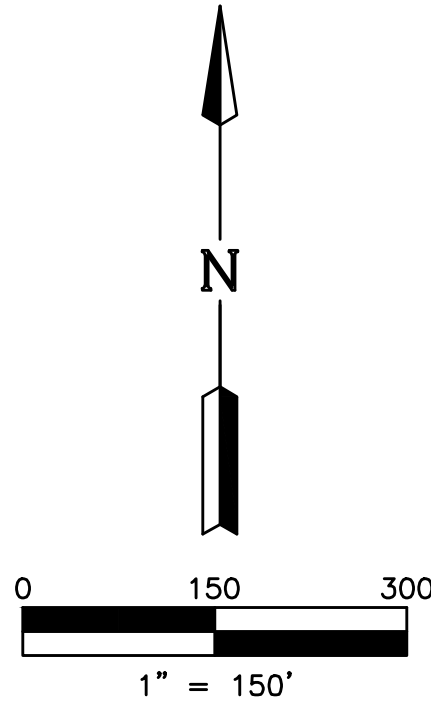
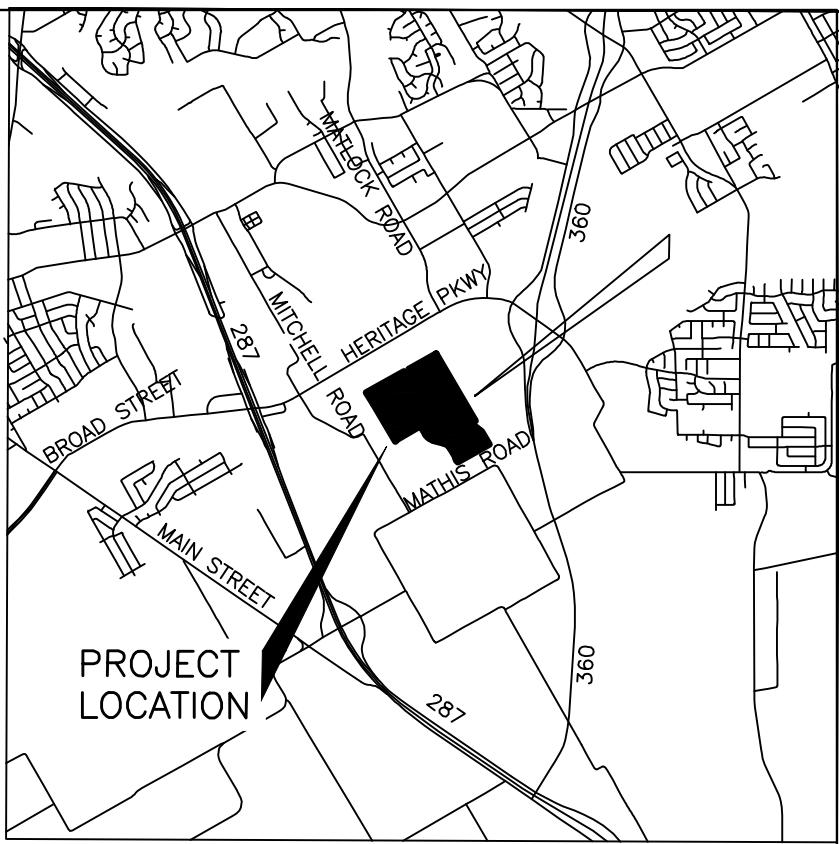


Date/Time : 5/11/2020 12:42 PM User Name : Jake Thomas  
Path Name : s:\vto-land\0064\400 land\415 preliminary plat\preliminary plat\0064dcs01.dwg



- GENERAL NOTES:
1. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  2. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE - NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
  3. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
  4. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
  5. THE VIEW AT THE RESERVE IS CURRENTLY ZONED AS PD ZONING.
  6. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG S. MITCHELL ROAD AND MATHIS ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE SCREENING FENCE ALONG RIVER BIRCH DRIVE; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHT-OF-WAY.



