

14.61'

PLOTTED BY: ETHAN HICKS PLOTTED ON: 10/18/2021 2:03 PM

1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

SD# 21-048

EMAIL: RWilliams@grahamcivil.com

SHEET 1 OF 2

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 begrs South 04°05'03" West. 109.43

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 GAL 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

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

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

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

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"

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,

Name,	Title
STATE COUNT	OF: Y OF:
State, know	E ME, the undersigned, a Notary Public in and for said County ar on this day personally appeared

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.

	A STANK
WESLEY K. BETTERTON	
Texas Registration No. 6699	
STATE OF TEXAS	No. 1

STATE OF 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.

	UNDER					OF	OFFICE	this	 day	of
 Votary	Public in	and	for the	State o	 of Texas	 3				
/ly con	nmission	expire	s					_		

	, 20	P & Z COMMISSION		
APPROVED BY:		P & Z COMMISSION	CHAIRMAN	
	, 20			
ATTEST:		PLANNING & ZONING SECRETARY		
FILED FOR RECC	ORD		, 20	
NSTURMENT#: _				
DRAWER	_ SLIDE			
BECKY IVEY, JOH	INSON COU	NTY CLERK,		

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, GRANTEES. 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.

FINAL PLAT

JULIAN FEILD STREET

2.824 Acres out of the Seth M. Blair Survey, Abstract No. 72 and Cresanto Vela Survey, Abstract No. 851 City of Mansfield, Johnson County, Texas

> SEPTEMBER 2021 PREPARED BY

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



Graham Associates,Inc. CONSULTING ENGINEERS & PLANNERS 600 SIX FLAGS DRIVE SUITE 500 ARLINGTON, TEXAS 76011 (817) 640-8535 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

SHEET 2 OF 2