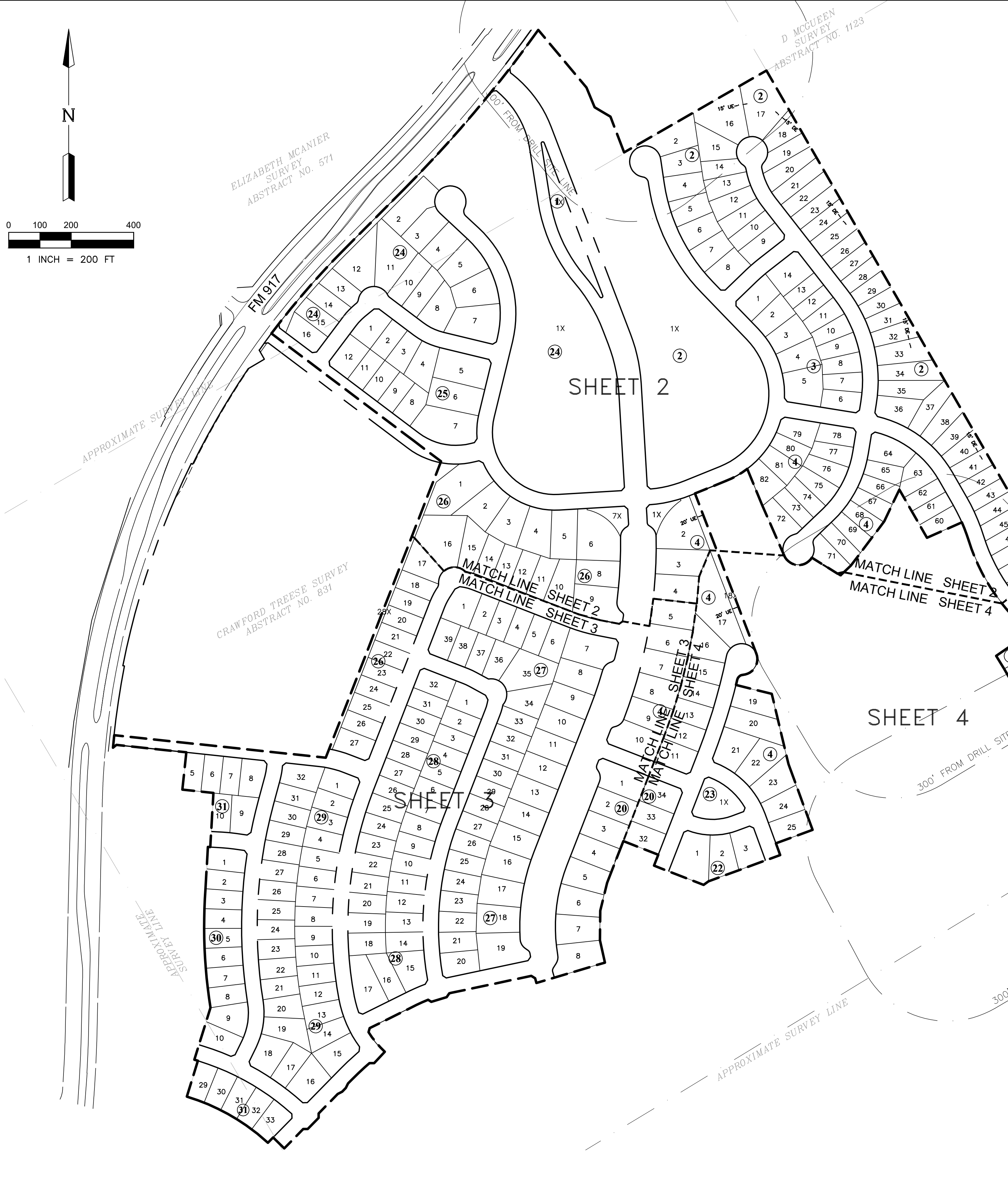
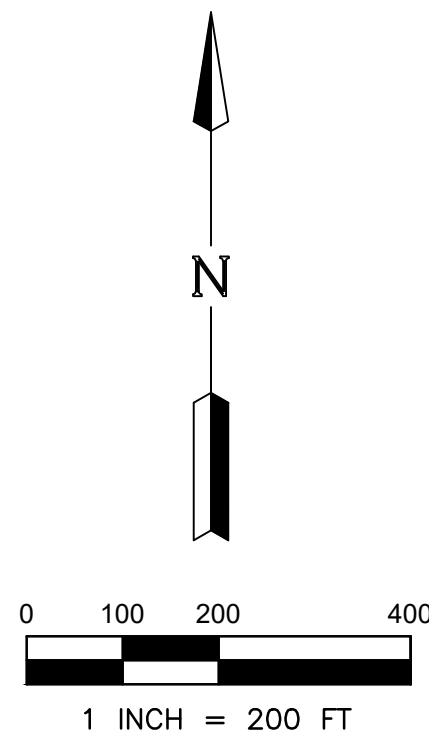
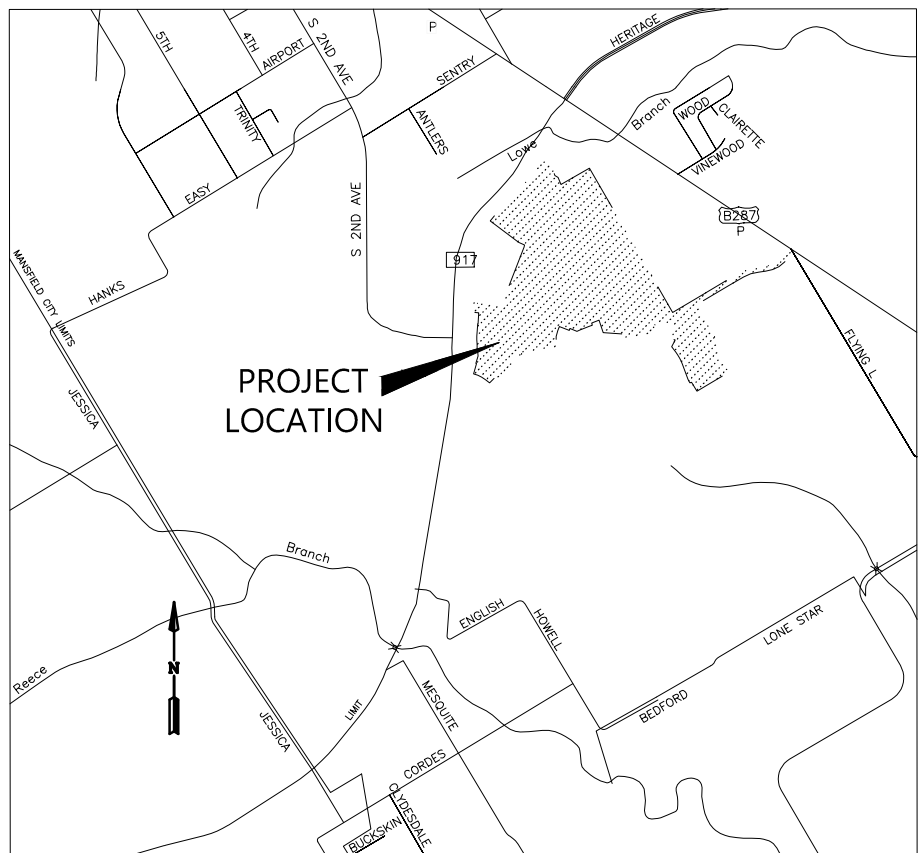




- GENERAL NOTES:
1. PROPERTY IS IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.
 2. PROPERTY SHALL BE SERVED BY THE CITY OF MANSFIELD WATER AND SEWER.
 3. M3 RANCH IS CURRENTLY ZONED AS PD ZONING.
 4. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES 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 BETWEEN STREET 1 AND THE SLIP STREETS; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT; AND ALLEYS.
 5. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
 6. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE – NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
 7. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
 8. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
 9. THE ACCESS EASEMENT ON LOT 1X, BLOCK 2 ARE FOR THE ACCESS TO THE DRILL SITE. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS. THE GAS WELL OPERATOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT.
 10. PORTIONS OF STREET 11 THROUGH MISD TRACT WILL BE ACQUIRED THROUGH SEPARATE INSTRUMENT ACCESS EASEMENT.



VICINITY MAP
NOT TO SCALE

LOTS 2-5, 13-18, 41-61, BLOCK 2; LOTS 1-5, BLOCK 6; AND LOTS 25, 51-71, BLOCK 4 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

LAND USE SUMMARY TABLE:

TOTAL AREA:	132.004 ACRES
SINGLE FAMILY LOTS:	399 LOTS
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• RESIDENTIAL PRODUCT 4 (50' LOTS):	171 LOTS
OPEN SPACE LOTS:	12 LOTS

PRELIMINARY PLAT

M3 Ranch, Phase 1

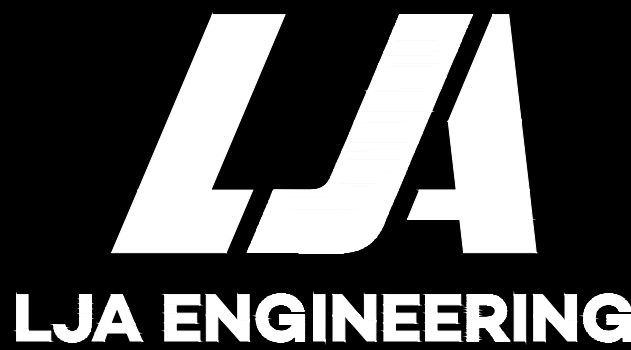
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City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



ENGINEER:

LJA ENGINEERING, INC.
100 LEXINGTON STREET
SUITE 20
FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
PHONE: (214) 445-2205
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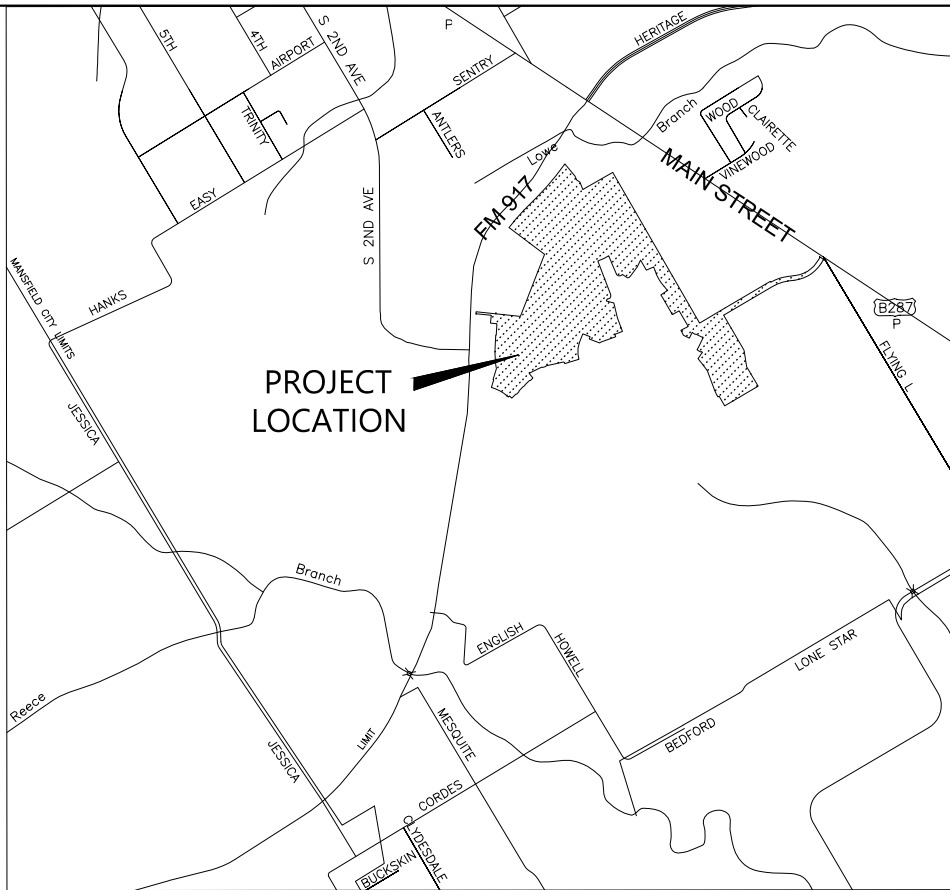
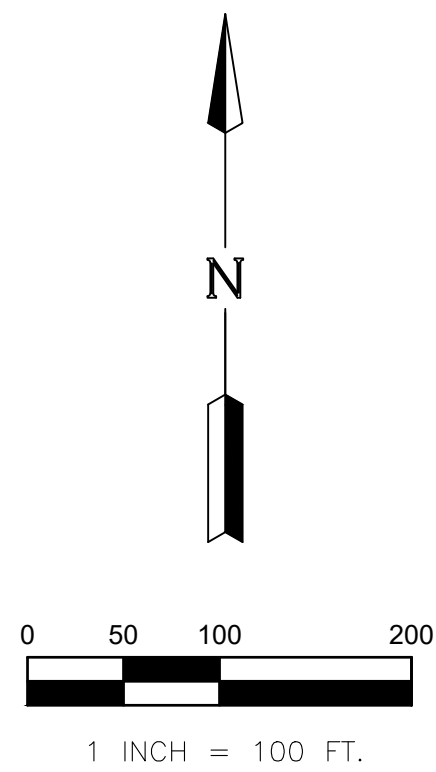
RECORD OWNER:

SET BACK PARTNERS, LTD.
100 NO. MITCHELL RD.
MANSFIELD, TX 76063
PHONE: (817) 477-0797
FAX: (817) 473-4686
bob@mrdevelopment.net

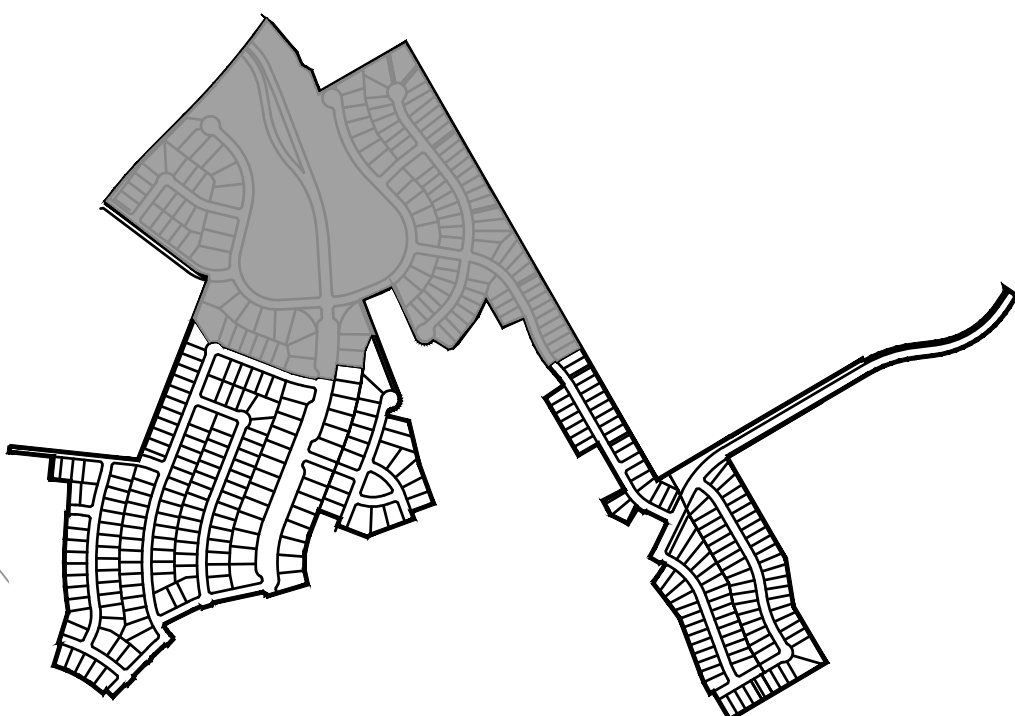
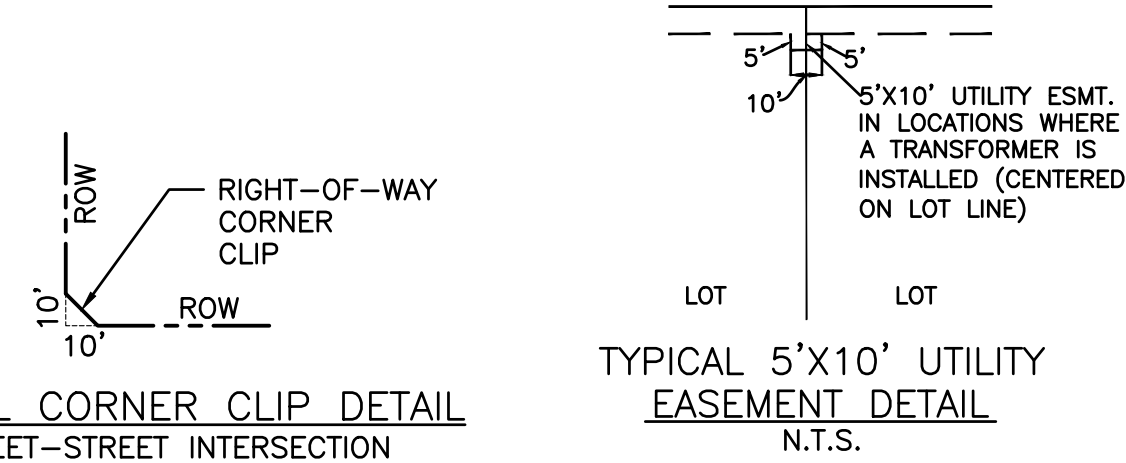
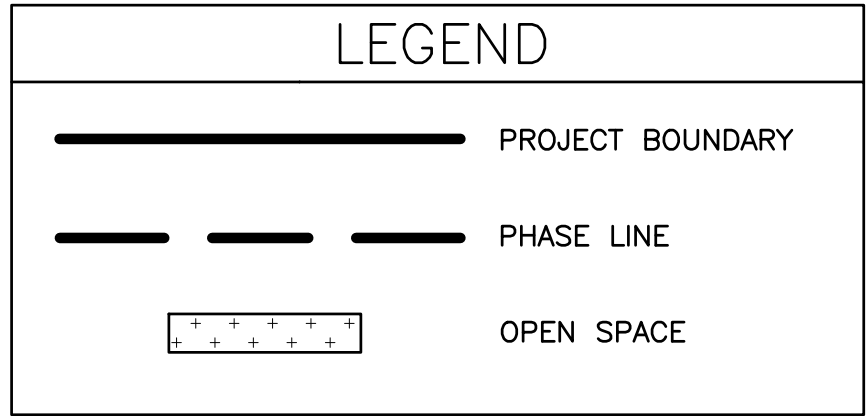
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APPROVED PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



EASEMENT NO.	DESCRIPTION	STATUS
1	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.T.C.T.	TO REMAIN
2	PERMANENT VALVE SITE TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
3	20' ELECTRIC EASEMENT JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION BOOK 1952 PAGE 531 O.P.R.J.C.T.	TO BE ABANDONED
4	10' UTILITY EASEMENT BOOK 2106 PAGE 913 O.P.R.J.C.T.	TO BE ABANDONED
5	EXHIBIT A 20' PERMANENT PIPELINE EASEMENT TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
6	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT 'A' EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN

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PRELIMINARY PLAT
M3 Ranch, Phase 1
132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571
City of Mansfield, Johnson County, Texas
399 Residential Lots, 12 Open Space Lots

