

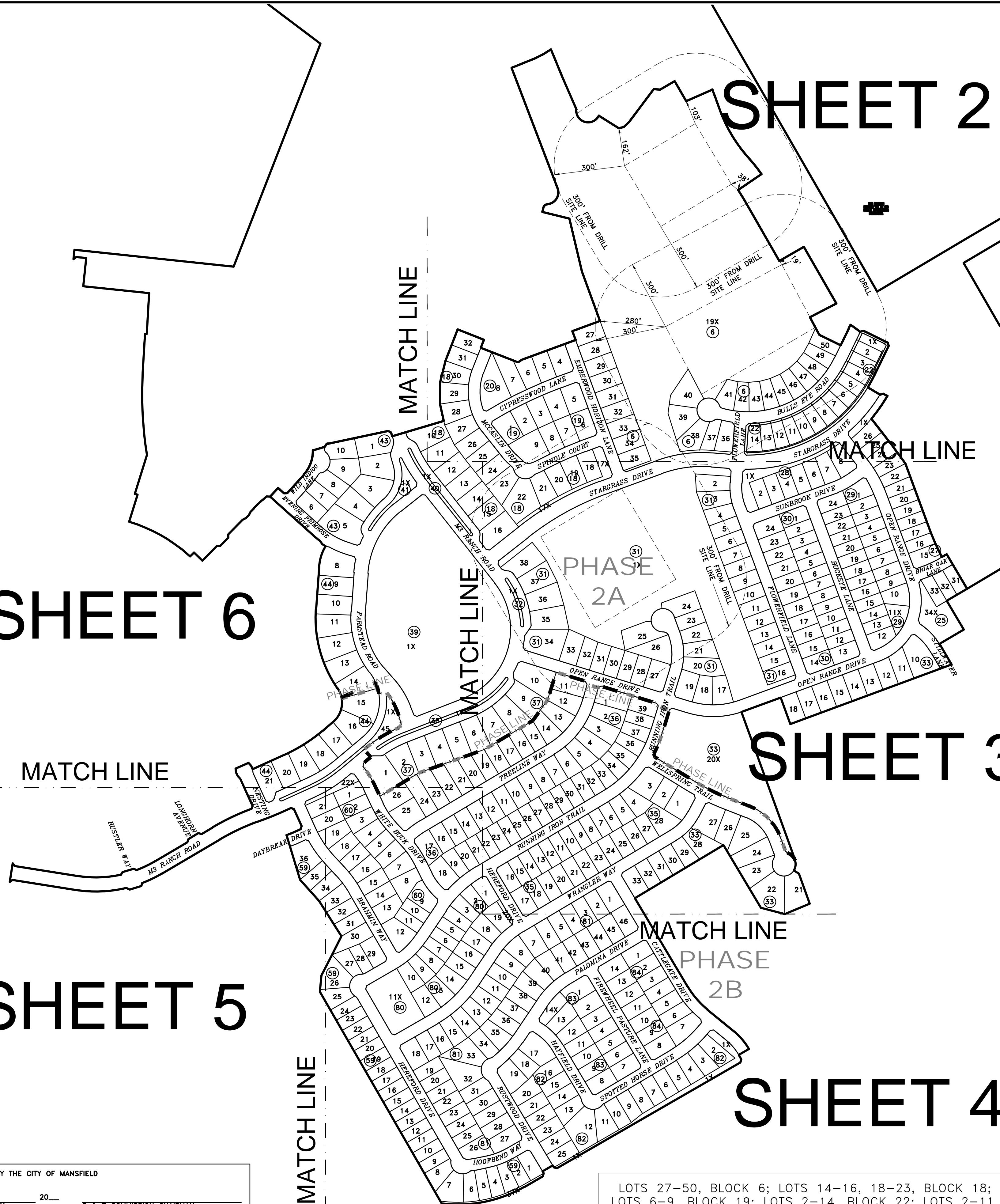
SHEET 6

SHEET 5

SHEET 2

SHEET 3

SHEET 4



- GENERAL NOTES:
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - 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-DF898) AND ARLINGTON RRP2 CORS (PID-DF5387), COORDINATES SHOWN ARE IN GRID.
 - 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.
 - 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.
 - 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).
 - 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.
 - ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE SPECIFIED.
 - ALL RECORDED DOCUMENTS SHOWN HEREON ARE REFERENCED TO THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.
 - NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN SIGHT VISIBILITY EASEMENTS.
 - 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, GRANTEEES, 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 HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS 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 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 TRESE SURVEY,
ABSTRACT NO. 831
CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

**490 RESIDENTIAL LOTS
& 21 OPEN SPACE LOTS**
DATE OF PREPARATION: SEPTEMBER 2022

LOTS 27-50, BLOCK 6; LOTS 14-16, 18-23, BLOCK 18;
LOTS 6-9, BLOCK 19; LOTS 2-14, BLOCK 22; LOTS 2-11,
21-38, BLOCK 31; LOT 1, BLOCK 36 AND LOTS 10-11,
BLOCK 37 ARE LOCATED WITHIN 300 FEET OF AN APPROVED
GAS WELL DRILL SITE.

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

LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
CONTACT: AARON C. BROWN
ABROWN@LJASURVEY.COM
JOB NO. 0013 CASE NO. SD#22-008

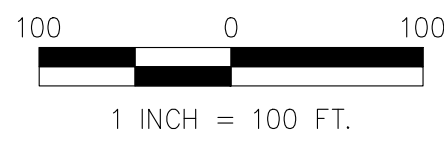
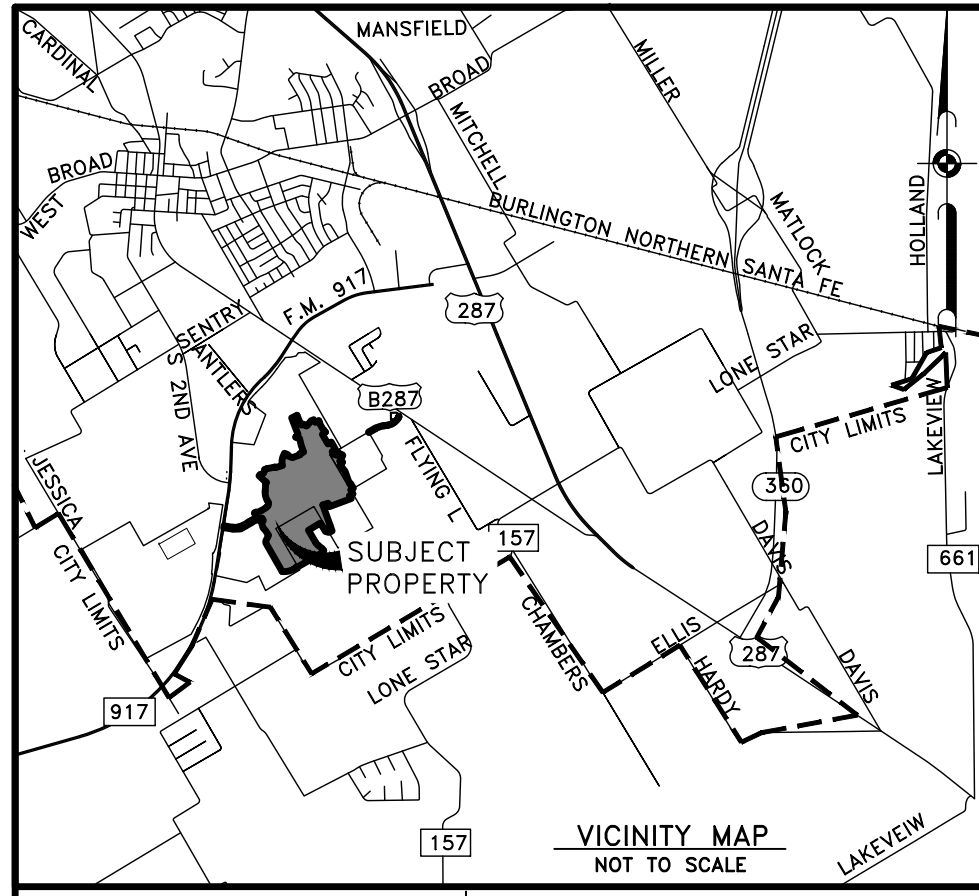
Phone 682.747.0800
T.B.P.E.L.S. Firm No. 10194382
SHEET 1 OF 9

PLAT FILED _____, 20____
INSTRUMENT#: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD
APPROVED BY: _____ 20____ P & Z COMMISSION CHAIRMAN
ATTEST: _____ 20____ PLANNING & ZONING SECRETARY

