



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 19, 2021

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

3. **APPROVAL OF MINUTES**

[21-4183](#) Minutes - Approval of the July 6, 2021 Planning and Zoning Commission Meeting Minutes

Attachments: [Meeting Minutes 07-06-21.pdf](#)

4. **CITIZENS COMMENTS**

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms".

In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.

5. **CONSENT AGENDA**

[21-4179](#) SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

Attachments: [Location Map.pdf](#)
[Preliminary Plat.pdf](#)

[21-4180](#) SD#20-052: Final Plat of the View at the Reserve, Ph. 1; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

Attachments: [Location Map.pdf](#)
[Approved Preliminary Plat.pdf](#)
[Final Plat.pdf](#)

10. **COMMISSION ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

12. **ADJOURNMENT OF MEETING**

13. NEXT MEETING DATE: Monday, August 2, 2021

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 15, 2021 in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



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STAFF REPORT

File Number: 21-4183

Agenda Date: 7/19/2021

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the July 6, 2021 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the July 6, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Tuesday, July 6, 2021

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:00 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

*Arty Wheaton-Rodriguez, Assistant Director of Planning
Andrew Bogda, Planner
Shirley Emerson, Planner
Jennifer Johnston, Development Coordinator*

Commissioners:

Absent 1 - David Goodwin

Present 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

2. APPROVAL OF MINUTES

[21-4155](#)

Minutes - Approval of the June 21, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the June 21, 2021 minutes as presented. Commissioner Axen seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

3. CITIZENS COMMENTS

None

4. PUBLIC HEARINGS

Chairman Knight call Public Hearing 21-4154 first as all parties were present

21-4154

ZC#21-006: Public hearing for a change of zoning from PR Pre-Development District to PD Planned Development for professional office uses on approximately 0.708 acres out of the William Bratton Survey, Abstract No. 161, Tarrant County, TX, located at 1045 Matlock Rd.; Eric Grossman of Grossman Design Build (developer) on behalf of Sai Duvvuri of LMS Development LLC (owner)

Mr. Bodga gave a presentation and was available for questions.

Eric Grossman and Brian Grossman, of Grossman Design, gave a presentation and was available for questions.

Chairman Knight opened the public hearing at 6:16 pm and called for anyone wishing to speak to come forward.

Seeing no come forward to speak, Chairman Knight closed the public hearing at 6:16 pm.

Commissioner Groll made a motion to approve the plat with the conditions 1) clarify the amount of wood and metal material 2) work with staff on the six foot wood fence 3) add stone base to Building C. Commissioner Weydeck seconded the motion. Vice-Chairman Axen the requested to amend the motion to include 4) meet with and speak to the golf course owners 5) to clarify who will maintain, remove, and replace monument sign if needed to be moved from right of way which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore and Michael Mainer

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

21-4153

SUP#20-019: Public hearing for a request for a Specific Use Permit for a gasoline service station on approximately 1.39 acres out of the Richard Bratton Survey, Abstract No. 114, Tarrant County, TX, located at the northwest corner of E. Broad St. & Matlock Rd.; Drew Donosky of Claymoore Engineering, Inc. (engineer) and Tom Schaffer of Schaffer Construction (developer) on behalf of Steve Horning-Lockwood (owner)

Mr. Bogda gave a presentation and was available for questions.

Mr. Donosky was available for questions.

Chairman Knight opened the public hearing at 6:55 pm and called for anyone wishing to speak to come forward.

Seeing no come forward to speak, Chairman Knight closed the public hearing at 6:55

pm.

Commissioner Gilmore made a motion to approve the plat with the conditions
1) Removal of the access point on Broad closet to Matlock 2) clarification of the
enhanced architectural treatment of the window surrounds. Commissioner
Groll seconded the motion which carried by the following vote:

Aye: 4 - Blake Axen; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 2 - Anne Weydeck and Michael Mainer

Absent: 1 - David Goodwin

Abstain: 0

5. COMMISSION ANNOUNCEMENTS

*Commission requested a joint session with City Counsel. Chairman Knight directed
Commissioners to email staff with topics to be discussed with City Council so an
agenda could be set forth.*

6. STAFF ANNOUNCEMENTS

*City has codified its Zoning Code into the Code of Ordinances. The Code is now
referenced in the cases instead of sections.*

7. ADJOURNMENT OF MEETING

Commissioner Gilmore made a motion to adjourn the meeting. Vice-Chairman
Axen seconded the motion which carried by the following vote:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore
and Michael Mainer

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 7:26 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

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Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 21-4179

Agenda Date: 7/19/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#21-016: Preliminary Plat of Retta Estates; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

Description/History

The purpose of this plat is to create 78 single-family residential lots and 8 open space lots. The property is 23.355 acres and zoned SF-7.5/12. All residential lots meet the minimum lot area, width and depth required for the SF-7.5/12 District. The property will be developed in two phases.

There is an existing drill site and frac pond on the property. The applicants are working with Total E&P, the gas well operator, to plug and abandon the wells and remove these facilities from the property. As no structures can be constructed on top of an abandoned wellhead, the wellheads have been placed in an open space lot (Lot 11X, Block 4). The lots in Phase 2 cannot be developed until the drill site and frac pond are gone.

The developer will be dedicating approximately 0.986 acres of right-of-way for Retta Road and rights-of-way for the internal residential streets. Retta Road is listed as a future 6-lane divided principal arterial street on the Master Thoroughfare Plan.

Please note that a preliminary plat is not filed of record and will have no signatures. The plat meets the requirements of the Subdivision Control Ordinance.

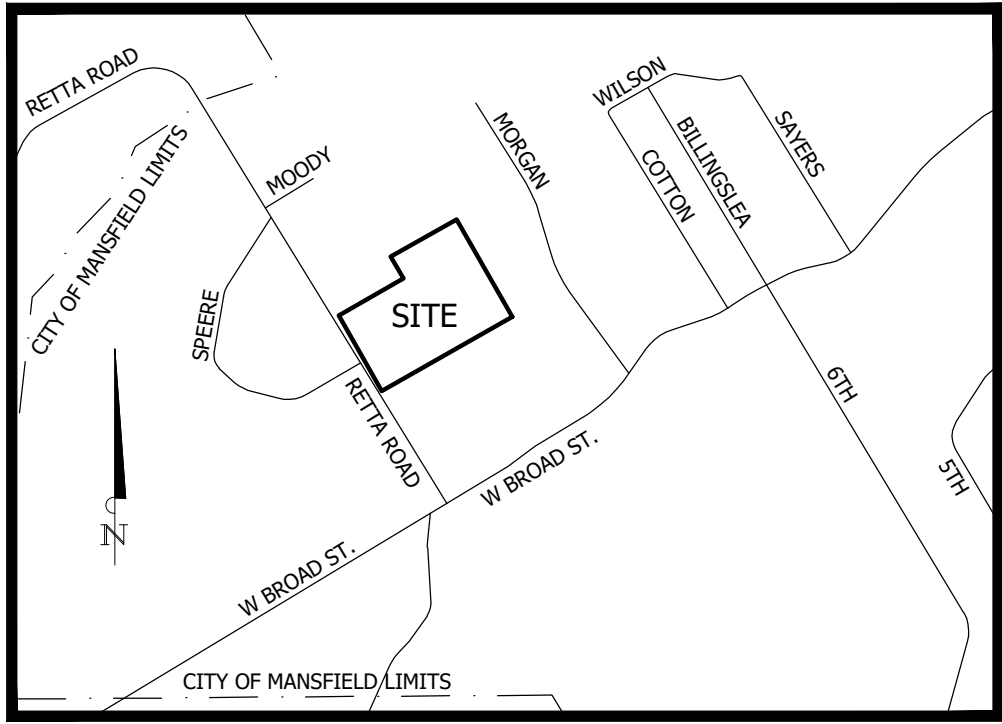
Recommendation

Staff recommends approval.

