

VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND

N NORTH
S SOUTH
E EAST
W WEST

DEGREES
MINUTES/FEET
SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

O.P.R.T.C.T.
OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

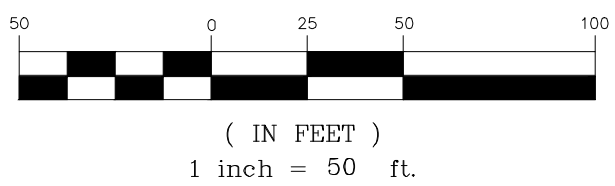
B.L.
BUILDING LINE

◆ STREET NAME CHANGE

D.E., U.E. & C.A.E.
DRAINAGE, UTILITY AND
COMMON ACCESS EASEMENT

U.E.
UTILITY EASEMENT

GRAPHIC SCALE



CCAL WALNUT CREEK PRIVATE
SCHOOL, LLC
INSTRUMENT NUMBER D214241788
O.P.R.T.C.T.

PLACE OF
BEGINNING
FOUND 1/2" CAPPED
IRON ROD STAMPED
"WEIR & ASSOC. INC."
NAD-1983 COORDINATE
SYSTEM (2011)
TEXAS NORTH CENTRAL ZONE
GRID COORDINATES
N: 6902705.07
E: 2390144.68

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-22-005

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063

HOUSEMAN INVESTMENT PARTNERS, LTD.
INSTRUMENT NUMBER D22224801
O.P.R.T.C.T.

MANSFIELD INDEPENDENT SCHOOL
DISTRICT
(ACCESS EASEMENT)
INSTRUMENT NUMBER D220097207
O.P.R.T.C.T. &
INSTRUMENT NUMBER D220106963
O.P.R.T.C.T.

LOT 1
HUNTER'S ROW AT WALNUT CREEK
INSTRUMENT NUMBER D198064627
O.P.R.T.C.T.

LOT 2
HUNTER'S ROW AT WALNUT CREEK
INSTRUMENT NUMBER D198064627
O.P.R.T.C.T.

LOT 3
HUNTER'S ROW AT WALNUT CREEK,
SECTION TWO
INSTRUMENT NUMBER D201059271
O.P.R.T.C.T.

LOT 4
HUNTER'S ROW AT WALNUT CREEK,
SECTION TWO
INSTRUMENT NUMBER D201059271
O.P.R.T.C.T.

LOT 5
HUNTER'S ROW AT WALNUT CREEK,
SECTION TWO
INSTRUMENT NUMBER D201059271
O.P.R.T.C.T.

LOT 6R
HUNTER'S ROW AT WALNUT CREEK
INSTRUMENT NUMBER D203315579
O.P.R.T.C.T.

LOT 7
HUNTER'S ROW AT WALNUT CREEK
SECTION TWO
INSTRUMENT NUMBER D203315579
O.P.R.T.C.T.

LOT 8
HUNTER'S ROW AT WALNUT CREEK
SECTION TWO
INSTRUMENT NUMBER D203315579
O.P.R.T.C.T.

General Notes:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 7-07. All distances shown herein are surface distances.

2. 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.

3. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone and within Zone "X" (Shaded), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. Lot 1X, Block 3 allows pedestrian access.

5. All Common Access Easements are to be maintained by the Home Owner's Association and to serve Parkside Estates and Lot 23X, Block 3.

6. No trees, bushes, fences, walls or anything over 2' in height is allowed within the visibility triangles/easements.

7. Lot 9X, Block 3 will allow for emergency access.

8. The common access easements are for the use of all lots that touch said easement. No improvements shall be made that impede ingress and egress along these easements.

9. The common access easements will be maintained by the property Home Owners Association.

10. A mandatory Home Owners Association will be responsible for the maintenance of the masonry screening wall with masonry columns; the wood fence with masonry columns; the decorative metal fence; the wood fence along the Northern and Western perimeter of the development; the decorative street sign and street light poles and mounts; the open space lots and all landscaping and improvements thereon; and the enhanced entryway features, including but not limited to, the median, landscaping, any non-standard pavement, the entrance masonry wall and signage, and the decorative light fixtures, alleys and detention pond.

11. See Line Table and Curve Table on Sheet No. 2

APPROVED BY THE CITY OF MANSFIELD

2023

APPROVED BY: P&Z COMMISSION CHAIRMAN

2023

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT

PARKSIDE ESTATES

12.125 acres out of the
Henry McGehee Survey, Abstract Number 998

City of Mansfield, Tarrant County, Texas

128 Residential Lots, 13 Open Space Lots and 3 Alley Lots

Preparation Date: September 2022

Revision Date: January 2023

SHEET 1 OF 2

SD#22-063

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
JOHN ARNOLD - DIRECTOR

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

B:\Clients\090 (Sherburg Development)\090-22-005 (Parksid... - Mansfield)\Survey see 090-21-018\SURVEY.DOC\090-22-005 Residential Plat.dwg
1/10/2023 9:33:58 AM

OWNERS DEDICATION:

WHEREAS, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 12.125 acres (528,152 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 12.125 acres (528,152 square feet) of land being a portion 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 12.125 acres (528,152 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 said 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 said 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 8 degrees 42 minutes 39 seconds West, a distance of 13.61 feet;

THENCE Northerly, continue with the common line between said PARKSIDE VILLAS LOT VENTURE tract and the existing Easterly right-of-way line of said North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 3 degrees 05 minutes 11 seconds, for an arc distance of 13.61 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner at the Southwesterly corner of that certain tract of land described in a Special Warranty Deed to Houseman Investment Partners, Ltd. (hereinafter referred to as Houseman Investment Partners tract), as recorded in Instrument Number D22224801, O.P.R.T.C.T.;

