



Planning and Zoning Commission - Regular Meeting

June 18, 2026 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

4. INVOCATION

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

7. APPROVAL OF MINUTES

26-2329 Minutes - Approval of the May 21, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-21-26 DRAFT Minutes

26-2376 Minutes - Approval of the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 DRAFT Minutes

8. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

9. PUBLIC HEARINGS

26-2345 Consideration of a request from IH Somerset, LLC for a Final Plat of Somerset Townhomes, being 20.691 acres located in the 3100 Block of Ambrose Parkway and situated in the Seth M. Blair Survey, Abstract No. 72. (SD24-041)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Final Plat
3. DS24-001 Approved Detailed Site Plan Exhibits

26-2360 Consideration of a request from Hanover Property Company for a Preliminary Plat of M3 Ranch, Phase 3, being 157.17 acres located in the 1600 to 2300 Blocks of FM 917 (Heritage Parkway) and situated in the Crawford Treese Survey, Abstract No. 831, Joseph C Guest Survey, Abstract No. 311, Authur Gibson Survey, Abstract No. 302, and The RB & FA English Survey, Abstract No. 254. (SD26-017)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Preliminary Plat
3. Exhibit A - Written Statement of Conditions

26-2404 Public Hearing and Consideration of amendments to Chapter 155 of the Code of Ordinances of the City of Mansfield (Zoning) to establish regulations for Commercial Drone Delivery Operations, including definitions, permitted and Specific Use Permit land uses, development standards, and related revisions to regulations governing Airports, Heliports, Helistops, and Vertiports. (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Draft Amendment
2. Public Input

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 12, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



**City of Mansfield
Staff Report**

Item ID: 26-2329

Agenda Date: June 18, 2026

Title

Minutes - Approval of the May 21, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Meeting minutes from the May 21, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



**Planning and Zoning Commission - Regular Meeting Minutes
May 21, 2026 - 5:30 PM
Draft**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

2. WORK SESSION - 5:30 P.M.

- A.** Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting
- B.** Staff Announcements
- C.** Summary of City Council Actions
- D.** Commercial Drone Delivery Ordinance Discussion

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular work session items.

The Commercial Drone Delivery Ordinance Discussion was postponed to the next meeting.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Chair Mainer called the regular session to order at 6:13 p.m.

4. INVOCATION

Commissioner Moses gave the Invocation.

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

Commissioner Rozak invited everyone to participate in the Veterans Memorial Dedication Ceremony at Julian Feild Park on Saturday, May 23, 2026.

Commissioner Lambert-Aikhionbare congratulated the class of 2026.

Commissioner Godin invited everyone to participate in the Feed the Kids program for children

in need of food during the summer break.

Commissioner Moses encouraged everyone to go out and vote in the election.

Clayton Comstock, Executive Director of Planning and Development Services, mentioned that the US News and World Report ranked the City of Mansfield as #25 in the nation for being one of the best places to live in the country.

Chair Mainer thanked local churches for providing meals to the city's first responders as the FIFA World Cup events bring more business to the city and surrounding areas.

7. APPROVAL OF MINUTES

26-2197 Minutes - Approval of the April 16, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 4-16-26 DRAFT Minutes

A motion was made by Vice Chair Axen to approve the meeting minutes as presented. Seconded by Commissioner Godin. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2232 Minutes - Approval of the May 7, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-7-26 DRAFT Minutes

A motion was made by Vice Chair Axen to approve the meeting minutes as presented. Seconded by Commissioner Godin. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

8. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

There were no citizen comments.

9. PUBLIC HEARINGS

26-2236 Preliminary Plat of Falcon Crossing Addition on 5.87 Acres, consisting of 43 residential lots, 1 commercial lot, and 12 open space lots situated in the T. O. Harris Survey, Abstract No. 645 and addressed as 3245 FM 157 (SD#26-015)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

1. Location Map
2. Preliminary Plat
3. Written Statement of Conditions

Commissioner Rozak recused himself from this case.

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:21 p.m. and called for anyone wishing to speak to come forward.

Justin Gilmore, applicant, mentioned he was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:22 p.m.

A motion was made by Commissioner Godin to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker

Nay: 0 None

Abstain: 1 Eric Rozak

26-2234 Final Plat of The Oaks Preserve Phase 2 and 3 on 109.68 Acres, Consisting of 85 Residential Lots and 11 Open Space Lots Situated in the M.D. Dickey Survey, Abstract No. 195, and T.J. Hanks Survey, Abstract No. 1109 (SD#26-016)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

1. Location Map
2. Approved Development Plan
3. Final Plat
4. Exhibit A – Written Conditions of Approval

Ms. Smithers gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:24 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:24 p.m.

A motion was made by Commissioner Moses to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-

Nay: 0 Aikhionbare, Danielle Walker, Eric Rozak
Abstain: 0 None

26-2235 Public Hearing and Consideration of a Request by Winkelmann & Associates, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial Uses, Being 18.604 Acres Located Within the B.F. Howard Survey, Johnson and Ellis County, Bounded by Barrington Way, S. US 287, Hadley Lane, and Approximately 150 Feet South of Ambrose Pkwy. (ZC26-003)

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C – Site Plan Exhibits
5. Previously Approved PD, ZC14-007

Shirley Emerson, Planner I, gave a presentation on the case and was available to answer any questions.

Michael Clark, applicant, gave a presentation on the case and was available to answer any questions.

Craig Winkler, applicant representative, spoke on the case and was available to answer any questions.

John Webber, applicant representative, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:14 p.m. and called for anyone wishing to speak to come forward.

Donna Card-Sessoms, 3606 Weyburn Dr, spoke in opposition.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:24 p.m.

Commissioner Godin made a motion to approve the zoning change as presented. The motion failed by the lack of a second.

A motion was made by Commissioner Rozak to approve the zoning change with the following conditions:

- **A Specific Use Permit (SUP) would be required for a drive through restaurant for “Retail C”**
- **The applicant shall demonstrate a potential flyover alignment for SH 360 and illustrate how the proposed bank building may need to be relocated or modified to accommodate the future flyover.**

Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 2 David Godin, Patrick Moses

Abstain: 0 None

26-2237 Public Hearing and Consideration of a Request by Bannister Engineering, LLC for a Zoning Change from I-1, Light Industrial District to PD, Planned Development District for Commercial Uses, Being 6.441 Acres Located Within the J Robertson Survey, Abstract 1317 Tarrant County, Located Approximately 160 ft South of Heritage Parkways and West of S. US 287. (ZC26-004)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan Exhibits

Mr. Wheaton-Rodriguez gave a presentation on the case and was available to answer any questions.

Cody Brooks, applicant, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 8:17 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 8:17 p.m.

A motion was made by Vice Chair Axen to approve the zoning change with the following condition:

- **That the development provide a centrally located shaded passive space and explore extensions to all patio areas.**

Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Danielle Walker, Eric Rozak

Nay: 1 Ehi Lambert-Aikhionbare

Abstain: 0 None

10. ADJOURN

Chair Mainer adjourned the meeting at 8:21 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2376

Agenda Date: June 18, 2026

Title

Minutes - Approval of the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Meeting minutes from the June 4, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



Planning and Zoning Commission - Work Session Meeting Minutes
June 4, 2026 - 5:30 PM
Draft

Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 p.m.

2. CITIZEN COMMENTS

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

There were no citizen comments.

3. WORK SESSION - 5:30 P.M.

A. Staff Announcements

Arty Wheaton Rodriguez, Assistant Director of Planning, spoke on staff announcements and introduced Danielle Danso, the Planning and Development Services intern.

B. Commission Announcements

There were no commission announcements.

C. Summary of City Council Actions

There were no cases that went to the previous City Council meeting.

D. Presentation by Chief Building Official Chris Valtierra regarding Building Safety Department Roles & Responsibilities and 2024 I-Codes Adoption Process & Update

Chris Valtierra, Chief Building Official, gave a presentation on the roles and responsibilities of the Building Safety department and spoke on the building code adoption processes.

E. Commercial Drone Delivery Ordinance Discussion

Clayton Comstock, Executive Director of Planning and Development Services, and Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the Commercial Drone Delivery Ordinance and were available to answer any questions.

4. ADJOURN

Chair Mainer adjourned the meeting at 7:05 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2345

Agenda Date: June 18, 2026

Title

Consideration of a request from IH Somerset, LLC for a Final Plat of Somerset Townhomes, being 20.691 acres located in the 3100 Block of Ambrose Parkway and situated in the Seth M. Blair Survey, Abstract No. 72. (SD24-041)

Description/History

The applicant is requesting approval of a Final Plat for Somerset Townhomes, an attached single-family townhome development within the Somerset Addition. The 20.691-acre property is generally located in the 3100 block of Ambrose Parkway, between S. US 287 and Ambrose Parkway, within the Somerset development. The Final Plat creates 134 attached single-family residential lots and 10 open space/common area lots.

The property is located within the Somerset PD, Planned Development District (ZC#14-007), which was approved by City Council on June 22, 2015. The Somerset PD was intended to establish a mixed-use community with a range of single-family residential housing options, townhome development, and commercial areas. The subject property is within the Townhome/Mixed-use (TH-MU) Subdistrict, which serves as a transition area between the residential and commercial portions of Somerset. Townhomes are a permitted use within the TH-MU Subdistrict, subject to compliance with the PD standards and the approved site plan.

On May 13, 2024, the City Council approved a Detailed Site Plan (DS#24-001) for the Somerset Townhomes project. The approved site plan included 134 townhome lots, internal private access/fire lanes, guest parking, open space and amenity areas, detention, landscape buffers, entry signage, and screening/wall elements. The Detailed Site Plan review also addressed design and operational items associated with the project, including building elevations, architectural variety, access, pedestrian and vehicle circulation, refuse and recycling collection, drainage, maintenance responsibilities, and access to the adjacent gas well site.

The Final Plat is the next step in implementing the approved PD zoning and Detailed Site Plan. The plat establishes the individual residential lots, open space/common area lots, easements, and access/utility framework necessary to support the townhome development. The mandatory owners association will be responsible for maintaining common elements identified with the project, including open space, detention, amenity areas, on-street parking, entry signage, wall structures, and screening walls, as applicable.

Civil construction plans for the project have been reviewed and approved, and the applicant has been released to begin authorized site work. As a result, grading, utility work, or other site preparation activity may be visible on the property before final plat approval. This construction release does not replace or alter the final plat approval process, and the final plat must be approved and recorded before the individual lots may be conveyed or developed in accordance with applicable City requirements.