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

M3 RANCH, PHASE 2A & 2B



- LEGEND**
- P.L.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND
 - 1/2" IRON ROD WITH CAP STAMPED "BEASLEY" FOUND
 - "BEASLEY" BEASLEY RPLS 4050" FOUND
 - TXDOT 5/8" IRON ROD WITH 3" BRASS CAO STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND
 - MAG MAG NAIL WITH SHINER STAMPED "JACOBS" FOUND
 - (RM) RECORD MONUMENT
 - LS&PE LANDSCAPE AND PEDESTRIAN EASEMENT
 - LSE LANDSCAPE EASEMENT
 - UE UTILITY EASEMENT
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 - SE SIDEWALK EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - STREET NAME CHANGE

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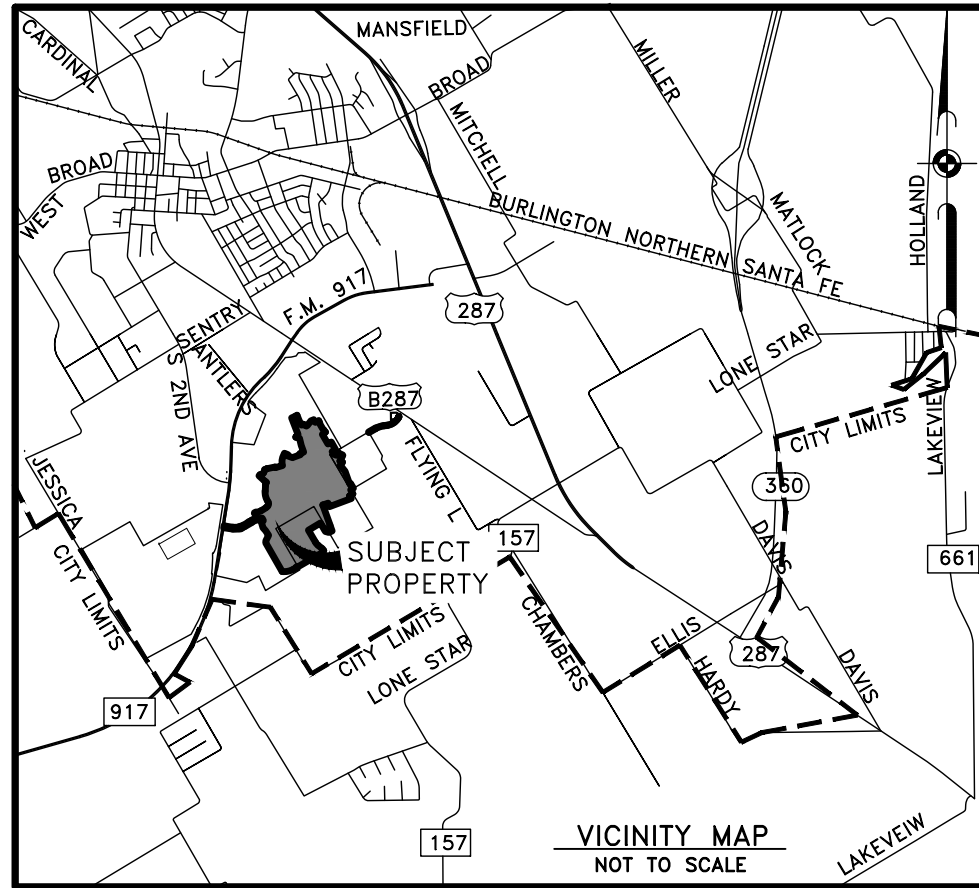
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 CITY OF MANSFIELD,
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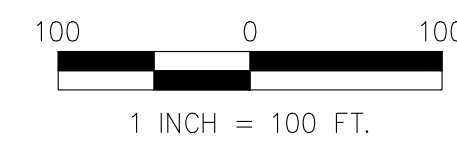
**490 RESIDENTIAL LOTS
 & 21 OPEN SPACE LOTS**
 DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.
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 ABROWN@LJASURVEY.COM
 JOB NO. 0013 CASE NO. SD#22-008

Phone 682.747.0800
 T.B.P.E.L.S. Firm No. 10194382



CRAWFORD TRESE SURVEY
ABSTRACT NO. 831

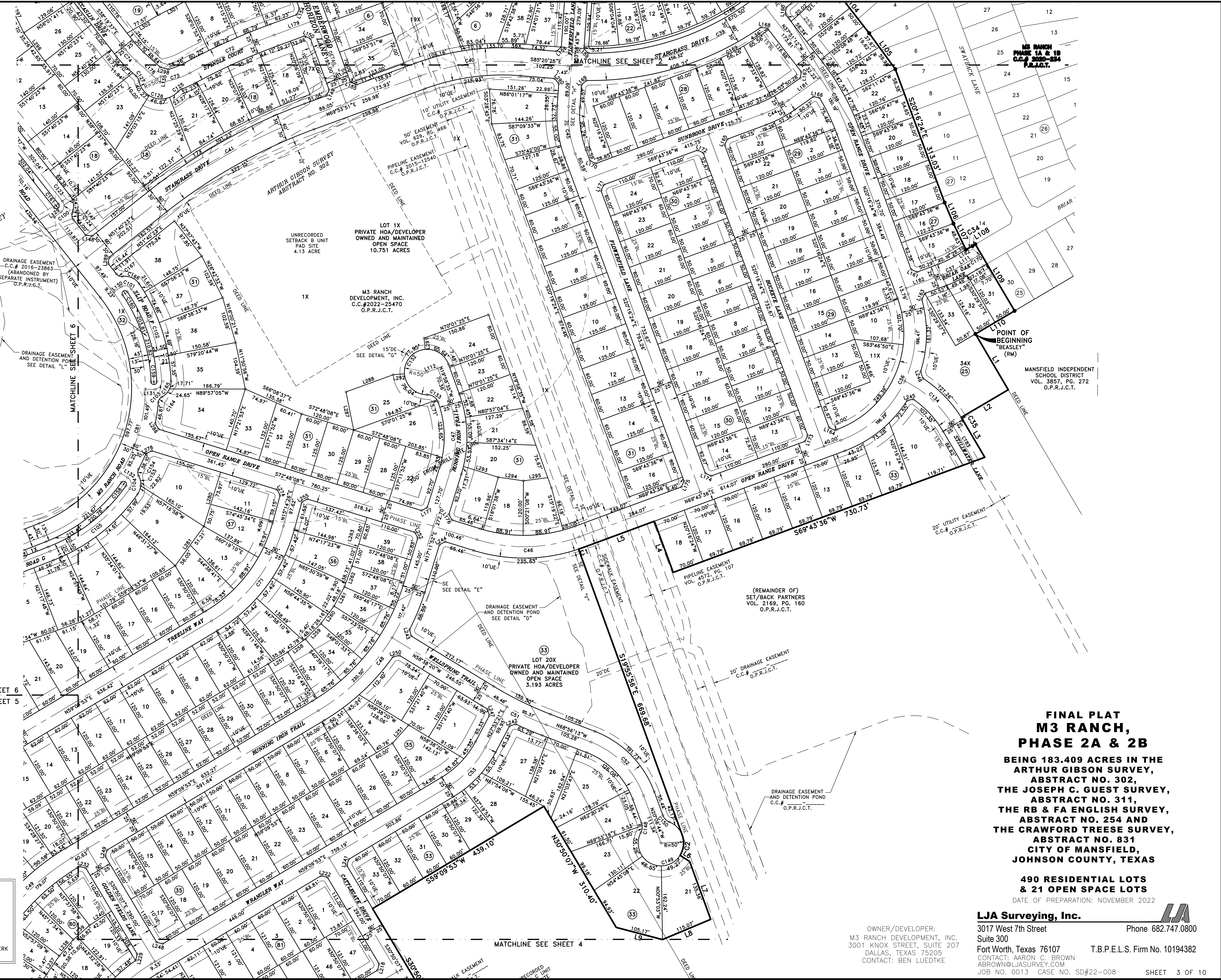


MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 5

- LEGEND**
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 - STREET NAME CHANGE

