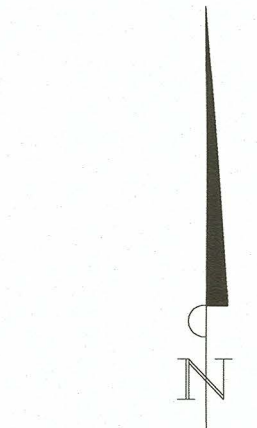
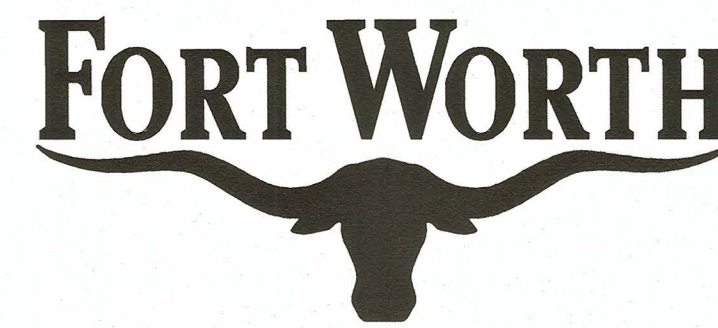
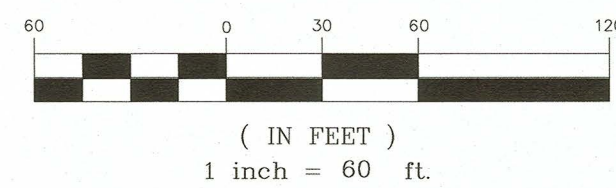


VICINITY MAP  
SCALE: 1" = 2000'  
TARRANT COUNTY, TEXAS



GRAPHIC SCALE



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS ONLY VALID IF RECORDED WITHIN  
NINETY (90) DAYS AFTER APPROVAL.

Plat Approval Date: 4/7/2023

By: [Signature]

By: [Signature] 4/7/2023

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.

FINAL PLAT  
RETTA OAKS RANCH  
LOTS 1 - 20 AND 21X, BLOCK 1  
LOTS 1 - 3, 4X, 5 - 14 AND 15X, BLOCK 2 AND  
LOT 1X, BLOCK 3

Being 52.017 Acres situated in the  
T. B. Casstevens Survey, Abstract No. 937

Tarrant County, Texas

Containing 52.017 Acres of land

PREPARED DATE: FEBRUARY 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

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REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

REVISION DATE: MARCH 2023

CAUSE NO. : FP-23-011

SHEET 1 OF 3

PREPARED BY:

PROJECT NO. 117-21-001

OWNER / DEVELOPER:  
RETNA MANSFIELD, LLC  
8005 HIDDEN CREEK COURT  
MANSFIELD, TEXAS 76063  
PHONE: 817-905-3686  
EMAIL: johndobree@cs.com

