

ASCHULTZ 01/17/2023 9:32AM \\HDDALLAS2\DISK2\PROJ\313100.02 - MANSFIELD 54 ACRE PRELIMINARY PLAT\10 CADD & B\10.1 AUTOCAD\310002.DWG PRELIMINARY PLAT\PRE\_PLAT\_MANSFIELD\_54.DWG

POINT OF BEGINNING

3/8" IRF (CONTROL MONUMENT)  
N 6883007.327  
E 2398336.475  
(GRID VALUES)

ROW DEDICATION MAY BE REQUIRED ALONG NORTH BOUND US 287 FRONTAGE ROAD FOR RIGHT-TURN LANES.

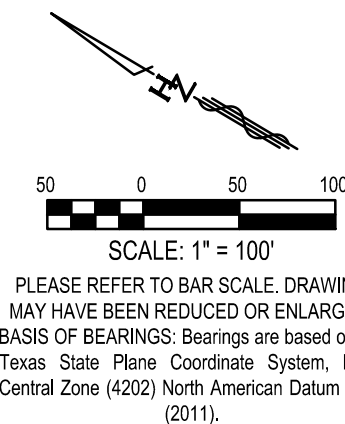
ROW DEDICATION MAY BE REQUIRED ALONG NORTH BOUND US 287 FRONTAGE ROAD FOR RIGHT-TURN LANES.

$\Delta = 034^{\circ}01'09''$   
 $R = 1402.40'$   
 $CB = N38^{\circ}35'54''W$   
 $CH = 820.49'$   
 $L = 832.67'$

$\Delta = 007^{\circ}35'52''$   
 $R = 665.00'$   
 $CB = S34^{\circ}08'19''E$   
 $CH = 88.12'$   
 $L = 88.18'$

$\Delta = 019^{\circ}16'25''$   
 $R = 984.18'$   
 $CB = N45^{\circ}59'20''W$   
 $CH = 329.51'$   
 $L = 331.07'$

(PUBLIC RIGHT-OF-WAY DEDICATION)  
VOL. 11, PG. 617, DRAWER J, P.R.J.C.T.



CITY CASE #: SD#22-066

SHEET 1 OF 2

#### PRELIMINARY PLAT

Lot 1 Block 1, Lots 1 - 3 Block 2, Lot 1 Block 3,  
Lots 1 - 2 Block 4, Lots 1 - 2 Block 5,  
Lots 1 - 3 Block 6, Lots 1 - 2 Block 7

#### VILLAGE AT SOUTH POINTE

54.39 acre C. Vela Survey, Abstract No. 851  
City of Mansfield, Johnson County, Texas

6 Multi-Family Residential Lots  
8 Commercial Lots

JANUARY, 2023

OWNER/DEVELOPER:

CHISHOLM FLATS, LLC  
3771 BETHEL RD.  
WEATHERFORD, TX 76087

PREPARED/SURVEYED BY:

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Fort Worth  
500 West 7th Street, Suite 300  
Fort Worth, Texas 76102-4728  
Phone (817) 335-3000 Fax (817) 335-1025

- NOTE:
- THIS SITE IS LOCATED WITHIN ZONE X (AN AREA WITH LESS THAN 0.2% CHANCE OF 100-YEAR FLOOD), AS SHOWN ON THE COMMUNITY MAP FOR JOHNSON COUNTY AND INCORPORATED AREAS, MAP NUMBER 48251C0125J WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012.
  - THE STREET SECTIONS IN THIS DEVELOPMENT WILL COMPLY WITH THE STREET SECTIONS SHOWN IN THE THOROUGHFARE PLAN EXHIBITS OF THE SPECIAL LAND ASSEMBLAGE PLAN APPROVED BY THE CITY ON OCTOBER 27, 2022.
  - ROW DEDICATION MAY BE REQUIRED ALONG NORTH BOUND US 287 FRONTAGE ROAD FOR RIGHT-TURN LANES.

