

1200 E. BROAD STREET, MANSFIELD, TX 76063

		DEPUTY CLERK							
	OHNSON COUNTY CLERK		APPROVED		020	P & Z	COMMISSION	CHAIRMAN	1
	SLIDE		APPROVED	BY THE CITY	OF MANS	FIELD			
OHNSON COUN									
	EASEMENT N.T.S.								
	TYPICAL 5'X10'								
		EASEMENT FOR TRANSFORMERS (CENTERED ON							
	5'	0'UE 5' X 10' UTILITY FASEMENT FOR							
	STREET								
	FENCES, WALLS OR ANYTHII IN VISIBILITY EASEMENTS.	NG OVER 2' IN HEIGHT IS							
	ERS ARE 5/8" IRON ROD WITH EYING" SET UNLESS OTHERW	I YELLOW PLASTIC CAP STAMPED VISE SPECIFIED.							
EMERGENC		NCE FLOODPLAIN) PER FEDERAL LOOD INSURANCE RATE MAP, NO.)12.							
6. SUBJECT TI		IN ZONE X (AREAS DETERMINED							
LOTS WITH	A TRANSFORMER INSTALLE	SFORMER SHALL APPLY TO ALL D AT OR NEAR THE FRONT LOT							
	ING; AND THE ROUND-ABOUN	NDS AND MEDIANS. D MAINTAINED BY THE H.O.A.							
INCLUDING PARKWAY E	BETWEEN A SCREENING FEN	ENING FENCES, INCLUDING THE ICE AND THE STREET;							
3. A MANDATO		ATION WILL BE RESPONSIBLE FOR							
RRP2 CORS	S (PID-DF5387). DISTANCES S ON OF A SURFACE ADJUSTMI	P (PID-DF8986) AND ARLINGTON SHOWN ARE DERIVED FROM THE ENT FACTOR OF 1.00012 APPLIED			ل ــــــ				•
DETERMINE MANSFIELD	ED BY GPS OBSERVATIONS II D'S OFFICIAL GPS MONUMEN		L26 L27	N86° 09' 48"E N11° 59' 54"E	39.50' 32.31'	L53 L54	N60° 58' 13"E N58° 13' 12"E	64.57' 64.57'	L8 L8
2. BASIS OF B	T TO PENALTIES IMPOSED BY BEARINGS BEING GRID NORTI	H, TEXAS STATE PLANE	L25	S13° 41' 28"W	28.28'	L51 L52	S63° 04' 56"W	60.59'	L7 L7
AND BOUND	DS IS A VIOLATION OF STATE	OT IN THIS ADDITION BY METES E LAW AND CITY ORDINANCE AND	L23 L24	S13° 41' 28"W N58° 41' 28"E	21.21' 112.19'	L50 L51	N87° 19' 09"E S04° 12' 09"E	14.40' 12.91'	L7
GENERAL NOTE	ES:		L21 L22	S52° 48' 02"W N31° 18' 32"W	96.67' 5.95'	L48 L49	S58° 41' 28"W N13° 41' 28"E	30.00' 14.14'	L7 L7
			L20	S50° 03' 47"W	29.75'	L47	N11° 23' 58"W	30.39'	L7-
ANY DAMAGE TO I	ISFIELD WILL NOT BE RESPONSIE PRIVATE PROPERTIES OR PERSO AID DRAINAGE EASEMENT AND P	ONS RESULTING FROM THE FLOW OF	L18 L19	S61° 57' 54"W S62° 17' 44"W	58.30' 103.84'	L45 L46	S76° 18' 32"E S05° 37' 47"E	14.14' 30.72'	L7:
BE SPECIFICALLY ANY DAMAGES RE OR THE FAILURE (DEFINED. THE CITY OF MANSFIE ESULTING FROM THE OCCURREN OF ANY FACILITIES WITHIN SAID	ELD SHALL NOT BE HELD LIABLE FOR ICE OF THESE NATURAL PHENOMENA DRAINAGE EASEMENT. FURTHER,	L16 L17	S03° 50' 12"E S86° 09' 48"W	50.00' 4.39'	L43 L44	S64° 06' 58"E S24° 48' 48"W	14.14' 13.88'	L7 L7
SAID DRAINAGE E	PAID WITHIN THIRTY (30) DAYS OF EASEMENT, AS IN THE CASE OF A RMWATER OVERFLOW AND EROS		L15	S86° 09' 48"W	5.00'	L42	S00° 31' 55"E	14.40'	L6
POINT OR POINTS PROPERTY OWNE		R CLEAN-UP, AND BILL THE ACE A LIEN ON SAID PROPERTIES IF	L13 L14	S03° 50' 12"E S41° 09' 48"W	71.77' 14.14'	L40 L41	N64° 06' 58"W N76° 18' 32"W	14.14' 14.14'	L6 L6
TIME THE PROPERTY OWNE	ERS FAIL TO SATISFY ANY OF THE		L12	S75° 10' 37"W	60.00'	L30	N24° 32' 07"E	13.81'	L6
RESULT IN UNSAN SHALL HAVE THE I			L10	S54° 51' 39"W S38° 56' 52"W	65.04' 108.79'	L37 L38	N50° 03' 47"E S89° 33' 19"W	60.00' 13.85'	L6 L6
EASEMENT. THE P	PROPERTY OWNERS SHALL KEEF	FOR MAINTAINING SAID DRAINAGE 2 SAID DRAINAGE EASEMENT CLEAN	L8 L9	S59° 56' 14"W S60° 04' 14"W	48.45' 60.64'	L35 L36	S51° 37' 16"W N02° 46' 05"W	58.03' 13.83'	L6 L6
THE RIGHT TO EN		AT ANY POINT OR POINTS TO ERECT,	L7	S51° 58' 18"W	42.58'	L34	S36° 00' 23"W	39.97'	Le
MANSFIELD TO ER DRAINAGE THAT M			L5	N70° 51' 43"E S55° 35' 31"E	55.16' 24.29'	L32 L33	N76° 18' 32"W N13° 41' 28"E	14.14'	L5 L6
FILLING OR BY CO ANY OTHER STRU	ONSTRUCTION OF ANY TYPE OF D JCTURE WITHIN THE DRAINAGE E	DAM, BUILDING, BRIDGE, FENCE, OR EASEMENT SHOWN HEREIN ON THIS IELD. PROVIDED, HOWEVER, IT IS	L3 L4	N19° 33' 44"W S70° 53' 02"W	50.00' 9.61'	L30 L31	S62° 42' 00"W N10° 35' 31"W	17.43' 28.28'	L5 L5
ASSIGNS.		RS, GRANTEES, SUCCESSORS AND	L2	N70° 53' 03"E	10.00'	L29	S43° 23' 37"W	110.79'	L5
CITY OF MANSFIEL	LD SUBJECT TO THE FOLLOWING	NERS) AND IS APPROVED BY THE G CONDITIONS WHICH SHALL BE	Line #	Direction N04° 08' 34"W	Length 117.84'	Line # L28	Direction S38° 56' 52"W	Length 30.04'	Line L5

