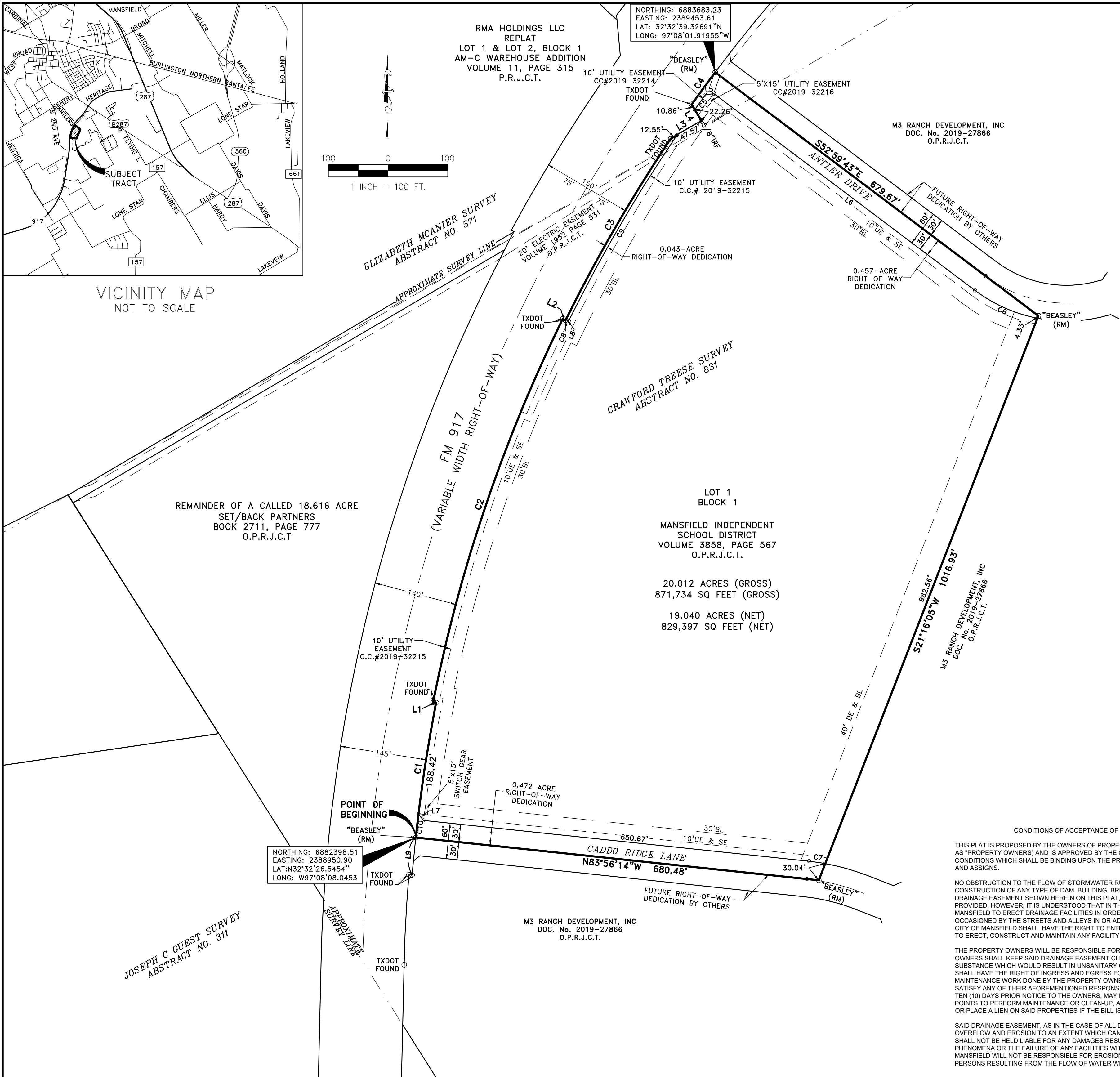
VICINITY MAP  
NOT TO SCALE

PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
INSTRUMENT#: \_\_\_\_\_ - \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD  
APPROVED BY: \_\_\_\_\_ 2021 P & Z COMMISSION CHAIRMAN  
ATTEST: \_\_\_\_\_ 2021 PLANNING & ZONING SECRETARY

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	4°59'18"	2623.63'	N 08°35'44" E	228.54'	228.42'
C2	14°53'06"	2624.09'	N 18°41'16" E	679.81'	681.72'
C3	7°23'52"	2727.48'	N 30°05'10" E	351.92'	352.17'
C4	01°28'37"	2597.80'	N 36°14'03" E	66.97'	66.97'
C5	00°40'57"	2588.21'	N 35°44'45" E	30.84'	30.84'
C6	26°00'43"	255.00'	S 66°00'04" E	114.78'	115.77'
C7	4°10'41"	380.00'	N 81°50'54" W	27.70'	27.71'
C8	00°03'01"	1476.06'	N 26°24'27" E	1.30'	1.30'
C9	8°00'03"	2588.30'	N 30°15'03" E	361.14'	361.43'
C10	00°52'24"	2623.64'	N 06°32'17" E	40.00'	40.00'

