

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	61°19'53"	490.00'	S40°35'42"W	54.12'	54.15'
C2	21°49'47"	685.00'	S48°20'39"W	259.41'	260.99'
C3	89°51'51"	70.83'	S82°29'50"W	70.83'	78.42'
C4	21°41'38"	400.00'	S48°24'44"W	150.55'	151.45'
C5	21°49'47"	400.00'	N48°20'39"E	151.48'	152.40'
C6	21°49'47"	460.00'	N48°20'39"E	174.20'	175.26'
C7	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C8	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C9	21°49'47"	685.00'	N48°20'39"E	246.16'	247.65'
C10	5°54'28"	525.00'	N40°23'00"E	54.11'	54.13'
C11	21°47'01"	500.00'	N41°40'44"W	188.96'	190.10'
C12	21°47'01"	300.00'	N48°19'16"E	113.37'	114.06'
C13	21°47'01"	592.00'	N48°19'16"E	223.72'	225.08'
C14	27°00'00"	500.00'	N14°12'28"E	70.71'	73.62'
C15	128°02'45"	50.00'	N63°24'01"E	89.90'	111.74'
C16	37°31'25"	145.00'	N49°33'14"W	93.27'	94.96'
C17	141°37'57"	50.00'	S75°45'59"E	94.45'	123.60'
C18	27°00'00"	50.00'	N07°34'14"W	70.71'	73.62'
C19	119°54'01"	500.00'	N86°40'44"W	86.56'	104.63'
C20	141°41'02"	50.00'	S75°47'13"E	94.46'	123.64'
C21	1°10'38"	525.00'	S58°32'19"W	10.79'	10.79'
C22	45°05'09"	105.00'	S08°19'47"E	80.51'	82.62'
C23	23°19'07"	132.50'	S77°24'13"W	53.55'	53.93'
C24	19°29'20"	117.50'	N75°42'20"E	40.65'	40.86'
C25	88°20'09"	12.54'	S05°55'09"E	17.48'	19.34'
C26	39°05'03"	42.50'	S35°41'30"E	28.43'	28.99'
C27	133°16'51"	77.50'	S50°28'27"W	142.30'	180.28'
C28	51°06'57"	142.53'	N88°25'45"W	122.98'	127.15'
C29	120°26'56"	2.50'	S34°58'39"E	4.34'	5.26'
C30	32°19'59"	152.50'	S79°02'07"E	84.92'	86.08'
C31	133°16'51"	67.50'	N50°28'27"E	123.93'	157.02'
C32	129°00'01"	32.50'	N80°38'59"W	58.67'	73.17'
C33	47°41'02"	127.50'	S58°16'53"W	103.08'	106.11'
C34	14°04'02"	82.50'	S75°05'25"W	20.20'	20.26'
C35	42°31'49"	117.50'	N59°15'33"E	85.33'	87.22'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S59°15'33"W	50.00'	L49	S07°34'14"E	14.14'
L2	S59°12'29"W	30.01'	L50	S41°29'01"W	52.00'
L3	N59°12'28"E	25.00'	L51	S49°58'41"W	51.92'
L4	N59°15'33"E	25.00'	L52	N75°44'27"W	14.14'
L5	N37°25'46"E	101.96'	L53	N14°15'33"E	14.14'
L6	S14°14'01"W	28.27'	L54	N82°25'46"E	14.14'
L7	N37°25'46"E	144.39'	L55	S07°34'14"E	35.36'
L8	S37°25'46"W	25.00'	L56	N75°44'27"W	35.36'
L9	N59°15'33"E	69.37'	L57	S75°55'52"E	35.36'
L10	S59°12'47"W	128.18'	L58	N38°11'59"W	20.00'
L11	N03°19'16"E	24.16'	L59	N14°03'58"E	35.32'
L12	N37°25'46"E	89.10'	L60	N14°10'13"E	35.36'
L13	N59°12'47"E	44.26'	L61	N75°47'13"W	14.14'
L14	N82°25'46"E	14.14'	L62	N10°48'58"E	82.77'
L15	N37°25'46"E	89.10'	L63	N41°36'06"E	75.69'
L16	N59°12'47"E	44.26'	L64	N47°26'54"E	75.69'
L17	S14°12'47"W	28.28'	L65	N53°17'41"E	75.69'
L18	N14°14'01"E	14.14'	L66	N52°26'31"E	83.79'
L19	S75°45'59"E	14.15'	L67	N75°49'47"W	35.33'
L20	N37°25'46"E	14.14'	L68	N07°34'14"E	14.14'
L21	S75°44'27"E	14.14'	L69	S75°47'13"E	14.14'
L22	N82°25'46"E	35.36'	L70	S14°12'47"W	14.14'
L23	N75°45'59"W	14.15'	L71	S54°26'20"W	44.48'
L24	N25°21'08"W	71.06'	L72	S46°10'02"W	42.34'
L25	N37°25'46"E	31.91'	L73	S43°36'34"W	42.34'
L26	N14°14'01"E	14.14'	L74	S82°25'46"W	14.14'
L27	S75°44'27"E	14.14'	L75	N07°34'14"W	14.14'
L28	S14°15'33"W	14.14'	L76	S75°47'13"E	14.14'
L29	N75°45'59"W	14.15'	L77	S14°12'47"W	14.14'
L30	N14°14'01"E	14.14'	L78	N86°40'44"W	16.55'
L31	S37°25'46"W	55.00'	L79	N54°33'53"E	7.76'
L32	S42°39'33"W	51.23'	L80	N40°59'53"E	13.15'
L33	S54°00'20"W	51.73'	L81	S87°25'46"W	68.87'
L34	N75°44'27"W	14.14'	L82	S02°34'14"E	15.00'
L35	N75°45'59"E	13.93'	L83	N67°25'46"E	61.21'
L36	N82°25'46"E	14.14'	L84	S14°12'47"W	26.11'
L37	S07°34'14"E	14.14'	L85	S31°07'04"E	59.61'
L38	S75°45'59"E	14.15'	L86	N86°37'37"W	17.83'
L39	S75°44'27"E	14.14'	L87	N84°19'10"W	26.72'
L40	S14°15'33"W	35.36'	L88	N63°37'50"E	14.22'
L41	S75°45'59"E	21.22'	L89	S30°44'27"E	2.33'
L42	N14°14'01"E	14.14'	L90	N30°44'27"W	2.48'
L43	N14°14'01"E	14.14'	L91	N59°15'33"E	47.28'
L44	S76°22'39"E	14.30'	L92	S64°45'11"E	2.50'
L45	S14°15'33"W	14.14'	L93	N21°56'36"W	2.50'
L46	N59°15'33"E	14.15'	L94	N59°15'33"E	25.98'
L47	N13°26'26"E	13.94'	L95	N59°15'33"E	70.35'
L48	N82°25'46"E	14.14'	L96	N30°52'22"W	59.48'