Attachments

Location Map
Preliminary Plat





VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

Line Table		
Line #	Length	Direction
L1	20.37'	S60° 11' 38"W
L2	20.37'	N60° 11' 38"E
L3	21.21'	S74° 48' 22"E
L4	21.21'	S15° 11' 38"W
L5	21.21'	N15° 11' 38"E
L6	21.21'	N74° 48' 22"W
L7	21.92'	N8° 23' 10"W
L8	70.01'	S60° 18' 31"W
L9	21.37'	S75° 13' 38"E
L10	21.06'	N14° 46' 32"E
L11	14.24'	N44° 16' 33"E
L12	12.53'	S81° 01' 43"E
L13	13.28'	S35° 44' 35"W
L14	21.39'	N75° 09' 00"W
L15	21.01'	S14° 53' 51"W
L16	14.14'	S15° 11' 38"W
L17	14.14'	N74° 48' 22"W
L18	14.14'	N15° 11' 38"E
L19	13.57'	S58° 45' 19"E
L20	14.14'	S15° 11' 38"W
L21	14.14'	N74° 48' 22"W
L22	14.14'	N74° 48' 22"W
L23	14.14'	N15° 11' 38"E
L24	14.14'	S74° 48' 22"E
L25	14.14'	S15° 11' 38"W
L26	14.14'	N74° 48' 22"W
L27	14.14'	N15° 11' 38"E
L28	14.14'	S74° 48' 22"E
L29	14.14'	N15° 11' 38"E

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
DEGREES	
MINUTES/FEET	
SECONDS/INCHES	
D.R.T.C.T.	DEED RECORDS
TARRANT COUNTY, TEXAS	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS	
P.R.T.C.T.	PLAT RECORDS
TARRANT COUNTY, TEXAS	
IRF	5/8" IRON ROD, WITH CAP STAMPED "RPLS 4838" FOUND
•	DIMENSION POINT, NOTHING FOUND OR SET

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	11.00'	3.50'	180°00'00"	S29° 48' 22"E 7.00'
C2	11.00'	3.50'	180°00'00"	N29° 48' 22"W 7.00'
C3	114.61'	250.00'	26°15'59"	N73° 19' 37"E 113.61'
C4	114.61'	250.00'	26°15'59"	N73° 19' 37"E 113.61'
C5	56.08'	150.00'	21°25'12"	N19° 05' 46"W 55.75'

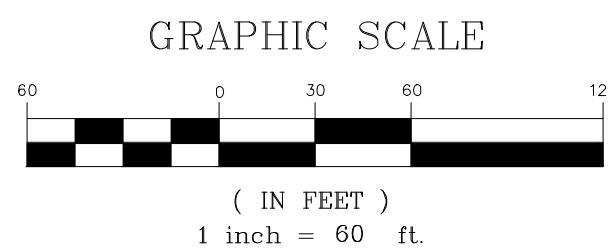
General Notes: (Continued)

A. Easement granted by Hattie Mae Taylor to Tarrant County, filed 05/07/1982, recorded in Volume 7290, Page 68, Deed Records, Tarrant County, Texas, to be partially abandoned and re-routed as shown on plat.

B. Easement granted by Shirley LaRue B. Washington to Texas Midstream Gas Services, LLC, filed 12/03/2008, recorded in cc# D208443763, Real Property Records, Tarrant County, Texas. Amendment filed 07/17/2009, recorded in cc# D209191623 and Amendment filed 07/29/2009, recorded in cc# D209202166, Real Property Records, Tarrant County, Texas. Second Amendment filed 12/01/2009, recorded in cc# D209313606, Real Property Records, Tarrant County, Texas, released by separate instrument.

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 9098-21-001

LOT SUMMARY TABLE	
GROSS PROJECT AREA:	23.355 acres or 1,017,322 square feet
TOTAL NO. OF RESIDENTIAL LOTS:	78 Residential Lots
TOTAL NO. OPEN SPACE LOTS:	8 Open Space Lots



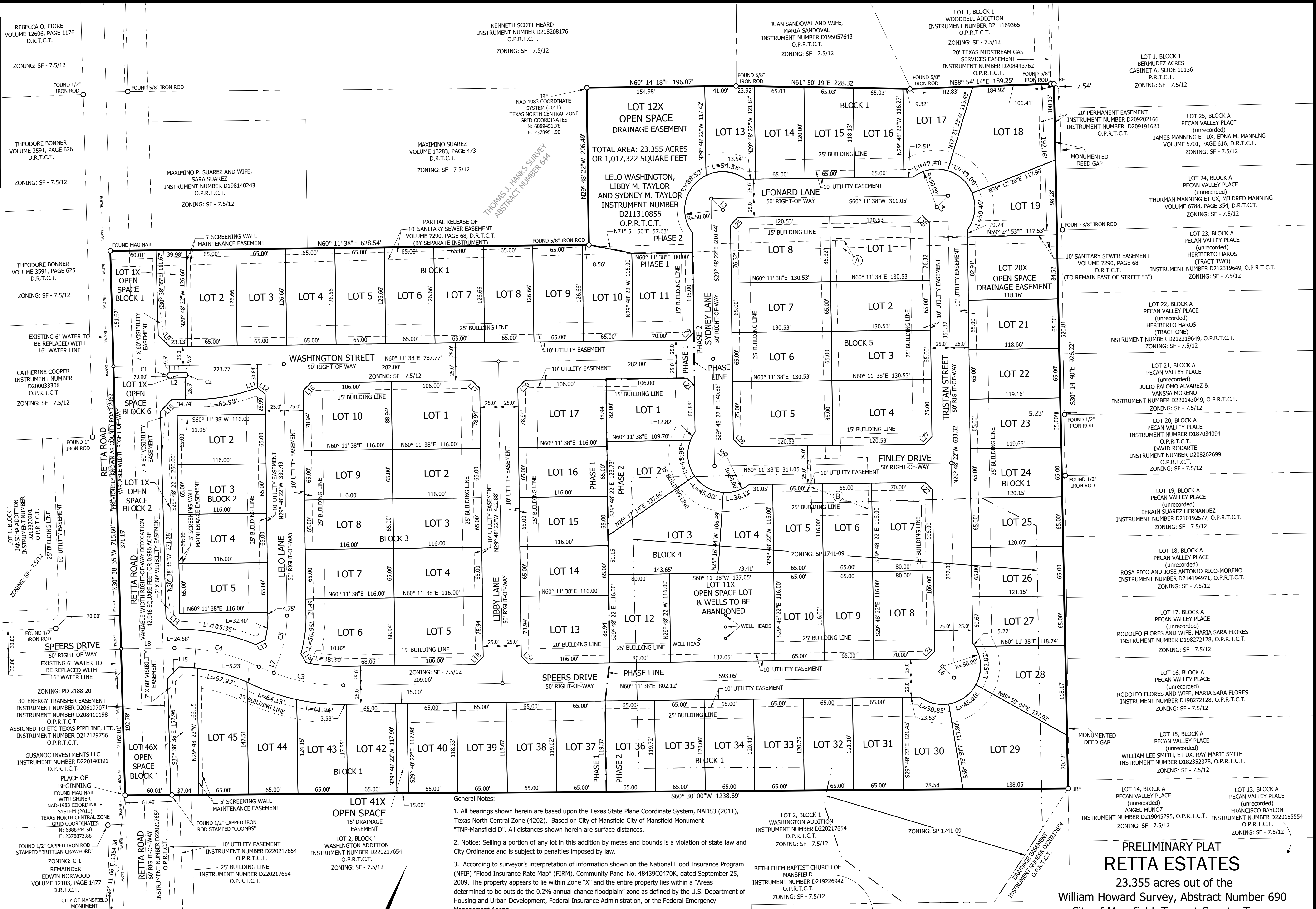
General Notes:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield City of Mansfield Monument "TNP-Mansfield D". All distances shown herein are surface distances.
- 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.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0470K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- A mandatory homeowners association will be responsible for the maintenance of he private amenities, open spaces and common areas including but not limited to screening wall and the parkway between the screening wall and the street; subdivision landscaping, medians; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement.
- No trees, bushes, signs, walls or anything over 2 feet in height are allowed within the visibility easements.

