



**OWNERS DEDICATION:**

WHEREAS, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 14.156 acres (616,621 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 14.156 acres (616,621 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to PARKSIDE VILLAS LOT VENTURE, LTD. (hereinafter referred to as PARKSIDE VILLAS LOT VENTURE tract), as recorded in Instrument Number D222137091, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 14.156 acres (616,621 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

**THENCE** North 03 degrees 37 minutes 08 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said PARKSIDE VILLAS LOT VENTURE tract;

**THENCE** North 07 degrees 10 minutes 33 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 12 degrees 53 minutes 36 seconds West, a distance of 50.42 feet;

**THENCE** Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 11 degrees 27 minutes 05 seconds, for an arc distance of 50.50 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve left, whose long chord bears North 21 degrees 44 minutes 53 seconds West, a distance of 87.98 feet;

**THENCE** Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said non-tangent curve to the left, having a radius of 806.00 feet, through a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 88.03 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 17 degrees 21 minutes 20 seconds East, a distance of 91.42 feet;

**THENCE** Northeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the right, having a radius of 68.00 feet, through a central angle of 84 degrees 28 minutes 11 seconds, for an arc distance of 100.25 feet to a one-half inch iron rod found for corner in the existing South right-of-way line of East Debbie Lane (variable width right-of-way);

**THENCE** North 59 degrees 33 minutes 40 seconds East with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 113.05 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner;

**THENCE** North 60 degrees 28 minutes 30 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 62.00 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 61 degrees 35 minutes 06 seconds East, a distance of 14.30 feet;

**THENCE** Easterly with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, with said non-tangent curve to the right, having a radius of 1940.00 feet, through a central angle of 00 degrees 25 minutes 21 seconds, for an arc distance of 14.30 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the existing South right-of-way line of said East Debbie Lane, as recorded in Instrument Number D220286670, O.P.R.T.C.T.;

**THENCE** North 68 degrees 11 minutes 57 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 101.13 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 62 degrees 37 minutes 01 second East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing South right-of-way line of said East Debbie Lane, a distance of 64.61 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the existing Northwest corner of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

**THENCE** South 73 degrees 52 minutes 46 seconds East, departing the existing South right-of-way line of said East Debbie Lane, with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 21.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 30 degrees 22 minutes 34 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 37.05 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the left, whose long chord bears South 75 degrees 22 minutes 29 seconds East, a distance of 133.64 feet;

**THENCE** Easterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the left, having a radius of 94.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 148.44 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** North 59 degrees 37 minutes 26 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 126.70 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

**THENCE** Easterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 30 degrees 22 minutes 32 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

**THENCE** Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 15 degrees 02 minutes 51 seconds East, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

**THENCE** Southeasterly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for corner in the Southeasterly line of said PARKSIDE VILLAS LOT VENTURE tract, same being the Northwesterly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

**THENCE** South 59 degrees 35 minutes 21 seconds West with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Lot 1, a distance of 982.28 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 14.156 acres (616,621 square feet) of land.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C2	81.83'	175.00'	26°47'31"	S17° 00' 54"E	81.09'
C3	39.29'	25.00'	90°02'07"	N75° 23' 36"W	35.37'
C4	55.56'	207.50'	15°20'31"	N22° 42' 19"W	55.40'
C5	39.40'	292.50'	7°43'01"	N18° 55' 12"W	39.37'
C6	31.63'	22.00'	82°22'04"	N18° 24' 19"E	28.97'
C7	46.92'	175.00'	15°21'48"	N22° 43' 45"W	46.78'
C8	9.25'	150.00'	3°32'03"	N5° 23' 10"W	9.25'
C9	22.08'	150.00'	8°26'01"	N11° 22' 12"W	22.06'
C10	28.36'	150.00'	10°50'02"	N21° 00' 13"W	28.32'
C12	43.96'	150.00'	16°47'31"	S67° 59' 06"W	43.80'
C13	3.49'	200.00'	1°00'02"	N4° 07' 09"W	3.49'
C14	27.63'	200.00'	7°54'51"	N8° 34' 35"W	27.60'
C15	16.01'	302.46'	3°02'01"	N19° 56' 21"W	16.01'
C16	17.74'	302.46'	3°21'41"	N16° 44' 30"W	17.74'
C17	22.58'	175.00'	7°23'33"	S72° 25' 08"W	22.56'
C18	22.12'	175.00'	7°14'28"	S65° 06' 07"W	22.10'
C19	20.99'	130.00'	9°15'02"	S1° 10' 18"E	20.97'
C20	47.77'	160.00'	17°06'19"	S5° 15' 22"E	47.59'

Line Table		
Line #	Length	Direction
L1	28.75'	S3° 17' 47"W
L2	8.02'	S3° 37' 08"E
L3	44.35'	S76° 22' 52"W
L4	15.83'	S21° 56' 00"W
L5	2.68'	S59° 35' 21"W
L6	12.12'	N67° 43' 45"W
L7	9.02'	N59° 35' 21"E
L8	10.00'	N59° 35' 24"E
L9	12.13'	S67° 43' 43"E
L10	11.22'	S15° 00' 26"E
L11	16.08'	S27° 59' 06"W
L12	0.95'	S27° 59' 06"W
L13	14.14'	N75° 24' 39"W
L14	14.14'	N14° 35' 21"E
L15	10.48'	S62° 00' 54"E
L17	15.43'	N20° 03' 29"E
L18	14.14'	S75° 24' 39"E
L19	14.14'	S14° 35' 21"W
L20	14.12'	N75° 23' 36"W
L21	14.09'	N14° 36' 24"E
L22	14.14'	S75° 24' 39"E
L23	10.00'	S86° 22' 52"W
L24	14.14'	N14° 35' 21"E
L25	14.14'	S75° 24' 39"E
L26	14.14'	N14° 35' 21"E
L27	10.56'	S62° 16' 56"E
L28	21.21'	S41° 22' 52"W
L29	21.86'	S50° 23' 51"E
L30	9.55'	N86° 22' 52"E
L31	14.14'	N75° 23' 36"W
L32	14.14'	S14° 35' 21"W
L33	14.14'	N75° 24' 39"W
L34	45.67'	S13° 48' 31"E

