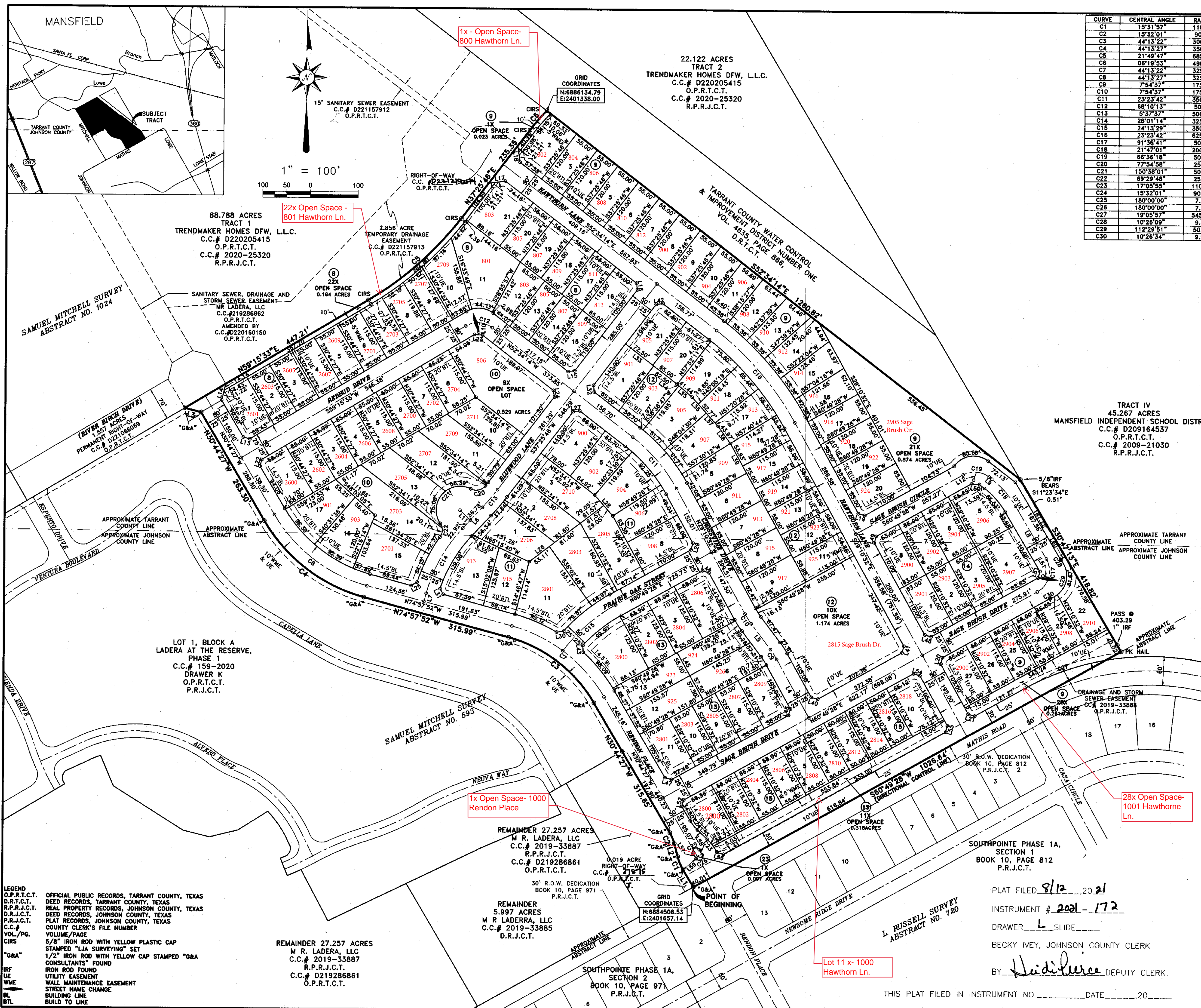


Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	LINE	BEARING	DISTANCE
C1	15°31'57"	110.00'	N22°58'29"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'	59.49'	L11	N46°56'58"W	30.00'
C12	68°10'13"	50.00'	N86°39'21"W	56.04'	49.10'	L12	S19°02'54"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'	75.04'	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"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	45.97'
						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	S28°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
 PPUYD@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

REMAINDER 27.257 ACRES
 M R. LADERA, LLC
 C.C.# 2019-33887
 R.P.R.J.C.T.
 C.C.# D219286861
 O.P.R.T.C.T.

REMAINDER 5.997 ACRES
 M R. LADERA, LLC
 C.C.# 2019-33885
 D.R.J.C.T.

SOUTHPOINTE PHASE 1A,
 SECTION 2
 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 8/12/2021
 INSTRUMENT # 2021-172
 DRAWER L SLIDE
 BECKY MEY, JOHNSON COUNTY CLERK
 BY: [Signature] DEPUTY CLERK

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

VIEW AT THE RESERVE, PHASE 1

LOT AREA TABLE							
LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.
1	8	0.180	7822	1	11	0.237	10327
2	8	0.145	6325	2	11	0.219	9522
3	8	0.145	6325	3	11	0.243	10584
4	8	0.145	6325	4	11	0.214	9310
5	8	0.145	6325	5	11	0.188	8181
6	8	0.145	6325	6	11	0.209	9083
7	8	0.145	6330	7	11	0.186	8099
8	8	0.148	6454	8	11	0.214	9310
9	8	0.142	6174	9	11	0.253	11040
10	8	0.202	8786	10	11	0.258	11226
11	8	0.357	15570	11	11	0.379	16504
12	8	0.154	6724	12	11	0.190	8265
13	8	0.138	6000	13	11	0.257	11201
14	8	0.138	6000	1	12	0.205	8950
15	8	0.178	7750	2	12	0.182	7913
16	8	0.170	7425	3	12	0.196	8526
17	8	0.145	6325	4	12	0.196	8553
18	8	0.145	6325	5	12	0.186	8085
19	8	0.145	6325	6	12	0.179	7800
20	8	0.145	6325	7	12	0.179	7800
21	8	0.233	10141	8	12	0.179	7800
22X	8	0.164	7145	9	12	0.179	7800
1X	9	0.023	1001	10X	12	1.174	51148
2	9	0.196	8518	11	12	0.150	6541
3	9	0.152	6600	12	12	0.145	6325
4	9	0.152	6600	13	12	0.145	6325
5	9	0.152	6600	14	12	0.145	6325
6	9	0.152	6600	15	12	0.145	6325
7	9	0.152	6600	16	12	0.150	6556
8	9	0.152	6600	17	12	0.159	6909
9	9	0.152	6600	18	12	0.158	6896
10	9	0.152	6600	19	12	0.181	7893
11	9	0.154	6699	20	12	0.173	7526
12	9	0.163	7083	21	12	0.190	8287
13	9	0.172	7475	1	13	0.258	11258
14	9	0.179	7813	2	13	0.187	8125
15	9	0.167	7287	3	13	0.187	8125
16	9	0.161	6999	4	13	0.223	9700
17	9	0.152	6600	5	13	0.179	7792
18	9	0.152	6600	6	13	0.197	8572
19	9	0.152	6600	7	13	0.178	7770
20	9	0.178	7750	8	13	0.145	6325
21X	9	0.874	38062	9	13	0.145	6325
22	9	0.177	7716	10	13	0.145	6325
23	9	0.145	6313	11	13	0.181	7889
24	9	0.145	6325	12	13	0.201	8774
25	9	0.145	6325	13	13	0.195	8477
26	9	0.145	6325	1	14	0.172	7510
27	9	0.170	7425	2	14	0.152	6600
28X	9	0.261	11386	3	14	0.179	7800
1	10	0.178	7770	4	14	0.252	10983
2	10	0.145	6325	5	14	0.229	9956
3	10	0.145	6325	6	14	0.179	7800
4	10	0.145	6325	7	14	0.152	6600
5	10	0.145	6325	8	14	0.172	7510
6	10	0.145	6325	1	15	0.186	8085
7	10	0.145	6325	2	15	0.145	6325
8	10	0.175	7619	3	15	0.145	6325
9X	10	0.529	23056	4	15	0.145	6325
10	10	0.213	9286	5	15	0.145	6325
11	10	0.252	10979	6	15	0.132	5750
12	10	0.248	10806	7	15	0.132	5750
13	10	0.254	11049	8	15	0.132	5750
14	10	0.363	15833	9	15	0.132	5750
15	10	0.278	12111	10	15	0.197	8588
16	10	0.219	9558	11X	15	0.188	8199
17	10	0.222	9671	1X	23	0.008	364

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. 1021, 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:

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, 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;
 ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 20.82 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;
 NORTH 15 DEGREES 12 MINUTES 52 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 51 MINUTES 57 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, PASSING AT A DISTANCE OF 197.90 FEET THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF LADERA AT THE RESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN COUNTY CLERK'S FILE NO. 158-2020, DRAWER 2, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON NORTHEAST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 315.85 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 228.85 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;
 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 283.30 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 LOT 1, BLOCK A;

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;
 ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 260.90 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
 NORTH 37 DEGREES 25 MINUTES 45 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 09 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 1200.82 FEET TO A POINT FOR AN ANGLE POINT IN SAID NORTHEAST LINE AND THE COMMON SOUTH 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;
 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 46.267 ACRE TRACT, PASSING AT A DISTANCE OF 403.29 FEET, A 1" IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 416.82 FEET TO A P.N.M. SET FOR THE EAST CORNER OF SAID 88.788 ACRE TRACT AND A COMMON INTERIOR E.L. CORNER OF SAID 46.267 ACRE TRACT;
 THENCE, SOUTH 80 DEGREES 49 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 88.788 ACRE TRACT AND A COMMON NORTHWEST LINE OF SAID 46.267 ACRE TRACT, PASSING AT A DISTANCE OF 34.98 FEET, THE WESTERN MOST SOUTHWEST CORNER OF SAID 46.267 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 1026.84 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 35.031 ACRES OF LAND.

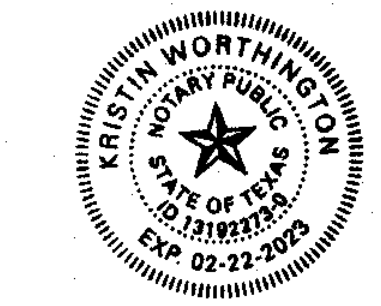
- NOTES
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - NO TREES, BUSHES, SIGNS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
 - A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG E. 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 ADJACENT OR STRUCTURE WITHIN THE RIGHT-OF-WAY.
 - BASES 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 SURVEY DISTANCES.
 - 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 15th DAY OF June, A.D. 2021.
 Bruce French
 BY: Bruce French
 VICE PRESIDENT OF LAND ACQUISITIONS & DEVELOPMENT

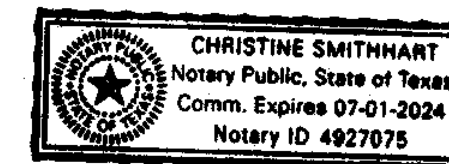
STATE OF TEXAS X
 COUNTY OF TARRANT X
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRUCE FRENCH, OF TRIPONTE HOMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 15th DAY OF June, A.D. 2021.



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 FORNEY.
 CHRIS MATTEO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6501



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 CHRISTINE SMITHHAART, 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 Smithhaart
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 492 7075
 ID. NUMBER
 7-1-2024
 MY COMMISSION EXPIRES ON:



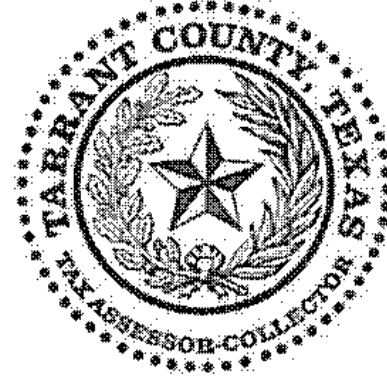
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS
 THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, 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 CLEAN AND FREE OF OBSTACLES, BUT 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 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

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

E:\MPL-land\0064\200 SURVEY\200 SURVEY\200 SURVEY\PLAT CHECK\PHASE 1\0064PHASE1.dwg 6/15/2021



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

TRENDAKER 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

TRENDAKER HOMES DFW LLC

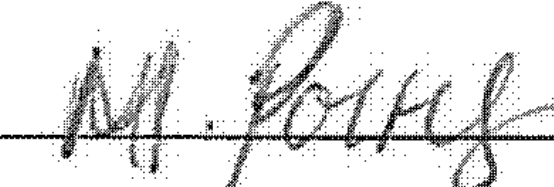
4835 LBJ FRWY STE 700
 DALLAS TX 75244

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 : TRENDAKER 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

