

LOTS 43-46, BLOCK 27; LOTS 32-33, BLOCK 35; LOTS 3 & 5-10, BLOCK 39; LOTS 1-24, BLOCK 38; LOTS 1-3 & 29-31, BLOCK 40; LOTS 1-2 & 22-24, BLOCK 41 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

GRID COORDINATE:  
NORTH: 6,879,941.56'  
EAST: 2,399,003.89'

U.S. HIGHWAY NO. 287  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOLUME 9, PAGE 334  
O.P.R.J.C.T.

GRID COORDINATE:  
NORTH: 6,879,460.89'  
EAST: 2,399,705.68'

GRID COORDINATE:  
NORTH: 6,879,941.56'  
EAST: 2,399,003.89'

REMAINDER OF  
KNOX STREET PARTNERS  
NO. 17, LTD.  
DOCUMENT NO. 2015-23558  
O.P.R.J.C.T.

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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	23.17'	425.00'	3°07'26"	N69°19'19"E	23.17'
C2	38.37'	475.00'	4°37'41"	S68°34'11"W	38.36'
C3	499.07'	730.00'	39°10'15"	S34°24'30"E	489.41'
C4	128.47'	670.00'	10°59'11"	S09°19'47"E	128.27'
C5	47.45'	500.00'	5°26'15"	S34°01'40"E	47.43'
C6	47.45'	500.00'	5°26'15"	S34°01'40"E	47.43'
C7	142.89'	50.00'	16°44'23"	N76°18'32"W	98.99'
C8	155.86'	1,035.00'	8°37'41"	N54°22'38"E	155.71'
C9	393.79'	625.00'	36°06'01"	N68°06'48"E	387.31'
C10	112.94'	750.00'	8°37'41"	S54°22'38"W	112.83'
C11	198.50'	900.00'	12°38'12"	S56°22'53"W	198.10'
C12	218.19'	600.00'	20°50'09"	N17°03'17"W	216.99'
C13	67.76'	450.00'	8°37'41"	S54°22'38"W	67.70'
C14	264.66'	1,200.00'	12°38'12"	S56°22'53"W	264.13'
C15	81.53'	175.00'	26°41'37"	S49°21'11"W	80.80'
C16	67.76'	450.00'	8°37'41"	S54°22'38"W	67.70'
C17	264.66'	1,200.00'	12°38'12"	S56°22'53"W	264.13'
C18	151.63'	450.00'	19°18'23"	S53°02'48"W	150.91'
C19	115.94'	400.00'	16°36'27"	S51°41'50"W	115.54'
C20	201.01'	450.00'	25°35'35"	S47°12'16"W	199.34'
C21	286.48'	450.00'	36°28'33"	N52°38'45"E	281.67'
C22	149.22'	833.00'	10°15'50"	S24°14'53"E	149.02'
C24	478.56'	700.00'	39°10'15"	S34°24'30"E	469.29'
C25	222.82'	350.00'	36°28'33"	N52°38'45"E	219.07'
C26	123.64'	50.00'	14°14'02"	N76°18'32"W	94.46'
C27	104.01'	50.00'	11°11'24"	S57°42'18"E	86.25'
C28	123.64'	50.00'	14°14'02"	S79°24'29"W	94.46'
C30	468.72'	770.00'	34°52'39"	S36°33'18"E	461.52'

LEGEND

AC. ACRE  
S.F. SQUARE FEET  
UE UTILITY EASEMENT  
VE VISIBILITY EASEMENT  
SWE SCREENING WALL EASEMENT  
LE LANDSCAPE EASEMENT  
BL BUILDING LINE  
HOA HOME OWNERS ASSOCIATION  
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS  
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS  
RECORD MONUMENT  
STREET NAME CHANGE TYPICALLY LOCATED AT KNUCKLES

JOHNSON COUNTY:

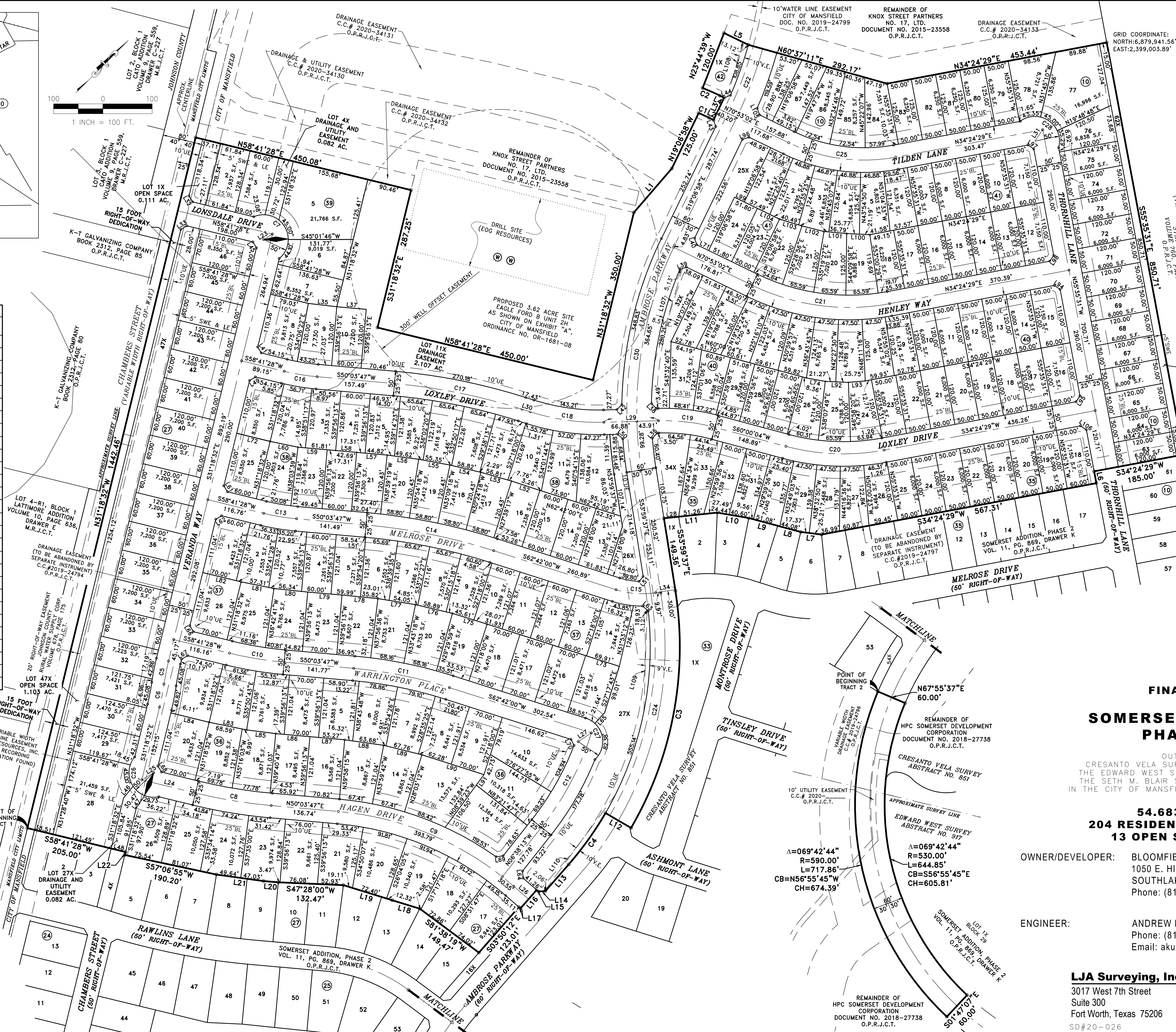
PLAT FILED \_\_\_\_\_, 20\_\_\_\_

INSTRUMENT# \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

BECKY IVEY, JOHNSON COUNTY CLERK

BY \_\_\_\_\_ DEPUTY CLERK



FINAL PLAT  
OF  
**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.**  
3017 West 7th Street  
Suite 300  
Fort Worth, Texas 75206  
Phone 817.288.1953  
T.B.P.E.L.S. Firm No. 10194540  
SD#20-026  
SHEET 1 OF 2



