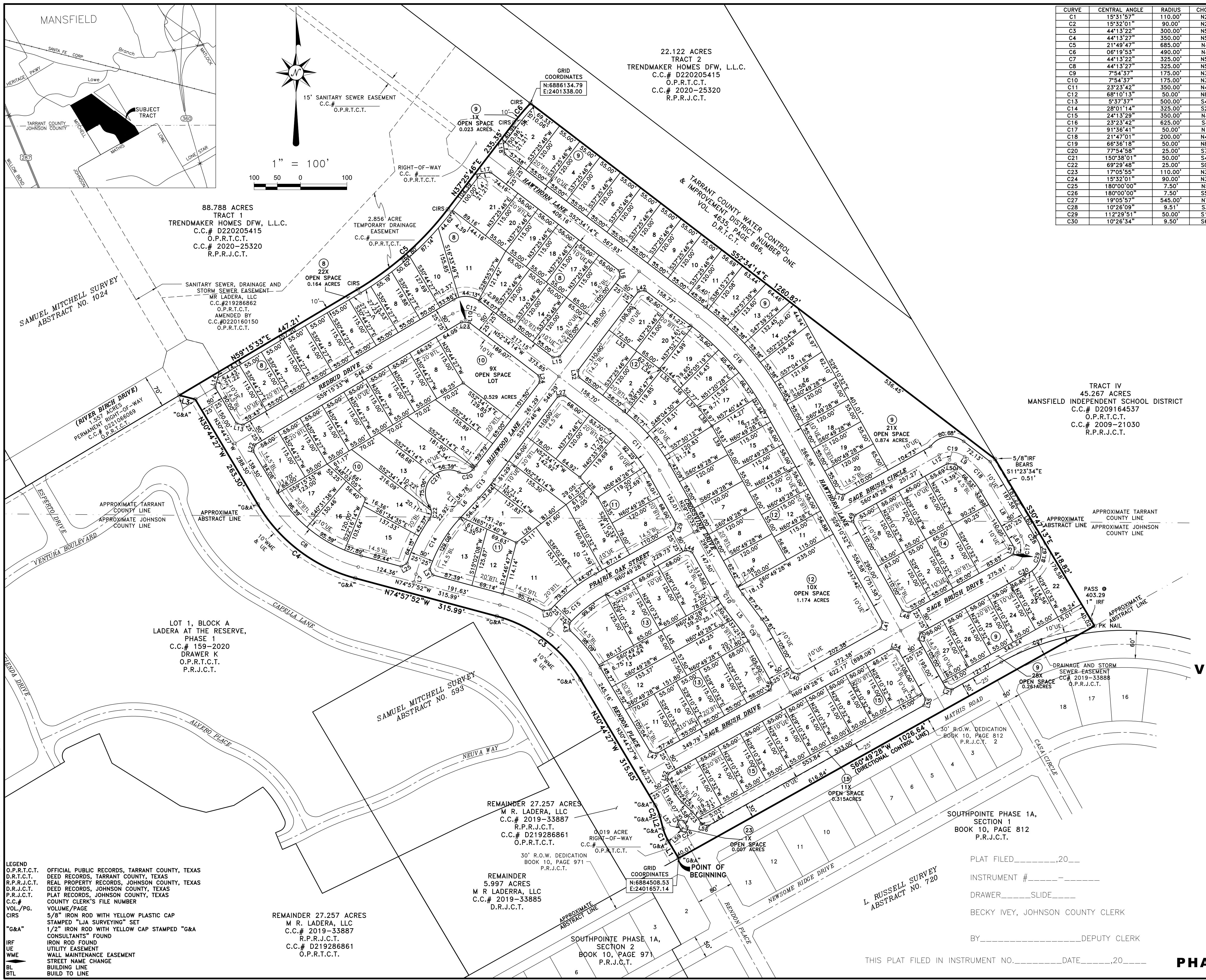


## VIEW AT THE RESERVE, PHASE 1



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°31'57"	110.00'	N22°58'25" W	29.73'	29.82'	L1	N30°44'27" W	42.25'
C2	15°32'01"	90.00'	N22°58'27" W	24.33'	24.40'	L2	N15°12'27" W	28.73'
C3	44°13'22"	300.00'	N52°51'11" W	225.85'	231.55'	L3	N75°44'27" W	35.36'
C4	44°13'27"	350.00'	N52°51'10" W	263.49'	270.15'	L4	N29°10'32" W	140.00'
C5	21°49'47"	685.00'	N48°20'39" E	259.41'	260.99'	L5	N37°05'09" W	67.47'
C6	06°19'53"	490.00'	N40°35'42" E	54.12'	54.15'	L6	S43°03'22" W	59.69'
C7	44°13'22"	325.00'	N52°51'11" W	244.67'	250.85'	L7	S15°02'08" W	17.36'
C8	44°13'27"	325.00'	N52°51'10" W	244.67'	250.85'	L8	N30°47'13" W	128.32'
C9	7°54'37"	175.00'	N33°07'50" W	24.14'	24.16'	L9	N52°34'14" W	6.96'
C10	7°54'40"	175.00'	N33°07'50" W	24.14'	24.16'	L10	S03°50'00" W	18.81'
C11	23°34'42"	550.00'	N40°52'23" W	104.2'	104.31'	L11	N146°52'38" W	30.00'
C12	68°12'13"	50.00'	N86°39'21" W	56.04'	56.40'	L12	S27°07'24" W	17.66'
C13	53°37'37"	500.00'	S40°14'34" W	49.08'	49.10'	L13	N75°44'27" W	14.14'
C14	28°01'14"	325.00'	S29°02'45" W	157.36'	158.94'	L14	N14°15'33" E	35.36'
C15	24°13'29"	350.00'	S48°42'44" E	146.88'	147.98'	L15	S82°25'46" W	14.14'
C16	23°23'42"	625.00'	S40°52'23" E	253.43'	255.20'	L16	S07°34'14" E	14.14'
C17	91°36'41"	50.00'	N15°01'08" E	71.70'	79.95'	L17	N82°25'46" W	35.36'
C18	21°47'01"	200.00'	N41°40'44" W	75.58'	76.04'	L18	N07°34'14" W	35.36'
C19	66°36'18"	50.00'	N85°52'23" W	54.91'	58.12'	L19	N74°10'32" W	14.14'
C20	77°54'58"	25.00'	S77°32'21" W	31.44'	34.00'	L20	N15°49'28" E	14.14'