Line Table

Line Table

1 INCH = 100 FT.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, BLOOMFIELD HOMES, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 54.683 ACRE TRACT OF LAND SITUATED IN THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, AND THE EDWARD WEST SURVEY. ABSTRACT NO. 917 IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING ALL OF THAT TRACT FOR CORNER; OF LAND DESCRIBED TO BLOOMFIELD HOMES L.P. BY DEED RECORDED IN DOCUMENT NO 2020-35761, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 54.683 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND ON THE WESTERLY LINE OF SAID BLOOMFIELD TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY OF CHAMBERS STREET (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SOMERSET ADDITION PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 869, DRAWER K OF THE OFFICIAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE, NORTH 31°18'32" WEST, WITH THE SOUTHWESTERLY LINE OF SAID BLOOMFIELD TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS STREET, A DISTANCE OF 1442.46 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET (HEREINAFTER REFERRED TO AS "SET IRON ROD") FOR CORNER. FROM WHICH A 1/2-INCH CAPPED IRON ROD STAMPED "TOPOGRAPHIC" FOUND FOR A REENTRANT CORNER ON THE WESTERLY LINE OF SAID BLOOMFIELD TRACT BEARS NORTH 31°18'32" WEST, A DISTANCE OF 178.53 FEET:

THENCE, OVER AND ACROSS SAID BLOOMFIELD TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58°41'28" EAST, A DISTANCE OF 450.08 FEET TO A SET IRON ROD FOR CORNER; SOUTH 31°18'32" EAST, A DISTANCE OF 287.25 FEET TO A SET IRON ROD FOR CORNER; NORTH 58°41'28" EAST, A DISTANCE OF 450.00 FEET TO A SET IRON ROD FOR CORNER;

NORTH 31°18'32" WEST, A DISTANCE OF 350.00 FEET TO A SET IRON ROD FOR CORNER; NORTH 04°08'34" WEST, A DISTANCE OF 117.84 FEET TO A SET IRON ROD FOR CORNER;

NORTH 19°06'58" WEST, A DISTANCE OF 125.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°07'26" A RADIUS

OF 425.00 FEET, AND A CHORD THAT BEARS NORTH 69°19'19" EAST, 23.17 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 23.17 FEET TO A SET IRON ROD FOR CORNER;

NORTH 70°53'03" EAST, A DISTANCE OF 10.00 FEET TO A SET IRON ROD FOR CORNER; NORTH 19°33'44" WEST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR CORNER; SOUTH 70°53'02" WEST, A DISTANCE OF 9.61 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°37'41", A RADIUS OF 475.00 FEET, AND A CHORD THAT BEARS SOUTH 68°34'11" WEST, 38.36 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 38.37 FEET TO A SET IRON ROD FOR CORNER; NORTH 23°44'39" WEST, A DISTANCE OF 120.00 FEET TO A SET IRON ROD FOR CORNER;

NORTH 70°51'43" EAST, A DISTANCE OF 55.16 FEET TO A SET IRON ROD FOR CORNER; NORTH 60°37'11" EAST, A DISTANCE OF 292.17 FEET TO A SET IRON ROD FOR CORNER; NORTH 34°24'29" EAST, A DISTANCE OF 453.44 FEET TO A SET IRON ROD FOR CORNER ON THE NORTHEAST LINE OF SAID BLOOMFIELD TRACT AND BEING ON THE SOUTHWEST LINE OF U.S. HIGHWAY NO. 287 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 55°35'31" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 850.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND (HEREINAFTER REFERRED TO AS "FOUND IRON ROD") FOR THE NORTHEAST CORNER OF

AFORESAID SOMERSET ADDITION PHASE II; THENCE, WITH THE NORTHWESTERLY LINE OF SAID SOMERSET ADDITION PHASE II, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 34°24'29" WEST, A DISTANCE OF 185.00 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 55°35'31" EAST, A DISTANCE OF 24.29 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 34°24'29" WEST, A DISTANCE OF 567.31 FEET TO A FOUND IRON ROD FOR CORNER;

SOUTH 51°58'18" WEST, A DISTANCE OF 42.58 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 59°56'14" WEST, A DISTANCE OF 48.45 FEET TO A FOUND IRON ROD FOR CORNER SOUTH 60°04'14" WEST, A DISTANCE OF 60.64 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 54°51'39" WEST, A DISTANCE OF 65.04 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 38°56'52" WEST, A DISTANCE OF 108.79 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 53°59'37" EAST, A DISTANCE OF 149.36 FEET TO A FOUND IRON ROD FOR THE BEGINNING

FOUND IRON ROD FOR CORNER;