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LJA ENGINEERING

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100 LEXINGTON STREET
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DEVELOPER:

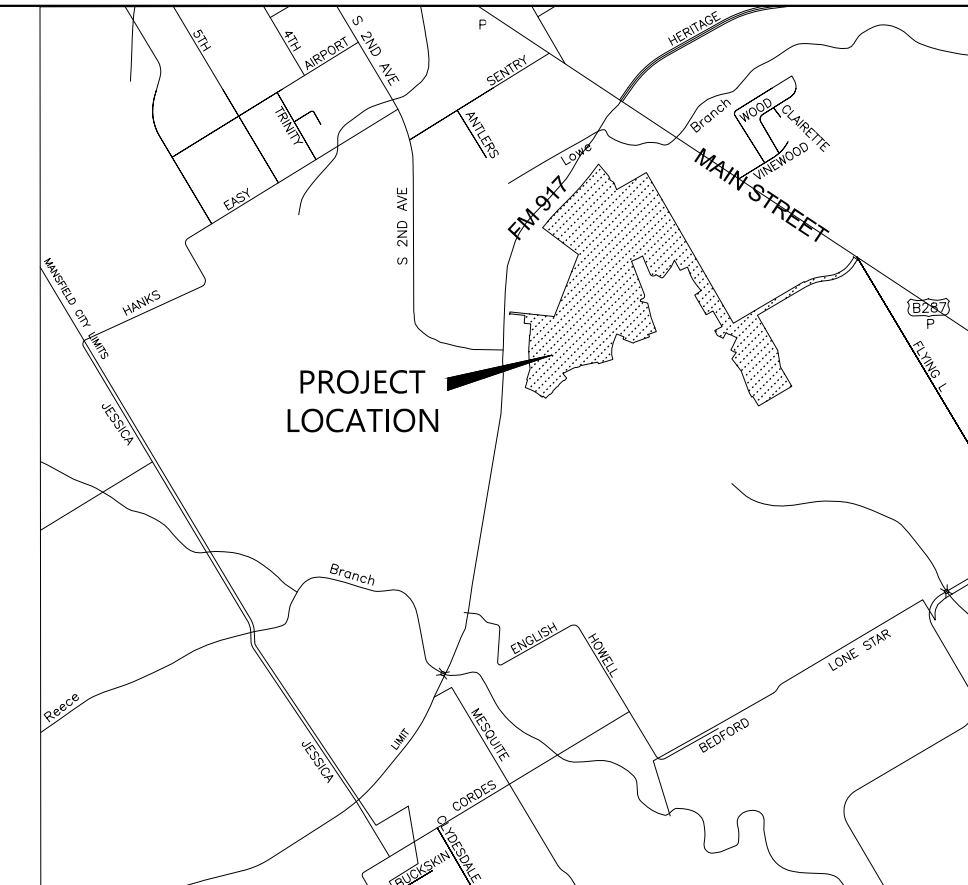
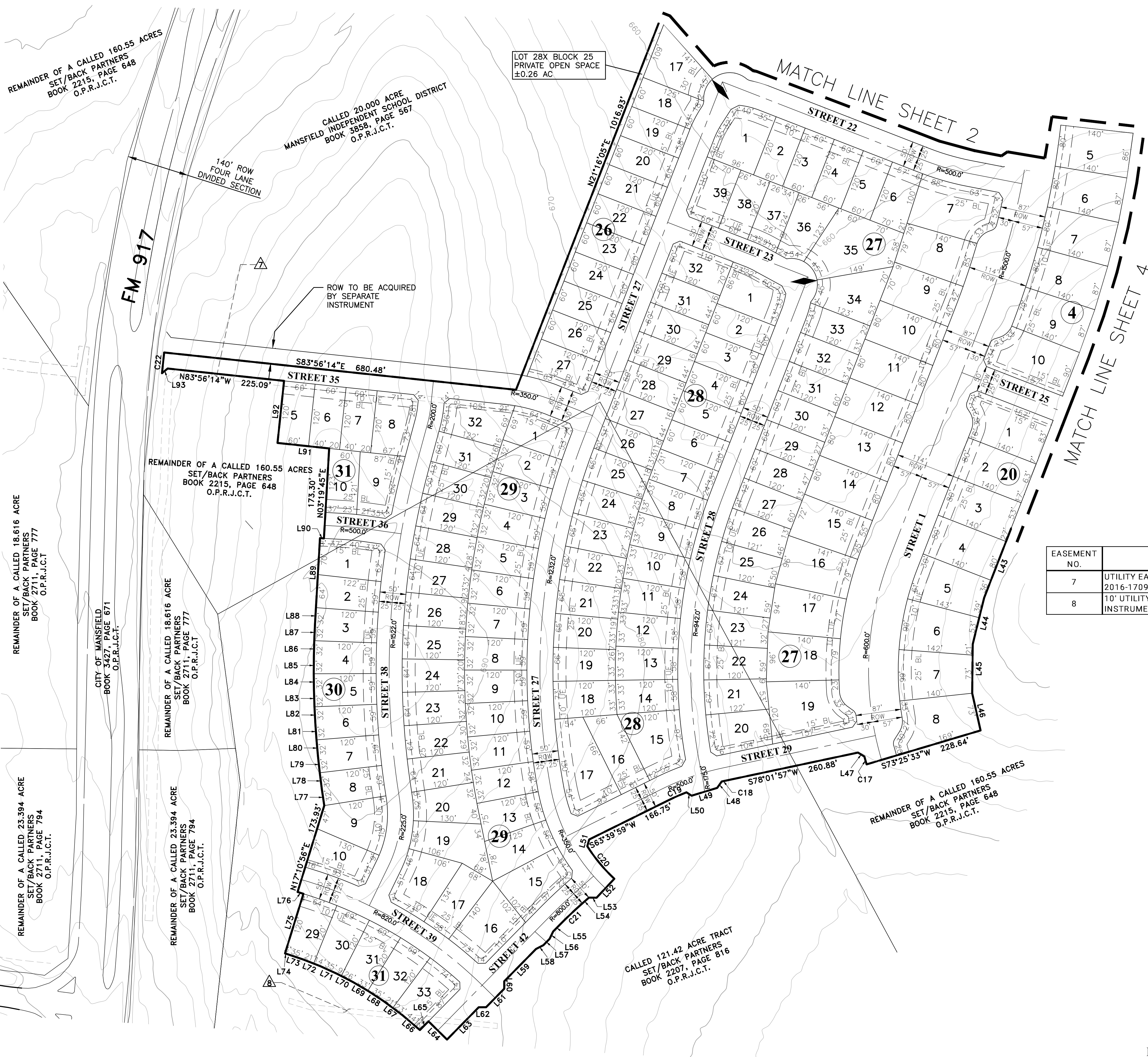
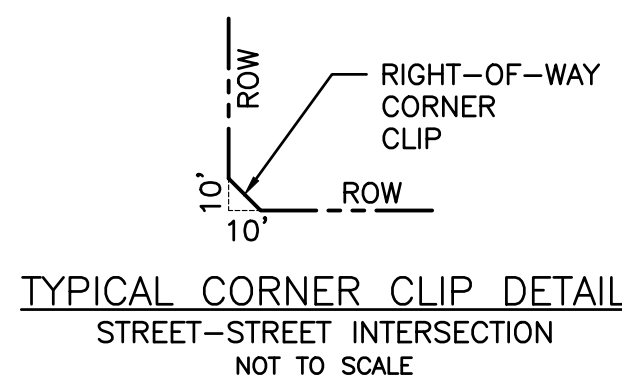
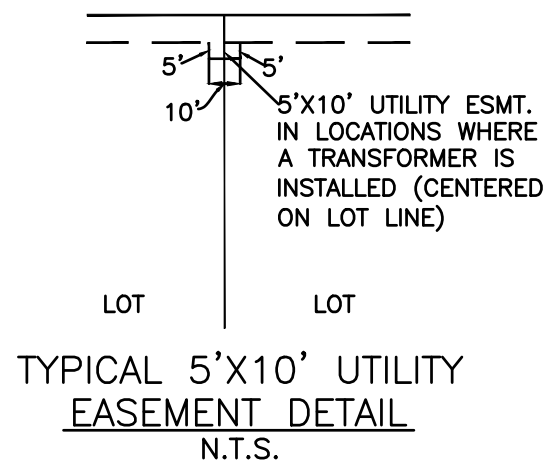
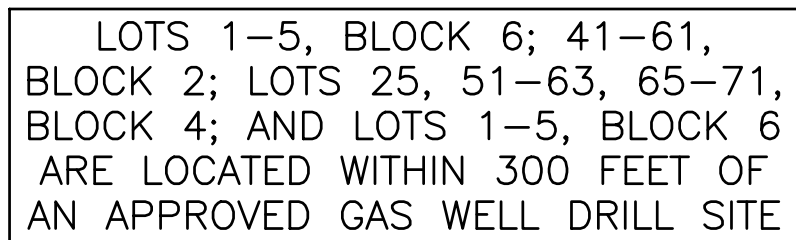
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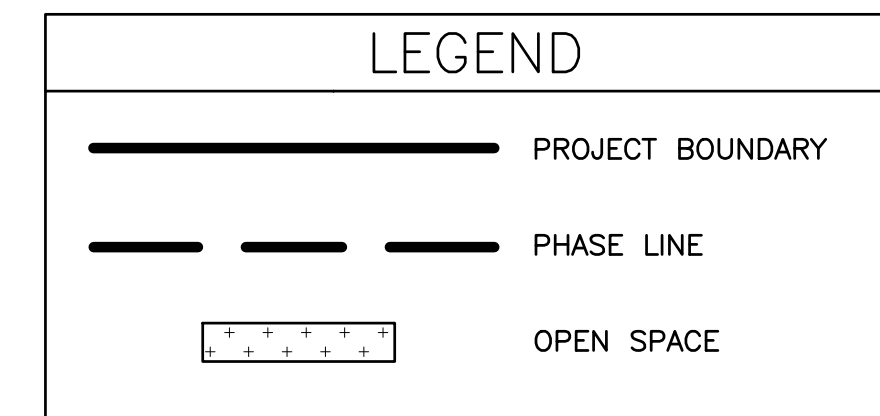
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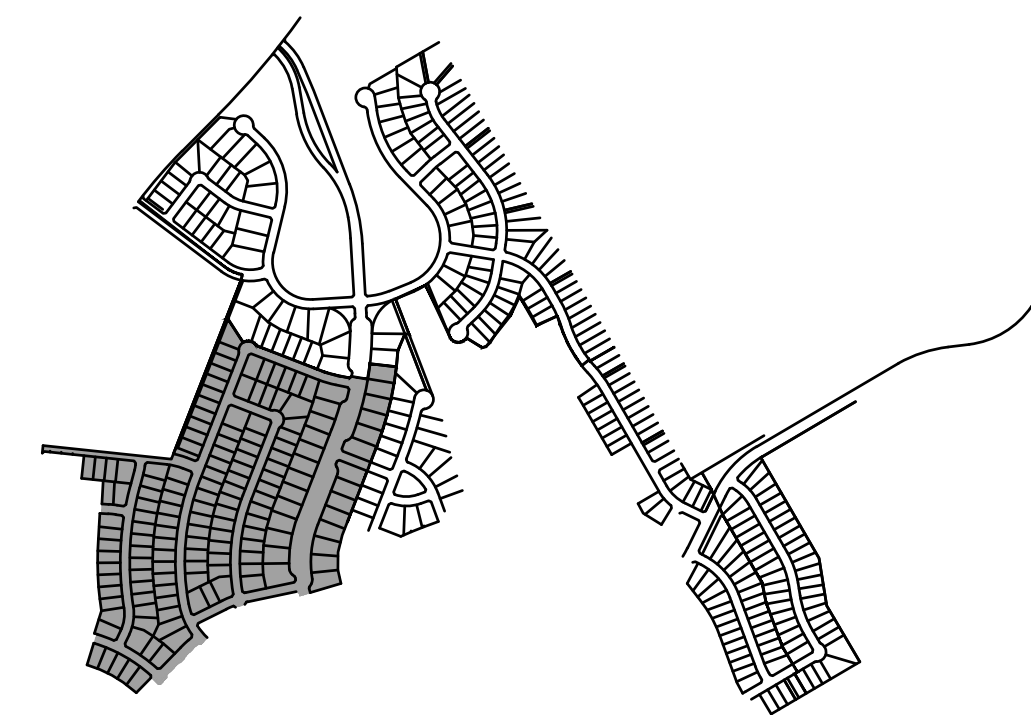
VICINITY MAP
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OPEN SPACE LOTS:	12 LOTS

