

VICINITY MAP
(NOT TO SCALE)

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. 48251C0125J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012.
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. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, INCLUDING THE "X" LOTS NOT DESIGNATED AS PUBLIC PARK LAND, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.
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8. FLOODPLAIN PER HYDROLOGIC & HYDRAULIC ANALYSIS FOR A PORTION OF AN UN-NAMED TRIBUTARY TO JOE POOL LAKE PREPARED BY GRAHAM ASSOCIATES, INC.
9. THE ACCESS EASEMENT ON LOT 15X, BLOCK 3 IS FOR THE USE OF THE GAS WELL OPERATOR OF THE WALKING T/EAGLE FORD DRILL SITES. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
10. THE ACCESS EASEMENT ON LOT 15X, BLOCK 3 SHALL BE MAINTAINED BY THE GAS WELL OPERATOR.

LEGEND

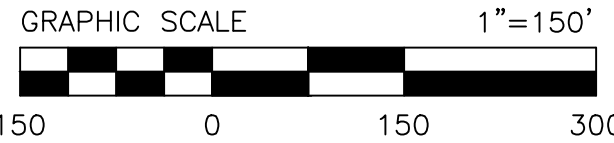
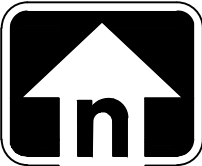
FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"

BLOCK 13 = BLOCK NUMBERS

15 = LOT NUMBERS

1X = "X" LOT

↓ = STREET NAME CHANGE



PLAT FILED _____, 20__

INSTRUMENT#: _____ - _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

FINAL PLAT
SOUTHPONTE PHASE 7A

29.05 ACRES OUT OF THE SETH M. BLAIR SURVEY ABSTRACT NO. 72
AND CRESANTO VELA SURVEY ABSTRACT NO. 851
AS RECORDED IN DOC. NO. 2022-58, P.R.J.C.T.
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

80 RESIDENTIAL LOTS

4 OPEN SPACE LOTS

JUNE 2023

PREPARED BY



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP# FIRM: F-11917BPLS FIRM: 101538-00