**FINAL PLAT**  
**VIEW AT THE RESERVE, PHASE 2**  
**TRACT 1 - 52.243 ACRES**  
**TRACT 2 - 22.122 ACRES**  
**OUT OF THE SAMUEL MITCHELL SURVEY**  
**ABSTRACT NOS. 1024 AND 593**  
**CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES,**  
**TEXAS**  
**186 RESIDENTIAL LOTS**  
**15 OPEN SPACE LOTS**  
**2 PARK LOTS**  
LOTS 1X, 2-10, 11X, 12XX, 13-40, & 41X, BLOCK 1;  
LOTS 1-21, BLOCK 2; LOTS 1-9, 10X, & 11-19, BLOCK 3;  
LOTS 1X & 2-17, BLOCK 4; LOTS 1-3, 4X, & 5-17, BLOCK 5;  
LOTS 1-10, 11X, & 12-22, BLOCK 6; LOTS 1-12 & 13X, BLOCK 7;  
LOTS 1X, 2-8, 9X, 10-11 & 12X, BLOCK 16;  
LOTS 1X, 2-3, 4X, 5-13, 14X, 15XX, 16-33, & 34X, BLOCK 17;  
LOTS 1-6, BLOCK 18; & LOT 1X, BLOCK 19;

OWNER/DEVELOPER:  
TRIPOINTE HOMES  
4835 LYNDON B. JOHNSON FREEWAY,  
SUITE 700, DALLAS TX 75244  
BRUCE.FRENCH@TRIPOINTEHOMES.COM  
SD#21-051  
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**  
3017 W 7TH STREET,  
Suite 300  
Fort Worth, Texas 76107  
akubiak@lja.com  
T.B.P.E.L.S. Firm No. 10194382  
Phone 817.288.1900