Strategic Initiative

Focus on the Future

Building Strong Neighborhoods

Recommendation

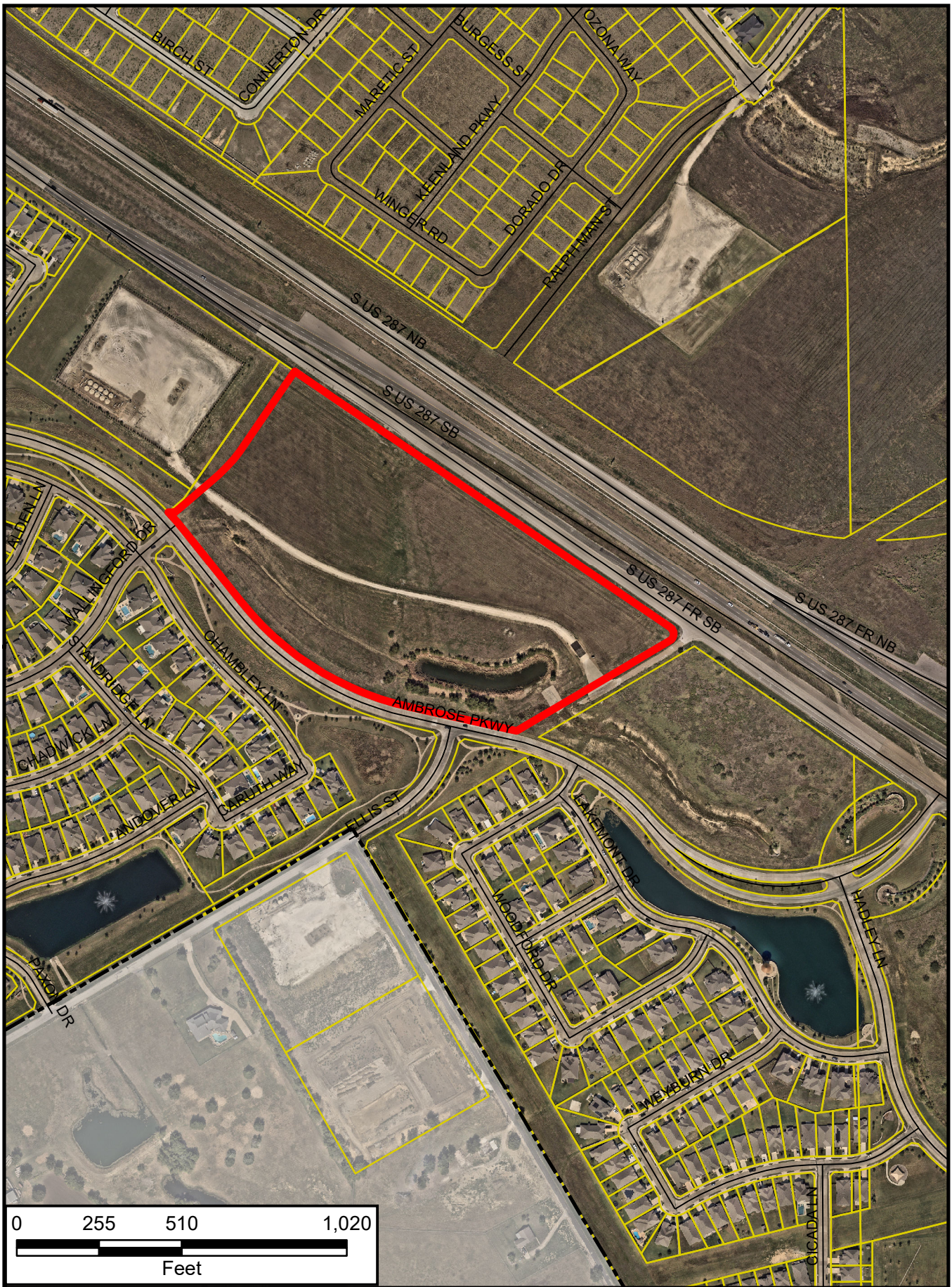
The Development Review Committee recommends approval of the Final Plat. The plat is consistent with the Somerset PD (ZC#14-007), the approved Detailed Site Plan (DS#24-001), the Mansfield Subdivision Ordinance, and the requirements of Chapter 212 of the Texas Local Government Code.

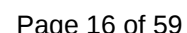
Funding Source

N/A

Prepared By

Helina Okyere, Planner I - (817) 276-4287





OWNER'S DEDICATION

STATE OF TEXAS)

COUNTY OF JOHNSON)

BEING A 20.691-ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 72 IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO IH SOMERSET, LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. 2025-26372, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT RIGHT-OF-WAY KNOWN AS ELLIS STREET, AS ABANDONED BY CITY OF MANSFIELD ORDINANCE NO.25-1652, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "5/8-INCH CAPPED IRON ROD FOUND") AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE CENTERLINE OF SAID ABANDONED ELLIS STREET;

THENCE SOUTH 59°50'18" WEST, WITH SAID CENTERLINE, A DISTANCE OF 568.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF AMBROSE PARKWAY (A 60-FOOT WIDE RIGHT-OF-WAY), SAME BEING THE EASTERLY LINE OF SOMERSET ADDITION, PHASE I, AN ADDITION TO THE CITY OF MANSFIELD, ELLIS AND JOHNSON COUNTIES, TEXAS, AS SHOWN BY AMENDING PLAT RECORDED IN VOLUME 11, PAGE 275, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET AND A CHORD THAT BEARS NORTH 75°37'55" WEST, 53.56 FEET;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°41'52", AN ARC-DISTANCE OF 53.57 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND;

NORTH 77°28'51" WEST, A DISTANCE OF 324.35 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 920.00 FEET AND A CHORD THAT BEARS NORTH 58°03'53" WEST, 611.61 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°49'42", AN ARC-DISTANCE OF 623.47 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "JBI" FOUND;

NORTH 36°38'42" WEST, A DISTANCE OF 280.03 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CHORD THAT BEARS NORTH 41°05'48" WEST, 79.57 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°54'13", AN ARC-DISTANCE OF 79.59 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND FOR THE EASTERMOST COMMON CORNER OF SAID SOMERSET ADDITION, PHASE I AND SOMERSET ADDITION, PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE No. 2019-151 OF SAID PLAT RECORDS;

THENCE NORTH 49°13'16" EAST, WITH THE SOUTHEASTERLY LINE OF SAID SOMERSET ADDITION, PHASE II, A DISTANCE OF 65.19 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

THENCE NORTH 34°40'39" EAST, WITH SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED TO HPC SOMERSET DEVELOPMENT CORPORATION BY DEED RECORDED IN COUNTY CLERK FILE No. 2018-27738 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 514.08 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 287;

THENCE SOUTH 55°35'31" EAST, WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1532.04 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 20.691 ACRES (901.289 SQ. FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, IH SOMERSET, LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE FINAL PLAT OF SOMERSET TOWNHOMES AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN BY THEREON.

LOTS 1-94 & 1X-6X, BLOCK 49; LOTS 1-31 & 1X, BLOCK 50
LOTS 1-9 & 1X, BLOCK 51; LOT 1X, BLOCK 52 & LOT 1X, BLOCK 53

SOMERSET TOWNHOMES

AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2026.

IH SOMERSET, LLC

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS)
COUNTY OF _____)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

FOR REVIEW & COMMENT ONLY

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: _____

LINE	BEARING	DISTANCE
L1	N61°18'21"E	12.39'
L2	N55°35'31"W	30.00'
L3	N28°41'58"W	53.26'
L4	S55°35'31"E	34.36'
L5	S14°26'16"E	30.00'
L6	S59°25'21"E	20.35'
L7	N50°04'36"E	24.33'
L8	S14°05'13"W	25.11'
L9	S32°04'27"W	39.27'
L10	S19°14'20"W	74.12'
L11	S35°41'12"W	41.96'
L12	S86°19'06"E	15.00'
L13	N86°19'06"W	15.00'
L14	N03°40'54"E	20.00'
L15	S34°24'29"W	25.00'
L16	S87°24'29"E	84.00'
L17	N34°24'29"E	15.73'
L18	S83°15'14"W	30.00'
L19	N86°19'06"W	24.80'
L20	N04°50'11"W	15.49'
L21	S73°41'39"E	14.14'
L22	N18°32'54"W	17.97'
L23	S46°14'41"E	19.97'
L24	S64°36'24"W	20.35'
L25	S64°36'24"W	20.35'
L26	N13°27'42"W	14.83'
L27	N68°05'53"E	18.03'
L28	S89°16'55"E	18.03'
L29	N13°26'50"W	13.96'
L30	N89°55'03"W	17.32'
L31	S12°44'49"W	19.06'
L32	N79°24'29"E	14.14'
L33	S10°35'31"E	14.14'
L34	N81°48'07"W	18.81'
L35	N02°13'47"E	19.24'
L36	N79°24'29"E	14.14'
L37	S10°35'31"E	14.14'
L38	S84°41'14"W	18.64'
L39	S03°07'09"E	20.01'
L40	N79°24'29"E	14.14'
L41	S00°43'05"W	18.03'
L42	N21°54'07"W	18.03'
L43	N56°04'09"E	19.06'
L44	S10°35'31"E	14.14'
L45	N89°55'06"E	12.41'
L46	S62°29'57"E	17.97'
L47	S30°42'18"E	18.67'
L48	S81°32'54"W	13.97'
L49	N49°12'17"E	42.79'
L50	S55°35'31"E	44.00'
L51	N49°51'07"E	5.85'
L52	N61°18'21"E	32.50'
L53	S06°33'15"W	21.51'
L54	N55°44'35"W	4.55'
L55	N35°41'12"E	4.46'

LINE	BEARING	DISTANCE
L56	N19°14'20"E	32.72'
L57	S72°37'34"W	46.03'
L58	S21°55'23"W	0.77'
L59	N72°30'15"W	6.46'
L60	S15°39'12"E	42.13'
L61	S72°48'42"E	55.42'
L62	S76°22'39"E	61.49'
L63	S77°40'33"E	241.48'
L64	N63°35'26"E	18.68'
L65	N64°14'44"E	22.30'
L66	N54°37'21"E	59.33'
L67	N56°45'25"E	57.09'
L68	N53°45'15"E	19.42'
L69	N43°15'28"E	15.52'
L70	N50°36'41"W	45.11'
L71	N52°05'27"W	26.02'
L72	N53°28'12"W	38.94'
L73	S68°50'19"E	109.34'
L74	N34°24'29"E	7.50'
L75	S55°35'31"E	22.00'
L76	S34°24'33"W	7.50'
L77	N55°35'31"W	22.00'
L78	N30°31'58"W	144.08'
L79	S39°35'07"E	145.25'
L80	S59°50'18"W	113.07'
L81	S58°37'28"E	177.17'
L82	N58°37'28"W	83.26'
L83	N33°28'58"E	15.01'
L84	S28°41'39"E	15.42'
L85	S46°04'09"W	17.32'
L86	S46°24'36"W	8.50'
L87	S51°20'38"W	9.88'
L88	N38°39'22"W	15.00'
L89	N51°20'38"E	9.88'
L90	N46°24'56"E	8.50'
L91	N49°13'18"E	40.51'
L92	S35°24'31"W	39.99'
L93	N75°33'44"E	39.60'
L94	N06°44'46"W	39.60'
L95	S12°54'01"W	41.19'
L96	N34°24'29"E	84.50'
L97	S32°59'12"E	49.10'
L98	N38°49'57"W	58.91'
L99	S34°32'02"E	34.40'
L100	S55°19'21"E	13.64'
L101	S55°19'21"E	13.41'
L102	S72°30'15"E	6.90'
L103	S11°54'23"W	18.73'
L104	S66°16'59"W	19.01'
L105	N66°16'59"E	19.58'
L106	S33°15'19"W	2.25'
L107	N57°00'06"W	14.98'
L108	N32°51'22"E	2.64'
L109	N49°13'18"E	40.85'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°41'52"	830.00'	N75°37'55"W	53.56'	53.57'
C2	38°49'42"	920.00'	N58°03'53"W	611.61'	623.47'
C3	4°54'13"	930.00'	N41°05'58"W	79.57'	79.59'
C4	22°08'42"	175.00'	S39°46'00"E	67.22'	67.64'
C5	90°00'00"	50.00'	S73°41'39"E	70.71'	78.54'
C6	26°53'52"	175.00'	N47°51'25"E	81.40'	82.15'
C7	26°53'52"	50.00'	N42°08'35"W	23.26'	23.47'
C8	63°06'08"	50.00'	N02°51'26"E	55.07'	55.07'
C9	90°00'00"	50.00'	N79°24'29"E	70.71'	78.54'
C10	41°09'15"	50.00'	S55°00'53"E	35.15'	35.91'
C11	90°00'00"	50.00'	N79°24'29"E	70.71'	78.54'
C12	34°22'15"	100.00'	S45°52'47"E	59.09'	59.99'
C13	15°40'07"	100.00'	N42°14'33"E	27.26'	27.35'
C14	90°00'00"	50.00'	S10°35'31"E	70.71'	78.54'
C15	22°44'40"	175.00'	S22°19'51"W	69.01'	69.47'
C16	20°53'53"	222.25'	S18°55'55"W	80.61'	81.06'
C17	15°10'09"	73.00'	S26°49'25"W	19.27'	19.33'
C18	1°14'12"	937.00'	S49°35'42"E	20.22'	20.23'
C19	23°28'58"	150.00'	S22°41'00"W	60.96'	61.39'
C20	90°00'00"	45.00'	N79°24'29"E	63.64'	70.69'
C21	41°09'15"	50.00'	S76°10'09"E	35.15'	35.91'
C22	58°11'02"	50.00'	N63°30'00"E	48.62'	50.78'
C23	90°00'00"	50.00'	N10°35'31"W	70.71'	78.54'
C24	177°19'20"	50.00'	N63°45'53"W	99.97'	154.74'
C25	90°00'00"	50.00'	S73°41'39"E	70.71'	78.54'
C26	18°14'27"	152.65'	S37°24'13"E	48.39'	48.60'
C27	18°55'01"	181.87'	S31°04'22"E	59.77'	60.05'
C28	14°48'49"	175.00'	N41°48'53"E	45.12'	45.25'
C29	3°25'31"	954.12'	S58°18'01"E	57.03'	57.04'
C30	2°11'31"	240.00'	S21°34'11"W	88.39'	88.90'
C31	166°56'45"	6.00'	S76°55'10"E	11.92'	17.48'
C32	21°00'29"	210.00'	S19°02'33"W	76.57'	77.00'
C33	94°42'37"	11.00'	S76°54'06"W	16.18'	18.18'
C34	91°25'47"	11.00'	N10°01'42"W	15.75'	17.55'
C35	16°26'51"	187.25'	N27°27'46"E	53.57'	53.75'
C36	6°26'02"	879.38'	S64°42'24"E	98.70'	98.75'
C37	20°20'19"	70.25'	N86°03'35"E	24.81'	24.94'
C38	38°06'02"	86.50'	N71°38'13"E	56.47'	57.52'
C39	30°54'11"	66.80'	N04°21'21"E	35.59'	36.03'
C40	2°04'59"	701.14'	N15°24'17"W	25.49'	25.49'
C41	126°20'14"	82.60'	N82°53'25"E	111.76'	138.08'
C42	15°37'01"	153.33'	S38°08'57"W	41.66'	41.79'
C43	85°46'32"	107.81'	N89°02'08"W	146.74'	161.40'
C44	3°09'34"	1348.66'	N55°50'32"W	74.36'	74.37'
C45	68°33'01"	124.15'	S87°04'47"W	13.64'	148.54'
C46	53°41'51"	118.18'	S66°26'12"W	105.75'	110.76'
C47	64°18'10"	68.21'	N67°23'15"W	72.60'	76.55'
C48	126°18'26"	11.55'	N20°45'15"W	20.60'	25.45'
C49	98°39'38"	100.88'	S89°08'32"E	153.03'	173.71'
C50	6°01'30"	910.00'	N67°38'49"W	95.65'	95.69'
C51	4°56'02"	257.50'	S48°52'37"W	22.17'	22.17'
C52	4°56'02"	242.50'	N48°52'37"E	20.88'	20.88'
C53	31°7'10"	257.50'	N48°03'11"E	14.77'	14.77'
C54	3°24'13"	961.46'	S53°38'51"E	57.11'	57.12'
C55	1°51'32"	879.38'	S70°13'57"E	28.53'	28.53'
C56	1°45'20"	190.00'	N20°07'00"E	5.82'	5.82'
C57	0°35'53"	937.00'	N33°16'57"W	9.69'	9.69'

BLOCK	LOT	SQ.FT	BLOCK	LOT	SQ.FT	BLOCK	LOT	SQ.FT
49	1	2775	49	51	2312	50	1	3136
49	2	2313	49	52	2775	50	2	2313
49	3	2312	49	53	2775	50	3	2312
49	4	2313	49	54	2312	50	4	2312
49	5	2775	49	55	2315	50	5	2775
49	6	2775	49	56	2439	50	6	2775
49	7	2313	49	57	4325	50	7	2312
49	8	2313	49	58	3206	50	8	2312
49	9	2775	49	59	2312	50	9	2313
49	10	2775	49	60	2312	50	10	2775
49	11	2313	49	61	2775	50	11	2775
49	12	2319	49	62	2775	50	12	2312
49	13	2824	49	63	2312	50	13	2318
49	14	2848	49	64	2313	50	14	2377
49	15	2523	49	65	2312	50	15	4870
49	16	2312	49	66	3006	50	16	3644
49	17	2313	49	67	3006	50	17	2312
49	18	3447	49	68	2312	50	18	2775
49	19	2249	49	69	2312	50	19	2775
49	20	2312	49	70	2313	50	20	2775
49	21	2313	49	71	2075	50	21	2313
49	22	2775	49	72	2775	50	22	2775
49	23	2775	49	73	2313	50	23	2775
49	24	2312	49	74	2313	50	24	2775
49	25	2312	49	75	2313	50	25	2312
49	26	2775	49	76	3131	50	26	2775
49	27	2775	49	77	3163	50	27	2775
49	28	2319	49	78	2313	50	28	2313
49	29	3568	49	79	2312	50	29	2312
49	30	3313	49	80	2312	50	30	2313
49	31	2775	49	81	2775	50	31	2775
49	32	2313	49	82	2775	50	32	114806
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49	34	2775	49	84	2312	51	2	2313
49	35	2775	49	85	2313	51	3	2313
49	36	2313	49	86	3006	51	4	2313
49	37	2312	49	87	3006	51	5	2869
49	38	2313	49	88	2313	51	6	2803
49	39	3006	49	89	2313	51	7	2313
49	40	3006	49	90	2775	51	8	2313
49	41	2312	49	91	2775	51	9	3484
49	42	2313	49	92	2775	51	10	2813
49	43	2775	49	93	2313	52	1	2199
49	44	2775	49	94	2775	53	1	17758
49	45	2313	49	1	4084			
49	46	2312	49	2	2011			
49	47	2312	49	3	1181			
49	48	2775	49	4	293585			
49	49	2775	49	5	19534			
49	50	2312	49	6	15424			

MESA

Somerset Town Homes

Seal

FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

[illegible]

Somerset Town Homes Sign Plan

EXHIBIT C

NOT FOR
CONSTRUCTION

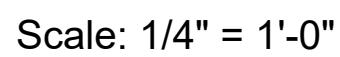
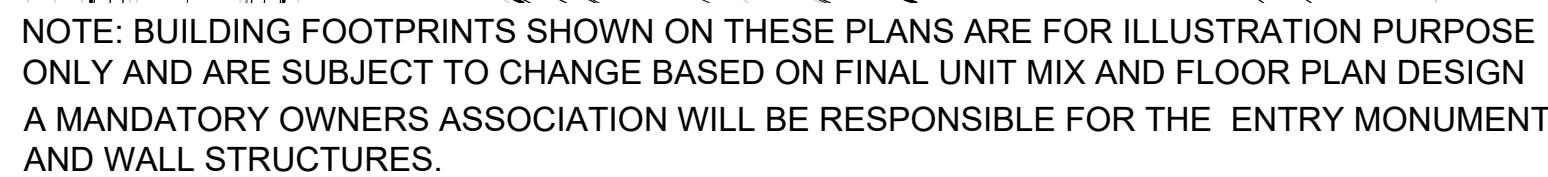
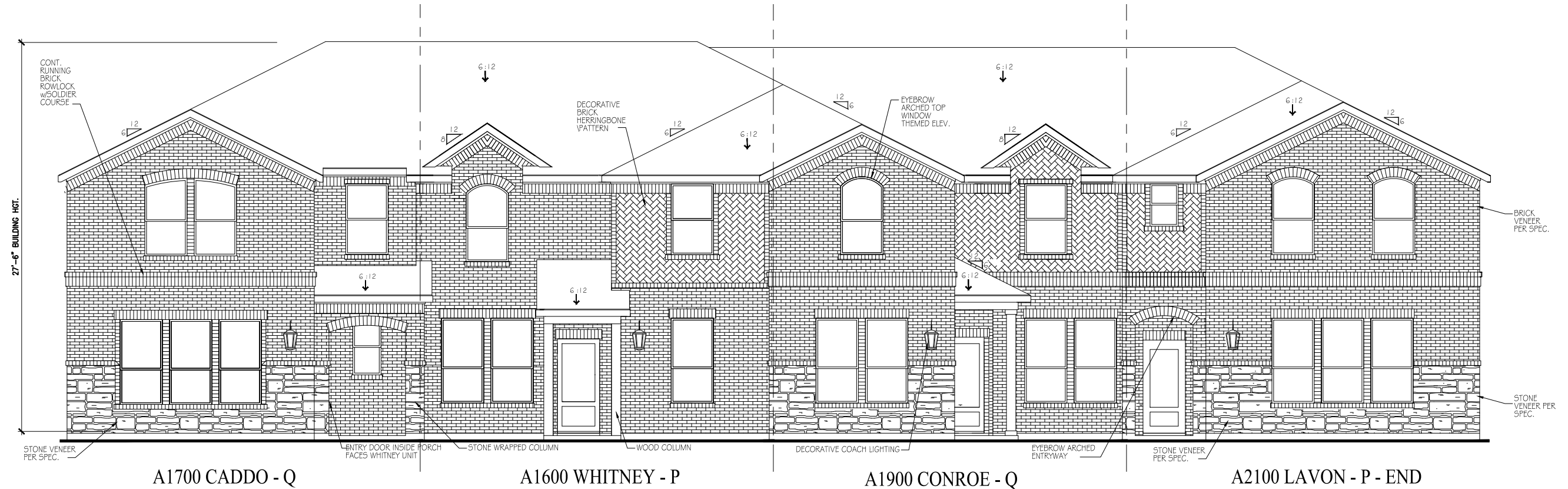