SD#23-014

SHEET 1 OF 4

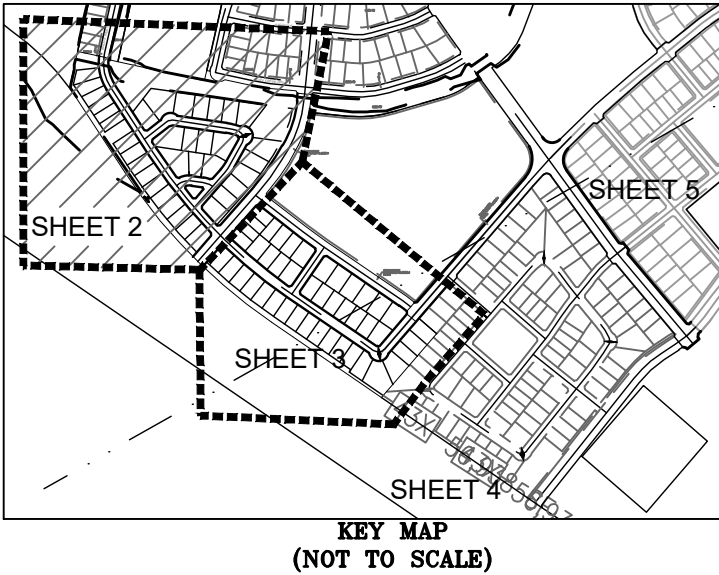
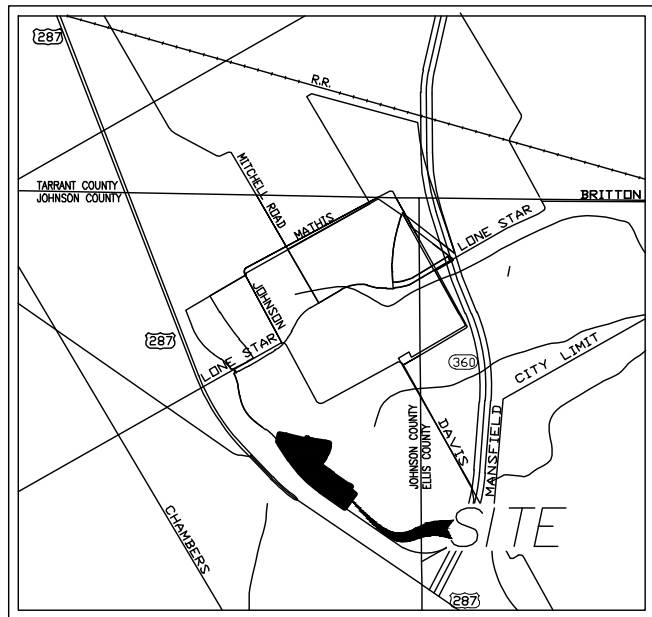
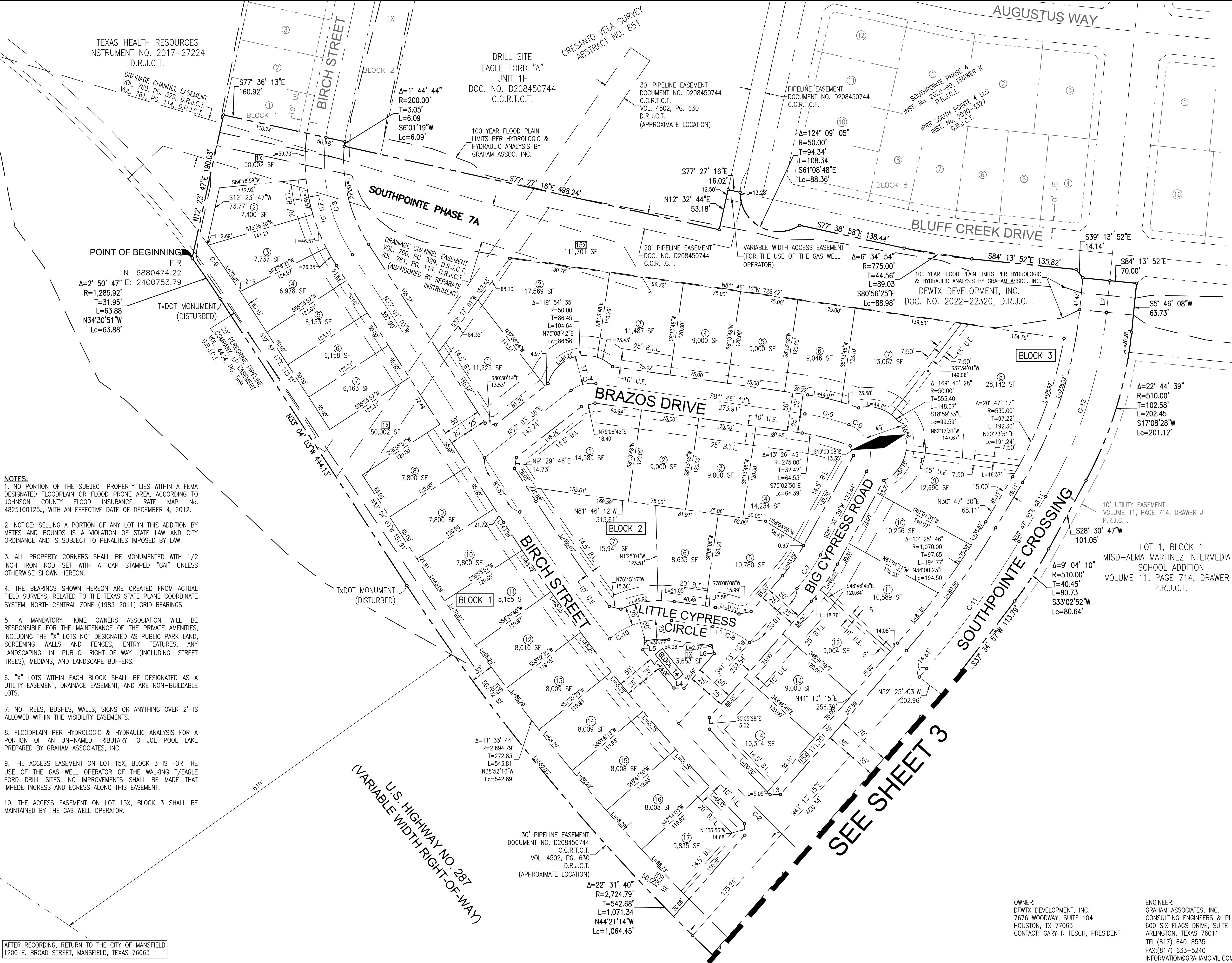
SHEET 2

