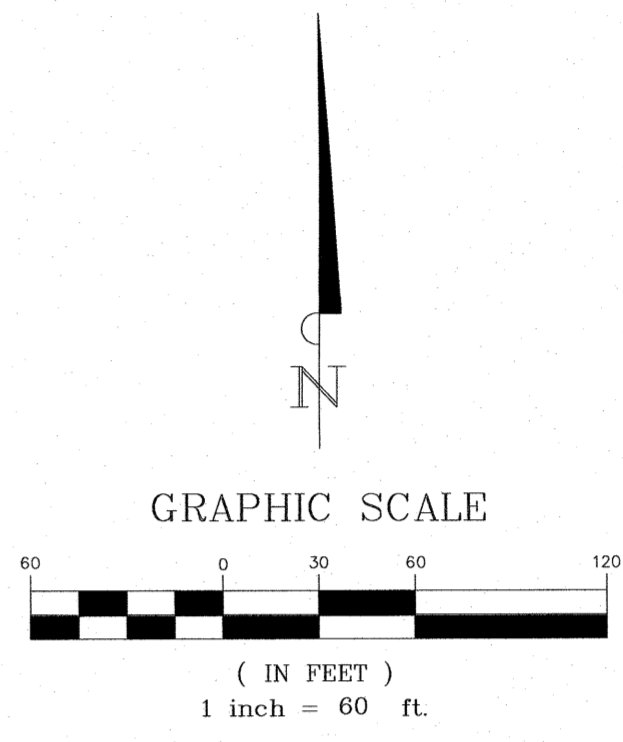


VICINITY MAP  
SCALE: 1" = 2000'  
TARRANT COUNTY, TEXAS



**FORT WORTH**

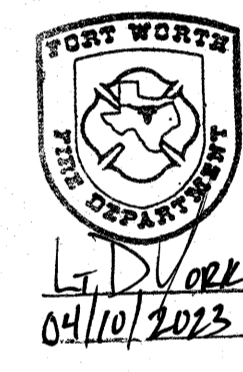
CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

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

Plat Approval Date: 4/7/2023

By: Donald R. Boron

By: [Signature] 4/7/2023



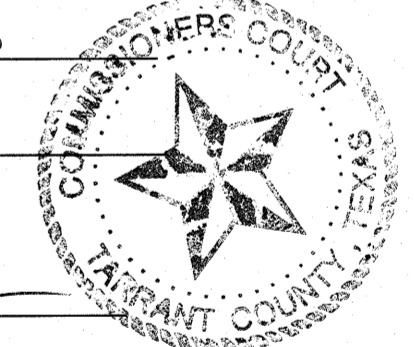
COMMISSIONERS COURT  
TARRANT COUNTY, TEXAS

PLAT APPROVAL DATE: May 2, 2023

CO# 140841

BY: April Mann  
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  
CASE NO. : FP-23-011

SHEET 1 OF 3  
PREPARED BY: PROJECT NO. 117-21-001

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

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

STREET CONNECTIVITY TABLE

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

LAND USE TABLE

Total Gross Acreage	52.017 Acres
Right-of-way Dedication	1.757 Acres
Net Acreage	50.260 Acres
Number of Residential Lots	33
Number of Non-Residential Lots	4
Non-Residential Acreage	11.018 Acres
Private Park Acreage	0
Public Park Acreage	0

