

**METES AND BOUNDS DESCRIPTION – TRACT 1**

**BEING** a tract of land situated in the Milton Gregg Survey, Abstract No. 385, Joseph Lawrence Survey, Abstract No. 616 and the Hugh Henderson Survey, Abstract No. 432 in Ellis County, Texas, being part of a tract conveyed to Phillips Family Living Trust, by deed recorded in Volume 2556, Page 2207 of the Deed Records of Ellis County, Texas, and Melinda Lou McVean by deed recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, and Myrna Abrams by deed recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas, and Fred B. Ballard by deed recorded in Volume 1806, Page 2460 of the Deed Records of Ellis County, Texas, with the subject tract being more particularly described as follows:

**BEGINNING** at the northwest corner of said Ballard tract and lying in the centerline of Britton Road;

THENCE, N 89°14'31" E, 1492.78 feet along said Britton Road to the northwest corner of Lot 1-R, Block 1 of Maranatha Ranch Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Page 256 of the Plat Records of Ellis County, Texas;

THENCE along the boundary of said Lot 1-R, Block 1, the following courses and distances:

S 01°17'07" E, 213.06 feet; S 19°48'31" W, 181.44 feet;

N 65°11'29" W, 192.67 feet; S 64°29'31" W, 578.74 feet;

S 30°20'08" E, 320.06 feet to the northwest corner of said Myrna Abrams tract;

N 64°29'31" E, 694.54 feet;

N 16°55'29" W, 125.71 feet;

N 19°48'31" E, 195.03 feet;

N 70°17'29" W, 15.00 feet;

N 01°11'29" W, 106.45 feet;

N 43°48'31" E, 77.78 feet;

N 00°03'49" W, 43.92 feet to the northwest corner of said Abrams tract;

THENCE, N 89°56'11" E, 225.23 feet along said centerline of Britton Road to the northwest corner of The Original Town of Britton Addition, an addition to Ellis County, Texas, according to the plat thereof recorded in Volume 158, Page 45 of the Plat Records of Ellis County, Texas;

THENCE along the southwest line of Original Town of Britton, the following courses and distances:

S 07°00'12" E, 24.57 feet;

S 00°03'49" E, 200.00 feet;

N 89°41'11" E, 300.28 feet;

S 35°18'49" E, 991.11 feet to a northern corner of Corp. of Engineers tract;

April 16, 2024

THENCE, S 17°41'11" W, 423.06 feet to a northern line of Britton Cemetery;

THENCE, S 76°48'57" W, 197.52 feet to a 114 foot x 381 foot save and except tract out of Britton Cemetery;

THENCE, S 11°48'49" E, 381.00 feet along said save and except tract;

THENCE, N 78°11'11" E, 202.02 feet along said save and except tract at a corner of said Corp. of Engineers tract;

THENCE, S 06°34'48" E, 872.63 feet along said western line of said Corp. of Engineers tract to the northeast corner of a tract of land conveyed to Greenway Trails Owners Association, by deed recorded in Instrument No. 2122809 of the Deed Records of Ellis County, Texas;

THENCE, S 89°51'37" W, 780.69 feet to the southwest corner of said Myrna Abrams tract;

THENCE, S 89°14'31" W, 322.22 feet to the northwest corner of said Greenway Trails Owners Association tract and the northeast corner of a tract of land conveyed to Sunbelt Land Investments / 360 Ltd., by deed recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, S 61°44'31" W, 741.67 feet to the southwest corner of said Melinda Lou McVean tract;

THENCE, S 62°29'06" W, 399.37 feet to the most southern corner of said Phillips Family Living Trust tract;

THENCE, N 52°26'13" W, 191.08 feet to the east line of an easement granted to Texas Electric Services Co. by deed recorded in Volume 557, Page 59 of the Deed Records of Elis County, Texas;

THENCE, N 03°56'55" W, 2367.96 feet along the east line of said Texas Electric Service Co. easement to the southeast property line of a tract of land conveyed to City of Mansfield, by deed recorded in Instrument No. 2245479 of the Deed Records of Ellis County, Texas;

THENCE, N 60°22'31" E, 88.92 feet;


THENCE, N 30°15'29" W, 800.00 feet to the POINT OF BEGINNING with the subject tract containing 5,871,907 square feet or 134.8 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

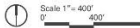
April 16, 2024



**Notes**



Scale 1" = 400'



**Development Team**

**Developer:**  
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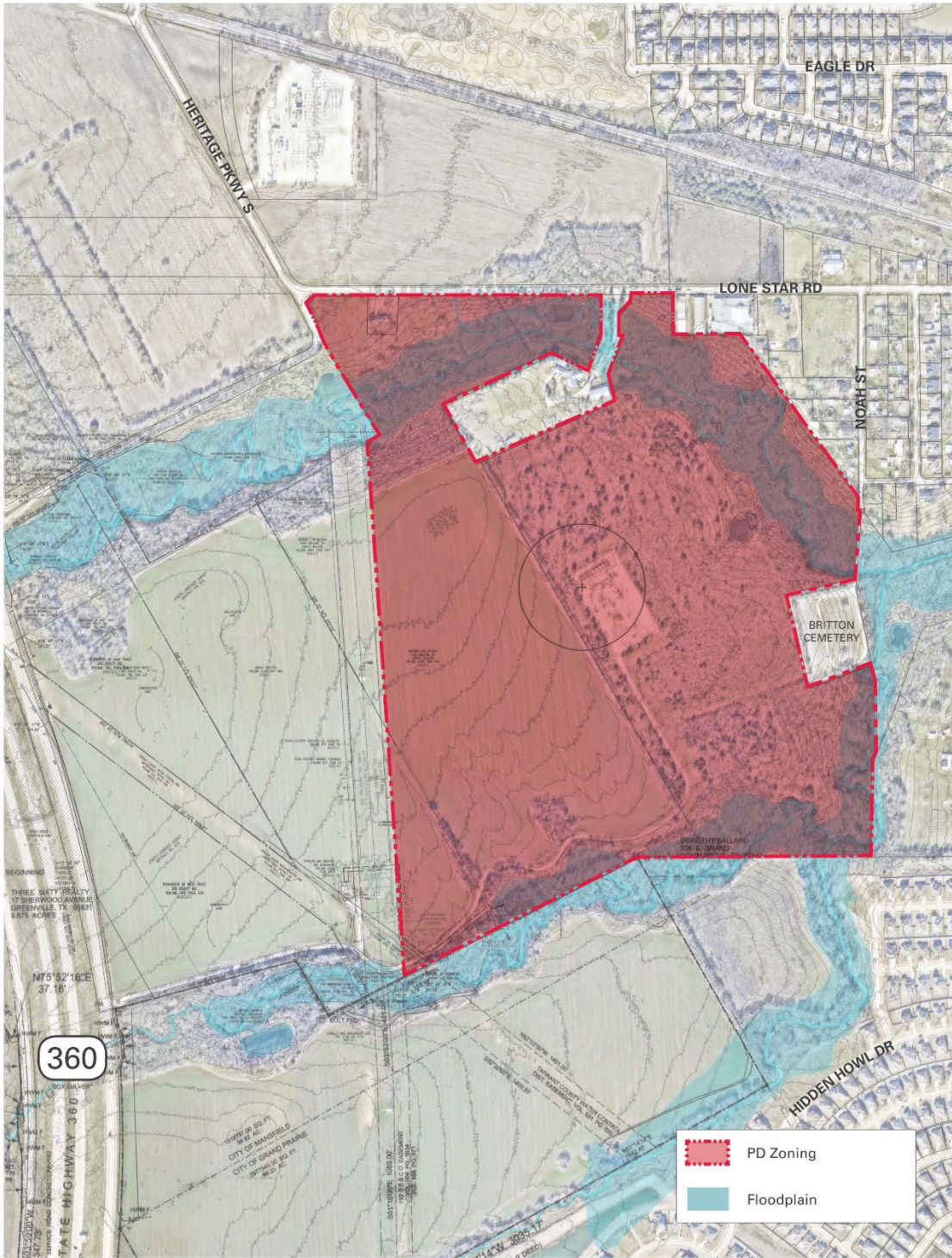
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 Contact: Danny McCamlish, PE  
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**ARCADIA**  
**Lonestar Mansfield**  
 EXHIBIT E LOCATION MAP

Milton Gregg Survey, Abstract No. 385  
 Joseph Lawrence Survey, Abstract No. 816  
 Hugh Henderson Survey, Abstract No. 432  
 City of Mansfield, Ellis County, Texas  
 April 16, 2024  
 134.8 Acres  
 ZC# -


Submittal #1



**Notes**



Scale 1" = 200'




**Development Team**

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**Lonestar Mansfield**

EXHIBIT F ZONING EXHIBIT

Milton Gregg Survey, Abstract No. 385  
 Joseph Lawrence Survey, Abstract No. 616  
 Hugh Henderson Survey, Abstract No. 432  
 City of Mansfield, Ellis County, Texas  
 April 15, 2024  
 134.8 Acres  
 ZCF

Submittal #1