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

STREET CONNECTIVITY TABLE

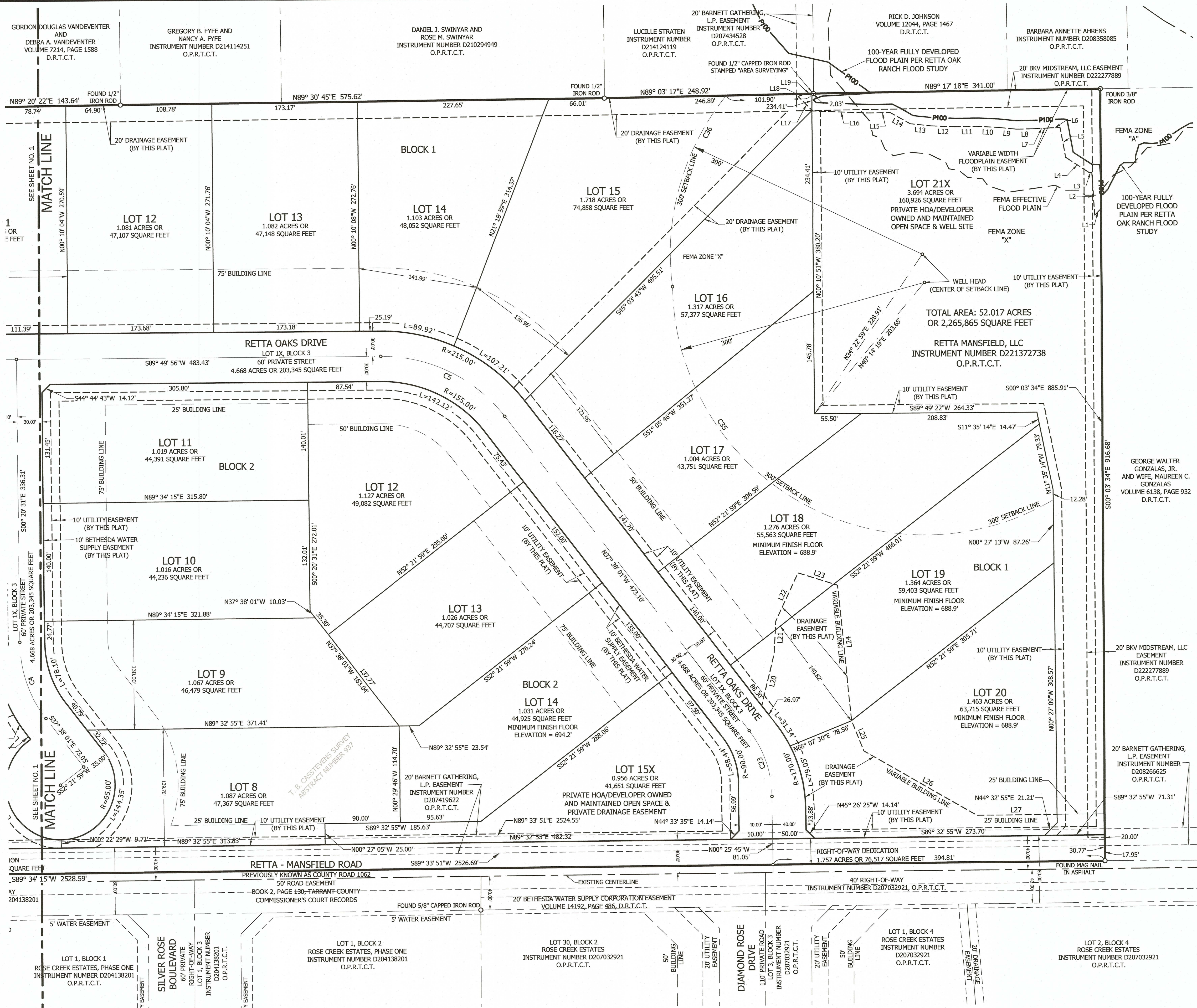
STREET NAME	LENGTH	INDEX
PICKETT LANE	588.42'	3.4
RETNA OAKS DRIVE	2094.95'	1.4
BLACK ELK COURT	506.99'	3.9