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: \_\_\_\_\_

05/05/2023 10:18 AM Page: 1 of 8 Fees: \$84.00  
D223077361  
PLAT  
SUBMITTER: BANNISTER ENGINEERING LLC

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

**LEGEND**

N NORTH  
S SOUTH  
E EAST  
W WEST

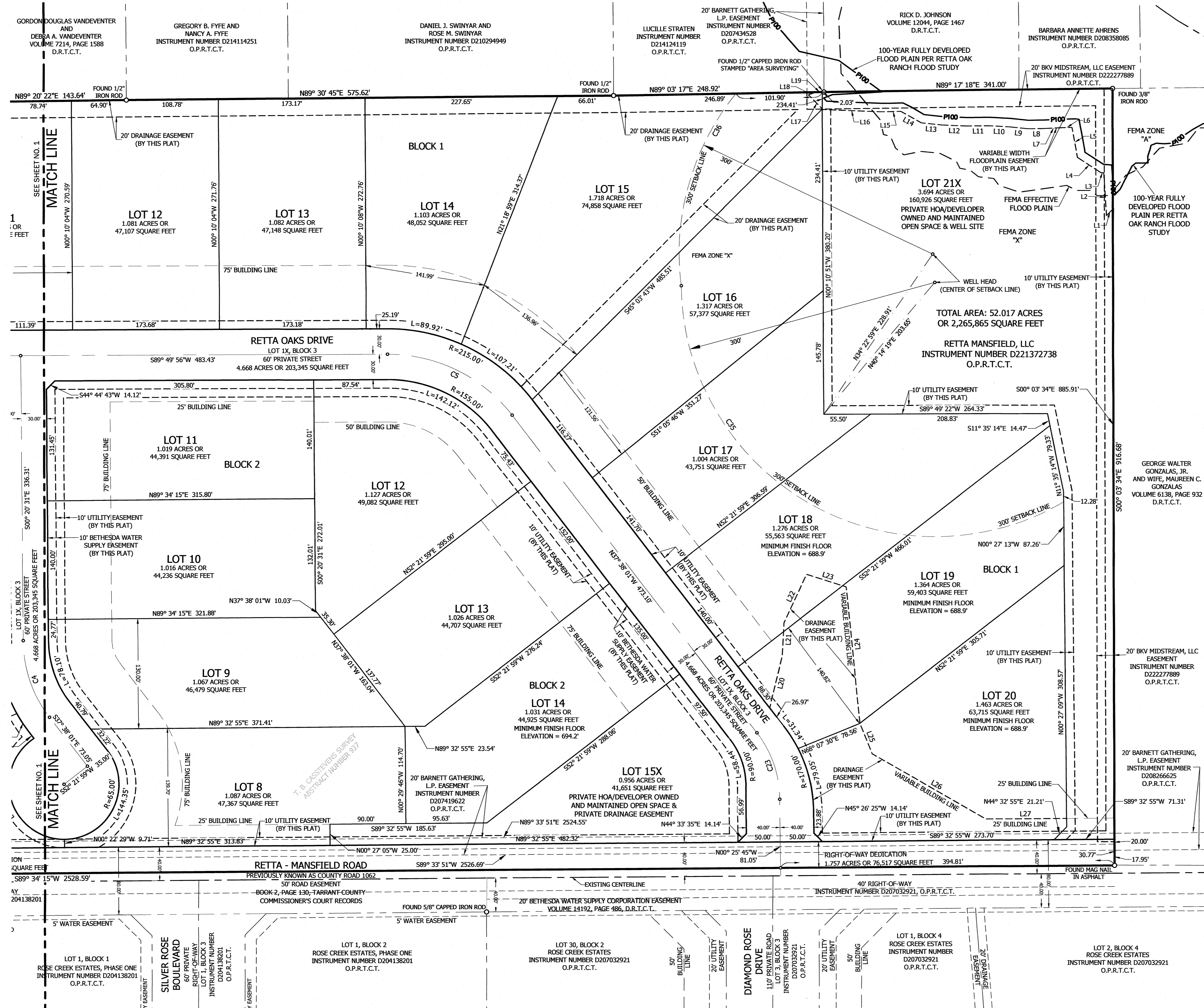
• DEGREES  
• MINUTES/FEET  
• SECONDS/INCHES  
• U.E. UTILITY EASEMENT  
• STREET NAME CHANGE

D.R.I.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

B:\Clients\117 (John Watson)\117-21-001 (6695 Retta Mansfield Rd)\Survey\117-21-001 Survey Base.dwg  
3/31/2023 11:06:37 AM



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	
C1	33.96'	300.00'	6°29'07"	52°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"	N10°30'14"W	37.30'
C19	32.56'	172.98'	10°47'01"	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°31'41"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**

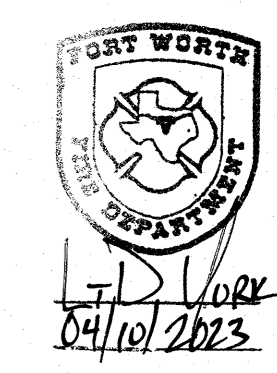
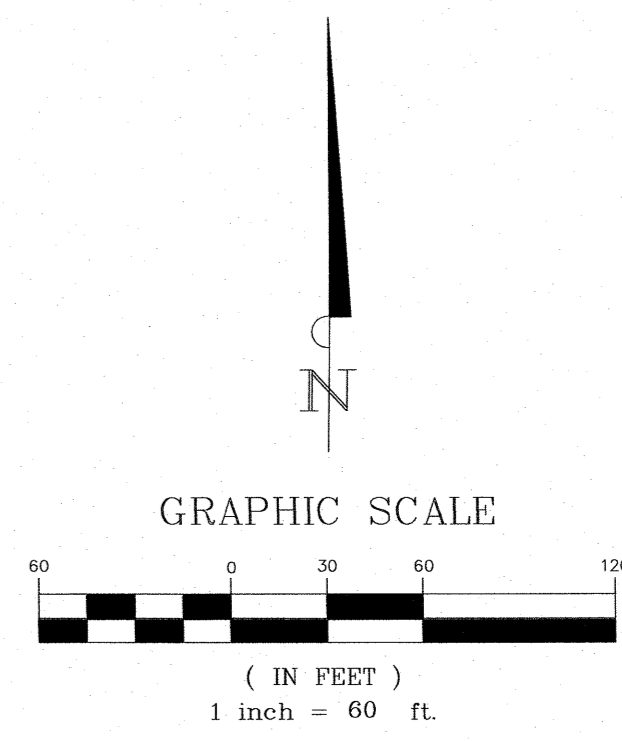
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**PI00**  
100-YEAR FULLY DEVELOPED  
FLOOD PLAIN PER RETTA OAKS  
RANCH FLOOD STUDY



**FINAL PLAT**  
**RETTA OAKS RANCH**  
LOTS 1 - 20 AND 21X, BLOCK 1  
LOTS 1 - 3, 4X, 5 - 14 AND 15X, BLOCK 2 AND  
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SHEET 2 OF 3  
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OWNER / DEVELOPER:  
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8005 HIDDEN CREEK COURT  
MANSFIELD, TEXAS 76063  
PHONE: 817-905-3686  
EMAIL: johndobree@cs.com

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