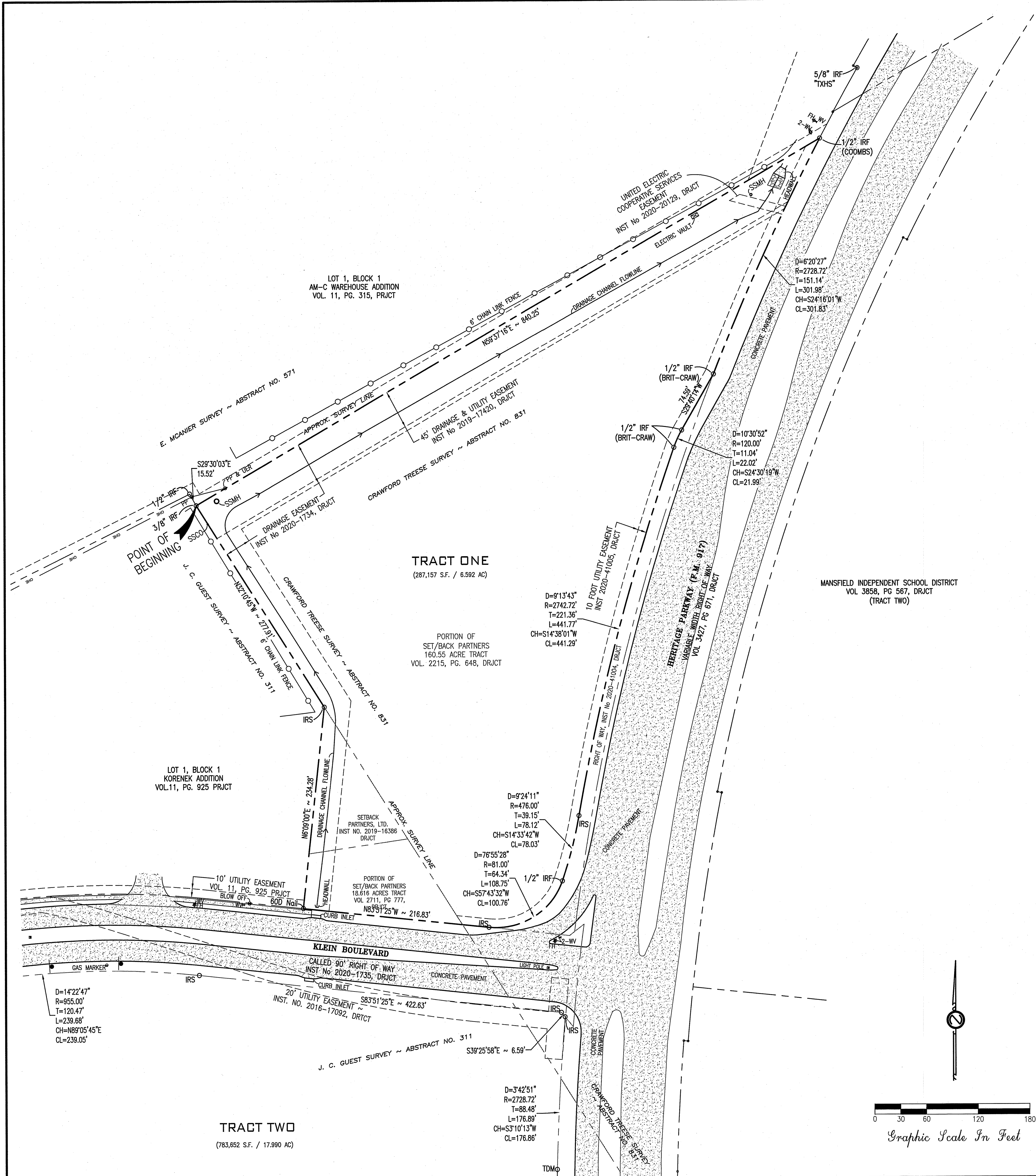


\\CARLETON 3M RANCH - MANSFIELD\\SURVEY\\3M Ranch Survey.dwg, 10/4/2021 1:57:35 PM, 1:1



#### LEGAL DESCRIPTION

##### TRACT ONE

BEING a 6.592 acre portion of those tracts of land conveyed to Set/Back Partners, as described in Volume 2215, Page 648; Volume 2711, Page 777; and Instrument Number 2019-16386, Deed Records of Johnson County, Texas (DRJCT), out of the Crawford Treese Survey, Abstract No. 831, & the J.C. Guest Survey, Abstract No. 311, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found, said iron rod being in the "L" corner of Lot 1, Block 1, AM-C Warehouse Addition, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 315, Plat Records of Johnson County, Texas (PRJCT), said iron rod also being in the east line of Lot 1, Block 1, Korenek Addition, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 925, PRJCT, from which a 1/2 inch iron rod bears North 29°30'03" West a distance of 15.52 feet;

THENCE North 59°37'16" East, with the south line of said AM-C Warehouse Addition, a distance of 840.25 feet, to a 1/2 inch iron rod found with a plastic cap stamped "COOMBS", said iron rod in the west right of way line of Heritage Parkway (FM 917, a variable width right of way), as recorded in Volume 3427, Page 671, DRJCT, at the beginning of a curve to the left;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the left having a radius of 2,728.72 feet, a central angle of 6°20'27", a tangent length of 151.14 feet, a chord which bears South 24°16'01" West a chord length of 301.83 feet, and an arc length of 301.98 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BRIT-CRAW" at the end of said curve to the left, said iron rod being the most northerly point of the west right of way line of Heritage Parkway as recorded in Instrument Number 2020-41004, DRJCT;