VICINITY MAP  
NTS

**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.

LOTS 22-26 & 27-30 BLOCK 1;  
8-10, BLOCK 2; LOTS 1-9 &  
11-19 BLOCK 3 ARE LOCATED  
WITHIN 300 FEET OF AN APPROVED  
GAS WELL DRILL SITE

LAND USE SUMMARY TABLE:

GROSS AREA:	108.10 ACRES
OPEN SPACE AREA:	15.61 ACRES
COMMON AREA:	14.19 ACRES
<b>SINGLE FAMILY LOTS:</b>	
• COTTAGE (50' LOTS):	68 LOTS
• VILLAGE (55' LOTS):	155 LOTS
• TOWNSHIP (65' LOTS):	89 LOTS
OPEN SPACE LOTS:	23 LOTS
COMMON AREAS:	2 AREAS

**PRELIMINARY PLAT**  
**The View at the Reserve**

**108.10 Acres Out Of the Samuel Mitchell Survey, Abstract No. 1024 and the Samuel Mitchell Survey, Abstract No. 593**

**City of Mansfield, Tarrant and Johnson Counties, Texas**  
**312 Residential Lots, 23 Open Space Lots, & 2 Common Areas**  
**May 2020**

**CASE NO. SD#20-018**

**ENGINEER:**

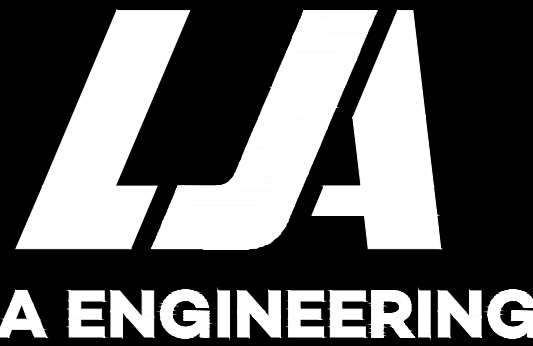
LJA ENGINEERING, INC.  
3017 W 7TH STREET  
SUITE 300  
FORT WORTH, TX 76107  
PHONE: (817) 288-1900  
TEXAS REGISTRATION F-1386  
akubiak@lja.com

**DEVELOPER:**

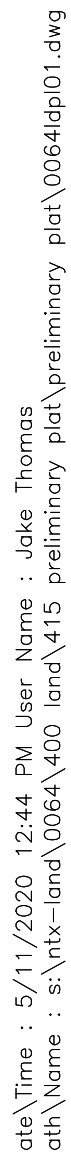
TRENDMAKER HOMES DFW, LLC  
4835 LYNDON B. JOHNSON FREEWAY  
SUITE 700  
DALLAS, TX 75244  
CONTACT: BRUCE FRENCH  
PHONE: (469) 680-9024  
bruce.french@trendmakerhomes.com

**RECORD OWNER:**

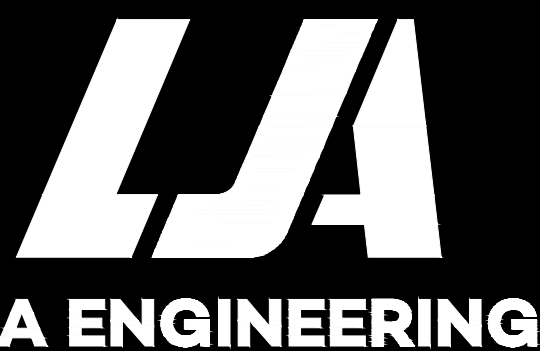
SOWELL RESERVE ASSOCIATES, L.P.  
1601 ELM STREET,  
SUITE 3500  
DALLAS, TX 75201  
CONTACT: JAMIE CORNELIUS  
PHONE: (214) 871-3320  
jcornelius@sowellco.com