LEGEND  
O.P.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
R.P.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
P.R.T.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
C.C.# COUNTY CLERK'S FILE NUMBER  
VOL./PG. VOLUME/PAGE  
R.O.W. RIGHT-OF-WAY  
G&A 1/2" IRON ROD WITH YELLOW CAP STAMPED "G&A"  
IRPLS 5294 1/2" IRON ROD WITH CAP STAMPED "RPLS-5294-RCOOMBS" FOUND  
RPLS 5294-RCOOMBS FOUND  
IRON ROD FOUND  
DRAINAGE EASEMENT  
EMERGENCY ACCESS EASEMENT  
SIDEWALK EASEMENT  
UTILITY EASEMENT  
WALL MAINTENANCE EASEMENT  
STREET NAME CHANGE  
BUILDING LINE  
BUILD TO LINE

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

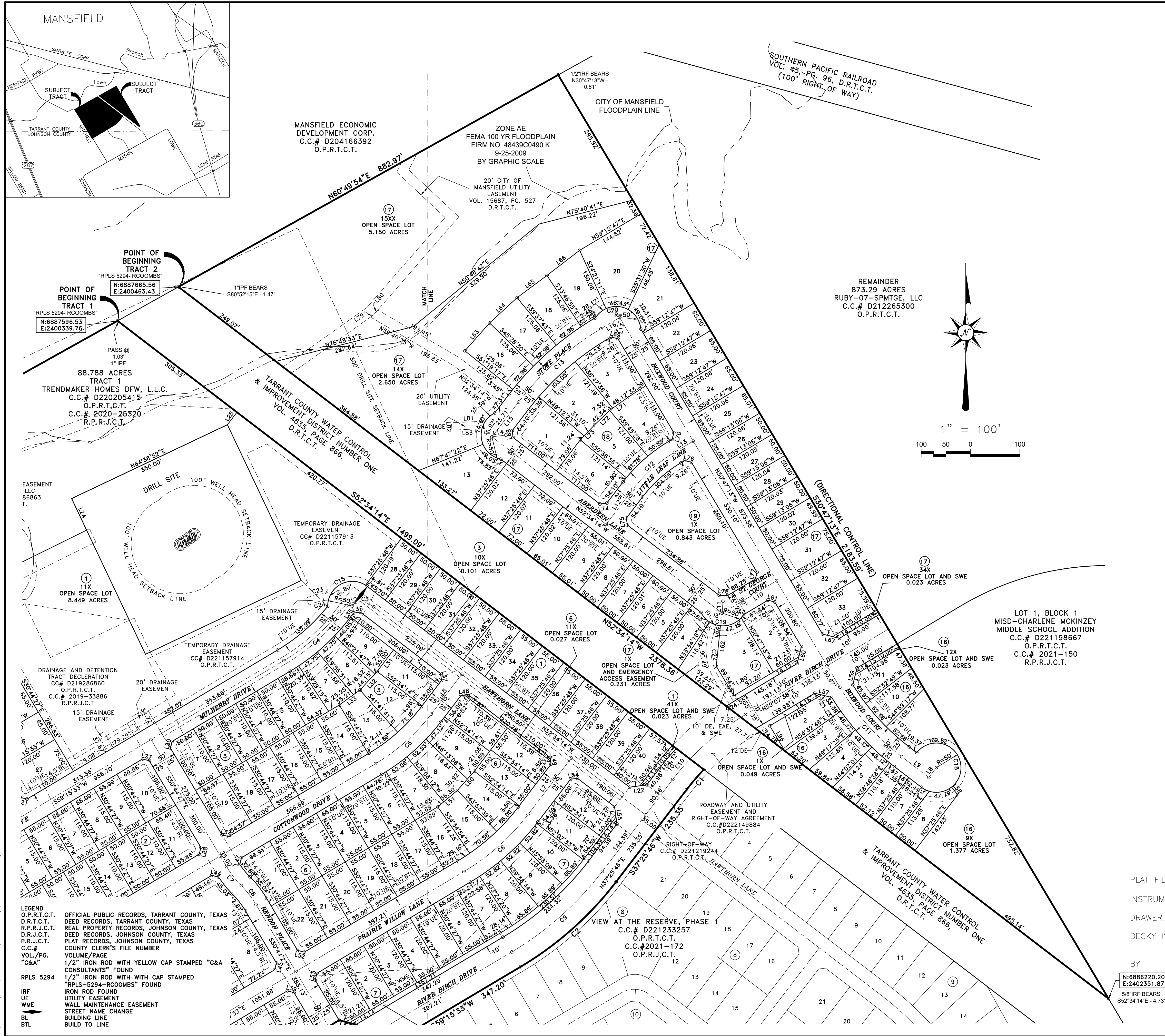
VIEW AT THE RESERVE, PHASE 2

LOTS 24-33, BLOCK 1; LOTS 7-10, BLOCK 2; LOTS 1-19, BLOCK 3; ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
INSTRUMENT # \_\_\_\_\_  
DRAWER \_\_\_\_\_, SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK  
BY \_\_\_\_\_, DEPUTY CLERK

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_, 20\_\_\_\_





CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6°19'53"	490.00'	S40°35'42"W	54.12'	54.15'
C2	21°49'47"	685.00'	S48°20'39"W	259.41'	260.99'
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C8	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
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C10	5°54'28"	525.00'	N40°23'00"E	54.11'	54.13'
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C14	27°00'00"	90.00'	N14°12'28"E	70.71'	73.62'
C15	128°02'45"	50.00'	N63°24'01"E	89.90'	111.74'
C16	37°31'25"	145.00'	N49°33'14"W	93.27'	94.96'
C17	141°37'57"	50.00'	S75°45'59"E	94.45'	123.60'
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C20	141°41'02"	50.00'	S75°47'13"E	94.46'	123.64'
C21	1°10'38"	525.00'	S58°32'19"W	10.79'	10.79'
C22	45°05'09"	105.00'	S08°19'47"E	80.51'	82.62'
C23	23°19'07"	132.50'	S77°24'13"W	53.55'	53.93'
C24	19°55'20"	117.50'	N75°42'20"E	40.65'	41.86'
C25	88°20'19"	12.54'	S05°55'09"E	17.46'	19.34'
C26	39°05'03"	42.50'	S35°41'30"E	28.43'	28.99'
C27	133°16'51"	77.50'	S50°29'27"W	142.30'	180.28'
C28	51°06'57"	142.53'	N88°25'45"W	122.98'	127.15'
C29	120°26'56"	2.50'	S34°58'39"E	4.34'	5.26'
C30	32°19'59"	152.50'	S78°02'07"E	84.92'	86.06'
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C33	47°41'02"	127.50'	S58°16'53"W	103.08'	106.11'
C34	14°04'02"	82.50'	S75°05'25"W	20.20'	20.26'
C35	42°31'49"	117.50'	N59°15'33"E	85.23'	87.22'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S59°15'33"W	50.00'	L49	S07°34'14"E	14.14'
L2	S59°12'29"W	30.01'	L50	S41°29'01"W	52.00'
L3	N59°12'28"E	25.00'	L51	S49°58'41"W	51.92'
L4	N59°15'33"E	25.00'	L52	N75°44'27"W	14.14'
L5	N37°25'46"E	101.96'	L53	N14°15'33"E	14.14'
L6	S14°14'01"W	28.27'	L54	N82°25'46"E	14.14'
L7	N37°25'46"E	144.39'	L55	S07°34'14"E	35.36'
L8	S37°25'46"W	25.00'	L56	N75°44'27"W	35.36'
L9	N52°34'14"W	69.37'	L57	S34°59'52"E	35.39'
L10	S59°12'47"W	128.18'	L58	N38°11'59"W	20.00'
L11	N03°19'16"E	24.16'	L59	N14°03'58"E	35.32'
L12	N37°25'46"E	89.10'	L60	N14°10'13"E	35.36'
L13	N59°12'47"E	44.26'	L61	N75°47'13"W	14.14'
L14	N82°25'46"E	28.28'	L62	N10°48'58"E	82.77'
L15	N37°25'46"E	89.10'	L63	N41°36'06"E	75.69'
L16	N59°12'47"E	44.26'	L64	N47°26'54"E	75.69'
L17	S14°12'47"W	28.28'	L65	N53°17'41"E	75.69'
L18	N14°14'01"E	14.14'	L66	N52°26'31"E	83.79'
L19	S75°45'59"E	14.15'	L67	N75°49'47"W	35.33'
L20	N14°15'33"E	14.14'	L68	N07°34'14"W	14.14'
L21	S75°44'27"E	14.14'	L69	S75°47'13"E	14.14'
L22	N82°25'46"E	35.36'	L70	S14°12'47"W	14.14'
L23	N75°45'59"W	14.15'	L71	S54°26'20"W	44.48'
L24	N25°21'08"W	71.06'	L72	S46°10'02"W	42.34'
L25	N37°25'46"E	31.91'	L73	S43°36'34"W	42.34'
L26	N14°14'01"E	14.14'	L74	S82°25'46"W	14.14'
L27	S75°44'27"E	14.14'	L75	N07°34'14"W	14.14'
L28	S14°15'33"W	14.14'	L76	S75°47'13"E	14.14'
L29	N75°45'59"W	14.15'	L77	S14°12'47"W	14.14'
L30	N14°15'33"E	14.14'	L78	N86°40'44"W	15.56'
L31	S37°25'46"W	55.00'	L79	N54°33'53"E	7.76'
L32	S42°39'33"W	51.23'	L80	N40°59'53"E	13.15'
L33	S54°00'20"W	51.73'	L81	S87°25'46"W	68.87'
L34	N75°44'27"W	14.14'	L82	S02°34'14"E	15.00'
L35	N37°25'46"E	13.93'	L83	N67°25'46"E	61.21'
L36	N82°25'46"E	14.14'	L84	S14°12'47"W	26.11'
L37	S07°34'14"E	14.14'	L85	S31°07'04"E	59.61'
L38	S75°45'59"E	14.15'	L86	N86°37'37"W	17.83'
L39	S75°44'27"E	14.14'	L87	N84°19'10"W	26.72'
L40	S14°15'33"W	35.36'	L88	N63°37'50"E	14.22'
L41	N75°45'59"W	21.22'	L89	S30°44'27"E	2.33'
L42	N14°14'01"E	14.14'	L90	N30°44'27"W	2.48'
L43	N14°14'01"E	14.14'	L91	N59°15'33"E	47.28'
L44	S76°22'39"E	14.30'	L92	S64°45'11"E	2.50'
L45	S14°15'33"W	14.14'	L93	N21°56'36"W	2.50'
L46	N75°45'59"E	14.15'	L94	N59°15'33"E	25.98'
L47	N13°26'26"E	13.94'	L95	N59°15'33"E	70.35'
L48	N82°25'46"E	14.14'	L96	N30°52'22"W	59.48'

**FINAL PLAT**  
**VIEW AT THE RESERVE, PHASE 2**  
**TRACT 1 - 52.243 ACRES**  
**TRACT 2 - 22.122 ACRES**  
**OUT OF THE SAMUEL MITCHELL SURVEY**  
**ABSTRACT NOS. 1024 AND 593**  
**CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES,**  
**TEXAS**  
**186 RESIDENTIAL LOTS**  
**15 OPEN SPACE LOTS**  
**2 PARK LOTS**  
LOTS 1X, 2-10, 11X, 12XX, 13-40, & 41X, BLOCK 1;  
LOTS 1-21, BLOCK 2; LOTS 1-9, 10X, & 11-19, BLOCK 3;  
LOTS 1X & 2-17, BLOCK 4; LOTS 1-3, 4X, & 5-17, BLOCK 5;  
LOTS 1-10, 11X, & 12-22, BLOCK 6; LOTS 1-12 & 13X, BLOCK 7;  
LOTS 1X, 2-8, 9X, 10-11 & 12X, BLOCK 16;  
LOTS 1X, 2-3, 4X, 5-13, 14X, 15XX, 16-33, & 34X, BLOCK 17;  
LOTS 1-6, BLOCK 18; & LOT 1X, BLOCK 19;

OWNER/DEVELOPER:  
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Suite 300  
Fort Worth, Texas 76107  
akubiak@lja.com  
T.B.P.E.L.S. Firm No. 10194382



S:\NTX-LAND\0064\200 SURVEY\200 Mapping\0064P02-Ph2.dwg 6/28/2022

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



LOT AREA TABLE							
LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
1X	1	13617	0.313	5	5	5750	0.132
2	1	8956	0.206	6	5	5750	0.132
3	1	7800	0.179	7	5	7522	0.173
4	1	7800	0.179	8	5	9408	0.216
5	1	7800	0.179	9	5	6325	0.145
6	1	7800	0.179	10	5	6325	0.145
7	1	7800	0.179	11	5	6325	0.145
8	1	7800	0.179	12	5	6325	0.145
9	1	7800	0.179	13	5	6325	0.145
10	1	7817	0.179	14	5	6325	0.145
11X	1	368037	8.449	15	5	6325	0.145
12XX	1	393834	9.041	16	5	6325	0.145
13	1	9128	0.21	17	5	9413	0.216
14	1	8247	0.189	1	6	7977	0.183
15	1	8244	0.189	2	6	6325	0.145
16	1	8240	0.189	3	6	6325	0.145
17	1	8335	0.191	4	6	6325	0.145
18	1	9311	0.214	5	6	6325	0.145
19	1	11872	0.273	6	6	6325	0.145
20	1	10076	0.231	7	6	7090	0.163
21	1	16716	0.384	8	6	7066	0.162
22	1	19158	0.44	9	6	7579	0.174
23	1	14646	0.336	10	6	6845	0.157
24	1	11821	0.271	11X	6	1161	0.027
25	1	7800	0.179	12	6	6372	0.146
26	1	7800	0.179	13	6	6325	0.145
27	1	8950	0.205	14	6	7025	0.161
28	1	6000	0.138	15	6	7061	0.162
29	1	6000	0.138	16	6	6609	0.152
30	1	6000	0.138	17	6	6325	0.145
31	1	6000	0.138	18	6	6325	0.145
32	1	6000	0.138	19	6	6325	0.145
33	1	6600	0.152	20	6	6325	0.145
34	1	6600	0.152	21	6	6325	0.145
35	1	6600	0.152	22	6	7425	0.17
36	1	6600	0.152	1	7	7638	0.175
37	1	6600	0.152	2	7	6600	0.152
38	1	6600	0.152	3	7	6600	0.152
39	1	6600	0.152	4	7	6600	0.152
40	1	6534	0.15	5	7	6600	0.152
41X	1	1001	0.023	6	7	6600	0.152
1	2	9428	0.216	7	7	6906	0.159
2	2	6325	0.145	8	7	7123	0.164
3	2	6325	0.145	9	7	7123	0.164
4	2	6325	0.145	10	7	7123	0.164
5	2	6325	0.145	11	7	7034	0.161
6	2	6325	0.145	12	7	7637	0.175
7	2	6325	0.145	13X	7	6840	0.157
8	2	6325	0.145	1X	16	2134	0.049
9	2	6325	0.145	2	16	7324	0.168
10	2	8064	0.185	3	16	7105	0.163
11	2	7150	0.164	4	16	6356	0.146
12	2	5500	0.126	5	16	5956	0.137
13	2	5500	0.126	6	16	5591	0.128
14	2	5500	0.126	7	16	5519	0.127
15	2	5500	0.126	8	16	6632	0.152
16	2	5500	0.126	9X	16	59968	1.377
17	2	5500	0.126	10	16	6274	0.144
18	2	5500	0.126	11	16	6343	0.146
19	2	5500	0.126	12X	16	1000	0.023
20	2	5500	0.126	1X	17	10084	0.231
21	2	8466	0.194	2	17	9644	0.221
1	3	6550	0.15	3	17	10775	0.247
2	3	5500	0.126	4	17	6192	0.142
3	3	5500	0.126	5	17	6000	0.138
4	3	5500	0.126	6	17	6000	0.138
5	3	5500	0.126	7	17	6000	0.138
6	3	5689	0.131	8	17	6000	0.138
7	3	6068	0.139	9	17	7801	0.179
8	3	6157	0.141	10	17	7801	0.179
9	3	6212	0.143	11	17	8640	0.198
10X	3	4400	0.101	12	17	8640	0.198
11	3	6325	0.145	13	17	11632	0.267
12	3	7200	0.165	14X	17	115459	2.651
13	3	7268	0.167	15XX	17	224334	5.15
14	3	6325	0.145	16	17	8606	0.198
15	3	6325	0.145	17	17	8618	0.198
16	3	6325	0.145	18	17	8618	0.198
17	3	6325	0.145	19	17	9228	0.212
18	3	6325	0.145	20	17	17982	0.413
19	3	7376	0.169	21	17	11691	0.268
1X	4	17248	0.396	22	17	7800	0.179
2	4	9386	0.215	23	17	7800	0.179
3	4	7800	0.179	24	17	7800	0.179
4	4	7800	0.179	25	17	7800	0.179
5	4	10749	0.247	26	17	6000	0.138
6	4	14932	0.343	27	17	6000	0.138
7	4	6849	0.157	28	17	6000	0.138
8	4	6600	0.152	29	17	6000	0.138
9	4	6600	0.152	30	17	5999	0.138
10	4	6600	0.152	31	17	9000	0.207
11	4	6600	0.152	32	17	7800	0.179
12	4	6600	0.152	33	17	8969	0.206
13	4	6600	0.152	34X	17	1000	0.023
14	4	6600	0.152	1	18	11311	0.26
15	4	6600	0.152	2	18	11206	0.257
16	4	6600	0.152	3	18	10915	0.251
17	4	7637	0.175	4	18	9511	0.218
1	5	6856	0.157	5	18	8799	0.202
2	5	5750	0.132	6	18	9267	0.213
3	5	5750	0.132	1X	19	36728	0.843
4X	5	31454	0.722				

