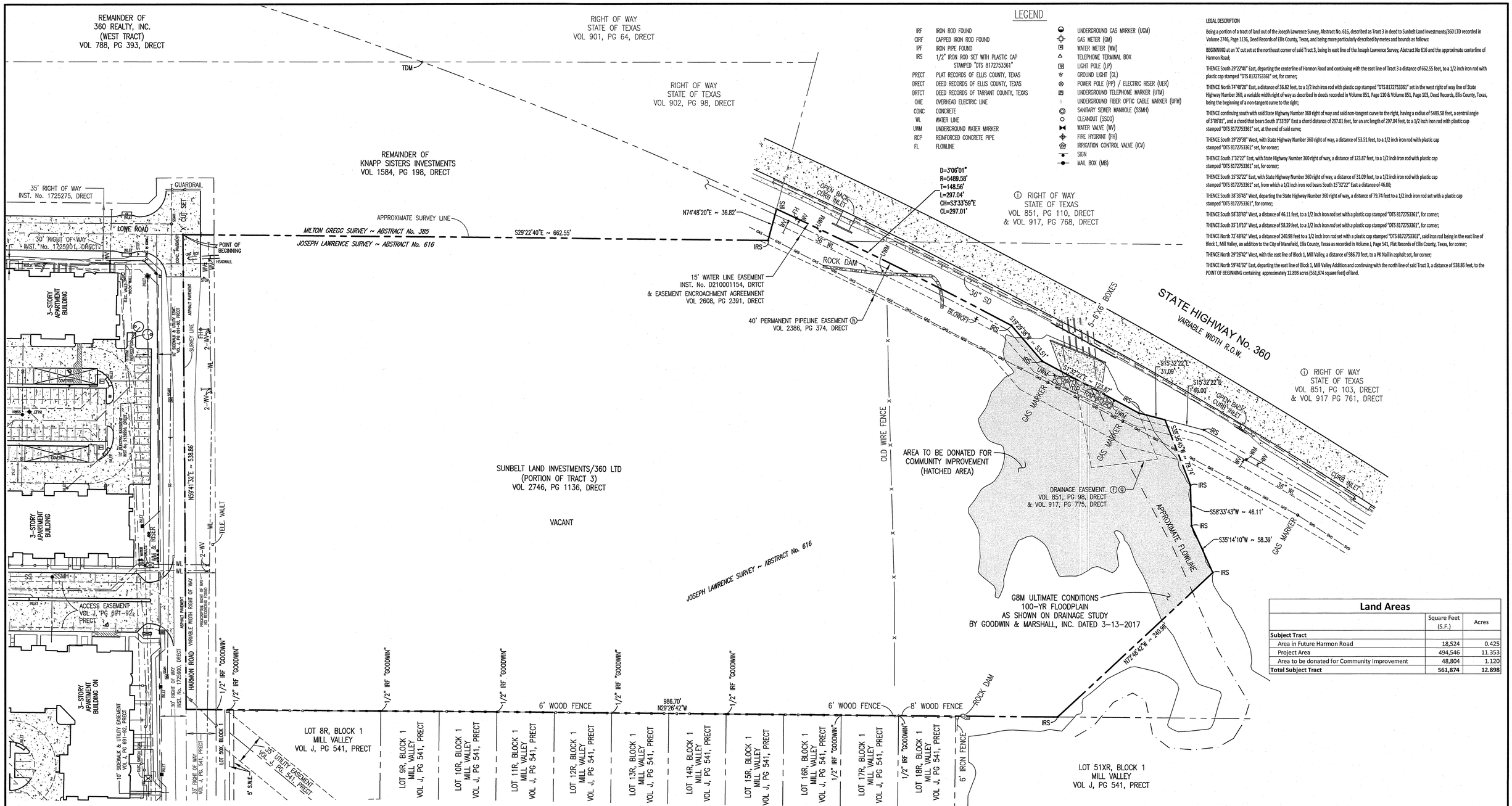
EXHIBIT "A"



LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "DTS 8172753361"
PRECT	PLAT RECORDS OF ELLIS COUNTY, TEXAS
DRECT	DEED RECORDS OF ELLIS COUNTY, TEXAS
DRTCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
OHE	OVERHEAD ELECTRIC LINE
CONC	CONCRETE
WL	WATER LINE
UWM	UNDERGROUND WATER MARKER
RCP	REINFORCED CONCRETE PIPE
FL	FLOWLINE

	UNDERGROUND GAS MARKER (UGM)
	GAS METER (GM)
	WATER METER (WM)
	TELEPHONE TERMINAL BOX
	LIGHT POLE (LP)
	GROUND LIGHT (GL)
	POWER POLE (PP) / ELECTRIC RISER (UER)
	UNDERGROUND TELEPHONE MARKER (UTM)
	UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (SSCO)
	WATER VALVE (WV)
	FIRE HYDRANT (FH)
	IRRIGATION CONTROL VALVE (ICV)
	SIGN
	MAIL BOX (MB)

LEGAL DESCRIPTION

Being a portion of a tract of land out of the Joseph Lawrence Survey, Abstract No. 616, described as Tract 3 in deed to Sunbelt Land Investments/360 LTD recorded in Volume 2746, Page 1136, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut set at the northeast corner of said Tract 3, being in east line of the Joseph Lawrence Survey, Abstract No 616 and the approximate centerline of Harmon Road;

THENCE South 29°22'40" East, departing the centerline of Harmon Road and continuing with the east line of Tract 3 a distance of 662.55 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, for corner;

THENCE North 74°48'20" East, a distance of 36.82 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set in the west right of way line of State Highway Number 360, a variable width right of way as described in deeds recorded in Volume 851, Page 110 & Volume 851, Page 103, Deed Records, Ellis County, Texas, being the beginning of a non-tangent curve to the right;

THENCE continuing south with said State Highway Number 360 right of way and said non-tangent curve to the right, having a radius of 5489.58 feet, a central angle of 3°06'01", and a chord that bears South 3°33'59" East a chord distance of 297.01 feet, for an arc length of 297.04 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, at the end of said curve;

THENCE South 19°29'38" West, with State Highway Number 360 right of way, a distance of 53.51 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, for corner;

THENCE South 1°32'22" East, with State Highway Number 360 right of way, a distance of 123.87 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, for corner;

THENCE South 15°32'22" East, with State Highway Number 360 right of way, a distance of 31.09 feet, to a 1/2 inch iron rod with plastic cap stamped "DTS 8172753361" set, from which a 1/2 inch iron rod bears South 15°32'22" East a distance of 46.00;

THENCE South 38°36'45" West, departing the State Highway Number 360 right of way, a distance of 79.74 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE South 58°33'43" West, a distance of 46.11 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE South 35°14'10" West, a distance of 58.39 feet, to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", for corner;

THENCE North 72°48'42" West, a distance of 240.98 feet to a 1/2 inch iron rod set with a plastic cap stamped "DTS 8172753361", said iron rod being in the east line of Block 1, Mill Valley, an addition to the City of Mansfield, Ellis County, Texas as recorded in Volume J, Page 541, Plat Records of Ellis County, Texas, for corner;

THENCE North 29°26'42" West, with the east line of Block 1, Mill Valley, a distance of 986.70 feet, to a PK Nail in asphalt set, for corner;

THENCE North 59°41'32" East, departing the east line of Block 1, Mill Valley Addition and continuing with the north line of said Tract 3, a distance of 538.86 feet, to the POINT OF BEGINNING containing approximately 12.898 acres (561,874 square feet) of land.

Land Areas

	Square Feet (S.F.)	Acres
Subject Tract		
Area in Future Harmon Road	18,524	0.425
Project Area	494,546	11.353
Area to be donated for Community Improvement	48,804	1.120
Total Subject Tract	**561,874**	**12.898**

NOTES:

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

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

Title Commitment for this survey provided by First American Title Guaranty Company GF Number 22-673678-FC ~ Effective Date June 14, 2022 ~ Issue Date June 23, 2022.

Easements listed in Schedule B of commitment affecting this survey are addressed as follows:

Schedule B ~ Item 10-f ~ Easement created in instrument to the State of Texas, recorded in Volume 851, Page 98, Deed Records, Ellis County, Texas. ***Affects Subject Tract and is shown hereon.***

Schedule B ~ Item 10-g ~ Easement created in instrument to the State of Texas, recorded in Volume 917, Page 775, Deed Records, Ellis County, Texas. ***Affects Subject Tract and is shown hereon.***

Schedule B ~ Item 10-h ~ Easement created in instrument to Texas Midstream Gas Services, LLC, recorded in Volume 2386, Page 374, Deed Records, Ellis County, Texas. ***Affects Subject Tract and is shown hereon.***

Schedule B ~ Item 10-i ~ Terms and provisions of Deeds to the State of Texas recorded in Volume 851, Page 103, Volume 851, Page 110, Volume 917, Page 761, Volume 917, Page 768, Deed Records, Ellis County, Texas. ***Right of way parcel for Highway 360 from parent tract and is shown hereon.***

Schedule B ~ Item 10-j ~ Ordinances by the City of Mansfield recorded in Volume 741, Page 918, Volume 741, Page 924, Volume 752, Page 406, Deed Records, Ellis County, Texas. ***Subject property included in description.***

Schedule B ~ Item 10-k ~ Oil, Gas and Mineral Lease executed by J.H. Harmon, Linda G. Turney and Bonnie Harmon to Marathon Oil Company, dated July 24, 1980, filed October 6, 1980, recorded in Volume 650, Page 607, Deed Records, Ellis County, Texas. ***Subject property included in description.***

Schedule B ~ Item 10-l ~ Oil, Gas and Mineral Lease executed by Sunbelt Land Investment/360, Ltd. to EOG Resources, Inc., dated January 22, 2007, filed February 9, 2007, recorded in Volume 2287, Page 96, Deed Records, Ellis County, Texas. As affected by Declaration of Pooled Unit - Orr Unit, dated , filed September 19, 2008, recorded in Volume 2410, Page 2482, Real Property Records, Ellis County, Texas. ***Subject property included in description.***

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 16, and 17 of Table A thereof, as described below. The field work was completed on June 22, 2022.

1. Provided.
2. The address of subject property is 3400 Harmon Road, Mansfield, TX as shown on City of Mansfield GIS Map.
3. Subject tract lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas – Map #48139C0025F, Effective Date September June 3, 2013. However, the 100 year flood plain as determined in drainage study by Goodwin & Marshall dated 3-13-2017 for the construction of Mill Valley is shown hereon.
4. The subject tract is 563,360 square feet / 12.933 acres of land.
5. N/A
6. N/A
7. No buildings are located on subject property
8. Substantial features observed are shown hereon.
9. N/A
10. N/A.
11(a) Utilities based on plans from TxDOT and the City of Mansfield are shown hereon.
12. N/A
13. N/A
14. N/A
15. N/A
16. No construction was observed at the time of field work.
17. Recording information of the Harmon Road right of way was not found by Surveyor. A right of way Dedication is anticipated.
18. N/A
19. Certificates are available upon request.

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
Originally Sealed July 21, 2022
Revised Boundary Configuration November 21, 2022
Increased scale & added Land Areas Table November 30, 2022
Revised Boundary Configuration January 12, 2023

Jennifer Stanton Ortiz 1-12-23
Jennifer Stanton Ortiz
Texas Registered Professional Land Surveyor No. 6764

STATE OF TEXAS
REGISTERED
JENNIFER STANTON ORTIZ
6764
PROFESSIONAL
LAND SURVEYOR

0 25 50 100 150
Graphic Scale In Feet

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

SURVEYED ON THE GROUND JUNE 18-22, 2022

ALTA/NSPS LAND TITLE SURVEY

12.899 ACRES OUT OF THE JOSEPH LAWRENCE SURVEY ~ A-616

MANSFIELD, ELLIS COUNTY, TEXAS

DATE: JUNE 2022 SCALE: 1"=50' FILE: P:\CARLETON CAMBELL TRACT

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817 · 275 · 3361
ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00
EMAIL: jstanton@dterry.com

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S-1157 A

Plotted: Jan 12, 2023 @ 11:21am By: Jennifer Stanton Ortiz
P:\Mansfield\Carleton Cambell Tract\Drawings\Carleton Cambell Tract.dwg