SHEET 3

LOTS 2-7, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-10,
BLOCK 3 ARE LOCATED WITHIN 300 FEET OF AN
APPROVED GAS WELL DRILL SITE.

OWNER:
DFWTX DEVELOPMENT, INC.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
CONTACT: GARY R TESCH, PRESIDENT

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



LOTS 2-7, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-10, BLOCK 3 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

- NOTES:**
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LEGEND

FIR = FOUND 1/2 INCH IRON ROD WITH A CAP STAMPED "GRAHAM ASSOC INC"

C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS

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

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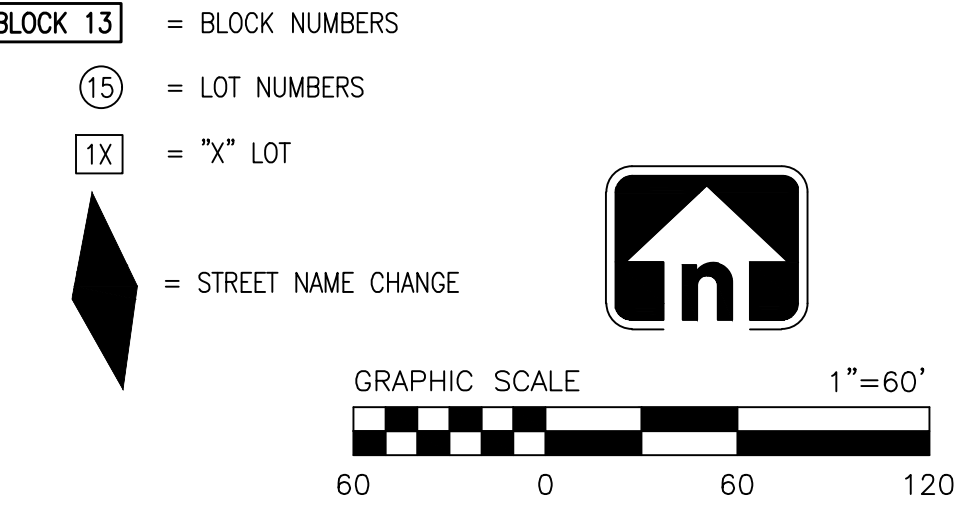
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D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS

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B.T.L. = BUILD TO LINE

U.E. = UTILITY EASEMENT



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DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

