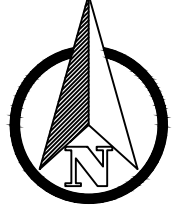


- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____ 20 _____ P&Z COMMISSION CHAIRMAN

ATTEST: _____ 20 _____ PLANNING & ZONING SECRETARY

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.

Line Data Table		
Line #	Distance	Bearing
L1	31.94'	S111°7'05"W
L2	26.26'	N23°32'48"W
L3	10.38'	N111°7'05"E
L4	207.32'	S111°7'05"W
L5	13.27'	S11°28'02"W
L6	181.69'	N111°7'05"E
L7	89.19'	N78°36'42"W
L8	44.12'	S111°7'05"W
L9	36.00'	S111°7'23"W
L10	69.37'	N11°23'18"E
L11	7.07'	S56°17'05"W
L12	24.26'	S111°7'05"W
L18	24.49'	N111°7'05"E
L19	15.56'	N56°17'05"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	10.88'	1006.52'	000°37'09"	S10°58'45"W	10.88'
C2	10.90'	991.52'	000°37'48"	N10°58'26"E	10.90'
C3	18.14'	50.00'	020°47'31"	S00°53'20"W	18.04'
C4	18.30'	50.00'	020°58'27"	S00°58'48"W	18.20'
C5	9.52'	26.00'	020°58'27"	N00°58'48"E	9.46'
C6	26.85'	74.00'	020°47'31"	N00°53'20"E	26.71'
C7	27.38'	37.00'	042°24'10"	N57°24'36"W	26.76'
C8	12.26'	8.00'	087°49'22"	S57°28'37"W	11.10'

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

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0460K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- Residential Proximity note: The minimum setbacks from property lines abutting residential development shall be in compliance with the Residential Proximity Standards of the Zoning Ordinance.
- The Common Access Easement is for the use of Lots 1 and 2 and D&D Mansfield Enterprise, LLC Lot. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Mansfield Corridor LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.986 acre tract of land located in the Samuel West Survey, Abstract No. 148, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D217296953, Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "WEIR" found at the southeast corner of said Mansfield Corridor tract and the herein described tract, lying on the west right-of-way of FM Road number 157 (120' right-of-way as shown on Cabinet A, Slide 7459, Plat Records, Tarrant County, Texas);

THENCE with the south line of said Mansfield Corridor tract, NORTH 53 degrees 27 minutes 23 seconds WEST, a distance of 42.69 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

THENCE with the south line of said Mansfield Corridor tract, NORTH 48 degrees 56 minutes 02 seconds WEST, a distance of 84.14 feet to a 1/2 inch rebar with cap stamped "WEIR" found;

THENCE with the south line of said Mansfield Corridor tract, NORTH 23 degrees 32 minutes 48 seconds WEST, a distance of 242.49 feet to a 1/2 inch rebar with cap stamped "WEIR" found, lying on the east line of Lot 24, Block B, Oakview Estates, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2454, Plat Records, Tarrant County, Texas;

THENCE with the east line of said Lot 24, NORTH 11 degrees 17 minutes 05 seconds EAST, a distance of 3.23 feet to a 1/2 inch rebar with cap stamped "WEIR" found at the beginning of a curve to the left, having a radius of 1,000.00 feet, a central angle of 00 degrees 37 minutes 24 seconds, and a chord bearing and distance of NORTH 10 degrees 58 minutes 23 seconds EAST, 10.88 feet;

THENCE along the arc of said curve, an arc distance of 10.88 feet to a capped rebar set;

THENCE through the interior of said Mansfield Corridor tract, SOUTH 78 degrees 36 minutes 42 seconds EAST, a distance of 250.19 feet to a capped rebar set on the west right-of-way of said FM Road number 157;

THENCE with the west right-of-way of said FM Road number 157, SOUTH 11 degrees 17 minutes 05 seconds WEST, a distance of 272.71 feet, returning to the **POINT OF BEGINNING** and enclosing 0.986 acres (42,967 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, Mansfield Corridor LLC, 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 2, Block 1, Mansfield Corridor Addition, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS my hand this the _____ day of _____, 20____

Mansfield Corridor, LLC, Owner/Agent
_____, Agent

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: **October 27, 2021**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT October 27, 2021

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

**FINAL PLAT
LOT 2, BLOCK 1
MANSFIELD CORRIDOR ADDITION**

0.986 ACRES SITUATED IN THE
SAMUEL WEST SURVEY, ABSTRACT #148
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
ONE LOT
PREPARED SEPTEMBER, 2021
BARTON CHAPA SURVEYING, LLC

Notice: Selling a portion of any lot in this addition by 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

817-864-1957

CASER#SD#21-053

SURVEYOR



**BARTON CHAPA
SURVEYING**

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

ENGINEER

MAZIDI GROUP ENGINEERING
COSTA MAZIDI
100 N. CENTRAL EXPRESSWAY
DALLAS, TX 75080
costa@mazidigroup.com
214.663.1068

OWNER

MANSFIELD CORRIDOR, LLC
1019 Walnut Falls Circle
Mansfield, TX 76063
Contact: Roy English
Phone: 817-456-4302
Email: judgeroyenglish@aol.com

DEVELOPER

DFL PROPERTIES, LLC
2009 ESTO PARK ROAD
SOUTH LAKE, TX 76092
CONTACT: MICHAEL DEESE
817.307.8105
MICHAEL@DEESE.LIFE

JOB NO. 2021.090.004

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:

VO1