EASEMENT NO.	DESCRIPTION	STATUS
7	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
8	10' UTILITY EASEMENT EXHIBIT A-3 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED



KEY MAP
SCALE: 1"=2000'

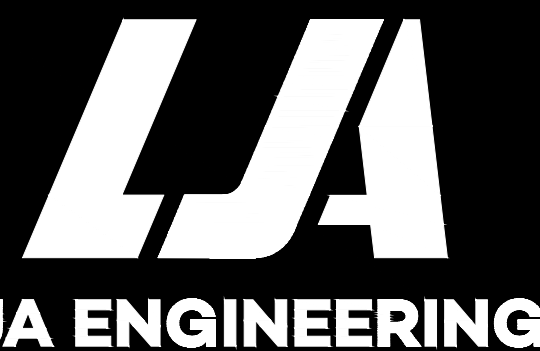
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City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



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100 LEXINGTON STREET
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PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

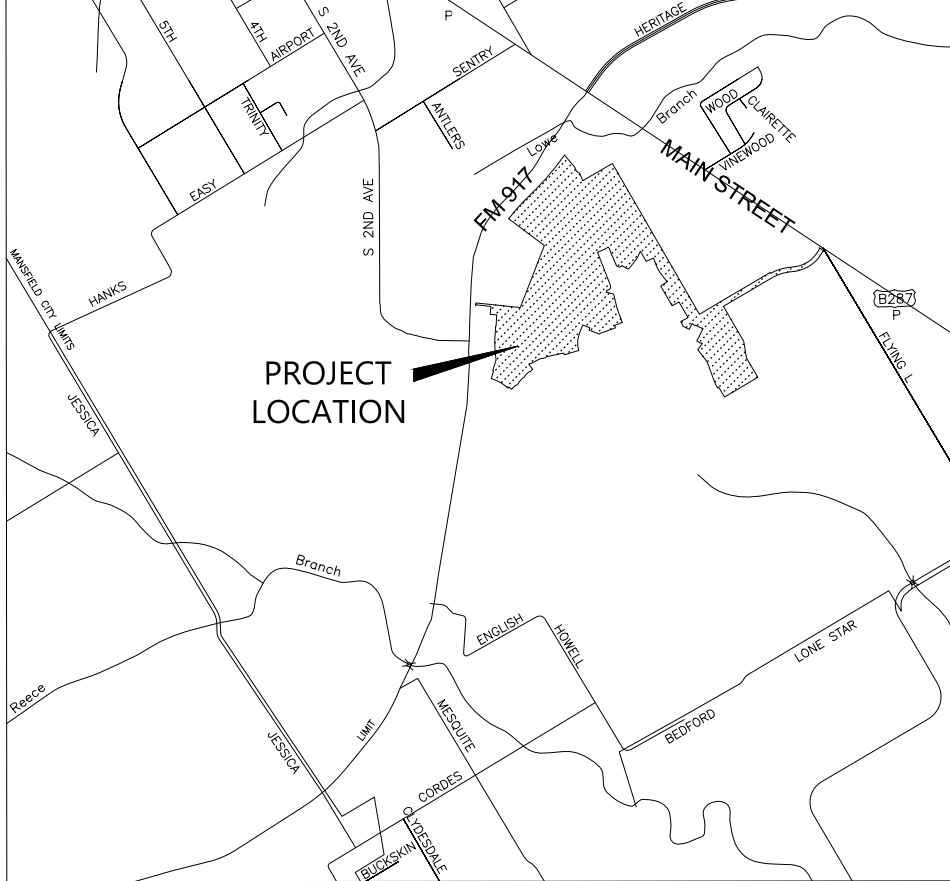
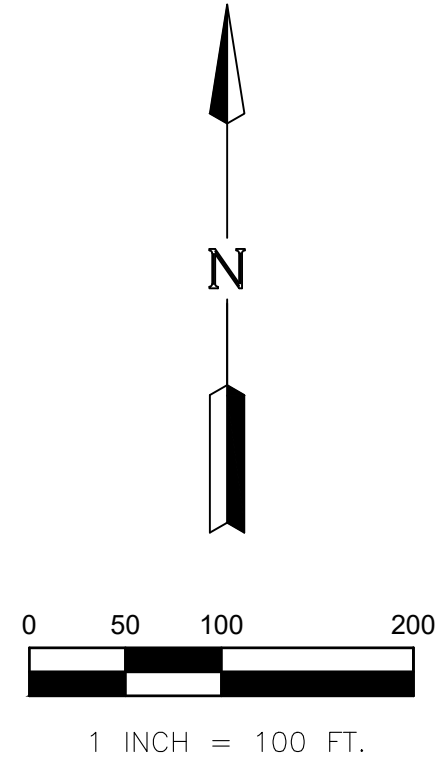
HANOVER PROPERTY COMPANY
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VICINITY MAP
NOT TO SCALE

EASEMENT NO.	DESCRIPTION	STATUS
9	20' PIPELINE EASEMENT PEREGRINE PIPELINE COMPANY, LP COUNTY CLERKS NO. 2009-26873 O.P.R.J.C.T.	TO REMAIN
10	50' EASEMENT LONESTAR GAS COMPANY VOLUME 629, PAGE 466 O.P.R.J.C.T.	TO REMAIN
11	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT 'A' EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
12	10' UTILITY EASEMENT EXHIBIT A-7 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
13	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-23864 O.P.R.J.C.T.	TO BE ABANDONED
14	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-22800 O.P.R.J.C.T.	TO BE ABANDONED
15	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
16	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
17	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
18	10' UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD O.P.R.J.C.T.	TO BE ABANDONED

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PRELIMINARY PLAT
M3 Ranch, Phase 1

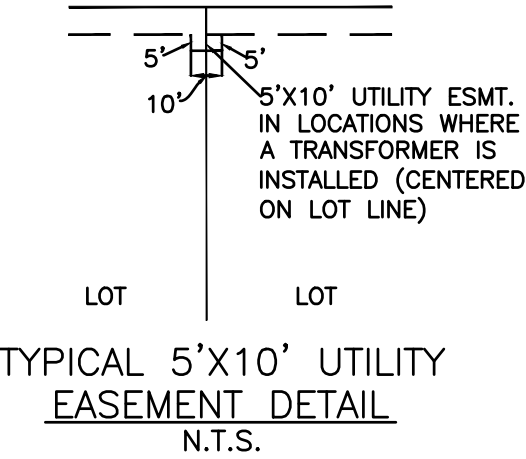
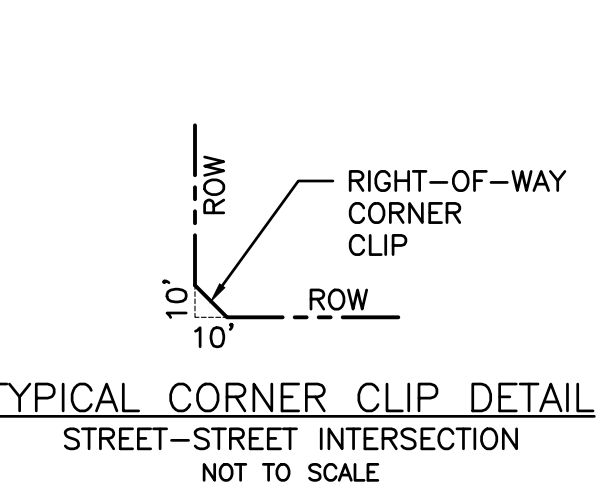
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City of Mansfield, Johnson County, Texas

