

VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

Line Table		
Line #	Length	Direction
L1	20.37'	S60° 11' 38"W
L2	20.37'	N60° 11' 38"E
L3	21.21'	S74° 48' 22"E
L4	21.21'	S15° 11' 38"W
L5	21.21'	N15° 11' 38"E
L6	21.21'	N74° 48' 22"W
L7	21.92'	N8° 23' 10"W
L8	70.01'	S60° 18' 31"W
L9	21.37'	S75° 13' 28"E
L10	21.06'	N14° 46' 32"E
L11	14.24'	N44° 16' 33"E
L12	12.53'	S81° 01' 43"E
L13	13.28'	S35° 44' 35"W
L14	21.39'	N75° 09' 00"W
L15	21.01'	S14° 53' 51"W
L16	14.14'	S15° 11' 38"W
L17	14.14'	N74° 48' 22"W
L18	14.14'	N15° 11' 38"E
L19	13.57'	S58° 45' 19"E
L20	14.14'	S15° 11' 38"W
L21	14.14'	N74° 48' 22"W
L22	14.14'	N74° 48' 22"W
L23	14.14'	N15° 11' 38"E
L24	14.14'	S74° 48' 22"E
L25	14.14'	S15° 11' 38"W
L26	14.14'	N74° 48' 22"W
L27	14.14'	N15° 11' 38"E
L28	14.14'	S74° 48' 22"E
L29	14.14'	N15° 11' 38"E

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
DEGREES	
MINUTES	
SECONDS/INCHES	
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	
IRF	5/8" IRON ROD, WITH CAP STAMPED "RPLS 4838" FOUND
•	DIMENSION POINT, NOTHING FOUND OR SET

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	11.00'	3.50'	180°00'00"	S29° 48' 22"E
C2	11.00'	3.50'	180°00'00"	N29° 48' 22"W
C3	114.61'	250.00'	26°15'59"	N73° 19' 37"E
C4	114.61'	250.00'	26°15'59"	N73° 19' 37"E
C5	56.08'	150.00'	21°25'12"	N19° 05' 46"W

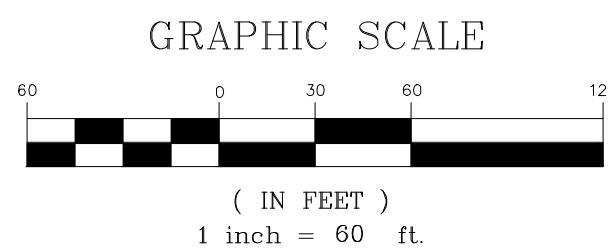
General Notes: (Continued)

A. Easement granted by Hattie Mae Taylor to Tarrant County, filed 05/07/1982, recorded in Volume 7290, Page 68, Deed Records, Tarrant County, Texas, to be partially abandoned and re-routed as shown on plat.

B. Easement granted by Shirley LaRue B. Washington to Texas Midstream Gas Services, LLC, filed 12/03/2008, recorded in cc# D208443763, Real Property Records, Tarrant County, Texas. Amendment filed 07/17/2009, recorded in cc# D209191623 and Amendment filed 07/29/2009, recorded in cc# D209202166, Real Property Records, Tarrant County, Texas. Second Amendment filed 12/01/2009, recorded in cc# D209313606, Real Property Records, Tarrant County, Texas, released by separate instrument.

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 9098-21-001

LOT SUMMARY TABLE	
GROSS PROJECT AREA:	23.355 acres or 1,017,322 square feet
TOTAL NO. OF RESIDENTIAL LOTS:	78 Residential Lots
TOTAL NO. OPEN SPACE LOTS:	8 Open Space Lots



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 City of Mansfield Monument "TNP-Mansfield D". 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. 48439C0470K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "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".
- All lot corners (Original Monumentation) shall be iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- A mandatory homeowners association will be responsible for the maintenance of he private amenities, open spaces and common areas including but not limited to screening wall and the parkway between the screening wall and the street; subdivision landscaping, medians; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement.
- No trees, bushes, signs, walls or anything over 2 feet in height are allowed within the visibility easements.

