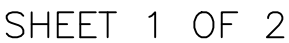


4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.



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

PLOTTED BY: ETHAN HICKS
 PLOTTED ON: 10/18/2021 2:03 PM
 FILE NAME: J:\MANSFIELD\PLAT\JULIAN FIELD-FINAL PLAT.DWG
 SHEET SIZE: ANSI EXPAND D (34.00 X 22.00 INCHES) 1' = 1'

10' GAS FACILITIES PIPELINE EASEMENT
INSTRUMENT NO. 2021-27307
D.R.J.C.T.

20' PIPELINE EASEMENT
VOL. 4502, PG. 630
D.R.J.C.T.

OWNER:
2021 SOUTH POINTE HOLDINGS LTD
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
TEL: (713) 952-6767
CONTACT: GARY R TESCH, PRESIDENT
EMAIL: GTESCH@MHINC.COM

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

LEGAL DESCRIPTION

WHEREAS, 2021 South Pointe Holdings LTD, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 2.824 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. 2021-6182, Deed Records, Johnson County, Texas, being more particularly described as follows:

Being a 2.824 acre tract of land situated 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. 2021-6182, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a cap stamped "Graham Assoc Inc" (GAI), being the westernmost northwest corner of Southpointe Phase 8A, as recorded in Document No. 2021-42, Plat Records, Johnson County, Texas, and being in the south line of Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition, as recorded in Volume 11, Page 717, Drawer J, Plat Records, Johnson County, Texas;

THENCE South 43°27'43" East, leaving said south line, along the west line of said Southpointe Phase 8A, a distance of 60.05 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 80°08'01", and a long chord which bears South 04°05'03" West, 109.43 feet;

THENCE continuing along said west line, and along said non-tangent curve to the left an arc length of 118.88 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 35°58'47" East, a distance of 403.25 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 1,960.00 feet, a central angle of 1°34'10", and a long chord which bears South 36°45'52" East, 53.69 feet;

THENCE along said tangent curve to the left, an arc length of 53.69 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 83°09'00" East, a distance of 14.03 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 51°30'44" East, a distance of 6.04 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 38°29'16" East, a distance of 50.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 51°30'44" West, a distance of 5.97 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 05°55'59" West, a distance of 14.05 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 1960.00 feet, a central angle of 0°23'38", and a long chord which bears South 39°47'35" East, 13.48 feet;

THENCE along said non-tangent curve to the left, an arc length of 13.48 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 39°59'24" East, a distance of 448.88 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 87°34'24" East, a distance of 13.49 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the left having a radius of 540.00 feet, a central angle of 1°05'41", and a long chord which bears North 43°45'51" East, 10.32 feet;

THENCE along said non-tangent curve to the left, an arc length of 10.32 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 46°46'59" East, a distance of 70.00 feet to a found 1/2 inch iron rod with a GAI cap, being the southernmost southwest corner of said Southpointe Phase 8A, for the beginning of a non-tangent curve to the right, having a radius of 610.00 feet, a central angle of 1°44'59", and a long chord which bears South 44°05'30" West, 18.63 feet;

THENCE leaving said west line, along said non-tangent curve to the right, an arc length of 18.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 02°43'22" West, a distance of 14.70 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 39°59'24" East, a distance of 10.48 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE South 50°00'36" West, a distance of 80.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'24" West, a distance of 10.00 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 83°02'49" West, a distance of 14.61 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'05" West, a distance of 70.23 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 07°12'16" East, a distance of 13.59 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 39°59'24" West, a distance of 449.43 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 2,040.00 feet, a central angle of 0°26'20", and a long chord which bears North 39°46'14" West, 15.63 feet;

THENCE along said tangent curve to the right, an arc length of 15.63 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 84°00'31" West, a distance of 14.24 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 38°29'16" West, a distance of 50.07 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 06°53'35" East, a distance of 14.14 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a non-tangent curve to the right having a radius of 2,040.00 feet, a central angle of 1°36'21", and a long chord which bears North 36°46'57" West, 57.17 feet;

THENCE along said non-tangent curve to the right, an arc length of 57.17 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 35°58'47" West, a distance of 426.87 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 25.40 feet, a central angle of 102°12'33", and a long chord which bears North 87°05'01" West, 39.54 feet;

THENCE along said tangent curve to the left, an arc length of 45.31 feet to a set 1/2 inch iron rod with a GAI cap, for the beginning of a compound curve to the left having a radius of 4,470.00 feet, a central angle of 00°50'17", and a long chord which bears South 41°23'41" West, 65.39 feet;

THENCE along said compound curve to the left, an arc length of 65.39 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 49°04'09" West, a distance of 60.01 feet to a set 1/2 inch iron rod with a GAI cap, being in the east line 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, for the beginning of a non-tangent curve to the left having a radius of 140.00 feet, a central angle of 68°01'03", and a long chord which bears North 06°52'13" East, 156.61 feet;

THENCE along the east line of said Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, and along said curve to the left, an arc length of 166.20 feet to a set 1/2 inch iron rod with a GAI cap;

THENCE North 53°57'12" East, leaving the east line of said Lot 1, Block 1, MISD-Alma Martinez Intermediate School Addition, a distance of 81.66 feet to a set 1/2 inch iron rod with a GAI cap, being in the southwest line of said Lot 1, Block 1, MISD-Brenda Norwood Elementary School Addition;

THENCE South 35°58'47" East, along said southwest line, a distance of 11.51 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 53.50 feet, a central angle of 99°48'29", and a long chord which bears South 85°53'01" East, 81.85 feet;

THENCE continuing along said southwest line, and along said tangent curve to the left, an arc length of 93.20 feet to the POINT OF BEGINNING and CONTAINING 123,021 square feet, 2.824 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, 2021 South Pointe Holdings LTD, 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 Julian Feild Street, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

2021 South Pointe Holdings LTD,

Signature

Name, Title

STATE OF _____:
COUNTY OF _____:

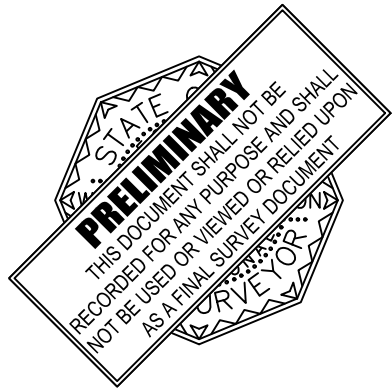
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____

SURVEYOR'S CERTIFICATE

This is to certify that I, WESLEY K. BETTERTON, 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.

WESLEY K. BETTERTON
Texas Registration No. 6699



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 WESLEY K. BETTERTON, 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

FILED FOR RECORD

_____, 20____.

INSTURMENT#: _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK,

BY _____

DEPUTY CLERK

OWNER:
2021 SOUTH POINTE HOLDINGS LTD
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
TEL: (713) 952-6767
CONTACT: GARY R TESCH, PRESIDENT
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Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
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ARLINGTON, TEXAS 76011 (817) 640-8535
TBP# FIRM# F-1191/TBPLS FIRM# 101538-00

SD# 21-048

SHEET 2 OF 2