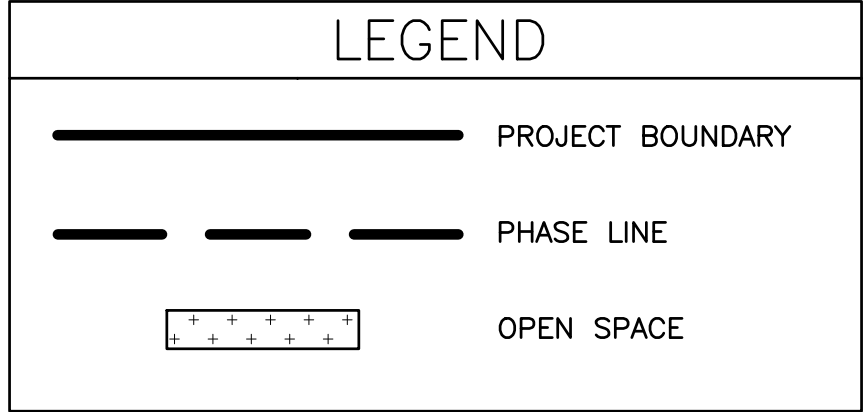
399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



MATCH LINE SHEET 2



MATCH LINE SHEET 5

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lking@lja.com

DEVELOPER:

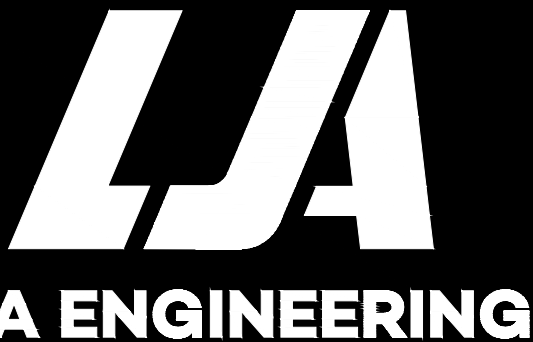
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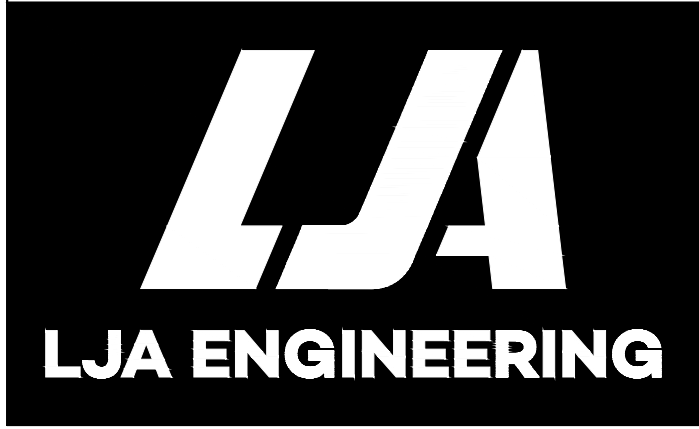
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Date/Time : 3/28/2019 9:50 PM User Name : Shannon Lowless
Path/Name : s:\nls-land\0013\400 land\415 preliminary plat\0013011pp01.dwg



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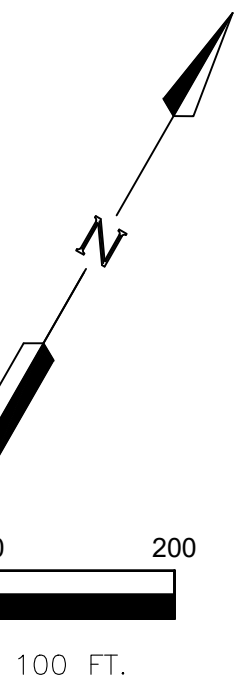
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PRELIMINARY PLAT
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March 2019

CASE NO. SD#19-008



CALLED 30.09 ACRES
KAREN SCHROEDER,
TRUSTEE OF THE LOUIS WOCHNER
REVOCABLE TRUST
BOOK 616, PAGE 485
O.P.R.J.C.T.

LOT 6X BLOCK 6
PRIVATE OPEN SPACE
AND D.E.
±0.79 AC

FOX GLEN VILLAGE
VOLUME 9, PAGE 242
P.R.J.C.T.

LOT 1X BLOCK 7
PRIVATE OPEN SPACE
±0.34 AC

LONE STAR RANCH
PHASE 1
VOL. 10, PG. 483
P.R.J.C.T.

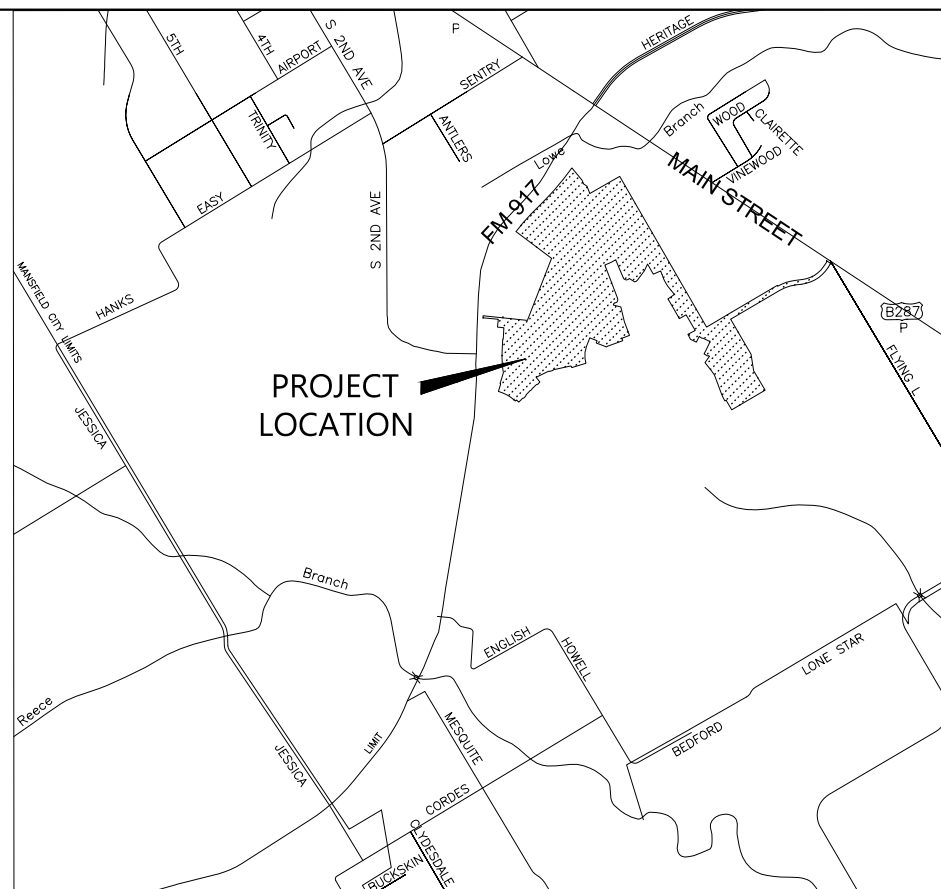
LONE STAR RANCH
PHASE 1
VOL. 10, PG. 483
P.R.J.C.T.

DOVE CHASE
PHASE 1
VOL. 11, PG. 20
P.R.J.C.T.

CALLED 78.455 ACRES
MANSFIELD INDEPENDENT SCHOOL DISTRICT
VOLUME 3330, PAGE 422
O.P.R.J.C.T.

MCCASLIN CONSULTING, INC.
DOCUMENT NO. 2015-27690
O.P.R.J.C.T.

CALLED 41.00 ACRES
MANSFIELD INDEPENDENT SCHOOL DISTRICT
BOOK 857, PAGE 272
O.P.R.J.C.T.



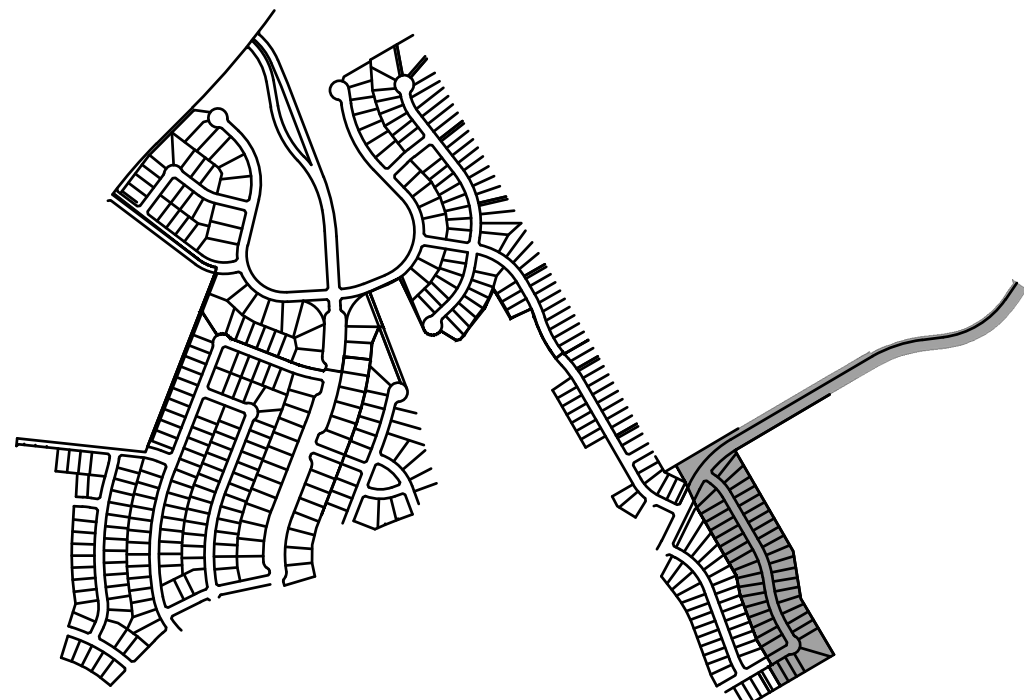
VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- PHASE LINE
- OPEN SPACE