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 DRAWER _____ SLIDE _____
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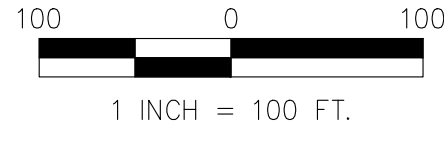
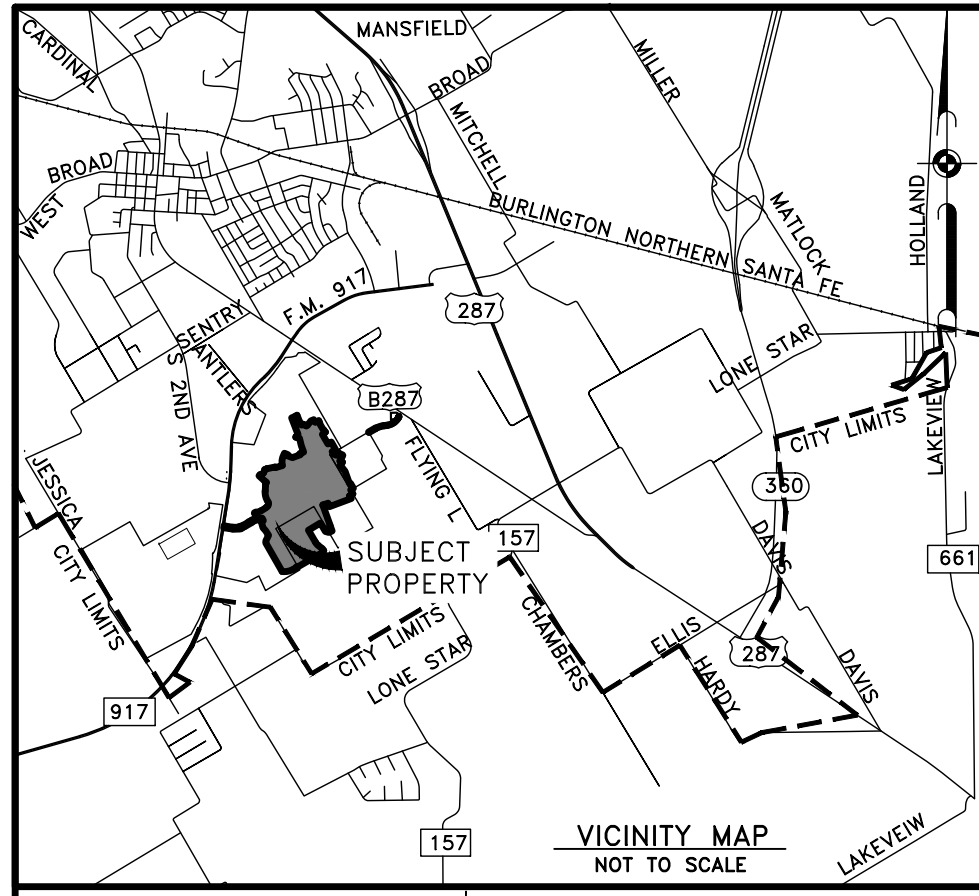


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 PHASE 2A & 2B**
 BEING 183.409 ACRES IN THE
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 THE CRAWFORD TRESE SURVEY,
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 CITY OF MANSFIELD,
 JOHNSON COUNTY, TEXAS

**490 RESIDENTIAL LOTS
 & 21 OPEN SPACE LOTS**
 DATE OF PREPARATION: NOVEMBER 2022

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 3017 West 7th Street
 Suite 300
 Fort Worth, Texas 76107
 CONTACT: AARON C. BROWN
 ABROWN@LJASURVEY.COM
 T.B.P.E.L.S. Firm No. 10194382

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



NAD 83 GRID
NORTHING: 6,879,002.33
EASTING: 2,391,817.44
LAT: N032° 31' 52.71"
LONG: W097° 07' 35.02"

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 JOB NO. 0013 CASE NO. SD#22-008 SHEET 4 OF 10

OWNER/DEVELOPER:
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 3001 KNOX STREET, SUITE 207
 DALLAS, TEXAS 75205
 CONTACT: BEN LUEDTKE

PAUL & JENNIFER BERRY
 C.C.# 2013-21856
 R.P.R.J.C.T.

BRUCE & CYNTHIA EDWARDS
 VOL. 1084, PG. 401
 R.P.R.J.C.T.

FIRST TEXAS HOMES, INC.
 C.C.# 2019-00571
 O.P.R.J.C.T.

(REMAINDER OF)
 SET/BACK PARTNERS
 VOL. 2207, PG. 816
 O.P.R.J.C.T.

(REMAINDER OF)
 M3 RANCH LAND
 INVESTMENT, LTD
 C.C.# 2018-30829
 O.P.R.J.C.T.

(REMAINDER OF)
 SET/BACK PARTNERS
 VOL. 2189, PG. 160
 O.P.R.J.C.T.

ARTHUR GIBSON SURVEY
 ABSTRACT NO. 302

ARCHIBALD BEDFORD SURVEY
 ABSTRACT NO. 60

RB&FA ENGLISH SURVEY
 ABSTRACT NO. 254

DRAINAGE EASEMENT
 AND DETENTION POND
 C.C.# _____
 O.P.R.J.C.T.

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

15' DRAINAGE EASEMENT
 C.C.# _____
 O.P.R.J.C.T.

DE
 E DETAIL "A"

20' UTILITY EASEMENT
 C.C.# _____
 O.P.R.J.C.T.

APPROXIMATE SURVEY LINE

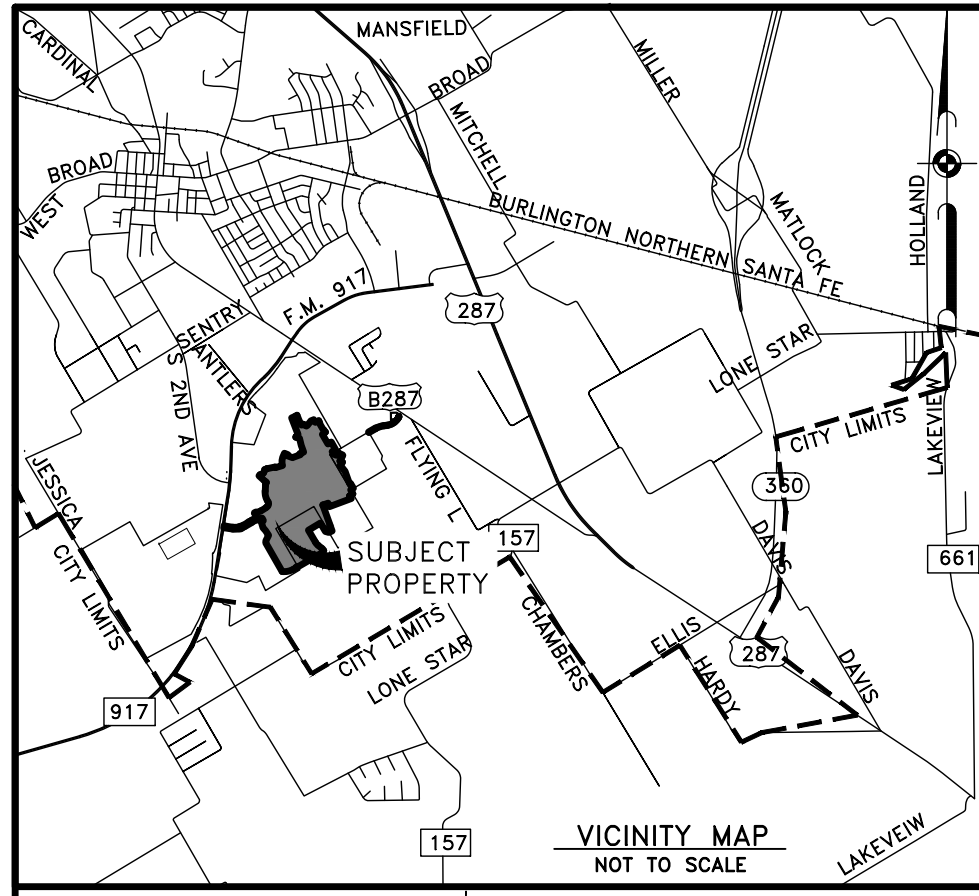
PIPELINE EASEMENT
 C.C.# 2015-12540
 O.P.R.J.C.T.

UNRECORDED
 SET/BACK UNIT
 2.2 AC. PAD SITE
 4.77 ACRES

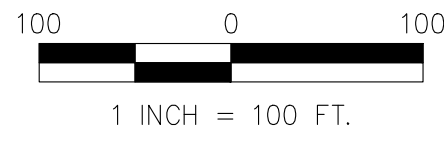
SIDEWALK EASEMENT
 C.C.# _____
 O.P.R.J.C.T.

PIPELINE EASEMENT
 C.C.# 2015-12540
 O.P.R.J.C.T.

