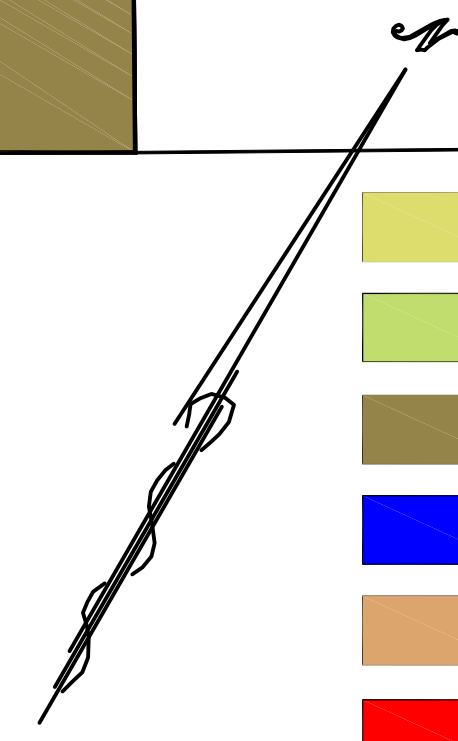


| Tract | Existing Zoning       | Proposed Zoning | Acres  |
|-------|-----------------------|-----------------|--------|
| 1     | MF-2                  | SF-7.5/16       | 25.00  |
| 2     | I-1                   | MF-2            | 25.00  |
| 3     | I-1                   | C-2             | 7.29   |
| 4     | I-1                   | C-2             | 8.57   |
| 5     | I-1                   | C-2             | 24.39  |
| 6     | SF-6/12, 2F, PR & I-1 | SF-7.5/16       | 113.34 |
| 7     | I-1 & PR              | SF-7.5/16       | 134.62 |
| 8     | I-1                   | SF-8.4/18       | 42.85  |
| 9     | I-1                   | SF-8.4/18       | 84.15  |
| 10    | PR & I-1              | SF-12/22        | 88.97  |

- SF-7.5/16
- SF-8.4/18
- SF-12/22
- APARTMENT EXISTING TO SF-7.5/16
- APARTMENT PROPOSED
- COMMERCIAL



EATON ESTS. CAMPGROUND

EXHIBIT A  
TRACT 1  
MF-2 TO R-7.5

Being a tract in the R.A. Davis Survey, Abstract 231, R.B. English Survey Abstract 254, and Joseph C. Guest Survey Abstract 311, City of Mansfield, Johnson County, Texas being a portion of the tract of land described in the deed to Set/back Partners, recorded in Volume 2226, Page, 464, Deed Records, Johnson County, Texas and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at a point being S 8°19'11" E 558.47 feet from a 5/8" iron rod found at the Northeast corner of said Set/back Partners tract, also being in the west line of the old F.M. #917 recorded in Volume 421, Page 375 of said deed records;

THENCE S08°19'11"E, a distance of 284.82 feet along said west line to an 1/2" iron rod found for a corner, being the point of curve of a non tangent curve to the right, of which the radius point lies S81°38'21"W, a radial distance of 4,533.66 feet, and has a chord of 1,339.39 feet that bears S00°08'01"W;

THENCE southerly along said arc, through a central angle of 16°59'21", a distance of 1,344.31 feet to a point for a corner;

THENCE N81°22'18"W, a distance of 705.47 feet to a point for a corner;

THENCE N07°20'13"W, a distance of 1,069.92 feet to a point for a corner;

THENCE N60°17'27"E, a distance of 916.46 feet to the POINT OF BEGINNING and containing 25.00 acres, more or less.

TRACTS 2a & 2b  
I-1 to MF-2

TRACT 2a

Being two tracts in the Joseph C. Guest Survey Abstract 311, and Crawford Treese Survey Abstract 831, City of Mansfield, Johnson, Texas conveyed to Setback Partners, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at a TXDOT monument found in the west line of F.M. #917 at the northern corner clip with South 2<sup>nd</sup> Street.