NOTE: SEE CURVE TABLE AND LINE TABLE  
ON SHEET NO. 2

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

This plat filed in Document No. \_\_\_\_\_ Date: \_\_\_\_\_





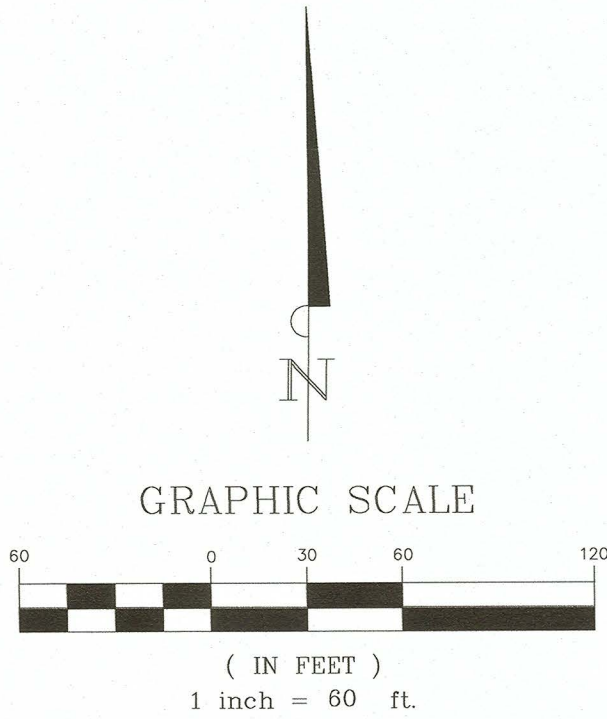
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.96'	300.00'	6°29'07"	S2° 48' 50"W	33.94'
C2	50.56'	400.00'	7°14'34"	S86° 12' 39"W	50.53'
C3	50.57'	400.00'	7°14'35"	S86° 12' 39"W	50.53'
C4	97.63'	150.00'	37°17'30"	S18° 59' 16"E	95.92'
C5	169.63'	185.00'	52°32'03"	N63° 54' 02"W	163.75'
C8	57.60'	334.36'	9°52'14"	S44° 52' 39"E	57.53'
C9	62.24'	169.35'	21°03'25"	S27° 53' 26"E	61.89'
C10	89.86'	114.06'	45°08'23"	S0° 21' 30"E	87.56'
C11	71.66'	68.04'	60°20'43"	S64° 45' 10"W	68.40'
C12	115.12'	6549.58'	1°00'25"	N87° 35' 24"W	115.12'
C13	19.35'	936.59'	1°11'00"	S89° 58' 47"W	19.34'
C14	55.87'	202.97'	15°46'19"	N85° 53' 25"W	55.70'
C15	37.20'	49.47'	43°05'02"	N50° 43' 13"W	36.33'
C16	84.04'	71.68'	67°10'45"	N57° 01' 50"E	79.31'
C18	37.95'	59.00'	36°51'10"	N19° 30' 14"W	37.30'
C19	32.56'	172.98'	17°28'01"	N21° 28' 27"E	32.51'
C20	78.71'	636.47'	7°05'08"	N3° 32' 05"E	78.66'
C21	34.11'	94.20'	20°44'43"	N49° 38' 06"E	33.92'
C22	27.85'	57.11'	27°56'17"	N63° 21' 38"E	27.57'
C23	84.41'	130.00'	37°12'16"	N19° 01' 53"W	82.94'
C26	27.19'	100.00'	15°34'39"	S8° 13' 03"E	27.10'
C27	57.76'	150.00'	22°03'47"	S4° 58' 29"E	57.40'
C28	110.95'	154.52'	41°08'21"	N2° 19' 23"W	108.58'
C29	8.70'	257.77'	1°56'03"	S61° 34' 59"E	8.70'
C30	61.46'	305.84'	11°30'48"	S55° 27' 37"E	61.35'
C31	22.36'	47.07'	27°12'43"	N20° 40' 00"E	22.15'
C32	43.35'	100.00'	24°50'08"	N11° 59' 21"E	43.01'
C33	25.66'	94.20'	15°36'18"	N31° 27' 35"E	25.58'
C34	46.38'	150.00'	17°42'54"	N15° 32' 58"E	46.19'
C35	626.64'	300.00'	119°40'46"	N60° 32' 24"W	518.77'
C36	242.66'	300.00'	46°20'43"	N16° 03' 54"E	236.10'

Line Table		
Line #	Length	Direction
L1	10.71'	S43° 51' 03"W
L2	50.55'	N3° 45' 45"W
L3	3.53'	N85° 02' 01"W
L4	32.79'	N56° 55' 29"W
L5	35.97'	N10° 15' 06"W
L6	11.66'	S88° 17' 44"W
L7	20.46'	S87° 21' 15"W
L8	19.74'	S89° 09' 09"W
L9	21.90'	N84° 12' 07"W
L10	24.18'	N87° 22' 12"W
L11	26.11'	S89° 24' 50"W
L12	29.63'	N87° 37' 41"W
L13	24.50'	N83° 54' 21"W
L14	27.53'	N60° 41' 38"W
L15	24.21'	S89° 07' 33"W
L16	68.11'	N87° 40' 46"W
L17	24.37'	N45° 01' 07"W
L18	8.63'	N68° 41' 05"E
L19	10.32'	N89° 03' 17"E
L20	63.14'	N13° 30' 41"E
L21	39.04'	N3° 06' 23"E
L22	63.38'	N25° 20' 31"E
L23	49.10'	S72° 21' 57"E
L24	161.67'	N5° 38' 04"W
L25	38.70'	S21° 33' 31"E
L26	155.01'	S60° 11' 15"E
L27	95.22'	N89° 32' 55"E
L28	80.33'	S83° 56' 45"E
L29	47.00'	N82° 39' 44"E
L30	60.44'	S87° 24' 03"E