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

TRACT 1 - 52.243 ACRES

TRACT 1 - 52.243 ACRES

WHEREAS TRIPOLITE HOMES, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 52.243 ACRE TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND BEING PART OF AN 88.788 ACRE TRACT OF LAND CONVEYED TO TRENDMAKER HOMES, DFW, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. D220205415, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2020-25320, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE NORTHEAST CORNER OF SAID 88.788 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT A DISTANCE OF 1.03 FEET A 1" IRON PIPE FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 1499.09 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE NORTH CORNER OF VIEW AT THE RESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN COUNTY CLERK'S FILE NO. D221233257, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2021-172, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 53 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 54.12 FEET;

THENCE, OVER AND ACROSS SAID 88.788 ACRE TRACT AND ALONG THE NORTH LINE OF SAID VIEW AT THE RESERVE, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 54.15 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 37 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 235.35 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 48 MINUTES 47 SECONDS, A RADIUS OF 688.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 259.41 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 260.99 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 347.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR A CORNER AT EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RIVER BIRCH DRIVE, (A 70' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. D221060609, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND THE EAST RIGHT-OF-WAY LINE OF REDDEN PLACE, (A VARIABLE WIDTH) RIGHT-OF-WAY OF SAID VIEW AT THE RESERVE, PHASE 1;

THENCE, CONTINUING OVER AND ACROSS SAID 88.788 ACRE TRACT AND ALONG THE COMMON LINES OF SAID RIVER BIRCH DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP ON THE NORTH RIGHT-OF-WAY LINE OF SAID RIVER BIRCH DRIVE;

NORTH 75 DEGREES 44 MINUTES 27 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE NORTH END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP;

SOUTH 14 DEGREES 15 MINUTES 33 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 754.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH DRIVE, AND THE EAST RIGHT-OF-WAY LINE OF SOUTH MITCHELL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

NORTH 75 DEGREES 45 MINUTES 59 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 21.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID RIVER BIRCH DRIVE, SAID POINT BEING ON THE EAST LINE OF A 29.381 ACRE TRACT OF LAND CONVEYED TO MITCHELL FARMS SF, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D220169495, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING IN THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT AND WITHIN SAID SOUTH MITCHELL ROAD;

THENCE, NORTH 30 DEGREES 47 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 30 ACRE TRACT, THE NORTHEAST LINE OF A 4.451 ACRE TRACT OF LAND CONVEYED TO GERALD H. PERRY, (TRUSTEE), AS RECORDED IN COUNTY CLERK'S FILE NO. D205178383, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159059, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 3.446 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159059, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. 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