DEED LINK



VICINITY MAP
NOT TO SCALE

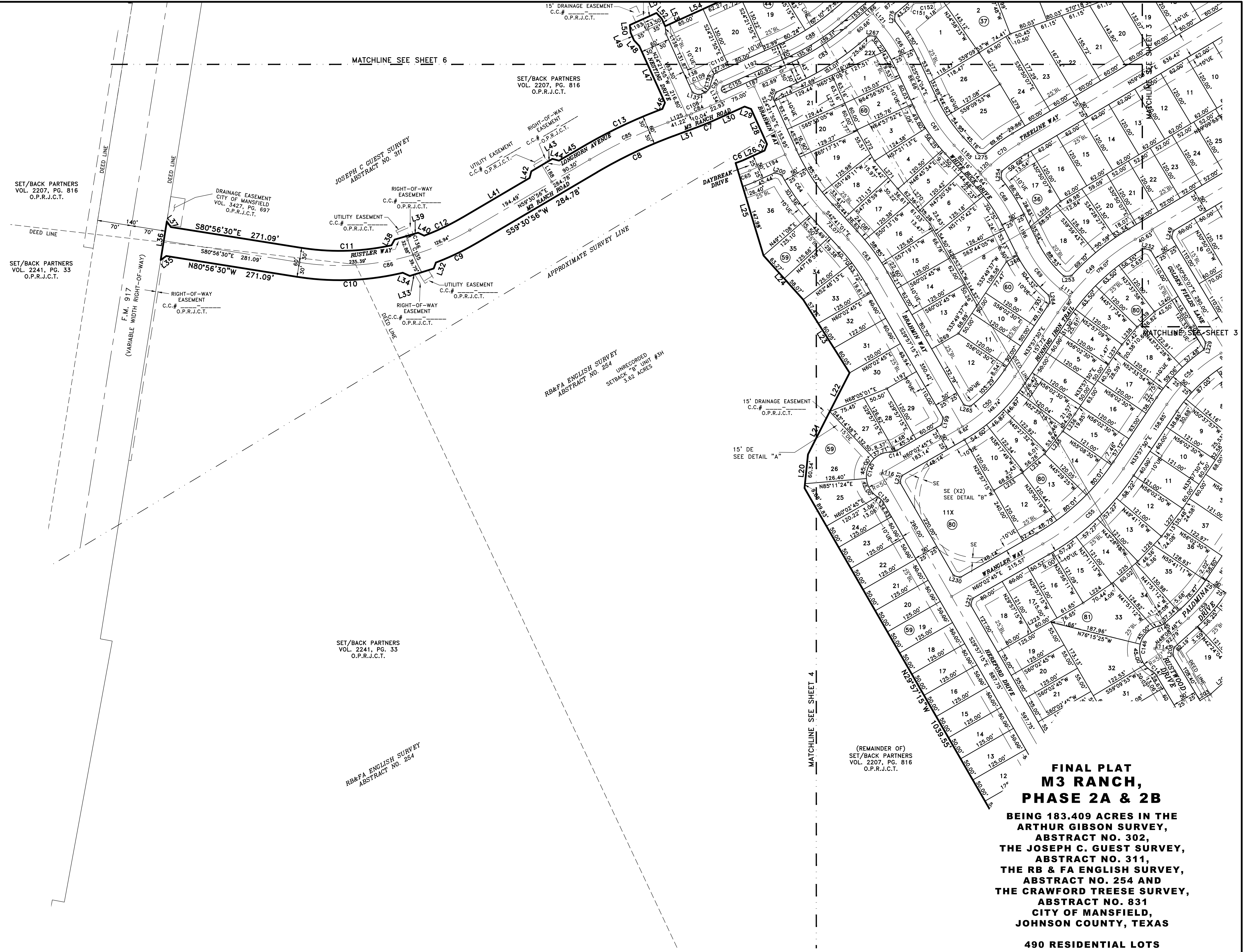


LEGEND

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(RM)	RECORD MONUMENT
LS&PE	LANDSCAPE AND PEDESTRIAN EASEMENT
LSE	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
◀	STREET NAME CHANGE

PLAT FILED _____, 20____
 INSTRUMENT#: _____
 DRAWER _____ SLIDE _____
 BECKY IVEY, JOHNSON COUNTY CLERK
 BY _____ DEPUTY CLERK

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

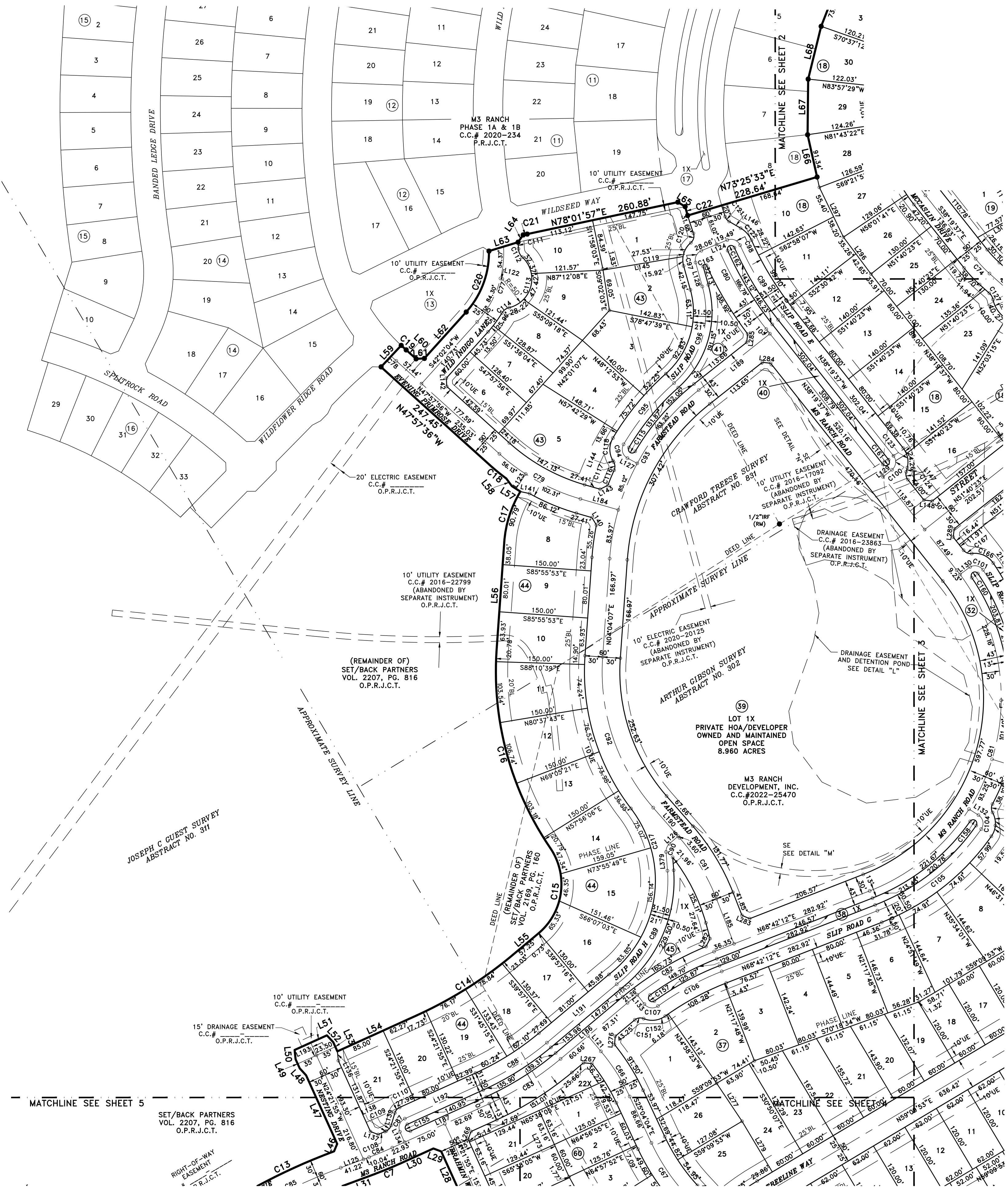
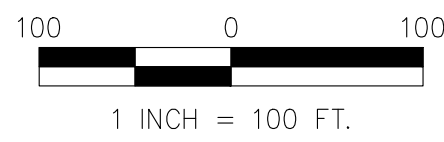
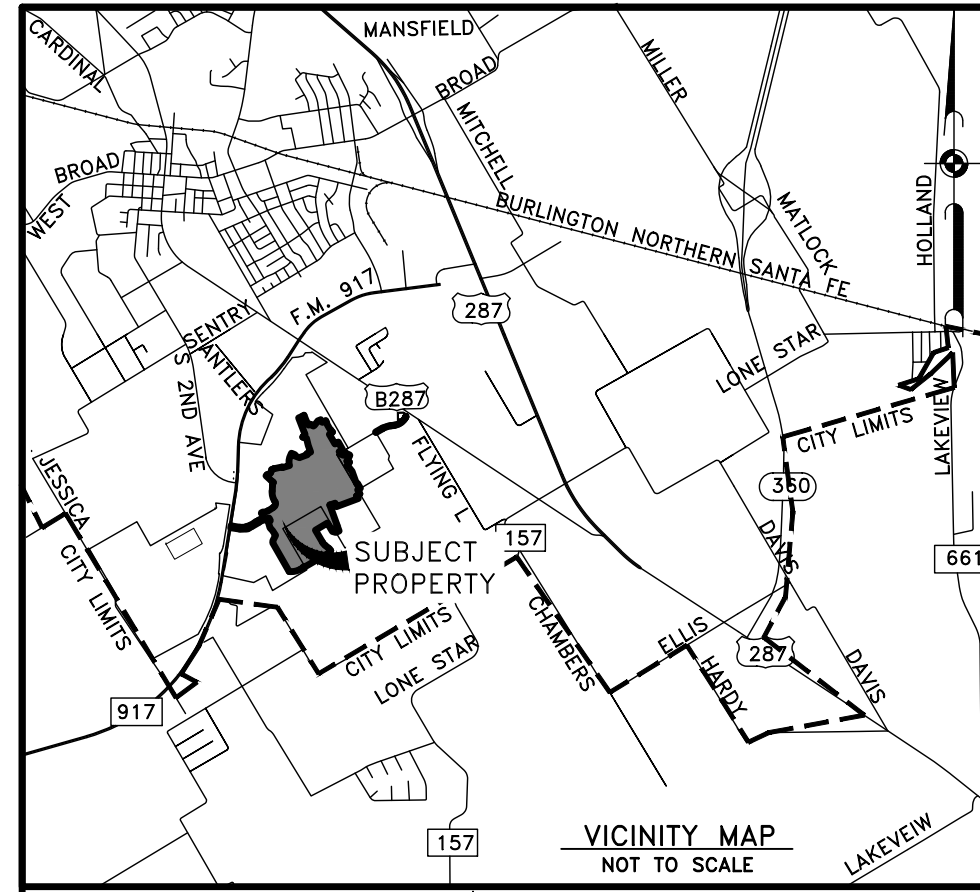