THENCE South 29°40'14" West, continuing with the west right of way line of Heritage Parkway, a distance of 74.59 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BRIT-CRAW", at the beginning of a curve to the left;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the left having a radius of 120.00 feet, a central angle of 10°30'52", a tangent length of 11.04 feet, a chord which bears South 24°30'19" West a chord length of 21.99 feet, and an arc length of 22.02 feet, to a 1/2 inch iron rod found with a plastic cap stamped "BRIT-CRAW" at the beginning of another curve to the left;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the left having a radius of 2,742.72 feet, a central angle of 09°13'43", a tangent length of 221.36 feet, a chord which bears South 14°38'01" West a chord length of 441.29 feet, and an arc length of 441.77 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve and the beginning of a reverse curve to the right;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the right having a radius of 475.00 feet, a central angle of 9°24'11", a tangent length of 39.15 feet, a chord which bears South 14°33'42" West a chord length of 78.03 feet, and an arc length of 78.12 feet, to a 1/2 inch iron rod found at the end of said curve and the beginning of another curve to the right;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the right having a radius of 81.00 feet, a central angle of 76°55'28", a tangent length of 64.34 feet, a chord which bears South 57°43'32" West a chord length of 100.76 feet, and an arc length of 108.75 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve, said iron rod in the north right of way line of Klein Boulevard (a 90 foot right of way) as recorded in Instrument Number 2020-1735, DRJCT, for corner;

THENCE North 83°51'25" West, departing the west right of way line of Heritage Parkway, with the north right of way line of Klein Boulevard, a distance of 216.83 feet, to a 60 D Nail found, said 60 D Nail located at the southeast corner of the aforementioned Korenek Addition, for corner;

THENCE North 06°09'00" East, departing the north right of way line of Klein Boulevard, with the east line of the aforementioned Korenek Addition, a distance of 234.28 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 32°10'45" West, continuing with the east line of said Korenek Addition, a distance of 277.91 feet to the Point of Beginning containing approximately 6.592 acres (287,157 square feet) of land.

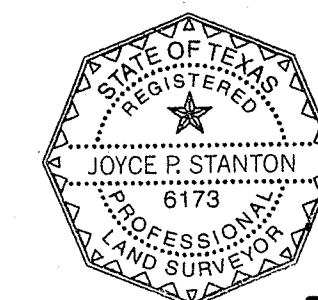
#### NOTES:

- The bearings shown & recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- Property is vacant.
- No Title Commitment provided for this survey.
- No title research provided by surveyor. All easements and encumbrances may not be shown hereon.
- Subject tract lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Map No. 48251C0100J, effective date December 4, 2012.

#### SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor, hereby certify that the following survey was compiled from an accurate survey made on the date indicated below, on the ground under my personal supervision.

Joyce P. Stanton  
10/4/2021  
Registered Professional Land Surveyor  
Texas Registration No. 6173



#### BOUNDARY SURVEY

##### TRACT ONE

### OUT OF THE CRAWFORD TREESE SURVEY

### ABSTRACT # 831 &

### THE J.C. GUEST SURVEY ABSTRACT # 311

#### MANSFIELD, JOHNSON COUNTY, TEXAS

DATE: OCTOBER 2021; SCALE: 1"=60'; FILE: P:/CARLETON 3M RANCH/SURVEY



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 \* FIRM NO. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