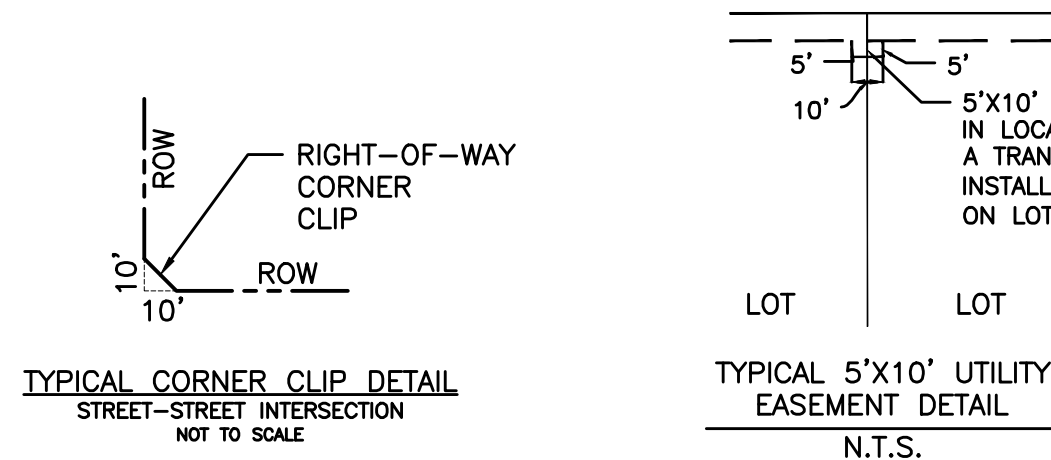
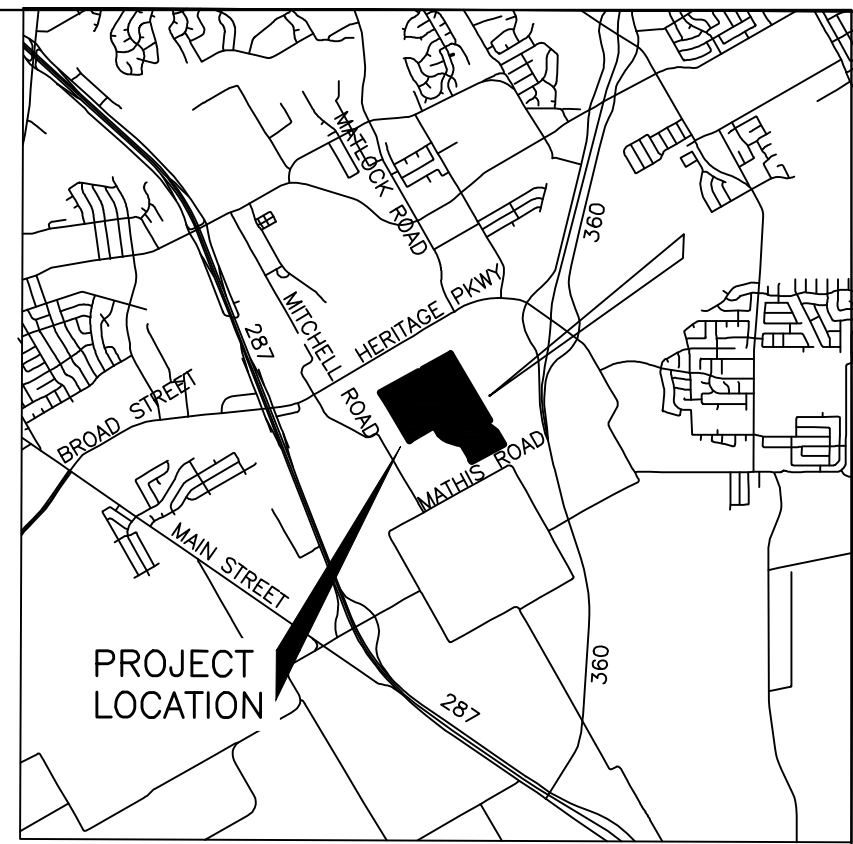
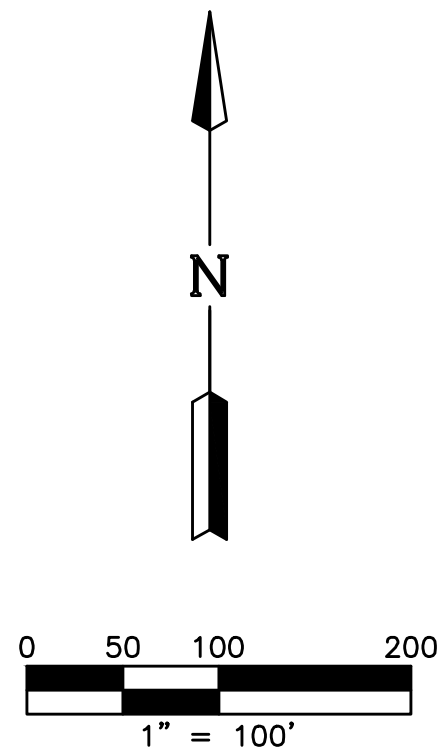
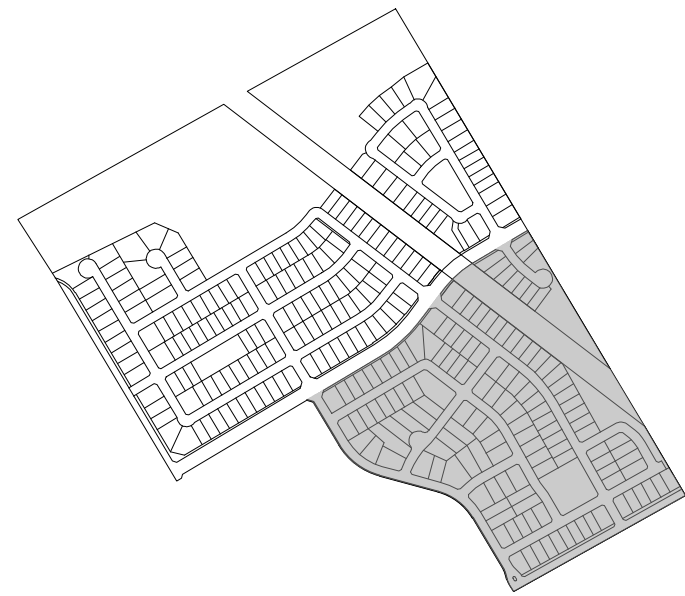