Exhibit "E" Elevations

Townhome Building 1



FRONT ELEVATION

Unit Areas

A1700 CADD0 - Q

LIVING AREA (A/C SF)	END
FIRST FLOOR	798 SF
SECOND FLOOR	988 SF
TOTAL LIVING	1786 SF
GARAGES	426 SF
FRONT PORCH	36 SF
COVERED PATIO	49 SF
TOTAL UNDER ROOF	2297 SF
OVERALL WIDTH	25'-0"
OVERALL DEPTH	54'-4"

A1600 WHITNEY - P

LIVING AREA (A/C SF)	INTERIOR
FIRST FLOOR	751 SF
SECOND FLOOR	849 SF
TOTAL LIVING	1600 SF
GARAGES	436 SF
FRONT PORCH	26 SF
COVERED PATIO	29 SF
TOTAL UNDER ROOF	2091 SF
OVERALL WIDTH	25'-0"
OVERALL DEPTH	54'-0"

A1900 CONROE - Q

LIVING AREA (A/C SF)	INTERIOR
FIRST FLOOR	896 SF
SECOND FLOOR	978 SF
TOTAL LIVING	1874 SF
GARAGES	396 SF
FRONT PORCH	20 SF
COVERED PATIO	15 SF
TOTAL UNDER ROOF	2305 SF
OVERALL WIDTH	25'-0"
OVERALL DEPTH	62'-0"

A2100 LAVON - P - END

LIVING AREA (A/C SF)	END
FIRST FLOOR	970 SF
SECOND FLOOR	1258 SF
TOTAL LIVING	2228 SF
GARAGES	400 SF
FRONT PORCH	32 SF
COVERED PATIO	30 SF
TOTAL UNDER ROOF	2690 SF
OVERALL WIDTH	25'-0"
OVERALL DEPTH	61'-0"

Building 1 Areas

LIVING AREA (A/C SF)	END
FIRST FLOOR	3415 SF
SECOND FLOOR	4073 SF
TOTAL LIVING	7488 SF
GARAGES	1658 SF
FRONT PORCH	114 SF
COVERED PATIO	123 SF
TOTAL UNDER ROOF	9383 SF
OVERALL WIDTH	100'-0"
OVERALL DEPTH	62'-6"

Building 1 Masonry Coverage Calculations

Building Masonry Coverages				
	Masonry Sq. Ft.	Siding Sq.Ft.	Total % Siding	Total % Masonry
Front Elevation	1897	0	0	100
Left Side Elev	860	0	0	100
Right Side Elev	1018	0	0	100
Rear Elevation	399	620	61	39
Overall BuildingCoverage	4174 Sq.Ft.	620 Sq. Ft.	13 %	87 %



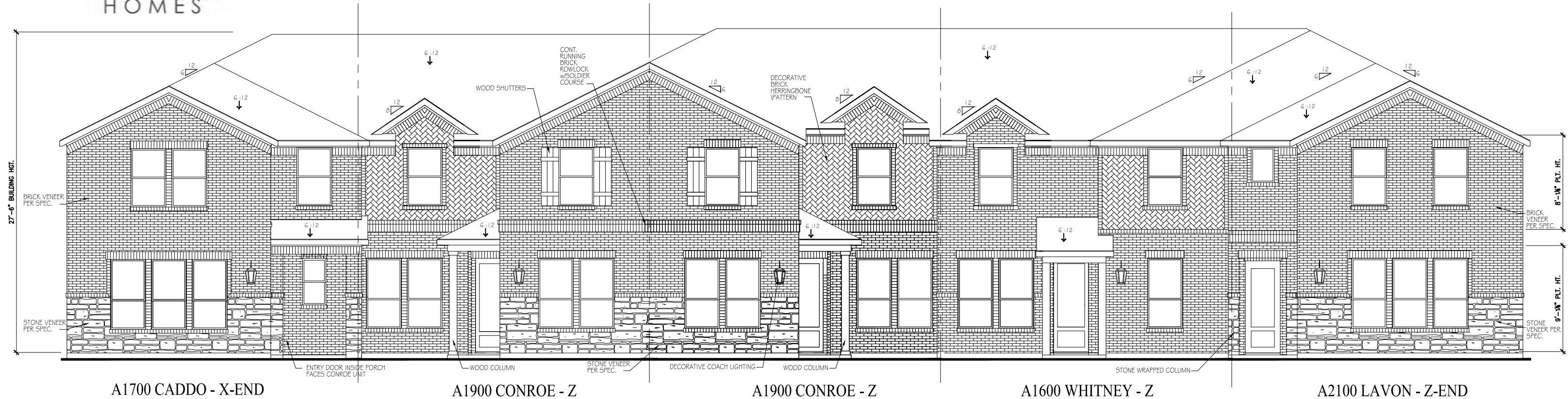
A1700 CADDO - Q
LEFT SIDE ELEVATION

A2100 LAVON - P - END
RIGHT SIDE ELEVATION



Exhibit "E" Elevations

Townhome Building 2



FRONT ELEVATION

Unit Areas

A1700 Caddo - X-End		
LIVING AREA (A/C SF)	END	
FIRST FLOOR	798	SF
SECOND FLOOR	988	SF
TOTAL LIVING	1786	SF
GARAGES	426	SF
FRONT PORCH	36	SF
COVERED PATIO	49	SF
TOTAL UNDER ROOF	2297	SF
OVERALL WIDTH	25'-0"	
OVERALL DEPTH	54'-4"	

A1900 Conroe - Z		
LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	896	SF
SECOND FLOOR	978	SF
TOTAL LIVING	1874	SF
GARAGES	396	SF
FRONT PORCH	20	SF
COVERED PATIO	15	SF
TOTAL UNDER ROOF	2305	SF
OVERALL WIDTH	25'-0"	
OVERALL DEPTH	62'-0"	

A1900 Conroe - Z		
LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	896	SF
SECOND FLOOR	978	SF
TOTAL LIVING	1874	SF
GARAGES	396	SF
FRONT PORCH	20	SF
COVERED PATIO	15	SF
TOTAL UNDER ROOF	2305	SF
OVERALL WIDTH	25'-0"	
OVERALL DEPTH	62'-0"	

A1600 Whitney - Z		
LIVING AREA (A/C SF)	INTERIOR	
FIRST FLOOR	751	SF
SECOND FLOOR	849	SF
TOTAL LIVING	1600	SF
GARAGES	436	SF
FRONT PORCH	26	SF
COVERED PATIO	29	SF
TOTAL UNDER ROOF	2091	SF
OVERALL WIDTH	25'-0"	
OVERALL DEPTH	54'-0"	

A2100 Lavon - Z-End		
LIVING AREA (A/C SF)	END	
FIRST FLOOR	970	SF
SECOND FLOOR	1258	SF
TOTAL LIVING	2228	SF
GARAGES	400	SF
FRONT PORCH	32	SF
COVERED PATIO	30	SF
TOTAL UNDER ROOF	2690	SF
OVERALL WIDTH	25'-0"	
OVERALL DEPTH	61'-0"	

Building Areas

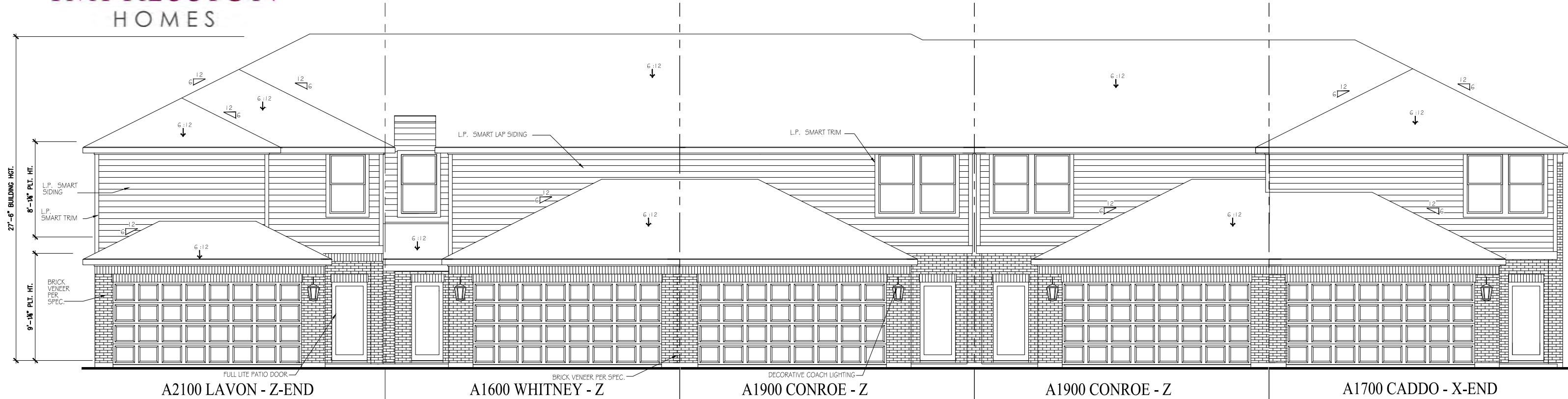
LIVING AREA (A/C SF)	END	
FIRST FLOOR	4311	SF
SECOND FLOOR	4851	SF
TOTAL LIVING	9162	SF
GARAGES	2054	SF
FRONT PORCH	134	SF
COVERED PATIO	138	SF
TOTAL UNDER ROOF	11488	SF
OVERALL WIDTH	125'-0"	
OVERALL DEPTH	62'-6"	

Building 2 Masonry Coverage Calculations

Building Masonry Coverages				
	Masonry Sq. Ft.	Siding Sq.Ft.	Total % Siding	Total % Masonry
Front Elevation	1897	0	0	100
Left Side Elev	860	0	0	100
Right Side Elev	1018	0	0	100
Rear Elevation	399	620	61	39
Overall Building Coverage	4174 Sq.Ft.	620 Sq. Ft.	13 %	87 %