**LEGEND**

N NORTH  
S SOUTH  
E EAST  
W WEST  
• DEGREES  
' MINUTES/FEET  
" SECONDS/INCHES  
U.E. UTILITY EASEMENT  
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

**P100**  
100-YEAR FULLY DEVELOPED  
FLOOD PLAIN PER RETTA OAKS  
RANCH FLOOD STUDY



FINAL PLAT  
**RETTA OAKS RANCH**  
LOTS 1 - 20 AND 21X, BLOCK 1  
LOTS 1 - 3, 4X, 5 - 14 AND 15X, BLOCK 2 AND  
LOT 1X, BLOCK 3

Being 52.017 Acres situated in the  
T. B. Casstevens Survey, Abstract No. 937  
Tarrant County, Texas

Containing 52.017 Acres of land  
PREPARED DATE: FEBRUARY 2023  
REVISION DATE: MARCH 2023

CASE NO. : FP-23-011  
SHEET 2 OF 3

PREPARED BY: PROJECT NO. 117-21-001

OWNER / DEVELOPER:  
RETMA MANSFIELD, LLC  
8005 HIDDEN CREEK COURT  
MANSFIELD, TEXAS 76063  
PHONE: 817-905-3686  
EMAIL: johndobree@cs.com

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

This plat filed in Document No. \_\_\_\_\_ Date: \_\_\_\_\_



OWNER'S CERTIFICATE:

State of Texas §  
County of Tarrant §

WHEREAS, **RETTA MANSFIELD, LLC** is the owner of that certain 52.017 acres (2,265,865 square feet) of land in the B. Casstevens Survey, Abstract No. 937, City of Fort Worth Extra-Territorial Jurisdiction, Tarrant County, Texas; said 52.017 acres (2,265,865 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Retta Mansfield, LLC (hereinafter referred to as Retta Mansfield tract), as recorded in Instrument Number D221372737, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described in a General Warranty Deed to Retta Mansfield, LLC (hereinafter referred to as Retta Mansfield tract), as recorded in Instrument Number D221372738, O.P.R.T.C.T.; said 52.017 acres (2,265,865 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a map nail found at the Southwest corner of said Retta Mansfield tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Phillip E. Miller and Mary Josie Miller (hereinafter referred to as Miller tract), as recorded in Instrument Number D217055636, O.P.R.T.C.T., same also being in Retta - Mansfield Road, previously known as County Road 1062 (50' Road Easement), as recorded in Book 2, Page 130, Tarrant County Commissioner's Court Records;

**THENCE** North 06 degrees 03 minutes 24 seconds East, departing said Retta - Mansfield Road, with the common line between said Retta Mansfield tract and said Miller tract, pass at a distance of 315.13 feet, a cotton spindle found for the Northeast corner of said Miller tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Douglas W. Gulley and Catherine Gulley (hereinafter referred to as Gulley tract), as recorded in Instrument Number D217136240, O.P.R.T.C.T., continue with said course, with the common line between said Retta Mansfield tract and said Gulley tract, pass at a distance of 514.48 feet, one half inch iron rod found for the Northeast corner of said Gulley tract, same being the Southeast corner of that certain tract of land described as Berry Casstevens Addition, an addition to Tarrant County, Texas, according to the plat recorded in Instrument Number D218008474, O.P.R.T.C.T., with the common line between said Retta Mansfield tract and said Berry Casstevens Addition for a total distance of 922.59 feet to a one-half inch iron rod found for the Northwest corner of said Retta Mansfield tract, same being the South line of that certain tract of land described as Cain's Meadow, an addition to Tarrant County, Texas, according to the plat recorded in Volume 388-196, Page 43, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

