

PREVIOUSLY APPROVED PLAT

AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 EAST BROAD STREET, MANSFIELD, TX. 76063

CITY OF MANSFIELD  
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREIN AFTER 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, GRANTEEES, 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.

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS KLEIN TOOLS, INC., ACTING BY AND THROUGH THE UNDERSIGNED ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE ELIZABETH McANIER SURVEY, ABSTRACT No. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER 29016, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 648, DRAWER F, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND A PORTION OF SAID KLEIN TOOLS TRACT;

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EASY DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TRINITY FORGE, INC., RECORDED IN VOLUME 1932, PAGE 712, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 1R, FROM WHICH 1/2" IRON ROD FOUND WITH A CAP STAMPED "BRITTAIN & CRAWFORD", BEARS N 29°58'19" E, 33.56 FEET, SAID IRON ROD BEING THE NORTH CORNER OF SAID KLEIN TOOLS TRACT;

THENCE S 29°58'19" E, ALONG THE NORTHEAST LINE OF SAID KLEIN TOOLS TRACT, AT 2043.51 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2591.42 FEET TO A PK NAIL FOUND IN SECOND AVENUE (A VARIABLE-WIDTH RIGHT-OF-WAY), SAID PK NAIL BEING THE EAST CORNER OF SAID KLEIN TOOLS TRACT;

THENCE S 60°04'47" W, ALONG THE SOUTHEAST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO UNITED COOPERATIVE SERVICES, INC., RECORDED IN VOLUME 1158, PAGE 97, D.R.J.C.T., 1659.82 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NUMBER 2017-14639, O.P.R.J.C.T., SAID IRON ROD BEING THE SOUTH CORNER OF SAID KLEIN TOOLS TRACT AND THE NORTHWEST CORNER OF SAID UNITED COOPERATIVE SERVICES TRACT;

THENCE N 27°36'19" W, ALONG THE SOUTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHEAST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, 45.04 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 60°05'47" E, DEPARTING THE SOUTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE NORTHEAST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, 583.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 30°57'03" W, AT 701.66 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2531.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE;

THENCE N 59°33'22" E, ALONG THE NORTHWEST LINE OF SAID KLEIN TOOLS TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE, 634.44 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 58°53'00" E, ALONG THE NORTHWEST LINE OF SAID LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EASY DRIVE, 483.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 65.572 ACRES (2,856,308 SQUARE FEET) OF LAND, MORE OR LESS.

FILED FOR RECORD 02-21-2019, 2019  
PLAT RECORDED IN VOLUME 11, PAGE 716, DRAWER J  
Buckey J. Sney  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
Laura M. Matton  
DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD  
1/22, 2019  
APPROVED BY: P & Z COMMISSION CHAIRMAN  
ATTEST: PLANNING & ZONING SECRETARY

REFER TO SHEET 1 OF 2  
FOR THE EXHIBIT  
PORTION OF THIS PLAT

OWNER / DEVELOPER  
KLEIN TOOLS, INC.  
1250 W. HERITAGE PKWY  
MANSFIELD, TX 76063  
CONTACT: MATT MARINOVIC  
PH: (817) 477-8450  
MMARINOVIC@KLEINTOOLS.COM

ENGINEER:  
WIER AND ASSOCIATES, Inc.  
2201 E. LAMAR BLVD, STE. 200E  
ARLINGTON, TEXAS 76016  
CONTACT: RANDY EARDLEY  
PH: (817) 467-7700  
FAX: (817) 467-7713

WIA WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 0053900

SD#18-045

SHEET 2 OF 2

DATE: 1/4/2019  
W.A. No. 18089

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KLEIN TOOLS, INC., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R-1, BLOCK 1, KLEIN TOOLS ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT Mansfield, TEXAS THIS THE 4 DAY OF January, 2019.

FOR: KLEIN TOOLS, INC.  
A TEXAS CORPORATION

BY: Matt Marinovic  
Printed Name: MATT MARINOVIC  
Title: VP OF MFG

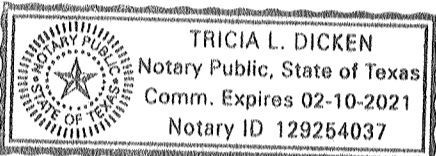
STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Marinovic, REPRESENTATIVE FOR KLEIN TOOLS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 4 DAY OF January, 2019.

Tricia L. Dickon  
NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: 02-10-2021



SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, 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, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

AARON L. STRINGFELLOW  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6373  
AARONLS@WIERASSOCIATES.COM



REPLAT  
LOT 1R-1, BLOCK 1  
KLEIN TOOLS ADDITION

BEING A REVISION OF LOT 1R, BLOCK 1, KLEIN TOOLS ADDITION, ACCORDING TO THE PLAT FILED IN VOLUME 10, PAGE 648, DRAWER F, P.R.J.C.T., CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND A 34.256 ACRE TRACT OF LAND OUT OF THE ELIZABETH McANIER SURVEY, ABSTRACT No. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.

1 LOT TOTAL  
65.572 ACRES GROSS  
DATE OF PREPARATION: 12/2018

PREPARED BY:  
WIA WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 0053900