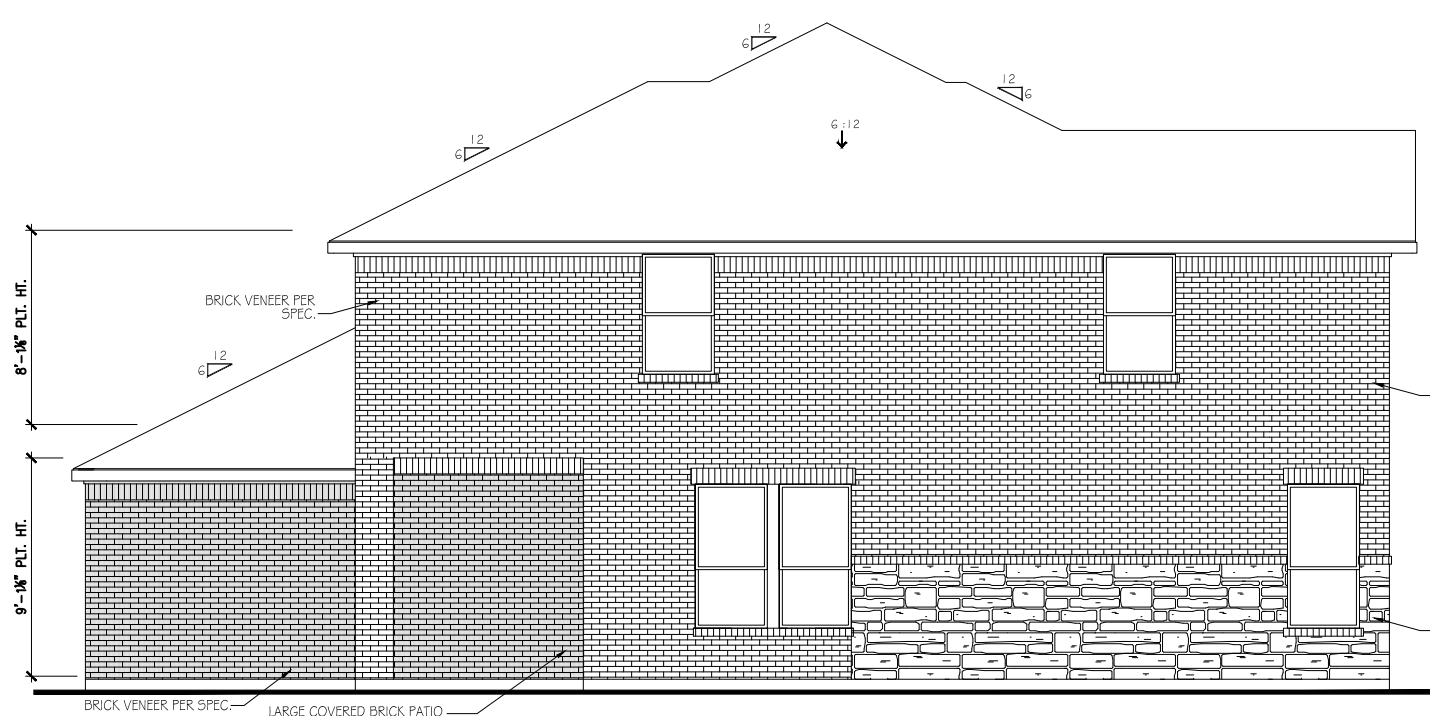
Exhibit "E" Elevations

Townhome Building 2

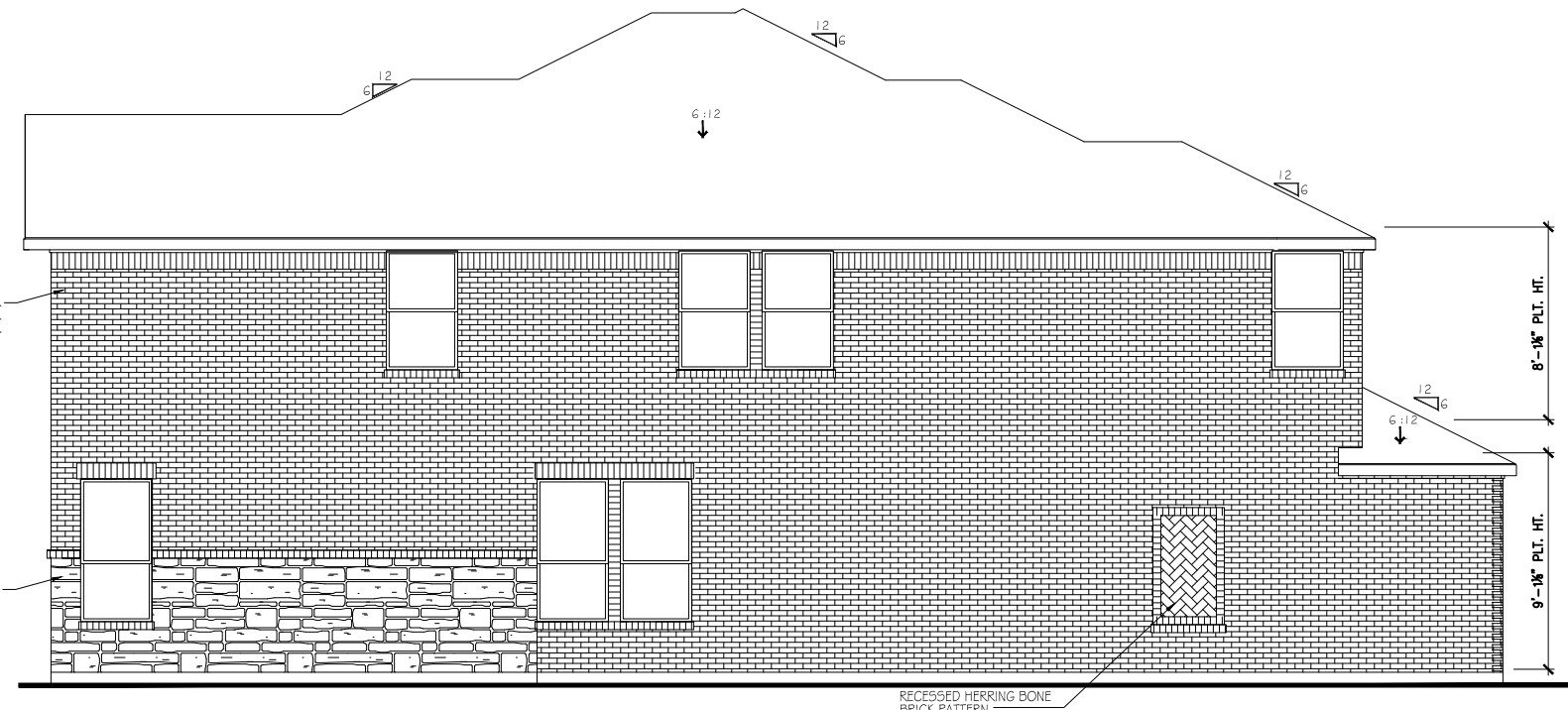


REAR ELEVATION

Note: Garage doors have been approved by the Hanover Architectural Committee



LEFT SIDE ELEVATION

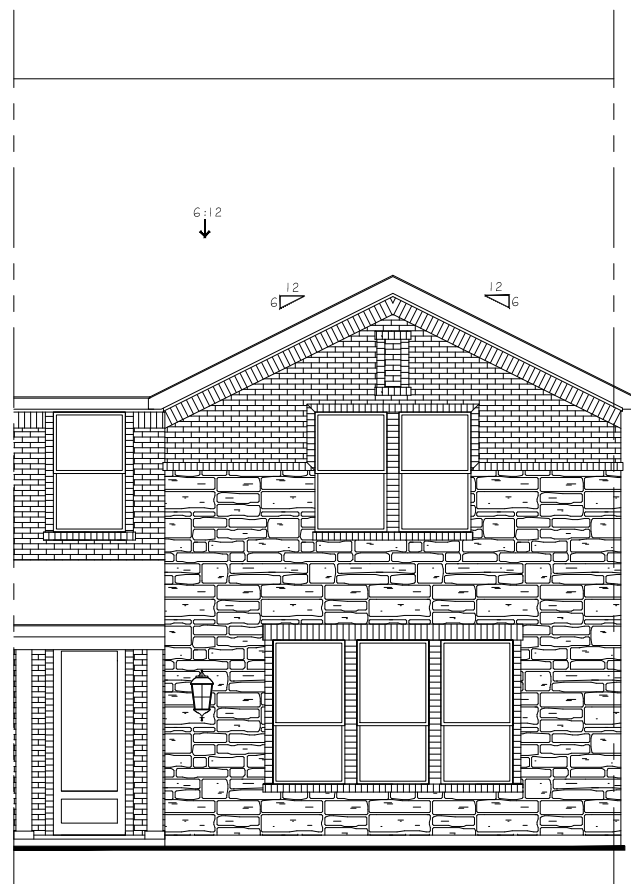


RIGHT SIDE ELEVATION

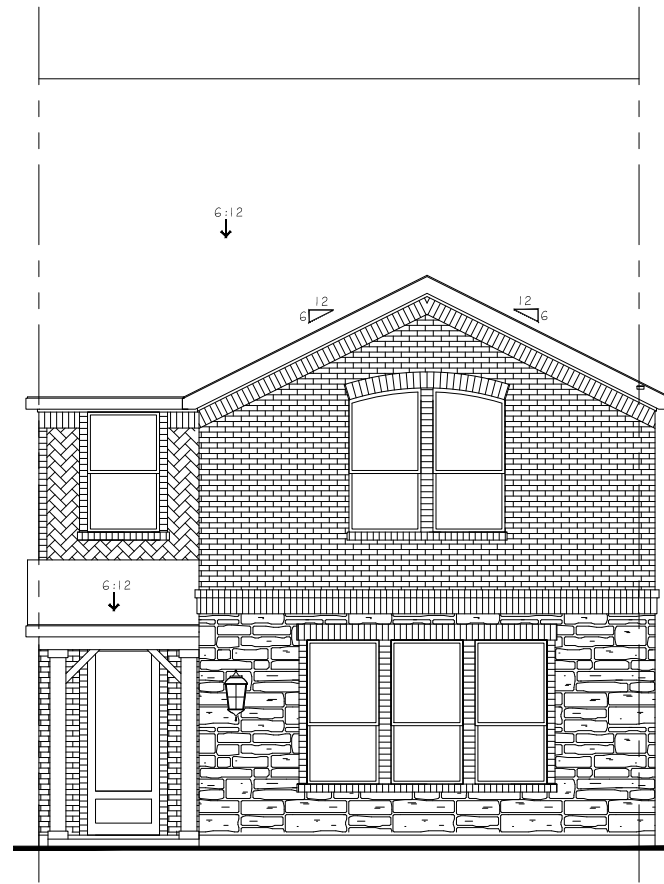


Exhibit "E" Elevations

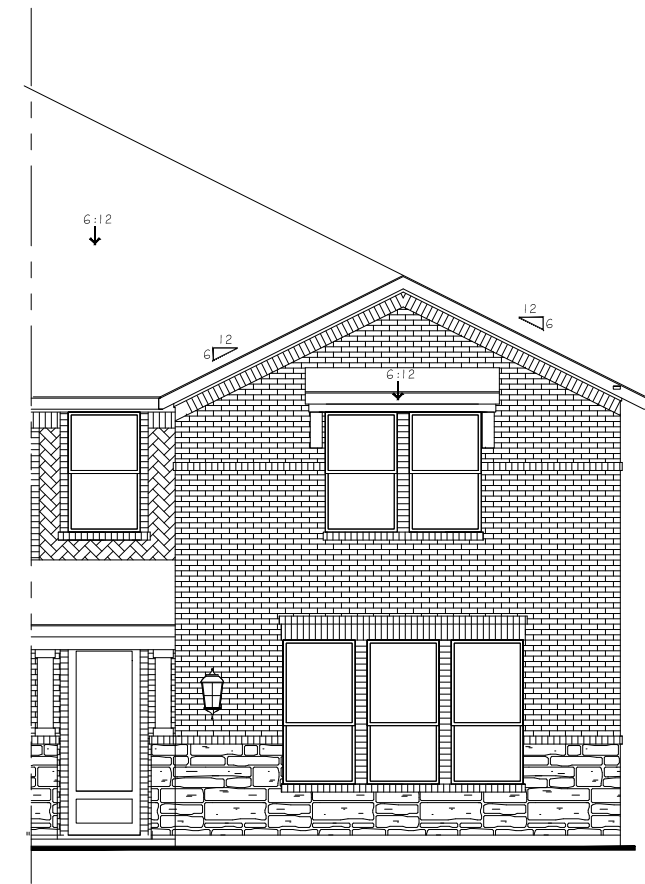
Townhome Alternate Unit Elevations



FRONT ELEV
A2300 TEXOMA - X



FRONT ELEV
A2300 TEXOMA - Y

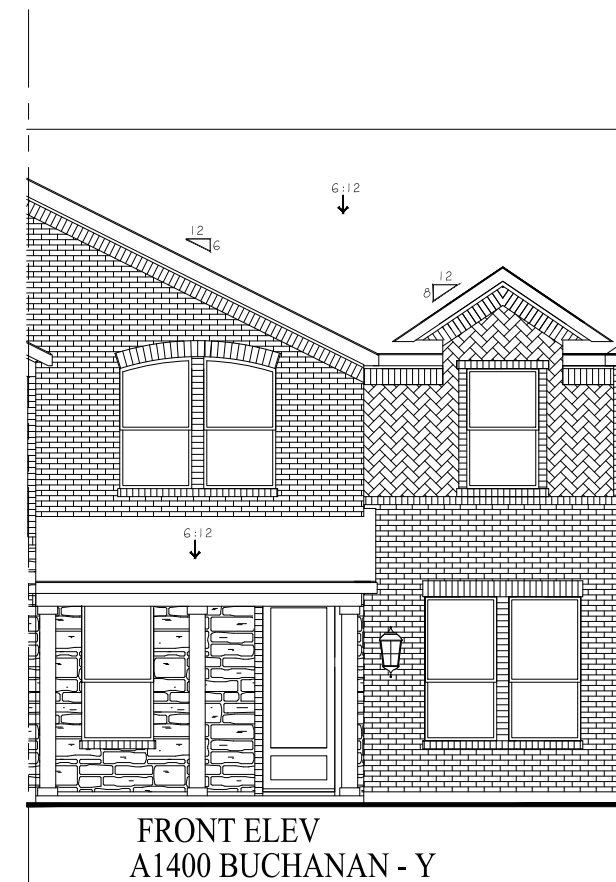
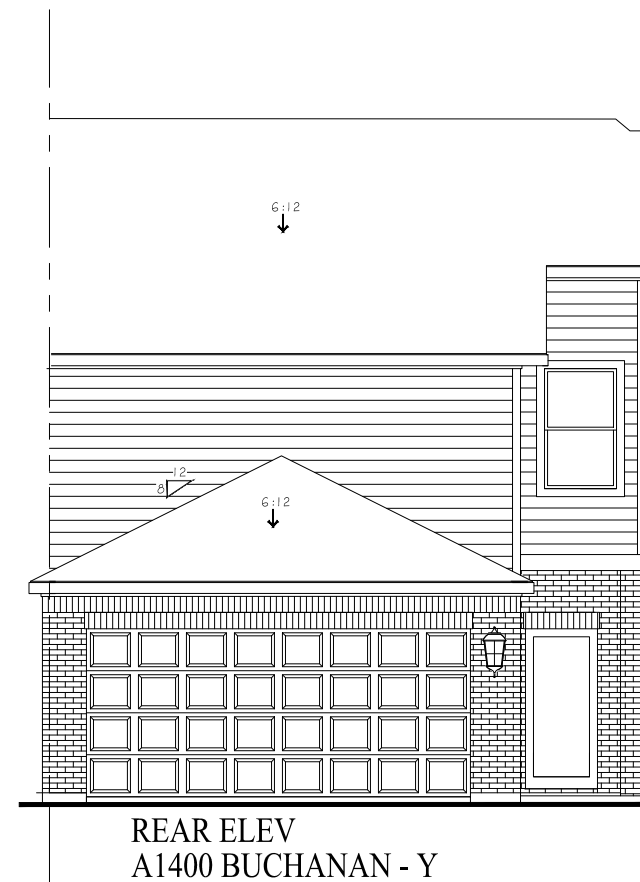


FRONT ELEV
A2300 TEXOMA - Z END



Exhibit "E" Elevations

Townhome Alternate Unit Elevations



Note: Garage doors have been approved by the Hanover Architectural Committee



**City of Mansfield
Staff Report**

Item ID: 26-2360

Agenda Date: June 18, 2026

Title

Consideration of a request from Hanover Property Company for a Preliminary Plat of M3 Ranch, Phase 3, being 157.17 acres located in the 1600 to 2300 Blocks of FM 917 (Heritage Parkway) and situated in the Crawford Treese Survey, Abstract No. 831, Joseph C Guest Survey, Abstract No. 311, Authur Gibson Survey, Abstract No. 302, and The RB & FA English Survey, Abstract No. 254. (SD26-017)

Description/History

The applicant is requesting approval of a Preliminary Plat for M3 Ranch, Phase 3. The subject property consists of approximately 157.17 acres generally located along FM 917, south of Klein Tools Boulevard, and within the larger M3 Ranch master-planned community. The phase is adjacent to and will extend the existing M3 Ranch street and lot pattern established with earlier phases of the development.

The Preliminary Plat proposes 316 detached single-family residential lots and 16 open space/common area lots. The plat also identifies the proposed street layout, block and lot configuration, drainage and detention areas, access and utility easements, and other framework improvements necessary to support this phase of the subdivision.

M3 Ranch was approved as a PD, Planned Development District, on January 14, 2019, as amended, for a master-planned mixed-use community containing a range of single-family residential housing options, townhome areas, school sites, open space, and commercial areas. The M3 Ranch PD and regulating exhibits control the permitted land uses, residential product types, development standards, street framework, open space/trail system, screening, and other design requirements for the development. This Preliminary Plat implements a portion of the approved Phase 3 land plan and does not change the underlying zoning or approved land uses.

