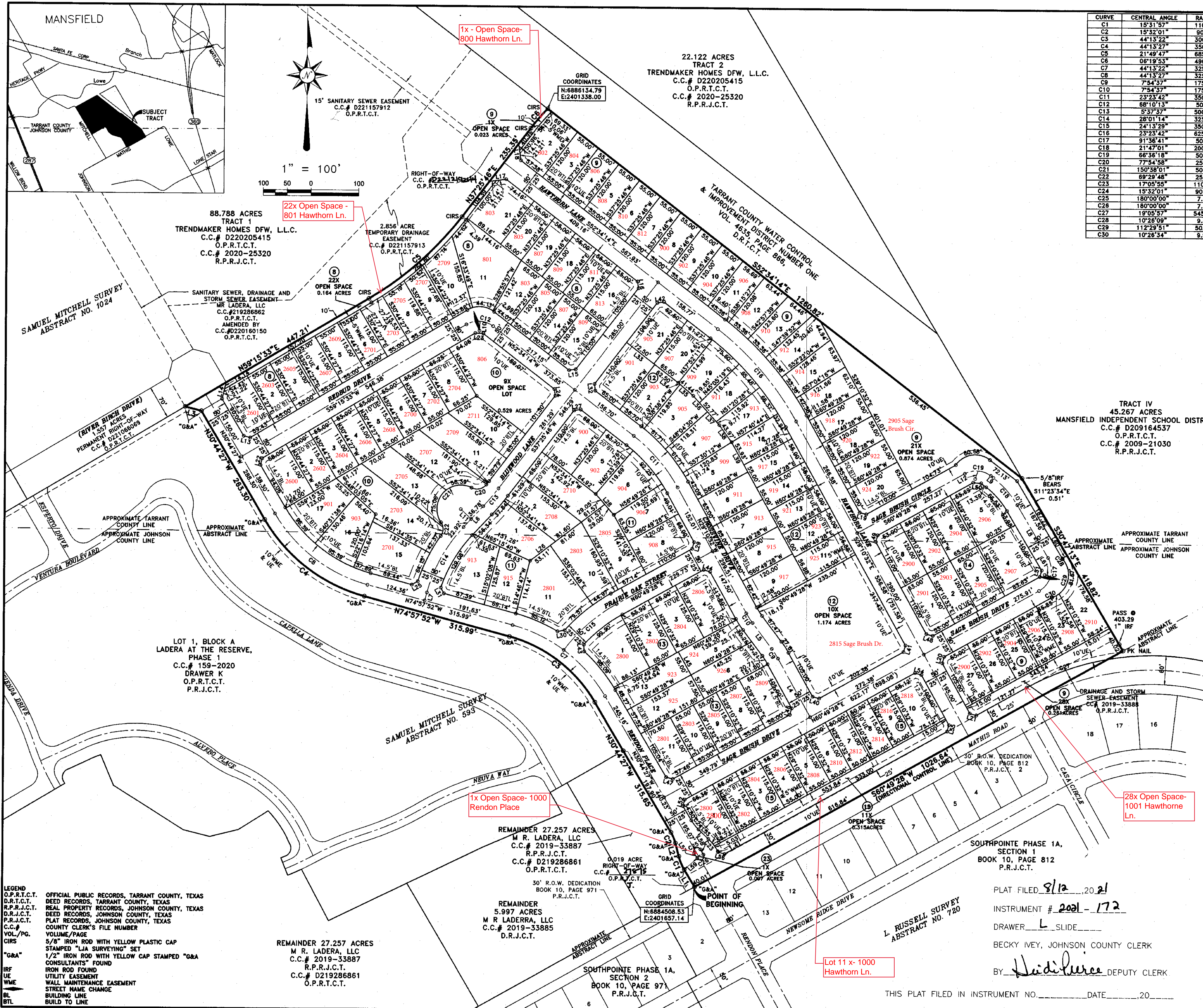


Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°31'57"	110.00'	N22°58'27"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	35.56'
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	15.36'
C8	44°13'27"	325.00'	N52°51'10"W	244.67'	250.85'	L8	N50°47'13"W	126.33'
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°35'42"E	141.92'	142.91'	L11	N46°56'58"W	30.00'
C12	68°10'13"	50.00'	N86°39'21"W	56.04'	56.49'	L12	S19°02'24"W	17.69'
C13	5°37'37"	500.00'	S40°14'54"W	49.08'	49.10'	L13	N75°44'27"W	14.14'
C14	28°01'14"	325.00'	S28°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"	350.00'	S40°35'42"E	253.43'	255.20'	L16	S07°34'14"E	14.14'
C17	91°38'41"	50.00'	N15°01'08"E	71.70'	73.93'	L17	N82°25'46"E	35.36'
C18	21°47'01"	200.00'	N41°40'44"W	75.58'	76.04'	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"W	14.14'
C21	150°58'01"	50.00'	S41°10'49"W	86.73'	131.45'	L21	N74°10'32"W	14.14'
C22	89°29'48"	25.00'	S00°35'43"W	28.50'	30.33'	L22	N14°15'33"E	14.14'
C23	17°05'55"	110.00'	N37°43'29"W	32.71'	32.83'	L23	S85°52'23"E	16.72'
C24	15°32'01"	90.00'	N22°58'27"W	24.33'	24.40'	L24	S07°34'14"E	14.14'
C25	180°00'00"	7.50'	N59°15'33"E	15.00'	23.56'	L25	S81°04'12"W	14.40'
C26	180°00'00"	7.50'	S59°15'33"W	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°28'09"	9.51'	S36°00'18"E	1.73'	1.73'	L28	S41°29'50"E	56.11'
C29	112°29'51"	50.00'	S15°01'07"W	85.15'	95.17'	L29	S15°49'28"W	14.14'
C30	10°28'34"	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°28'59"E	4.72'
						L35	S49°28'59"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	N03°29'05"W	14.08'
						L44	S74°10'32"E	14.14'
						L45	S29°10'32"E	14.14'
						L46	S15°49'28"W	14.14'
						L47	N74°10'32"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	N48°53'53"E	36.09'
						L60	S81°13'44"W	11.95'
						L61	N74°55'53"W	12.72'

VIEW AT THE RESERVE, PHASE 1

APPROVED BY THE CITY OF MANSFIELD
 June 19th 2021
 APPROVED BY: [Signature] CITY COMMISSION CHAIRMAN
 July 19th 2021
 ATTEST: [Signature] PLANNING & ZONING SECRETARY

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:
 TRIPONTE HOMES
 4835 LYNDON B. JOHNSON FREEWAY,