PRELIMINARY PLAT
RETTA ESTATES
23.355 acres out of the
William Howard Survey, Abstract Number 690
City of Mansfield, Tarrant County, Texas
78 Residential Lots and 8 Open Space Lots
Preparation Date: March 2021
Revision Date: July 2021
Case: SD#21-016
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DD BENSON DEVELOPMENT LLC
4215 RUANO COURT
ARLINGTON, TEXAS 76001
CONTACT: DENNIS BENSON
PHONE: 817-925-0978
E-MAIL: dbenson1117@yahoo.com



OWNER'S DEDICATION:

WHEREAS **DD Benson Development LLC**, are the sole owners of a 23.355 acres (1,017,322 square feet) of land in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas; said 23.355 acres (1,017,322 square feet) of land being all of that certain tract of land described in a General Warranty Deed with Vendor's Lien to DD Benson Development LLC (hereinafter referred to as DD Benson Development tract), as recorded in Instrument Number D221192174, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 23.355 acres (1,017,322 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a mag nail found in asphalt pavement at the Southwesterly corner of said DD Benson Development tract, same being the Northwesterly corner of that certain tract of land described as Washington Addition, an addition to the City of City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D220217654, O.P.R.T.C.T., same being the Northeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Gusanoc Investments, LLC (hereinafter referred to as Gusanoc Investments tract), as recorded in Instrument Number D220140391, O.P.R.T.C.T., same also being in Retta Road, previously known as County Road 2062 (variable width right-of-way);

THENCE North 30 degrees 38 minutes 35 seconds West with the common line between said DD Benson Development tract and said Gusanoc Investments tract and with said Retta Road, pass at a distance of 162.01 feet to the Northerly corner of said Gusanoc Investments tract, continue with said course, continue with said Retta Road with the common line between said DD Benson Development tract and the existing Northeasterly right-of-way line of said Retta Road for a total distance of 715.60 feet to a mag nail found for the Westerly Northwest corner of said DD Benson Development tract, same being the Southwesterly corner of that certain tract of land described in a Warranty Deed to Maximino P. Suarez and wife, Sara Suarez (hereinafter referred to as Suarez tract), as recorded in Instrument Number D198140243, O.P.R.T.C.T.;

THENCE North 60 degrees 11 minutes 38 seconds East, departing the existing Northeasterly right-of-way line of said Retta Road, with the common line between said DD Benson Development tract and said Suarez tract, pass at a distance of 258.80 feet, the Southeasterly corner of said Suarez tract, same being the Easterly Southwest corner of that certain tract of land described in a Quit Claim Deed to Pauline Allison (hereinafter referred to as Allison tract), as recorded in Volume 7259, Page 134, D.R.T.C.T., continue with said course, with the common line between said DD Benson Development tract and said Allison tract for a total distance of 628.54 feet to a five-eighths inch iron rod found for an inner-ell corner of said DD Benson Development tract, same being the Southeasterly corner of said Allison tract;

THENCE North 29 degrees 48 minutes 22 seconds West, continue with the common line between said DD Benson Development tract and said Allison tract, a distance of 206.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northerly Northwest corner of said DD Benson Development tract, same being the Northerly corner of said Allison tract, same also being the Southeasterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Leonard Heard and Leonard K. Heard and Nancy Heard (hereinafter referred to as Heard tract), as recorded in Instrument Number D176080895, O.P.R.T.C.T.;

THENCE North 60 degrees 14 minutes 18 seconds East with the common line between said DD Benson Development tract and said Heard tract, a distance of 196.07 feet to a five-eighths inch iron rod found for corner, same being the Southeasterly corner of the remainder of said Heard tract, same being a Southerly corner of that certain tract of land described in a General Warranty Deed to Juan Sandoval and wife, Maria Sandoval (hereinafter referred to as Sandoval tract), as recorded in Instrument Number D195057643, O.P.R.T.C.T.;

THENCE North 61 degrees 50 minutes 19 seconds East with the common line between said DD Benson Development tract and said Sandoval tract, a distance of 228.32 feet to a five-eighths inch iron rod found for corner, same being the Southeasterly corner of said Sandoval tract, same being the Southwesterly corner of that certain tract of land described as Lot 1, Block 1, Wooddell Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D211169365, O.P.R.T.C.T.;

THENCE North 58 degrees 54 minutes 14 seconds East with the common line between said DD Benson Development tract and said Lot 1, pass at a distance of 184.92 feet a five-eighths inch iron rod found for the Southeasterly corner of said Lot 1, continue with said course, with the Northwesterly line of said DD Benson Development tract for a total distance of 189.25 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeasterly corner of said DD Benson Development tract;

THENCE South 30 degrees 14 minutes 40 seconds East with the common line between said DD Benson Development tract and said Pecan Valley Place for a distance of 926.22 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4638" found for the Southeasterly corner of said DD Benson Development tract, same being the Northeasterly corner of said Washington Addition;

THENCE South 60 degrees 30 minutes 00 seconds West with the common line between said DD Benson Development tract and said Washington Addition, a distance of 1238.69 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 23.355 acres (1,017,322 square feet) of land.