A Preliminary Plat is not recorded and does not create individual lots for conveyance. It establishes the proposed subdivision layout for review before final platting, including the location of lots, streets, easements, open space, utilities, and drainage facilities. A final plat must be approved and recorded before lots may be conveyed and before building permits may be issued for individual homes. Any construction of public improvements remains subject to approved engineering plans, inspection requirements, and any required surety.

The Development Review Committee reviewed the plat and provided a written statement of conditions for conditional approval. The required revisions are primarily technical and administrative, including title block and labeling corrections, existing zoning and topographic information, lot numbering and lot summary corrections, verification of PD lot standards, utility easements, FM 917 and TxDOT coordination, drainage and detention documentation, access clarification for open space/common area lots, and bearing basis/GPS notes. The conditions also identify lots that must be relabeled as commercial lots consistent with the PD. The applicant must address these conditions before the plat may proceed to final approval and filing, as applicable.

Strategic Initiative

Building Strong Neighborhoods

Focus on the Future

Recommendation

The Development Review Committee recommends approval with written conditions. As conditioned, the Preliminary Plat is consistent with the approved M3 Ranch PD, Planned Development District (ZC18-004), the applicable regulating exhibits, the Mansfield Subdivision Ordinance, and the requirements of Chapter 212 of the Texas Local Government Code.

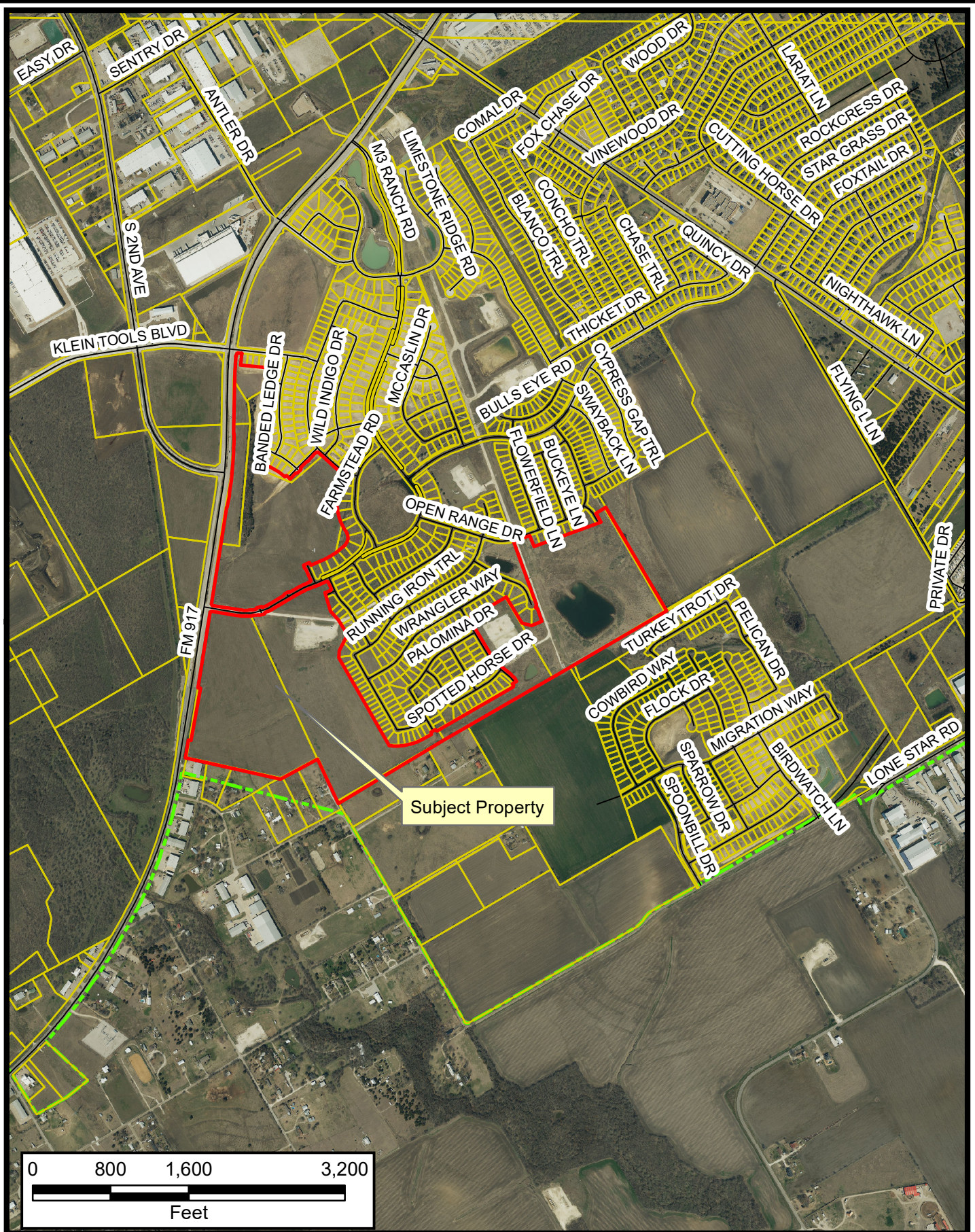
The applicant has been provided with the Development Review Committee written statement of conditions for SD26-017, attached as Exhibit A, which identifies the revisions required for the plat to conform to City requirements before further processing, final plat approval, and filing.