**FINAL PLAT
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 CITY OF MANSFIELD,
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**490 RESIDENTIAL LOTS
 & 21 OPEN SPACE LOTS**
 DATE OF PREPARATION: NOVEMBER 2022

LJA Surveying, Inc.
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 JOB NO. 0013 CASE NO. SD#22-008 SHEET 5 OF 10

M3 RANCH, PHASE 2A & 2B



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PLAT FILED _____, 20____
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 1200 E. BROAD STREET, MANSFIELD, TX 76063

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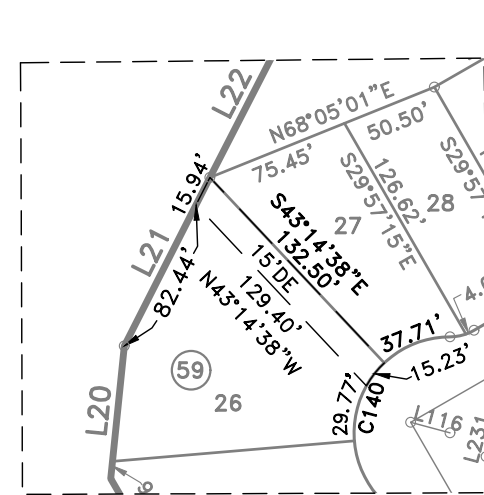
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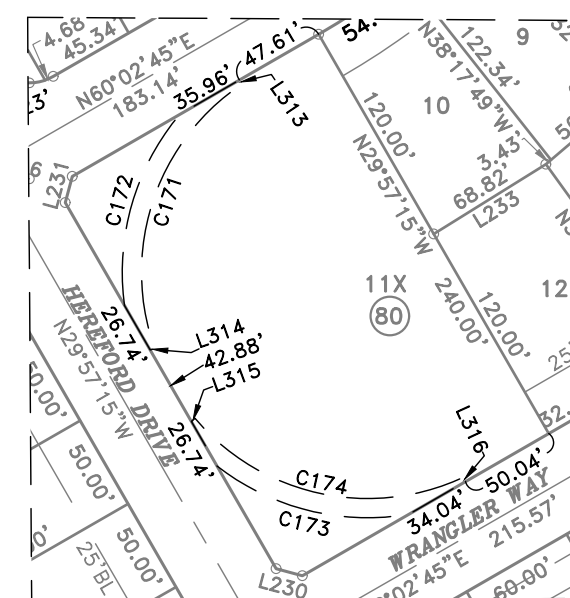
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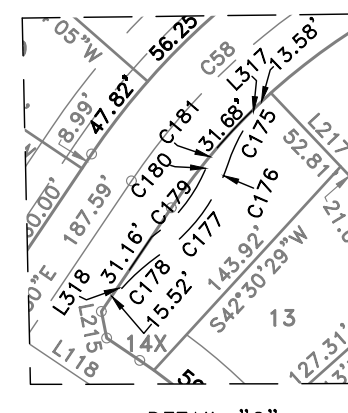




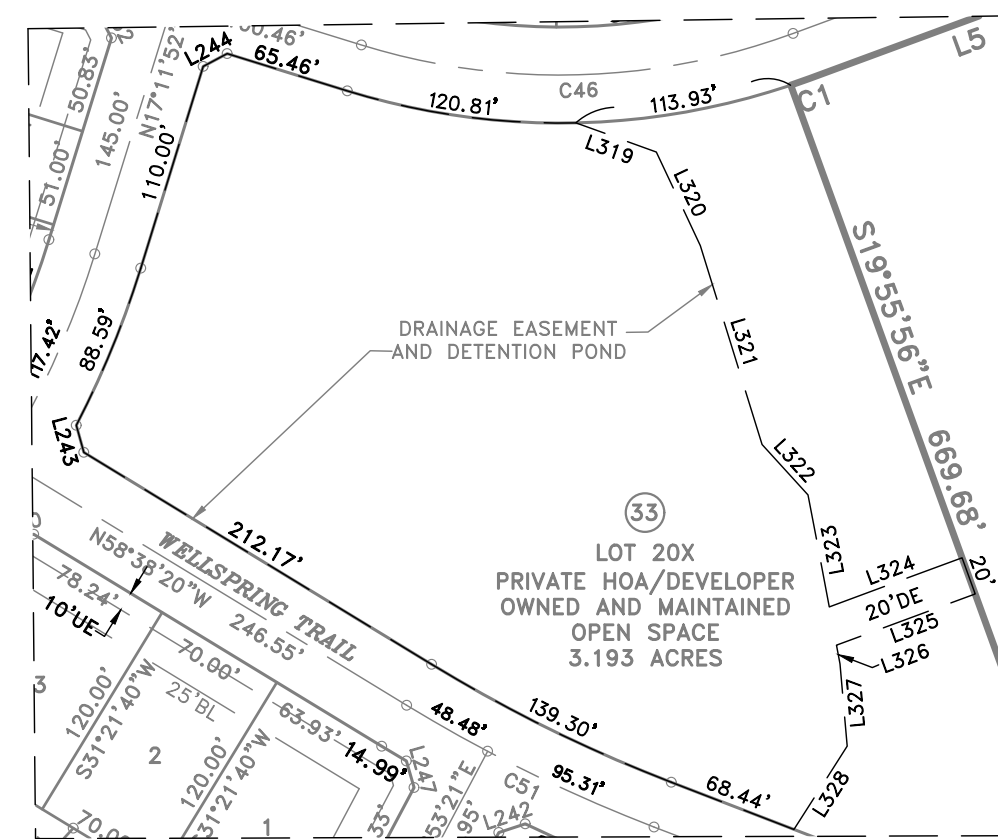
DETAIL "A"
SE
SCALE 1"=100'



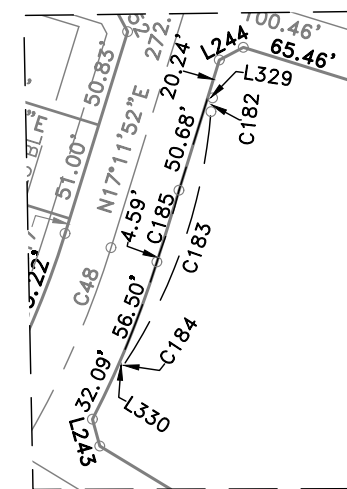
DETAIL "B"
SE (X2)
SCALE 1"=100'