 SUITE 700, DALLAS TX 75244
 BRUCE.FRENCH@TRIPONTEHOMES.COM
 SD#20-052
 ENGINEER/SURVEYOR:
LJA Surveying, Inc.
 3017 W 7TH STREET, Phone 817.288.1900
 Suite 300
 Fort Worth, Texas 76107
 PPURDY@LJA.COM T.B.P.E.L.S. Firm No. 10194382
PHASE 1 Date: JUNE 2021 JOB NO. 0064
 SHEET 1 OF 2

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
 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

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

VIEW AT THE RESERVE, PHASE 1

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF TARRANT X
COUNTY OF JOHNSON X

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 DPW, 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. 2022-2520, 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 RSP2 CORNERS ARP (PID-DF387) AND ELLIS CORNERS ARP (PID-DF388) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT AREA TABLE with columns: LOT, BLOCK, ACRES, S.F., LOT, BLOCK, ACRES, S.F. Rows 1-17.

BEHAVING 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, L.L.C., 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 SAID 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 20.73 FEET;

THENCE, CONTINUING ALONG SAID COMMON LINE, THE FOLLOWING COURSES AND DISTANCES: 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 315.90 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 283.46 FEET;

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 256.41 FEET;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1200.82 FEET TO A POINT FOR AN ANGLE POINT IN SAID NORTHEAST LINE AND THE COMMON SOUTH TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE TRACT, SAID POINT BEING ON THE SOUTHWEST LINE OF A 46.267 ACRE TRACT OF LAND CONVEYED AS TRACT IV, TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. D209164637, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND IN COUNTY CLERK'S FILE NO. 2008-21093, 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;

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 B. MITCHELL HIGHWAY, INCLUDING THE PARAPET 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 ADJUNCT OR STRUCTURE WITHIN THE RIGHT-OF-WAY.