SOUTH 03°50'12" EAST, A DISTANCE OF 71.77 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 41°09'48" WEST, A DISTANCE OF 14.14 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 86°09'48" WEST, A DISTANCE OF 5.00 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 03°50'12" EAST, A DISTANCE OF 50.00 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 86°09'48" WEST, A DISTANCE OF 4.39 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 03°50'12" EAST, A DISTANCE OF 123.01 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 81°38'19" WEST, A DISTANCE OF 149.47 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 61°57'54" WEST, A DISTANCE OF 58.30 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 62°17'44" WEST, A DISTANCE OF 103.84 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 47°28'00" WEST, A DISTANCE OF 132.47 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 50°03'47" WEST, A DISTANCE OF 29.75 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 52°48'02" WEST, A DISTANCE OF 96.67 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 57°06'55" WEST, A DISTANCE OF 190.20 FEET TO A FOUND IRON ROD FOR CORNER; NORTH 31°18'32" WEST, A DISTANCE OF 5.95 FEET TO A FOUND IRON ROD FOR CORNER; SOUTH 58°41'28" WEST, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.744 ACRES OR 2,341,101 SQUARE FEET OF LAND.

TRACT 2

WHEREAS, HPC SOMERSET DEVELOPMENT CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED ITS DUI Y AUTHORIZED AGENT IS THE SOLE OWNER OF A 0.939 ACRE TRACT OF LAND SITUATED IN THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, AND THE EDWARD WEST SURVEY, ABSTRACT NO. 917 IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO KNOX STREET PARTNERS. NO. 17. BY DEED RECORDED IN DOCUMENT NO. 2015-23558. OFFICIAL PUBLIC RECORDS. JOHNSON COUNTY, TEXAS. SAID 0.939 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND FOR THE SOUTHEAST CORNER OF LOT 54X, BLOCK 26, OF SOMERSET ADDITION PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 869, DRAWER K OF THE OFFICIAL PROPERTY RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE, NORTH 67°55'37" EAST, WITH THE SOUTHEASTERLY LINE OF SAID SOMERSET ADDITION. A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND FOR CORNER AND BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 69°42'44", A RADIUS OF 530.00 FEET, AND A CHORD THAT BEARS SOUTH 56°55'45" EAST, 605.81 FEET;

THAT BEARS SOUTH 56°55'45" EAST. 674.39 FEET:

Line Table			Line Table						
Direction	Length		Line #	Direction	Length				
N55° 28' 17"E	64.57'		L82	S58° 41' 28"W	80.00'				
N52° 43' 07"E	64.57'		L83	N56° 37' 57"E	77.58'				
N49° 58' 37"E	62.13'		L84	N58° 41' 28"E	80.00'				
S50° 03' 47"W	42.69'		L85	N52° 14' 42"E	59.46'				
N50° 03' 47"E	59.44'		L86	N50° 03' 47"E	69.91'				
S56° 45' 02"W	57.67'		L87	N50° 03' 47"E	70.75'				
N76° 18' 32"W	14.14'		L88	N53° 02' 03"E	80.00'				
N13° 41' 28"E	14.14'		L89	N58° 58' 33"E	79.92'				
N85° 46' 22"E	14.75'		L90	N62° 42' 00"E	132.28'				
N50° 14' 12"W	14.48'		L91	S08° 39' 23"E	26.35'				
S02° 30' 22"E	29.35'		L92	N47° 26' 56"E	47.02'				
N76° 18' 32"W	14.14'		L93	N40° 09' 01"E	34.43'				
N13° 41' 28"E	14.14'		L94	N79° 24' 29"E	14.14'				
N76° 18' 32"W	14.14'		L95	S10° 35' 31"E	14.14'				
S37° 02' 26"W	14.46'		L96	N25° 53' 02"E	14.14'				
S70° 53' 43"E	13.79'		L97	N79° 24' 29"E	14.14'				
S70° 53' 02"W	26.68'		L98	S10° 35' 31"E	14.14'				
S58° 41' 28"W	70.00'		L99	S70° 49' 20"W	22.30'				
S62° 41' 26"W	71.83'		L100	S47° 53' 12"W	46.96'				
S55° 28' 56"W	38.92'		L101	S50° 15' 17"W	46.25'				
S62° 07' 54"W	73.68'		L102	S59° 05' 48"W	46.25'				
S58° 23' 21"W	77.06'		L103	S61° 56' 17"W	47.38'				
S54° 10' 03"W	77.06'		L104	S70° 49' 20"W	50.00'				
S50° 33' 28"W	73.34'		L105	N65° 06' 44"W	14.39'				
S50° 03' 47"W	70.00'		L106	N79° 24' 29"E	14.14'				
S50° 51' 35"W	68.81'		L107	N28° 30' 16"W	196.67'				
S56° 25' 57"W	68.08'		L108	S29° 38' 55"E	114.46'				
			L109	S43° 07' 38"E	208.27'				
			L110	N08° 40' 04"W	244.60'				