THENCE S50°21'12"W, a distance of 75.87 feet along said corner clip to a TXDOT monument found for a corner;

THENCE N84°14'31"W, a distance of 17.89 feet along the northeastern line of South 2<sup>nd</sup> Street, to a point of curve to the right having a radius of 700.00 feet and a central angle of 77°40'09", and a chord of 877.90 feet that bears N45°24'27"W;

THENCE northwesterly along said arc a distance of 948.91 feet continuing along said South 2<sup>nd</sup> Street to a point for a corner;

THENCE N08°18'19"W, a distance of 663.23 feet continuing along said South 2<sup>nd</sup> Street the southwest corner of a tract conveyed to Robert M. Chenault recorded in Volume 784 Page 405 of the deed records of Johnson County;

THENCE N81°37'42"E, a distance of 342.31 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S17°59'33"W, a radial distance of 1,050.00 feet, and has a chord of 4.61 feet that bears S71°52'54"E;

THENCE easterly along said arc, through a central angle of 00°15'06", a distance of 4.61 feet to a point for a corner;

THENCE S71°45'21"E, a distance of 150.00 feet to a point of curve to the left having a radius of 1,200.00 feet and a central angle of 12°10'06", and a chord of 254.37 feet that bears S77°50'24"E;

THENCE easterly along said arc a distance of 254.85 feet to a point for a corner;

THENCE S83°55'26"E, a distance of 105.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S83°55'26"E, a radial distance of 2,728.72 feet, and has a chord of 226.19 feet that bears S03°42'02"W;

THENCE southerly along said arc, through a central angle of 04°45'03", a distance of 226.26 feet to a point for a corner;

THENCE S01°19'30"W, a distance of 736.68 feet to a point of curve to the right having a radius of 3,940.00 feet and a central angle of 02°55'12", and a chord of 200.77 feet that bears S02°47'06"W;

THENCE southerly along said arc a distance of 200.80 feet to a point for a corner; being the POINT OF BEGINNING and containing 19.43 acres, more or less.

AND TRACT 2b

Beginning at a TXDOT monument found in the west line of F.M. #917 at the southern corner clip with South 2<sup>nd</sup> Street point, said point being the beginning of a curve to the right, of which the radius point lies N82°43'44"W, a radial distance of 3,940.00 feet and a chord of 123.20 feet that bears S08°10'01"W;

THENCE southerly along the arc, through a central angle of 01°47'30", a distance of 123.21 feet to a TXDOT monument found point for a corner;

THENCE S09°03'46"W, a distance of 222.33 feet continuing along said west line of F.M. #917 to for a corner;

THENCE N80°56'14"W, a distance of 480.97 feet to a point for a corner;

THENCE N08°21'42"W, a distance of 644.24 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N52°39'43"E, a radial distance of 800.00 feet, and has a chord of 636.77 feet that bears S60°47'24"E, and being in the south line of said South 2<sup>nd</sup> Street;

THENCE southeasterly along said arc and south line of South 2<sup>nd</sup> Street, through a central angle of 46°54'14", a distance of 654.90 feet to a TXDOT monument found for a corner;

THENCE S84°14'31"E, a distance of 17.90 feet to a point for a corner;

THENCE S38°49'23"E, a distance of 75.87 feet to the POINT OF BEGINNING and containing 5.57 acres, more or less.