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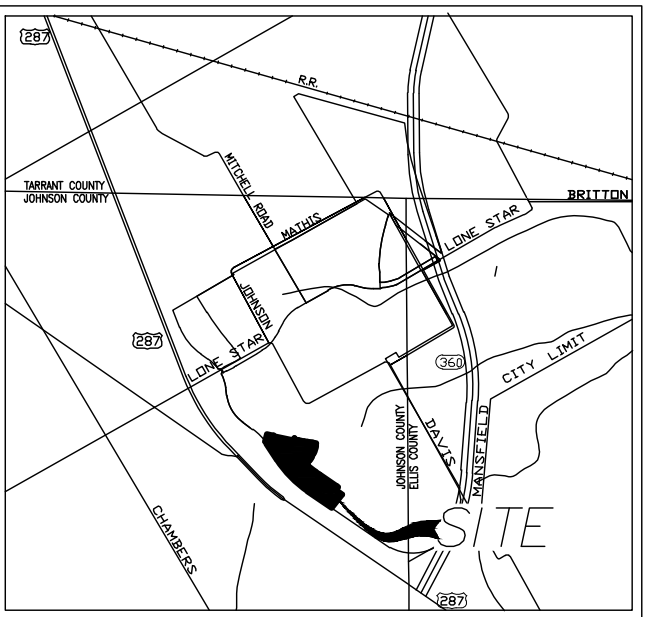
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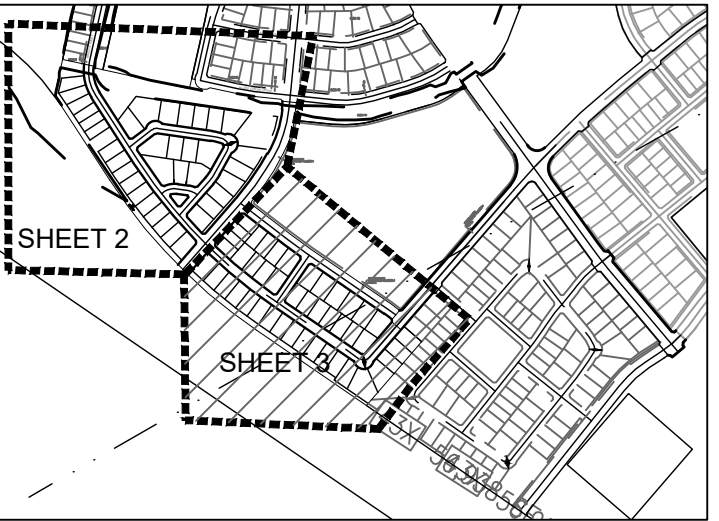
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SHEET 2 OF 4

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VICINITY MAP
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KEY MAP
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LEGEND

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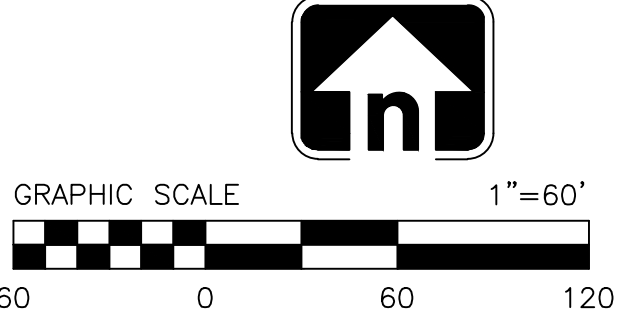
PLAT FILED _____, 20____

INSTRUMENT#: _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK



**FINAL PLAT
SOUTHPOINTE PHASE 7A**

29.05 ACRES OUT OF THE SETH M. BLAIR SURVEY ABSTRACT NO. 72
AND CRESANTO VELA SURVEY ABSTRACT NO. 851
AS RECORDED IN DOC. NO. 2022-58, P.R.J.C.T.
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4 OPEN SPACE LOTS
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ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-11917/BPLS FIRM: 101538-00

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SD#23-014

SHEET 3 OF 4

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

LEGAL DESCRIPTION

WHEREAS, DFWTX DEVELOPMENT, INC., acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 29.05 acre tract of land located in the Seth M. Blair Survey Abstract No. 72 and Cresanto Vela Survey Abstract No. 851, City of Mansfield, Johnson County, and recorded in Instrument No. 2022-22320, Deed Records, Johnson County, Texas, being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" (GAI), being in the existing public east right-of-way line of U.S. Highway No. 287 (having a Variable Width Right-Of-Way) and being in the west line of said 2021 South Pointe Holdings LTD. tract and being the south corner of a tract of land conveyed to Texas Health Resources as recorded in Instrument No. 2017-27224, Deed Records, Johnson County, Texas;

THENCE North 12°23'47" East, along the southeast line of said Texas Health Resources tract, a distance of 190.03 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of Lot 1, Block 1, Southpointe Phase 4, as recorded in Instrument No. 2020-99, Drawer K, Plat Records, Johnson County, Texas;

THENCE South 77°36'13" East, leaving said southeast line, along the south line of said Southpointe Phase 4, a distance of 160.92 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the west line of Lot 1X, Block 2, of said Southpointe Phase 4, for the beginning of a non-tangent curve to the left having a radius of 200.00 feet, a central angle of 1°44'44", and a long chord which bears South 06°01'19" West, 6.09 feet;