#### 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, GRANTEES, SUCCESSORS, AND ASSIGNS.

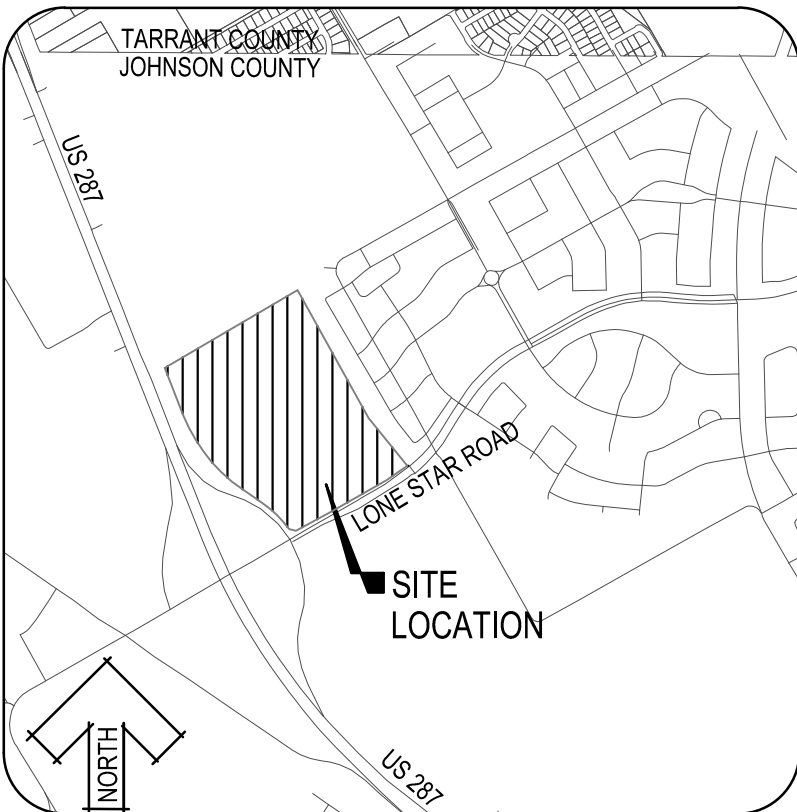
THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF 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 FOREMENTIONED 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 THE 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.

LOT SUMMARY TABLE			
GROSS SITE AREA (ACREAGE)	54.393 AC.	TOTAL NUMBER OF LOTS	14
		TOTAL NUMBER MULTIFAMILY LOTS	6
		TOTAL NUMBER COMMERCIAL LOTS	8
		TOTAL NUMBER COMMON AREAS	0

#### LEGEND

● IRF - 3/8" IRON ROD FOUND  
○ IRS - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"  
P.D.E. - PRIVATE DRAINAGE EASEMENT  
U.E. - UTILITY EASEMENT  
P.U.E. - PRIVATE UTILITY EASEMENT  
1-X\* - PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED OPEN SPACE & PRIVATE SIDEWALK ACCESS EASEMENT  
D.R.J.C.T. - DEED RECORDS, JOHNSON COUNTY, TEXAS  
P.R.J.C.T. - PLAT RECORDS, JOHNSON COUNTY, TEXAS  
O.P.R.J.C.T. - OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

ASCHULTZ 01/17/2023 9:35AM \\HZDALLAS2\DISK2\PROJ\R31\3100.02 - MANSFIELD 54 ACRE PRELIMINARY PLAT\10 CAD & BIM\10.1 AUTOCAD\310002.DWG\PRELIMINARY PLAT\_PRE\_PLAT\_MANSFIELD\_54.DWG

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, CHISHOLM FLATS LLC is the owner of a tract of land situated in the Cresanto Vela Survey, Abstract No. 851 and being all of that tract called 54.391-acre tract of land conveyed from RUBY-07-SPMTGE, LLC to CHISHOLM FLATS LLC, as recorded in Instrument No.2021-10970 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found (controlling monument) at the most westerly corner of said 54.391-acre tract and at the south corner of "Tract Z", as described in Warranty deed to Ryan Kohl, recorded in Instrument No. 2012-08217, O.P.R.J.C.T., said point also being on the northeast right-of-way line of U.S. Highway No. 287 (variable width right-of-way) as described in instrument to the State of Texas, recorded in Volume 752, Page 534, O.P.R.J.C.T.,

