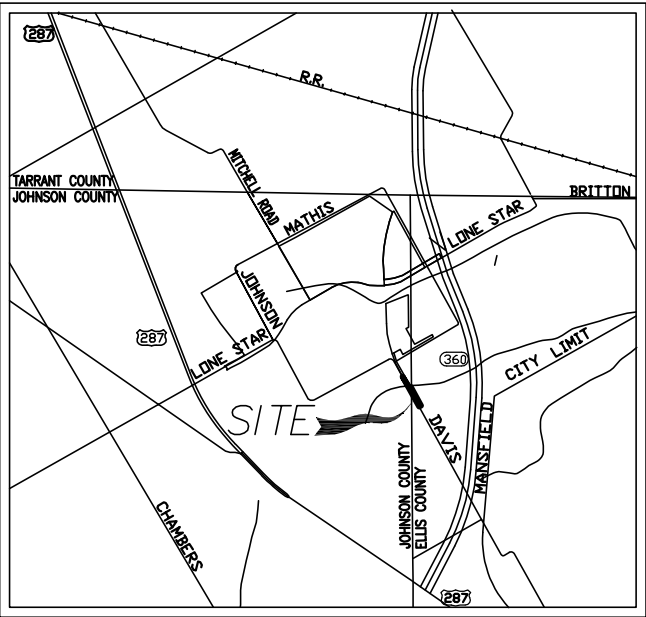


NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
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5. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.



VICINITY MAP
(NOT TO SCALE)

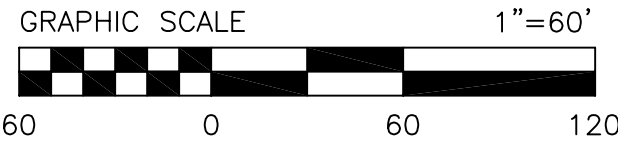
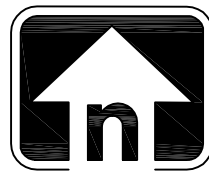
FILED FOR RECORD _____, 2020
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD	
_____ 20	PLANNING & ZONING COMMISSION CHAIRMAN
_____ 20	PLANNING & ZONING SECRETARY

PLAT RECORDED IN AS INSTRUMENT NO. _____
DRAWER _____ AND SLIDE _____
DATE _____, 2020.

LEGEND

C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
B.T.L. = BUILD TO LINE
B.L. = BUILDING LINE



FINAL PLAT
SOUTHPOINTE
MATLOCK ROAD PHASE 2

1.068 ACRES LOCATED IN THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
CRESANTO VELA SURVEY, ABSTRACT NO. 1102
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

MARCH 10, 2020

PREPARED BY

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



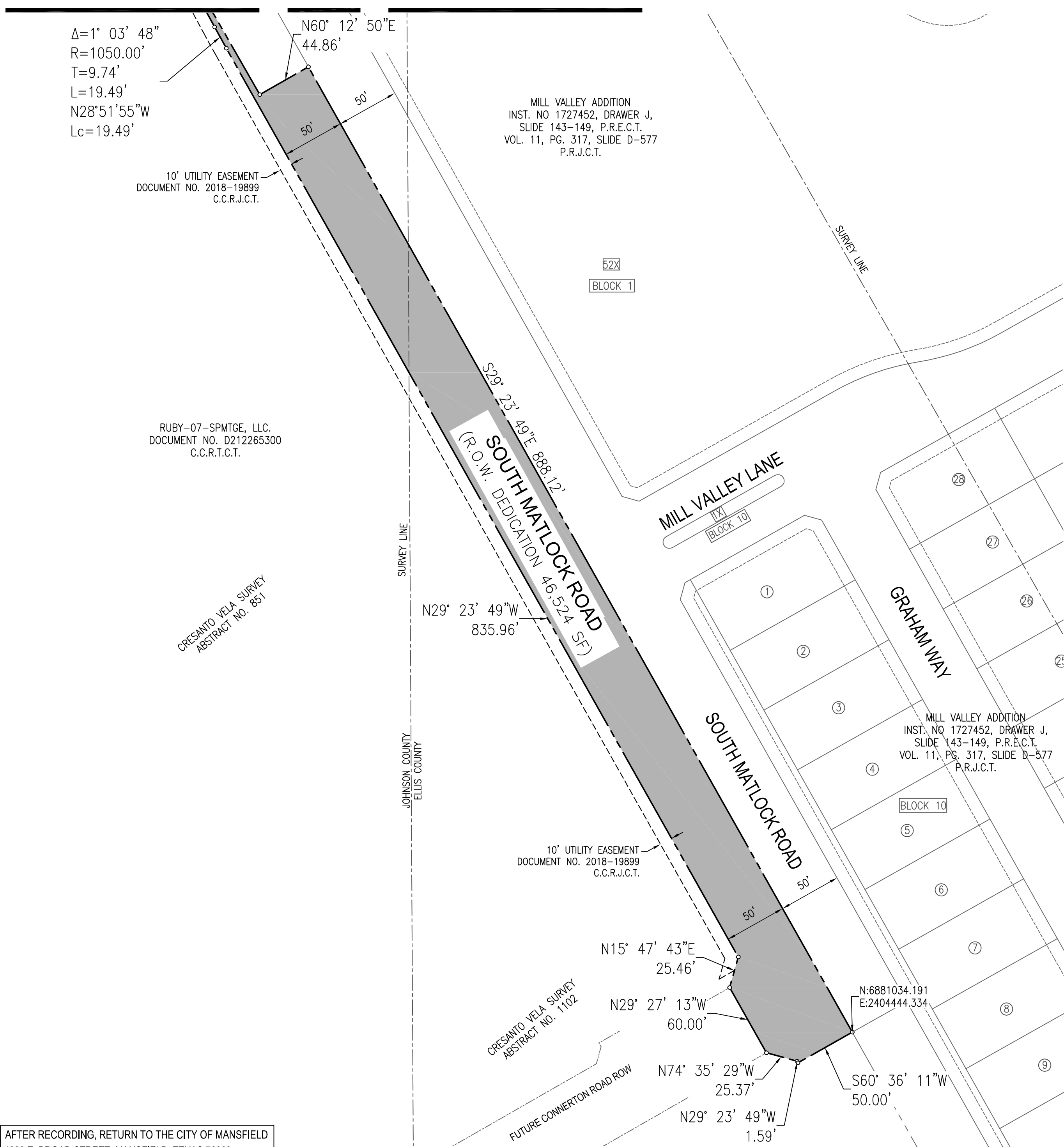
OWNER:
RUBY-07-SPMTGE, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
DAVIDBRANCH@NROCKE.COM