Funding Source

N/A

Prepared By

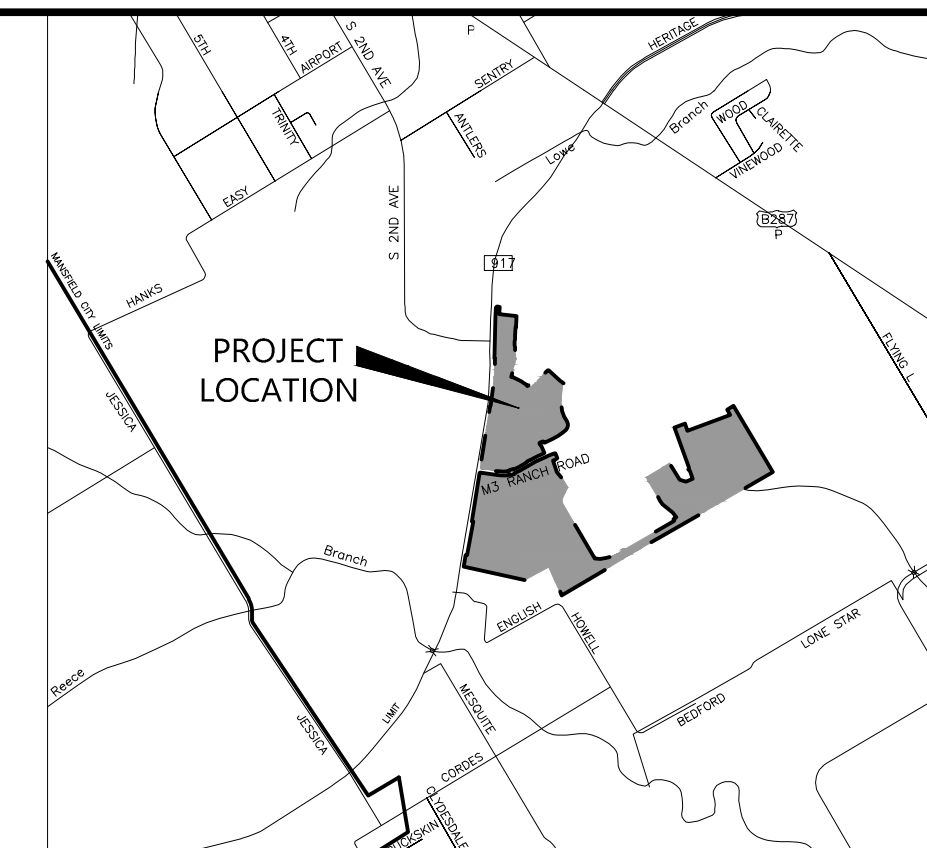
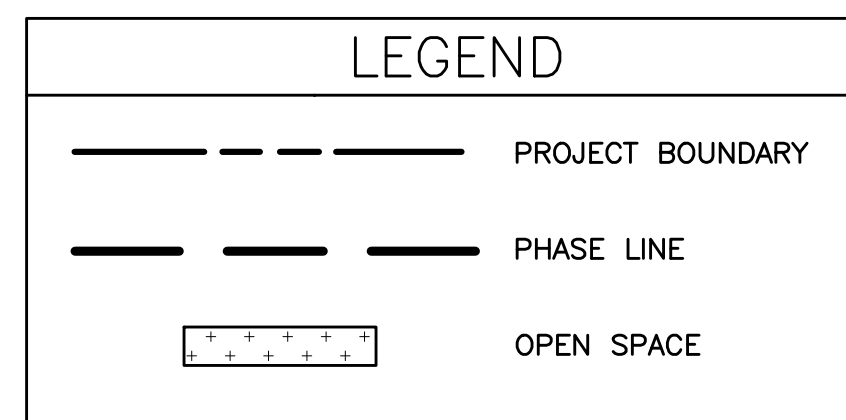
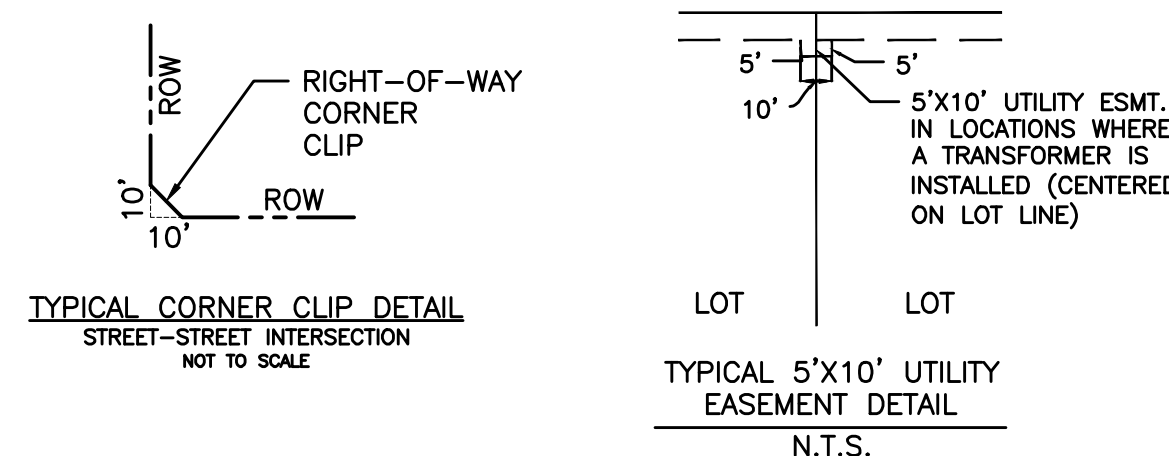
Shirley Emerson, Planner I - (817) 276-4259



SD#26-017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

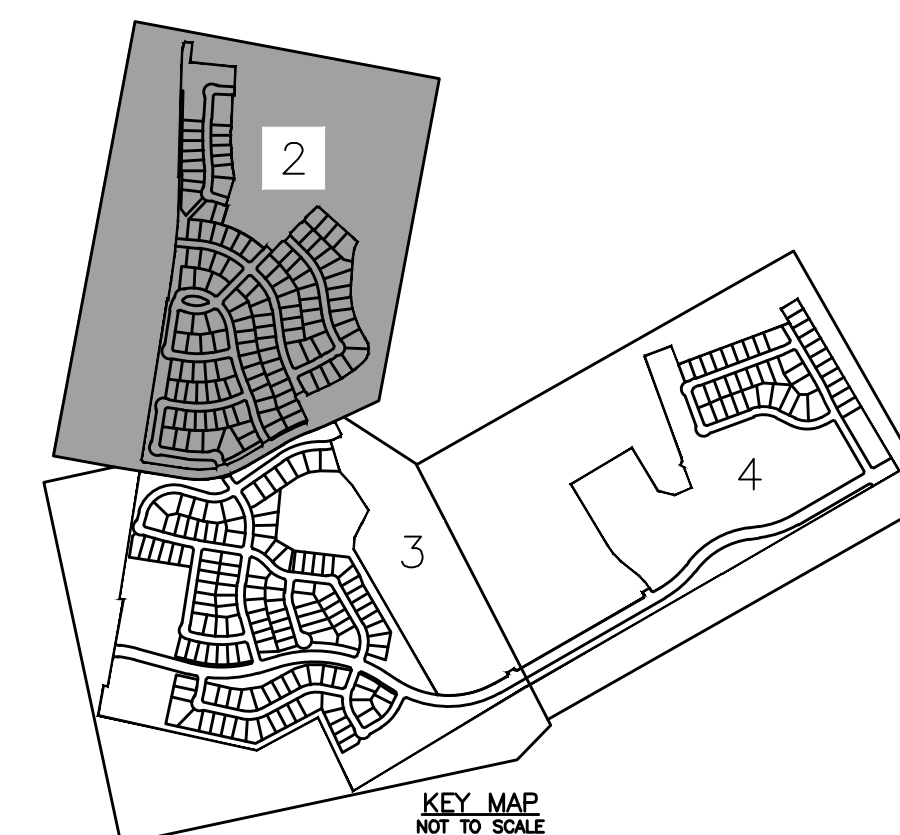
6/8/2026



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY TABLE:

<u>SINGLE FAMILY LOTS:</u>	<u>316 LOTS</u>
• RESIDENTIAL PRODUCT 1B (80' LOTS):	24 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	156 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	136 LOTS
 OPEN SPACE LOTS:	 16 LOTS



PP XX-XXXX
PRELIMINARY PLAT
FOR
M3 RANCH PHASE 3

BLOCK 15 LOT 11-19; BLOCK 16 LOT 11-27, 33-38, 1X;
BLOCK 25 LOT 35-50, 51X; BLOCK 33 LOT 1-9, 19X;
BLOCK 34 LOT 1-21; BLOCK 44 LOT 4-7, 22-37; BLOCK
47 LOT 1-18; BLOCK 48 LOT 1-25, 1X; BLOCK 50 LOT
1-7, 1X; BLOCK 51 LOT 1X; BLOCK 52 LOT 1-7; BLOCK
53 LOT 1-15, 1X; BLOCK 54 LOT 1-6, 8X; BLOCK 55 LOT
1-14; BLOCK 56 LOT 1-16; BLOCK 57 LOT 1-7, 10X;
BLOCK 58 LOT 1-27, 1X; BLOCK 59 LOT 37-63, 65X;
BLOCK 61 LOT 1X; BLOCK 62 LOT 1-12, 1X; BLOCK 63
LOT 1-19, 1X-2X; BLOCK 64 LOT 1-6

OUT OF THE
CRAWFORD TREESE SURVEY ABSTRACT NO. 831,
JOSEPH C GUEST SURVEY ABSTRACT NO. 311,
AUTHUR GIBSON SURVEY ABSTRACT NO. 302 &
THE RB & FA ENGLISH SURVEY ABSTRACT NO. 254
IN

CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
316 RESIDENTIAL LOTS / 70.39 ACRES
16 COMMON AREA LOTS / 56.68 ACRES
GROSS AREA: 157.17 ACRES