PRELIMINARY PLAT
RETTA ESTATES
23.355 acres out of the
William Howard Survey, Abstract Number 690
City of Mansfield, Tarrant County, Texas
78 Residential Lots and 8 Open Space Lots
Preparation Date: March 2021
Revision Date: July 2021
Case: SD#21-016
SHEET 1 OF 2

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

OWNER / DEVELOPER:
DD BENSON DEVELOPMENT LLC
4215 RUANO COURT
ARLINGTON, TEXAS 76001
CONTACT: DENNIS BENSON
PHONE: 817-925-0978
E-MAIL: dbenson1117@yahoo.com

OWNER'S DEDICATION:

WHEREAS **DD Benson Development LLC**, are the sole owners of a 23.355 acres (1,017,322 square feet) of land in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas; said 23.355 acres (1,017,322 square feet) of land being all of that certain tract of land described in a General Warranty Deed with Vendor's Lien to DD Benson Development LLC (hereinafter referred to as DD Benson Development tract), as recorded in Instrument Number D221192174, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 23.355 acres (1,017,322 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a mag nail found in asphalt pavement at the Southwesterly corner of said DD Benson Development tract, same being the Northwesterly corner of that certain tract of land described as Washington Addition, an addition to the City of City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D220217654, O.P.R.T.C.T., same being the Northeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gusanoc Investments, LLC (hereinafter referred to as Gusanoc Investments tract), as recorded in Instrument Number D220140391, O.P.R.T.C.T., same also being in Retta Road, previously known as County Road 2062 (variable width right-of-way);

THENCE North 30 degrees 38 minutes 35 seconds West with the common line between said DD Benson Development tract and said Gusanoc Investments tract and with said Retta Road, pass at a distance of 162.01 feet to the Northerly corner of said Gusanoc Investments tract, continue with said course, continue with said Retta Road with the common line between said DD Benson Development tract and the existing Northeasterly right-of-way line of said Retta Road for a total distance of 715.60 feet to a mag nail found for the Westerly Northwest corner of said DD Benson Development tract, same being the Southwesterly corner of that certain tract of land described in a Warranty Deed to Maximino P. Suarez and wife, Sara Suarez (hereinafter referred to as Suarez tract), as recorded in Instrument Number D198140243, O.P.R.T.C.T.;

THENCE North 60 degrees 11 minutes 38 seconds East, departing the existing Northeasterly right-of-way line of said Retta Road, with the common line between said DD Benson Development tract and said Suarez tract, pass at a distance of 258.80 feet, the Southeasterly corner of said Suarez tract, same being the Easterly Southwest corner of that certain tract of land described in a Quit Claim Deed to Pauline Allison (hereinafter referred to as Allison tract), as recorded in Volume 7259, Page 134, D.R.T.C.T., continue with said course, with the common line between said DD Benson Development tract and said Allison tract for a total distance of 628.54 feet to a five-eighths inch iron rod found for an inner-ell corner of said DD Benson Development tract, same being the Southeasterly corner of said Allison tract;

THENCE North 29 degrees 48 minutes 22 seconds West, continue with the common line between said DD Benson Development tract and said Allison tract, a distance of 206.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northerly Northwest corner of said DD Benson Development tract, same being the Northerly corner of said Allison tract, same also being the Southeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Leonard Heard and Leonard K. Heard and Nancy Heard (hereinafter referred to as Heard tract), as recorded in Instrument Number D176080895, O.P.R.T.C.T.;

THENCE North 60 degrees 14 minutes 18 seconds East with the common line between said DD Benson Development tract and said Heard tract, a distance of 196.07 feet to a five-eighths inch iron rod found for corner, same being the Southeasterly corner of the remainder of said Heard tract, same being a Southerly corner of that certain tract of land described in a General Warranty Deed to Juan Sandoval and wife, Maria Sandoval (hereinafter referred to as Sandoval tract), as recorded in Instrument Number D195057643, O.P.R.T.C.T.;