C21	150°38'01"	50.00'	S41°10'49" W	96.73'	131.45'	L21	N74°10'32" W	14.14'
C22	69°29'48"	25.00'	S00°56'43" W	28.50'	30.32'	L22	N14°15'33" E	14.14'
C23	17°05'55"	110.00'	N37°43'29" W	32.71'	32.85'	L23	S86°31'21" E	15.56'
C24	15°21'15"	90.00'	N52°00'24" W	24.43'	24.50'	L24	S30°41'42" E	14.14'
C25	180°00'00"	7.50'	N56°19'33" E	15.00'	15.56'	L25	S61°04'12" W	14.40'
C26	180°00'00"	7.50'	S56°15'33" W	15.00'	23.56'	L26	N52°37'21" E	67.35'
C27	19°05'57"	545.00'	N70°22'27" E	180.83'	181.67'	L27	N82°25'46" E	14.14'
C28	10°26'09"	9.51'	S36°00'18" E	1.73'	1.73'	L28	S41°29'50" E	58.11'
C29	112°29'51"	50.00'	S15°01'07" W	83.15'	98.17'	L29	S15°49'28" W	14.14'
C30	10°26'34"	9.50'	S66°02'45" W	1.73'	1.73'	L30	S81°13'44" W	15.28'
						L31	N28°45'28" W	13.84'
						L32	N07°34'14" W	14.14'
						L33	S52°34'14" E	75.00'
						L34	S49°26'59" E	4.72'
						L35	S49°26'59" E	36.72'
						L36	S42°20'38" E	44.66'
						L37	S42°20'38" E	37.48'
						L38	S29°10'32" E	1.71'
						L39	S29°10'32" E	70.81'
						L40	N74°10'32" W	14.14'
						L41	S15°49'28" E	14.14'
						L42	N82°25'46" E	14.14'
						L43	N03°29'05" W	14.08'
						L44	S74°10'32" E	14.14'
						L45	S29°10'32" E	55.00'
						L46	S15°49'28" W	14.14'
						L47	N74°57'29" W	14.33'
						L48	N74°10'32" W	14.14'
						L49	N15°49'28" E	14.14'
						L50	S85°52'15" E	15.62'
						L51	S15°16'08" E	13.94'
						L52	N15°50'21" E	13.95'
						L53	N46°16'27" W	28.73'
						L54	S74°10'32" E	14.14'
						L55	S15°49'28" W	14.14'
						L56	N75°21'50" W	14.43'
						L57	N30°44'27" W	12.50'
						L58	S30°44'27" E	12.50'
						L59	N48°53'33" E	36.09'
						L60	S59°12'47" W	11.95'
						L61	N74°58'53" W	12.72'

