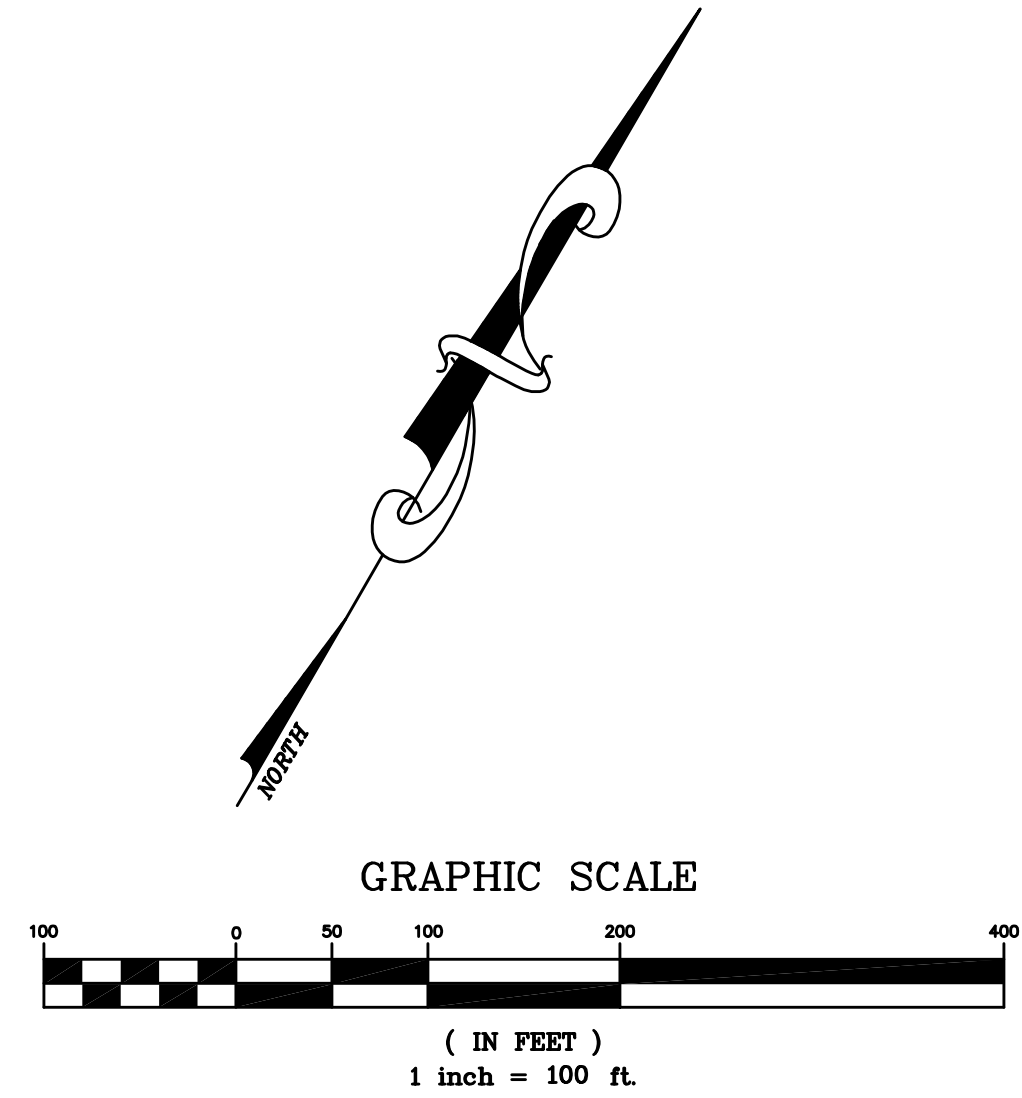
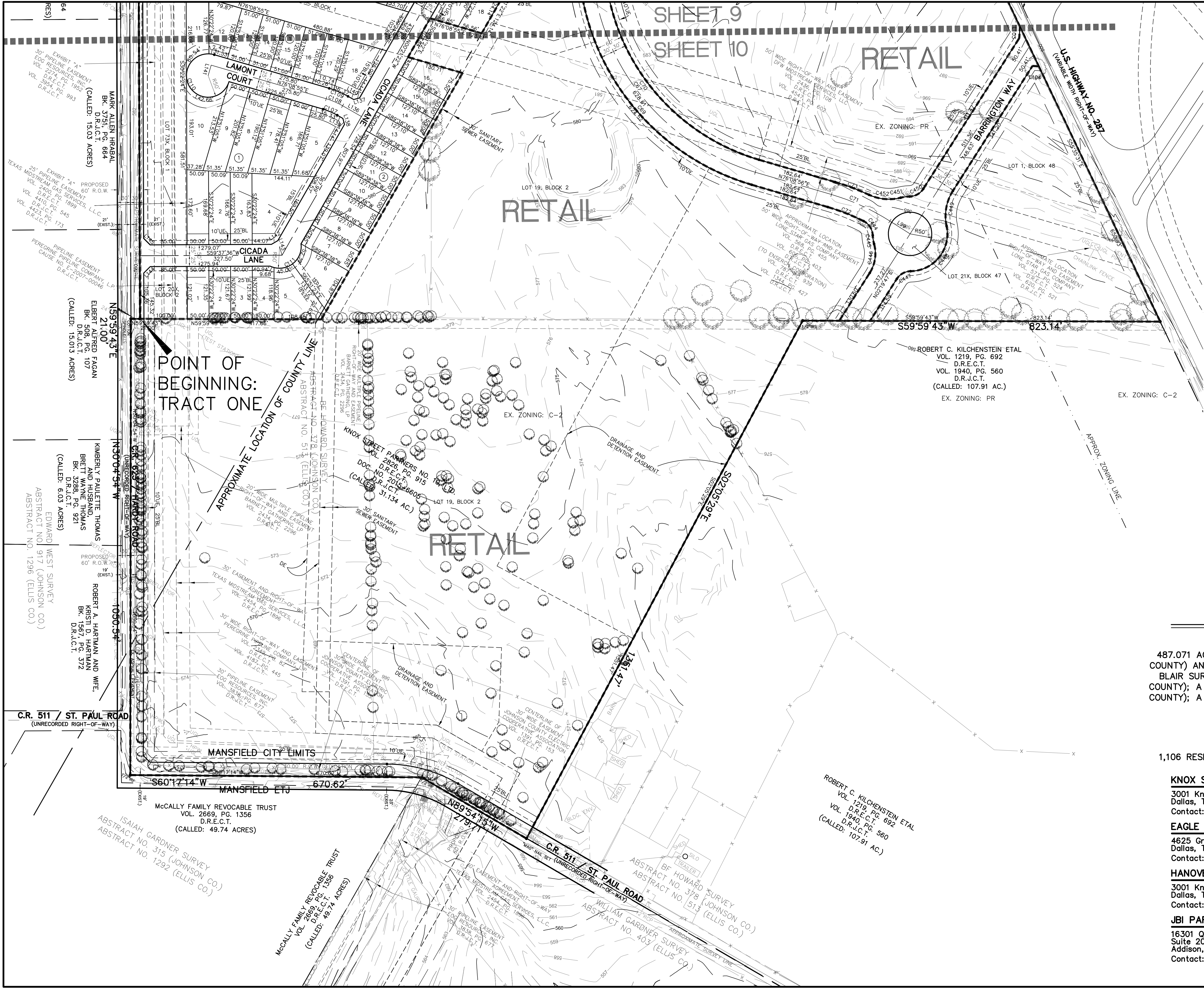
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