

GENERAL NOTES:

- 1. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 2. BASIS OF BEARINGS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202): NAD83 (2011) EPOCH 2010. DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUMENT: TNP MANSFIELD "F" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387). COORDINATES SHOWN ARE IN GRID.
- 3. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING: MEDIANS, INCLUDING THE MEDIANS/PARKWAYS WITHIN M3 RANCH ROAD: AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT
- 4. LOT 2, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR OF 635.8; AND LOT 2, BLOCK 4 SHALL HAVE A MINIMUM FINISHED FLOOR OF 638.6.
- 5. THE UTILITY EASEMENT FOR ALL TRANSFORMER SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT OR NEAR THE FRONT LOT CORNER (SEE TYPICAL 5'X10' UTILITY EASEMENT DETAIL).
- 6. SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0100J, REVISED DECEMBER 4, 2012.
- 7. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS
- 8. ALL RECORDED DOCUMENTS SHOWN HEREON ARE REFERENCED TO THE OFFICIAL PUBLIC RECORDS OF
- 9. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN SIGHT VISIBILITY EASEMENTS.
- 10. MAINTENANCE OF NON-TYPICAL SIDEWALKS THAT ARE OUTSIDE OF DEDICATED RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE M3 RANCH HOMEOWNER'S ASSOCIATION.

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

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 FASEMENT SHOWN HEREIN ON THIS PLAT. UNITESS 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 FASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

FINAL PLAT M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, **ABSTRACT NO. 254 AND** THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS & 21 OPEN SPACE LOTS

DATE OF PREPARATION: SEPTEMBER 2022

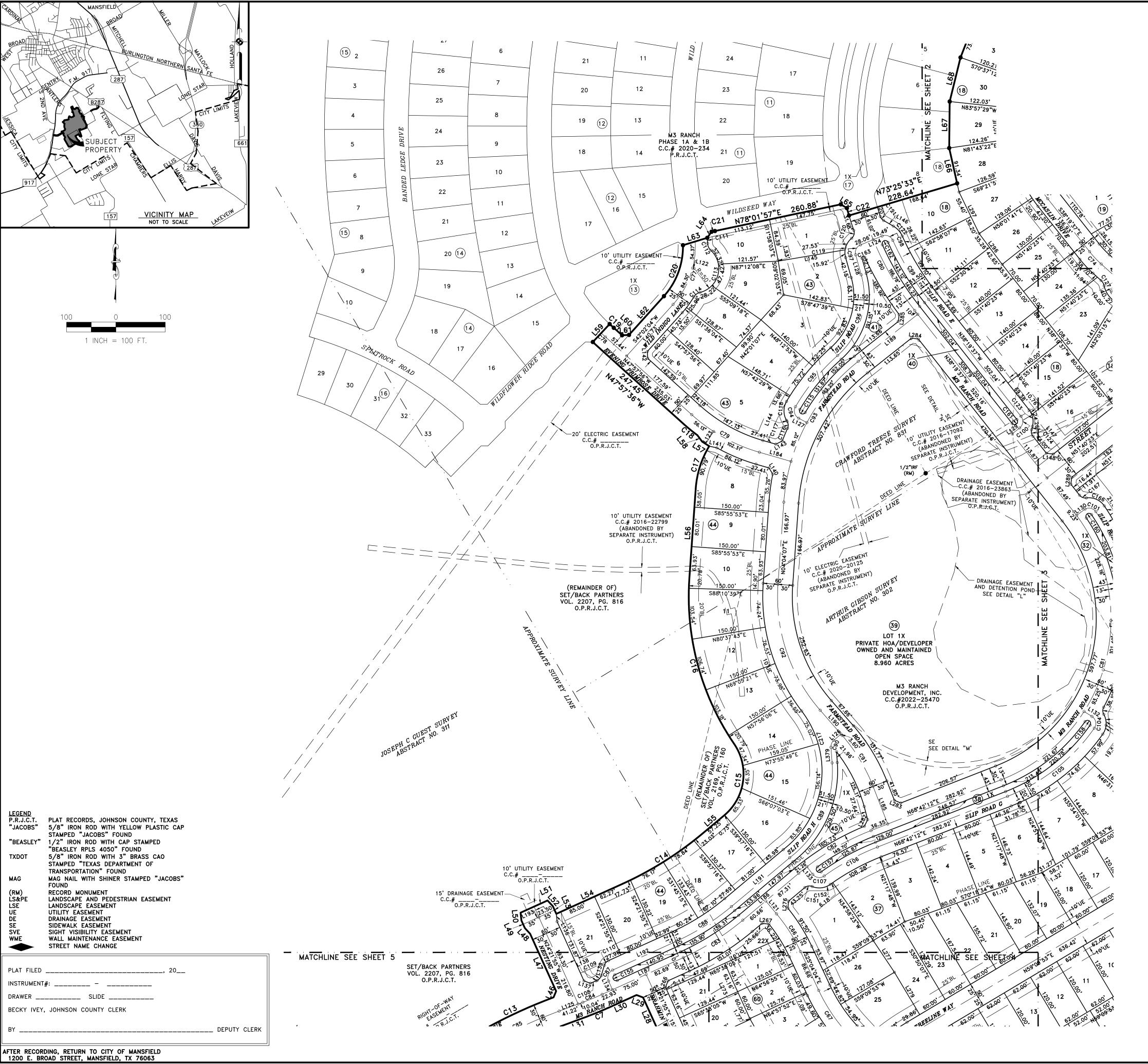
LJA Surveying, Inc.

Phone 682.747.0800

T.B.P.E.L.S. Firm No. 10194382 CONTACT: AARON C. BROWN ABROWN@LJASURVEY.COM

JOB NO. 0013 CASE NO. SD#22-008 SHEET 1 OF 9

3017 West 7th Street OWNER/DEVELOPER: M3 RANCH DEVELOPMENT, INC. Suite 300 3001 KNOX STREET, SUITE 207 Fort Worth, Texas 76107 DALLAS, TEXAS 75205



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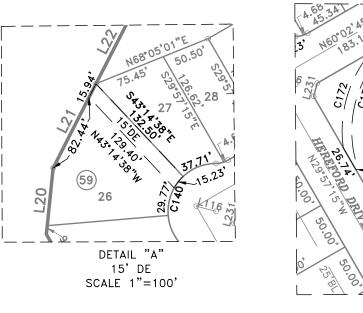
M3 RANCH DEVELOPMENT, INC. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205 CONTACT: BEN LUEDTKE

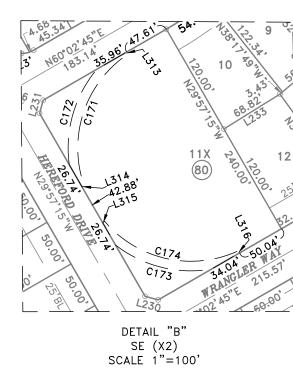
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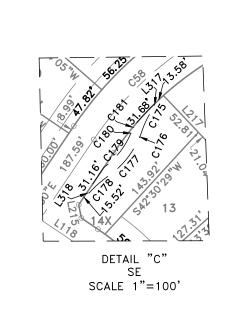
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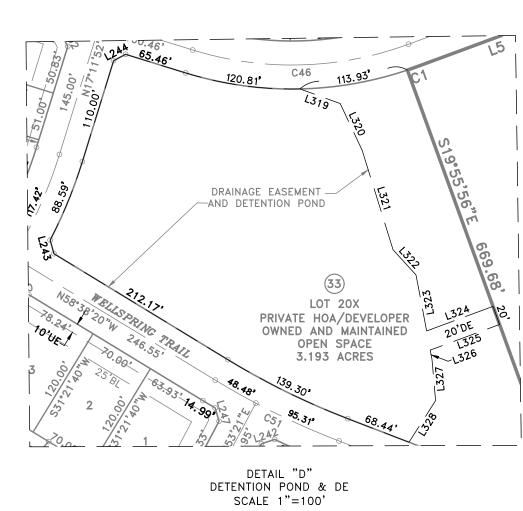
SHEET 6 OF 10