LOT SUMMARY TABLE			
PARKSIDE ESTATES	NO.	AC.	S.F.
GROSS SITE AREA		14.156	616,621
RIGHT-OF-WAY		3.170	138,100
COMMERCIAL LOTS	1	2.031	88,469
TOWNHOME LOTS	128	5.993	261,063
OPEN SPACE LOTS	13	1.592	69,351
ALLEY LOTS	3	0.772	33,644
TOTAL:	146		

PRELIMINARY PLAT  
**PARKSIDE ESTATES**  
 14.156 acres out of the  
 Henry McGehee Survey, Abstract Number 998  
 City of Mansfield, Tarrant County, Texas  
 128 Residential Lots, 13 Open Space Lots, 3 Alley Lots and 1 Commercial Lot  
 Preparation Date: June 2022  
 Revision Date: September 2022  
 SHEET 2 OF 3      SD#22-035

ENGINEER / SURVEYOR:  
 BANNISTER ENGINEERING, LLC  
 240 NORTH MITCHELL ROAD  
 MANSFIELD, TEXAS 76063  
 CONTACT: MICHAEL DAVIS, RPLS  
 PHONE: 817-842-2094  
 Mike@bannistereng.com

OWNER:  
 PARKSIDE VILLAS LOT VENTURE, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 900  
 DALLAS, TEXAS 75225  
 CONTACT: MICHAEL DAVIS, RPLS  
 PHONE: 214-888-8859

DEVELOPER:  
 PARKSIDE VILLAS LOT VENTURE, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 900  
 DALLAS, TEXAS 75225  
 HUMBERTO JOHNSON JR. PE  
 SKORBURG COMPANY

BLOCK 1		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2600	0.060
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	2200	0.051
7	2200	0.051
8	1760	0.040
9	1760	0.040
10	1760	0.040
11	2225	0.051
12X	31434	0.722

BLOCK 2		
Lot Area Table		
Lot #	Square Feet	Acreage
1X	1787	0.041
2	2600	0.060
3	1760	0.040
4	2150	0.049
5X	2116	0.049
6	2600	0.060
7	1760	0.040
8	1760	0.040
9	1760	0.040
10	2150	0.049
11	2600	0.060
12	1760	0.040
13	1760	0.040
14	2200	0.051
15	2200	0.051
16	1760	0.040
17	1760	0.040
18	2200	0.051
19	2200	0.051
20	1760	0.040
21	1760	0.040
22	2150	0.049
23X	11501	0.264
24	2600	0.060
25	1760	0.040
26	1760	0.040
27	2200	0.051
28	2200	0.051
29	1760	0.040
30	1760	0.040
31	2200	0.051
32	2200	0.051
33	1760	0.040
34	1760	0.040
35	2150	0.049
36	2150	0.049
37	1760	0.040
38	1760	0.040
39	1760	0.040
40	2718	0.062
41	2718	0.062
42	1760	0.040
43	1760	0.040
44	1760	0.040
45	2150	0.049
46	2150	0.049
47	1760	0.040
48	1760	0.040
49	1760	0.040
50	2675	0.061
51X	1402	0.032
52	2895	0.066
53	1858	0.043
54	1780	0.041
55	2200	0.051
56	2200	0.051
57	1760	0.040
58	1760	0.040
59	2150	0.049
60X	1376	0.032
61	2200	0.051
62	1760	0.040
63	1760	0.040
64	1760	0.040
65	2200	0.051
66	2200	0.051
67	1760	0.040
68	1760	0.040
69	1760	0.040
70	2200	0.051

BLOCK 3		
Lot Area Table		
Lot #	Square Feet	Acreage
1X	834	0.019
2	2181	0.050
3	1763	0.040
4	1760	0.040
5	2482	0.057
6	2649	0.061
7	1829	0.042
8	2702	0.062
9X	3816	0.088
10	2704	0.062
11	1831	0.042
12	1831	0.042
13	1831	0.042
14	2290	0.053
15	2290	0.053
16	1832	0.042
17	1833	0.042
18	2291	0.053
19	2292	0.053
20	1834	0.042
21	1834	0.042
22	2662	0.061
23X	2460	0.056
24X	17202	0.395

BLOCK 4		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2592	0.059
2	1760	0.040
3	1760	0.040
4	1760	0.040
5	1760	0.040
6	1760	0.040
7	2200	0.051
8X	2638	0.061
9	2200	0.051
10	1760	0.040
11	1760	0.040
12	2200	0.051
13	2200	0.051
14	1760	0.040
15	1760	0.040
16	1760	0.040
17	3198	0.073
18X	8792	0.202

BLOCK 5		
Lot Area Table		
Lot #	Square Feet	Acreage
1	2796	0.064
2	1811	0.042
3	1808	0.042
4	2151	0.049
5X	7349	0.169

BLOCK 2		
Lot Area Table		
Lot#	Square Feet	Acreage
71	2200	0.051
72	1760	0.040
73	1760	0.040
74	2200	0.051
75	2638	0.061
76	2200	0.051
77	1760	0.040
78	1760	0.040
79	2200	0.051
80	2200	0.051
81	1760	0.040
82	1760	0.040
83	1800	0.041
84X	1552	0.036
85X	33644	0.772

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