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

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 AARON C. BROWN REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6702 DATE: ____



OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°10'15", A RADIUS OF 730.00 FEET, AND A CHORD THAT BEARS SOUTH 34°24'30" EAST, 489.41 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 499.07 FEET TO A FOUND IRON ROD

SOUTH 75°10'37" WEST, A DISTANCE OF 60.00 FEET TO A FOUND IRON ROD FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°59'11", A RADIUS OF 670.00 FEET, AND A CHORD THAT BEARS SOUTH 09°19'47" EAST, 128.27 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.47 FEET TO A

THENCE, OVER AND ACROSS SAID KNOX STREET PARTNERS, NO. 17 TRACT, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 644.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND FOR REENTRANT CORNER OF SAID SOMERSET ADDITION ON THE SOUTH LINE OF LOT 1X, BLOCK 29 OF SAME;

THENCE SOUTH 01°47'07" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69°42'44", A RADIUS OF 590.00 FEET, AND A CHORD

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 717.86 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.939 ACRES OR 40,881 SQUARE FEET OF LAND.

TO BE KNOWN AS: LOT 62X, 63-87 & 88X, BLOCK 10; LOTS 17-26, 27X, 28-46 & 47X, BLOCK 27; LOTS 18-33 & 34X, BLOCK 35; LOTS 1-20, BLOCK 36; LOTS 1-26. BLOCK 37: LOTS 1-25. BLOCK 38: LOTS 1X, 2-3, 4X, 5-10 &11X, BLOCK 39; LOTS 1-31, & 32X, BLOCK 40

SOMERSET ADDITION, PHASE III

LOTS 1-24 & 25X, BLOCK 41; LOTS 1X, BLOCK 42;

STATE OF TEXAS COUNTY OF _____

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEI ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS SOMERSET ADDITION. PHASE III. AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

BY: DONALD J. DYKSTRA BLOOMFIELD HOMES, L.P. 1050 E. HIGHWAY 114, SUITE 210 SOUTHLAKE, TEXAS 76092 PHONE: (817)416-1572

STATE OF TEXAS COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN LUEDTKE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL THIS __, DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFILED HOMES, L.P., BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS SOMERSET ADDITION, PHASE III, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

BY: DONALD J. DYKSTRA BLOOMFIELD HOMES, L.P. 1050 E. HIGHWAY 114, SUITE 210

SOUTHLAKE, TEXAS 76092 PHONE: (817)416-1572

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN LUEDTKE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS __, DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

FINAL PLAT

ΟF SOMERSET ADDITION PHASE III

OUT OF THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, THE EDWARD WEST SURVEY, ABSTRACT NO. 917; THE SETH M. BLAIR SURVEY, ABSTRACT NO. 72, IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

54.683 ACRES 204 RESIDENTIAL LOTS AND **13 OPEN SPACE LOTS**

OWNER/DEVELOPER: BLOOMFIELD HOMES, L.P. 1050 E. HIGHWAY 114, SUITE 210 SOUTHLAKE, TEXAS 76092 Phone: (817) 416-1572

ENGINEER:

ANDREW KUBIAK, PE Phone: (817) 288-1940 Email: akubiak@lja.com

LJA Surveying, Inc.

Phone 817.288.1953



T.B.P.E.L.S. Firm No. 10194540 SHEET 2 OF 2