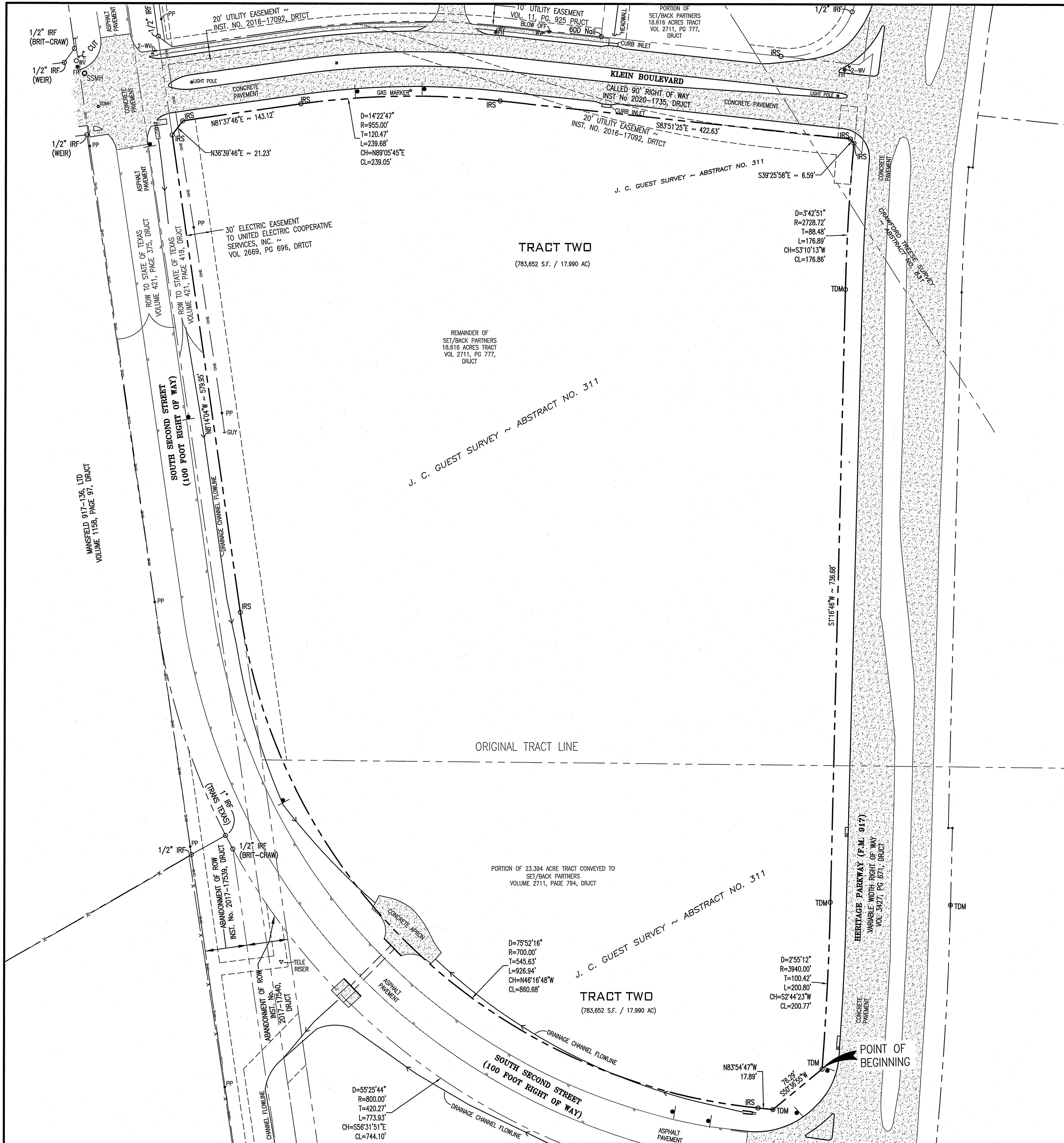
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S-1134

SHEET 1 OF 4

Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

SURVEYED ON THE GROUND SEPTEMBER 15-30, 2021



LEGAL DESCRIPTION

TRACT TWO

BEING a 17.990 acre portion of those tracts of land conveyed to Set/Back Partners, as described in Volume 2711, Page 777; and Volume 2711, Page 794, Deed Records of Johnson County, Texas (DRJCT), out of the Crawford Treese Survey, Abstract No. 831, and the J.C. Guest Survey, Abstract No. 311, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a TXDOT Monument (TDM) found, said TDM being at the northeast corner of a corner clip for the west right of way line of Heritage Parkway (FM 917, a variable width right of way), as recorded in Volume 3427, Page 671, DRJCT, and South Second Avenue (a called 100 foot right of way);

THENCE South 50°36'55" West, departing the west right of way line of Heritage Parkway, with the north right of way line of South Second Street, a distance of 76.29 feet to a TDM found, for corner;

THENCE North 83°54'47" West, continuing with the north right of way line of South Second Street, a distance of 17.89 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the beginning of a curve to the right;

THENCE northwesterly, with the north right of way line of South Second Street and along said curve to the right having a radius of 700.00 feet, a central angle of 75°52'16", a tangent length of 545.63 feet, a chord which bears North 46°16'48" West a chord length of 860.68 feet, and an arc length of 928.94 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve, also at the intersection with the east right of way line for South Second Street, as recorded in Volume 421, Page 419, DRJCT, for angle point;

THENCE North 08°14'04" West, continuing with the east right of way line of South Second Street, a distance of 579.95 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", at the most southwest corner of the Klein Boulevard south right of way (a variable width right of way at this point) as recorded in Instrument Number 2020-1735, DRJCT, for corner;

THENCE North 36°39'46" East, departing the east right of way line of South Second Street, a distance of 21.23 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod in the south right of way line of Klein Boulevard, for corner;

THENCE North 81°37'46" East, with the south right of way line of Klein Boulevard, a distance of 143.12 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the beginning of a curve to the right;

THENCE easterly, with the south right of way line of Klein Boulevard and along said curve to the right having a radius of 955.00 feet, a central angle of 14°22'47", a tangent length of 120.47 feet, a chord which bears North 89°05'45" East a chord length of 239.05 feet, and an arc length of 239.68 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve;

THENCE South 83°51'25" East, continuing with the south right of way line of Klein Boulevard, a distance of 422.63 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" for corner;

THENCE South 39°25'58" East, continuing with the south right of way line of Klein Boulevard, a distance of 6.59 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod in the west right of way line of the aforementioned Heritage Parkway and a curve to the left;

THENCE southerly, with the west right of way line of Heritage Parkway and along said curve to the left having a radius of 2,728.72 feet, a central angle of 03°42'51", a tangent length of 88.48 feet, a chord which bears South 03°10'13" West a chord length of 176.86 feet, and an arc length of 176.89 feet, to a TDM found at the end of said curve;

THENCE South 01°16'46" West, continuing with the west right of way line of Heritage Parkway, a distance of 736.68 feet, to a TDM found, said TDM at the beginning of a curve to the right;

THENCE westerly, with the west right of way line of Heritage Parkway and along said curve to the right having a radius of 3,940.00 feet, a central angle of 02°55'12", a tangent length of 100.42 feet, a chord which bears South 02°44'23" West a chord length of 200.77 feet, and an arc length of 200.80 feet to the Point of Beginning containing approximately 17.990 acres (783,652 square feet) of land.