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	4834	0.111
2	8233	0.189
3	8233	0.189
4	8233	0.189
5	8233	0.189
6	8233	0.189
7	8233	0.189
8	8233	0.189
9	8233	0.189
10	7904	0.181
11	9150	0.210
12 X	31314	0.719
13	7573	0.174
14	7861	0.180
15	7739	0.178
16	7618	0.175
17	8249	0.189
18	15084	0.346
19	8635	0.198
20 X	9865	0.226
21	7697	0.177
22	7729	0.177
23	7761	0.178
24	7794	0.179
25	7826	0.180
26	7858	0.180
27	7884	0.181
28	9765	0.224
29	15712	0.361
30	8138	0.187
31	7883	0.181
32	7860	0.180
33	7838	0.180
34	7815	0.179
35	7793	0.179
36	7770	0.178
37	7748	0.178
38	7725	0.177
39	7703	0.177
40	7680	0.176
41 X	1769	0.041
42	7652	0.176
43	7771	0.178
44	8732	0.200
45	10302	0.237
46 X	6298	0.145

BLOCK 2		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	12058	0.277
2	7540	0.173
3	7540	0.173
4	7540	0.173
5	7540	0.173

BLOCK 3		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	10267	0.236
2	7540	0.173
3	7540	0.173
4	7540	0.173
5	10267	0.236
6	10406	0.239
7	7540	0.173
8	7540	0.173
9	7540	0.173
10	10267	0.236

BLOCK 4		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	9424	0.216
2	9456	0.217
3	14068	0.323
4	7743	0.178
5	7540	0.173
6	7540	0.173
7	9230	0.212
8	9230	0.212
9	7540	0.173
10	7540	0.173
11	15898	0.365
12	9280	0.213
13	10267	0.236
14	7540	0.173
15	7540	0.173
16	7540	0.173
17	10267	0.236

BLOCK 5		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	11217	0.258
2	8484	0.195
3	8484	0.195
4	11045	0.254
5	11045	0.254
6	8484	0.195
7	8484	0.195
8	11217	0.258

BLOCK 6		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	181	0.004

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, GRANTEEES, 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.

PRELIMINARY PLAT
RETTA ESTATES
23.355 acres out of the
William Howard Survey, Abstract Number 690
City of Mansfield, Tarrant County, Texas
78 Residential Lots and 8 Open Space Lots
Preparation Date: March 2021
Revision Date: July 2021
Case: SD#21-016
SHEET 2 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
DD BENSON DEVELOPMENT LLC
4215 RUANO COURT
ARLINGTON, TEXAS 76001
CONTACT: DENNIS BENSON
PHONE: 817-925-0978
E-MAIL: dbenson1117@yahoo.com



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 21-4180

Agenda Date: 7/19/2021

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-052: Final Plat of the View at the Reserve, Ph. 1; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

Description/History

The purpose of this plat is to create Phase 1 of the View with 126 single-family residential lots and 8 open space lots. Phase 1 is approximately 35.031 acres and zoned PD for The Reserve, Southpointe Expansion Sub-District. The View is subject to the same residential development standards as the Southpointe neighborhood to the south. The residential lots meet the minimum lot area, width and depth required by the Southpointe PD.

The plat conforms to the approved preliminary plat except for the following:

- On the preliminary plat, Phase 1 is on the north side of the property and Phase 2 is on the south side. The developer has chosen to develop the south side of the property as Phase 1.
- The lots on Block 14 have been oriented to face north/south and increased in size on the final plat. On the preliminary plat, the lots are smaller and oriented to face east/west.
- Lot 28X, Block 9 has been revised to follow the curve of Mathis Road on the final plat. This lot is squared off on the preliminary plat.

The applicant is dedicating 30 feet of right-of-way from the centerline of Mathis Road and rights-of-way for the internal residential streets. A portion of River Birch Drive will be dedicated by separate instrument

There are blanks on the plat for the recording information for the River Birch Drive right-of-way dedication and a drainage easement. The plat cannot be filed until the recording information has been added to the plat.

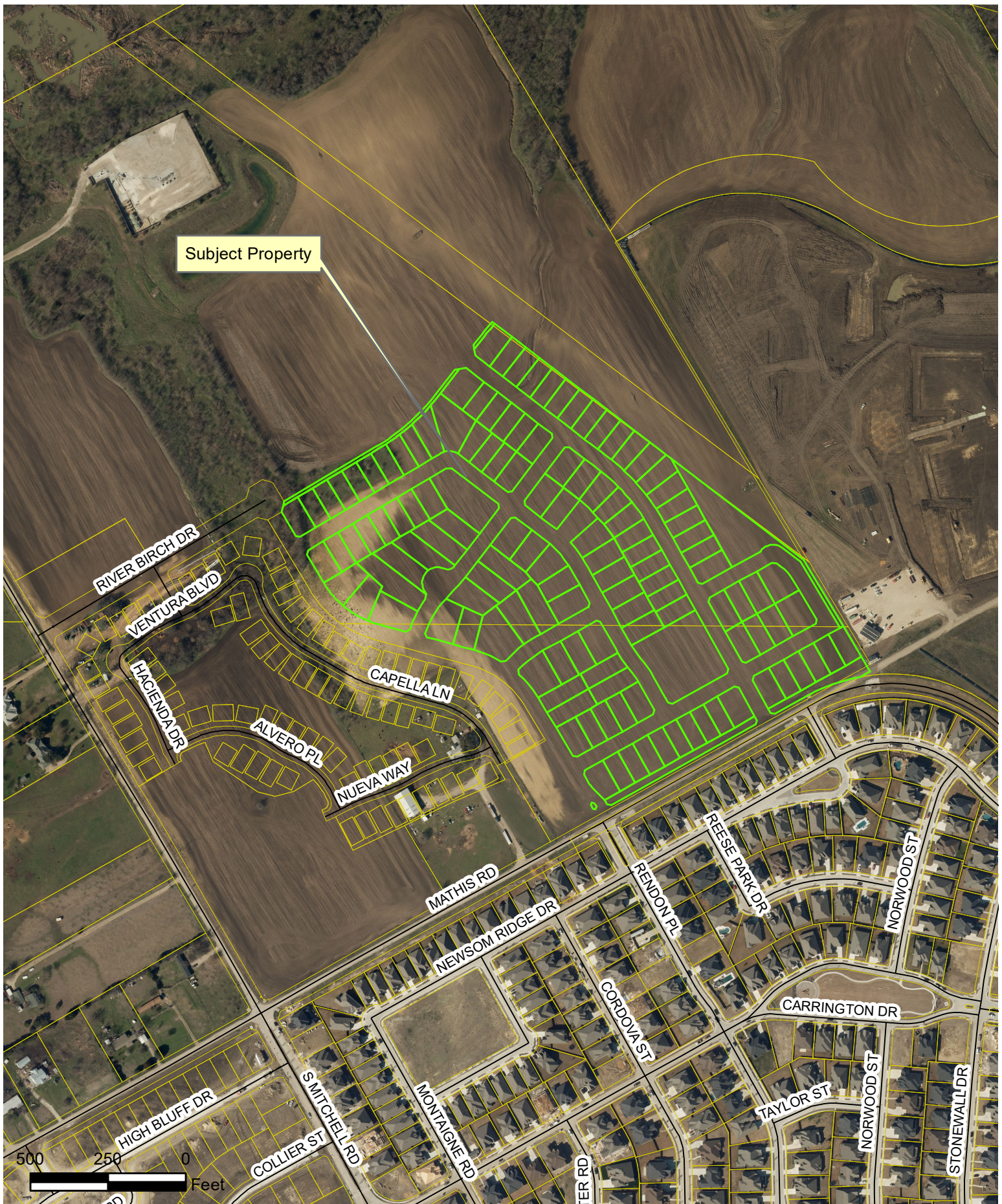
The plat meets the requirements of the Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