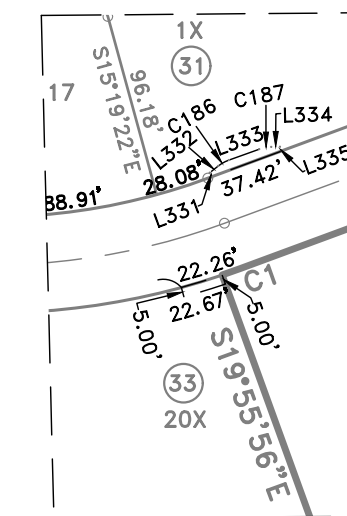
DETAIL "C"
SE
SCALE 1"=100'



DETAIL "D"
DETENTION POND & DE
SCALE 1"=100'



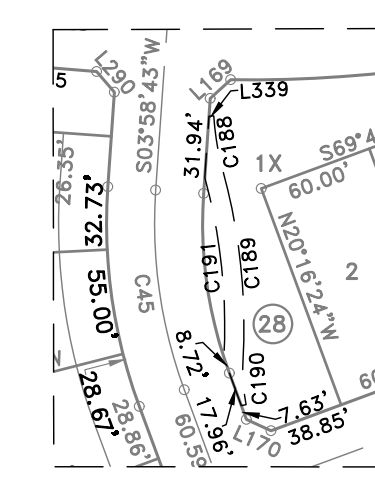
DETAIL "E"
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SCALE 1"=100'



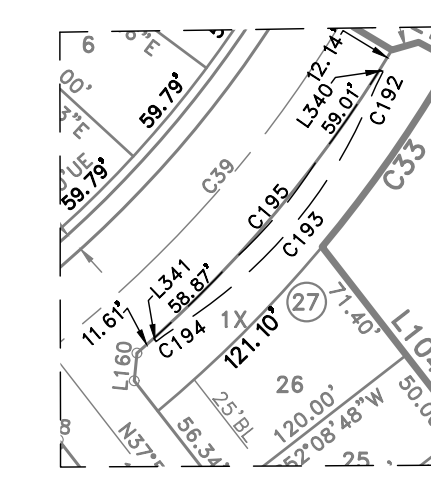
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SE (X2)
SCALE 1"=100'



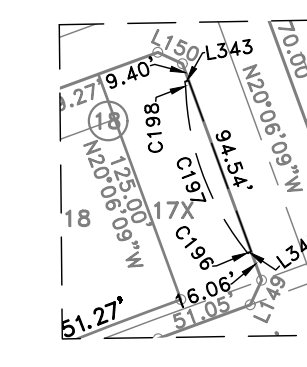
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DE
SCALE 1"=100'



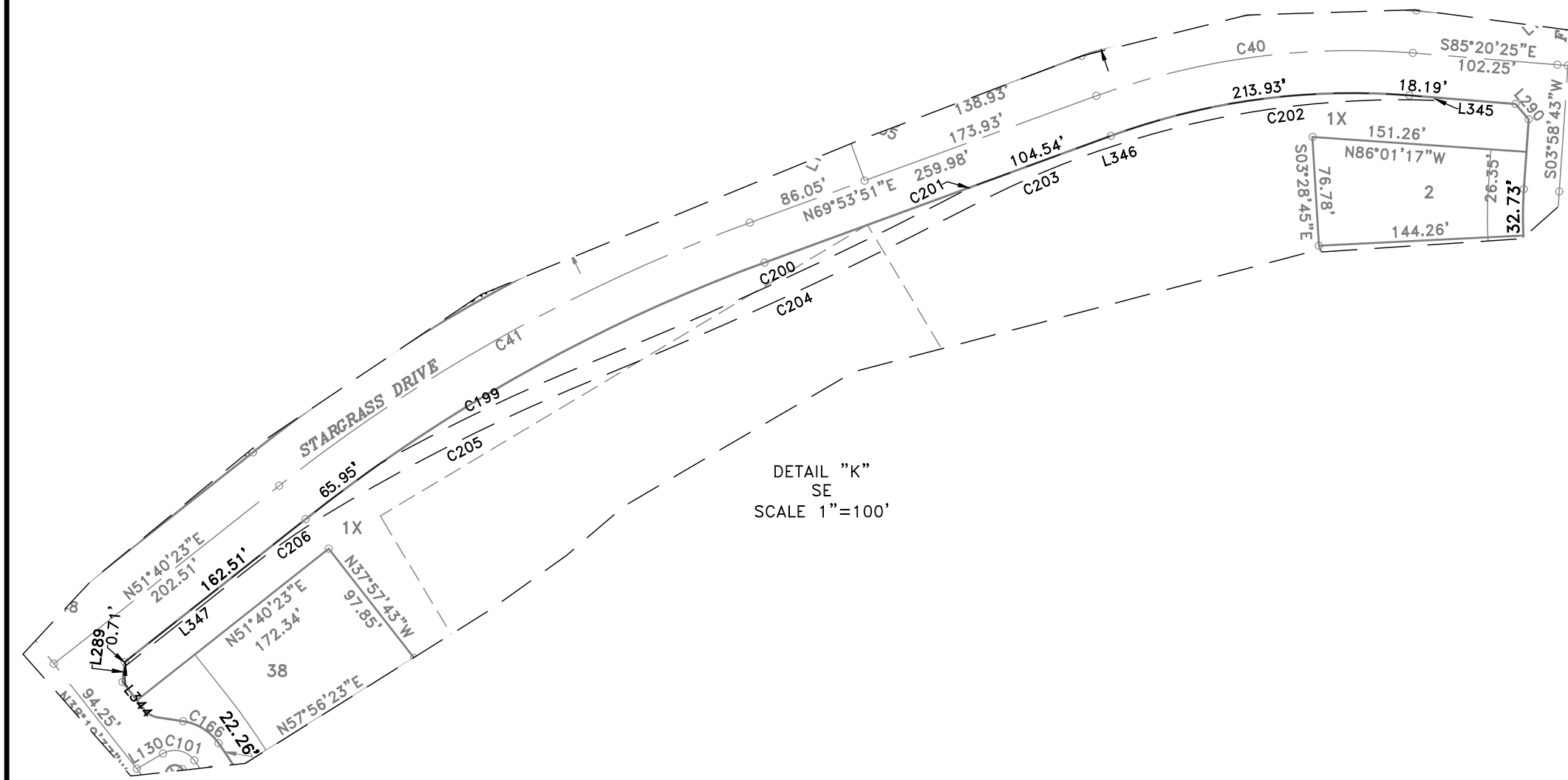
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SCALE 1"=100'



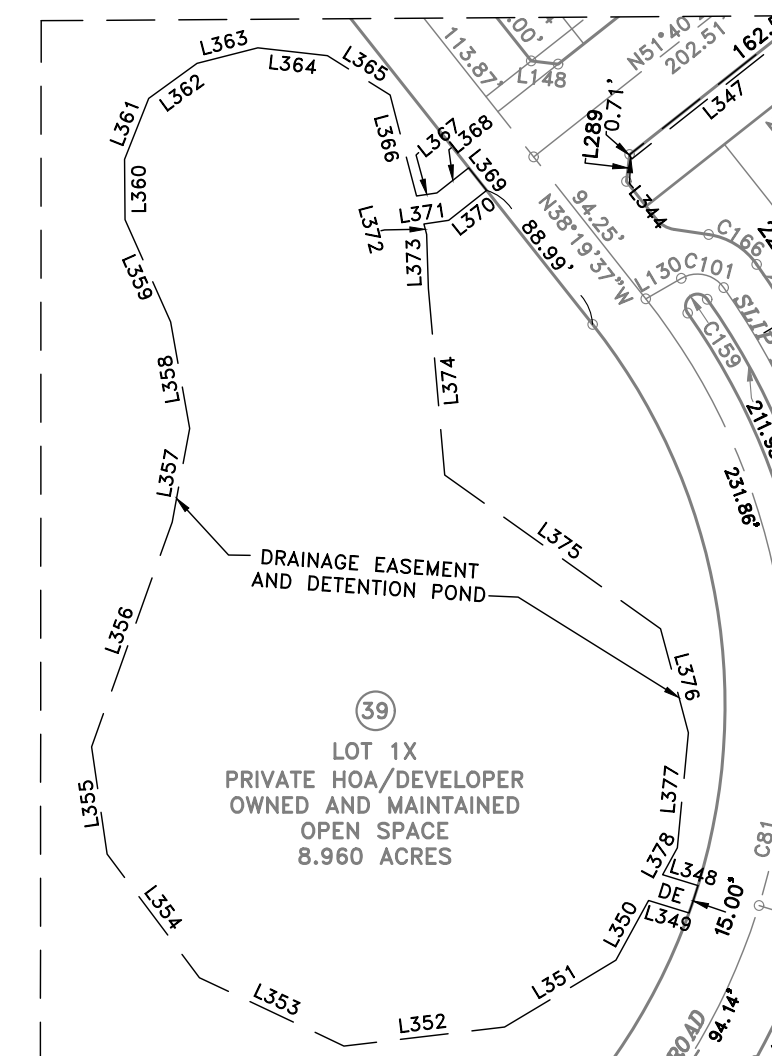
DETAIL "I"
SE
SCALE 1"=100'