NOTES:

- The bearings shown & recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- Property is vacant.
- No Title Commitment provided for this survey.
- No title research provided by surveyor. All easements and encumbrances may not be shown hereon.
- Subject tract lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Map No. 48251C0100J, effective date December 4, 2012.

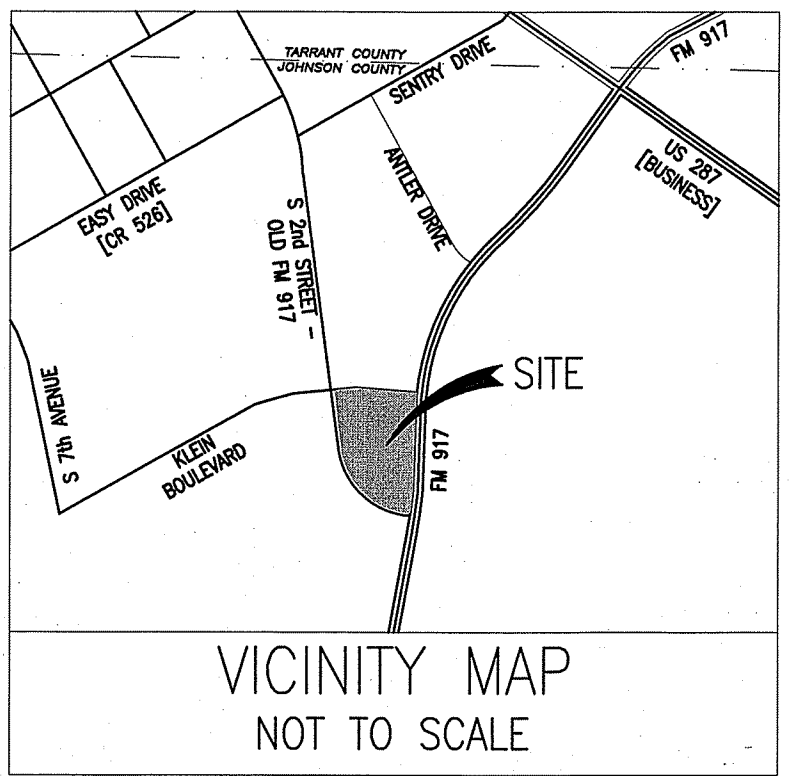
SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor, hereby certify that the following survey was compiled from an accurate survey made on the date indicated below, on the ground under my personal supervision.

*Joyce P. Stanton*  
Joyce P. Stanton  
Registered Professional Land Surveyor  
Texas Registration No. 6173



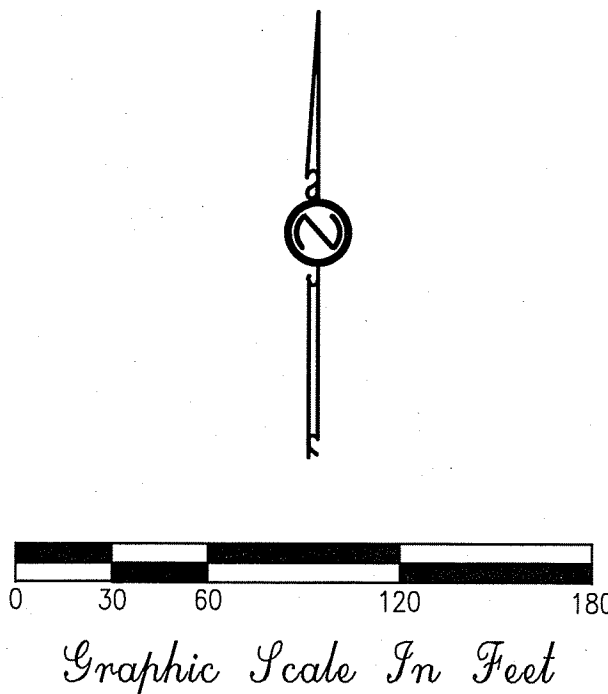
Coordinates and bearings recited in this survey are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.  
SURVEYED ON THE GROUND SEPTEMBER 15-30, 2021



