



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°54'37"	175.00'	N33°07'50"W	24.14'	24.16'	L10	S03°20'39"W	19.81'
C11	23°23'42"	350.00'	N40°52'23"W	141.92'	142.91'	L11	N46°56'39"W	30.00'
C12	68°10'13"	50.00'	N88°39'21"W	58.04'	58.49'	L12	S18°02'24"W	17.69'
C13	5°57'37"	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'	N48°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"E	35.36'
C18	21°47'01"	200.00'	N41°40'44"W	75.58'	75.04'	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°36'43"W	28.50'	30.32'	L22	N14°15'33"E	14.14'
C23	17°05'55"	110.00'	N37°43'29"W	32.71'	32.83'	L23	S86°39'21"E	15.66'
C24	15°32'01"	90.00'	N38°30'27"W	24.33'	24.40'	L24	S07°34'14"E	14.14'
C25	180°00'00"	7.50'	S59°15'33"E	15.00'	23.56'	L25	S61°04'12"W	14.40'
C26	180°00'00"	7.50'	S59°15'33"E	15.00'	23.56'	L26	N52°37'12"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°23'50"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°25'59"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	S36°07'26"E	43.97'
						L39	S29°10'32"E	70.81'
						L40	N74°10'32"W	14.14'
						L41	S15°49'28"W	14.14'
						L42	N82°25'46"E	14.14'
						L43	N02°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°52'23"E	16.72'
						L51	S15°01'08"W	13.94'
						L52	N15°02'31"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	N46°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 1X, 2-20, 21X, 22-27, & 28X, BLOCK 9;
LOTS 1-8, 9X, & 10-17, BLOCK 10;
LOTS 1-20, BLOCK 11;
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
PPURDY@LJA.COM
Date: MAY 2021

Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382
JOB NO. 0064

PHASE 1

SHEET 1 OF 2

S:\NTX-LAND\G064\200 SURVEY\290 Mapping\PLAT CHECK\PHASE 1\0064PA01-PH1.dwg 5/13/2021

LEGEND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
R.P.R.J.C.T. REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NUMBER
VOL./PG. VOLUME/PAGE
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP
"G&A" STAMPED "LJA SURVEYING" SET
1/2" IRON ROD WITH YELLOW CAP STAMPED "G&A"
CONSULTANTS' FOUND
IRF IRON ROD FOUND
UE UTILITY EASEMENT
WME WALL MAINTENANCE EASEMENT
BL BUILDING LINE
BTL BUILD TO LINE

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

REMAINDER 27.257 ACRES
M R. LADERA, LLC
C.C.# 2019-33887
R.P.R.J.C.T.
C.C.# D219266861
O.P.R.T.C.T.

REMAINDER 27.257 ACRES
M R. LADERA, LLC
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30' R.O.W. DEDICATION
BOOK 10, PAGE 971
P.R.J.C.T.

GRID
COORDINATES
N:6884508.53
E:2401657.14

SOUTHPOINTE PHASE 1A,
SECTION 2
BOOK 10, PAGE 971
P.R.J.C.T.

SOUTHPOINTE PHASE 1A,
SECTION 1
BOOK 10, PAGE 812
P.R.J.C.T.

PLAT FILED _____, 20____

INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____, 20____

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)
COUNTY OF JOHNSON)

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 PART OF AN 88.788 ACRE TRACT OF LAND, CONVEYED AS TRACT 1, TO TRENDMAKER HOMES DFW, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. D220205415 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S 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 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8989)BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR 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 CLERK'S 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 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 42.25 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 25 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 28.73 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 32 MINUTES 01 SECONDS, A RADIUS OF 90.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 27 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 13 MINUTES 22 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 225.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 231.55 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 74 DEGREES 57 MINUTES 27 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 RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 27 SECONDS, A RADIUS OF 350.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 263.49 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 270.15 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 263.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AT THE EAST END OF A CORNER CLIP;