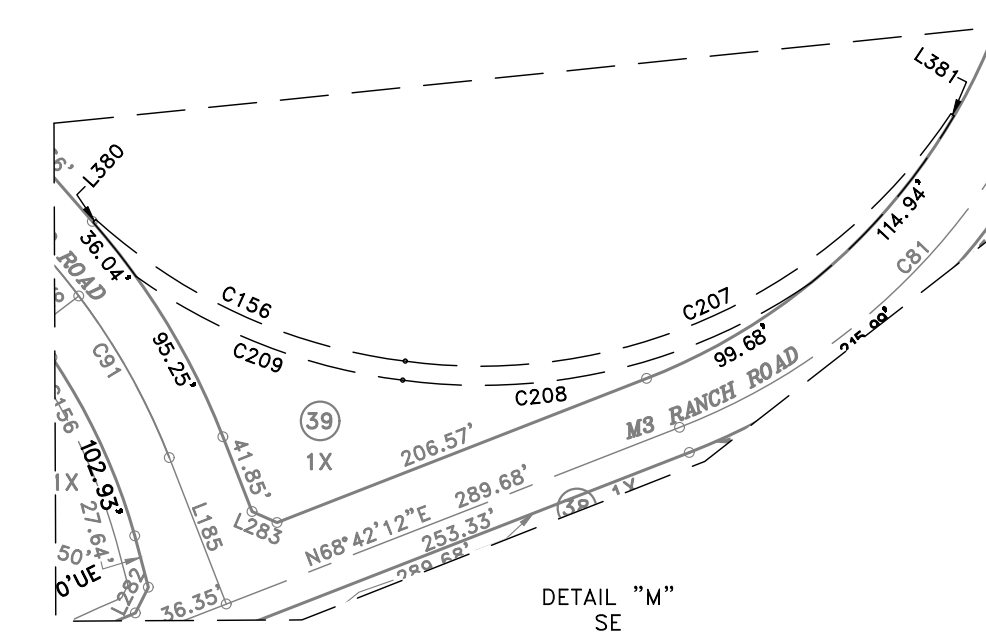
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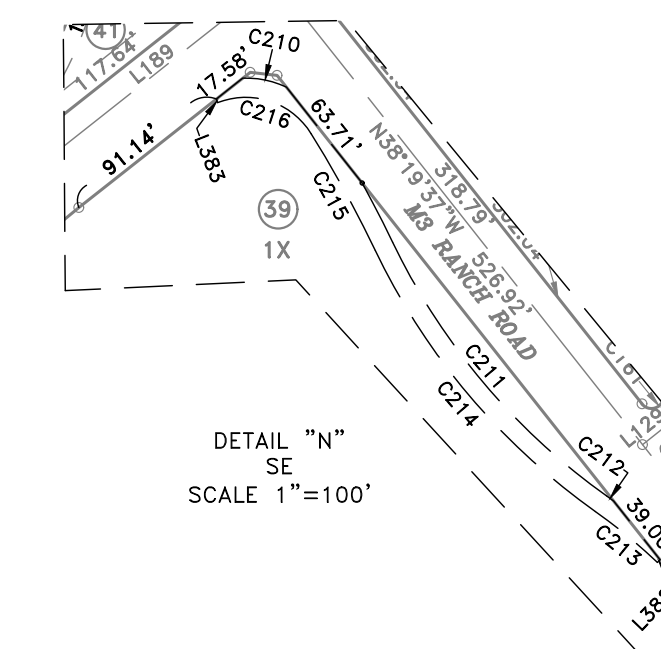
DETAIL "K"
SE
SCALE 1"=100'



DETAIL "L"
DETENTION POND & DE
SCALE 1"=100'



DETAIL "M"
SE
SCALE 1"=100'



DETAIL "N"
SE
SCALE 1"=100'

PLAT FILED _____, 20__
INSTRUMENT#: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

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

**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 TRESE 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 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 7 OF 10

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

Table with columns: LINE, BEARING, DISTANCE, CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains survey data for M3 Ranch, Phase 2A & 2B.

FINAL PLAT
M3 RANCH,
PHASE 2A & 2B
BEING 183.409 ACRES IN THE
ARTHUR GIBSON SURVEY,
ABSTRACT NO. 302,
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PLAT FILED _____, 20____
INSTRUMENT#: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