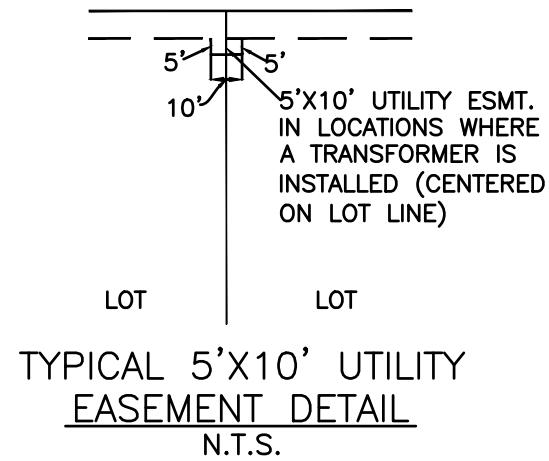
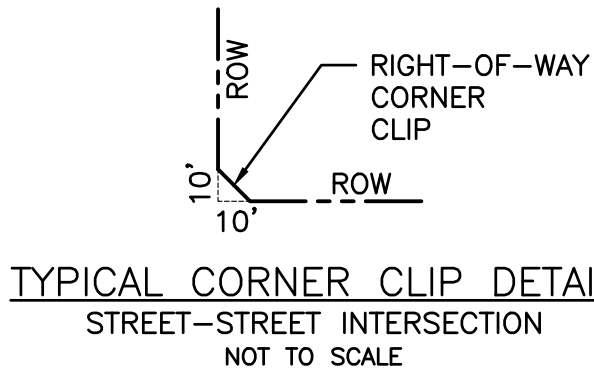
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KEY MAP
SCALE: 1"=2000'

EASEMENT NO.	DESCRIPTION	STATUS
19	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-2280 O.P.R.J.C.T.	TO BE ABANDONED



RESIDENTIAL LOTS TABLE

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 3 LOT 2	13,213	0.30
TYPE 2	BLOCK 3 LOT 3	9,482	0.22
TYPE 2	BLOCK 3 LOT 4	9,303	0.21
TYPE 2	BLOCK 3 LOT 5	9,519	0.22
TYPE 2	BLOCK 3 LOT 6	9,518	0.22
TYPE 2	BLOCK 3 LOT 7	9,503	0.22
TYPE 2	BLOCK 3 LOT 8	10,309	0.24
TYPE 4	BLOCK 3 LOT 9	8,802	0.20
TYPE 4	BLOCK 3 LOT 10	7,543	0.17
TYPE 4	BLOCK 3 LOT 11	8,342	0.19
TYPE 4	BLOCK 3 LOT 12	8,363	0.19
TYPE 4	BLOCK 3 LOT 13	8,140	0.19
TYPE 4	BLOCK 3 LOT 14	7,008	0.16
TYPE 4	BLOCK 3 LOT 15	10,598	0.24
TYPE 4	BLOCK 3 LOT 16	18,811	0.43
TYPE 4	BLOCK 3 LOT 17	21,215	0.49
TYPE 4	BLOCK 3 LOT 18	7,881	0.18
TYPE 4	BLOCK 3 LOT 19	7,783	0.18
TYPE 4	BLOCK 3 LOT 20	9,421	0.22
TYPE 4	BLOCK 3 LOT 21	8,950	0.21

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 22	8,603	0.20
TYPE 4	BLOCK 3 LOT 23	8,249	0.19
TYPE 4	BLOCK 3 LOT 24	7,896	0.18
TYPE 4	BLOCK 3 LOT 25	9,009	0.21
TYPE 4	BLOCK 3 LOT 26	7,119	0.16
TYPE 4	BLOCK 3 LOT 27	6,765	0.16
TYPE 4	BLOCK 3 LOT 28	6,579	0.15
TYPE 4	BLOCK 3 LOT 29	6,565	0.15
TYPE 4	BLOCK 3 LOT 30	6,547	0.15
TYPE 4	BLOCK 3 LOT 31	6,892	0.16
TYPE 4	BLOCK 3 LOT 32	7,627	0.18
TYPE 4	BLOCK 3 LOT 33	11,354	0.26
TYPE 4	BLOCK 3 LOT 34	11,137	0.26
TYPE 4	BLOCK 3 LOT 35	10,098	0.23
TYPE 4	BLOCK 3 LOT 36	10,371	0.24
TYPE 4	BLOCK 3 LOT 37	9,597	0.22
TYPE 4	BLOCK 3 LOT 38	9,002	0.21
TYPE 4	BLOCK 3 LOT 39	7,710	0.18
TYPE 4	BLOCK 3 LOT 40	7,223	0.17
TYPE 4	BLOCK 3 LOT 41	7,502	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 42	6,250	0.14
TYPE 4	BLOCK 3 LOT 43	6,289	0.14
TYPE 4	BLOCK 3 LOT 44	6,502	0.15
TYPE 4	BLOCK 3 LOT 45	6,917	0.16
TYPE 4	BLOCK 3 LOT 46	7,376	0.17
TYPE 4	BLOCK 3 LOT 47	7,632	0.18
TYPE 4	BLOCK 3 LOT 48	7,669	0.18
TYPE 4	BLOCK 3 LOT 49	7,487	0.17
TYPE 4	BLOCK 3 LOT 50	7,086	0.16
TYPE 4	BLOCK 3 LOT 51	6,620	0.15
TYPE 4	BLOCK 3 LOT 52	7,591	0.17
TYPE 4	BLOCK 3 LOT 53	6,250	0.14
TYPE 4	BLOCK 3 LOT 54	6,250	0.14
TYPE 4	BLOCK 3 LOT 55	6,250	0.14
TYPE 4	BLOCK 3 LOT 56	6,250	0.14
TYPE 4	BLOCK 3 LOT 57	6,250	0.14
TYPE 4	BLOCK 3 LOT 58	6,250	0.14
TYPE 4	BLOCK 3 LOT 59	6,250	0.14
TYPE 4	BLOCK 3 LOT 60	7,500	0.17
TYPE 4	BLOCK 3 LOT 61	7,450	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 4 LOT 1	10,702	0.25
TYPE 2	BLOCK 4 LOT 2	9,428	0.22
TYPE 2	BLOCK 4 LOT 3	9,925	0.23
TYPE 2	BLOCK 4 LOT 4	10,130	0.23
TYPE 2	BLOCK 4 LOT 5	13,883	0.32
TYPE 4	BLOCK 4 LOT 6	7,808	0.18
TYPE 4	BLOCK 4 LOT 7	7,077	0.16
TYPE 4	BLOCK 4 LOT 8	7,054	0.16
TYPE 4	BLOCK 4 LOT 9	7,136	0.16
TYPE 4	BLOCK 4 LOT 10	7,064	0.16
TYPE 4	BLOCK 4 LOT 11	6,943	0.16
TYPE 4	BLOCK 4 LOT 12	6,250	0.14
TYPE 4	BLOCK 4 LOT 13	6,250	0.14
TYPE 4	BLOCK 4 LOT 14	11,633	0.27
TYPE 1B	BLOCK 5 LOT 2	18,933	0.43
TYPE 1B	BLOCK 5 LOT 3	12,906	0.30
TYPE 1B	BLOCK 5 LOT 4	11,649	0.27
TYPE 1B	BLOCK 5 LOT 5	11,649	0.27
TYPE 1B	BLOCK 5 LOT 6	11,649	0.27
TYPE 1B	BLOCK 5 LOT 7	11,649	0.27

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 1B	BLOCK 5 LOT 8	11,649	0.27
TYPE 1B	BLOCK 5 LOT 9	11,667	0.27
TYPE 1B	BLOCK 5 LOT 10	14,262	0.33
TYPE 2	BLOCK 5 LOT 11	9,550	0.22
TYPE 2	BLOCK 5 LOT 12	8,644	0.20
TYPE 2	BLOCK 5 LOT 13	8,624	0.20
TYPE 2	BLOCK 5 LOT 14	8,625	0.20
TYPE 2	BLOCK 5 LOT 15	8,628	0.20
TYPE 2	BLOCK 5 LOT 16	11,700	0.27
TYPE 2	BLOCK 5 LOT 17	23,374	0.54
TYPE 2	BLOCK 5 LOT 18	9,857	0.23
TYPE 2	BLOCK 5 LOT 19	13,034	0.30
TYPE 2	BLOCK 5 LOT 20	12,577	0.29
TYPE 2	BLOCK 5 LOT 21	12,787	0.29
TYPE 2	BLOCK 5 LOT 22	11,164	0.26
TYPE 2	BLOCK 5 LOT 23	9,405	0.22
TYPE 2	BLOCK 5 LOT 24	8,750	0.20
TYPE 4	BLOCK 5 LOT 51	10,438	0.24
TYPE 4	BLOCK 5 LOT 52	7,280	0.17
TYPE 4	BLOCK 5 LOT 53	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 54	6,000	0.14
TYPE 4	BLOCK 5 LOT 55	6,000	0.14
TYPE 4	BLOCK 5 LOT 56	6,000	0.14
TYPE 4	BLOCK 5 LOT 57	6,000	0.14
TYPE 4	BLOCK 5 LOT 58	6,000	0.14
TYPE 4	BLOCK 5 LOT 59	6,440	0.15
TYPE 4	BLOCK 5 LOT 60	6,692	0.15
TYPE 4	BLOCK 5 LOT 61	6,238	0.14
TYPE 4	BLOCK 5 LOT 62	6,238	0.14
TYPE 4	BLOCK 5 LOT 63	9,493	0.22
TYPE 4	BLOCK 5 LOT 64	11,057	0.25
TYPE 4	BLOCK 5 LOT 65	6,612	0.15
TYPE 4	BLOCK 5 LOT 66	6,787	0.16
TYPE 4	BLOCK 5 LOT 67	6,858	0.16
TYPE 4	BLOCK 5 LOT 68	6,976	0.16
TYPE 4	BLOCK 5 LOT 69	7,070	0.16
TYPE 4	BLOCK 5 LOT 70	6,957	0.16
TYPE 4	BLOCK 5 LOT 71	7,963	0.18
TYPE 4	BLOCK 5 LOT 72	9,090	0.21
TYPE 4	BLOCK 5 LOT 73	6,776	0.16

LINE	BEARING	DISTANCE
L1	S32°30'45"E	12.99'
L2	N82°58'36"E	112.62'
L3	N34°07'45"E	89.66'
L4	N10°26'54"W	20.74'
L5	S55°36'23"E	89.26'
L6	S79°15'41"W	17.21'
L7	S32°02'05"W	58.06'
L8	S82°58'36"W	90.19'
L9	S59°30'03"W	7.70'
L10	N25°34'42"W	63.64'
L11	N22°48'43"W	50.05'
L12	N36°04'31"W	97.66'
L13	N37°51'12"W	141.02'
L14	N62°05'32"W	20.02'
L15	S74°13'13"W	14.46'
L16	N59°01'48"W	60.00'
L17	N26°02'29"E	146.81'
L18	N18°57'31"W	14.14'
L19	N63°53'15"W	114.05'
L20	S74°40'38"W	14.33'
L21	N54°49'40"W	50.24'
L22	S26°23'41"W	96.69'
L23	N63°57'31"W	100.81'
L24	N28°02'22"W	33.23'
L25	N28°02'22"W	51.79'
L26	N62°34'43"E	126.94'
L27	S60°05'07"W	120.00'
L28	N31°26'53"W	48.95'
L29	N55°44'13"E	120.00'
L30	S66°08'08"W	121.94'
L31	S25°20'41"W	112.45'
L32	S46°13'48"W	30.94'
L33	S77°27'36"W	21.30'
L34	N58°04'56"W	96.69'
L35	N22°25'59"W	127.91'
L36	S67°55'05"W	107.15'
L37	S76°04'09"E	117.89'
L38	S69°53'51"W	125.00'
L39	S20°06'09"E	40.00'
L40	S53°49'28"W	19.59'
L41	N21°16'05"E	37.44'
L42	N68°43'55"W	119.97'
L43	S21°16'46"W	143.14'
L44	S13°49'50"W	92.02'
L45	S00°35'33"W	94.18'
L46	S12°37'30"E	73.31'
L47	N58°19'55"W	14.47'
L48	S35°01'34"W	14.97'
L49	S73°03'15"W	51.47'
L50	N56°51'51"W	11.78'

LINE	BEARING	DISTANCE
L50	N56°51'51"W	11.78'
L51	S16°01'11"W	13.47'
L52	S43°06'24"W	49.83'
L53	N89°19'03"W	14.81'
L54	S48°27'27"W	21.51'
L55	S44°30'11"W	19.91'
L56	S25°50'48"W	15.62'
L57	S44°30'11"W	17.01'
L58	S62°41'37"W	16.00'
L59	S44°30'11"W	87.19'
L60	S00°29'49"E	14.14'
L61	S44°30'11"W	50.00'
L62	S89°30'11"W	14.14'
L63	S44°30'11"W	86.96'
L64	N45°29'49"W	50.00'
L65	S44°30'11"W	23.51'
L66	N49°31'49"W	44.25'
L67	N53°13'28"W	44.30'
L68	N56°37'09"W	34.91'
L69	N59°34'58"W	34.91'
L70	N62°32'47"W	34.91'
L71	N65°30'36"W	34.91'
L72	N68°28'25"W	34.91'
L73	N71°26'14"W	34.91'
L74	N74°24'03"W	2.79'
L75	N17°10'56"E	120.08'
L76	N72°49'00"W	11.83'
L77	N08°23'03"W	31.81'
L78	N07°17'26"W	31.81'
L79	N06°11'49"W	31.81'
L80	N05°06'13"W	31.81'
L81	N04°00'36"W	31.81'
L82	N02°55'00"W	31.81'
L83	N01°49'23"W	31.81'
L84	N00°43'46"W	31.81'
L85	N00°21'50"E	31.81'
L86	N01°27'27"E	31.81'
L87	N02°31'35"E	31.82'
L88	N03°19'45"E	31.82'
L89	N03°19'45"E	133.85'
L90	S86°40'15"E	7.62'
L91	N83°56'14"W	99.91'
L92	N06°03'46"E	120.00'
L93	S50°53'20"W	14.10'
L94	N52°59'43"W	110.66'
L95	S22°19'02"E	68.10'
L96	S59°26'15"E	28.10'
L97	S59°26'15"E	30.67'
L98	S21°02'39"E	92.64'
L99	S21°02'45"E	29.82'

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 74	6,941	0.16
TYPE 4	BLOCK 5 LOT 75	7,917	0.18
TYPE 4	BLOCK 5 LOT 76	7,861	0.18
TYPE 4	BLOCK 5 LOT 77	7,268	0.17
TYPE 4	BLOCK 5 LOT 78	7,259	0.17
TYPE 4	BLOCK 5 LOT 79	8,551	0.20
TYPE 4	BLOCK 5 LOT 80	6,905	0.16
TYPE 3	BLOCK 5 LOT 81	8,270	0.19
TYPE 3	BLOCK 5 LOT 82	9,253	0.21
TYPE 4	BLOCK 7 LOT 1	7,450	0.17
TYPE 4	BLOCK 7 LOT 2	6,901	0.16
TYPE 4	BLOCK 7 LOT 3	8,037	0.18
TYPE 4	BLOCK 7 LOT 4	6,528	0.15
TYPE 4	BLOCK 7 LOT 5	6,250	0.14
TYPE 4	BLOCK 8 LOT 2	9,075	0.21
TYPE 4	BLOCK 8 LOT 3	7,930	0.18
TYPE 4	BLOCK 8 LOT 4	7,121	0.16
TYPE 4	BLOCK 8 LOT 5	6,500	0.15
TYPE 4	BLOCK 8 LOT 6	6,500	0.15
TYPE 4	BLOCK 8 LOT 7	6,500	0.15

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 8	6,500	0.15
TYPE 4	BLOCK 8 LOT 9	6,500	0.15
TYPE 4	BLOCK 8 LOT 10	6,500	0.15
TYPE 4	BLOCK 8 LOT 11	6,993	0.16
TYPE 4	BLOCK 8 LOT 12	7,383	0.17
TYPE 4	BLOCK 8 LOT 13	7,334	0.17
TYPE 4	BLOCK 8 LOT 14	6,920	0.16
TYPE 4	BLOCK 8 LOT 15	6,500	0.15
TYPE 4	BLOCK 8 LOT 16	6,946	0.16
TYPE 4	BLOCK 8 LOT 17	6,832	0.16
TYPE 4	BLOCK 8 LOT 18	7,111	0.16
TYPE 4	BLOCK 8 LOT 19	6,499	0.15
TYPE 4	BLOCK 8 LOT 20	6,575	0.15
TYPE 4	BLOCK 8 LOT 21	12,870	0.30
TYPE 4	BLOCK 8 LOT 22	17,012	0.39
TYPE 4	BLOCK 8 LOT 23	6,294	0.14
TYPE 4	BLOCK 8 LOT 24	6,026	0.14
TYPE 4	BLOCK 8 LOT 25	6,000	0.14
TYPE 4	BLOCK 8 LOT 26	7,800	0.18
TYPE 4	BLOCK 8 LOT 27	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 28	6,000	0.14
TYPE 4	BLOCK 8 LOT 29	6,000	0.14
TYPE 4	BLOCK 8 LOT 30	6,000	0.14
TYPE 4	BLOCK 9 LOT 1	10,085	0.23
TYPE 4	BLOCK 9 LOT 2	7,812	0.18
TYPE 4	BLOCK 9 LOT 3	7,812	0.18
TYPE 4	BLOCK 9 LOT 4	7,812	0.18
TYPE 4	BLOCK 9 LOT 5	7,812	0.18
TYPE 4	BLOCK 9 LOT 6	7,812	0.18
TYPE 4	BLOCK 9 LOT 7	7,812	0.18
TYPE 4	BLOCK 9 LOT 8	7,812	0.18
TYPE 4	BLOCK 9 LOT 9	8,266	0.19
TYPE 4	BLOCK 9 LOT 10	8,278	0.19
TYPE 4	BLOCK 9 LOT 11	7,972	0.18
TYPE 4	BLOCK 9 LOT 12	7,009	0.16
TYPE 4	BLOCK 9 LOT 13	7,003	0.16
TYPE 4	BLOCK 9 LOT 14	6,434	0.15
TYPE 4	BLOCK 9 LOT 15	6,417	0.15
TYPE 4	BLOCK 9 LOT 16	6,576	0.15
TYPE 4	BLOCK 9 LOT 17	6,897	0.16
TYPE 4	BLOCK 9 LOT 18	10,119	0.23