VICINITY MAP  
NOT TO SCALE

LEGEND

|           |                                                               |
|-----------|---------------------------------------------------------------|
| IRF       | IRON ROD FOUND                                                |
| CRF       | CAPPED IRON ROD FOUND                                         |
| IPF       | IRON PIPE FOUND                                               |
| TDM       | TXDOT MONUMENT                                                |
| IRS       | 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "DTS 8172753361" |
| PRJCT     | PLAT RECORDS OF JOHNSON COUNTY, TEXAS                         |
| DRJCT     | DEED RECORDS OF JOHNSON COUNTY, TEXAS                         |
| BRIT-CRAW | BRITAIN & CRAWFORD                                            |
| OHE       | OVERHEAD ELECTRIC LINE                                        |
| OHT       | OVERHEAD TELEPHONE LINE                                       |
| OHTV      | OVERHEAD CABLE TELEVISION LINE                                |
| UGE       | UNDERGROUND ELECTRIC LINE                                     |
| BC        | BACK OF CURB                                                  |
| TC        | TOP OF CURB                                                   |
| T.O.P.    | TOP OF PAVEMENT                                               |
| C&G       | CURB & GUTTER                                                 |
| ASPH      | ASPHALT                                                       |
| CONC      | CONCRETE                                                      |
| WL        | WATER LINE                                                    |
| PWMT      | PAVEMENT                                                      |
| RCP       | REINFORCED CONCRETE PIPE                                      |
| FL        | FLOWLINE                                                      |
| P.L.      | PROPERTY LINE                                                 |
| GM        | GAS MANHOLE                                                   |
| GM        | GAS METER (GM)                                                |
| WM        | WATER METER (WM)                                              |
| TM        | TELEPHONE TERMINAL BOX                                        |
| LP        | LIGHT POLE (LP)                                               |
| GL        | GROUND LIGHT (GL)                                             |
| PP        | POWER POLE (PP) / ELECTRIC RISER (UER)                        |
| UTM       | UNDERGROUND TELEPHONE MARKER (UTM)                            |
| UFM       | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)                    |
| UGM       | UNDERGROUND GAS MARKER (UGM)                                  |
| SSMH      | SANITARY SEWER MANHOLE (SSMH)                                 |
| SSCO      | CLEANOUT (SSCO)                                               |
| WV        | WATER VALVE (WV)                                              |
| FH        | FIRE HYDRANT (FH)                                             |
| ICV       | IRRIGATION CONTROL VALVE (ICV)                                |
| SIGN      | SIGN                                                          |



BOUNDARY SURVEY  
TRACT TWO  
OUT OF THE CRAWFORD TREESE SURVEY  
ABSTRACT # 831 &  
THE J.C. GUEST SURVEY ABSTRACT # 311

MANSFIELD, JOHNSON COUNTY, TEXAS  
DATE: OCTOBER 2021; SCALE: 1"=60'; FILE: P:/CARLETON 3M RANCH/SURVEY  
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com  
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UNITED COOPERATIVE SERVICES, INC.  
VOLUME 1683, PG 668, DRJCT

ROW TO STATE OF TEXAS  
VOLUME 421, PAGE 375, DRJCT

ROW TO STATE OF TEXAS  
VOLUME 421, PAGE 419, DRJCT

PORTION OF TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2207, PAGE 816, DRJCT

PORTION OF 23,394 ACRE TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2711, PAGE 794, DRJCT

PORTION OF 23,394 ACRE TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2711, PAGE 794, DRJCT

TRACT THREE  
(801,534 S.F. / 18,401 AC)

TRACT TWO  
(783,652 S.F. / 17,990 AC)

J. C. GUEST SURVEY ~ ABSTRACT NO. 311

MATCH LINE

J. C. GUEST SURVEY ~ ABSTRACT NO. 311

HERITAGE PARKWAY (F.M. 917)  
VARIABLE WIDTH RIGHT OF WAY  
VOL. 3427, PG 671, DRJCT

POINT OF BEGINNING

PORTION OF TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2207, PAGE 816, DRJCT

TXDOT DRAINAGE EASEMENT  
VOL. 3427, PG 702, DRJCT

### LEGAL DESCRIPTION

#### TRACT THREE

BEING a 18,401 acre portion of those tracts of land conveyed to Set/Back Partners, as described in Volume 2241, Page 33; Volume 2207, Page 816; Volume 2711, Page 794; and Instrument Number 2017-17540, Deed Records of Johnson County, Texas (DRJCT), out of the RB & FA English Survey, Abstract No. 254, and the J.C. Guest Survey, Abstract No. 311, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a TXDOT Monument (TDM) found, said TDM being at the southeast corner of a corner clip for the west right of way line of Heritage Parkway (FM 917, a variable width right of way), as recorded in Volume 3427, Page 671, DRJCT, and South Second Avenue (a called 100 foot right of way) and the beginning of a curve to the left;

THENCE southwesterly, with the west right of way line of Heritage Parkway and along said curve to the left having a radius of 3,940.00 feet, a central angle of 01°47'29", a tangent length of 61.60 feet, a chord which bears South 08°16'41" West a chord length of 123.18 feet, and an arc length of 123.19 feet, to a TDM found at the end of said curve;

THENCE South 09°04'35" West, continuing with the west right of way line of Heritage Parkway, a distance of 1,798.26 feet to a TDM found at the southwest corner of Heritage Parkway right of way as recorded in Volume 3427, Page 671, DRJCT, and at the beginning of a curve to the right;

THENCE southwesterly, with the west right of way line of Heritage Parkway, the east line of an abandoned right of way as recorded in Instrument Number 2017-17540, DRJCT, and along said curve to the right having a radius of 546.90 feet, a central angle of 25°35'54", a tangent length of 124.24 feet, a chord which bears South 21°48'48" West a chord length of 242.31 feet, and an arc length of 244.34 feet, to a TDM found at the end of said curve, said TDM also being in the east line of a tract of land conveyed to Set/Back Partners as recorded in Volume 2226, Page 464, DRJCT, at the beginning of a curve to the left;

THENCE northwesterly, with the west line of the abandonment as recorded in Instrument Number 2017-17540, DRJCT, and a curve to the left having a radius of 4,633.66 feet, a central angle of 07°05'14", a tangent length of 280.75 feet, a chord which bears North 04°45'28" West a chord length of 560.43 feet, and an arc length of 560.79 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve;

THENCE North 08°19'22" West, continuing with the west line of said abandonment and the east line of the aforementioned Set/Back Partners, a distance of 843.44 feet to a 5/8 inch iron rod found, said 5/8 inch iron rod at the northeast corner of the aforementioned Set/Back Partners tract, for corner;

THENCE North 60°16'49" East, a distance of 53.37 feet to a 1/2 inch iron rod found, for corner;

THENCE North 08°20'37" West, a distance of 1,186.92 feet to a 1/2 inch iron rod found with a plastic cap stamped "BRIT-CRAW", said iron rod in the south right of way line of South Second Street, at the beginning of a curve to the left;

THENCE southeasterly, with the south right of way line of South Second Street and along said curve to the left having a radius of 800.00 feet, a central angle of 55°25'44", a tangent length of 420.27 feet, a chord which bears South 56°3'15" East a chord length of 744.10 feet, and an arc length of 773.93 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361" at the end of said curve;

THENCE South 84°14'39" East, continuing with the south right of way line of South Second Street, a distance of 17.50 feet to a TDM, said TDM in the west right of way line of Heritage Parkway, for corner;

THENCE South 38°51'11" East, continuing with the west right of way line of Heritage Parkway, a distance of 78.11 feet to the Point of Beginning containing approximately 18,401 acres (801,534 square feet) of land.

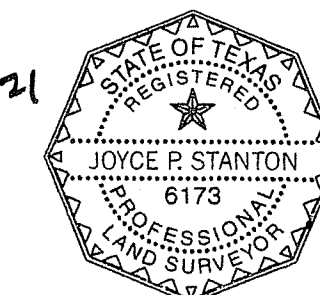
#### NOTES:

- The bearings shown & recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202.
- Property is vacant.
- No Title Commitment provided for this survey.
- No title research provided by surveyor. All easements and encumbrances may not be shown hereon.
- Subject tract lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Map of Johnson County, Texas and Incorporated Areas, Map No. 48251C0100J, effective date December 4, 2012.

#### SURVEYOR'S CERTIFICATE

I, Joyce P. Stanton, a Registered Professional Land Surveyor, hereby certify that the following survey was compiled from an accurate survey made on the date indicated below, on the ground under my personal supervision.

Joyce P. Stanton  
Registered Professional Land Surveyor  
Texas Registration No. 6173



#### BOUNDARY SURVEY

TRACT THREE  
OUT OF THE J.C. GUEST SURVEY  
ABSTRACT # 311 &  
THE R.B. & F.A. ENGLISH SURVEY  
ABSTRACT NO. 254

MANSFIELD, JOHNSON COUNTY, TEXAS

DATE: OCTOBER 2021; SCALE: 1"=60'; FILE: P:/CARLETON 3M RANCH/SURVEY

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET • ARLINGTON, TEXAS 76013

TELEPHONE: 817-275-3361

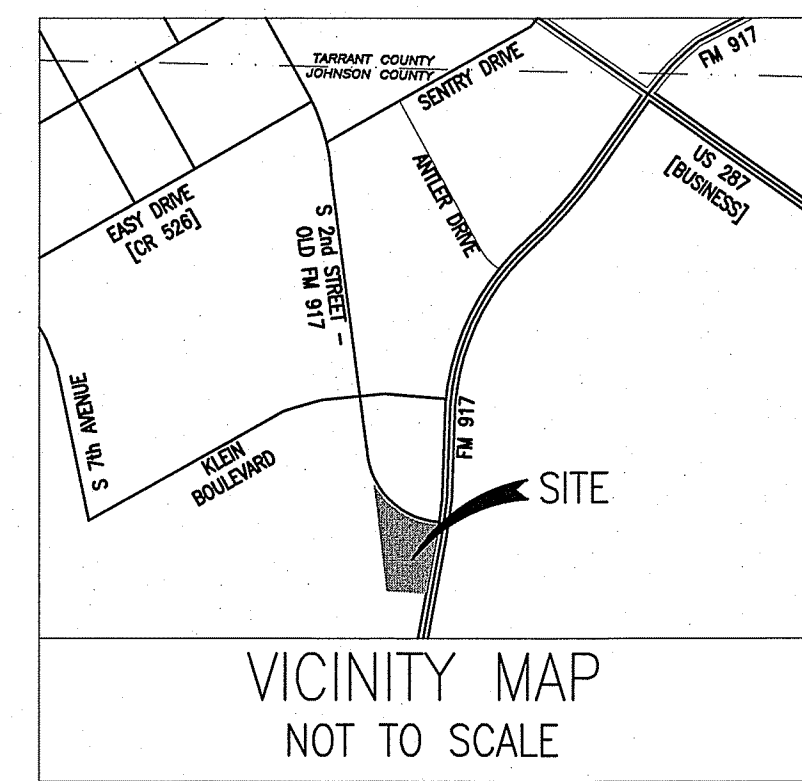
ESTABLISHED 1953 • FIRM NO. E-615 & 6-100049-00

EMAIL: jstanton@dterry.com

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S-1134

SHEET 3 OF 4



#### LEGEND

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| IRF       | IRON ROD FOUND                                                   |
| CRF       | CAPPED IRON ROD FOUND                                            |
| IPF       | IRON PIPE FOUND                                                  |
| TDM       | TXDOT MONUMENT                                                   |
| IRS       | 1/2" IRON ROD SET WITH A PLASTIC CAP<br>STAMPED "DTS 8172753361" |
| PRJCT     | PLAT RECORDS OF JOHNSON COUNTY, TEXAS                            |
| DRJCT     | DEED RECORDS OF JOHNSON COUNTY, TEXAS                            |
| BRIT-CRAW | BRITAIN & CRAWFORD                                               |
| OHE       | OVERHEAD ELECTRIC LINE                                           |
| OHT       | OVERHEAD TELEPHONE LINE                                          |
| OHTV      | OVERHEAD CABLE TELEVISION LINE                                   |
| UGE       | UNDERGROUND ELECTRIC LINE                                        |
| BC        | BACK OF CURB                                                     |
| TC        | TOP OF CURB                                                      |
| T.O.P.    | TOP OF PAVEMENT                                                  |
| C&G       | CURB & GUTTER                                                    |
| ASPH      | ASPHALT                                                          |
| CONC      | CONCRETE                                                         |
| WL        | WATER LINE                                                       |
| PMT       | PAVEMENT                                                         |
| RCP       | REINFORCED CONCRETE PIPE                                         |
| FL        | FLOWLINE                                                         |
| P.L.      | PROPERTY LINE                                                    |
| ●         | GAS MANHOLE                                                      |
| ⊕         | GAS METER (GM)                                                   |
| ⊕         | WATER METER (WM)                                                 |
| △         | TELEPHONE TERMINAL BOX                                           |
| ⊕         | LIGHT POLE (LP)                                                  |
| ⊕         | GROUND LIGHT (GL)                                                |
| ⊕         | POWER POLE (PP) / ELECTRIC RISER (UER)                           |
| ⊕         | UNDERGROUND TELEPHONE MARKER (UTM)                               |
| ⊕         | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)                       |
| ⊕         | UNDERGROUND GAS MARKER (UGM)                                     |
| ⊕         | SANITARY SEWER MANHOLE (SSMH)                                    |
| ⊕         | CLEANOUT (SSCO)                                                  |
| ⊕         | WATER VALVE (WV)                                                 |
| ⊕         | FIRE HYDRANT (FH)                                                |
| ⊕         | IRRIGATION CONTROL VALVE (ICV)                                   |
| ⊕         | SIGN                                                             |

MATCH LINE

266 ACRE TRACT CONVEYED TO  
SET BACK PARTNERS  
VOLUME 2226, PAGE 464, DRJCT

PORTION OF TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2207, PAGE 616, DRJCT

TRACT THREE  
(801,534 S.F. / 18,401 AC)

ORIGINAL TRACT LINE

HERITAGE PARKWAY (F.M. 9477)  
VARIABLE WIDTH RIGHT OF WAY  
VOL. 3427, PG. 871, DRJCT

PORTION OF TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2207, PAGE 616, DRJCT

60' WIDENESS EGRESS EASEMENT  
MANSFIELD INDEPENDENT SCHOOL DISTRICT  
VOL. 3859, PG. 567, DRJCT

15' UTILITY EASEMENT  
INST. No. 2017-17542, DRJCT

DRAINAGE EASEMENT  
INST. No. 2017-17541, DRJCT

PORTION OF 45.022 ACRE TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2241, PAGE 33, DRJCT

ABANDONMENT OF ROW  
INST. No. 2017-17540, DRJCT

PORTION OF 45.022 ACRE TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2241, PAGE 33, DRJCT

266 ACRE TRACT CONVEYED TO  
SET BACK PARTNERS  
VOLUME 2226, PAGE 464, DRJCT

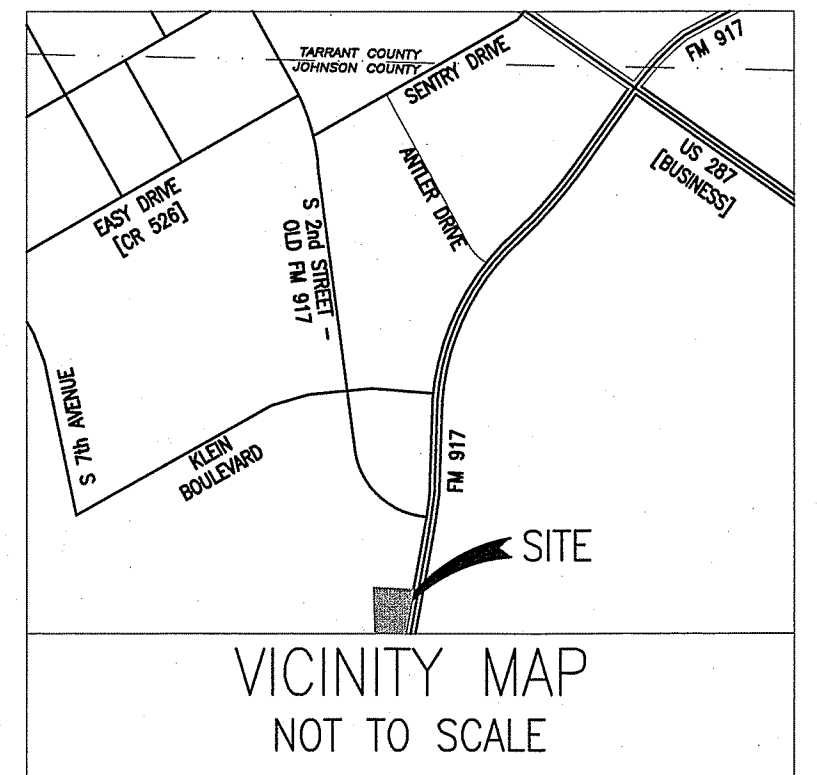
D=705'14"  
R=4533.66'  
T=280.75'  
L=560.79'  
CH=N4°45'28"W  
CL=560.43'

D=25'35'54"  
R=546.90'  
T=124.24'  
L=244.34'  
CH=S21°48'48"W  
CL=242.31'

APPROX. SURVEY LINE

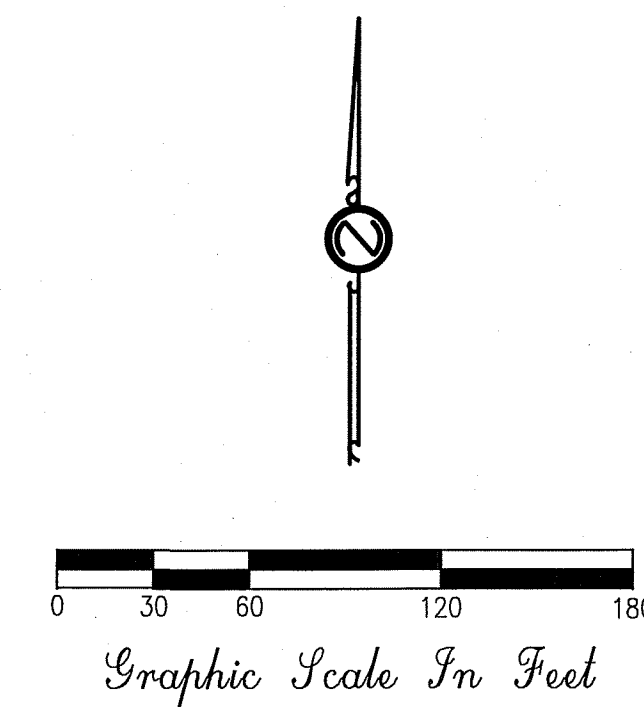
J. C. GUEST SURVEY ~ ABSTRACT NO. 311  
R.B. & F.A. ENGLISH SURVEY ~ ABSTRACT NO. 254

PORTION OF 45.022 ACRE TRACT CONVEYED TO  
SET/BACK PARTNERS  
VOLUME 2241, PAGE 33, DRJCT



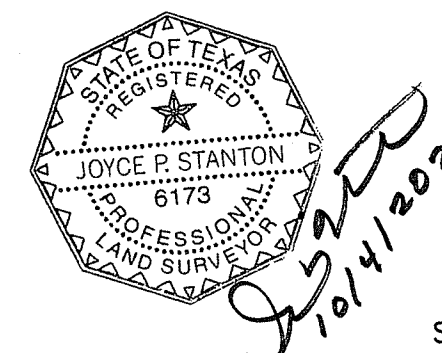
LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- TDM TIDOT MONUMENT
- IRS 1/2" IRON ROD SET WITH A PLASTIC CAP
- STAMPED "DTS 8172753361"
- PRJCT PLAT RECORDS OF JOHNSON COUNTY, TEXAS
- DRJCT DEED RECORDS OF JOHNSON COUNTY, TEXAS
- BRIT-CRAW BRITAIN & CRAWFORD
- OHE OVERHEAD ELECTRIC LINE
- OHT OVERHEAD TELEPHONE LINE
- OHTV OVERHEAD CABLE TELEVISION LINE
- UGE UNDERGROUND ELECTRIC LINE
- BC BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PAVEMENT
- C&G CURB & GUTTER
- ASPH ASPHALT
- CONC CONCRETE
- WL WATER LINE
- PVMT PAVEMENT
- RCP REINFORCED CONCRETE PIPE
- FL FLOWLINE
- P.L. PROPERTY LINE
- GAS MANHOLE
- GAS METER (GM)
- WATER METER (WM)
- TELEPHONE TERMINAL BOX
- LIGHT POLE (LP)
- GROUND LIGHT (GL)
- POWER POLE (PP) / ELECTRIC RISER (UER)
- UNDERGROUND TELEPHONE MARKER (UTM)
- UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)
- UNDERGROUND GAS MARKER (UGM)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (SSCO)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- IRRIGATION CONTROL VALVE (ICV)
- SIGN



BOUNDARY SURVEY  
TRACT THREE  
OUT OF THE J.C. GUEST SURVEY  
ABSTRACT # 311 &  
THE R.B. & F.A. ENGLISH SURVEY  
ABSTRACT # 254

MANSFIELD, JOHNSON COUNTY, TEXAS  
DATE: OCTOBER 2021; SCALE: 1"=60'; FILE: P:/CARLETON 3M RANCH/SURVEY  
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817-275-3361  
ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00  
EMAIL: jstanton@dterry.com  
S-1134  
SHEET 4 OF 4



Coordinates and bearings recited in this survey are  
referenced to the NAD83 State Plane Coordinate  
System, Texas North Central Zone 4202.  
SURVEYED ON THE GROUND SEPTEMBER 15-30, 2021