



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, Tracy Smith Burton and Marcus R. Burton are the sole owners of all that certain tract, parcel, or lot of land located in the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, Texas, being the tract of land described in the deed to Tracy Smith Burton and Marcus R. Burton, recorded in County Clerk's Instrument No. D220269313, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "Beasley RPLS 6066" found at the east corner of said Burton tract, said iron rod lying in the northwest line of Twin Creeks West, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D214082281, Deed Records, Tarrant County, Texas;

THENCE S59°43'34"W, along the common line of said Twin Creeks West and Burton tracts, at 688.74 feet passing a 1/2" iron rod stamped "Geodata" found, at 703.95 feet passing another 1/2" iron rod stamped "Geodata" found, in all a distance of 732.91 feet to a "PK" nail found at the south corner of said Burton tract, said "PK" nail being an exterior corner of a remainder portion of the tract of land described in the deed to Hyview Ranch, LLC., recorded in County Clerk's Instrument No. D217247771, Deed Records, Tarrant County, Texas;

THENCE along the common lines of said Hyview Ranch and Burton tracts as follows:

1. N29°48'26"W, a distance of 178.39 feet to a 5/8" iron rod stamped "Area" found;
2. N59°41'25"E, at 733.43 feet passing a 5/8" iron rod stamped "Area" found, in all a distance of 733.76 feet to a point lying in the west line of Lot 2, Block 2, Vistawood, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 8307, Plat Records, Tarrant County, Texas;
- THENCE S29°32'12"E, along the common line of said Vistawood and Burton tracts, at 177.06 feet passing a 5/8" iron rod stamped "VMA" found at the south corner of Lot 3 of said Block 2, in all a distance of 178.85 feet to the point of beginning, containing 3.007 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TRACY SMITH BURTON and MARCUS R. BURTON, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, BURTON PLACE—MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: Tracy Smith Burton By: Marcus R. Burton

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BEFORE ME, the undersigned authority, on this day personally appeared Tracy Smith Burton, owner, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Marcus R. Burton, owner, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

APPROVED BY THE CITY OF MANSFIELD

2021

APPROVED BY: P & Z COMMISSION CHAIRMAN

2021

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT  
LOT 1, BLOCK 1  
BURTON PLACE – MANSFIELD

Being 3.007 Acres of land located in the Margaret Rockerfellow Survey, Abstract No. 1267 City of Mansfield, Tarrant County, Texas.

1 Lot  
3.007 Acres

This plat filed in Instrument No. \_\_\_\_\_ Date \_\_\_\_\_  
Case No. SD 21-012 BURTON PLACE 1-1 FP.dwg

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 storm water 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 storm water 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.

This is to Certify that I, Dick S. Jones, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise stated, and that this plat correctly represents that survey made by me or under my direction and supervision. Irons that are damaged, disturbed, or not so marked are not to be considered original.

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.

DICK S. JONES, R.P.L.S.  
Texas Registration No. 5524

Plat NOTES:  
1. 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.

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and Incorporated areas, Map No. 48439C0460 K revised September 25, 2009. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain.), according to said map.

AFTER RECORDING RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TEXAS, 76063

Owner/Developer:  
TRACY SMITH & MARCUS R. BURTON  
1202 Lake Meadow Drive  
Mansfield, Tx 76063  
(469) 386-2676  
marcusburton@saveatfreedom.com

Surveyor:  
Herbert S. Beasley Land Surveyors, L.P.  
P.O. Box 8873  
Fort Worth, Texas 76124  
(817)429-0194  
hsbeasley@msn.com

REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

**LAND SURVEYORS L.P.**

- LAND • TOPOGRAPHIC
- CONSTRUCTION SURVEYING

METRO 817-429-0194  
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