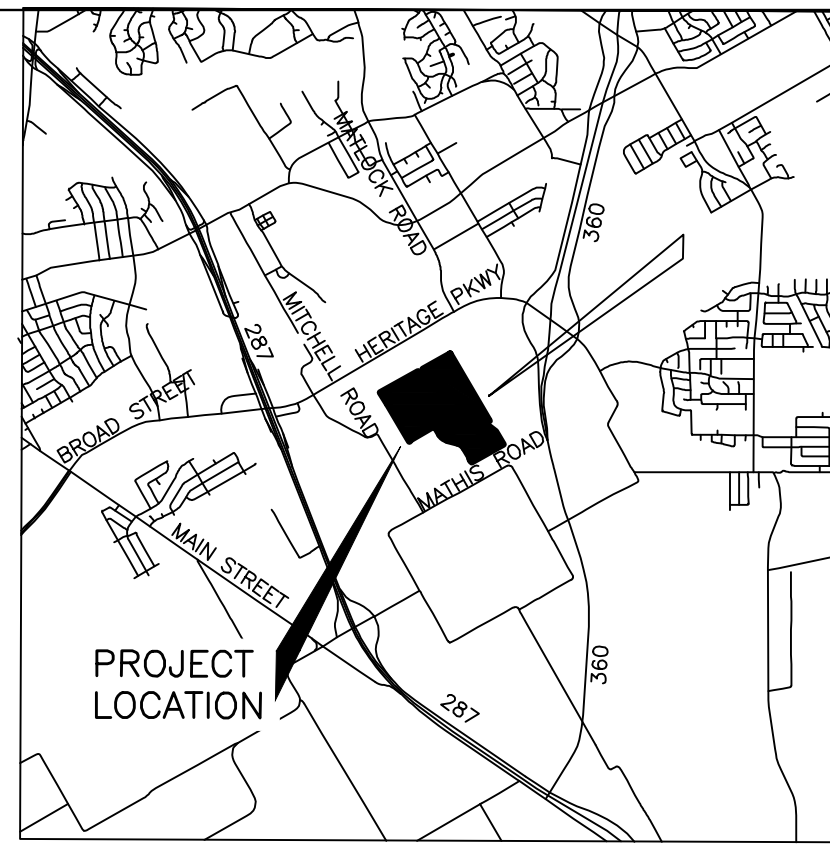
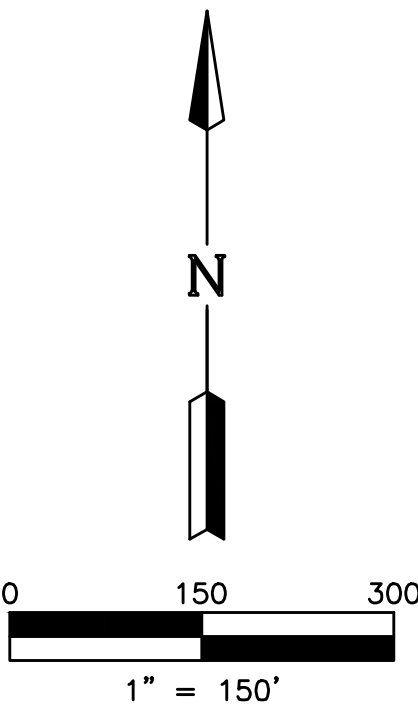
Location Map
Approved Preliminary Plat
Final Plat



View at the Reserve Ph. 1

12/14/2017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature loc. **13** s. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.



- 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.

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
SINGLE FAMILY LOTS:	312 LOTS
• COTTAGE (50' LOTS):	68 LOTS
• VILLAGE (55' LOTS):	155 LOTS
• TOWNSHIP (65' LOTS):	89 LOTS
OPEN SPACE LOTS:	23 LOTS
COMMON AREAS:	2 AREAS



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

PRELIMINARY PLAT
The View at the Reserve

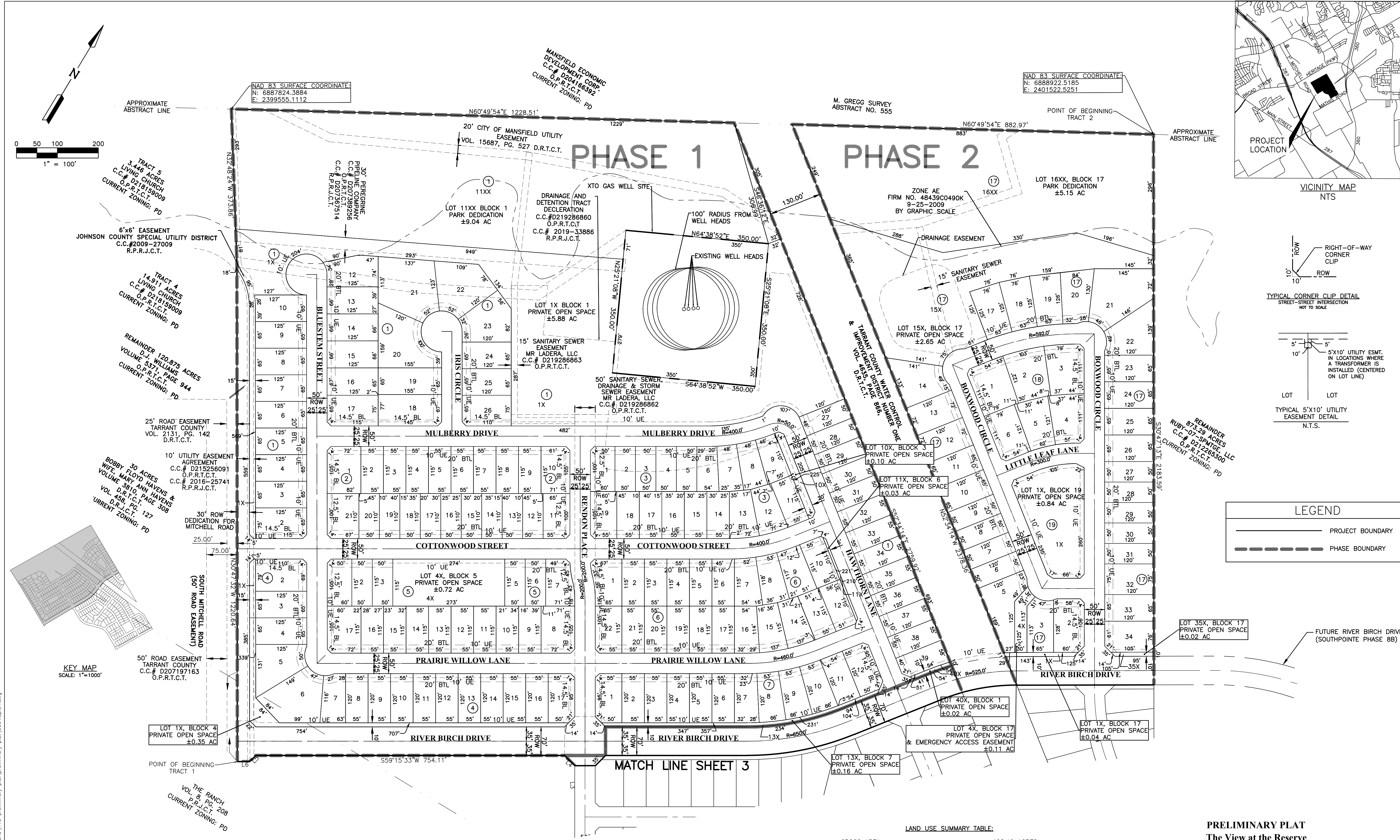
108.10 Acres Out Of the Samuel Mitchell Survey, Abstract No. 1024 and the Samuel Mitchell Survey, Abstract No. 593

