

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Gustavo Salcido Sr. and Adelina Salcido are the owners of a tract of land situated in the James McDonald Survey, Abstract No. 997, Tarrant County, Texas, same being a tract of land conveyed to Gustavo Salcido Sr. and wife, Adelina Salcido, by deed recorded in Instrument No. D220306230, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Donald Lynn Roberts and wife, Melva Sue Roberts, by deed recorded in Volume 4925, Page 178, Deed Records, Tarrant County, Texas, said corner being along the Southeast right of way line of Grimsley Gibson Road (a 50 foot right of way);

THENCE South 23 degrees 31 minutes 58 seconds East, along the Southwest line of said Roberts tract, a distance of 486.01 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of that tract of land conveyed to Ralph Stanley Roe, by deed recorded in Instrument No. D204325426, Official Public Records, Tarrant County, Texas;

THENCE South 58 degrees 56 minutes 33 seconds West, along the Northwest line of said Roe tract, a distance of 413.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Roe tract, same being along the Northeast line of a tract of land conveyed to Charles Morales, by deed recorded in Instrument Number D209131948, Official Public Records, Tarrant County, Texas;

THENCE North 30 degrees 39 minutes 15 seconds West, along the Northeast line of said Morales tract, a distance of 213.61 feet to a point for corner, said corner being along the Southeast right of way line of said Grimsley Gibson Road, and being the beginning of a non-tangent curve to the left, with a radius of 231.60 feet, a delta angle of 25 degrees 55 minutes 48 seconds, a chord bearing of North 16 degrees 44 minutes 10 seconds West, a chord length of 103.92 feet;

THENCE along said curve to the left, along the Southeast right of way line of said Grimsley Gibson Road, an arc length of 104.81 feet to a point for corner;

THENCE North 29 degrees 42 minutes 04 seconds West, along the Southeast right of way line of said Grimsley Gibson Road, a distance of 3.20 feet to a point for corner, said corner being the beginning of a tangent curve to the right, with a radius of 168.10 feet, a delta angle of 88 degrees 36 minutes 00 seconds, a chord bearing of North 14 degrees 35 minutes 56 seconds East, a chord length of 234.81 feet;

THENCE along said curve to the right, along the Southeast right of way line of said Grimsley Gibson Road, an arc length of 259.94 feet to a 5/8 inch iron rod found for corner;

THENCE North 58 degrees 53 minutes 56 seconds East, along the Southeast line of said Grimsley Gibson Road, a distance of 281.95 feet to the POINT OF BEGINNING and containing 201,866 square feet or 4.63 acres of land.

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 5) BENCHMARK IS A CITY OF MANSFIELD STATION NAME (TNP-MANSFIELD "C"). BERTNSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED 2' NORTH OF THE NORTH CURBLINE OF F.M. 1187, AND 3' EAST OF A STORM DRAIN INLET, POINT ALSO LIES EAST OF THE INTERSECTION OF F.M. 1187 AND MAIN STREET (BUSINESS 287). ELEVATION = 679.62.
- 6) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0455K, DATED 09/25/2009, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X - (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN).
- 7) ALL BUILDINGS TO REMAIN.
- 8) THE PROPERTY IS SERVED BY PRIVATE SEPTIC.
- 9) THE PROPERTY IS SERVED BY WATER WELL.
- 10) 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.
- 11) DEVELOPMENT IN UNINCORPORATED TARRANT COUNTY SHALL BE SUBJECT TO APPLICABLE MUNICIPAL REGULATIONS, THE CURRENT TARRANT COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE TARRANT COUNTY FIRE CODE.
- 12) TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.
- 13) ALL DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDING, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14) THE SITING AND CONSTRUCTION OF WATER WELLS SHALL BE SUBJECT TO THE REGULATIONS OF THE NORTHERN TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 15) TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FOR IN THIS PARAGRAPH.
- 16) TARRANT COUNTY DOES NOT ENFORCE SUBDIVISION DEED RESTRICTIONS.
- 17) LAND OWNERS AND SUBSEQUENT OWNERS OF LOTS OR PARCELS WITHIN THIS SUBDIVISION ARE ENCOURAGED TO CONTACT TARRANT COUNTY'S TRANSPORTATION SERVICES DEPARTMENT PRIOR TO CONDUCTING ANY DEVELOPMENT ACTIVITIES.
- 18) ANY EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE IDENTIFIED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
- 19) THE ACCESS EASEMENT IS FOR THE USE OF LOT 1, AND THE RALPH STANLEY ROE TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
- 20) THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gustavo Salcido Sr. and Adelina Salcido, being the sole owners of the above described parcel, does hereby adopt the herein above described property as SALCIDO ADDITION, LOTS 1 & 2, BLOCK 1, an addition to Tarrant County, Texas and does dedicate to the public use the streets and easement as shown thereon.

WITNESS, my hand at Dallas, Texas, this the 31st day of October, 2023.

By: Gustavo Salcido
Gustavo Salcido Sr. (Owner)

By: Adelina Salcido
Adelina Salcido (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gustavo Salcido Sr. 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 2023.

Notary Public in and for Dallas County, Texas.



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Adelina Salcido 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of October, 2023.

Notary Public in and for Dallas County, Texas.



SURVEYOR'S CERTIFICATE:

This is to certify that I, Bryan Connolly, a Registered Professional Land Surveyor of State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and point 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.

