

| WATER EASEMENT LINE TABLE |             |        |
|---------------------------|-------------|--------|
| LINE                      | BEARING     | LENGTH |
| W1                        | N59°19'54"E | 20.00  |
| W2                        | N59°19'54"E | 20.00  |
| W3                        | S30°28'11"E | 20.19  |
| W4                        | S59°31'49"W | 9.98   |
| W5                        | S30°31'06"E | 399.62 |
| W6                        | N72°51'47"E | 105.22 |
| W7                        | S58°48'40"W | 82.37  |
| W8                        | S72°51'47"W | 41.12  |
| W9                        | N30°31'06"W | 425.44 |
| W10                       | N59°31'49"E | 9.99   |
| W11                       | N30°28'11"W | 10.12  |

James Reginald Cox  
Inst. No. D219171243  
D.R.T.C.T.

James Reginald Cox  
Inst. No. D211053319  
D.R.T.C.T.

Knapp 80 Ranch LLC  
Inst. No. D217247670  
D.R.T.C.T.

James Penfold Survey  
A-1249

John Steven Cox  
Inst. No. D211053318  
D.R.T.C.T.

James Gibson Survey  
A-620

Charles Grimsley Survey  
A-632

Robert Roy Reeves  
V. 4969, P. 947  
D.R.T.C.T.

| DRAINAGE EASEMENT LINE TABLE |             |        |
|------------------------------|-------------|--------|
| LINE                         | BEARING     | LENGTH |
| L1                           | N17°50'46"W | 7.18   |
| L2                           | N02°10'03"E | 22.18  |
| L3                           | N42°09'33"W | 50.84  |
| L4                           | N36°30'09"W | 97.62  |
| L5                           | N64°18'07"W | 36.42  |
| L6                           | N11°20'49"W | 6.22   |
| L7                           | N55°51'01"W | 28.85  |
| L8                           | N41°18'23"W | 66.05  |
| L9                           | N09°54'32"E | 39.82  |
| L10                          | N46°39'27"W | 42.25  |
| L11                          | N20°14'25"W | 17.28  |
| L12                          | N36°19'46"W | 15.87  |
| L13                          | N01°49'19"W | 27.49  |
| L14                          | N39°38'42"W | 29.92  |

Land Use Table:

Gross Acres - 11.360 acres  
ROW Dedication - 0 acres  
Private Road - 0 acres  
7 Residential Lots - 11.360 acres  
Total NET Acreage - 11.360 acres

OWNER:  
DD BENSON DEVELOPMENT, LLC  
4215 RUANO COURT  
ARLINGTON, TEXAS 7600  
CONTACT: DENNIS BENSON

ENGINEER:  
G. A. DIXON ASSOCIATES, LLC  
4305 MOSSRIDGE CT  
ARLINGTON, TEXAS 76016  
PH: (882) 808-3156  
CONTACT: Glen Dixon, P.E.  
EMAIL: eoad1258@gmail.com

SURVEYOR:  
HERBERT S. BEASLEY LAND SURVEYORS L.P.  
P.O. BOX 8873  
FORT WORTH, TEXAS, 76124  
PH: 817-429-0194  
CONTACT: Ken Rogers  
EMAIL: hsbeasley@msn.com

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

REGISTERED PROFESSIONAL SURVEYORS

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

#### TARRANT COUNTY STANDARD PLAT NOTES

- 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.
- 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.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- 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.
- 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.
- Tarrant County does not enforce subdivision deed restrictions.
- 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.

#### GENERAL NOTES:

- LOT A IS A PRIVATE STREET (BENSON COURT) THAT WILL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- WATER SUPPLY - BETHESDA WATER SUPPLY.
- PRIVATE ON-SITE SEWAGE FACILITIES.
- MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON LOT 3-R ARE FROM GLEN A. DIXON, P.E. CFM DRAINAGE ANALYSIS.
- THIS GATED COMMUNITY WILL REQUIRE COORDINATION WITH THE TARRANT COUNTY FIRE MARSHALL TO ENSURE THAT ANY GATE ACCOMMODATES FIRE TRUCK AND EMERGENCY VEHICLE ACCESS.
- THE PROPOSED RIGHT-OF-WAY DEDICATION IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.
- LOT "A" IS A VARIABLE WIDTH PRIVATE ACCESS AND DRAINAGE EASEMENT AND A PUBLIC UTILITY EASEMENT.
- PURPOSE OF THIS REPLAT IS TO CREATE 3 ADDITIONAL LOTS AND TO MAKE THE LOTS MORE BUILDABLE.
- 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 §

WHEREAS, DD Benson Development, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 1-R1, 1-R2, 1-R3, 2-R1, 2-R2, 3R and 13R, BLOCK 1, BENSON ESTATES, an addition to Tarrant County, Texas recorded in County Clerk's Instrument No. D222157388, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEING all of Lots 1, 2, 3 and 13, Block 1, Benson Estates, an addition to Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D222157388, Deed Records, Tarrant County, Texas.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DD Benson Development, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 1-R1, 1-R2, 1-R3, 2-R1, 2-R2, 3R and 13R, BLOCK 1, BENSON ESTATES, an addition to Tarrant County, Texas, and does hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 6 day of July, 2023.

DD Benson Development, LLC

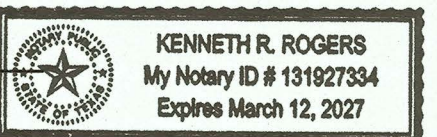
By: Dennis Benson, Owner

STATE OF TEXAS §  
COUNTY OF TARRANT §

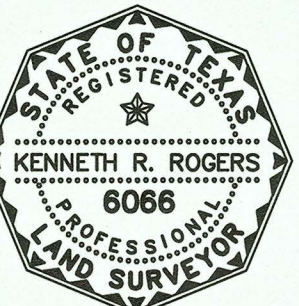
BEFORE ME, the undersigned authority, on this day personally appeared Dennis Benson, DD Benson Development, LLC, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 6 day of July, 2023.

NOTARY PUBLIC TARRANT COUNTY, TEXAS



This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked shall not be considered original.



KENNETH R. ROGERS  
Registered Professional  
Land Surveyor No. 6066

APPROVED BY THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF MANSFIELD, TEXAS ON 8/7, 2023

BY: [Signature]  
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: [Signature]  
SECRETARY, PLANNING AND ZONING COMMISSION

COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: \_\_\_\_\_

CLERK OF COMMISSIONERS COURT

NOTE:  
Construction not completed within two years of  
the recording date shall be subject to current  
County Subdivision Standards and Regulations.

FINAL PLAT  
OF

LOTS 1-R1, 1-R2, 1-R3, 2-R1, 2-R2, 3R and 13R, BLOCK 1,  
BENSON ESTATES

Being a revision of Lots 1-3, and 13, Block 1, Benson Estates,  
according to the plat filed in Instrument No. D222157388,  
D.R.T.C.T.

7 Residential Lots

Date 04-01-23 (Revised 06-08-23)

SD#23-018

Benson Estates FP.dwg

AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

CM - Central Monument  
IRF - Iron Rod Found  
IRS - Iron Rod Set stamped  
"Beasley RPLS 6066"  
MFF - Minimum Finished Floor  
Elevation.  
BL - Building Line Setback.  
UE - Utility Easement.  
BWSC - Bethesda Water Supply  
Corporation easement.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)  
Geoid 12A, Texas North Central Zone. Grid bearings.  
Grid Scale Factor = 0.99987861678

0 100 200 300  
SCALE 1"=100'