TRACT 3  
I-1 TO C-2

Being a tract in the Joseph C Guest Survey Abstract 311 and the R.B. English Survey Abstract 254, City of Mansfield, Johnson County, Texas according to the deeds recorded in Volume 2207 Page 816, and Volume 2241 Page 33 of the Deed Records of Johnson County, Texas, and being more particularly described as follows with bearings related to nad 83 GRID BEARINGS;

Beginning at a TXDOT monument found at the Intersection of the west line of F.M. #917 and the east line of the old South 2<sup>nd</sup> Street recorded in Volume 421 Page 384 of said deed records, said point being the beginning of a curve to the left, of which the radius point lies S85°58'18"W, a radial distance of 4,633.10 feet and a chord of 350.50 feet that bears N06°11'46"W;

THENCE northerly along the arc and said east line of old South 2<sup>nd</sup> Street, through a central angle of 04°20'08", a distance of 350.59 feet to a point for a corner;

THENCE N08°22'19"W, a distance of 1,005.94 feet continuing along said east line to a point for a corner;

THENCE N08°21'42"W, a distance of 173.40 feet to a point for a corner;

THENCE S80°56'14"E, a distance of 445.57 feet to a point for a corner in said west line of F.M. #917;

THENCE S09°03'46"W, a distance of 1,463.31 feet along said west the POINT OF BEGINNING and containing 7.29 acres, more or less.

TRACT 4  
I-1 to C-2

Being a tract in the Joseph Guest Survey Abstract 311, and Crawford Treese Survey Abstract 831, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at the intersection of the north line of said Setback Partners tract and the west line of F.M. #917, said point being the beginning of a curve to the left, of which the radius point lies  $S62^{\circ}02'41''E$ , a radial distance of 2,728.72 feet and a chord of 1,079.83 feet that bears  $S16^{\circ}32'36''W$ ;

THENCE southerly along the arc, through a central angle of  $22^{\circ}49'27''$ , a distance of 1,087.00 feet to a point for a corner;

THENCE  $N83^{\circ}55'26''W$ , a distance of 836.03 feet to a point for a corner;

THENCE  $N08^{\circ}18'19''W$ , a distance of 19.75 feet to the apparent southwest corner of a tract conveyed to Robert M. Chenault recorded in Volume 784 Page 405 of said Deed Records;

THENCE  $N81^{\circ}37'42''E$ , a distance of 658.82 feet along the south line of said Chenault tract to a point for a corner;

THENCE  $N32^{\circ}17'15''W$ , a distance of 473.96 feet along the east line of said Chenault tract to a point for a corner;

THENCE  $N59^{\circ}54'46''E$ , a distance of 858.73 feet to a point for a corner;

THENCE North, a distance of 0.00 feet to a point for a corner; being the POINT OF BEGINNING and 8.57 acres, more or less.

TRACT 5  
I-1 to C-2

Being a tract in the Joseph C. Guest Survey Abstract 311 and Crawford Treese Survey Abstract 831, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, recorded in Book 2207 Page 816, of the Deed Records of Johnson County, Texas, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at an ½ " iron rod set by Herbert S. Beasley Land Surveyors at the southwest corner of a twenty acre tract conveyed to the M.I.S.D.;

THENCE S83°56'58"E, a distance of 680.44 feet along the south line of said M.I.S.D. tract to a point for a corner;

THENCE S04°46'22"W, a distance of 37.00 feet to a point for a corner;

THENCE S01°36'32"W, a distance of 235.17 feet to a point for a corner;

THENCE S25°20'38"W, a distance of 118.60 feet to a point for a corner;

THENCE S01°46'57"W, a distance of 492.50 feet to a point for a corner;

THENCE S23°59'06"E, a distance of 113.96 feet to a point for a corner;

THENCE S01°36'32"W, a distance of 252.56 feet to a point for a corner;

THENCE N84°14'31"W, a distance of 239.36 feet to a point for a corner;

THENCE S05°45'29"W, a distance of 60.78 feet to a point for a corner;

THENCE S06°04'21"W, a distance of 19.16 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S86°02'32"E, a radial distance of 610.00 feet, and has a chord of 246.85 feet that bears S07°42'57"E;

THENCE southerly along said arc, through a central angle of 23°20'50", a distance of 248.57 feet to a point for a corner;

THENCE N84°14'31"W, a distance of 185.62 feet to a point for a corner;

THENCE S52°24'37"W, a distance of 130.90 feet to a point for a corner;

THENCE S09°03'46"W, a distance of 297.55 feet to a point for a corner;

THENCE N80°56'14"W, a distance of 247.11 feet to a point for a corner in the east line of F.M. #917;



THENCE N09°03'46"E, a distance of 306.98 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE S80°56'14"E, a distance of 5.00 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N09°03'46"E, a distance of 116.19 feet continuing along said east line of F.M. #917 to the point of curve to the left having a radius of 4,085.00 feet and a central angle of 07°44'16", and a chord of 551.26 feet that bears N05°11'38"E;

THENCE northerly along said arc a distance of 551.68 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N01°19'30"E, a distance of 92.28 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N88°40'30"W, a distance of 5.00 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N01°19'30"E, a distance of 644.40 feet continuing along said east line of F.M. #917 to the point of curve to the right having a radius of 2,588.72 feet and a central angle of 03°21'12", and a chord of 151.49 feet that bears N03°00'06"E;

THENCE northerly along said arc a distance of 151.51 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE S85°19'18"E, a distance of 5.00 feet continuing along said east line of F.M. #917 to the point of curve of a non tangent curve to the right, of which the radius point lies S85°19'18"E, a radial distance of 2,583.72 feet, and has a chord of 62.68 feet that bears N05°22'24"E;

THENCE northerly along said arc, through a central angle of 01°23'24", a distance of 62.68 feet to the POINT OF BEGINNING and containing 24.39 acres, more or less.

TRACT 6  
PR,2F & I-1 to SF-7.5/16

Being a tract in the Elizabeth McAnear Survey Abstract 571, Crawford Treese Survey Abstract 831, and A. Gibson Survey Abstract 302, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at an ½" iron rod set by Herbert S. Beasley Land Surveyors at the intersection of the north line of a tract conveyed to M.I.S.D. recorded in Volume 567 Page 3858 DRJCT and the east line of F.M. #917, said point being the beginning of a curve to the right, of which the radius point lies S52°58'35"E, a radial distance of 2,588.72 feet and a chord of 353.06 feet that bears N40°56'02"E;

THENCE northeasterly along the arc, through a central angle of 07°49'13", a distance of 353.33 feet along said east line of F.F. #917 to a TXDOT monument found for a corner;

THENCE N44°50'38"E, a distance of 270.57 feet to a TXDOT monument found being a point of curve to the left having a radius of 4,080.00 feet and a central angle of 06°41'11", and a chord of 475.86 feet that bears N41°30'02"E;

THENCE northeasterly along said arc a distance of 476.13 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE S58°52'50"E, a distance of 173.20 feet to a point for a corner;

THENCE S57°12'23"E, a distance of 159.19 feet to a point for a corner;

THENCE N75°03'53"E, a distance of 191.13 feet to a point for a corner;

THENCE N68°18'05"E, a distance of 407.21 feet to the northwest corner of a tract conveyed to Mary Elizabeth Patterson recorded in Volume 616 Page 485 of the Deed Records of Johnson County;

THENCE S29°57'29"E, a distance of 2,656.30 feet along the west line of said Patterson tract, to a 5/8" iron rod found point for a corner;

THENCE N59°27'58"E, a distance of 998.57 feet to the north west corner of a tract conveyed to M.I.S.D.;

THENCE S30°01'28"E, a distance of 864.64 feet along the western line of said M.I.S.D tract, to a point for a corner;

THENCE S14°58'32"W, a distance of 127.01 feet continuing along said western line of said M.I.S.D tract, to a point for a corner;

THENCE S30°01'28"E, a distance of 329.11 feet to a point in the north line of a tract

conveyed to M.I.S.D.;

THENCE S59°30'02"W, a distance of 1,309.40 feet along said north line of M.I.S.D tract to a the point of curve of a non tangent curve to the right, of which the radius point lies N59°30'02"E, a radial distance of 800.00 feet, and has a chord of 412.14 feet that bears N15°34'20"W;

THENCE northerly along said arc, through a central angle of 29°51'15", a distance of 416.84 feet to a point for a corner;

THENCE N00°38'43"W, a distance of 98.69 feet to a point of curve to the left having a radius of 800.00 feet and a central angle of 29°18'46", and a chord of 404.83 feet that bears N15°18'06"W;

THENCE northerly along said arc a distance of 409.28 feet to a point for a corner;

THENCE N29°57'29"W, a distance of 372.15 feet to a point for a corner;

THENCE S59°17'31"W, a distance of 945.93 feet to a point for a corner;

THENCE N20°25'51"W, a distance of 1,769.46 feet to a point for a corner;

THENCE S66°10'22"W, a distance of 116.21 feet to a point for a corner; being a point of curve to the right having a radius of 800.00 feet and a central angle of 53°23'19", and a chord of 718.77 feet that bears N87°07'58"W;

THENCE westerly along said arc a distance of 745.45 feet to a point for a corner;

THENCE S21°16'41"W, a distance of 7.03 feet to a point for a corner;

THENCE N52°58'47"W, a distance of 680.43 feet to the POINT OF BEGINNING and containing 113.34 acres, more or less.

TRACT 7  
PR & I-1 to SF 7.5/16

Being a tract in the Joseph C. Guest Survey Abstract 311, Crawford Treese Survey Abstract 831, A Gibson Survey Abstract 302, and R.B. English survey Abstract 254, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, and Bethany A. Watson, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at an ½" iron rod set by Herbert S. Beasley at the southeast corner of a 20.00 acre tract conveyed to MISD and recorded in Volume 567 Page 3858 DRJCT, said point being the beginning of a curve to the right, of which the radius point lies S09°34'55"W, a radial distance of 1,000.00 feet and a chord of 190.26 feet that bears S74°57'33"E;

THENCE easterly along the arc, through a central angle of 10°55'04", a distance of 190.55 feet to a point of reverse curve to the left having a radius of 1,000.00 feet and a central angle of 15°56'33" and a chord of 277.35 feet that bears S77°28'18"E;

THENCE easterly along said arc, a distance of 278.25 feet to a point for a corner;

THENCE S85°26'34"E, a distance of 30.46 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S79°35'57"E, a radial distance of 1,000.00 feet, and has a chord of 153.29 feet that bears S06°00'18"W;

THENCE southerly along said arc, through a central angle of 08°47'30", a distance of 153.44 feet to a point for a corner;

THENCE S01°36'32"W, a distance of 308.62 feet to a point for a corner;

THENCE S88°23'28"E, a distance of 352.11 feet to a point for a corner;

THENCE N60°02'08"E, a distance of 157.42 feet to a point for a corner;

THENCE S58°39'01"E, a distance of 145.08 feet to a point for a corner;

THENCE N69°34'09"E, a distance of 142.70 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N75°39'27"E, a radial distance of 301.00 feet, and has a chord of 19.45 feet that bears S16°11'37"E;

THENCE southerly along said arc, through a central angle of 03°42'09", a distance of 19.45 feet to a point for a corner;

THENCE N69°34'09"E, a distance of 25.02 feet to a point for a corner;

THENCE N72°10'16"E, a distance of 116.00 feet to a point for a corner;

THENCE S20°23'04"E, a distance of 203.56 feet to a point for a corner;

THENCE S19°23'37"E, a distance of 78.20 feet to a point for a corner;

THENCE S30°42'29"E, a distance of 122.75 feet to a point for a corner;

THENCE S59°17'31"W, a distance of 249.02 feet to a point of curve to the right having a radius of 2,000.00 feet and a central angle of 11°02'07", and a chord of 384.61 feet that bears S64°48'34"W;

THENCE southwesterly along said arc a distance of 385.20 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S67°37'15"W, a radial distance of 330.00 feet, and has a chord of 196.32 feet that bears S05°04'29"E;

THENCE southerly along said arc, through a central angle of 34°36'33", a distance of 199.33 feet to a point of reverse curve to the left having a radius of 345.00 feet and a central angle of 17°38'26" and a chord of 105.80 feet that bears S03°24'35"W;

THENCE southerly along said arc, a distance of 106.22 feet to a point of reverse curve to the right having a radius of 2,450.00 feet and a central angle of 01°15'10" and a chord of 53.57 feet that bears S04°47'03"E;

THENCE southerly along said arc, a distance of 53.57 feet to a point for a corner;

THENCE N85°59'59"E, a distance of 148.52 feet to a point of curve to the right having a radius of 175.00 feet and a central angle of 63°51'45", and a chord of 185.12 feet that bears S62°04'08"E;

THENCE southeasterly along said arc a distance of 195.06 feet to a point for a corner;

THENCE S30°08'16"E, a distance of 470.35 feet to a point for a corner;

THENCE S81°19'51"E, a distance of 260.96 feet to a point for a corner;

THENCE S30°14'20"E, a distance of 283.36 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S22°30'37"E, a radial distance of 370.00 feet, and has a chord of 538.51 feet that bears S65°48'52"E;

THENCE southeasterly along said arc, through a central angle of 93°23'30", a distance of 603.10 feet to a point for a corner;

THENCE S19°07'07"E, a distance of 759.14 feet to a point for a corner in the south line of said Setback Partners tract;

THENCE S59°54'12"W, a distance of 1,398.88 feet along the south line of said Watson tract, to a point for a corner;

THENCE N30°14'20"W, a distance of 1,500.04 feet to a point for a corner;

THENCE N47°52'47"W, a distance of 245.73 feet to a point for a corner;

THENCE N58°24'46"W, a distance of 199.99 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N51°21'56"W, a radial distance of 800.00 feet, and has a chord of 805.17 feet that bears S68°50'55"W;

THENCE westerly along said arc, through a central angle of 60°25'42", a distance of 843.74 feet to a point for a corner;

THENCE N80°56'14"W, a distance of 528.74 feet to a point for a corner in the east line of F.M. #917;

THENCE N09°03'46"E, a distance of 735.00 feet along said east line of F.M. #917 to a point for a corner;

THENCE S80°56'14"E, a distance of 247.11 feet to a point for a corner;

THENCE N09°03'46"E, a distance of 297.55 feet to a point for a corner;

THENCE N52°24'37"E, a distance of 130.90 feet to a point for a corner;

THENCE S84°14'31"E, a distance of 185.62 feet to a point for a corner; being the point of curve of a non tangent curve to the right, of which the radius point lies N70°36'38"E, a radial distance of 610.00 feet, and has a chord of 246.85 feet that bears N07°42'57"W;

THENCE northerly along said arc, through a central angle of 23°20'50", a distance of 248.57 feet to a point for a corner;

THENCE N06°04'21"E, a distance of 19.16 feet to a point for a corner;

THENCE N05°45'29"E, a distance of 60.78 feet to a point for a corner;

THENCE S84°14'31"E, a distance of 239.36 feet to a point for a corner;

THENCE N01°36'32"E, a distance of 252.56 feet to a point for a corner;

THENCE N23°59'06"W, a distance of 113.96 feet to a point for a corner;

THENCE N01°46'57"E, a distance of 492.50 feet to a point for a corner;

THENCE N25°20'38"E, a distance of 118.60 feet to a point for a corner;

THENCE N01°36'32"E, a distance of 235.17 feet to a point for a corner;

THENCE N04°46'22"E, a distance of 35.13 feet to the POINT OF BEGINNING and containing 134.62 acres, more or less.

TRACT 8  
I-1 to SF- 8.4/18

Being a tract in the Crawford Treese Survey Abstract 831 and A. Gibson Survey Abstract 302, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at an ½" iron rod set by Herbert S. Beasley Land Surveyors at the southeast corner of a 20.00 acre tract conveyed to M.I.S.D. recorded in Volume 567 Page 3858 D.R.J.C.T.

THENCE N21°14'54"E, a distance of 1,025.83 feet along the east line of said M.I.S.D tract to the point of curve of a non tangent curve to the left, of which the radius point lies N29°33'41"E, a radial distance of 800.00 feet, and has a chord of 718.77 feet that bears S87°07'58"E;

THENCE easterly along said arc, through a central angle of 53°23'19", a distance of 745.45 feet to a point for a corner;

THENCE N66°10'22"E, a distance of 116.21 feet to a point for a corner;

THENCE S20°25'51"E, a distance of 1,769.46 feet to a point for a corner;

THENCE S59°17'31"W, a distance of 358.98 feet to a point for a corner;

THENCE N30°42'29"W, a distance of 122.75 feet to a point for a corner;

THENCE N19°23'37"W, a distance of 78.20 feet to a point for a corner;

THENCE N20°23'04"W, a distance of 203.56 feet to a point for a corner;

THENCE S72°10'16"W, a distance of 116.00 feet to a point for a corner;

THENCE S69°34'09"W, a distance of 25.02 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N71°57'18"E, a radial distance of 301.00 feet, and has a chord of 19.45 feet that bears N16°11'37"W;

THENCE northerly along said arc, through a central angle of 03°42'09", a distance of 19.45 feet to a point for a corner;

THENCE S69°34'09"W, a distance of 142.70 feet to a point for a corner;

THENCE N58°39'01"W, a distance of 145.08 feet to a point for a corner;

THENCE S60°02'08"W, a distance of 157.42 feet to a point for a corner;



THENCE N88°23'28"W, a distance of 352.11 feet to a point for a corner;

THENCE N01°36'32"E, a distance of 308.62 feet to a point of curve to the right having a radius of 1,000.00 feet and a central angle of 08°47'30", and a chord of 153.29 feet that bears N06°00'17"E;

THENCE northerly along said arc a distance of 153.44 feet to a point for a corner;

THENCE N85°26'34"W, a distance of 30.46 feet to a point of curve to the right having a radius of 1,000.00 feet and a central angle of 15°56'33", and a chord of 277.35 feet that bears N77°28'17"W;

THENCE westerly along said arc a distance of 278.25 feet to a point of reverse curve to the left having a radius of 1,000.00 feet and a central angle of 10°55'04" and a chord of 190.26 feet that bears N74°57'33"W;

THENCE westerly along said arc, a distance of 190.55 feet to the POINT OF BEGINNING and containing 42.85 acres, more or less.

TRACT 9  
I-1 to SF 8.4/18

Being a tract in the R.A. Davis Survey Abstract 231 and R.B. English Survey Abstract 254, City of Mansfield, Tarrant County, Texas conveyed to Setback Partners, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at the intersection of the south line of Setback Partners tract and the east line of F.M. #917,

THENCE N10°23'42"E, a distance of 187.03 feet along said east line of F.M. #917 to a point for a corner;

THENCE S79°36'18"E, a distance of 25.00 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N10°23'42"E, a distance of 543.54 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N79°36'18"W, a distance of 25.00 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE N09°03'46"E, a distance of 830.17 feet continuing along said east line of F.M. #917 to a point for a corner;

THENCE S80°56'14"E, a distance of 528.74 feet to a point of curve to the left having a radius of 800.00 feet and a central angle of 60°25'42", and a chord of 805.17 feet that bears N68°50'55"E;

THENCE easterly along said arc a distance of 843.74 feet to a point for a corner;

THENCE S58°24'46"E, a distance of 199.99 feet to a point for a corner;

THENCE S47°52'47"E, a distance of 245.73 feet to a point for a corner;