THENCE North 61 degrees 50 minutes 19 seconds East with the common line between said DD Benson Development tract and said Sandoval tract, a distance of 228.32 feet to a five-eighths inch iron rod found for corner, same being the Southeasterly corner of said Sandoval tract, same being the Southwesterly corner of that certain tract of land described as Lot 1, Block 1, Wooddell Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D211169365, O.P.R.T.C.T.;

THENCE North 58 degrees 54 minutes 14 seconds East with the common line between said DD Benson Development tract and said Lot 1, pass at a distance of 184.92 feet a five-eighths inch iron rod found for the Southeasterly corner of said Lot 1, continue with said course, with the Northwesterly line of said DD Benson Development tract for a total distance of 189.25 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeasterly corner of said DD Benson Development tract;

THENCE South 30 degrees 14 minutes 40 seconds East with the common line between said DD Benson Development tract and said Pecan Valley Place for a distance of 926.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4638" found for the Southeasterly corner of said DD Benson Development tract, same being the Northeasterly corner of said Washington Addition;

THENCE South 60 degrees 30 minutes 00 seconds West with the common line between said DD Benson Development tract and said Washington Addition, a distance of 1238.69 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 23.355 acres (1,017,322 square feet) of land.

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	4834	0.111
2	8233	0.189
3	8233	0.189
4	8233	0.189
5	8233	0.189
6	8233	0.189
7	8233	0.189
8	8233	0.189
9	8233	0.189
10	7904	0.181
11	9150	0.210
12 X	31314	0.719
13	7573	0.174
14	7861	0.180
15	7739	0.178
16	7618	0.175
17	8249	0.189
18	15084	0.346
19	8635	0.198
20 X	9865	0.226
21	7697	0.177
22	7729	0.177
23	7761	0.178
24	7794	0.179
25	7826	0.180
26	7858	0.180
27	7884	0.181
28	9765	0.224
29	15712	0.361
30	8138	0.187
31	7883	0.181
32	7860	0.180
33	7838	0.180
34	7815	0.179
35	7793	0.179
36	7770	0.178
37	7748	0.178
38	7725	0.177
39	7703	0.177
40	7680	0.176
41 X	1769	0.041
42	7652	0.176
43	7771	0.178
44	8732	0.200
45	10302	0.237
46 X	6298	0.145

BLOCK 2		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	12058	0.277
2	7540	0.173
3	7540	0.173
4	7540	0.173
5	7540	0.173

BLOCK 3		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	10267	0.236
2	7540	0.173
3	7540	0.173
4	7540	0.173
5	10267	0.236
6	10406	0.239
7	7540	0.173
8	7540	0.173
9	7540	0.173
10	10267	0.236

BLOCK 4		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	9424	0.216
2	9456	0.217
3	14068	0.323
4	7743	0.178
5	7540	0.173
6	7540	0.173
7	9230	0.212
8	9230	0.212
9	7540	0.173
10	7540	0.173
11	15898	0.365
12	9280	0.213
13	10267	0.236
14	7540	0.173
15	7540	0.173
16	7540	0.173
17	10267	0.236

BLOCK 5		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	11217	0.258
2	8484	0.195
3	8484	0.195
4	11045	0.254
5	11045	0.254
6	8484	0.195
7	8484	0.195
8	11217	0.258

BLOCK 6		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	181	0.004

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 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.

PRELIMINARY PLAT
RETТА ESTATES
23.355 acres out of the
William Howard Survey, Abstract Number 690
City of Mansfield, Tarrant County, Texas
78 Residential Lots and 8 Open Space Lots
Preparation Date: March 2021
Revision Date: July 2021
Case: SD#21-016
SHEET 2 OF 2

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