THENCE, North 59 degrees 39 minutes 33 seconds East, departing said northeasterly right-of-way line U.S. Highway No. 287 continuing along the northerly line of said 54.391-acre tract and along the southeasterly line of said "Tract Z", passing at a distance of 703.85 feet a 3/8-inch iron rod found the common southeast corner of said "Tract Z" and "Tract 1", as described in said Warranty deed to T.J. Mark, LLC, and continuing along the southeasterly line of said "Tract 1", passing at a distance of 317.00 feet the common southeast corner of said "Tract 1" and "Tract 1" as described in Warranty deed to TJ Mark, LLC, recorded in Instrument No. 2012-09408, O.P.R.J.C.T., and continuing along the southeasterly line of said TJ Mark, LLC tract a distance of 310.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the north corner of the herein described tract for a total distance of 1,330.92 feet, said point, also being the west corner Southpointe Phase 2, an addition to the City of Mansfield, as shown on a plat recorded in Volume 11, Page 506 of the Plat Records of Johnson County, Texas (P.R.J.C.T.);

THENCE, departing the southeasterly line of said TJ Mark, LLC tract and continuing along the southwest line of said Southpointe Phase 2 tract the following courses:

South 90 degrees 20 minutes 23 seconds East, a distance of 1,361.91 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a central angle of 07 degrees 35 minutes 52 seconds, a radius of 665.00 feet and being subtended by a 88.12-foot chord which bears South 34 degrees 08 seconds 19 minutes East;

Continuing along said curve to the left for an arc distance of 88.18 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 37 degrees, 56 minutes 15 seconds East, a distance of 342.35 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on the northwesterly right-of-way of Lone Star Road (variable width right-of-way), said point also being the south corner of said Southpointe Phase 2 and the beginning of a non-tangent curve to the right having a central angle of 08 degrees 23 minutes 34 seconds, a radius of 1,340.00 feet, subtended by a 219.43-foot chord which bears South 55 degrees 30 minutes 04 seconds West;

THENCE, departing said southwest line of Southpointe Phase 2 and continuing along said northwest right-of-way line of Lone Star Road the following courses:

Continuing along said curve to the right for an arc distance of 219.68 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 60 degrees 11 minutes 52 seconds West, a distance of 545.74 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

South 64 degrees 01 minutes 13 seconds West, a distance of 150.00 feet to a cut "X" set in concrete;

South 60 degrees 11 minutes 52 seconds West, a distance of 200.27 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" on said northeast right-of-way of U.S. Highway No. 287;

THENCE, departing said northwest right-of-way of Lone Star Road and continuing along said northeast right-of-way line of U.S. Highway No. 287 the following courses:

North 77 degrees 21 minutes 29 seconds West, a distance of 58.95 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a curve to the right having a central angle of 19 degrees 16 minutes 25 seconds, a radius of 984.18 feet, subtended by a 329.51-foot chord which bears North 45 degrees 59 minutes 20 seconds West;

Continuing along said curve to the left for an arc distance of 331.07 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

North 55 degrees 37 minutes 20 seconds West, a distance of 200.41 feet to a found TxDOT concrete right-of-way monument (damaged) at the beginning of a curve to the right having a central angle of 34 degrees 01 minutes 09 seconds, a radius of 1,402.40 feet, subtended by a 820.49 foot chord which bears North 38 degrees 35 minutes 54 seconds West;

Continuing along said curve to the right for an arc distance of 832.67 feet to a found TxDOT concrete right-of-way monument (disturbed);