Dated this the 20th day of September, 2023.

By: Bryan Connolly
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

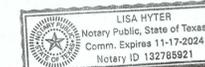


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of September, 2023.

By: Lisa Hyter
Lisa Hyter
Notary Public in and for the State of Texas



Approved by the Director of Planning on November 2, 2023

By: [Signature]
DIRECTOR OF PLANNING

COMMISSIONERS COURT
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: _____

By: _____
CLERK OF COMMISSIONERS COURT

NOTE:
CONSTRUCTION NOT COMPLETED WITHIN 2 YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS.

OWNER: GUSTAVO SALCIDO SR. &
ADELINA SALCIDO
7880 GRIMSLEY GIBSON ROAD
MANSFIELD, TEXAS 76063



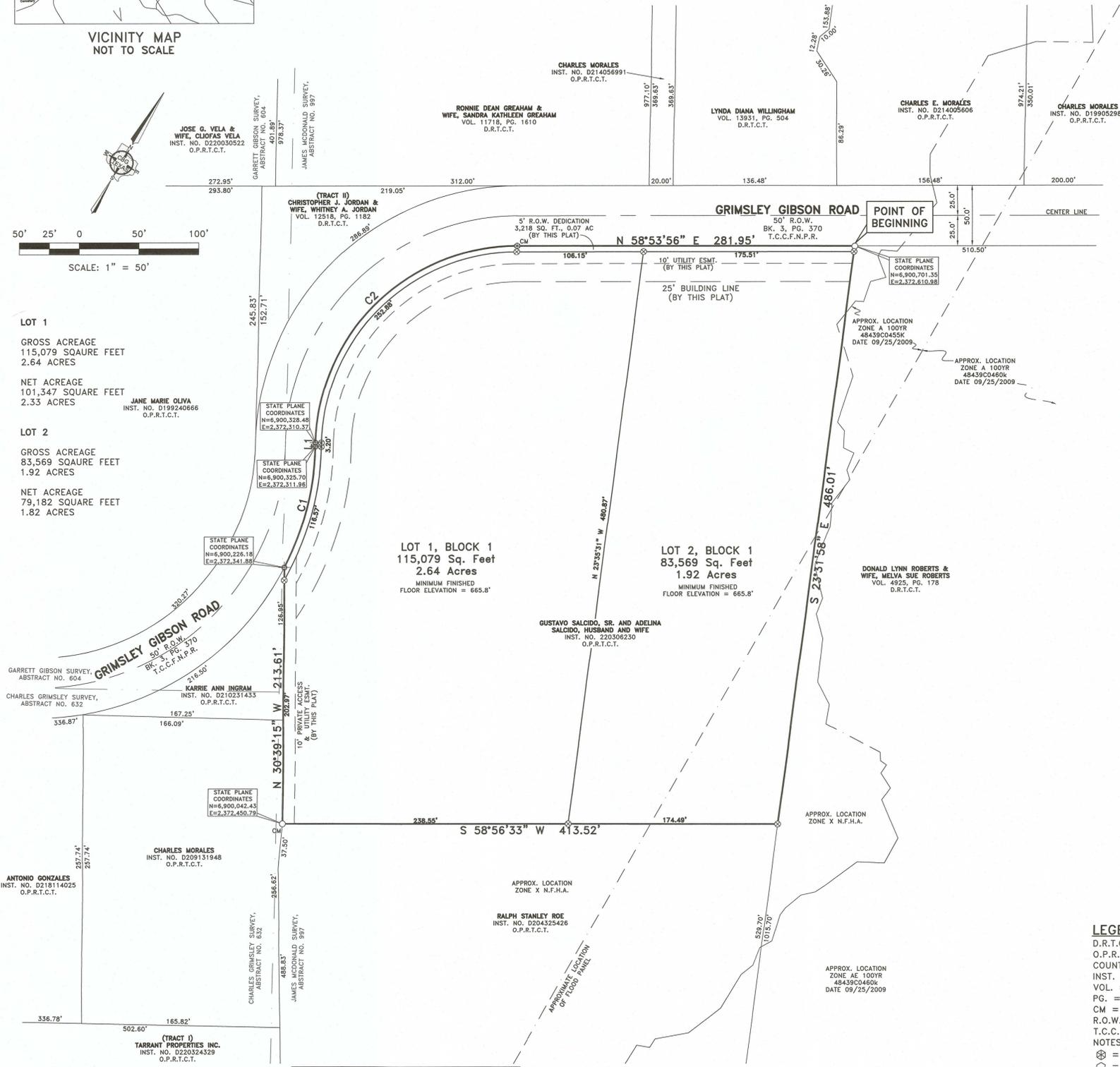
PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

FINAL PLAT
Lots 1 and 2, Block 1
Salcido Addition
4.63 Acres out of
James McDonald Survey, Abstract No. 997
Tarrant County, Texas
2 Lots

Date of Preparation 01/20/2023

Date of Revisions 09/19/2023

SCALE: 1"=50' / DATE: 07/12/2023 (REVISED 09/19/2023) / JOB NO. 2219655-01PLAT / DRAWN BY: TO CASE NUMBER: SD#23-015



LINE	BEARING	DISTANCE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 29°42'04" W	3.20'					
C1	104.81'	231.60'	25°55'48"	N 16°44'10" W	103.92'		
C2	259.94'	168.10'	88°36'00"	N 14°35'56" E	234.81'		