**CASE NO. SD#20-018**





Date: 5/11/2020 12:45 PM User Name: Joke Thomas  
Path Name: s:\vtx-land\0064\400 land\415 preliminary plat\preliminary plat\0064dpl01.dwg



LEGEND	
	PROJECT BOUNDARY
	PHASE BOUNDARY

LAND USE SUMMARY TABLE:	
GROSS AREA:	108.10 ACRES
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**City of Mansfield, Tarrant and Johnson Counties, Texas**  
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**ENGINEER:**

LJA ENGINEERING, INC.  
3017 W 7TH STREET  
SUITE 300  
FORT WORTH, TX 76107  
PHONE: (817) 288-1900  
TEXAS REGISTRATION F-1386  
akubiak@lja.com

**DEVELOPER:**

TRENDMAKER HOMES DFW, LLC  
4835 LYNDON B. JOHNSON FREEWAY  
SUITE 700  
DALLAS, TX 75244  
CONTACT: BRUCE FRENCH  
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bruce.french@trendmakerhomes.com

**RECORD OWNER:**

SOWELL RESERVE ASSOCIATES, L.P.  
1601 ELM STREET,  
SUITE 3500  
DALLAS, TX 75201  
CONTACT: JAMIE CORNELIUS  
PHONE: (214) 871-3320  
jcornelius@sowellco.com

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8-10, BLOCK 2; LOTS 1-9 &  
11-19 BLOCK 3 ARE LOCATED  
WITHIN 300 FEET OF AN APPROVED  
GAS WELL DRILL SITE