LINE	BEARING	DISTANCE
L1	N 79°02'08" W	5.21'
L2	S 63°56'23" E	5.17'
L3	N 60°07'04" E	60.12'
L4	N 31°04'46" W	32.62'
L5	N 82°24'50" E	14.24'
L6	S 52°59'43" E	549.03'
L7	N 37°59'11" W	13.91'
L8	S 63°44'58" E	5.34'
L9	S 05°43'06" W	63.31'

## OWNER'S CERTIFICATE

WHEREAS, MANSFIELD INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF AN 20.012 ACRE TRACT OF LAND LOCATED IN THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, AND THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. VOLUME 3858, PAGE 567, OFFICIAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH CAPPED IRON ROD STAMPED "BEASLEY" FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 917 (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID MANSFIELD TRACT, SAME BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,623.63 FEET AND A CHORD THAT BEARS NORTH 08°35'44" EAST, 228.34 FEET, FROM WHICH A TXDOT MONUMENT FOUND ON SAID EAST RIGHT-OF-WAY LINE BEARS OF SOUTH 05°43'06" WEST, 63.31 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AND WITH SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 04°59'18", AN ARC-DISTANCE OF 228.42 FEET TO A TXDOT MONUMENT FOUND;

THENCE NORTH 79°02'08" WEST, A DISTANCE OF 5.21 FEET TO A TXDOT MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,624.09 FEET AND A CHORD THAT BEARS NORTH 18°41'16" EAST, 679.81 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°53'06", AN ARC-DISTANCE OF 681.72 FEET TO A TXDOT MONUMENT FOUND;

THENCE SOUTH 63°56'23" EAST, A DISTANCE OF 5.17 FEET TO A TXDOT MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,727.48 FEET AND A CHORD THAT BEARS NORTH 30°05'10" EAST, 351.92 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°23'52", AN ARC-DISTANCE OF 352.17 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;

THENCE NORTH 60°07'04" EAST, A DISTANCE OF 60.12 FEET TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 31°04'46" FEET WEST, A DISTANCE OF 32.62 FEET TO A TXDOT MONUMENT FOUND;

THENCE WITH SAID CURVE TO THE RIGHT, AND CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°28'37", AN ARC DISTANCE OF 66.97 FEET, TO A 1/2-INCH CAPPED IRON ROD FOUND STAMPED "BEASLEY";

THENCE, NORTH 36°14'03" EAST, A DISTANCE OF 66.97 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "BEASLEY" FOUND FOR THE NORTHERN MOST CORNER OF SAID MANSFIELD TRACT;

THENCE SOUTH 52°59'43" EAST, WITH THE NORTHEASTERLY LINE OF SAID MANSFIELD TRACT, A DISTANCE OF 679.67 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "BEASLEY" FOR THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 21°16'05" WEST, WITH THE EAST LINE OF SAID MANSFIELD TRACT, A DISTANCE OF 1,016.93 FEET TO A 1/2 INCH CAPPED IRON ROD STAMPED "BEASLEY" FOR THE SOUTHEAST CORNER OF SAME;

THENCE NORTH 83°56'14" WEST, WITH THE SOUTHERLY LINE OF SAID MANSFIELD TRACT, A DISTANCE OF 680.48 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING A CALCULATED AREA OF 20.012 ACRES (871,734 SQ. FEET) OF LAND.

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD INDEPENDENT SCHOOL DISTRICT, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, M3 RANCH INTERMEDIATE SCHOOL, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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.
- BASIS OF BEARINGS 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 "F" CALCULATED FROM DENTON CORRS ARP (PID-DF5886) AND ARLINGTON RRP2 CORRS (PID-DF5387). COORDINATES SHOWN ARE IN GRID.
- SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0100J, REVISED DECEMBER 4, 2012.
- ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE SPECIFIED.
- ALL RECORDED DOCUMENTS SHOWN HEREON ARE REFERENCED TO THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, AARON C. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

AARON C. BROWN, RPLS  
TEXAS REGISTRATION NO. 6702

**FINAL PLAT  
LOT 1, BLOCK 1  
M3 RANCH INTERMEDIATE SCHOOL**

**20.012 ACRES OUT OF THE  
CRAWFORD TREESE SURVEY,  
ABSTRACT NO. 831, AND THE  
THE ELIZABETH MCANIER SURVEY,  
ABSTRACT NO. 571  
CITY OF MANSFIELD,  
JOHNSON COUNTY, TEXAS**

1 LOT

DATE OF PREPARATION: DECEMBER 2020

**LJA Surveying, Inc.**

3017 WEST 7TH ST. Phone 817.288.1900

Suite 300

FORT WORTH, TEXAS

CONTACT: AARON C. BROWN

ABROWN@LJASURVEY.COM

JOB NO. 0013 CASE NO. SD#20-017

T.B.P.E.L.S. Firm No. 10194465

SHEET 1 OF 1

OWNER/DEVELOPER: MANSFIELD INDEPENDENT SCHOOL DISTRICT

605 E. BROAD ST.

MANSFIELD, TEXAS 76063

CONTACT: KAREN MARCUCCI

E-MAIL: karenmarcucci@misdmail.org

PHONE: (817)299-6300