## FINAL PLAT

### VIEW AT THE RESERVE, PHASE 1

35.031 ACRES OUT OF THE SAMUEL MITCHELL SURVEY

ABSTRACT NOS. 1021 AND 593

CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTY, TEXAS

#### 126 RESIDENTIAL LOTS

#### 8 COMMON AREAS

LOTS 1-21, 22X, BLOCK 8;

LOTS 1-20, 21X, 22-27, & 28X, BLOCK 9;

LOTS 1-8, 9X, & 10-17, BLOCK 10;

LOTS 1-9, 10X, & 11-27, BLOCK 12;

LOTS 1-13, BLOCK 13; LOTS 1-8, BLOCK 14;

LOTS 1-10, & 11X, BLOCK 15; & LOT 1X, BLOCK 23

OWNER/DEVELOPER:

TRIPOINTE HOMES  
4835 LYNDON B. JOHNSON FREEWAY,  
SUITE 700, DALLAS TX 75244  
BRUCE.FRENCH@TRIPOINTEHOMES.COM

SD#20-052  
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**   
3017 W 7TH STREET,  
Suite 300  
Fort Worth, Texas 76107  
T.B.P.E.L.S. Firm No. 10194382  
PPURDY@LJA.COM  
Date: MAY 2021  
JOB NO. 0064