ENGINEER:
GRAHAM ASSOCIATES, INC. CONSULTING
ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
FAX: (817) 633-5240

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

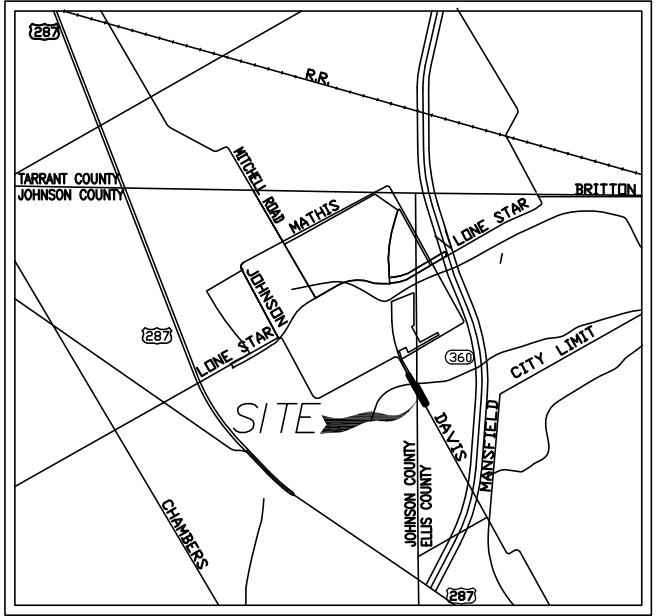
SEE SHEET 2 OF 3

SEE SHEET 1 OF 3



NOTES:

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VICINITY MAP
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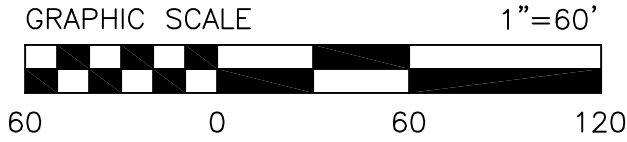
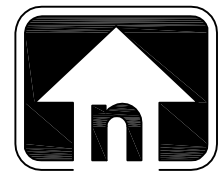
FILED FOR RECORD _____, 2020.
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD	
20	PLANNING & ZONING COMMISSION CHAIRMAN
20	PLANNING & ZONING SECRETARY

PLAT RECORDED IN AS INSTRUMENT NO. _____
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LEGEND

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FINAL PLAT
SOUTHPOINTE
MATLOCK ROAD PHASE 2

1.068 ACRES LOCATED IN THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
CRESANTO VELA SURVEY, ABSTRACT NO. 1102
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

MARCH 10, 2020

PREPARED BY

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



CASE NO. SD#19-045

SHEET 2 OF 3

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

STATE OF TEXAS
COUNTY OF ELLIS
COUNTY OF JOHNSON

WHEREAS, Ruby-07-SPMTGE, LLC., acting by and through the undersigned, its duty authorized agent, is the sole owner of a 1.068 acre tract of land situated in the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, and in the Cresanto Vela Survey, Abstract No. 1102, Ellis County, Texas, and being a portion of a called 873.29 acre tract, as recorded Document No. D212265300, County Clerk Records, Tarrant County, Texas.