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



LJA ENGINEERING



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

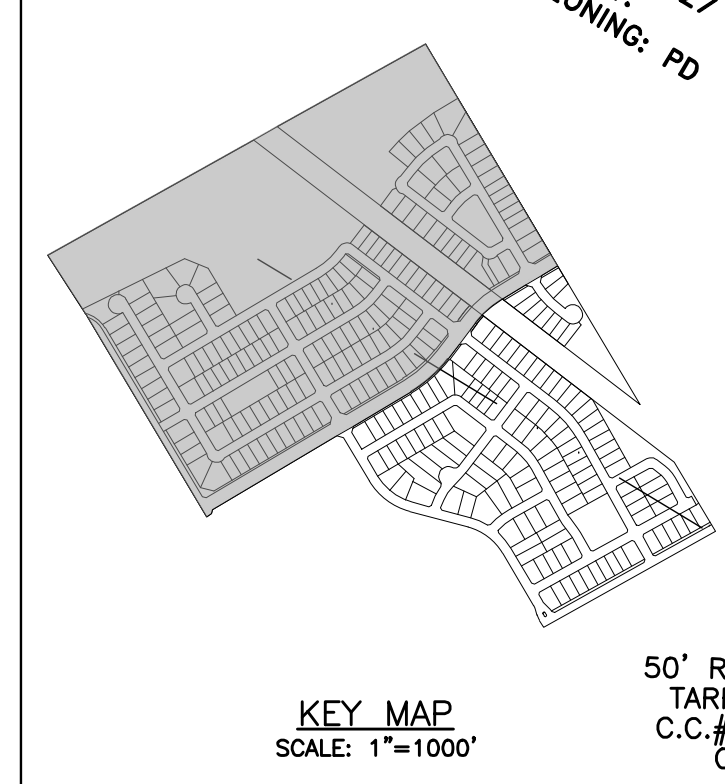
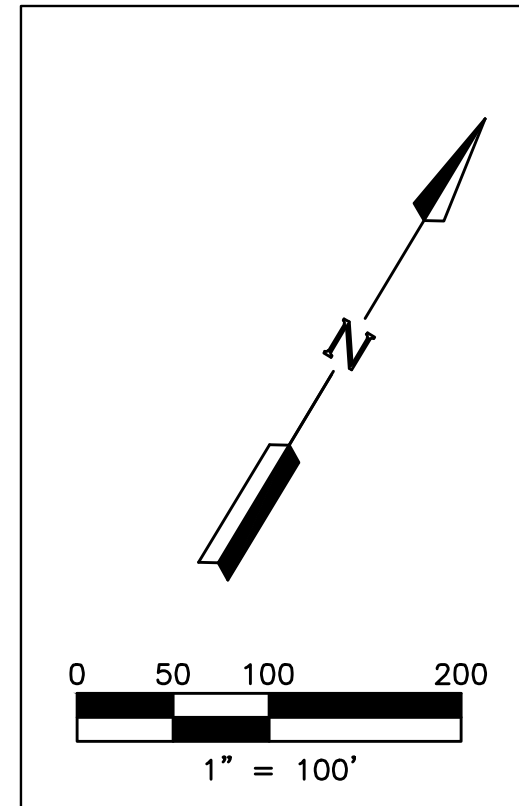
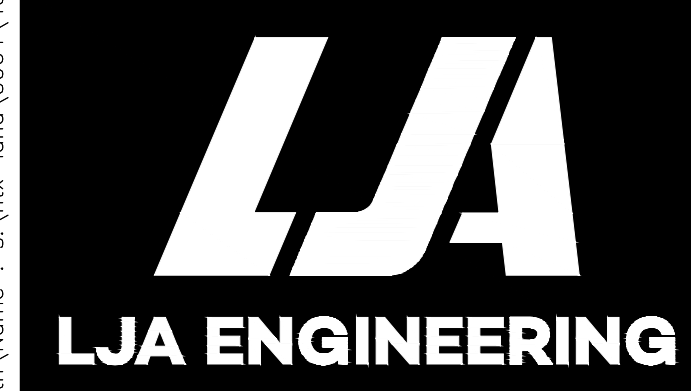
LAND USE SUMMARY TABLE:	
GROSS AREA:	108.10 ACRES
OPEN SPACE AREA:	15.61 ACRES
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SINGLE FAMILY LOTS:	
• COTTAGE (50' LOTS):	68 LOTS
• VILLAGE (55' LOTS):	155 LOTS
• TOWNSHIP (65' LOTS):	89 LOTS
OPEN SPACE LOTS:	
COMMON AREAS:	23 LOTS 2 AREAS

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

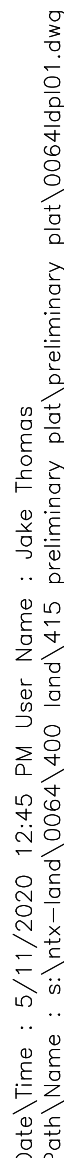
RECORD OWNER:
SOWELL RESERVE ASSOCIATES, L.P.
1601 ELM STREET,
SUITE 3500
DALLAS, TX 75201
CONTACT: JAMIE CORNELIUS
PHONE: (214) 871-3320
jcornelius@sowellco.com