NORTH 75 DEGREES 44 MINUTES 27 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER AT THE WEST END OF SAID CORNER CLIP. SAID POINT BEING THE NORTHERN MOST CORNER OF SAID 27.257 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 88.788 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59 DEGREES 15 MINUTES 33 SECONDS EAST, A DISTANCE OF 447.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 49 MINUTES 47 SECONDS, A RADIUS OF 685.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 259.41 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 260.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 37 DEGREES 25 MINUTES 46 SECONDS EAST, A DISTANCE OF 235.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 53 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 54.12 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR CORNER ON THE NORTHEAST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1260.82 FEET TO A POINT FOR AN ANGLE POINT IN SAID NORTHEAST LINE AND THE COMMON SOUTH CORNER OF SAID TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE TRACT. SAID POINT BEING ON THE SOUTHWEST LINE OF A 45.267 ACRE TRACT OF LAND CONVEYED AS TRACT IV, TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. D209164597, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND IN COUNTY CLERK'S FILE NO. 2009-21030, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 11 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 0.51 FEET;

THENCE, SOUTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 403.29 FEET, A 1" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 418.92 FEET TO A PK NAIL SET FOR THE EAST CORNER OF SAID 88.788 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 45.267 ACRE TRACT; THENCE, SOUTH 60 DEGREES 49 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 88.788 ACRE TRACT AND A COMMON NORTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 34.96 FEET, THE WESTERN MOST SOUTHWEST CORNER OF SAID 45.267 ACRE TRACT AND THE NORTH CORNER OF AFORESAID SOUTHPOINTE, PHASE 1A, SECTION 1, AND CONTINUING ALONG SAID SOUTHEAST LINE AND THE COMMON NORTHWEST LINE OF SAID SOUTHPOINTE, PHASE 1A, SECTION 1, IN ALL A TOTAL DISTANCE OF 1026.64 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 35.031 ACRES OF LAND.

NOTES

1. NOTICE: 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.
2. NO TREES, BUSHES, SIGNS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
3. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG S. MITCHELL ROAD AND MATHIS ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET, THE SCREENING FENCE ALONG RIVER BIRCH DRIVE, THE OPEN SPACE LOTS, AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED, TO THE MEDIAN, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHT-OF-WAY.
4. BASIS OF BEARING AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE - NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
5. OPEN SPACES AND ENTRYWAY FEATURES ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND THE CITY HAS NO OBLIGATION TO MAINTAIN SAID OPEN SPACES OR ENTRYWAY FEATURES.

TO BE KNOWN AS:

LOTS 1-21, 22X, BLOCK 8;
LOTS 1X, 2-20, 21X, 22-27, & 28X, BLOCK 9;
LOTS 1-8, 9X, & 10-17,BLOCK 10;
LOTS 1-20, BLOCK 11;
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

VIEW AT THE RESERVE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TRIPONTE HOMES, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN DESCRIBED PROPERTY AS VIEW AT THE RESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREET AND EASEMENTS AS SHOWN THEREON.

EXECUTED THIS ____ DAY OF _____, A.D. 2021.

BY: BRUCE FRENCH
VICE PRESIDENT OF LAND ACQUISITIONS & DEVELOPMENT

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **BRUCE FRENCH**, OF TRIPONTE HOMES, 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 AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CHRIS MATTEO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF FORNEY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, CHRIS MATTEO, LAND SURVEYOR, KNOWN TO ME TO BE THAT PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I.D. NUMBER _____

MY COMMISSION EXPIRES ON: _____

PLAT FILED _____, 20__

INSTRUMENT # _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

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 1X, 2-20, 21X, 22-27, & 28X, BLOCK 9;
LOTS 1-8, 9X, & 10-17,BLOCK 10;
LOTS 1-20, BLOCK 11;
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:

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

SD#20-052

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET,
Suite 300
Fort Worth, Texas 76107
PPURDY@LJA.COM

Phone 817.288.1900

PHASE 1

Date: MAY 2021

JOB NO. 0064

T.B.P.E.L.S. Firm No. 10194382

SHEET 2 OF 2