SHEET 1 OF 2

PHASE 1

LOT AREA TABLE								
LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	
1	8	0.180	7822	1	11	0.237	10327	
2	8	0.145	6325	2	11	0.219	9522	
3	8	0.145	6325	3	11	0.243	10584	
4	8	0.145	6325	4	11	0.214	9310	
5	8	0.145	6325	5	11	0.188	8181	
6	8	0.145	6325	6	11	0.209	9083	
7	8	0.145	6330	7	11	0.186	8099	
8	8	0.148	6454	8	11	0.214	9310	
9	8	0.142	6174	9	11	0.253	11040	
10	8	0.202	8786	10	11	0.258	11226	
11	8	0.357	15570	11	11	0.379	16504	
12	8	0.154	6724	12	11	0.190	8265	
13	8	0.138	6000	13	11	0.257	11201	
14	8	0.138	6000	1	12	0.205	8950	
15	8	0.178	7750	2	12	0.182	7913	
16	8	0.170	7425	3	12	0.196	8526	
17	8	0.145	6325	4	12	0.196	8553	
18	8	0.145	6325	5	12	0.186	8085	
19	8	0.145	6325	6	12	0.179	7800	
20	8	0.145	6325	7	12	0.179	7800	
21	8	0.233	10141	8	12	0.179	7800	
22X	8	0.164	7145	9	12	0.179	7800	
1X	9	0.023	1001	10X	12	1.174	51148	
2	9	0.196	8518	11	12	0.150	6541	
3	9	0.152	6600	12	12	0.145	6325	
4	9	0.152	6600	13	12	0.145	6325	
5	9	0.152	6600	14	12	0.145	6325	
6	9	0.152	6600	15	12	0.145	6325	
7	9	0.152	6600	16	12	0.150	6556	
8	9	0.152	6600	17	12	0.159	6909	
9	9	0.152	6600	18	12	0.158	6896	
10	9	0.152	6600	19	12	0.181	7893	
11	9	0.154	6699	20	12	0.173	7526	
12	9	0.163	7083	21	12	0.190	8287	
13	9	0.172	7475	1	13	0.258	11258	
14	9	0.179	7813	2	13	0.187	8125	
15	9	0.167	7287	3	13	0.187	8125	
16	9	0.161	6999	4	13	0.223	9700	
17	9	0.152	6600	5	13	0.179	7792	
18	9	0.152	6600	6	13	0.197	8572	
19	9	0.152	6600	7	13	0.178	7770	
20	9	0.178	7750	8	13	0.145	6325	
21X	9	0.874	38062	9	13	0.145	6325	
22	9	0.177	7716	10	13	0.145	6325	
23	9	0.145	6313	11	13	0.181	7889	
24	9	0.145	6325	12	13	0.201	8774	
25	9	0.145	6325	13	13	0.195	8477	
26	9	0.145	6325	1	14	0.172	7510	
27	9	0.170	7425	2	14	0.152	6600	
28X	9	0.261	11386	3	14	0.179	7800	
1	10	0.178	7770	4	14	0.252	10983	
2	10	0.145	6325	5	14	0.229	9956	
3	10	0.145	6325	6	14	0.179	7800	
4	10	0.145	6325	7	14	0.152	6600	
5	10	0.145	6325	8	14	0.172	7510	
6	10	0.145	6325	1	15	0.186	8085	
7	10	0.145	6325	2	15	0.145	6325	
8	10	0.175	7619	3	15	0.145	6325	
9X	10	0.529	23056	4	15	0.145	6325	
10	10	0.213	9286	5	15	0.145	6325	
11	10	0.252	10979	6	15	0.132	5750	
12	10	0.248	10806	7	15	0.132	5750	
13	10	0.254	11049	8	15	0.132	5750	
14	10	0.363	15833	9	15	0.132	5750	
15	10	0.278	12111	10	15	0.197	8588	
16	10	0.219	9558	11X	15	0.188	8199	
17	10	0.222	9671	1X	23	0.008	364	

## OWNER'S CERTIFICATE

STATE OF TEXAS X  
COUNTY OF TARRANT X  
COUNTY OF JOHNSON X

WHEREAS TRIPONTE HOMES, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 35.031 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, TARRANT COUNTY, TEXAS AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593 JOHNSON COUNTY, TEXAS, CITY OF MANSFIELD, TEXAS, AND BEING LOCATED IN THE CITY OF MANSFIELD, TEXAS, TRACT BEING KNOWN AS "TRIPONTE HOMES DFV, L.L.C.", AS RECORDED IN COUNTY CLERKS FILE NO. D2020-5415 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERKS FILE NO. 2020-25320, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID 35.031 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2020), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8989) BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND ON THE SOUTH CORNER OF SAID 88.788 ACRE TRACT AND THE COMMON EAST CORNER OF A 27.257 ACRE TRACT OF LAND CONVEYED TO MR. LADERA, LLC, AS RECORDED IN COUNTY CLERKS FILE NO. 201-33887, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID POINT BEING ON THE NORTHWEST LINE OF SOUTHPOINTE, PHASE 1A, SECTION 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN SECTION 1, BOOK 10, PAGE 812, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, ALONG THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON NORTHEAST LINE OF AID 27.257 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 27 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.82 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 57 SECONDS, A RADIUS OF 110.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 29.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.82 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 15 DEGREES 12 MINUTES 27 SECONDS WEST, A DISTANCE OF 26.79 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 57 SECONDS, A RADIUS OF 110.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 24.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.40 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.65 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 01 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 24.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.40 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.65 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 01 SECONDS, A RADIUS OF 39.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 24.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 27.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 315.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 22 SECONDS, A RADIUS OF 30.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 26.34 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 27.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 315.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 22 SECONDS, A RADIUS OF 30.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 26.34 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 27.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 17 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 315.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 22 SECONDS, A RADIUS OF 30.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 26.34 FEET;

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