RESIDENTIAL LOT TABLES

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 1 LOT 2	9,331 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 3	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 4	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 5	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 6	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 7	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 8	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 9	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 10	8,142 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 12	9,128 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 13	8,247 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 14	8,244 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 15	8,240 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 16	8,335 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 17	9,311 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 18	11,872 SF	0.27 AC	
TOWNSHIP	BLOCK 1 LOT 19	10,076 SF	0.23 AC	
TOWNSHIP	BLOCK 1 LOT 20	16,716 SF	0.38 AC	
TOWNSHIP	BLOCK 1 LOT 21	19,158 SF	0.44 AC	
TOWNSHIP	BLOCK 1 LOT 22	14,646 SF	0.34 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 1 LOT 23	11,821 SF	0.27 AC	
TOWNSHIP	BLOCK 1 LOT 24	7,800 SF	0.18 AC	
TOWNSHIP	BLOCK 1 LOT 25	7,800 SF	0.18 AC	
TOWNSHIP	BLOCK 1 LOT 26	8,950 SF	0.21 AC	
COTTAGE	BLOCK 1 LOT 27	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 28	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 29	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 30	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 31	6,000 SF	0.14 AC	
VILLAGE	BLOCK 1 LOT 32	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 33	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 34	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 35	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 36	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 37	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 38	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 39	6,534 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 1	9,428 SF	0.22 AC	
VILLAGE	BLOCK 2 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 3	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 2 LOT 4	6,327 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 5	6,326 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 6	6,322 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 7	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 8	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 9	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 10	8,064 SF	0.19 AC	
COTTAGE	BLOCK 2 LOT 11	7,150 SF	0.16 AC	
COTTAGE	BLOCK 2 LOT 12	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 13	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 14	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 15	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 16	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 17	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 18	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 19	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 20	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 21	8,466 SF	0.19 AC	
COTTAGE	BLOCK 3 LOT 1	6,550 SF	0.15 AC	
COTTAGE	BLOCK 3 LOT 2	5,500 SF	0.13 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
COTTAGE	BLOCK 3 LOT 3	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 4	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 5	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 6	5,689 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 7	6,068 SF	0.14 AC	
COTTAGE	BLOCK 3 LOT 8	6,157 SF	0.14 AC	
COTTAGE	BLOCK 3 LOT 9	6,212 SF	0.14 AC	
VILLAGE	BLOCK 3 LOT 11	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 12	7,200 SF	0.17 AC	
VILLAGE	BLOCK 3 LOT 13	7,268 SF	0.17 AC	
VILLAGE	BLOCK 3 LOT 14	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 15	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 16	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 19	7,378 SF	0.17 AC	
TOWNSHIP	BLOCK 4 LOT 2	9,780 SF	0.22 AC	
TOWNSHIP	BLOCK 4 LOT 3	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 4 LOT 4	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 4 LOT 5	11,394 SF	0.26 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 4 LOT 6	15,172 SF	0.35 AC	
VILLAGE	BLOCK 4 LOT 7	6,849 SF	0.16 AC	
VILLAGE	BLOCK 4 LOT 8	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 9	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 10	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 11	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 12	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 13	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 14	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 15	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 16	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 17	7,637 SF	0.18 AC	
COTTAGE	BLOCK 5 LOT 1	6,856 SF	0.16 AC	
COTTAGE	BLOCK 5 LOT 2	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 3	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 5	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 6	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 7	7,522 SF	0.17 AC	
VILLAGE	BLOCK 5 LOT 8	9,408 SF	0.22 AC	
VILLAGE	BLOCK 5 LOT 9	6,325 SF	0.15 AC	