North 21 degrees 29 minutes 51 seconds West, a distance of 441.22 feet to the POINT OF BEGINNING and CONTAINING 54.393 Acres of land, more or less.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	78.29'	265.00'	016°55'08"	N21°52'53"W	77.97'
C2	66.33'	232.00'	016°22'49"	N68°23'16"E	66.10'
C3	46.03'	168.00'	016°22'49"	N68°23'16"E	47.87'
C4	56.09'	280.00'	011°28'42"	N82°19'02"E	56.00'
C5	65.54'	320.00'	011°44'03"	N70°42'40"E	65.42'
C6	153.40'	168.00'	052°19'04"	S55°57'40"E	148.13'
C7	56.09'	280.00'	011°28'42"	S24°03'47"E	56.00'
C8	64.11'	320.00'	011°28'42"	S24°03'47"E	64.00'
C9	345.56'	722.00'	027°25'20"	S73°54'32"W	342.27'
C10	222.54'	253.00'	050°23'48"	S62°25'18"W	215.43'
C11	170.50'	197.00'	049°35'16"	N62°49'34"E	165.23'
C12	180.05'	778.00'	013°15'34"	N75°17'46"E	179.65'
C13	126.88'	108.00'	067°18'39"	S78°27'39"E	119.71'
C14	56.83'	50.00'	065°07'03"	N79°33'27"W	53.82'
C15	163.58'	232.00'	040°23'53"	S70°29'35"E	160.21'
C16	32.13'	280.00'	006°34'27"	N88°09'11"E	32.11'
C17	72.06'	321.00'	012°51'44"	N83°00'33"E	71.91'
C18	96.92'	335.00'	016°55'08"	S21°52'53"E	96.56'
C19	75.23'	52.00'	082°53'35"	S71°47'11"E	66.84'
C20	92.28'	108.00'	048°57'16"	S88°45'21"E	89.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C21	88.59'	300.00'	016°55'08"	N21°52'53"W	88.27'
C22	57.18'	200.00'	016°22'49"	N68°23'16"E	56.98'
C23	256.98'	200.00'	073°37'11"	S66°36'44"E	236.66'
C24	206.52'	225.00'	052°35'22"	S61°19'32"W	199.34'
C25	358.96'	750.00'	027°25'20"	N73°54'32"E	355.54'
C26	92.48'	80.00'	066°14'03"	N80°06'57"W	87.42'
C27	115.74'	80.00'	082°53'35"	S71°47'11"E	105.91'
C28	176.31'	1340.00'	007°32'20"	N56°25'41"E	176.19'
C29	164.17'	1402.40'	006°42'26"	N24°56'33"W	164.08'
C30	26.08'	232.00'	006°26'31"	N86°05'13"E	26.07'
C31	64.11'	320.00'	011°28'42"	N82°19'02"E	64.00'
C32	74.96'	130.00'	033°02'09"	N81°21'43"E	73.92'
C33	391.09'	1402.40'	015°56'42"	S39°43'02"E	389.83'
C34	331.07'	984.18'	019°16'25"	N45°59'20"W	329.51'
C37	23.58'	288.00'	004°41'29"	S44°43'45"E	23.57'
C38	53.97'	42.00'	073°37'11"	N23°23'16"E	50.33'
C40	32.57'	108.00'	017°16'47"	S55°38'19"E	32.45'
C42	119.79'	1026.84'	006°41'03"	N46°45'55"E	119.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°04'51"W	15.19'
L2	N75°20'27"W	14.14'
L3	N31°34'41"E	14.14'
L4	S74°09'05"E	13.98'
L5	N14°20'13"E	13.93'
L6	S15°11'52"W	14.14'
L7	S80°14'04"W	14.35'
L8	N09°31'20"W	13.87'
L9	S74°48'08"E	14.14'
L10	S15°11'52"W	14.14'
L11	N15°11'52"E	14.14'
L12	N60°11'52"E	269.76'
L13	N46°59'56"W	143.49'
L14	S02°43'23"W	16.65'
L15	N74°48'08"W	14.14'
L16	S14°55'44"W	14.08'
L17	N13°35'12"E	13.87'
L18	S75°20'23"E	14.14'
L19	N14°39'37"E	14.14'
L20	S84°42'04"E	16.25'
L21	S58°25'19"E	14.14'
L22	S14°39'33"W	14.14'
L23	N75°20'25"W	14.14'
L24	S14°39'35"W	14.14'
L25	S80°58'38"E	15.58'
L26	S46°59'56"E	150.69'
L27	N49°17'50"E	86.26'
L28	N67°00'59"E	85.66'
L29	N60°11'52"E	124.99'
L33	N60°11'52"E	29.99'
L34	N29°48'25"W	16.95'
L35	N20°07'35"W	58.81'
L36	S42°17'37"W	53.83'
L37	S13°25'19"E	27.06'

CITY CASE #: SD#22-066

SHEET 2 OF 2

PRELIMINARY PLAT

Lot 1 Block 1, Lots 1 - 3 Block 2, Lot 1 Block 3,  
Lots 1 - 2 Block 4, Lots 1 - 2 Block 5,  
Lots 1 - 3 Block 6, Lots 1 - 2 Block 7

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