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

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

BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES	BLOCK	LOT	AREA (S.F.)	ACRES
6	27	8749	0.201	19	5	9886	0.227	29	5	6000	0.138	31	10	7500	0.172	33	33	8350	0.192	36	22	6240	0.143	43	7	8132	0.187	59	33	8217	0.189	81	8	8708	0.200	82	12	17680	0.406				
6	28	8750	0.201	19	6	9789	0.225	29	6	6000	0.138	31	11	7500	0.172	35	1	10985	0.252	36	23	6240	0.143	43	8	9005	0.207	59	34	8058	0.185	81	9	7769	0.178	82	13	8339	0.191				
6	29	8750	0.201	19	7	8581	0.197	29	7	6000	0.138	31	12	7500	0.172	35	2	8400	0.193	36	24	6240	0.143	43	9	11427	0.262	59	35	7673	0.176	81	10	7259	0.167	82	14	7500	0.172				
6	30	8750	0.201	19	8	8580	0.197	29	8	6000	0.138	31	13	7500	0.172	35	3	11488	0.264	36	25	6240	0.143	43	10	9662	0.222	59	36	12565	0.288	81	11	7261	0.167	82	15	7500	0.172				
6	31	8750	0.201	19	9	15064	0.346	29	9	6000	0.138	31	14	7500	0.172	35	4	8774	0.201	36	26	6241	0.143	44	8	15778	0.362	60	1	7741	0.178	81	12	7809	0.179	82	16	7951	0.183				
6	32	8750	0.201	20	4	9569	0.220	29	10	8676	0.199	31	15	7500	0.172	35	5	7625	0.175	36	27	6240	0.143	44	9	12000	0.275	60	2	7926	0.173	81	13	7684	0.176	82	17	12957	0.297				
6	33	8750	0.201	20	5	8446	0.194	29	12	6001	0.138	31	16	7501	0.172	35	6	6000	0.138	36	28	6240	0.143	44	10	12266	0.282	60	3	8066	0.185	81	14	7684	0.176	82	18	7836	0.180				
6	34	8750	0.201	20	6	9033	0.207	29	13	6000	0.138	31	17	8748	0.201	35	7	6000	0.138	36	29	6240	0.143	44	11	13333	0.306	60	4	7941	0.182	81	15	7686	0.176	82	19	10554	0.242				
6	35	8999	0.207	20	7	12116	0.278	29	14	6000	0.138	31	18	8771	0.201	35	8	5999	0.138	36	30	6240	0.143	44	12	13746	0.316	60	5	7329	0.168	81	16	7334	0.168	82	20	8505	0.195				
6	37	8527	0.196	20	8	18375	0.422	29	15	6000	0.138	31	19	9657	0.222	35	9	6000	0.138	36	31	6240	0.143	44	13	13287	0.305	60	6	7622	0.175	81	17	7260	0.167	82	21	7500	0.172				
6	38	7060	0.162	22	2	6000	0.138	29	16	6001	0.138	31	20	11944	0.274	35	10	6000	0.138	36	32	6246	0.143	44	14	13785	0.316	60	7	8652	0.199	81	18	9630	0.221	82	22	7500	0.172				
6	39	11421	0.262	22	3	6000	0.138	29	17	6000	0.138	31	21	9527	0.219	35	11	6000	0.138	36	33	8868	0.158	44	15	15908	0.365	60	8	10103	0.232	81	19	6875	0.158	82	23	7499	0.172				
6	40	12952	0.297	22	4	6390	0.146	29	18	6000	0.138	31	22	8196	0.188	35	12	6000	0.138	36	34	8866	0.158	44	16	13491	0.310	60	9	9591	0.220	81	20	6875	0.158	82	24	7499	0.172				
6	41	13717	0.315	22	5	6434	0.148	29	19	6000	0.138	31	23	7200	0.165	35	13	6000	0.138	36	35	8868	0.158	44	17	10533	0.242	60	10	6009	0.138	81	21	6875	0.158	82	25	7920	0.182				
6	42	8280	0.190	22	6	6434	0.148	29	20	6001	0.138	31	24	10891	0.250	35	14	5999	0.138	36	36	8867	0.158	44	18	11282	0.259	60	11	6003	0.138	81	22	6876	0.158	83	1	9896	0.227				
6	43	7058	0.162	22	7	6434	0.148	29	21	6000	0.138	31	25	12926	0.297	35	15	6001	0.138	36	37	6750	0.155	44	19	11183	0.257	60	12	12090	0.278	81	23	6875	0.158	83	2	8689	0.199				
6	44	7058	0.162	22	8	6433	0.148	29	22	6000	0.138	31	26	12825	0.294	35	16	7150	0.164	36	38	6120	0.141	44	20	10402	0.239	60	13	9146	0.210	81	24	6874	0.158	83	3	7199	0.165				
6	45	7059	0.162	22	9	6432	0.148	29	23	7155	0.164	31	27	10561	0.242	35	17	8350	0.192	36	39	7249	0.166	44	21	12552	0.288	60	14	7750	0.178	81	25	6875	0.158	83	4	7199	0.165				
6	46	7057	0.162	22	10	6432	0.148	30	1	7469	0.171	31	28	7500	0.172	35	18	7200	0.165	37	1	16638	0.382	44	22	7422	0.170	60	15	7979	0.183	81	26	9343	0.214	83	5	7200	0.165				
6	47	7058	0.162	22	11	6431	0.148	30	2	6001	0.138	31	29	7500	0.172	35	19	7200	0.165	37	2	13040	0.299	44	23	6362	0.146	60	16	6210	0.188	81	27	9548	0.219	83	6	7200	0.165				
6	48	7058	0.162	22	12	6427	0.148	30	3	6000	0.138	31	30	7500	0.172	35	20	7200	0.165	37	3	11290	0.259	44	24	6778	0.156	60	17	7658	0.176	81	28	8123	0.186	83	7	8350	0.192				
6	49	7058	0.162	22	13	6425	0.148	30	4	6000	0.138	31	31	7500	0.172	35	21	7199	0.165	37	4	11470	0.263	44	25	6798	0.156	60	18	7987	0.183	81	29	8068	0.185	83	8	8350	0.192				
6	50	6921	0.159	22	14	7878	0.181	30	5	6000	0.138	31	32	7711	0.177	35	22	7201	0.165	37	5	11648	0.267	44	26	6723	0.154	60	19	9051	0.208	81	30	8013	0.184	83	9	7200	0.165				
6	51	6564	0.151	25	31	6007	0.138	30	6	6001	0.138	31	33	10183	0.234	35	23	7200	0.165	37	6	12167	0.279	44	27	7299	0.168	60	20	8043	0.185	81	31	7808	0.179	83	10	7201	0.165				
18	10	13338	0.306	25	32	6066	0.139	30	7	6000	0.138	31	34	19271	0.442	35	24	7200	0.165	37	7	12628	0.290	44	28	11718	0.269	60	21	8175	0.188	81	32	14141	0.325	83	11	7200	0.165				
18	11	12176	0.280	25	33	6549	0.150	30	8	6000	0.138	31	35	13842	0.318	35	25	7200	0.165	37	8	13619	0.313	44	29	8384	0.192	60	22	7771	0.178	81	33	12733	0.292	83	12	8185	0.188				
18	12	11166	0.256	27	1X	6903	0.158	30	9	6000	0.138	31	36	13162	0.302	35	26	7200	0.165	37	9	14802	0.340	44	30	6251	0.143	60	23	6683	0.153	81	34	7835	0.180	83	13	9006	0.207				
18	13	11200	0.257	27	15	8613	0.202	30	10	6001	0.138	31	37	13092	0.301	35	27	7199	0.165	37	10	17120	0.393	44	31	6250	0.143	60	24	6683	0.153	81	35	8941	0.205	84	1	8496	0.195				
18	14	11200	0.257	27	16	3111	0.071	30	11	6000	0.138	31	38	13937	0.320	35	28	11190	0.257	37	11	10033	0.230	44	32	6250	0.143	60	25	6451	0.148	81	36	7538	0.173	84	2	7325	0.168				
18	15	11205	0.257	27	17	6000	0.138	30	12	6000	0.138	31	39	10751	0.243	35	29	10579	0.243	37	12	9631	0.221	44	33	6250	0.143	60	26	6000	0.138	81	37	7295	0.167	84	3	7324	0.168				
18	16	14522	0.333	27	18	6000	0.138	30	13	8351	0.192	31	40	9250	0.212	35	30	9976	0.229	37	13	9689	0.222	44	34	6250	0.143	60	27	6000	0.138	81	38	7260	0.167	84	4	7325	0.168				
18	18	8931	0.205	27	19	6001	0.138	30	14	8670	0.199	31	41	8448	0.194	35	31	10115	0.232	37	14	8980	0.206	44	35	6251	0.143	60	28	6282	0.144	81	39	7892	0.181	84	5	7358	0.169				
18	19	9094	0.209	27	20	6000	0.138	30	15	7200	0.165	31	42	8401	0.193	35	32	9762	0.224	37	15	7199	0.165	44	36	6250	0.143	60	29	6590	0.151	81	40	8204	0.188	84	6	7734	0.178				
18	20	9137	0.210	27	21	6213	0.143	30	16	7200	0.165	31	43	8400	0.193	35	33	8900	0.204	37	16	7199	0.165	44	37	6251	0.143	60	30	6680	0.153	81	41	8082	0.186	84	7	11108	0.255				
18	21	9846	0.226	27	22	6524	0.150	30	17	7201	0.165	31	44	8400	0.193	35	34	8091	0.186	37	17	7200	0.165	44	38	6250	0.143	60	31	7639	0.175	81	42	7314	0.168	84	8	8660	0.199				
18	22	19050	0.437	27	23	6593	0.151	30	18	7200	0.165	31	45	8401	0.193	35	35	7440	0.171	37</																							

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. 354, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, AND THE CRAWFORD TREE 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 COUNTY CLERK FILE NO. 2022-25469, COUNTY 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 RECORDS;

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 FEET;

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, 10.51 FEET;

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 A 5/8-INCH CAPPED IRON ROD SET;

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 40°44'57" EAST, 129.12 FEET;

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, 38.85 FEET;

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 FEET 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 SET;

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 69°24'45" EAST, 19.77 FEET;

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 67°39'30" WEST, 44.49 FEET;

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

SOUTH 69°40'54" WEST, A DISTANCE OF 51.26 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, AND A CHORD THAT BEARS SOUTH 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;

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 64°22'33" WEST, 94.04 FEET;

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

CAPPED IRON ROD SET;

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 88°21'32" EAST, 183.80 FEET;

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 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, 192.17 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°35'20", AN ARC-DISTANCE OF 192.77 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 00°02'41" 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 07°52'00" EAST, 145.70 FEET;

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 375.00 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, 89.95 FEET;

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 "LIA SURVEYING" FOUND;

SOUTH 47°57'54" EAST, A DISTANCE OF 22.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND;

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

NORTH 42°02'04" EAST, A DISTANCE OF 105.73 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 150.00 FEET, AND A CHORD THAT BEARS NORTH 20°29'30" EAST, 110.16 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°05'08", AN ARC-DISTANCE OF 112.80 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND;

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

NORTH 35°01'34" EAST, A DISTANCE OF 14.97 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 475.00 FEET, AND A CHORD THAT BEARS NORTH 77°36'25" EAST, 7.06 FEET;

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

NORTH 78°01'57" EAST, A DISTANCE OF 260.88 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND;

SOUTH 58°19'55" EAST, A DISTANCE OF 14.47 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 630.00 FEET, AND A CHORD THAT BEARS SOUTH 15°53'46" EAST, 15.65 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" FOUND;

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

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

NORTH 13°49'50" EAST, A DISTANCE OF 92.02 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" FOUND;

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 53°49'28" EAST, A DISTANCE OF 19.59 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" FOUND;

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

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

NORTH 20°06'09" WEST, A DISTANCE OF 223.78 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND;

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

FOUND;

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 NORTH 32°19'26" EAST, 80.33 FEET;

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 "LIA SURVEYING" FOUND;

NORTH 20°58'13" WEST, A DISTANCE OF 548.34 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND;

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 BEARS NORTH 60°26'27" EAST, 78.08 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 161°51'02", AN ARC-DISTANCE OF 78.30 FEET TO