THENCE North 59 degrees 35 minutes 21 seconds East, departing the existing Easterly right-of-way line of said North Walnut Creek Drive, with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 74.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 30 degrees 24 minutes 39 seconds East, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 14.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 59 degrees 35 minutes 21 seconds East, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 486.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 24 minutes 39 seconds West, continue with the common line between the remainder of said PARKSIDE VILLAS LOT VENTURE tract, and said Houseman Investment Partners tract, a distance of 30.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in a Northeasterly line of said PARKSIDE VILLAS LOT VENTURE tract, same being the Southwesterly line 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 North 59 degrees 37 minutes 26 seconds East with the common line between said PARKSIDE VILLAS LOT VENTURE tract and said Mansfield ISD tract, a distance of 120.56 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 12.125 acres (528,152 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PARKSIDE VILLAS LOT VENTURE, LTD.**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **PARKSIDE ESTATES**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

PARKSIDE VILLAS LOT VENTURE, LTD.

By: John Arnold, Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, 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 purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2023.

Notary Public, The State of Texas

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
12 X	31434	0.722

BLOCK 2		
Lot Area Table		
Lot #	Square Feet	Acreage
1 X	1787	0.041
2	2600	0.060
3	1760	0.040
4	2150	0.049
5 X	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
23 X	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
51 X	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
60 X	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

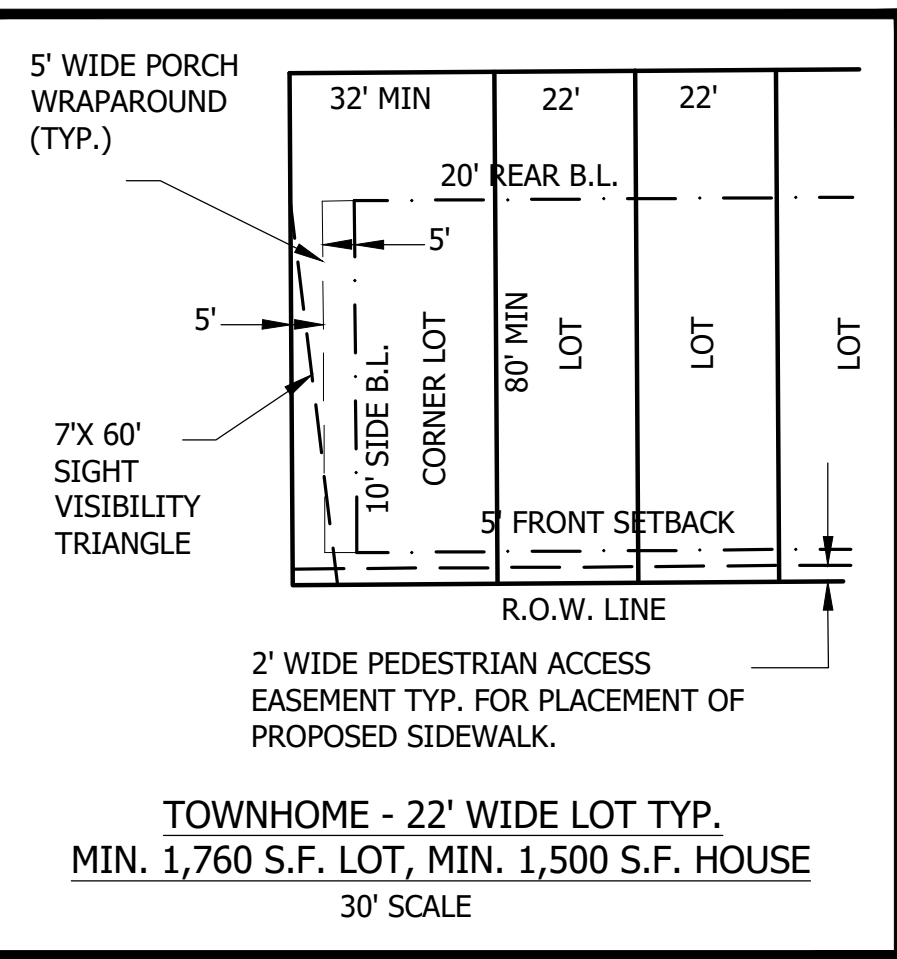
BLOCK 2		
71	2200	0.051
72	1760	0.040
73	1760	0.040
74	2200	0.051
75	2638	0.061
76	2200	0.051
77	1760	0.040
78	1760	0.040
79	2200	0.051
80	2200	0.051
81	1760	0.040
82	1760	0.040
83	1800	0.041
84 X	1552	0.036
85 X	33644	0.772

BLOCK 3		
Lot Area Table		
Lot #	Square Feet	Acreage
1 X	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
9 X	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
23 X	2460	0.056
24 X	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
8 X	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
18 X	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
5 X	7349	0.169

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

FINAL PLAT

PARKSIDE ESTATES
12.125 acres out of the
Henry McGehee Survey, Abstract Number 998
City of Mansfield, Tarrant County, Texas
128 Residential Lots, 13 Open Space Lots and 3 Alley Lots
Preparation Date: September 2022
Revision Date: January 2023
SHEET 2 OF 2

SD#22-063

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CONTACT: MICHAEL DAVIS, RPLS
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HUMBERTO JOHNSON JR. PE
SKORBURG COMPANY

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

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823

DATE:

