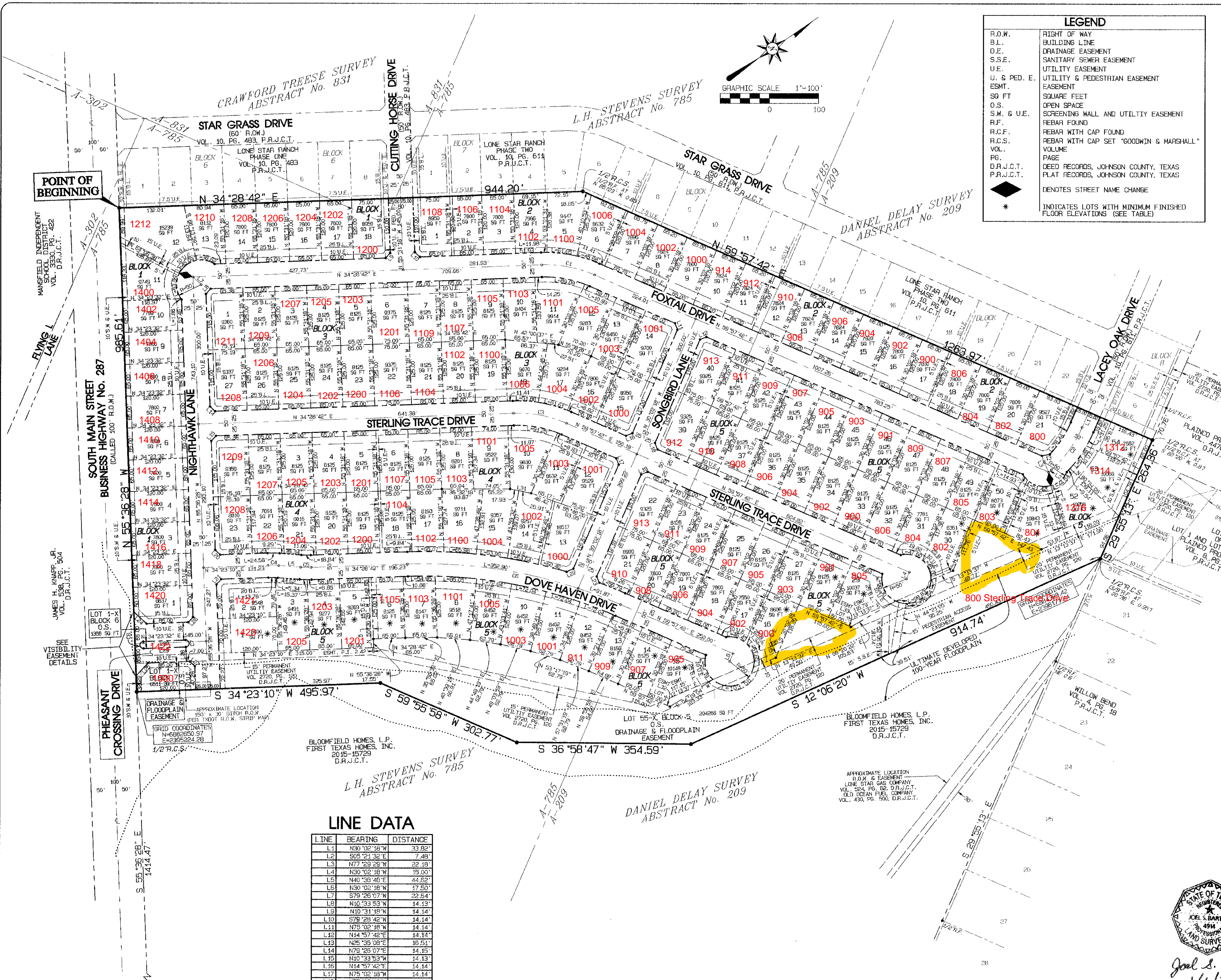
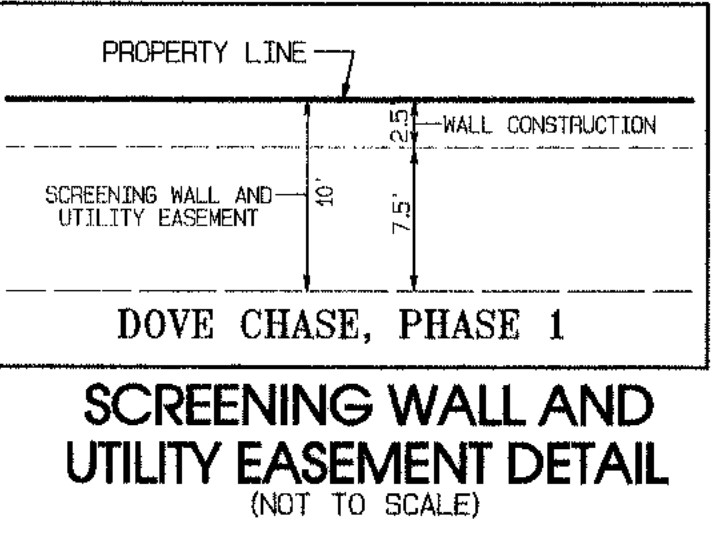
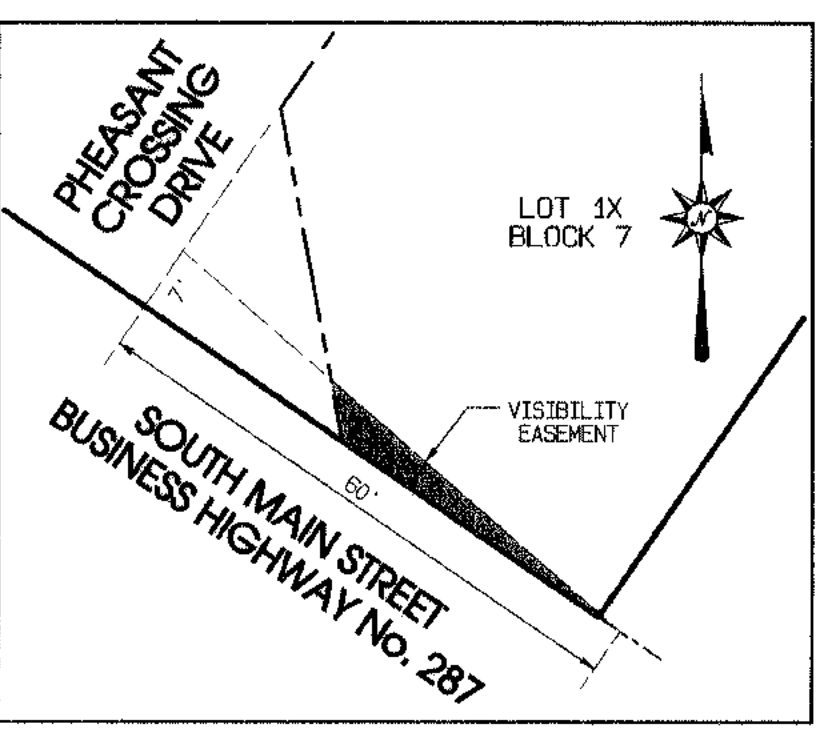
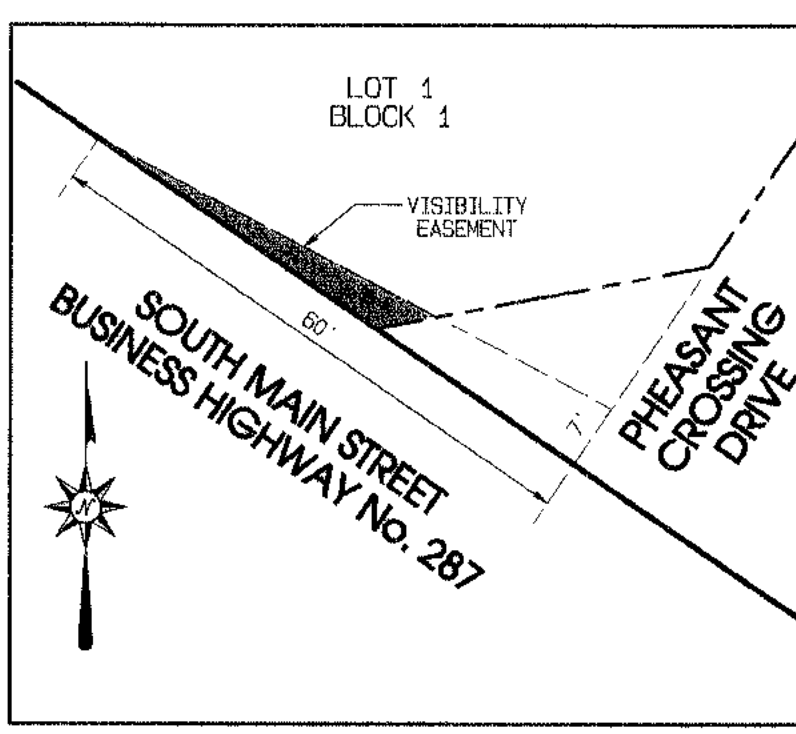
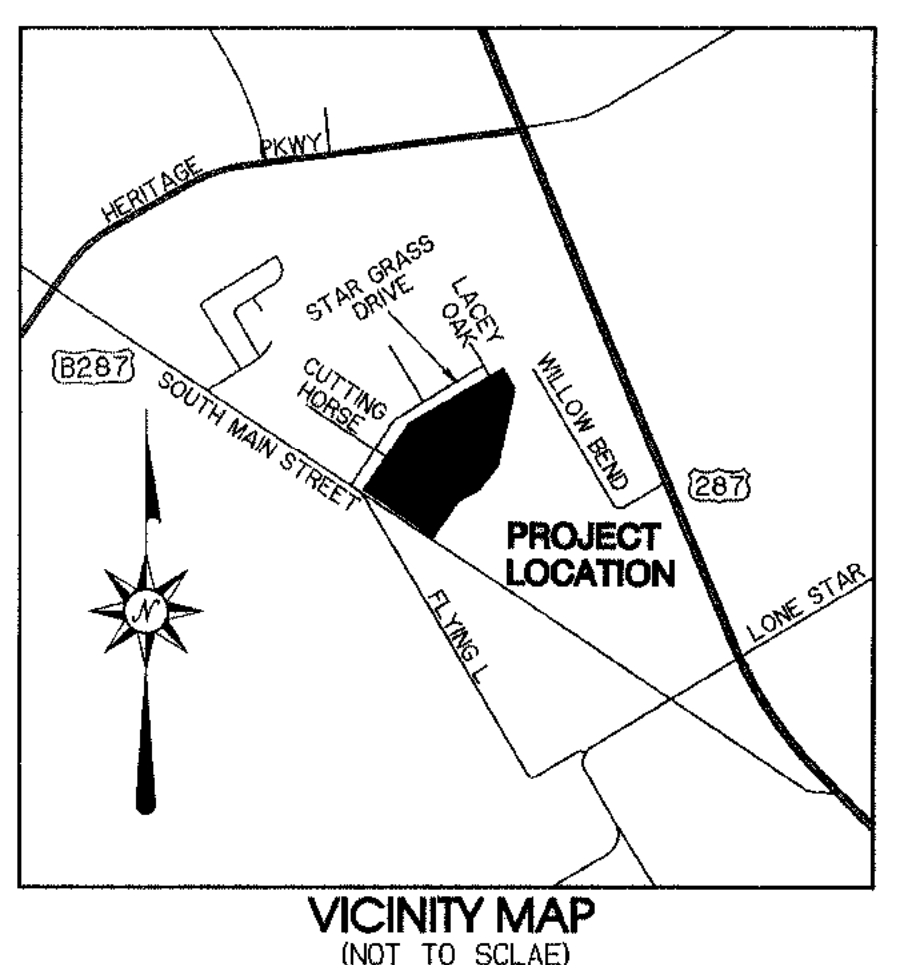


LEGEND

R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
U. & P.E.	UTILITY & PEDESTRIAN EASEMENT
ESMT.	EASEMENT
SQ FT	SQUARE FEET
O.S.	OPEN SPACE
S.W. & U.E.	SCREENING WALL AND UTILITY EASEMENT
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
◆	NOTES STREET NAME CHANGE
*	INDICATES LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS (SEE TABLE)

MINIMUM FINISHED FLOOR TABLE

LOT	BLOCK	MINIMUM FINISHED FLOOR ELEVATION
1	5	633.0'
3	5	630.8'
4	5	629.7'
5	5	629.1'
6	5	628.5'
7	5	628.0'
8	5	627.5'
9	5	626.9'
10	5	626.5'
11	5	626.0'
12	5	625.3'
13	5	624.6'
14	5	623.9'
15	5	623.4'
16	5	621.3'
28	5	620.7'
29	5	620.5'
30	5	618.8'
50	5	618.1'
51	5	617.8'
52	5	616.9'
53	5	616.0'
54	5	615.2'



CURVE DATA

CURVE	RADIUS	DELTA	APC	CHORD BEARING	CHORD	TANGENT
C1	250.00'	25°29'00"	111.19'	N47°13'12"E	110.28'	96.53'
C2	250.00'	24°40'46"	107.68'	N17°41'55"W	106.85'	94.69'
C3	250.00'	25°29'00"	111.19'	N47°13'12"E	110.28'	96.53'
C4	200.00'	5°10'30"	21.85'	N87°50'59"E	21.84'	10.34'
C5	200.00'	5°10'30"	21.85'	N87°50'59"E	21.84'	10.34'
C6	1000.00'	25°28'00"	444.77'	N47°13'12"E	441.11'	225.13'
C7	7.00'	180°00'00"	21.99'	N55°35'28"W	14.00'	14.00'
C8	7.00'	180°00'00"	21.99'	S55°35'28"E	14.00'	14.00'

LINE DATA

LINE	BEARING	DISTANCE
L1	N30°02'18"W	33.82'
L2	S05°21'32"E	7.48'
L3	N77°29'29"W	22.18'
L4	N30°02'18"W	15.00'
L5	N40°58'46"E	44.82'
L6	N30°02'18"W	17.50'
L7	S79°26'07"W	22.64'
L8	N10°33'53"W	14.13'
L9	N10°31'18"W	14.14'
L10	S79°26'07"W	14.14'
L11	N75°32'18"W	14.14'
L12	N14°57'42"E	14.14'
L13	N05°35'08"E	16.51'
L14	N79°26'07"E	14.15'
L15	N10°33'53"W	14.13'
L16	N14°57'42"E	14.14'
L17	N75°32'18"W	14.14'
L18	N75°32'18"W	14.14'
L19	N14°57'42"E	14.14'
L20	N79°26'21"E	14.14'
L21	N10°36'39"W	14.14'
L22	N11°33'07"E	14.96'
L23	N76°45'55"W	13.71'
L24	N79°26'32"E	36.36'
L25	N10°36'39"W	36.36'
L26	N10°36'28"W	14.14'
L27	N79°26'32"E	14.14'
L28	N55°35'28"W	30.00'
L29	S34°23'32"W	86.00'
L30	N34°23'32"E	86.00'
L31	N47°49'11"E	43.84'
L32	N69°52'12"E	21.38'
L33	N69°52'42"E	17.40'
L34	N61°09'29"E	32.24'
L35	N13°43'37"E	47.80'

OWNER/DEVELOPER:
FIRST TEXAS HOMES, INC.
 500 CRESCENT COURT, SUITE 350
 DALLAS, TEXAS 75201
 PHONE (214) 613-3338
 FAX (214) 432-2846

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
 1050 E. HWY 114, SUITE 210
 SOUTHLAKE, TEXAS 76092
 PHONE (817) 416-1572
 FAX (817) 416-1397

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 Metro (817) 329-4373
 TBPE REGISTRATION # F-2944
 TBPLS # 10021700
 FAX (817) 329-4453



Joel S. Barton
 1/6/2016

8/23/16
 Draw
 Becky Ivey
 Cheryl Woolsey

FINAL PLAT
DOVE CHASE, PHASE 1
 BEING 40.140 ACRES IN THE
 L.H. STEVENS SURVEY, ABSTRACT No. 785
 CRAWFORD TREESE SURVEY, ABSTRACT No. 831
 DANIEL DELAY SURVEY, ABSTRACT No. 209
 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
 143 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS
 JANUARY 2016
 SD#15-053

After recording, return to
 the City of Mansfield
 1200 E. Broad Street,
 Mansfield, TX 76063

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF JOHNSON

WHEREAS, BLOOMFIELD HOMES, L.P., a Texas limited partnership and FIRST TEXAS HOMES, INC., a Texas Corporation, acting by and through the undersigned, their duly authorized agents, are the sole owners of a 40.140 acre tract of land situated in the L.H. Stevens Survey, Abstract No. 785, the Crawford Treese Survey, Abstract No. 831, and the Daniel Delay Survey, Abstract No. 203, City of Mansfield, Johnson County, Texas, being a portion of Tract 1 as described in Special Warranty Deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the northeasterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.) at the most southerly corner of the final plat of Lone Star Ranch, Phase One, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 10, Page 483, Plat Records, Johnson County, Texas, being the most westerly corner of said Tract 1, from which a 5/8" rebar capped 2KC bears N 55°30'45" W, 1413.04 feet (Plats 1413.02 feet);

THENCE N 34°28'42" E, along the southeasterly line of said Lone Star Ranch, Phase One, at a distance of 547.95 feet passing the southwest corner of the platted terminus of Cutting Horse Drive (50' R.O.W.), at a distance of 597.95 feet passing the southeast corner of the platted terminus of said Cutting Horse Drive, a northeast corner of said Lone Star Ranch, Phase One and the southeast corner of Lone Star Ranch, Phase Two, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 10, Page 611, Plat Records, Johnson County, Texas, continuing a total distance of 644.20 feet to a 1/2" rebar capped set at an angle point in the southeasterly line of said Lone Star Ranch, Phase Two, from which a 1/2" rebar found bears N 85°23' W, 0.85 feet;

THENCE N 59°57'42" E, along a southeasterly line of said Lone Star Ranch, Phase Two, at a distance of 1097.54 feet passing the southwest corner of the platted terminus of Lacey Oak Drive (50' R.O.W.), at a distance of 1147.54 feet passing the southeast corner of the platted terminus of said Lacey Oak Drive, continuing a total distance of 1263.97 feet to a 1/2" rebar capped set at the most easterly corner of said Lone Star Ranch, Phase Two and the most northerly corner of said Tract 1, from which a 1/2" rebar capped Westwood found bears S 82°20' W, 0.8 feet;

THENCE S 29°55'13" E, along the east line of said Tract 1, a distance of 264.36 feet to a 1/2" rebar capped set, from which a 3/8" rebar found bears N 20°36' E, 0.95 feet, and the most easterly southeast corner of Bloomfield Homes and First Texas Homes Tract 2 as described in Special Warranty Deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas bears S 29°55'13" E, 1609.64 feet;

THENCE across said Tract 1, as follows:

S 12°06'20" W, a distance of 914.74 feet to a 1/2" rebar capped set;

S 36°58'47" W, a distance of 354.59 feet to a 1/2" rebar capped set;

S 59°55'58" W, a distance of 302.77 feet to a 1/2" rebar capped set;

S 34°23'10" W, a distance of 495.97 feet to a 1/2" rebar capped set in the northeasterly right-of-way line of said South Main Street, from which a 1/2" rebar found at the southwest corner of said Tract 2 bears S 55°36'28" E, 1414.47 feet;

THENCE N 55°36'28" W, along the northeasterly right-of-way line of said South Main Street, a distance of 985.61 feet to the POINT OF BEGINNING containing 40.140 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BLOOMFIELD HOMES, L.P., a Texas limited partnership and FIRST TEXAS HOMES, INC., a Texas Corporation, being the sole owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as DOVE CHASE, PHASE 1, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness my hand this 6th day of January, 2016.

Bloomfield Homes, L.P., a Texas limited partnership

By: Bloomfield Properties, Inc., a Texas corporation, General Partner

By: Donald J. Dykstra, President

Witness my hand this 6th day of January, 2016.

First Texas Homes, Inc., a Texas corporation

By: Keith Hardesty, Division President

STATE OF TEXAS, COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 6th day of January, 2016.

Notary Public, State of Texas

My commission expires

STATE OF TEXAS, COUNTY OF DALLAS

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Keith Hardesty, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this 6th day of January, 2016.

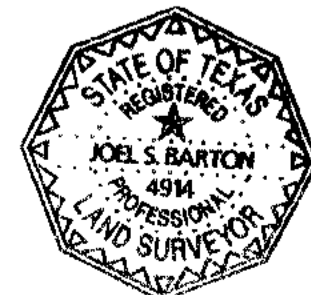
Notary Public, State of Texas

My commission expires Oct 29, 2018

SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Joel S. Barton, Registered Professional Land Surveyor No. 4914, Goodwin & Marshall, Inc., 2405 Mustang Drive, Grapevine, Texas 76051, metro (817) 329-4373, 1/6/2016



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in an unsanitary or undesirable condition. 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 of 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.

NOTES:

- 1. The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system. The Bearings and grid coordinates (Texas State Plane Coordinate System, North Central Zone, NAD83, US Survey Feet) shown hereon are referenced to City of Mansfield, Texas GPS Monuments Station Name TNP Mansfield "E" and Station Name TNP Mansfield "F".
2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
3. 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.
4. A mandatory Homeowners Association will be responsible for the maintenance of the screening wall along S. Main Street, including the Parkway between the screening wall and the street, the screening wall on Lots 52, 53, and 54, Block 5, the Open Space Lots, and the enhanced entryway features, including but not limited to, the median and monument sign, landscaping, any nonstandard pavement, the enhanced masonry wall and signage.
5. No trees, shrubs, bushes, walls, fences or anything over 2' in height will be allowed within the visibility easements.

APPROVED BY THE CITY OF MANSFIELD 1/19/2016, APPROVED BY: PGZ COMMISSION CHAIRMAN, ATTEST: 1/19/2016, PLANNING & ZONING SECRETARY

Filed for record Aug 23, 2016, Plat recorded in Volume 11, Page 21, Drawer G, County Clerk, Johnson County, Texas, Cheryl Wootley, Deputy Clerk

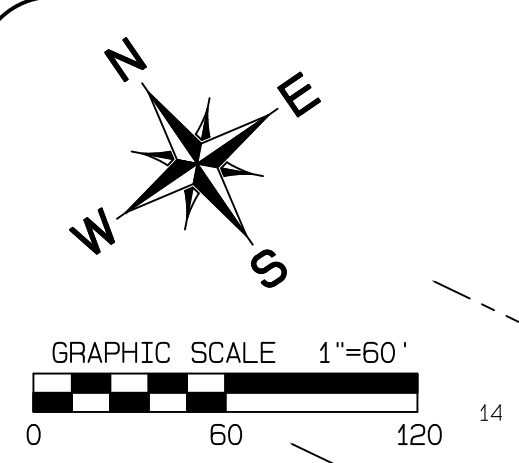
After recording, return to the City of Mansfield, 1200 E. Broad Street, Mansfield, TX 76063

PREPARED BY: GOODWIN & MARSHALL, CIVIL ENGINEERS - PLANNERS - SURVEYORS, 2405 Mustang Drive, Grapevine, Texas 76051, Metro (817) 329-4373, TBPE REGISTRATION # F-2944, TBPLS # 10021700, FAX (817) 329-4453

OWNER/DEVELOPER: FIRST TEXAS HOMES, INC., 500 CRESCENT COURT, SUITE 350, DALLAS, TEXAS 75201, PHONE (214) 613-3338, FAX (214) 432-2846

OWNER/DEVELOPER: BLOOMFIELD HOMES L.P., 1050 E. HWY 114, SUITE 210, SOUTHLAKE, TEXAS 76092, PHONE (817) 416-1572, FAX (817) 416-1397

FINAL PLAT, DOVE CHASE, PHASE 1, BEING 40.140 ACRES IN THE L.H. STEVENS SURVEY, ABSTRACT No. 785, CRAWFORD TREESE SURVEY, ABSTRACT No. 831, DANIEL DELAY SURVEY, ABSTRACT No. 209, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, 143 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS, JANUARY 2016, SHEET 2 OF 2, SD#15-053



CURVE DATA					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	24°18'35"	212.14'	N46°32'50"E	210.55'
C2	300.00'	15°40'56"	82.11'	S66°32'35"W	81.86'
C3	300.00'	16°35'52"	86.91'	N23°54'53"W	86.60'
C4	300.00'	16°35'52"	86.91'	N23°54'53"W	86.60'
C5	250.00'	18°19'12"	79.94'	S12°37'44"E	79.60'
C6	250.00'	10°07'16"	44.16'	S08°31'46"E	44.10'
C7	250.00'	11°11'12"	48.81'	S19°11'01"E	48.73'
C8	250.00'	11°11'12"	48.81'	S19°11'01"E	48.73'
C9	200.00'	51°14'51"	178.89'	S39°12'50"E	172.98'
C10	300.00'	17°42'28"	92.72'	N67°33'21"E	92.35'
C11	210.00'	24°18'35"	89.10'	N46°32'50"E	88.43'
C12	300.00'	12°50'19"	67.23'	N52°15'54"E	67.08'
C13	300.00'	12°53'32"	67.50'	N52°17'30"E	67.36'
C14	5.00'	180°00'00"	15.71'	N55°36'28"W	10.00'
C15	5.00'	180°00'00"	15.71'	N55°36'28"W	10.00'
C16	207.50'	23°44'08"	85.96'	N32°29'01"W	85.35'

LINE DATA		
LINE	BEARING	DISTANCE
L1	S74°23'03"W	25.00'
L2	S12°27'47"W	28.34'
L3	S58°42'07"W	14.89'
L4	N34°23'32"E	5.33'
L5	N86°34'17"W	29.15'
L6	S58°41'03"W	54.86'
L7	N79°23'32"E	14.14'
L8	N10°36'28"E	14.14'
L9	N09°23'32"E	14.14'
L10	N09°07'09"W	13.77'
L11	N26°11'28"E	14.91'
L12	S60°36'57"E	14.14'
L13	S60°13'08"E	14.04'
L14	S31°58'59"W	14.28'
L15	S64°43'55"E	15.57'
L16	S13°42'07"W	14.14'
L17	N76°17'53"W	14.14'
L18	S06°46'52"E	13.17'
L19	S82°24'11"W	14.87'
L20	S10°36'28"E	14.14'
L21	S79°23'32"E	14.14'
L22	S10°36'28"E	14.14'
L23	S79°23'32"E	14.14'
L24	S10°36'28"E	14.14'
L25	S79°23'32"E	35.36'
L26	N10°36'28"E	35.36'
L27	S88°27'42"E	16.80'
L28	N75°51'15"W	40.72'
L29	N18°18'18"E	83.29'
L30	N77°58'28"E	36.26'
L31	N55°36'28"W	29.50'
L32	N15°36'57"W	57.74'
L33	N20°36'57"W	25.28'
L34	N50°106'23"W	111.58'
L35	N59°26'07"W	91.94'
L36	N16°17'36"E	38.15'
L37	N26°108'47"E	5.64'
L38	S60°13'06"E	31.22'
L39	N29°53'28"W	3.16'
L40	S13°36'25"E	38.08'
L41	S13°36'25"E	16.53'

LOTS 80, 82-93, 95-115, BLOCK 5
 LOTS 3-12, BLOCK 9
 LOTS 3-9, 16-26, BLOCK 10
 ARE LOCATED WITHIN 300 FEET OF
 AN APPROVED GAS WELL DRILL SITE.

MICHAEL T. SLATAPER
 VOL. 2478, PG. 741
 D.R.J.C.T.

APPROXIMATE LOCATION
 R.O.W. & EASEMENT
 LONE STAR GAS COMPANY
 VOL. 430, PG. 58, D.R.J.C.T.
 OLD OCEAN FUEL COMPANY
 VOL. 430, PG. 500, D.R.J.C.T.

APPROXIMATE LOCATION
 R.O.W. & EASEMENT
 PERPETUITY PIPELINE COMPANY
 2005-2040, D.R.J.C.T.

APPROXIMATE LOCATION
 R.O.W. & EASEMENT
 PERPETUITY PIPELINE COMPANY
 VOL. 430, PG. 58, D.R.J.C.T.
 VOL. 430, PG. 500, D.R.J.C.T.

OWNER/DEVELOPER:
FIRST TEXAS HOMES, INC.
 500 CRESCENT COURT, SUITE 350
 DALLAS, TEXAS 75201
 PHONE (214) 613-3338
 FAX (214) 432-2846

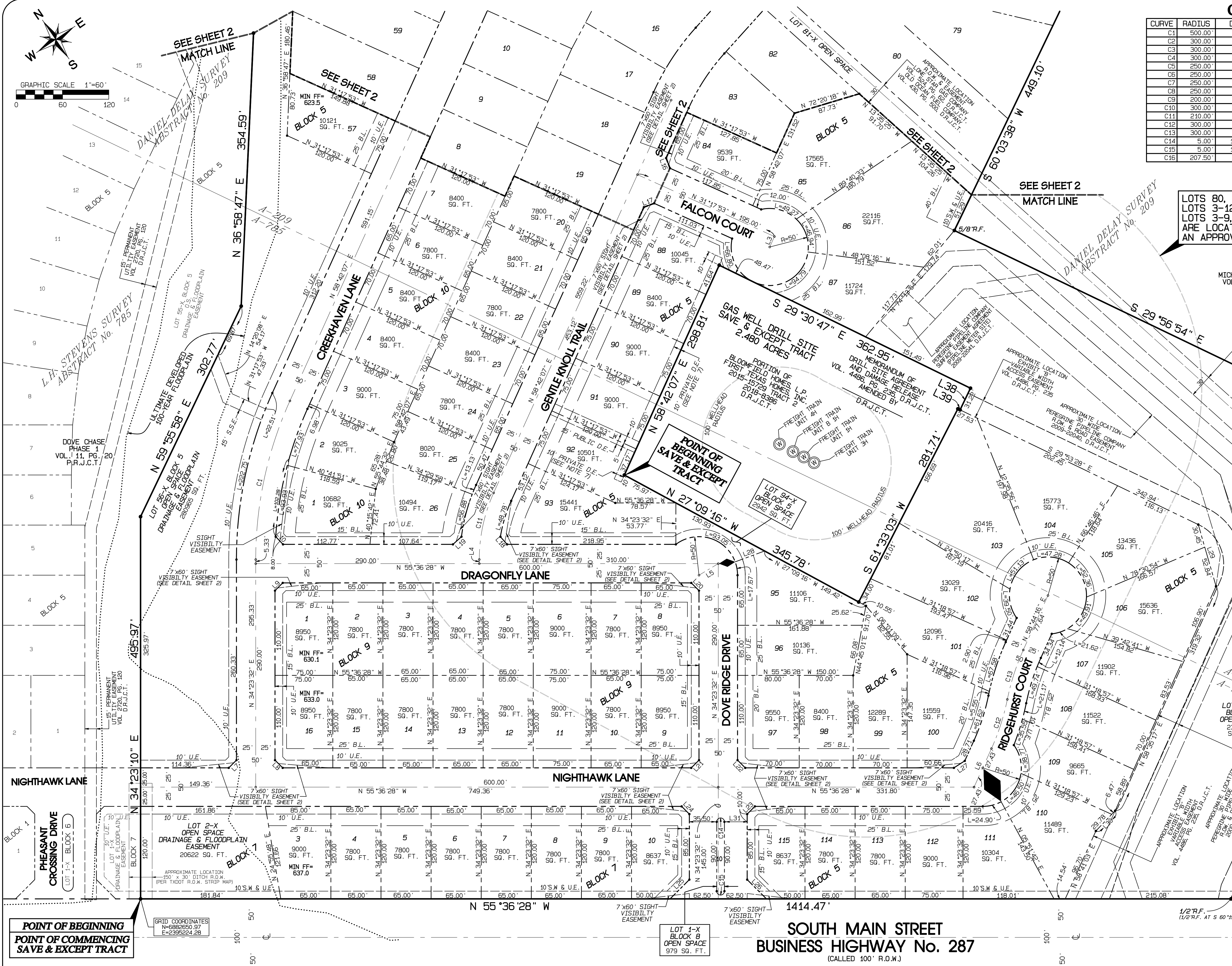
OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
 1050 E. HWY 114, SUITE 210
 SOUTHLAKE, TEXAS 76092
 PHONE (817) 416-1572
 FAX (817) 416-1397

PREPARED BY:
GOODWIN MARSHALL & ASSOCIATES, P.C.
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76061
 Metro (817) 329-4373
 TBPE REGISTRATION # F-2944
 TBPLS # 10021700
 FAX (817) 329-4453

Filed for record _____, 2018
 Plat recorded in Volume _____, Page _____, Drawer _____
 County Clerk, Johnson County, Texas
 Deputy Clerk _____

Preliminary, this document shall not be recorded for any purpose.
 Issued for review Fri Feb 07 08:51:48 2020

FINAL PLAT
DOVE CHASE, PHASE 2
 BEING 45.136 ACRES IN THE
L.H. STEVENS SURVEY, ABSTRACT No. 785
DANIEL DELAY SURVEY, ABSTRACT No. 209
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
 106 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
 NOVEMBER 2017 SD#17-060



POINT OF BEGINNING
POINT OF COMMENCING
SAVE & EXCEPT TRACT

GRID COORDINATES
 N=6882650.97
 E=2395224.28

LOT 1-X
 BLOCK 8
 OPEN SPACE
 979 SQ. FT.

SOUTH MAIN STREET
BUSINESS HIGHWAY No. 287
 (CALLED 100' R.O.W.)

After recording, return to
 the City of Mansfield,
 1200 E. Broad Street,
 Mansfield, TX 76063

MANSFIELD I.S.D.
 2019-2864
 D.R.J.C.T.

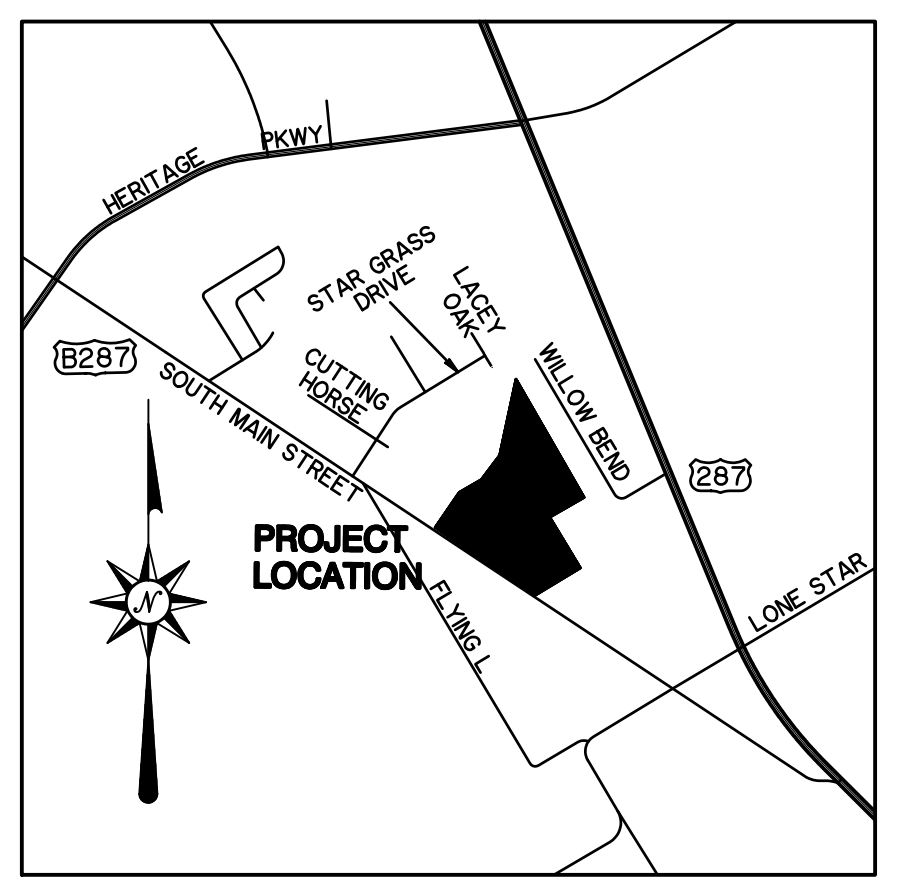
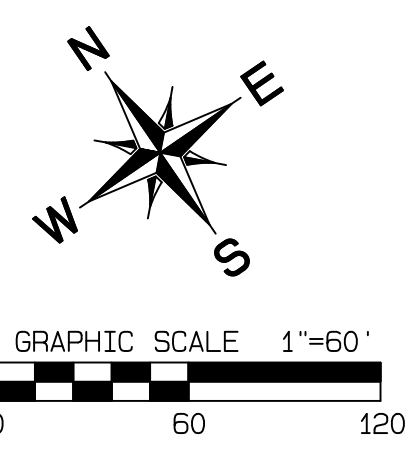
FLYING L LEASING, LLC
 2014-7421, D.R.J.C.T.

LOT 1R, BLOCK 1
 HORACE CLOWDIS ADDITION
 VOL. 11, PG. 134
 P.R.J.C.T.

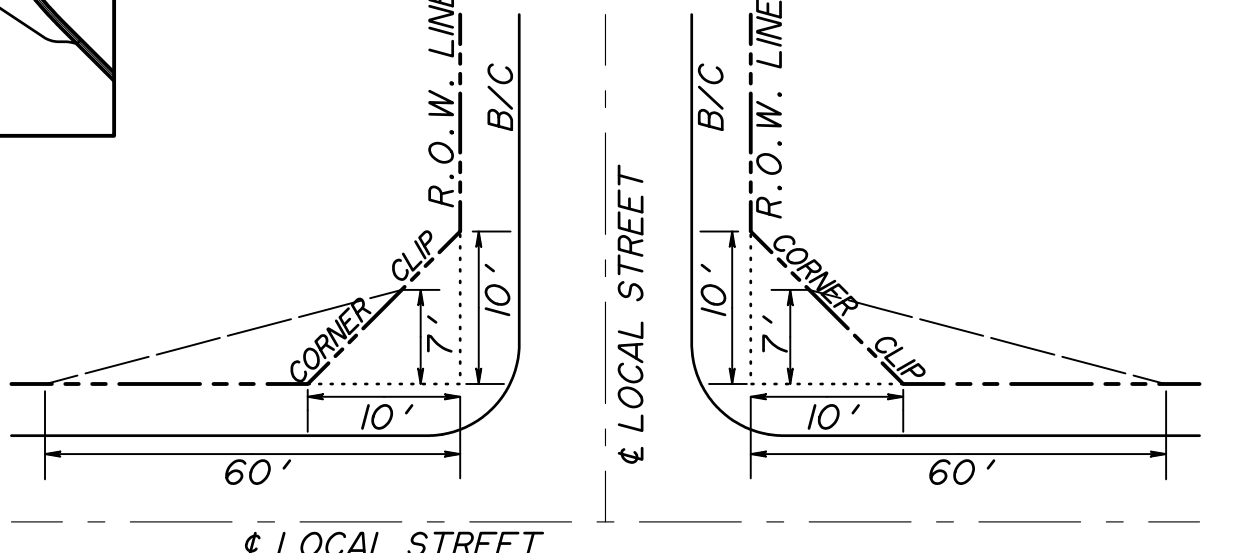
TOMMY TAING UNG
 AND
 HUONG SYV PAN
 2016-22305, D.R.J.C.T.

TOMMY TAING UNG
 AND
 HUONG SYV PAN
 2016-22307, D.R.J.C.T.

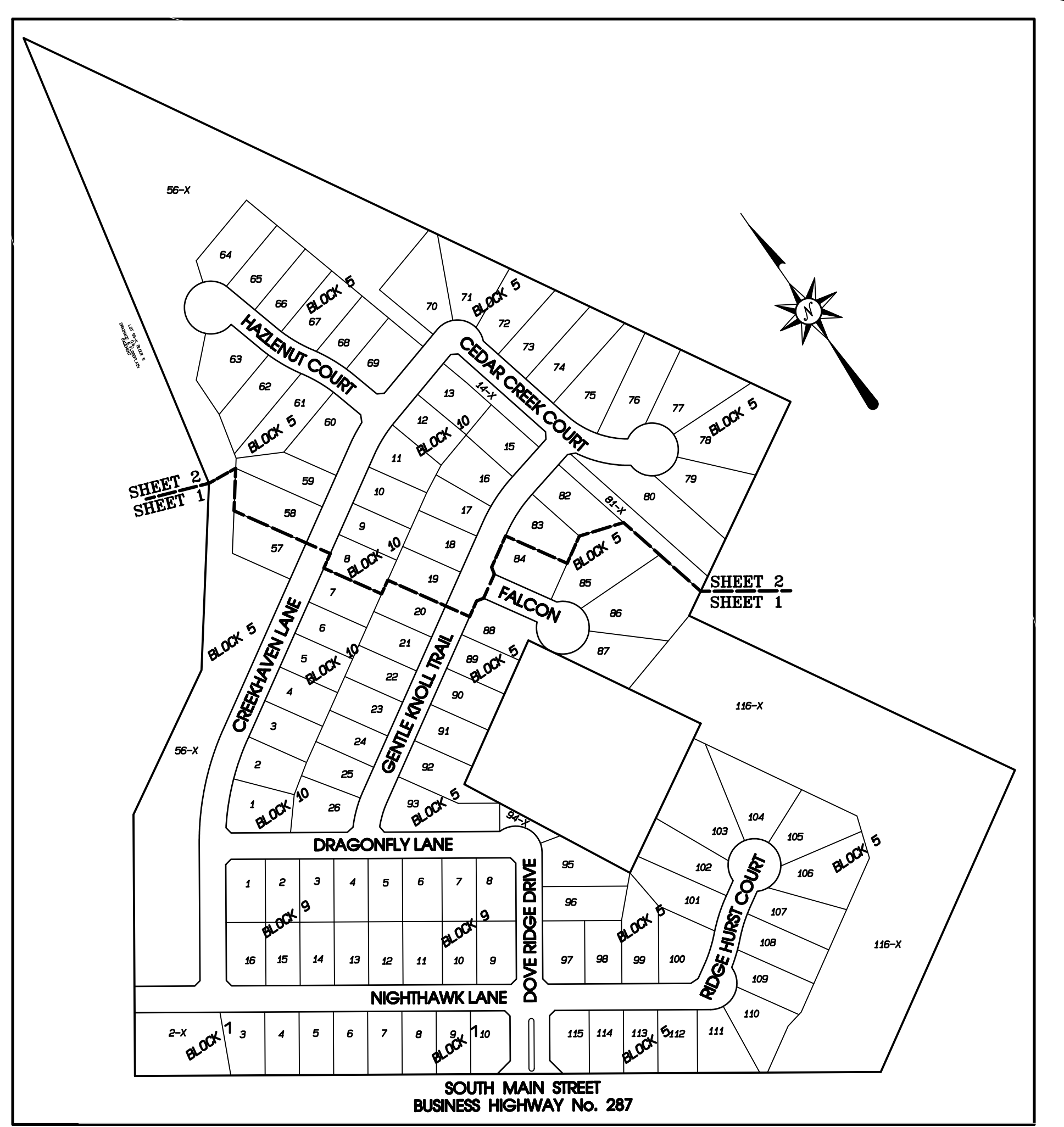
SHEET 1 OF 3



CURVE DATA					LINE DATA			
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	LINE	BEARING	DISTANCE
C1	500.00	24°18'35"	212.14'	N46°32'50"E	210.55'	L1	S74°23'03"W	25.00'
C2	300.00	15°40'56"	82.11'	S66°32'35"W	81.86'	L2	S12°27'47"W	28.34'
C3	300.00	16°35'52"	86.91'	N23°54'53"W	86.60'	L3	S58°42'07"W	14.89'
C4	300.00	16°35'52"	86.91'	N23°54'53"W	86.60'	L4	N34°23'32"E	5.33'
C5	250.00	18°19'12"	79.94'	S12°37'44"E	79.60'	L5	N86°34'17"W	29.15'
C6	250.00	10°07'16"	44.16'	S08°31'46"E	44.10'	L6	S58°41'03"W	54.86'
C7	250.00	11°11'12"	48.81'	S19°11'01"E	48.73'	L7	N79°23'32"E	14.14'
C8	250.00	11°11'12"	48.81'	S19°11'01"E	48.73'	L8	N10°36'28"W	14.14'
C9	200.00	51°14'51"	178.99'	S39°12'50"E	172.98'	L9	N79°23'32"E	14.14'
C10	300.00	17°42'28"	92.72'	N67°33'21"E	92.35'	L10	N09°07'09"W	13.77'
C11	210.00	24°18'35"	89.10'	N46°32'50"E	88.43'	L11	N26°11'28"E	14.91'
C12	300.00	12°50'19"	67.22'	N52°15'54"E	67.08'	L12	S60°36'57"E	14.14'
C13	300.00	12°53'32"	67.50'	N52°17'30"E	67.36'	L13	S60°13'08"E	14.04'
C14	5.00	180°00'00"	15.71'	N55°36'28"W	10.00'	L14	S31°58'59"W	14.28'
C15	5.00	180°00'00"	15.71'	N55°36'28"W	10.00'	L15	S64°43'55"E	15.57'
C16	207.50	23°44'08"	85.96'	N32°29'01"W	85.35'	L16	S13°42'07"W	14.14'
						L17	N76°17'53"W	14.14'
						L18	S06°46'52"E	13.17'
						L19	S82°24'11"W	14.87'
						L20	S10°36'28"E	14.14'
						L21	S79°23'32"W	14.14'
						L22	S10°36'28"E	14.14'
						L23	S79°23'32"W	14.14'
						L24	S10°36'28"E	14.14'
						L25	S79°23'32"W	35.36'
						L26	N10°36'28"W	35.36'
						L27	S88°27'42"E	16.80'
						L28	N75°51'15"W	40.72'
						L29	N18°18'18"E	83.29'
						L30	N77°58'28"E	36.26'
						L31	N55°36'28"W	29.50'
						L32	N15°36'57"W	57.74'
						L33	N20°36'57"W	25.28'
						L34	N30°06'23"W	111.58'
						L35	N29°26'07"W	91.94'
						L36	N16°17'36"W	38.15'
						L37	N60°08'47"E	5.64'
						L38	S60°03'06"W	31.22'
						L39	N29°53'28"W	3.15'
						L40	S13°35'25"E	38.08'
						L41	S13°35'25"E	16.53'



NOTE: DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.
TYPICAL 7' x 60' VISIBILITY EASEMENT DETAIL
N.T.S.



KEY MAP
(SCALE 1"=200')

OWNER/DEVELOPER:
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201
PHONE (214) 613-3338
FAX (214) 432-2846

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE (817) 416-1572
FAX (817) 416-1397

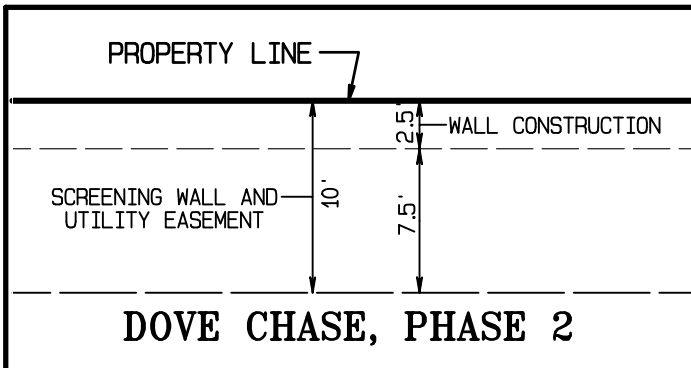
PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700
FAX (817) 329-4453

Filed for record _____, 2018
Plat recorded in Volume _____, Page _____, Drawer _____
County Clerk, Johnson County, Texas
Deputy Clerk _____

LOTS 80, 82-93, 95-115, BLOCK 5
LOTS 3-12, BLOCK 9
LOTS 3-9, 16-26, BLOCK 10
ARE LOCATED WITHIN 300 FEET OF
AN APPROVED GAS WELL DRILL SITE.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Fri Feb 07 08:55:32 2020

FINAL PLAT
DOVE CHASE, PHASE 2
BEING 45.136 ACRES IN THE
L.H. STEVENS SURVEY, ABSTRACT No. 785
DANIEL DELAY SURVEY, ABSTRACT No. 209
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
106 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
NOVEMBER 2017
SD#17-060



SCREENING WALL AND UTILITY EASEMENT DETAIL
(NOT TO SCALE)

LEGEND	
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
SQ. FT.	SQUARE FEET
S.W. & U.E.	SCREENING WALL AND UTILITY EASEMENT
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"
VOL.	VOLUME
PAGE	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
MIN FF	MINIMUM FINISHED FLOOR ELEVATION
◆	DENOTES STREET NAME CHANGE

After recording, return to
the City of Mansfield
1200 E. Broad Street,
Mansfield, TX 76063

OWNER'S CERTIFICATE

STATE OF TEXAS,
COUNTY OF JOHNSON:

WHEREAS, Bloomfield Homes, L.P., a Texas limited partnership, and First Texas Homes, Inc., a Texas Corporation, acting by and through the undersigned, their duly authorized agents, are the sole owners of a 45.136 acre tract of land situated in the L.H. Stevens Survey, Abstract No. 785 and the Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas, being a portion of Tract 1 and a portion of Tract 2 as described in Special Warranty Deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, being a portion of that tract of land as described in Special Warranty Deed recorded in Document No. 2018-8386, Deed Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the northeasterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.) at the most southerly corner of the final plat of Dove Chase, Phase 1, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 20, Plat Records, Johnson County, Texas, said point lying in the southwesterly line of said Tract 1;

THENCE departing the northeasterly line of said South Main Street, along the southeasterly line of said Dove Chase, Phase 1, as follows:

N 34°23'10" E, a distance of 495.97 feet to a 1/2" rebar capped set;

N 59°55'58" E, a distance of 302.77 feet to a 1/2" rebar capped set;

N 36°58'47" E, a distance of 354.59 feet to a 1/2" rebar capped set;

N 12°06'20" E, a distance of 914.74 feet to a 1/2" rebar capped set in the northeasterly line of said Tract 1, from which a 3/8" rebar found bears N 20°36' E, 0.95 feet;

THENCE S 29°55'13" E, along the northeasterly line of said Tract 1 and Tract 2 and the southwesterly line of Willow Bend, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 4, Page 18, Plat Records, Johnson County, Texas, a distance of 1609.64 feet to a point for corner, from which a 1/2" rebar found bears N 60°03'38" E, 0.36 feet;

THENCE S 60°03'38" W, along a reentrant line of said Tract 2 and the northwesterly line of a tract of land as described to Michael T. Slataper, recorded in Volume 2478, Page 741, Deed Records, Johnson County, Texas, a distance of 449.10 feet, (deeds 449.44 feet, 449.40 feet) to a 5/8" rebar found at a reentrant corner of said Tract 2 and the most westerly corner of said Slataper tract.

THENCE S 29°56'54" E, along a reentrant line of said Tract 2 and the southwesterly line of said Slataper tract, a distance of 683.84 feet (deeds 638.71 feet, 638.87 feet) to a 5/8" rebar capped RPLS 1640 found at an easterly corner of said Tract 2 and the most southerly corner of said Slataper tract;

THENCE S 59°39'47" W, along the southeasterly line of said Tract 2, at a distance of 341.70 feet passing a 3/8" rebar found at the most northerly corner of a tract of land as described in deed to Paul Edward Rodgers, recorded in Document No. 201100021051, Deed Records, Johnson County, Texas, continuing along the southeasterly line of said Tract 2 and the northwesterly line of said Rodgers tract, a total distance of 626.55 feet to a 1/2" rebar found in the northeasterly right-of-way line of said South Main Street at the most southerly corner of said Tract 2, from which a 1/2" rebar found bears S 60°49' W, 3.5 feet, and a 3/8" rebar found at the most southerly corner of said Rodgers tract bears S 55°38'04" E, 191.96 feet;

THENCE N 55°36'28" W, along the northeasterly right-of-way line of said South Main Street and the southwesterly line of said Tract 2 and Tract 1, a distance of 1414.47 feet to the POINT OF BEGINNING and containing 47.616 ACRES of land.

SAVE & EXCEPT FROM THE 47.616 ACRE TRACT DESCRIBED ABOVE, THAT CERTAIN 2.480 ACRE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the L.H. Stevens Survey, Abstract No. 785 and the Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas, being a portion of Tract 2 as described in Special Warranty Deed to Bloomfield Homes, L.P. and First Texas Homes, Inc., recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, being a portion of that tract of land as described in Special Warranty Deed to Bloomfield Homes, L.P. and First Texas Homes, Inc., recorded in 2018-8386, Deed Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the northeasterly right-of-way line of South Main Street - Business Highway No. 287 (called 100' R.O.W.) at the most southerly corner of the final plat of Dove Chase, Phase 1, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 20, Plat Records, Johnson County, Texas, said point lying in the southwesterly line of Tract 1 as described in Special Warranty Deed to Bloomfield Homes, L.P. and First Texas Homes, Inc., recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas;

THENCE N 83°09'42" E, departing the northeasterly line of said South Main Street, across said Tract 1 and said Tract 2 of said Bloomfield Homes, L.P. and First Texas Homes, Inc. described in said deed recorded in Document No. 2015-15729, Deed Records, Johnson County, Texas, a distance of 834.44 feet to a 1/2" rebar capped set at the POINT OF BEGINNING of the herein described tract of land;

THENCE as follows:

N 58°42'07" E, a distance of 298.81 feet to a 1/2" rebar capped set;

S 29°30'47" E, a distance of 362.95 feet to a 1/2" rebar capped set;

S 60°03'06" W, a distance of 31.22 feet to a 1/2" rebar capped set;

N 29°53'28" W, a distance of 3.16 feet to a 1/2" rebar capped set;

S61°33'03" W, a distance of 281.71 feet to a 1/2" rebar capped set;

N 27°09'16" W, a distance of 345.78 feet to the POINT OF BEGINNING and containing 2.480 ACRES of land.

LEAVING A NET ACREAGE OF 45.136 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BLOOMFIELD HOMES, L.P., a Texas limited partnership and FIRST TEXAS HOMES, INC., a Texas Corporation, being the sole owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as DOVE CHASE, PHASE 2, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness my hand this _____ day of _____, 2019.

Bloomfield Homes, L.P., a Texas limited partnership

By: Bloomfield Properties, Inc., a Texas corporation, General Partner

By: Donald J. Dykstra, President

Witness my hand this _____ day of _____, 2019.

First Texas Homes, Inc., a Texas corporation

By: Keith Hardesty, Division President

STATE OF TEXAS, COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Public, State of Texas

My commission expires _____

STATE OF TEXAS, COUNTY OF DALLAS:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Keith Hardesty, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Public, State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision. Preliminary, this document shall not be recorded for any purpose. Issued for review Fri Feb 07 08:56:16 2020

Joel S. Barton Registered Professional Land Surveyor No. 4914 Goodwin & Marshall, Inc. 2405 Mustang Drive Grapevine, Texas 76051 metro (817) 329-4373

NOTES:

- 1. The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system. The Bearings and grid coordinates (Texas State Plane Coordinate System, North Central Zone, NAD83, US Survey Feet) shown hereon are referenced to City of Mansfield, Texas GPS Monuments Station Name TNP Mansfield "E" and Station Name TNP Mansfield "F."
2. All property corners are 1/2" rebars capped Goodwin & Marshall set, unless otherwise noted.
3. 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.
4. A mandatory Homeowners Association will be responsible for the maintenance of the screening wall along S. Main Street, including the parkway between the screening wall and the street; the screening wall on Lots 78, 79, 80 and 86, Block 5; the open space lots; and the enhanced entryway features, including but not limited to, the median and monument sign, landscaping, any non-standard pavement, the enhanced masonry wall and signage.
5. No trees, shrubs, bushes, walls, fences or anything over 2' in height will be allowed within the visibility easements.
6. Side entry garages are not permitted on the following lots: Lots 60, 84, 88, 97, 100 and 115, Block 5 Lot 10, Block 7 Lots 1, 8, 9 and 16, Block 9 Lot 26, Block 10
7. The HOA is responsible for the maintenance of the improvements in the Private Drainage Easement located across Lots 88, 89, 90, 91 & 92, Block 5.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easements 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 of 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.

APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: 2018 PGZ COMMISSION CHAIRMAN
ATTEST: 2018 PLANNING & ZONING SECRETARY

Filed for record _____, 2018
Plat recorded in Volume _____, Page _____, Drawer _____
County Clerk, Johnson County, Texas
Deputy Clerk _____

Preliminary, this document shall not be recorded for any purpose. Issued for review Fri Feb 07 08:56:16 2020

FINAL PLAT
DOVE CHASE, PHASE 2
BEING 45.136 ACRES IN THE
L.H. STEVENS SURVEY, ABSTRACT No. 785
DANIEL DELAY SURVEY, ABSTRACT No. 209
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
106 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
NOVEMBER 2017
SD#17-060

PREPARED BY:

GOODWIN & MARSHALL #
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700
FAX (817) 329-4453

OWNER/DEVELOPER:
FIRST TEXAS HOMES, INC.
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201
PHONE (214) 613-3338
FAX (214) 432-2846

OWNER/DEVELOPER:
BLOOMFIELD HOMES L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE (817) 416-1572
FAX (817) 416-1397

SHEET 3 OF 3

After recording, return to the City of Mansfield 1200 E. Broad Street, Mansfield, TX 76063