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 OF THE STREET AND EASEMENTS AS SHOWN THEREON.

EXECUTED THIS 18th DAY OF JUNE, A.D. 2021. Bruce French, VICE PRESIDENT OF LAND ACQUISITIONS & DEVELOPMENT

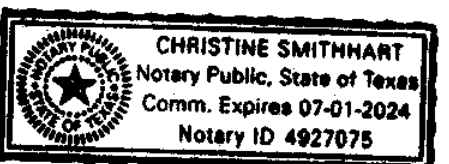
STATE OF TEXAS X COUNTY OF TARRANT X BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRUCE FRENCH, OF TRIPONTE HOMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF JUNE, A.D. 2021. Notary Public in and for the State of Texas, My Commission Expires: 1-22-23



STATE OF TEXAS X COUNTY OF DALLAS X 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 16th DAY OF JUNE, 2021. Christine Smithhart, Notary Public in and for the State of Texas, My Commission Expires On: 7-1-2024



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 FILING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON 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 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 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 CLEAR AND FREE OF OBSTACLES, SALT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF ACCESS 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 AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO 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.

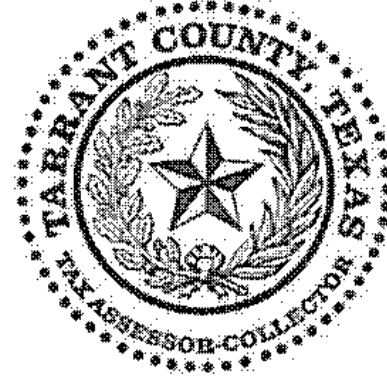
SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF 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

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: TRIPONTE HOMES 4835 LYNDON B. JOHNSON FREEWAY, SUITE 700, DALLAS TX 75244 BRUCE.FRENCH@TRIPONTEHOMES.COM SD#20-052 ENGINEER/SURVEYOR: LJA Surveying, Inc. 3017 W 7TH STREET, Suite 300 Fort Worth, Texas 76107 PPURDY@LJA.COM T.B.P.E.L.S. Firm No. 10194382

5:\MPL-land\0604\200 SURVEY\200 SURVEY\200 SURVEY\PLAT CHECK\PHASE 1\06040401-01.plt 6/19/2021



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
 taxoffice@tarrantcounty.com
 In God We Trust

WENDY BURGESS
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004025342
 AD NUMBER: A1024 1 A1
 CERTIFICATE NO : 83689944

COLLECTING AGENCY

WENDY BURGESS
 PO BOX 961018
 FORT WORTH TX 76161-0018

REQUESTED BY

TRENDMAKER HOMES DFW LLC

4835 LBJ FRWY STE 700
 DALLAS TX 75244

DATE : 7/12/2021
 FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

MITCHELL, SAMUEL SURVEY ABST
 RACT 1024 TRACT 1 BALANCE IN
 JOHNSON CO. AG

0000839 S MITCHELL RD
 67.464 ACRES

PROPERTY OWNER

TRENDMAKER HOMES DFW LLC

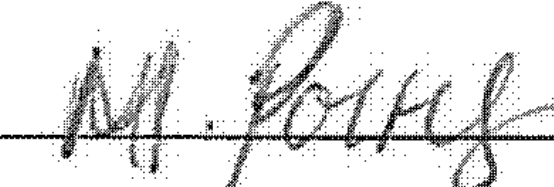
4835 LBJ FRWY STE 700
 DALLAS TX 75244

YEAR	TAX UNIT	AMOUNT DUE
2020	CITY OF MANSFIELD	\$0.00
2020	Tarrant County	\$0.00
2020	JPS HEALTH NETWORK	\$0.00
2020	TARRANT COUNTY COLLEGE	\$0.00
2020	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : TRENDMAKER HOMES DFW LLC
 ACCOUNT NUMBER: 00004025342
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County, I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy