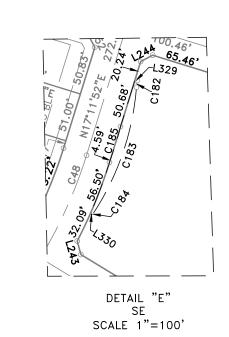
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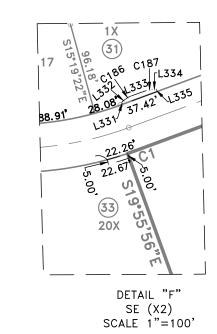


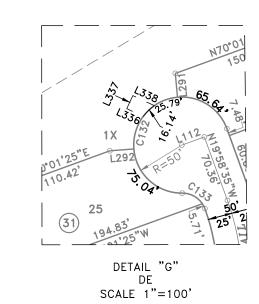


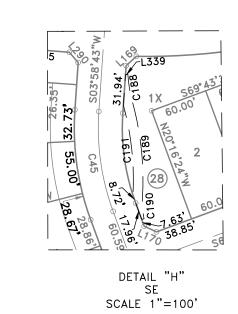


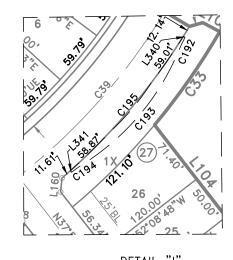


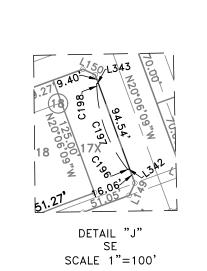




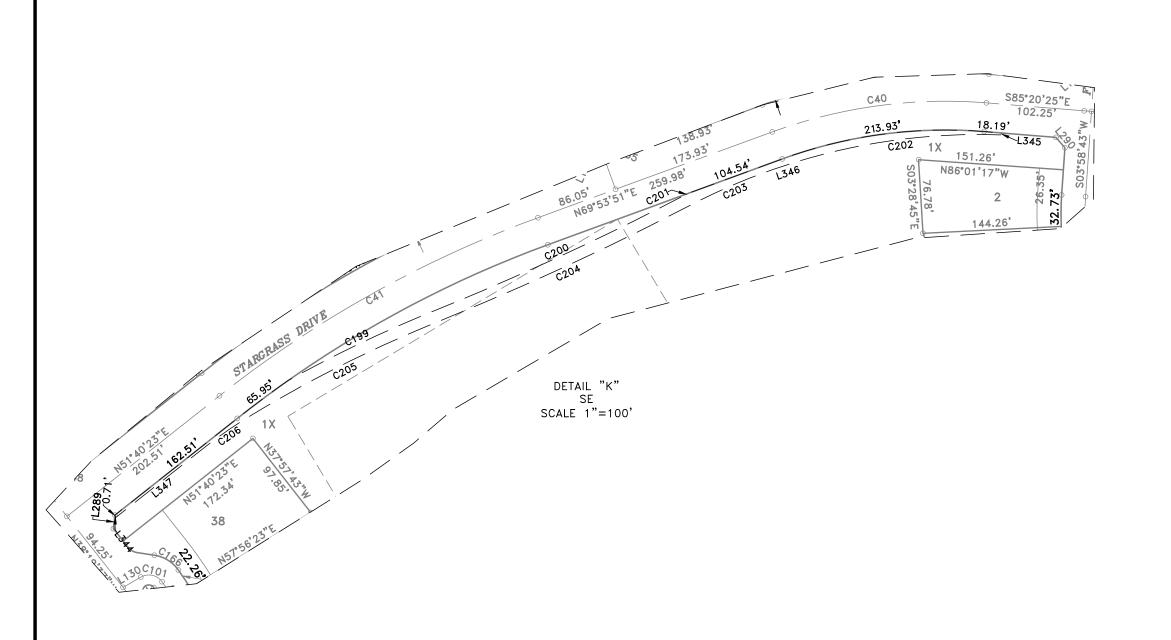


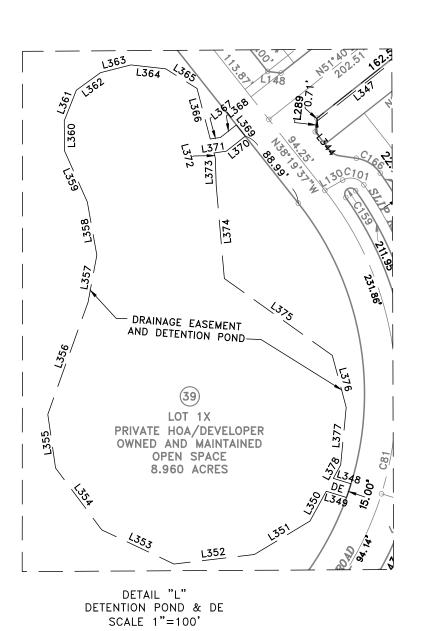


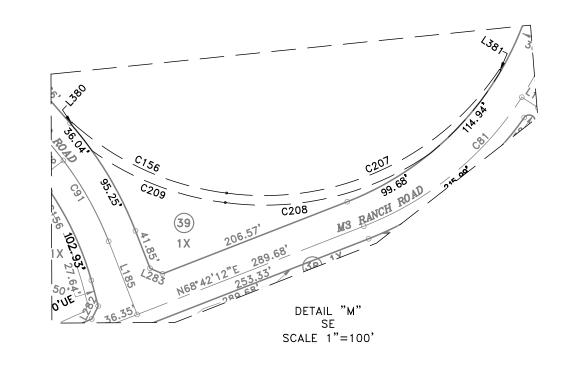


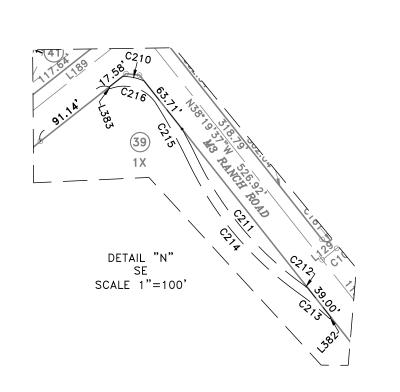


DETAIL "I" SE SCALE 1"=100'









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SHEET 7 OF 10

Fort Worth, Texas 76107 CONTACT: AARON C. BROWN ABROWN@LJASURVEY.COM JOB NO. 0013 CASE NO. SD#22-008

INSTRUMENT#: _____ - ____ DRAWER _____ SLIDE _____ BECKY IVEY, JOHNSON COUNTY CLERK DEPUTY CLERK

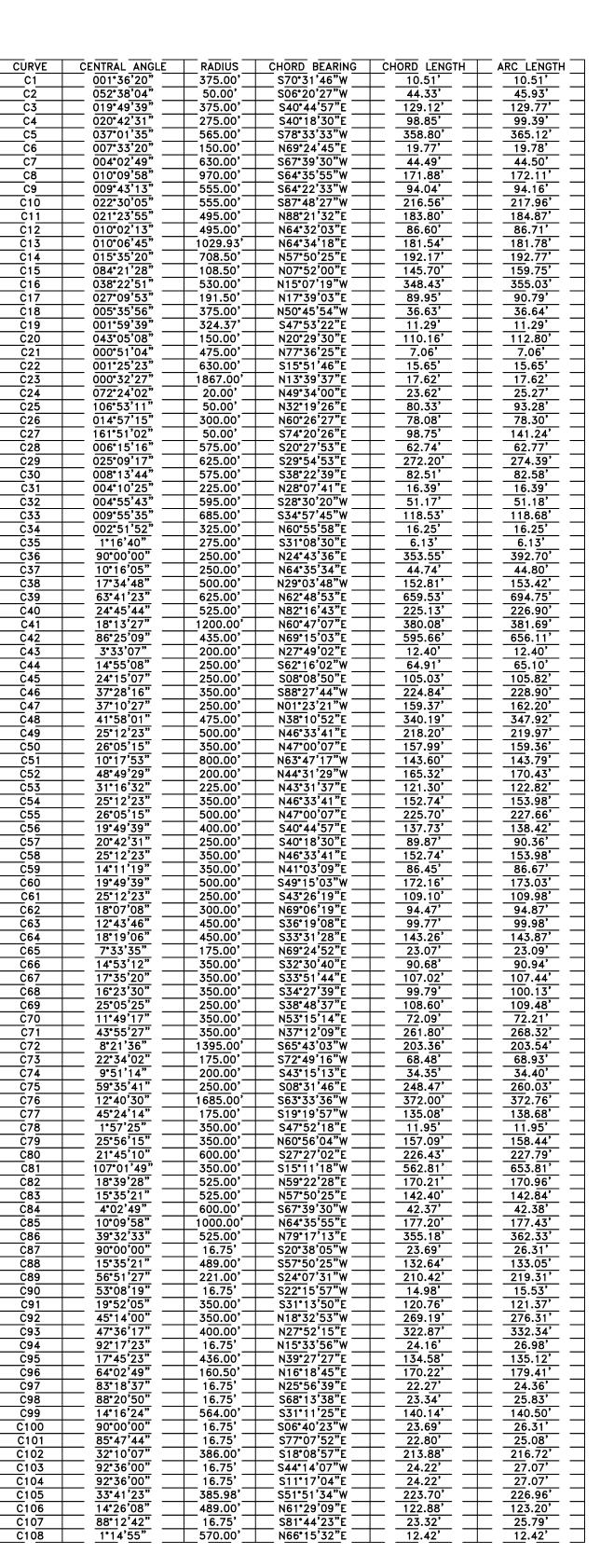
AFTER RECORDING, RETURN TO CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TX 76063

OWNER/DEVELOPER: M3 RANCH DEVELOPMENT, INC. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205 CONTACT: BEN LUEDTKE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S30°30'09"E	142.39'	L105	S <u>36°0</u> 4 <u>'31"</u> E	97.66'	L209	N <u>05°3</u> 9' <u>46"</u> W	14.14'
L2	S59°29'48"W S30°30'09"E	120.07' 95.65'	L10 <u>6</u> L107	S <u>22°48'43"</u> E S25°34'42"E	5 <u>0.05</u> '	L21 <u>0</u> L211	N <u>75°5</u> 0' <u>07"</u> W N14°09'53"E	1 <u>4.14</u> ',
L4	N20°16'24"W	120.00'	L108	N59°30'03"E	7.70'	L212	S75°50'07"E	14.14'
L5	S69°43'36"W	167.12'	L109	S30°29'57"E	170.00'	L213	S14°09'53"W	14.14,
_6 _7	S <u>57°20'31"</u> E S19°58'35"E	2 <u>5.00</u> ' 135.36'	L110 L111	S59°30'00"W N58°40'53"E	1 <u>00.0</u> 0' 27.78'	L21 <u>4</u> L215	N75°50'07"W N11°02'30"W	1 <u>4.14</u> ',
L8	- S67°14'14"W	115.07'	L112	N70°01'25"E	<u></u>	L216	S75°50'07"E	— 1 4.14 , —
L9	N <u>75°1</u> 5′ <u>37"</u> W	105.17'	<u>L</u> 11 <u>3</u>	N14°09'53"E	28.28'	L217	S43°31 <u>'52"</u> E	73.85
_10 _11	S50°39'46"E S60°02'45"W	1 <u>44.9</u> 5' 50.00'	L114 L115	S81°20'40"E N28°55'50"E	1 <u>9.44</u> ',	L218 L219	S14°09' <u>53"</u> W S14°36'19"W	14.14'
12	S29*57'15"E	21.90	L115		$\frac{17.32}{21.21}$,	L219	N62°15'31"W	14.03,
13	S <u>15°0</u> 2' <u>45"</u> W	14.14'	<u>L</u> 11 <u>7</u>	S <u>51°2</u> 1 <u>'20"</u> E	24.60'	L221	N <u>15°02'45"</u> E	14.14'
14	N <u>75°23'29"</u> W N30°50'07"W	14.25'	L118	S56°02'30"E S39°20'14"W	5 <u>5.82</u> , 47.36,	L22 <u>2</u> L223	\$ <u>75°50'07"</u> E N60°02'45"E	1 <u>4.14</u> ', 201.65'
_15 _16	N <u>30 50 07 W</u> S59°09'53"W		L11 <u>9</u> L120	\(339 20 14 W \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	<u> 47.36,</u>	L223	N <u>50 02 45 E</u> N55°51'40"E	201.65 70.44'
17	S30°50'07"E	9.23'	L121	N <u>39°5</u> 7' <u>16"</u> W	34.07'	L225	N49°41'16"E	70.44
18	S <u>14°3</u> 6′ <u>07"</u> W	14.03'	L122	S75°34'02"E	3.17'	L226	N43°26'15"E	70.44
_19 _20	S60°02'45"W N05°52'32"E	8 <u>9.48</u> ' 69.42'	L12 <u>3</u> L124	N32°50'42"E N67°35'57"E	2 <u>4.54</u> ,	L22 <u>7</u> L228	N <u>37°08'07"</u> E N43°05'22"E	7 <u>1.60</u> '
21	N26°56'14"E	98.38,	L125	N69°40'54"E	— 51.26 , —	L229	S12°35'06"W	
.22	N27°08'47"E	88.98'	L126	S48°50'07"W	19.51	L230	N74°57'15"W	14.14'
.23 .24	N32°20'25"W N41°58'53"W	1 <u>77.5</u> 8' 121.35'	L12 <u>7</u> L128	N61°42'37"W N15°42'40"W	1 <u>8.92</u> , 42.15,	L231 L232	N15°02'45"E S75°50'07"E	1 <u>4.14</u> ',
25	N16°46'50"W	—1 <u>21.3</u> 3,—	L128	- N13 42 40 W - S51*40'23"W	— 12.13 , —	L232	3/3 30 0/ E N58°07'33"E	$\frac{14.14}{68.82}$, —
26	N <u>65°3</u> 8 <u>'05"</u> E	44.79'	L130	N <u>53°1</u> 1 <u>'05"</u> E	20.85'	L234	N49°42'18"E	59.69'
.27	N20°38'05"E	14.14',	L131	N89°27'54"W	18.87',	L23 <u>5</u>	N38°46'34"E	59.65
.28 .29	N <u>24°2</u> 1 <u>'55"</u> W N69°21'55"W	7 <u>8.95</u> '	L13 <u>2</u> L133	S57°35'04"E S37°38'01"E	1 <u>8.87</u> , 19.53	L23 <u>6</u> L237	N <u>35°21'14"</u> E N34°33'43"E	4 <u>2.85</u> '
.30	N69 21 55 W S65*38'05"W	$\frac{14.14}{62.93}$, $\frac{14.14}{11.14}$	L133		19.55,	L237	N <u>34 33 43 E</u> N40°52'39"E	$\frac{48.97}{47.42}$, —
.31	S69°40'54"W	51.26'	L13 <u>5</u>	N <u>10°1</u> 9 <u>'46"</u> E	13.32'	L239	N48°32'14"E	47.42'
32	S20°05'44"W	12.95'	L136	S05°55'49"E	15.81'	L240	N56°41'10"E	57.70'
.33 .34	S <u>72°4</u> 9' <u>49"</u> W N65°55'16"W	5 <u>1.18</u> '	L13 <u>7</u> L138	S69°12'47"E N65°38'05"E	1 <u>4.10</u> '	L241 L242	N <u>14°09'53"</u> E N71°50'50"E	1 <u>4.14</u> ',
35	S <u>54°0</u> 3' <u>30"</u> W	13.73	L139	N16°41'33"E	22.15'	L242	N <u>15°2</u> 1' <u>30"</u> W	14.56
36	N <u>09°</u> 03 <u>'30"</u> E	80.00'	L140	N30°54'10"W	14.63'	L244	N62°11'52"E	14.14'
.37 .38	S35°56'30"E N29°04'08"E	14.14'	L141 L142	N77°54'07"W S02°57'56"E	1 <u>5.94</u> ',	L24 <u>5</u> L246	N77°24 ['] 28"E N19°38'38"W	1 <u>3.89</u> '
.36 .39	N <u>29 04 08 E</u> N73°36'07"E	50.11	L142 L143	\$ <u>02 57 56 E</u> N63°05'47"E	<u> </u>		N19 38 38 W S16°04'08"E	13.66
40	S <u>64°0</u> 8 <u>'37"</u> E	13.96'	L144	N30°01'08"W	3.08'	L248	N75°50'07"W	14.14'
41	N59°30'56"E N14°30'56"E	1 <u>59.4</u> 9' 14.14'	L145	S80°24'52"W S59°59'46"E	137.45' 22.56'	L249 L250	N14°09'53"E N78°04'50"E	1 <u>4.14</u> ,
.42 .43	N14 30 36 E N59°30'56"E	<u> </u>	L14 <u>6</u> L147	S14°50′01"W	<u> </u>	L250	N/8 04 50 E S42°01'35"W	1 <u>4.56</u> ,
44	S75°29'04"E	14.14'	L148	S83°19'37"E	14.14'	L252	S27°48'08"E	14.14'
.45	N59°30'56"E	55.30'	L149	N24°53'51"E	14.14	L253	S86°28'31"W	14.52,
_4 <u>6</u> _47	N22°39 ¹ 19"E N24°21'55"W	1 <u>3.63</u> ' 127.60'	L15 <u>0</u> L151	N65°06'09"W S71°42'17"E	14.14'	L254 L255	N03°45'24"E N61°13'09"E	1 <u>4.37</u> '
48	N42°48'01"W	15.81	L152	N24°53'51"E	— 1 2.55 , —	L256	N50°10'18"E	— 1 <u>3.33</u> , —
49	N24°21'55"W	17.00'	L153	S65°06'09"E	14.14'	L257	N59°02'44"E	50.52'
_50 _51	N <u>05°5</u> 5 <u>'49"</u> W N65°38'05"E	15.81,	L15 <u>4</u> L155	S24°53'51"W S65°06'09"E	14.14',	L258 L259	N53°32'00"E N45°09'38"E	4 <u>8.18</u> '
L51	- NOS 38 03 E - S42°48'01"E	— 15.81, —	L155		14.14,	L239 L260	N36°47'16"E	— 48.18, —
53	S24°21'55"E	17.00'	L157	N <u>39°0</u> 9' <u>08"</u> W	14.60'	L261	N28°24'54"E	48.18'
.54	N65°38'05"E	147.27'	L158	S47°06'35"W	14.60'	L262	N20°07'22"E	48.63
.55 .56	N50°02'44"E N04°04'07"E	57.25' 181.98'	L15 <u>9</u> L160	S42°27'58"E S05°50'03"W	1 <u>3.78</u> ',	L263 L264	N <u>17°11'52"</u> E S07°29'32"E	1 <u>11.8</u> 3'
L57	N57°11'53"W	17.01,	L161	S65°16'24"E	14.14,	L265	N78°27'09"W	1 3.25 ,
L58	N <u>36°3</u> 0' <u>47"</u> W	16.09'	<u>L</u> 16 <u>2</u>	N59°30'03"E	7.70'	L26 <u>6</u>	N20°38'05"E	14.14'
L59	N43°06'24"E S47°57'54"E	5 <u>0.00</u> '	L163	S26°24' <u>58"</u> W N65°16'24"W	14.55'	L267 L268	S84°47'58"E S62°25'24"W	1 <u>4.10</u> ',
L60 L61	\$47.57.54 E N87°02'04"E	<u> </u>	L164 L165	N <u>65 16 24 W</u> N24°43'36"E	— 1 4.14 , —	L268	_ <u>\$62 25 24 W</u> \$60°02'45"W	2 <u>3.00</u> ,
62	N42°02'04"E	105.73'	L166	S <u>78°2</u> 2 <u>'56"</u> E	13.69'	L270	N42°35'35"W	97.64
-63	N73°03'07"E	51.47'	L167	N08°28'38"E	13.81,	L271	N39°54'42"W	74.65
.64 .65	N35°01'34"E S58°19'55"E	14.97'	L168 L169	N <u>81°3</u> 2'28"W S47°39'59"W	1 <u>4.46</u> ',	L27 <u>2</u> L273	N29°34'01"W N24°21'55"W	7 <u>3.25</u> ' 123.16'
_66 _66	356 19 55 E N12°37'30"W	$\frac{14.47}{73.31}$, $\frac{1}{14.47}$	L170	\$47 39 59 W \$65°16'24"E	— 1 4.46 , —	L273	N24 21 55 W S28°46'51"E	14.38'
_67	N00°35'33"E	94.18'	L17 <u>1</u>	S24°43'36"W	14.14'	L27 <u>5</u>	N87°26'27"W	14.20'
68	N13°49'50"E	9 <u>2.02'</u> 143.14'	L172	S65°16'24"E S24°43'36"W	$-\frac{14.14}{14.14}$	L276	N05°10'47"E S33°43'37"E	1 <u>4.18</u> '
.69 .70	N21°16'46"E S68°43'55"E	143.14 119.97	L17 <u>3</u> L174	\$ <u>24°43°36°W</u> N65°16'24"W	— 1 <u>4.14</u> , —	L27 <u>7</u> L278	\$ <u>33°43°37″E</u> \$64°29'28"W	$\frac{77.39}{14.25}$, $\frac{1}{14.25}$
L7 1	S <u>21°1</u> 6' <u>05"</u> W	37.44'	L17 <u>5</u>	S24°43'36"W	14.14'	L279	N <u>30°5</u> 0' <u>07"</u> W	100.00
72	S68°43'55"E	170.00'	L176	N <u>27°4</u> 8′ <u>08"</u> W	14.14,	L280	S <u>17°1</u> 1' <u>52"</u> W	124.72'
.73 .74	N53°49 ['] 28"E N20°06'09"W	19.59'	<u>L</u> 17 <u>7</u> L178	S62°11'52"W S48°10'50"E	$\frac{14.14}{70.41}$,	L281 L282	S35°59'27"W N26°43'02"E	1 <u>07.2</u> 6' 14.98'
75	N69°53'51"E	125.00'	L178	N69°53 <u>'51"</u> E	97.23'	L283	N <u>66°1</u> 7' <u>48"</u> W	1 <u>4.14</u> ,
76	N76°04'09"W	117.89'	L180	N69°53'51"E	97.23'	L284	S83°19'37"E	1 <u>4.14</u> '
.77 .78	N67°55'05"E S22°25'59"E	1 <u>07.1</u> 5' 127.91'	L18 <u>1</u> L182	N54°48'28"E S69°43'36"W	8 <u>5.92</u> ',	L28 <u>5</u> L286	S <u>07°0</u> 2 <u>'14"W</u> N30°57'53"W	1 <u>4.23</u> '
.79	_ \$ <u>22</u> 25 <u>59</u> E \$23°34'02"E	1 <u>27.9</u> 1,	L182 L183	\(\frac{569'43}{30'30'09"\W} \)	8 <u>5.29</u> ,	L286 L287	N30'5/_53_W N11'20'55"W	1 <u>4.64</u> ,
80	S58°04'56"E	99.92'	L184	S <u>73°5</u> 4 <u>'11"</u> E	66.69'	L288	N70°01'25"E	110.42'
81	N77°27'36"E	21.30'	L185	S21°17'48"E	81.85'	L289	N06°40'23"E	14.14'
.82 .83	N46°13'48"E N37°02'32"E	3 <u>0.94</u> ',	L186 L187	S50°02'44"W S65°38'05"W	1 <u>47.9</u> 7' 180.62'	L290 L291	S <u>40°40'51"</u> E N05°11'25"W	1 <u>4.23</u> '
84	S87°22'56"E	27.98'	L18 <u>8</u>	N <u>30°2</u> 9' <u>04"</u> W	40.00'	L29 <u>2</u>	N85°29'21"E	25.00'
.85	N60°05'07"E	71.20'	L189	S <u>51°4</u> 0′ <u>23"</u> W	153.65'	L293	\$72°48'08"E	80.19
.86 .87	S29°54'53"E N66°08'08"E	9 7.62 ' 121.94'	L19 <u>0</u> L191	S41°09'53"E S50°02'44"W	6 <u>7.66</u> ' 154.19'	L29 <u>4</u> L295	S81°51'14"E N82°30'53"E	5 <u>5.91</u> ' 53.93'
88 88	S55°44'13"W	120.00'	L191	S65°38'05"W	140.95	L296	N36°46'45"W	77.91
.89	S31°26'53"E	48.95'	<u>L</u> 19 <u>3</u>	N65°38'05"E	70.00'	L297	N25°48'02"W	93.60'
.90 .91	N60°05'07"E S62°34'43"W	120.00' 126.94'	L19 <u>4</u> L195	N65°38'05"E N42°39'24"W	79.79'	L298 L299	N75°02'24"W N10°36'08"E	1 <u>7.84</u> '
.9 <u>1</u> .92	\$ <u>62*34 43 W</u> \$28*02'22"E	51.79	L195 L196	N42*39 24 W S26*15'55"E	$\frac{94.79}{64.37}$	L299 L300		1 <u>3.47</u> ,
.93	S28°02'22"E	33.23'	L197	N60°02'45"E	70.00'	L301	S62°47'01"W	63.68
94	S63°57'31"E	100.81,	L198	N75°23'41"W	14.25	L302	N60°05'17"E	81.22'
.95 .96	N26°02'29"E S54°49'40"E	80.31,	L19 <u>9</u> L200	N15°02'45"E N71°10'31"W	14.14'	L303 L304	S <u>24°0</u> 3' <u>07"</u> W S28°46'12"W	6 <u>9.53</u> '
.96 .97	\$ <u>54*49_40_E</u> N74*40'38"E	— 5 <u>0.24,</u>	L200 L201	- N/1°10 31 W S50°17'35"W	$\frac{14.58}{60.73}$,	L304 L305	_ \$28°46 12 W \$38°18'52"W	$\frac{46.70}{46.07}$, $\frac{1}{100}$
98	S63°57'31"E	114.21'	L202	S84°20'14"W	14.14'	L306	S47°35'11"W	46.07'
199	S <u>18°5</u> 7 <u>'31"</u> E	14.14'	L203	N59°09'53"E	25.00'	L307	S <u>56°5</u> 1' <u>31"</u> W	46.07'
10 <u>0</u> 101	S26°02'29"W S59°01'48"E	146.81'	L204 L205	N48°08'48"E N43°16'56"E	— 75.02 ', —	L308 L309	\$ <u>66°0</u> 7 <u>'50"</u> W \$75°24'09"W	4 <u>6.07</u> , 46.07,
102	\(\frac{559'01'48'E}{13'13"E} \)	— 60.00 14.46'	L205 L206	N43 16 56 E N59°09'53"E	— 7 <u>4.33,</u> —	L309	_ 5/5/24 <u>09 W</u> S84°40'28"W	4 <u>6.07</u> ,
	S62°05'32"E	20.02'	L207	S <u>78°5</u> 7' <u>30"</u> W	14.14'	<u>L</u> 31 <u>1</u>	N <mark>86°0</mark> 3' <u>12"</u> W	46.07'
10 <u>3</u> 104	S37°51'12"E	141.02'	L208	S08°39'20"W	15.43'	L312	N76°46'02"W	46.21'

DEPUTY CLERK

LINE	BEARING	DISTANCE	CURVE	CENTRA
L313	S <u>33°43'07"</u> E	2.50'	C1	001*3
_31 <u>4</u> _315	S <u>70°1</u> 8' <u>28"</u> W N49°47'02"E	2.50',	C2 C3	052°3
_31 <u>5</u> _316	S25°01'52"E	2.50,	C4	020°
_31 <u>7</u>	S51°57 <u>'45"</u> E	2.00'	C5	037°0
L318	N48°20'03"W	2.00',	C6	007°3
L31 <u>9</u> L320	S <u>69°58'55"</u> E S25°13'38"E	4 <u>4.47</u> , 53.86	C7 C8	004*0
L320 L321	3 <u>23 13 38 E</u> S17°14'59"E	108.44	C9	— 009°
L322	S42°19'10"E	35.52	C10	022*3
L32 <u>3</u>	S10°42'52"E	59.33'	C11	021°2
L32 <u>4</u> L325	N69°43'36"E S69°43'36"W	73.77,	C12 C13	0100
L325	509 43 50 W S10°42'52"E	9.96,	C14	015
L327	S05°01'00"E	43.01'	C15	084*2
L328	S32°35'48"W	51.51'	C16	038°
L329 L330	S81°03'28"E N57°19'30"W	2.50'	C17 C18	<u>027°(</u>
L331	N38°12'13"W	2.50,	C19	001*
L332	N51°47'47"E	5.59'	C20	043°
L333	N70°12 <u>'18"</u> E	16.70'	C21	000*
L334 L335	N <u>88°</u> 36 <u>'50"</u> E S01°23'10"E	4.60',	C22 C23	001*
L336	3 <u>01 23 10 E</u> N64°58'35"W	19.08,	C23	— 000 ·
L337	N25°01'25"E	15.00'	C25	106*
L338	S <u>64°5</u> 8 <u>'35"</u> E	24.84	C26	014*
L339	N86°21 <u>'37"</u> E S57°58'05"E	2.50'	C27	161*
L340 L341	\$ <u>57*58 05_E</u> N37*21'25"W	1.99'	C28 C29	006° 025°
L342	S <u>53°5</u> 5' <u>46"</u> W	2.00,	C30	008
L343	N 81° 26'02"E	2.00'	C31	<u> 004°</u>
L344	N <u>38°1</u> 9' <u>37"</u> W S02°03'18"W	2.00'	C32	004°
L345 L346	\$ <u>02 03 18 W</u> \$71°58'33"W	2.00',	C33 C34	009*
L347	S51°40'23"W	114.01	C35	1°10
L348	S72°48'08"E	19.31	C36	90°0
L349 L350	N72°48'08"W S28°37'46"W	2 <u>2.03</u> ′ 35.45′	C37 C38	10°1
L350	3 <u>28 37 46 W</u> S59°02'43"W	67.64,	C39	<u> 17 3</u>
L352	S83°14'56"W	84.19'	C40	<u>24°4</u>
L353	N64°40'47"W	83.23'	C41	<u> 18°1</u>
L354 L355	N36°44'36"W N08°17'43"W	8 <u>0.35</u> ' 56.38'	C42 C43	86°2 3°3
L356	N19°43'09"E	124.44	C44	<u>3 3.</u> 14°5
L357	N10°33'07"E	49.56'	C45	24°1
L358	N10°04'49"W	56.33'	C46	37°2 37°1
L359 L360	N24°02'26"W N00°29'05"W	5 <u>8.36</u> , 31.40,	C47 C48	41°5
L361	N21°37'48"E	34.14'	C49	25°1
L362	N54°02'04"E	31.10'	C50	26°C
L36 <u>3</u> L364	N <u>75°40'51"</u> E S83°30'07"E	32.71,	C51 C52	10°1 48°4
L365	<u>383 30 07 E</u> S57°57'20"E	38.51	C53	— 40 4 31°1
L366	S14°39'57"E	54.37	C54	25°1
L367	N81°40'23"E	10.72'	C55	26°C
L368 L369	N51°40'23"E S38°19'37"E	2 <u>1.15</u> , 1 <u>5.00</u> ,	C56 C57	19°4 20°4
L370	\$ <u>50 19 57 L</u> \$51°40'23"W	25.17	C58	$\frac{20^{\circ}}{25^{\circ}}$
L371	S <u>81°4</u> 0′ <u>23"</u> W	13.08'	C59	<u> 14°1</u>
L372	S14°39'57"E	5.61',	C60	19°4
L373 L374	S <u>01°5</u> 5′ <u>42"</u> E S04°59′21"E	2 <u>8.28</u> ',	C61 C62	25°1
L375	S54°31'36"E	138.00	C63	$\frac{10^{\circ}}{12^{\circ}4}$
L376	S15°00'23"E	56.07	C64	18°1
L377	S05°31'55"W	60.25	C65	7°3
L378 L379	S <u>28°3</u> 7' <u>46"</u> W S04°18'12"E	1 <u>5.91</u> ', 31.89'	C6 <u>6</u> C67	14°5
L380	N42°10'17"E	2.00,	C68	16°2
L381	S56°27'09"E	2.00'	C69	25°0
L382	S <u>43°3</u> 0' <u>32"</u> W N21°31'40"W	2.00',	C70	11°4 43°5
L38 <u>3</u>	N <u>Z 3 4U W</u>	2.00'	C7 <u>1</u>	43°5
			C73	22°3
			C74	9°5
			C75 C76	59°3 12°4
			C76	12°2 45°2
			C78	1°5
			C79	25°5
			C80 C81	21°4 107°
			C82	107 18°3
			C83	15°3
			C84	4.0
			C85 C86	10°0 39°3
			C86 C87	<u> </u>
			C88	
			C89	56°5
			C90	53°0
			C91 C92	19°5
			C92 C93	45 47°3
			C94	92°1
			C95	<u> 17°4</u>
			C9 <u>6</u> C97	64°0
			C97 C98	83°1 88°2
			C99	14°1
			C100	90°0
			C101	85°4
			C101	<u> </u>



 CURVE
 CENTRAL ANGLE

 C109
 48°56'32"

 C110
 48°56'32"

 C111
 3°13'39"

 C112
 45°35'19"

 C113
 123°46'27"

 C114
 45°35'19"

 C115
 180°00'00"

 C116
 3°41'36"

 C117
 55°19'20"

 C118
 60°35'53"

 C119
 65°57'03"
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C1 83 65°57'03" 69°41'42" 41°24'41" 35°56'33" 53°09'37" 28°51'48" 126°17'28" 36°22'42" 46°42'51" 279°48'21" 53°49'43" 2°45'07" 250°31'43" 69°42'58" 33°31'31" 11°53'25" 2°33'54" 8°51'55" 138°50'04" 29°55'35" 149°51'10" 29°55'35" 21°02'22" 132°04'44" 21°02'22" 29°55'35" 138°50'06" 29°55'35" 48°11'23" 276°22'46" 48°11'23" 60°17'34" 58°22'07" 56°23'02" 29°39'50" 180°00'00" 35°07'03" 180°25'07" 180°00'00" 180°00'00"
180°00'00"
180°00'00"
170°55'40"
57°23'01"
64°17'41"
63°41'42"
59°36'06"
65°31'56"
15°24'51"
2°43'49"
75°58'25"
47°47'52"
47°33'30"
74°48'54"
20°14'31"
8°35'49"
29°29'46"
12°30'17"
27°21'53"
8°35'11"
0°47'40"
4°22'31"
28°46'00"
 N30 33 37 W
 41.78

 N40°08'25"W
 177.77'

 N28°45'06"W
 69.48'

 N71°41'44"W
 51.24'

 N07°33'11"E
 283.48'

FINAL PLAT M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, **ABSTRACT NO. 311,** THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

490 RESIDENTIAL LOTS

& 21 OPEN SPACE LOTS DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.

3017 West 7th Street Phone 682.747.0800

Suite 300 Fort Worth, Texas 76107 CONTACT: AARON C. BROWN

T.B.P.E.L.S. Firm No. 10194382 ABROWN@LJASURVEY.COM JOB NO. 0013 CASE NO. SD#22-008 SHEET 8 OF 10

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

DRAWER _____ SLIDE _____

INSTRUMENT#: ____ - ___

BECKY IVEY, JOHNSON COUNTY CLERK

OWNER/DEVELOPER: M3 RANCH DEVELOPMENT, INC. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205

CONTACT: BEN LUEDTKE

M3 RANCH, PHASE 2A & 2B LOT AREA TABLE

LOT AREA TABLE	BLOCK LOT AREA TABLE SHOCK LOT AREA (S.F.) ACRES 19 5 9886 0.227 19 7 8581 0.197 19 8 8580 0.197 19 9 15064 0.346 20 4 9569 0.220 20 5 8446 0.194 20 6 9033 0.207 20 7 12116 0.278 20 8 18375 0.422 22 2 6000 0.138 22 3 6000 0.138 22 4 6380 0.146 22 5 6434 0.148 22 6 6434 0.148 22 7 6434 0.148 22 7 6434 0.148 22 10 6432 0.148 22 11 6431 0.148 22 12 6427 0.148 22 13 6425 0.148 22 14 7878 0.181 25 31 6007 0.138 25 32 6066 0.139 25 33 6549 0.150 27 1X 6903 0.158 27 15 8813 0.202 27 16 3111 0.071 27 17 6000 0.138 27 27 18 6000 0.138 27 27 27 18 6000 0.138 27 27 27 27 6000 0.138 27 27 27 27 27 27 27 2	LOT AREA TABLE BLOCK LOT AREA (S.F.) ACRES A	LOT AREA TABLE BLOCK LOT AREA (S.F.) ACRES 31	BLOCK OT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE BLOCK LOT AREA (S.F.) ACRES A	Name	Name	LOT AREA TABLE BLOCK AREA (S.F.) ACRES 82 13 8339 0.191 82 15 7500 0.172 82 16 7951 0.183 82 17 12957 0.297 82 18 7836 0.180 82 20 8505 0.195 82 21 7500 0.172 82 22 7500 0.172 82 23 7499 0.172 82 23 7499 0.172 82 25 7920 0.182 83 1 9896 0.227 83 2 8689 0.199 83 3 7199 0.165 83 4 7199 0.165 83 7 8350 0.192 83 8 8350 0.192 83 8 8350 0.192 83 8 8350 0.192 83 8 8350 0.165 83 10 7201 0.165 83 11 7200 0.165 83 12 8185 0.188 83 13 9006 0.207 84 1 8496 0.195 84 4 7325 0.168 84 5 7358 0.169 84 4 7325 0.168 84 6 7734 0.178 84 11 7560 0.174 84 10 7560 0.174 84 11 7560 0.174 84 12 7560 0.174 84 13 7560 0.174 84 14 8710 0.200
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FINAL PLAT M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

> **490 RESIDENTIAL LOTS** & 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc. 3017 West 7th Street Phone 682.747.0800 Suite 300

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

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

_ DEPUTY CLERK

PLAT FILED _____, 20__

INSTRUMENT#: _____ - ____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

OWNER/DEVELOPER: M3 RANCH DEVELOPMENT, INC. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205 CONTACT: BEN LUEDTKE

Fort Worth, Texas 76107 CONTACT: AARON C. BROWN ABROWN@LJASURVEY.COM JOB NO. 0013 CASE NO. SD#22-008

SHEET 9 OF 10

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF JOHNSON)(

WHEREAS M3 RANCH DEVELOPMENT. INC., A TEXAS CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 183.409 ACRE TRACT OF

LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE R.B. & F.A. ENGLISH SURVEY, ABSTRACT NO. 254. THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO M3 RANCH DEVELOPMENT, INC. BY DEEDS RECORDED IN COLINTY CLERK FILE NO. 2022-25469, COLINTY CLERK FILE NO. 2022-25470, AND COUNTY CLERK FILE NO. 2022-25471, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY. TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "BEASLEY RPLS 4050" FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT (HEREINAFTER REFERRED TO AS "MISD") BY DEED RECORDED IN VOLUME 3857, PAGE 272 OF SAID OFFICIAL PUBLIC

THENCE SOUTH 30°30'09" EAST, WITH THE COMMON LINE OF SAID MISD TRACT AND SAID M3 RANCH DEVELOPMENT TRACT. A DISTANCE OF 142.39 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SET (HEREINAFTER REFERRED TO AS "5/8-INCH CAPPED IRON ROD SET"): THENCE DEPARTING SAID COMMON LINE AND CONTINUING WITH THE BOUNDS OF SAID M3 RANCH DEVELOPMENT

TRACT, THE FOLLOWING COURSES AND DISTANCES SOUTH 59°29'48" WEST. A DISTANCE OF 120.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF

A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS SOUTH 31°08'30" EAST, 6.13 WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°16'40", AN ARC DISTANCE OF 6.13 FEET TO A

5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°30'09" EAST, A DISTANCE OF 95.65 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 69°43'36" WEST, A DISTANCE OF 730.73 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 20°16'24" WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 69°43'36" WEST, A DISTANCE OF 167.12 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS SOUTH 70°31'46" WEST,

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°36'20", AN ARC-DISTANCE OF 10.51 FEET TO A 5/8-INCH CAPPED IRON ROD SET:

SOUTH 19°55'56" EAST, A DISTANCE OF 669.68 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS SOUTH 06°20'27" WEST, 44.33 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52°38'04", AN ARC-DISTANCE OF 45.93 FEET TO

SOUTH 57°20'31" EAST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 19°58'35" EAST, A DISTANCE OF 135.36 FEET TO A 5/8-INCH CAPPED IRON ROD SET:

SOUTH 67°14'14" WEST, A DISTANCE OF 115.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 75°15'37" WEST, A DISTANCE OF 105.17 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 30°50'07" WEST, A DISTANCE OF 310.40 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 59°09'53" WEST, A DISTANCE OF 439.10 FEET TO A 5/8-INCH CAPPED IRON ROD SET:

SOUTH 30°50'07" EAST, A DISTANCE OF 438.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS SOUTH

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°49'39", AN ARC-DISTANCE OF 129.77 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 50°39'46" EAST, A DISTANCE OF 144.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND A CHORD THAT BEARS SOUTH 40°18'30" EAST,

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°42'31", AN ARC-DISTANCE OF 99.39 FEET TO A 5/8-INCH CAPPED IRON ROD SET: SOUTH 60°02'45" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 29°57'15" EAST, A DISTANCE OF 21.90 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 15°02'45" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°02'45" WEST, A DISTANCE OF 899.37 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 75°23'29" WEST, A DISTANCE OF 14.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 30°50'07" WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 59°09'53" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 30°50'07" EAST, A DISTANCE OF 9.23 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 14°36'07" WEST, A DISTANCE OF 14.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 60°02'45" WEST. A DISTANCE OF 89.48 FEFT TO A 5/8-INCH CAPPED IRON ROD SET FOR

THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AND A CHORD THAT BEARS SOUTH 78°33'33" WEST, 358.80 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°01'35", AN ARC-DISTANCE OF 365.12 FEET TO

A 5/8-INCH CAPPED IRON ROD SET:

NORTH 29°57'15" WEST, A DISTANCE OF 1,039.55 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 05°52'32" EAST, A DISTANCE OF 69.42 FEET TO A 5/8-INCH CAPPED IRON ROD SE NORTH 26°56'14" EAST, A DISTANCE OF 98.38 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 27°08'47" EAST, A DISTANCE OF 88.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 32°20'25" WEST, A DISTANCE OF 177.58 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 41°58'53" WEST. A DISTANCE OF 121.35 FEET TO A 5/8-INCH CAPPED IRON ROD SET: NORTH 16°46'50" WEST, A DISTANCE OF 197.99 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF

A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, AND A CHORD THAT BEARS NORTH WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°33'20", AN ARC-DISTANCE OF 19.78 FEET TO A

5/8-INCH CAPPED IRON ROD SET:

NORTH 65°38'05" EAST, A DISTANCE OF 44.79 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 20°38'05" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 24°21'55" WEST, A DISTANCE OF 78.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 69°21'55" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 65°38'05" WEST, A DISTANCE OF 62.93 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, AND A CHORD THAT BEARS SOUTH

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°02'49", AN ARC-DISTANCE OF 44.50 FEET TO SOUTH 69°40'54" WEST, A DISTANCE OF 51.26 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR

64°35'55" WEST, 171.88 FEET WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°09'58", AN ARC-DISTANCE OF 172.11 FEET TO A 5/8-INCH CAPPED IRON ROD SET:

THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AND A CHORD THAT BEARS SOUTH

SOUTH 59°30'56" WEST, A DISTANCE OF 284.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, AND A CHORD THAT BEARS SOUTH

WITH SAID CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 09°43'13". AN ARC-DISTANCE OF 94.16 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 20°05'44" WEST, A DISTANCE OF 12.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 72°49'49" WEST, A DISTANCE OF 51.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 65°55'16" WEST, A DISTANCE OF 15.75 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, AND A CHORD THAT

BEARS SOUTH 87°48'27" WEST, 216.56 FEET; WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22°30'05", AN ARC-DISTANCE

OF 217.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 80°56'30" WEST, A DISTANCE OF 271.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 54°03'30" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 917 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 09°03'30" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 5/8-INCH

DRAWER _____ SLIDE _____ BECKY IVEY, JOHNSON COUNTY CLERK

DEPUTY CLERK

CAPPED IRON ROD SET;

88°21'32" EAST, 183.80 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING WITH THE BOUNDS OF SAID M3 RANCH DEVELOPMENT TRACT. THE FOLLOWING COURSES AND DISTANCES:

SOUTH 35°56'30" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 80°56'30" EAST, A DISTANCE OF 271.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT BEARS NORTH

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°23'55", AN ARC-DISTANCE OF 184.87 FEET TO A 5/8-INCH CAPPED IRON ROD SET:

NORTH 29°04'08" EAST, A DISTANCE OF 13.38 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 73°36'07" EAST, A DISTANCE OF 50.11 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 64°08'37" EAST, A DISTANCE OF 13.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT

BEARS NORTH 64°32'03" EAST, 86.60 FEET WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°02'13", AN ARC-DISTANCE OF 86.71 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°30'56" EAST, A DISTANCE OF 159.49 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 14°30'56" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 59°30'56" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 75°29'04" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°30'56" EAST, A DISTANCE OF 55.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,029.93 FEET, AND A CHORD THAT BEARS NORTH 64°34'18" EAST, 181,54 FEET

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°06'45", AN ARC-DISTANCE OF 181.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 22°39'19" EAST, A DISTANCE OF 13.63 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 24°21'55" WEST, A DISTANCE OF 127.60 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 42°48'01" WEST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 24°21'55" WEST, A DISTANCE OF 17.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 05°55'49" WEST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 65°38'05" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; SOUTH 42°48'01" EAST, A DISTANCE OF 15.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 24°21'55" EAST, A DISTANCE OF 17.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET; NORTH 65°38'05" EAST, A DISTANCE OF 147.27 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF

A CURVE TO THE LEFT, HAVING A RADIUS OF 708.50 FEET, AND A CHORD THAT BEARS NORTH 57°50'25" EAST, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°35'20", AN ARC-DISTANCE OF 192.77 FEET TO A

NORTH 50°02'44" EAST, A DISTANCE OF 57.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 108.50 FEET, AND A CHORD THAT BEARS NORTH

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84°21'28", AN ARC-DISTANCE OF 159.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A

CHORD THAT BEARS NORTH 15°07'19" WEST, 348.43 FEET WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°22'51", AN ARC-DISTANCE OF 355.03 FEET TO

A 5/8-INCH CAPPED IRON ROD SET NORTH 04°04'07" EAST. A DISTANCE OF 181.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 191.50 FEET, AND A CHORD THAT BEARS NORTH 17°39'03" EAST,

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27°09'53", AN ARC-DISTANCE OF 90.79 FEET; NORTH 57°11'53" WEST, A DISTANCE OF 17.01 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 36°30'47" WEST, A DISTANCE OF 16.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AND A CHORD THAT BEARS NORTH 50°45'54" WEST, 36.63 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°35'56", AN ARC-DISTANCE OF 36.64 FEET; NORTH 47°57'36" WEST, A DISTANCE OF 247.45 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "LIA SURVEYING" ON THE SOUTHERLY LINE OF M3 RANCH, PHASE 1A & 1B, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2020-234, PLAT RECORDS, JOHNSON COUNTY TEXAS:

THENCE WITH SAID SOUTHERLY LINE AND THE BOUNDS OF SAID M3 RANCH DEVELOPMENT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 43°06'24" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 324.37 FEET, AND A CHORD THAT BEARS SOUTH 47°53'22" EAST, 11.29 FEET

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°59'39", AN ARC-DISTANCE OF 11.29 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND: SOUTH 47°57'54" EAST, A DISTANCE OF 22.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 87°02'04" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING"

NORTH 42°02'04" FAST, A DISTANCE OF 105.73 FEFT TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT. HAVING A RADIUS OF 150.00 FEET. AND A CHORD THAT BEARS NORTH 20°29'30" EAST, 110.16 FEET:

5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND: NORTH 73°03'07" EAST, A DISTANCE OF 51.47 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 35°01'34" EAST, A DISTANCE OF 14.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FFFT, AND A CHORD THAT BEARS NORTH 77°36'25" FAST, 7.06 FFFT:

NORTH 78°01'57" EAST, A DISTANCE OF 260.88 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SOUTH 58°19'55" FAST, A DISTANCE OF 14.47 FEFT TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 630.00 FEET. AND A

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°51'04", AN ARC-DISTANCE OF 7.06 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°25'23", AN ARC-DISTANCE OF 15.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND: NORTH 73°25'33" EAST, A DISTANCE OF 228.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

CHORD THAT BEARS SOUTH 15°51'46" EAST, 15.65 FEET

FOUND: NORTH 12°37'30" WEST, A DISTANCE OF 73.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 00°35'33" EAST, A DISTANCE OF 94.18 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

FOUND; NORTH 21°16'46" EAST, A DISTANCE OF 143.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 13°49'50" EAST, A DISTANCE OF 92.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 68°43'55" EAST, A DISTANCE OF 119.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND: SOUTH 21°16'05" WEST, A DISTANCE OF 37.44 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

FOUND: SOUTH 68°43'55" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

FOUND: NORTH 69°53'51" EAST, A DISTANCE OF 244.18 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 53°49'28" EAST, A DISTANCE OF 19.59 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 20°06'09" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 69°53'51" EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 20°06'09" WEST, A DISTANCE OF 223.78 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" NORTH 13°25'23" WEST, A DISTANCE OF 231.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 76°04'09" WEST, A DISTANCE OF 117.89 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,867.00 FEET, AND A CHORD THAT BEARS NORTH 13°39'37" EAST, 17.62 FEET

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°32'27", AN ARC-DISTANCE OF 17.62 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CHORD THAT BEARS NORTH 49°34'00" EAST, 23.62 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72°24'02", AN ARC-DISTANCE OF 25.27 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 106°53'11", AN ARC-DISTANCE OF 93.28 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND NORTH 20°58'13" WEST, A DISTANCE OF 548.34 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 67°55'05" EAST, A DISTANCE OF 107.15 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AND A CHORD THAT

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°57'15", AN ARC-DISTANCE OF 78.30 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND; SOUTH 22°25'59" EAST, A DISTANCE OF 127.91 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 23°34'02" EAST, A DISTANCE OF 149.97 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS SOUTH 74°20'26" EAST, 98.75 FEET

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 161°51'02", AN ARC-DISTANCE OF 141.24 FEET; SOUTH 58°04'56" EAST, A DISTANCE OF 99.92 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 77°27'36" EAST, A DISTANCE OF 21.30 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 46°13'48" EAST, A DISTANCE OF 30.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" NORTH 37°02'32" EAST, A DISTANCE OF 174.38 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 87°22'56" EAST, A DISTANCE OF 27.98 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 60°05'07" EAST, A DISTANCE OF 71.20 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 29°54'53" EAST, A DISTANCE OF 97.62 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 66°08'08" EAST, A DISTANCE OF 121.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AND A CHORD THAT BEARS SOUTH 20°27'53" EAST, 62.74 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°15'16", AN ARC-DISTANCE OF 62.77 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEFT, AND A CHORD THAT BEARS SOUTH 29°54'53" EAST, 272.20 FEET:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°09'17", AN ARC-DISTANCE OF 274.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, AND A CHORD THAT BEARS SOUTH 38°22'39" EAST, 82.51 FEET

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°13'44", AN ARC-DISTANCE OF 82.58 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND; SOUTH 55°44'13" WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 31°26'53" EAST, A DISTANCE OF 48.95 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 29°54'53" EAST, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" NORTH 60°05'07" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 29°54'53" EAST, A DISTANCE OF 277.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 62°34'43" WEST, A DISTANCE OF 126.94 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 28°02'22" EAST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND AT 51.79 FEET, AND CONTINUING A TOTAL DISTANCE OF 85.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SOUTH 63°57'31" EAST, A DISTANCE OF 100.81 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

NORTH 26°02'29" EAST, A DISTANCE OF 80.31 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT. HAVING A RADIUS OF 225.00 FEET, AND A CHORD THAT BEARS NORTH 28°07'41" EAST, 16.39 FEET:

WITH SAID CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 04°10'25", AN ARC-DISTANCE OF 16.39 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND; SOUTH 54°49'40" EAST, A DISTANCE OF 50.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING"

NORTH 74°40'38" EAST, A DISTANCE OF 14.11 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SOUTH 63°57'31" EAST, A DISTANCE OF 114.21 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 18°57'31" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 26°02'29" WEST, A DISTANCE OF 146.81 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT. HAVING A RADIUS OF 595.00 FEET. AND A CHORD THAT BEARS SOUTH 28°30'20" WEST, 51.17 FEET

SOUTH 59°01'48" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" NORTH 74°13'13" EAST, A DISTANCE OF 14.46 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°55'43", AN ARC-DISTANCE OF 51.18 FEET;

SOUTH 62°05'32" EAST, A DISTANCE OF 20.02 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT. HAVING A RADIUS OF 685.00 FEET. AND A CHORD THAT BEARS SOUTH 34°57'45" WEST, 118.53 FEET WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°55'35", AN ARC-DISTANCE OF 118.68 FEET TO

A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND: SOUTH 37°51'12" EAST, TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND A DISTANCE OF

SOUTH 36°04'31" EAST, A DISTANCE OF 97.66 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 20°16'24" EAST, A DISTANCE OF 313.03 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SOUTH 22°48'43" EAST, A DISTANCE OF 50.05 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 25°34'42" EAST, A DISTANCE OF 63.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT. HAVING A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS NORTH 60°55'58" EAST, 16.25 FEET; WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°51'52", AN ARC-DISTANCE OF 16.25 FEET TO A

5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND; NORTH 59°30'03" EAST. A DISTANCE OF 7.70 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

SOUTH 30°29'57" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING"

THENCE SOUTH 59°30'00" WEST, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 183.409 ACRES (7,989,286 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOTS 19X, 27-50, BLOCK 6; LOTS 10-16, 17X, 18-32, BLOCK 18; LOTS 1-9, BLOCK 19; LOTS 4-8, BLOCK 20; LOTS 1X, 2-14, BLOCK 22; LOTS 31-33, 34X, BLOCK 25; LOTS 1X, 15-26, BLOCK 27; LOTS 1X, 2-8, BLOCK 28; LOTS 1-10, 11X, 12-24, BLOCK 29; LOTS 1-24. BLOCK 30: LOTS 1X. 2-38. BLOCK 31: LOT 1X. BLOCK 32: LOTS 10-18, 20X, 21-33, BLOCK 33; LOTS 1-28, BLOCK 35; LOTS 1-39, BLOCK 36; LOTS 1-26, BLOCK 37; LOT 1X, BLOCK 38; LOT 1X, BLOCK 39; LOT 1X, BLOCK 40; LOT 1X, BLOCK 41; LOTS 1-10, BLOCK 43; LOTS 8-21, BLOCK 44; LOT 1X, BLOCK 45; LOTS 1-36, 37X, BLOCK 59; LOTS 1-21, 22X, BLOCK 60; LOTS 1-10, 11X, 12-19, 20X, BLOCK 80; LOTS 1-47, BLOCK 81, LOTS 1X, 2-25, BLOCK 82; LOTS 1-13, 14X, BLOCK 83; AND LOTS 1-14. BLOCK 84

M3 RANCH, PHASE 2A & 2B

STATE OF TEXAS

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

THAT M3 RANCH DEVELOPMENT INC. A TEXAS CORPORATION BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS M3 RANCH, PHASE 2A & 2B, AN ADDITION TO THE CITY OF MANSFIELD JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND FASEMENTS AS SHOWN THEREON

NAME: BENJAMIN J. LUEDTKE

TITLE: EXECUTIVE VICE PRESIDEN

COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BENJAMIN J. LUEDTKE, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL THIS _____, DAY OF _____

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6702

FINAL PLAT M3 RANCH, PHASE 2A & 2B

BEING 183.409 ACRES IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254 AND THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

> **490 RESIDENTIAL LOTS** & 21 OPEN SPACE LOTS

DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.

3017 West 7th Street Suite 300 Fort Worth, Texas 76107

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

CONTACT: AARON C. BROWN ABROWN@LJASURVEY.COM JOB NO. 0013 CASE NO. SD#22-008

AFTER RECORDING, RETURN TO CITY OF MANSFIELD

M3 RANCH DEVELOPMENT, INC. 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS 75205 CONTACT: BEN LUEDTKE

OWNER/DEVELOPER:

SHEET 10 OF 10

Phone 682.747.0800

1200 E. BROAD STREET, MANSFIELD, TX 76063

PLAT FILED ______, 20__

INSTRUMENT#: _____ - ____