THENCE along said non-tangent curve to the left, along said west line and continuing along said south line, an arc length of 6.09 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said Lot 1X;

THENCE South 77°27'16" East, continuing along said south line, a distance of 498.24 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE North 12°32'44" East, a distance of 53.18 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the south line of Lot 1X, Block 20, of said Southpointe Phase 4;

THENCE South 77°27'16" East, along the south line of said Lot 1X, Block 20, a distance of 16.02 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the existing south right-of-way line of Bluff Creek Drive (being a 50 foot right-of-way), for the beginning of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 124°09'05", and a long chord which bears South 61°08'48" East, 88.36 feet;

THENCE along said non-tangent curve to the left, along said existing south right-of-way line and the south line of said Southpointe Phase 4, being a common line, an arc length of 108.34 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 77°38'58" East, continuing along said common line, a distance of 138.44 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the left having a radius of 775.00 feet, a central angle of 6°34'54", and a long chord which bears South 80°56'25" East, 88.98 feet;

THENCE along said tangent curve to the left, an arc length of 89.03 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 84°13'52" East, a distance of 135.82 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 39°13'52" East, a distance of 14.14 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 84°13'52" East, a distance of 70.00 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 05°46'08" West, leaving said common line, a distance of 63.73 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the right having a radius of 510.00 feet, a central angle of 22°44'39", and a long chord which bears South 17°08'28" West, 201.12 feet;

THENCE along said tangent curve to the right, an arc length of 26.28 feet passing the northwest corner of Lot 1, Block 1, MISD-ALMA MARTINEZ INTERMEDIATE SCHOOL ADDITION, as recorded in Volume 11, Page 714, Drawer J, Plat Records, Johnson County, Texas, continuing on for a total arc length of 202.45 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 28°30'47" West, along the common line of said Lot 1 and said 2021 South Pointe Holdings LTD. Tract, a distance of 101.05 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the right having a radius of 510.00 feet, a central angle of 9°04'10", and a long chord which bears South 33°02'52" West, 80.64 feet;

THENCE along said tangent curve to the right, and continuing along said common line, an arc length of 80.73 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 37°34'57" West, a distance of 113.79 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 07°25'03" East, a distance of 14.14 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 52°25'03" East, a distance of 254.73 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the left having a radius of 2,229.79 feet, a central angle of 3°10'44", and a long chord which bears South 54°00'25" East, 123.70 feet;

THENCE along said tangent curve to the left, an arc length of 123.71 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 55°35'47" East, a distance of 487.43 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the right having a radius of 580.00 feet, a central angle of 05°23'47", and a long chord which bears South 52°53'25" East, 54.61 feet;

THENCE South 40°48'35" West, leaving said common line, a distance of 60.01 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 06°00'14" East, a distance of 13.74 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 49°07'16" East, a distance of 60.00 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE North 40°52'44" East, a distance of 23.80 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 49°07'16" East, a distance of 120.00 feet to a set 1/2 inch iron rod with a "GAI" cap;

THENCE South 40°52'44" West, a distance of 428.44 feet to a set 1/2 inch iron rod with a "GAI" cap, being in said east right-of-way line;

THENCE North 55°35'47" West, along said east right-of-way line, a distance of 676.41 feet to a TxDOT Monument (Disturbed), for the beginning of a tangent curve to the right having a radius of 2,724.79 feet, a central angle of 22°31'40", and a long chord which bears North 44°21'14" West, 1,064.45 feet;

THENCE along said tangent curve to the right and continuing along said east right-of-way line, an arc length of 1,071.34 feet to a TxDOT Monument (Disturbed);

THENCE North 33°04'03" West, a distance of 444.13 feet to a TxDOT Monument (Disturbed), for the beginning of a tangent curve to the left having a radius of 1,285.92 feet, a central angle of 2°50'47", and a long chord which bears North 34°30'51" West, 63.88 feet;

THENCE along said tangent curve to the left, an arc length of 63.88 feet to the POINT OF BEGINNING and CONTAINING 1,265,565 square feet, 29.05 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, DFWTX DEVELOPMENT, INC., 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 Phase 7A, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