BEING 1.068 acre tract of land situated in the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, and in the Cresanto Vela Survey, Abstract No. 1102, Ellis County, Texas, and being a portion of a called 873.29 acre tract, as recorded Document No. D212265300, County Clerk Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, said point being the northwest corner of the Mill Valley Addition, an addition to the City of Mansfield, as recorded in Instrument No. 1727452, Drawer J, Slide 143-149, Plat Records, Ellis County, Texas, and Volume 11, Page 317, Slide D-577, Plat Records, Johnson County, Texas, said point also being the same northwest corner of the Terry B. Harmon tract, as recorded in Volume 2249, Page 541 Deed Records, Johnson County, Texas;

THENCE South 24°05'18" East, leaving said northwest corner, a distance of 503.63 feet to a set 1/2 inch iron rod with a "Graham Assoc. Inc. "(GAI) cap for the POINT OF BEGINNING;

THENCE South 29°47'10" East, a distance of 255.26 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 60°12'50" East, a distance of 44.86 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE South 29°23'49" East, a distance of 888.12 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE South 60°36'11" West, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°23'49" West, a distance of 1.59 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 74°35'29" West, a distance of 25.37 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°27'13" West, a distance of 60.00 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 15°47'43" East, a distance of 25.46 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 29°23'49" West, a distance of 835.96 feet to a set 1/2 inch iron rod with (GAI) cap for corner, for the beginning of a tangent curve to the right having a radius of 1050.00 feet, a central angle of 1°03'48", and a long chord which bears North 28°51'55" West, 19.49 feet;

THENCE along said tangent curve to the right, an arc distance of 19.49 feet to a set 1/2 inch iron rod with (GAI) cap for corner;

THENCE North 28°20'01" West, a distance of 166.16 feet to a set 1/2 inch iron rod with (GAI) cap for corner, for the beginning of a tangent curve to the left having a radius of 950.00 feet, a central angle of 1°27'09", and a long chord which bears North 29°03'35" West, 24.08 feet;

THENCE along said tangent curve to the left, an arc distance of 24.08 feet to the POINT OF BEGINNING and CONTAINING 46,524 square feet, 1.068 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Ruby-07-SPMTGE, LLC., being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Southpointe Matlock Road Phase 2, an addition to the City of Mansfield, Johnson and Ellis Counties, Texas and does dedicate to the public use the streets and easements as shown thereon.

Ruby-07-SPMTGE, LLC.,

Signature

Name, Title

STATE OF _____:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020

Notary Public in and for the State of Texas

My commission expires _____

Surveyor's Certificate

This is to certify that I, Wesley K. Betterton, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



Wesley K. Betterton
Texas Registration No. 5999

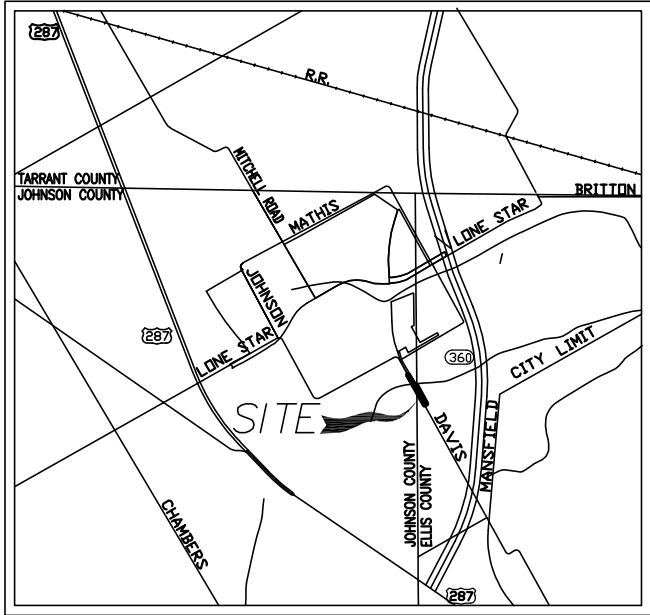
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020

Notary Public in and for the State of Texas

My commission expires _____



VICINITY MAP
(NOT TO SCALE)

NOTES:

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DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD	
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FINAL PLAT
SOUTHPOINTE
MATLOCK ROAD PHASE 2

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MARCH 10, 2020

PREPARED BY

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TBPE FIRM: F-1191/TBPLS FIRM: 101538-00



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