THENCE S30°14'20"E, a distance of 1,500.04 feet to a point in the south line of said Setback Properties tract for a corner;

THENCE S59°06'27"W, a distance of 1,278.01 feet along the south line of said setback Properties Tract to a point for a corner;

THENCE N24°28'33"W, a distance of 499.77 feet along a western line of said Setback Partners tract to a point for a corner;

THENCE S61°52'28"W, a distance of 412.20 feet along the south line of said Setback Properties tract to a point for a corner;

THENCE N77°33'20"W, a distance of 999.91 feet along the south line of said Setback Partners tract the POINT OF BEGINNING and containing 84.15 acres, more or less.

TRACT 10  
PR & I-1 to SF-12/22

Being a tract in the Crawford Treese Survey Abstract 831 and A. Gibson Survey Abstract 302, City of Mansfield, Johnson County, Texas conveyed to Setback Partners, recorded in Volume 2169 Page 160 of the Deed Records of Johnson County, Texas, and being more particularly described as follows with bearings related to NAD 83 grid bearings;

Beginning at a point in the south line of said Setback partners tract at the southwest corner of a tract conveyed to M.I.S.D. also being in the south line of said Gibson Survey,

THENCE S59°56'03"W, a distance of 1,249.14 feet along said south line of Setback Partners tract to a point for a corner;

THENCE N19°07'07"W, a distance of 759.14 feet to a point of curve to the left having a radius of 370.00 feet and a central angle of 93°23'30", and a chord of 538.51 feet that bears N65°48'52"W;

THENCE northwesterly along said arc a distance of 603.10 feet to a point for a corner;

THENCE N30°14'20"W, a distance of 283.36 feet to a point for a corner;

THENCE N81°19'51"W, a distance of 260.96 feet to a point for a corner;

THENCE N30°08'16"W, a distance of 470.35 feet to a point of curve to the left having a radius of 175.00 feet and a central angle of 63°51'45", and a chord of 185.12 feet that bears N62°04'08"W;

THENCE northwesterly along said arc a distance of 195.06 feet to a point for a corner;

THENCE S85°59'59"W, a distance of 148.52 feet to the point of curve of a non tangent curve to the left, of which the radius point lies S85°50'34"W, a radial distance of 2,450.00 feet, and has a chord of 53.57 feet that bears N04°47'01"W;

THENCE northerly along said arc, through a central angle of 01°15'10", a distance of 53.57 feet to a point of reverse curve to the right having a radius of 345.00 feet and a central angle of 17°38'26" and a chord of 105.80 feet that bears N03°24'37"E;

THENCE northerly along said arc, a distance of 106.22 feet to a point of reverse curve to the left having a radius of 330.00 feet and a central angle of 34°36'33" and a chord of 196.32 feet that bears N05°04'27"W;

THENCE northerly along said arc, a distance of 199.33 feet to the point of curve of a non tangent curve to the left, of which the radius point lies N19°40'20"W, a radial distance of 2,000.00 feet, and has a chord of 384.61 feet that bears N64°48'37"E;  
THENCE northeasterly along said arc, through a central angle of 11°02'07", a distance of 385.20 feet to a point for a corner;

THENCE N59°17'31"E, a distance of 1,553.93 feet to a point for a corner;

THENCE S29°57'29"E, a distance of 372.15 feet to a point of curve to the right having a radius of 800.00 feet and a central angle of 29°18'46", and a chord of 404.83 feet that bears S15°18'06"E;

THENCE southerly along said arc a distance of 409.28 feet to a point for a corner;

THENCE S00°38'43"E, a distance of 98.69 feet to a point of curve to the left having a radius of 800.00 feet and a central angle of 29°51'15", and a chord of 412.14 feet that bears S15°34'20"E;

THENCE southerly along said arc a distance of 416.84 feet to a point for a corner;

THENCE S30°29'58"E, a distance of 1,372.42 feet to the POINT OF BEGINNING and containing or 88.97 acres, more or less.