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

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



Date: 5/11/2020 12:44 PM User Name: Joke Thomas
Path: s:\vtx-land\0064\400 land\415 preliminary plat\preliminary plat\0064dpl01.dwg



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	

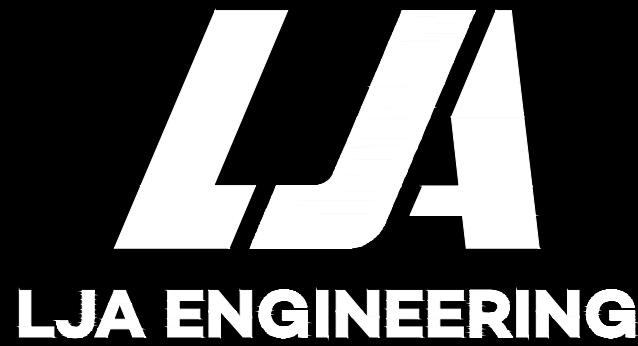
LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 8 LOT 20	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 21	10,141 SF	0.23 AC	
VILLAGE	BLOCK 9 LOT 2	8,518 SF	0.20 AC	
VILLAGE	BLOCK 9 LOT 3	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 4	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 5	6,600 SF	0.15 AC	
VILLAGE	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:\vty-land\0064\400 land\415 preliminary plat\preliminary plat\0064dp01.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:

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

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



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°31'57"	110.00'	N22°58'25"W	29.73'	29.82'	L1	N30°44'27"W	42.25'
C2	15°32'01"	90.00'	N22°58'27"W	24.33'	24.40'	L2	N15°12'27"W	28.73'
C3	44°13'22"	300.00'	N52°51'11"W	225.85'	231.55'	L3	N75°44'27"W	35.36'
C4	44°13'27"	350.00'	N52°51'10"W	263.49'	270.15'	L4	N29°10'32"W	140.00'
C5	21°49'47"	685.00'	N48°20'39"E	259.41'	260.99'	L5	N37°05'09"W	67.47'
C6	06°19'53"	490.00'	N40°35'42"E	54.12'	54.15'	L6	S43°03'22"W	59.69'
C7	44°13'22"	325.00'	N52°51'11"W	244.67'	250.85'	L7	S15°02'08"W	17.36'
C8	44°13'27"	325.00'	N52°51'10"W	244.67'	250.85'	L8	N30°47'13"W	128.32'
C9	7°54'37"	175.00'	N33°07'50"W	24.14'	24.16'	L9	N52°34'14"W	6.96'
C10	7°54'37"	175.00'	N33°07'50"W	24.14'	24.16'	L10	S03°20'39"W	19.81'
C11	23°23'42"	350.00'	N40°52'23"W	141.92'	142.91'	L11	N46°56'39"W	30.00'
C12	68°10'13"	50.00'	N88°39'21"W	58.04'	58.49'	L12	S18°02'24"W	17.69'
C13	5°57'37"	500.00'	S40°14'34"W	49.08'	49.10'	L13	N75°44'27"W	14.14'
C14	28°01'14"	325.00'	S29°02'45"W	157.36'	158.94'	L14	N14°15'33"E	35.36'
C15	24°13'29"	350.00'	N48°42'44"E	146.88'	147.98'	L15	S82°25'46"W	14.14'
C16	23°23'42"	625.00'	S40°52'23"E	253.43'	255.20'	L16	S07°34'14"E	14.14'
C17	91°36'41"	50.00'	N15°01'08"E	71.70'	79.95'	L17	N82°25'46"E	35.36'
C18	21°47'01"	200.00'	N41°40'44"W	75.58'	75.04'	L18	N07°34'14"W	35.36'
C19	66°36'18"	50.00'	N85°52'23"W	54.91'	58.12'	L19	N74°10'32"W	14.14'
C20	77°54'58"	25.00'	S77°32'21"W	31.44'	34.00'	L20	N15°49'28"E	14.14'
C21	150°38'01"	50.00'	S41°10'49"W	96.73'	131.45'	L21	N74°10'32"W	14.14'
C22	69°29'48"	25.00'	S00°36'43"W	28.50'	30.32'	L22	N14°15'33"E	14.14'
C23	17°05'55"	110.00'	N37°43'29"W	32.71'	32.83'	L23	S86°39'21"E	15.66'
C24	15°32'01"	90.00'	N38°30'27"W	24.33'	24.40'	L24	S07°34'14"E	14.14'
C25	180°00'00"	7.50'	S59°15'33"E	15.00'	23.56'	L25	S61°04'12"W	14.40'
C26	180°00'00"	7.50'	S59°15'33"E	15.00'	23.56'	L26	N52°37'12"E	67.35'
C27	19°05'57"	545.00'	N70°22'27"E	180.83'	181.67'	L27	N82°25'46"E	14.14'
C28	10°26'09"	9.51'	S36°00'18"E	1.73'	1.73'	L28	S41°23'50"E	58.11'
C29	112°29'51"	50.00'	S15°01'07"W	83.15'	98.17'	L29	S15°49'28"W	14.14'
C30	10°26'34"	9.50'	S66°02'45"W	1.73'	1.73'	L30	S81°13'44"W	15.28'
						L31	N28°45'28"W	13.84'
						L32	N07°34'14"W	14.14'
						L33	S52°34'14"E	75.00'
						L34	S49°25'59"E	4.72'
						L35	S49°26'59"E	36.72'
						L36	S42°20'38"E	44.66'
						L37	S42°20'38"E	37.48'
						L38	S36°07'26"E	43.97'
						L39	S29°10'32"E	70.81'
						L40	N74°10'32"W	14.14'
						L41	S15°49'28"W	14.14'
						L42	N82°25'46"E	14.14'
						L43	N02°29'05"W	14.08'
						L44	S74°10'32"E	14.14'
						L45	S29°10'32"E	55.00'
						L46	S15°49'28"W	14.14'
						L47	N74°57'29"W	14.33'
						L48	N74°10'32"W	14.14'
						L49	N15°49'28"E	14.14'
						L50	S85°52'23"E	16.72'
						L51	S15°01'08"W	13.94'
						L52	N15°02'31"E	13.95'
						L53	N46°16'27"W	28.73'
						L54	S74°10'32"E	14.14'
						L55	S15°49'28"W	14.14'
						L56	N75°21'50"W	14.43'
						L57	N30°44'27"W	12.50'
						L58	S30°44'27"E	12.50'
						L59	N46°53'33"E	36.09'
						L60	S59°12'47"W	11.95'
						L61	N74°58'53"W	12.72'

FINAL PLAT
VIEW AT THE RESERVE, PHASE 1
35.031 ACRES OUT OF THE SAMUEL MITCHELL SURVEY
ABSTRACT NOS. 1021 AND 593
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTY, TEXAS
126 RESIDENTIAL LOTS
8 COMMON AREAS
LOTS 1-21, 22X, BLOCK 8;
LOTS 1X, 2-20, 21X, 22-27, & 28X, BLOCK 9;
LOTS 1-8, 9X, & 10-17, BLOCK 10;
LOTS 1-20, BLOCK 11;
LOTS 1-9, 10X, & 11-27, BLOCK 12; LOTS 1-13, BLOCK 13; LOTS 1-8, BLOCK 14;
LOTS 1-10, & 11X, BLOCK 15; & LOT 1X, BLOCK 23

OWNER/DEVELOPER:
TRIPOINTE HOMES
4835 LYNDON B. JOHNSON FREEWAY,
SUITE 700, DALLAS TX 75244
BRUCE.FRENCH@TRIPOINTEHOMES.COM

SD#20-052
ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 W 7TH STREET,
Suite 300
Fort Worth, Texas 76107
PPURDY@LJA.COM
Date: MAY 2021

Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382
JOB NO. 0064

PHASE 1

SHEET 1 OF 2

S:\NTX-LAND\G064\200 SURVEY\200 Mapping\PLAT CHECK\PHASE 1\0064PA01-PH1.dwg 5/13/2021

LEGEND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
R.P.R.J.C.T. REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
C.C.# COUNTY CLERK'S FILE NUMBER
VOL./PG. VOLUME/PAGE
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP
"G&A" STAMPED "LJA SURVEYING" SET
1/2" IRON ROD WITH YELLOW CAP STAMPED "G&A"
CONSULTANTS' FOUND
IRF IRON ROD FOUND
UE UTILITY EASEMENT
WME WALL MAINTENANCE EASEMENT
BL BUILDING LINE
BTL BUILD TO LINE

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

REMAINDER 27.257 ACRES
M R. LADERA, LLC
C.C.# 2019-33887
R.P.R.J.C.T.
C.C.# D219266861
O.P.R.T.C.T.

REMAINDER 27.257 ACRES
M R. LADERA, LLC
C.C.# 2019-33887
R.P.R.J.C.T.
C.C.# D219266861
O.P.R.T.C.T.

REMAINDER 27.257 ACRES
M R. LADERA, LLC
C.C.# 2019-33885
D.R.J.C.T.

SOUTHPOINTE PHASE 1A,
SECTION 1,
BOOK 10, PAGE 971
P.R.J.C.T.

SOUTHPOINTE PHASE 1A,
SECTION 1,
BOOK 10, PAGE 812
P.R.J.C.T.

PLAT FILED _____, 20____
INSTRUMENT # _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____, 20____

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)
COUNTY OF JOHNSON)

WHEREAS TRIPONTE HOMES, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 35.031 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, TARRANT COUNTY, TEXAS AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593 JOHNSON COUNTY, TEXAS, CITY OF MANSFIELD, TEXAS, AND BEING PART OF AN 88.788 ACRE TRACT OF LAND, CONVEYED AS TRACT 1, TO TRENDMAKER HOMES DFW, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. D220205415 OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S FILE NO. 2020-25320, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID 35.031 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-DF8989)BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR THE SOUTH CORNER OF SAID 88.788 ACRE TRACT AND THE COMMON EAST CORNER OF A 27.257 ACRE TRACT OF LAND CONVEYED TO MR LADERA, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 201-33887, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF SOUTHPOINTE, PHASE 1A, SECTION 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN SECTION 1, BOOK 10, PAGE 812, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, ALONG THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON NORTHEAST LINE OF AID 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 SECONDS, A RADIUS OF 90.00 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 27 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 AT THE EAST END OF A CORNER CLIP;

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

THENCE, OVER AND ACROSS SAID 88.788 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59 DEGREES 15 MINUTES 33 SECONDS EAST, A DISTANCE OF 447.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 49 MINUTES 47 SECONDS, A RADIUS OF 685.00 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 259.41 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 260.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 37 DEGREES 25 MINUTES 46 SECONDS EAST, A DISTANCE OF 235.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 53 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 35 MINUTES 42 SECONDS EAST, A DISTANCE OF 54.12 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 54.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER FOR CORNER ON THE NORTHEAST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON SOUTHWEST LINE 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;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1260.82 FEET TO A POINT FOR AN ANGLE POINT IN SAID NORTHEAST LINE AND THE COMMON SOUTH CORNER OF SAID TARRANT COUNTY WATER CONTROL & 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. D209164597, 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 88.788 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 418.92 FEET TO A PK NAIL SET FOR THE EAST CORNER OF SAID 88.788 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 88.788 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 AFORESAID SOUTHPOINTE, PHASE 1A, SECTION 1, AND CONTINUING ALONG SAID SOUTHEAST LINE AND THE COMMON NORTHWEST LINE OF SAID SOUTHPOINTE, PHASE 1A, SECTION 1, IN ALL A TOTAL DISTANCE OF 1026.64 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 35.031 ACRES OF LAND.

NOTES

1. 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.
2. NO TREES, BUSHES, SIGNS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
3. 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 MEDJANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHT-OF-WAY.
4. BASIS OF BEARING 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.
5. OPEN SPACES AND ENTRYWAY FEATURES ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND THE CITY HAS NO OBLIGATION TO MAINTAIN SAID OPEN SPACES OR ENTRYWAY FEATURES.

TO BE KNOWN AS:

LOTS 1-21, 22X, BLOCK 8;
LOTS 1X, 2-20, 21X, 22-27, & 28X, BLOCK 9;
LOTS 1-8, 9X, & 10-17,BLOCK 10;
LOTS 1-20, BLOCK 11;
LOTS 1-9, 10X, & 11-27, BLOCK 12; LOTS 1-13, BLOCK 13;
LOTS 1-8, BLOCK 14;
LOTS 1-10, & 11X, BLOCK 15; & LOT 1X, BLOCK 23

VIEW AT THE RESERVE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TRIPONTE HOMES, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN DESCRIBED PROPERTY AS VIEW AT THE RESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREET AND EASEMENTS AS SHOWN THEREON.

EXECUTED THIS ____ DAY OF _____, A.D. 2021.

BY: BRUCE FRENCH
VICE PRESIDENT OF LAND ACQUISITIONS & DEVELOPMENT

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 **BRUCE FRENCH**, OF TRIPONTE HOMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CHRIS MATTEO, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF FORTY.

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.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, CHRIS MATTEO, LAND SURVEYOR, KNOWN TO ME TO BE THAT PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I.D. NUMBER _____

MY COMMISSION EXPIRES ON: _____

PLAT FILED _____, 20__

INSTRUMENT # _____ - _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY 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, GRANTEEES, 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
VIEW AT THE RESERVE, PHASE 1

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ABSTRACT NOS. 1021 AND 593
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SUITE 700, DALLAS TX 75244
BRUCE.FRENCH@TRIPONTEHOMES.COM

SD#20-052

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LJA Surveying, Inc.
3017 W 7TH STREET,
Suite 300
Fort Worth, Texas 76107
PPURDY@LJA.COM

Phone 817.288.1900

T.B.P.E.L.S. Firm No. 10194382

Date: MAY 2021

JOB NO. 0064

PHASE 1

SHEET 2 OF 2