**THENCE** North 89 degrees 49 minutes 56 seconds East with the common line between said Retta Mansfield tract and said Cain's Meadow, pass at a distance of 415.53 feet, the Southeast corner of said Cain's Meadow, same being the Southwest corner of said Bing Estates, an addition to Tarrant County, Texas, according to the plat recorded in Volume 388-217, Page 6, P.R.T.C.T., continue with said course, with the common line between said Retta Mansfield tract and said Bing Estates for a total distance of 1121.14 feet to a one-half inch iron rod found for the Southeast corner of said Bing Estates, same being the Southwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gordon Douglas Vandeventer and Debra A. Vandeventer (hereinafter referred to as Vandeventer tract), as recorded in Volume 7214, Page 1588, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

**THENCE** North 89 degrees 20 minutes 22 seconds East with the common line between said Retta Mansfield tract and said Vandeventer tract, a distance of 143.64 feet to a one-half inch iron rod found for the Southeast corner of said Vandeventer tract, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to Gregory B. Fyfe and Nancy A. Fyfe (hereinafter referred to as Fyfe tract), as recorded in Instrument Number D214114251, O.P.R.T.C.T.;

**THENCE** North 89 degrees 30 minutes 45 seconds East with the common line between said Retta Mansfield tract and said Fyfe tract, pass at a distance of 191.23 feet, the Southeast corner of said Fyfe tract, same being the Southwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Daniel J. Swinyar and Rose Swinyar (hereinafter referred to as Swinyar tract), as recorded in Instrument Number D210294949, O.P.R.T.C.T., continue with said course, with the common line between said Retta Mansfield tract and said Swinyar tract for a total distance of 575.62 feet to a one-half inch iron rod found for the Southeast corner of said Swinyar tract, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to Lucille Straten (hereinafter referred to as Straten tract), as recorded in Instrument Number D214124119, O.P.R.T.C.T.;

**THENCE** North 89 degrees 03 minutes 17 seconds East with the common line between said Retta Mansfield tract and said Straten tract, a distance of 248.92 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found for the Southeast corner of said Straten tract, same being the Southwest corner of that certain tract of land described in a General Warranty Deed with Vendor's Lien to Rick D. Johnson (hereinafter referred to as Johnson tract), as recorded in Volume 12044, Page 1467, D.R.T.C.T.;

**THENCE** North 89 degrees 17 minutes 18 seconds East with the common line between said Retta Mansfield tract and said Johnson tract, pass at a distance of 230.25 feet, the Southeast corner of said Johnson tract, same being the Southwest corner of that certain tract of land described in an Assumption Warranty Deed to Barbara Annette Ahrens (hereinafter referred to as Ahrens tract), as recorded in Instrument Number D208358085, O.P.R.T.C.T., continue with said course for a total distance of 341.00 feet to a three-eighths inch iron rod found for the Northeast corner of said Retta Mansfield tract, same being the Northwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to George Walter Gonzalas, Jr. and wife, Maureen C. Gonzalas (hereinafter referred to as Gonzalas tract), as recorded in Volume 6138, Page 932, D.R.T.C.T.;

**THENCE** South 00 degrees 03 minutes 34 seconds East, departing the South line of said Ahrens tract with the common line between said Retta Mansfield tract and said Gonzalas tract, a distance of 916.68 feet to a mag nail found for the Southeast corner of said Retta Mansfield tract, same being the Southwest corner of said Gonzalas tract, same also being in the aforesaid Retta - Mansfield Road;

**THENCE** South 89 degrees 34 minutes 15 seconds West with the South line of said Retta Mansfield tract and with said Retta - Mansfield Road, a distance of 2528.59 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 52.017 acres (2,265,865 square feet) of land.

GENERAL NOTES:

A. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202).

All distances shown herein are surface distances.

B. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0465X, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "A", defined as "No Base Flood Elevations determined" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

C. 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".

D. All lot corners shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838", unless otherwise noted.

E. All Drainage Easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

F. Parkway Improvements such as curb and gutter, pavement tie-in drive approaches, sidewalks and drainage inlets may be required at the building permit issuance via parkway permit.