OPEN SPACE LOT TABLES

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
OPEN SPACE	LOT 1X BLOCK 1	256,103 SF	5.88 AC	
OPEN SPACE	LOT 1X, BLOCK 4	15,317 SF	0.35 AC	
OPEN SPACE	LOT 1X, BLOCK 9	1,001 SF	0.02 AC	
OPEN SPACE	LOT 1X, BLOCK 16	1,430 SF	0.03 AC	
OPEN SPACE	LOT 1X, BLOCK 17	1,747 SF	0.04 AC	
OPEN SPACE	LOT 1X, BLOCK 19	36,681 SF	0.84 AC	
OPEN SPACE	LOT 1X, BLOCK 20	295 SF	0.01 AC	
OPEN SPACE	LOT 4X, BLOCK 5	31,454 SF	0.72 AC	
OPEN SPACE	LOT 4X, BLOCK 17	4,714 SF	0.11 AC	
OPEN SPACE	LOT 9X, BLOCK 10	23,056 SF	0.53 AC	
OPEN SPACE	LOT 9X, BLOCK 16	59,969 SF	1.38 AC	
OPEN SPACE	LOT 10X, BLOCK 3	4,400 SF	0.10 AC	
OPEN SPACE	LOT 10X, BLOCK 12	51,148 SF	1.17 AC	
OPEN SPACE	LOT 11X, BLOCK 6	1,161 SF	0.03 AC	
OPEN SPACE	LOT 11X, BLOCK 15	8,076 SF	0.19 AC	
OPEN SPACE	LOT 12X, BLOCK 16	1,000 SF	0.02 AC	
OPEN SPACE	LOT 13X, BLOCK 7	6,843 SF	0.16 AC	
OPEN SPACE	LOT 15X, BLOCK 17	115,390 SF	2.65 AC	
OPEN SPACE	LOT 21X, BLOCK 9	46,221 SF	1.06 AC	
OPEN SPACE	LOT 22X, BLOCK 8	7,145 SF	0.16 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
OPEN SPACE	LOT 28X, BLOCK 9	5,039 SF	0.12 AC	
OPEN SPACE	LOT 35X, BLOCK 17	1,000 SF	0.02 AC	
OPEN SPACE	LOT 40X, BLOCK 1	1,001 SF	0.02 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 5 LOT 10	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 11	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 12	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 13	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 14	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 15	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 16	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 17	9,413 SF	0.22 AC	
VILLAGE	BLOCK 6 LOT 1	7,977 SF	0.18 AC	
VILLAGE	BLOCK 6 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 7	7,090 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 8	7,068 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 9	7,579 SF	0.17 AC	
VILLAGE	BLOCK 6 LOT 10	6,845 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 12	6,372 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 13	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 6 LOT 14	7,022 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 15	7,064 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 16	6,609 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 19	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 20	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 21	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 22	7,425 SF	0.17 AC	
VILLAGE	BLOCK 7 LOT 1	7,636 SF	0.18 AC	
VILLAGE	BLOCK 7 LOT 2	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 3	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 4	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 5	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 6	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 7	6,906 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 8	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 9	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 10	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 11	7,034 SF	0.16 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 7 LOT 12	7,637 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 1	7,822 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 7	6,330 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 8	6,454 SF	0.15 AC	
COTTAGE	BLOCK 8 LOT 9	6,174 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 10	8,786 SF	0.20 AC	
COTTAGE	BLOCK 8 LOT 11	15,572 SF	0.36 AC	
COTTAGE	BLOCK 8 LOT 12	6,723 SF	0.15 AC	
COTTAGE	BLOCK 8 LOT 13	5,994 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 14	6,006 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 15	7,750 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 16	7,425 SF	0.17 AC	
VILLAGE	BLOCK 8 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 19	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 8 LOT 20	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 21	10,141 SF	0.23 AC	
VILLAGE	BLOCK 9 LOT 2	8,518 SF	0.20 AC	
VILLAGE	BLOCK 9 LOT 3	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 4	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 5	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 6	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 7	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 8	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 9	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 10	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 11	6,699 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 12	7,083 SF	0.16 AC	
VILLAGE	BLOCK 9 LOT 13	7,475 SF	0.17 AC	
VILLAGE	BLOCK 9 LOT 14	7,813 SF	0.18 AC	
VILLAGE	BLOCK 9 LOT 15	7,287 SF	0.17 AC	
VILLAGE	BLOCK 9 LOT 16	6,999 SF	0.16 AC	
VILLAGE	BLOCK 9 LOT 17	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 18	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 19	6,600 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 9 LOT 20	7,750 SF	0.18 AC	
VILLAGE	BLOCK 9 LOT 22	8,656 SF	0.20 AC	
VILLAGE	BLOCK 9 LOT 23	6,311 SF	0.14 AC	
VILLAGE	BLOCK 9 LOT 24	6,325 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 25	6,325 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 27	7,425 SF	0.17 AC	
VILLAGE	BLOCK 10 LOT 1	7,770 SF	0.18 AC	
VILLAGE	BLOCK 10 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 7	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 8	7,619 SF	0.17 AC	
TOWNSHIP	BLOCK 10 LOT 10	9,286 SF	0.21 AC	
TOWNSHIP	BLOCK 10 LOT 11	10,979 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 12	10,806 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 13	11,049 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 14	15,833 SF	0.36 AC	
TOWNSHIP	BLOCK 10 LOT 15	12,111 SF	0.28 AC	

COMMON AREA TABLE

LOT LISTING		
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Date\Time : 5/11/2020 12:46 PM User Name : Jake Thomas  
Path\Name : s:\vntc-land\0064\400 land\415 preliminary plat\preliminary plat\0064dpl01.dwg



ENGINEER:

LJA ENGINEERING, INC.  
3017 W 7TH STREET  
SUITE 300  
FORT WORTH, TX 76107  
PHONE: (817) 288-1900  
TEXAS REGISTRATION F-1386  
akubiak@lja.com

DEVELOPER:

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DALLAS, TX 75201  
CONTACT: JAMIE CORNELIUS  
PHONE: (214) 871-3320  
jcornelius@sowellco.com

OWNER'S CERTIFICATE

**TRACT 1 - 88.788 ACRES**  
BEING AN 88.788 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 110.120 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209293, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2014-20648, REAL PROPERTY RECORDS, JOHNSON COUNTY, AND PART OF THE REMAINDER OF A 5.954 ACRE TRACT OF LAND CONVEYED TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209294, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S FILE NO. 2014-20649, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 88.788 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A MAG NAIL WITH SHINER STAMPED "G&A CONSULTANTS" FOUND ON THE SOUTHWEST LINE OF SAID 5.954 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A CALLED 30 ACRE TRACT OF LAND CONVEYED TO BOBBY FLOYD HAVENS AND WIFE, MARRY ANN HAVENS, AS RECORDED IN VOLUME 3810, PAGE 308, DEED RECORDS, TARRANT COUNTY, TEXAS, AND IN VOLUME 458, PAGE 127, DEED RECORDS, JOHNSON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF SOUTH MITCHELL ROAD, (A 50' ROAD EASEMENT), SAID POINT ALSO BEING THE WEST CORNER OF A PROPOSED 27.257 ACRE TRACT OF LAND;

THENCE, NORTH 30 DEGREES 47 MINUTES 32 SECONDS WEST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 219.31 FEET, THE WEST CORNER OF SAID 5.954 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 110.120 ACRE TRACT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 110.120 ACRE TRACT, SAID COMMON NORTHEAST LINE OF SAID 30 ACRE TRACT, THE NORTHEAST LINE OF A 4.451 ACRE TRACT OF LAND CONVEYED TO GERALD H. PERRY, (TRUSTEE), AS RECORDED IN COUNTY CLERK'S FILE NO. D205178383, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159009, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER LINE OF SAID RIGHT-OF-WAY LINE, IN ALL A TOTAL DISTANCE OF 1220.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EASTERN MOST NORTHEAST CORNER OF SAID 14.911 ACRE TRACT AND THE COMMON EAST CORNER OF A 3.446 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159009, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 32 DEGREES 48 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 110.120 ACRE TRACT, AND THE COMMON NORTHEAST LINE OF SAID 3.446 ACRE TRACT, PASSING AT A DISTANCE OF 365.93 A 2" IRON PIPE FOUND, AND CONTINUING, IN ALL A TOTAL DISTANCE OF 373.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 110.120 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 3.446 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 60 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 1228.51 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE NORTHEAST CORNER OF SAID 110.120 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT A DISTANCE OF 1.03 FEET A 1" IRON PIPE FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 2759.92 FEET TO A POINT FOR THE AN ANGLE POINT ON SAID NORTHEAST LINE AND THE COMMON SOUTH CORNER OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT. SAID POINT BEING ON THE SOUTHWEST LINE OF A 45.267 ACRE TRACT OF LAND CONVEYED AS TRACT IV, TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. D209164537, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND IN COUNTY CLERK'S FILE NO. 2009-21030, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 11 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 0.51 FEET;

THENCE, SOUTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 403.29 FEET, A 1" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 418.82 FEET TO A PK NAIL SET FOR THE EAST CORNER OF SAID 110.120 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 45.267 ACRE TRACT;

THENCE, SOUTH 60 DEGREES 49 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 110.120 ACRE TRACT AND A COMMON NORTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 34.96 FEET, THE WESTERN MOST SOUTHWEST CORNER

