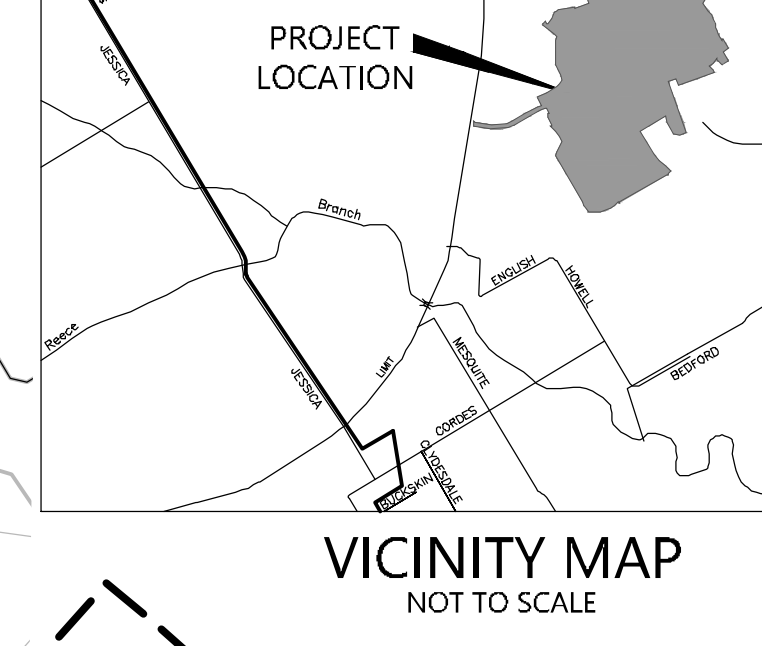


LOTS 27-51, BLOCK 6; LOTS 5-13, BLOCK 18; LOTS 6-9, BLOCK 19; LOTS 2-14, BLOCK 22; LOTS 2-11, 21-38, BLOCK 31; LOTS 21-33, BLOCK 33; LOTS 1-2, 20-28, BLOCK 35; LOT 1, BLOCK 36; LOTS 10-11, BLOCK 37; LOTS 19-35, BLOCK 59; LOTS 12-19, BLOCK 60; LOTS 1-4, 44-47, BLOCK 81; LOTS 2-5, BLOCK 82; LOTS 1-14, BLOCK 84 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

LAND USE SUMMARY TABLE:

GROSS AREA:	187.66 ACRES
OPEN SPACE AREA:	54.44 ACRES
SINGLE FAMILY LOTS:	490 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	41 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	57 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	227 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	165 LOTS
OPEN SPACE LOTS:	22 LOTS



- 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.
 - 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.
 - 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.
 - 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.
 - PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
 - NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
 - GAS WELL PADS SHALL BE ACCESSED BY RESIDENTIAL COLLECTION STREETS WHICH CONNECT TO GRAVEL ROADWAYS WHICH SHALL BE REWORKED DURING CONSTRUCTION.

PRELIMINARY PLAT
M3 Ranch, Phase 2, Sections 1 and 2
 187.66 Acres Out Of Crawford Treese Survey, Abstract No. 831; the RB & FA English Survey, Abstract No. 254; and the Arthur Gibson Survey, Abstract No. 302
 City of Mansfield, Johnson County, Texas
 490 Residential Lots
 22 Open Space Lots
 January 2022

ENGINEER:
LJA ENGINEERING, INC.
 3017 W 7TH STREET
 SUITE 300
 FORT WORTH, TX 76102
 PHONE: (817) 288-1940
 TEXAS REGISTRATION F-1386
 akubiak@lja.com

DEVELOPER:
HANOVER PROPERTY COMPANY
 3001 KNOX STREET, SUITE 405
 DALLAS, TX 75205
 CONTACT: BEN LUEDTKE
 PHONE: (214) 445-2205
 ben@hanoverproperty.com

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

RECORD OWNER:
M3 RANCH INVESTMENT, LTD.
 3001 KNOX STREET, SUITE 405
 DALLAS, TX 75205
 CONTACT: BEN LUEDTKE
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 ben@hanoverproperty.com

APPROVED PRELIMINARY PLAT