DFWTX DEVELOPMENT, INC.,

GARY R TESCH, PRESIDENT

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 the ____ day of _____, 20____

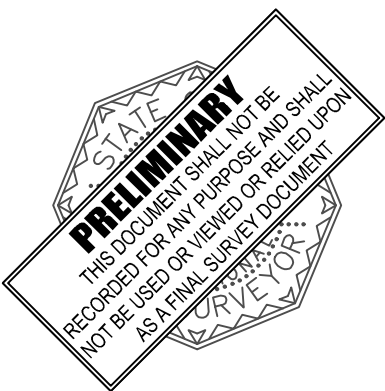
Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL L. PETERSON, 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.

MICHAEL L. PETERSON
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 _____, 20____

Notary Public in and for the State of Texas

My commission expires _____

APPROVED BY THE CITY OF MANSFIELD

20
APPROVED BY: P & Z COMMISSION CHAIRMAN

20
ATTEST: PLANNING & ZONING SECRETARY

LOTS 2-7, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-10, BLOCK 3 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

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, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

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 AFOREMENTIONED 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 THESE 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.

| Parcel Line Table | | |
|-------------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 54.06' | N81° 46' 12"W |
| L2 | 41.47' | N5° 46' 08"E |
| L3 | 13.57' | N88° 28' 45"E |
| L4 | 13.02' | S89° 24' 13"E |
| L5 | 11.57' | S16° 14' 57"W |
| L6 | 10.39' | N17° 25' 34"W |

| CURVE TABLE | | | | | | |
|-------------|-------------|----------|---------|----------|---------------|---------|
| CURVE # | Δ | RADIUS | TANGENT | LENGTH | LCB | LCD |
| C-1 | 83° 31' 29" | 42.50' | 37.95' | 61.96' | S82° 38' 29"W | 56.61' |
| C-2 | 22° 31' 44" | 2545.00' | 506.90' | 1000.70' | N44° 19' 55"W | 994.26' |
| C-3 | 40° 34' 30" | 225.00' | 83.17' | 159.34' | N12° 46' 48"W | 156.03' |
| C-4 | 46° 10' 12" | 42.50' | 18.11' | 34.25' | N75° 08' 42"E | 33.33' |
| C-5 | 11° 14' 41" | 300.00' | 29.53' | 58.88' | S76° 08' 51"E | 58.78' |
| C-6 | 99° 30' 00" | 42.50' | 50.20' | 73.81' | S20° 46' 31"E | 64.87' |
| C-7 | 12° 14' 46" | 250.00' | 26.82' | 53.43' | S35° 05' 52"W | 53.33' |
| C-8 | 30° 08' 54" | 100.00' | 26.93' | 52.62' | N66° 41' 45"W | 52.01' |
| C-9 | 21° 22' 13" | 1310.93' | 247.35' | 488.95' | N43° 39' 47"W | 486.12' |
| C-10 | 49° 21' 07" | 100.00' | 45.94' | 86.14' | S73° 33' 15"W | 83.50' |
| C-11 | 10° 25' 46" | 1120.00' | 102.22' | 203.87' | N36° 00' 23"E | 203.59' |
| C-12 | 25° 01' 22" | 580.00' | 128.70' | 253.30' | N18° 16' 49"E | 251.29' |
| C-13 | 5° 20' 31" | 550.00' | 25.66' | 51.28' | N52° 55' 03"W | 51.26' |
| C-14 | 3° 10' 44" | 2259.79' | 62.71' | 125.38' | N54° 00' 25"W | 125.36' |

FINAL PLAT
SOUTHPOINTE PHASE 7A

29.05 ACRES OUT OF THE SETH M. BLAIR SURVEY ABSTRACT NO. 72 AND CRESANTO VELA SURVEY ABSTRACT NO. 851 AS RECORDED IN DOC. NO. 2022-58, P.R.J.C.T. CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

80 RESIDENTIAL LOTS
4 OPEN SPACE LOTS

JUNE 2023
PREPARED BY

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