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 9 LOT 19	8,134	0.19
TYPE 4	BLOCK 9 LOT 20	6,000	0.14
TYPE 4	BLOCK 9 LOT 21	6,000	0.14
TYPE 4	BLOCK 9 LOT 22	6,000	0.14
TYPE 4	BLOCK 9 LOT 23	6,000	0.14
TYPE 4	BLOCK 9 LOT 24	6,000	0.14
TYPE 4	BLOCK 9 LOT 25	6,000	0.14
TYPE 4	BLOCK 9 LOT 26	6,000	0.14
TYPE 4	BLOCK 9 LOT 27	6,128	0.14
TYPE 4	BLOCK 9 LOT 28	6,531	0.15
TYPE 4	BLOCK 9 LOT 29	6,580	0.15
TYPE 4	BLOCK 9 LOT 30	7,012	0.16
TYPE 4	BLOCK 9 LOT 31	7,682	0.18
TYPE 4	BLOCK 9 LOT 32	9,665	0.22
TYPE 4	BLOCK 9 LOT 33	11,938	0.27
TYPE 4	BLOCK 20 LOT 2	7,900	0.17
TYPE 4	BLOCK 20 LOT 3	8,156	0.19
TYPE 4	BLOCK 20 LOT 4	8,244	0.19
TYPE 4	BLOCK 20 LOT 5	7,617	0.17
TYPE 4	BLOCK 20 LOT 6	6,354	0.15

Date/Time : 3/28/2019 9:51 PM User Name : Shannon Lowless
Path/Name : s:\vnt-land\0013\400 land\415 preliminary plat\001301pp01.dwg

PROPERTY DESCRIPTION

132.004 ACRES

BEING A 132.004 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, AND THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND CONVEYED TO SET/BACK PARTNERS, AS RECORDED IN, VOLUME 2555, PAGE 254, VOLUME 2215, PAGE 648, VOLUME 2169, VOLUME 160, VOLUME 2207, PAGE 816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, PART OF A TRACT OF LAND CONVEYED TO MCCASLIN CONSULTING, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-27690, AND PART OF A 78.455 ACRE TRACT OF LAND CONVEYED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 3330, PAGE 422, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, SAID 132.004 ACRE TRACT WITH BEARING OF 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 "17-07" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER;

THENCE, NORTH 59 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 450.85 FEET TO A POINT FOR CORNER;

THENCE, NORTH 59 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 804.23 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 32 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 38 MINUTES 44 SECONDS, A RADIUS OF 718.86 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 282.28 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 284.12 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 35 MINUTES 07 SECONDS, A RADIUS OF 450.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 370.26 FEET;

THENCE, ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 381.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 34 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 89.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 10 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 20.74 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 55 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 89.26 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 79 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 17.21 FEET TO A POINT FOR CORNER;

SOUTH 32 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 58.06 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 56 MINUTES 30 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 57 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 477.36 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 493.45 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 90.19 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 32 MINUTES 34 SECONDS, A RADIUS OF 648.86 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 264.75 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 266.62 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 844.36 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 495.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST, A DISTANCE OF 21.35 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 21.35 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 620.96 FEET TO A POINT FOR CORNER;

SOUTH 09 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 253.72 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 342.98 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 592.40 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 7.70 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 52 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.25 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.25 FEET TO A POINT FOR CORNER;

NORTH 25 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 63.64 FEET TO A POINT FOR CORNER;

NORTH 22 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT FOR CORNER;

NORTH 20 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 313.03 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 97.66 FEET TO A POINT FOR CORNER;

NORTH 37 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 141.02 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 35 SECONDS, A RADIUS OF 685.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 118.53 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 118.68 FEET TO A POINT FOR CORNER;

NORTH 62 DEGREES 05 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.02 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 13 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.46 FEET TO A POINT FOR CORNER;

NORTH 59 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 55 MINUTES 43 SECONDS, A RADIUS OF 595.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 51.17 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 51.18 FEET TO A POINT FOR CORNER;

NORTH 26 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.81 FEET TO A POINT FOR CORNER;

NORTH 18 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

NORTH 63 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 114.05 FEET TO A POINT FOR CORNER;

SOUTH 74 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.33 FEET TO A POINT FOR CORNER;

NORTH 54 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.24 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER;

NORTH 63 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 100.81 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 33.23 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.79 FEET TO A POINT FOR CORNER;

NORTH 62 DEGREES 34 MINUTES 43 SECONDS EAST, A DISTANCE OF 126.94 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 277.14 FEET TO A POINT FOR CORNER;

SOUTH 60 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

NORTH 31 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 48.95 FEET TO A POINT FOR CORNER;

NORTH 55 DEGREES 44 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 44 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.51 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 82.58 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 09 MINUTES 17 SECONDS, A RADIUS OF 625.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 272.20 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A

REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 16 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 62.74 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 62.77 FEET TO A POINT FOR CORNER;

SOUTH 66 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 121.94 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 177.77 FEET TO A POINT FOR CORNER;

SOUTH 25 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 112.45 FEET TO A POINT FOR CORNER;

SOUTH 37 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 176.97 FEET TO A POINT FOR CORNER;

SOUTH 46 DEGREES 13 MINUTES 48 SECONDS WEST, A DISTANCE OF 30.94 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 21.30 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 39 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 88.96 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 109.66 FEET TO A POINT FOR CORNER;

NORTH 23 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 172.88 FEET TO A POINT FOR CORNER;

NORTH 22 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 127.91 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 78.08 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.30 FEET TO A POINT FOR CORNER;

SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 107.15 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 548.34 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 19 MINUTES 26 SECONDS WEST, A DISTANCE OF 80.33 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.28 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72 DEGREES 22 MINUTES 38 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 23.62 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 25.26 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 28 SECONDS, A RADIUS OF 1867.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 17.63 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.63 FEET TO A POINT FOR CORNER;

SOUTH 76 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 117.89 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 231.25 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 223.78 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;

SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 244.18 FEET TO A POINT FOR CORNER;

SOUTH 53 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 19.59 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER;

NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.44 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.97 FEET TO A POINT FOR CORNER;

SOUTH 21 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT FOR CORNER;

SOUTH 13 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.02 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 94.18 FEET TO A POINT FOR CORNER;

SOUTH 12 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 73.31 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 228.64 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGRES 25 MINUTES 23 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.65 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.65 FEET TO A POINT FOR CORNER;

NORTH 58 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 01 MINUTE 57 SECONDS WEST, A DISTANCE OF 260.88 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 04 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 7.06 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.06 FEET TO A POINT FOR CORNER;

SOUTH 35 DEGREES 01 MINUTE 34 SECONDS WEST, A DISTANCE OF 14.97 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 51.47 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 11.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 57 MINUTES 51 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 08 MINUTES 55 SECONDS WEST, A DISTANCE OF 41.14 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 41.16 FEET TO A POINT FOR CORNER;

SOUTH 63 DEGREES 39 MINUTES 59 SECONDS WEST, A DISTANCE OF 166.75 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 01 MINUTE 11 SECONDS WEST, A DISTANCE OF 13.47 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 06 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 81.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 81.60 FEET TO A POINT FOR CORNER;

SOUTH 43 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE OF 49.83 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.81 FEET TO A POINT FOR CORNER;

SOUTH 48 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.51 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 53.48 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 53.49 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 19.91 FEET TO A POINT FOR CORNER;

SOUTH 25 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 15.62 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 17.01 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 87.19 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 86.96 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 29 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 23.51 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 44.25 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 44.30 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 37 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 59 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 62 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 68 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 26 MINUTES 14 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;

NORTH 74 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 2.79 FEET TO A POINT FOR CORNER;

NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 120.08 FEET TO A POINT FOR CORNER;

NORTH 72 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.83 FEET TO A POINT FOR CORNER;

NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 173.93 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 06 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 05 DEGREES 06 MINUTES 13 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREE 49 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREE 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;

NORTH 02 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 133.85 FEET TO A POINT FOR CORNER;

SOUTH 86 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 7.62 FEET TO A POINT FOR CORNER;

NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 173.30 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 99.91 FEET TO A POINT FOR CORNER;

NORTH 06 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 225.09 FEET TO A POINT FOR CORNER;

SOUTH 50 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.10 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 53 MINUTES 03 SECONDS, A RADIUS OF 2592.30 FEET, AND A LONG CHORD THAT BEARS NORTH 05 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 40.00 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 83 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 680.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 1016.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 110.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 569.01 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 47 MINUTES 44 SECONDS, A RADIUS OF 2597.80 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 353.18 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 353.46 FEET TO A POINT FOR CORNER;

THENCE, NORTH 44 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 270.77 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 24 MINUTES 46 SECONDS, A RADIUS OF 4080.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 669.52 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 670.28 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 39 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 240.45 FEET TO A POINT FOR CORNER;

SOUTH 22 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 68.10 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.10 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.67 FEET TO A POINT FOR CORNER;

SOUTH 21 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 92.64 FEET TO A POINT FOR CORNER;

SOUTH 21 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.82 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 525.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 29 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 2657.70 TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5,750,088 SQUARE FEET OR 132.004 ACRES OF LAND.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN 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 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.

PRELIMINARY PLAT
M3 Ranch, Phase 1

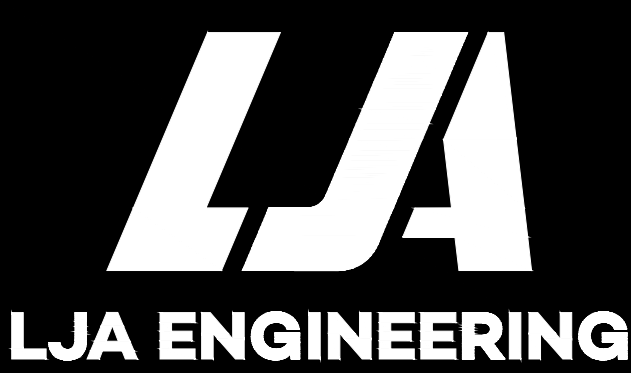
132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571

City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



ENGINEER:

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100 LEXINGTON STREET
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FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

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SET BACK PARTNERS, LTD.
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