H. The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

I. Notice, Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.

J. 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.

K. 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.

L. All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

M. The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.

N. 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.

O. 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.

P. Tarrant County does not enforce subdivision deed restrictions.

Q. 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.

R. Drainage Easements is to be privately maintained by property owners.

S. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication of roads without proof of clear title to those roads.

State of Texas §  
County of Tarrant §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RETTA MANSFIELD, LLC**, does hereby adopt this plat to be known as:

RETTA OAKS RANCH  
LOTS 1 - 20 AND 21X, BLOCK 1  
LOTS 1 - 3, 4X, 5 - 14 AND 15X, BLOCK 2 AND LOT 1X, BLOCK 3

an addition to the City of Fort Worth, Tarrant County, Texas, and does hereby dedicate to the public use forever the easements shown hereon.

WITNESS UNDER MY HAND THIS 3<sup>rd</sup> DAY OF April, 2023.

**RETTA MANSFIELD, LLC**

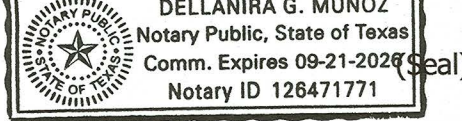
By:   
Name: John Watson

STATE OF TEXAS §  
COUNTY OF TARRANT §

On April 3, 2023 before me, John Watson, personally appeared John Watson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.


WITNESS my hand and official seal.

Signature Dellanira G. Munoz 

SURVEYOR'S CERTIFICATE:

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate on-the ground survey on July 15, 2021 of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision.

For: Bannister Engineering, LLC

  
Michael Dan Davis  
Registered Professional Land Surveyor  
Texas Registration No. 4838



LOT NET AREA TABLE  
(MINUS DRAINAGE EASEMENTS AND FLOODPLAIN FOR EACH LOT)

BLOCK 1			BLOCK 2		
Lot Net Area Table			Lot Net Area Table		
Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
1	48949	1.124	1	68780	1.579
2	43560	1.000	2	53505	1.228
3	43560	1.000	3	70750	1.624
4	46193	1.060	5	49757	1.142
5	78107	1.793	6	46290	1.063
6	43561	1.000	7	45234	1.038
7	43560	1.000	8	47367	1.087
8	43560	1.000	9	46479	1.067
9	43617	1.001	10	44236	1.016
10	44200	1.015	11	44391	1.019
11	43634	1.002	12	49082	1.127
12	43639	1.002	13	44707	1.026
13	43672	1.003	14	44925	1.031
14	43566	1.000			
15	59037	1.355			
16	57377	1.317			
17	43751	1.004			
18	53814	1.235			
19	45843	1.052			
20	43591	1.001			

- UTILITY EASEMENTS  
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM. THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

- FLOOD PLAIN / DRAINAGE-WAY: MAINTENANCE

THE 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 INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY 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 CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

- CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

- COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

- PRIVATE MAINTENANCE NOTE

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

- WATER AND SEWER

WATER TO BE PROVIDED BY BETHESDA WSC CON NO. 10089, SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS.

- FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN, WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

- SIDEWALKS

SIDEWALKS AND STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS AS PER CITY OF FORT WORTH STANDARDS.



FINAL PLAT  
RETTA OAKS RANCH  
LOTS 1 - 20 AND 21X, BLOCK 1  
LOTS 1 - 3, 4X, 5 - 14 AND 15X, BLOCK 2 AND  
LOT 1X, BLOCK 3

Being 52.017 Acres situated in the  
T. B. Casstevens Survey, Abstract No. 937

Tarrant County, Texas

Containing 52.017 Acres of land

PREPARED DATE: FEBRUARY 2023

REVISION DATE: MARCH 2023

CASE NO. : FP-23-011

SHEET 3 OF 3

PREPARED BY: PROJECT NO. 117-21-001

OWNER / DEVELOPER:  
RETTA MANSFIELD, LLC  
8005 HIDDEN CREEK COURT  
MANSFIELD, TEXAS 76063  
PHONE: 817-905-3686  
EMAIL: johndobree@cs.com

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

This plat filed in Document No. \_\_\_\_\_, Date: \_\_\_\_\_