OF SAID 45.267 ACRE TRACT AND THE NORTH CORNER OF SOUTHPONITE, PHASE 1A, SECTION 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN BOOK 10, PAGE 812, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUING ALONG SAID SOUTHEAST LINE AND THE COMMON NORTHWEST LINE OF SAID SOUTHPONITE, PHASE 1A, SECTION 1, IN ALL A TOTAL DISTANCE OF 1028.84 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR THE EAST CORNER OF AFORESAID PROPOSED 27.257 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 110.120 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID PROPOSED 27.257 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 42.25 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 57 SECONDS, A RADIUS OF 110.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.82 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 15 DEGREES 12 MINUTES 27 SECONDS WEST, A DISTANCE OF 28.73 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 01 SECOND, A RADIUS OF 80.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 24.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.40 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.65 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 22 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 225.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 231.55 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 74 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 315.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 27 SECONDS, A RADIUS OF 350.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 263.49 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 270.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 263.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 75 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR THE NORTH CORNER OF SAID 27.257 ACRE TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 110.120 ACRE TRACT, AFORESAID 5.954 ACRE TRACT, AND ALONG THE NORTHWEST LINE OF SAID PROPOSED 27.257 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 754.11 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

SOUTH 14 DEGREES 11 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.19 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.16 TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 3,867,593 SQUARE FEET OR 88.788 ACRES OF LAND.

SAVE & EXCEPT

**TRACT 1 - 2.812 ACRES**

BEING A 2.812 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 110.120 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209293, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2014-20648, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID 2.812 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE NORTH CORNER OF SAID 110.120

ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORP, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1" IRON PIPE FOUND BEARS SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 1.03 FEET AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 110.120 ACRE TRACT, BEARS SOUTH 60 DEGREES 49 MINUTES 54 SECONDS WEST, A DISTANCE OF 1228.51 FEET;

THENCE, SOUTH 46 DEGREES 36 MINUTES 12 SECONDS EAST, OVER AND ACROSS SAID 110.120 ACRE TRACT, A DISTANCE OF 306.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTH CORNER OF MATHIS WELL PAD SITE, AS DESCRIBED ON SHEET 1;

THENCE, CONTINUING OVER AND ACROSS SAID 110.120 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 25 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID WELL PAD SITE;

SOUTH 64 DEGREES 38 MINUTES 52 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID WELL PAD SITE;

NORTH 25 DEGREES 21 MINUTES 08 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID WELL PAD SITE;

NORTH 64 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 122,500 SQUARE FEET, OR 2.812 ACRES OF LAND.

**LEAVING A NET AREA OF TRACT 1 OF 3,745,093 SQUARE FEET, OR 85.976 ACRES.**

**TRACT 2 - 22.122 ACRES**  
BEING A 22.122 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING ALL OF A 22.137 ACRE TRACT OF LAND, CONVEYED AS TRACT 2, TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE D214209293, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S FILE NO. 2014-20648, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID 22.137 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR THE NORTH CORNER OF SAID 22.137 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 873.29 ACRE TRACT OF LAND CONVEYED TO RUBY-07-SPMTGE, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. D212265300, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS. SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD BEARS NORTH 30 DEGREES 47 MINUTES 13 SECONDS WEST, A DISTANCE OF 0.61 FEET;

THENCE, SOUTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 22.137 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 873.29 ACRE TRACT, AND THE WEST LINE OF A 45.267 ACRE TRACT OF LAND CONVEYED AS TRACT IV, TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. D209164537, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S FILE NO. 2009-21030, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 2183.59 FEET TO A POINT FOR THE SOUTH CORNER OF SAID 22.137 ACRE TRACT AND A NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 4.73 FEET;

THENCE, NORTH 52 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 22.137 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, A DISTANCE OF 2378.36 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE WEST CORNER OF SAID 22.137 ACRE TRACT AND THE COMMON NORTHERN MOST NORTHEAST CORNER OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF AFORESAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, FROM WHICH A 1" IRON PIPE FOUND BEARS SOUTH 80 DEGREES 52 MINUTES 15 SECONDS EAST, A DISTANCE OF 1.47 FEET;

THENCE, NORTH 60 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 22.137 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 882.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 963,641 SQUARE FEET OR 22.122 ACRES OF LAND.

PRELIMINARY PLAT  
The View at the Reserve

108.10 Acres Out Of the Samuel Mitchell Survey, Abstract No. 1024 and the Samuel Mitchell Survey, Abstract No. 593

City of Mansfield, Tarrant and Johnson Counties, Texas  
312 Residential Lots, 23 Open Space Lots, & 2 Common Areas  
May 2020

CASE NO. SD#20-018