OWNERS

SET BACK PARTNERS, LTD.	M3 RANCH DEVELOPMENT, INC.	M3 RANCH INVESTMENT, LTD.
100 N. MITCHELL RD.	3001 KNOX STREET, SUITE 405	3001 KNOX STREET, SUITE 405
MANFIELD, TX 76063	DALLAS, TX 75205	DALLAS, TX 75205
CONTACT: BOB MCCASLIN	CONTACT: BEN LUEDTKE	CONTACT: BEN LUEDTKE
817-477-0797	214-455-6514	214-455-6514

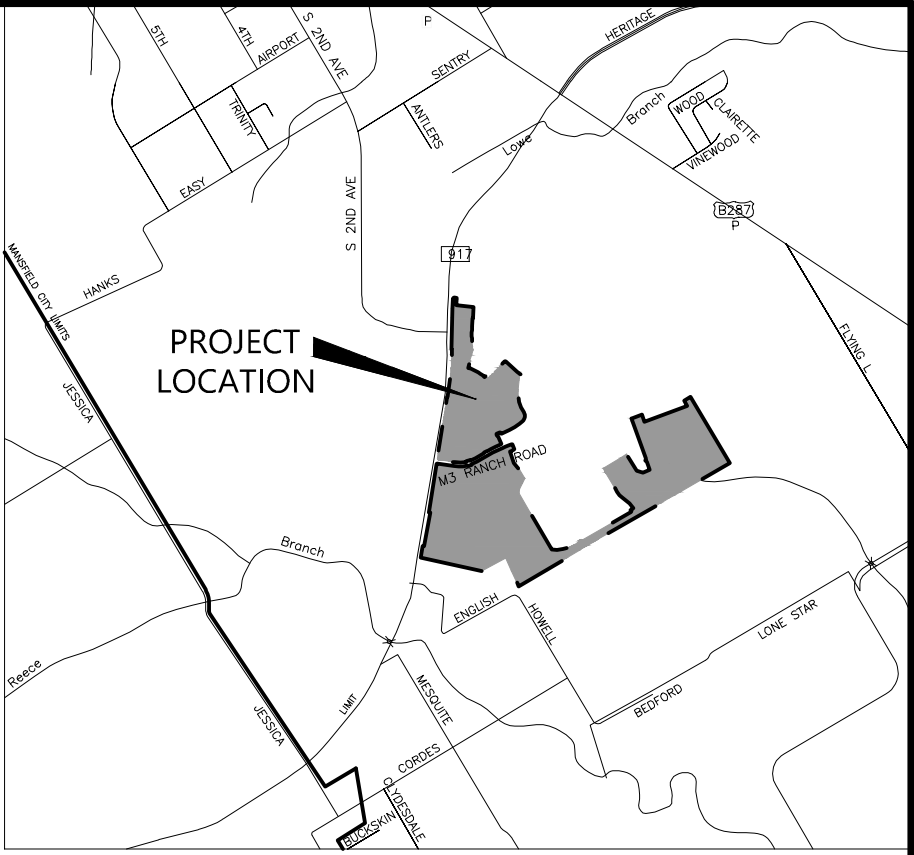
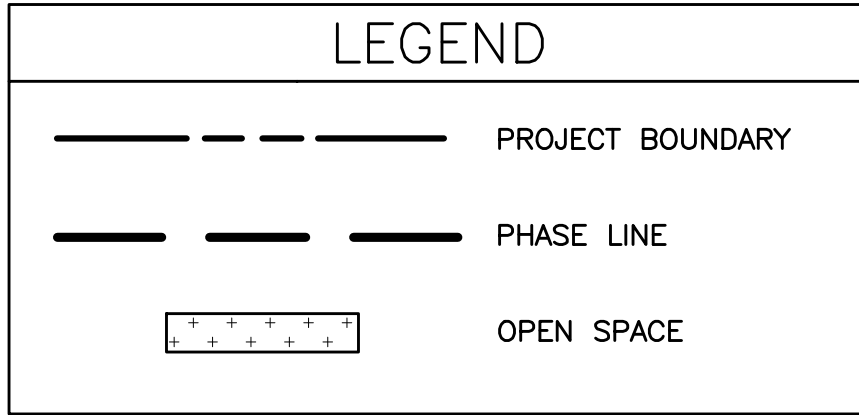
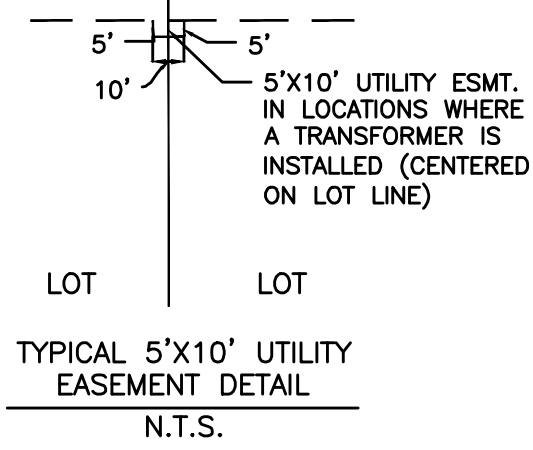
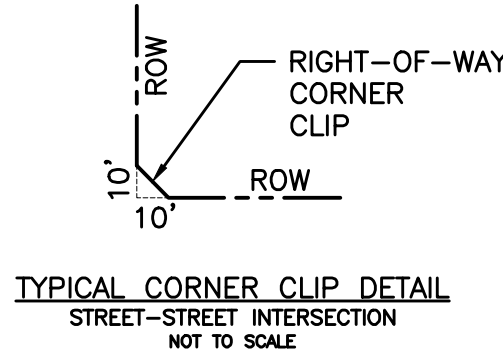
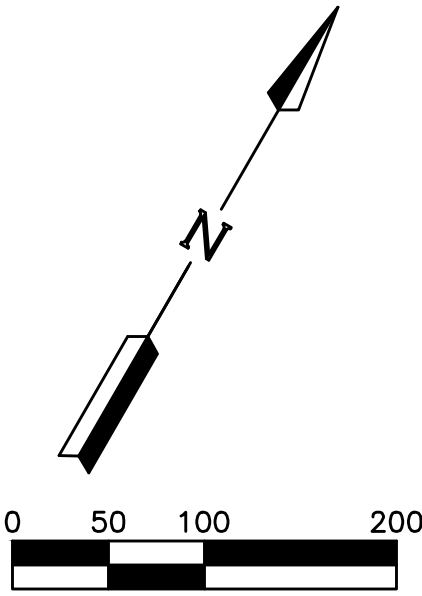
DEVELOPER
HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 405
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
214-455-6514

ENGINEER/SURVEYOR
LJA Engineering, Inc. 
9900 Hillwood Parkway Phone 817.288.1188
Suite 200
Fort Worth, Texas 76177 FRN - F-1386
Contact: Andrew Kubicki Office: 817.288.1010

JOB NO. NT360-0013

MAY 2026 SCALE: 1" = 100' SHEET 2 OF 11

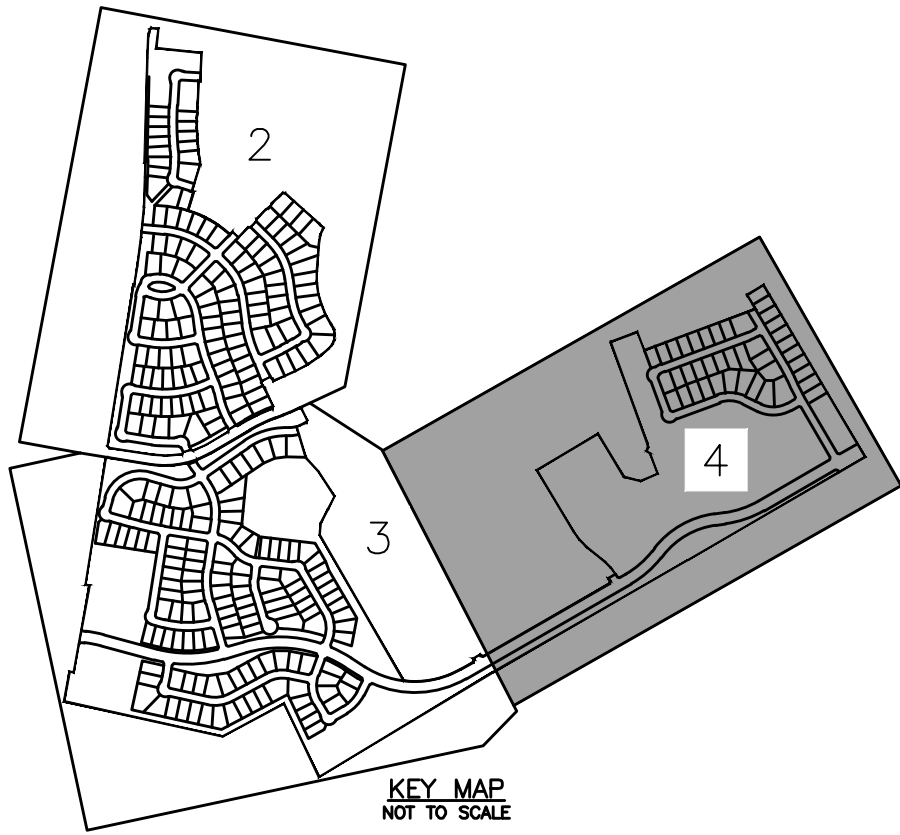
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Part Name: SANITARY-LAND-0013400 LAND-415 Preliminary Plat Phase 3 3/20/23/2026.dwg



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY TABLE:

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CALLED 41.00 ACRES
MANSFIELD INDEPENDENT SCHOOL DISTRICT
VOLUME 3857, PAGE 272
O.P.R.J.C.T.

PP XX-XXXX
PRELIMINARY PLAT
FOR
M3 RANCH PHASE 3

BLOCK 15 LOT 11-19; BLOCK 16 LOT 11-27, 33-38, 1X;
BLOCK 25 LOT 35-50, 51X; BLOCK 33 LOT 1-9, 19X;
BLOCK 34 LOT 1-21; BLOCK 44 LOT 4-7, 22-37; BLOCK
47 LOT 1-18; BLOCK 48 LOT 1-25, 1X; BLOCK 50 LOT
1-7, 1X; BLOCK 51 LOT 1X; BLOCK 52 LOT 1-7; BLOCK
53 LOT 1-15, 1X; BLOCK 54 LOT 1-6, 8X; BLOCK 55 LOT
1-14; BLOCK 56 LOT 1-16; BLOCK 57 LOT 1-7, 10X;
BLOCK 58 LOT 1-27, 1X; BLOCK 59 LOT 37-63, 65X;
BLOCK 61 LOT 1X; BLOCK 62 LOT 1-12, 1X; BLOCK 63
LOT 1-19, 1X-2X; BLOCK 64 LOT 1-6

OUT OF THE
CRAWFORD TRESE SURVEY ABSTRACT NO. 831,
JOSEPH C GUEST SURVEY ABSTRACT NO. 311,
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THE RB & FA ENGLISH SURVEY ABSTRACT NO. 254

IN
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CONTACT: BOB MCCASLIN	CONTACT: BEN LUEDTKE
817-477-0797	214-455-6514

DEVELOPER

HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 405
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
214-455-6514

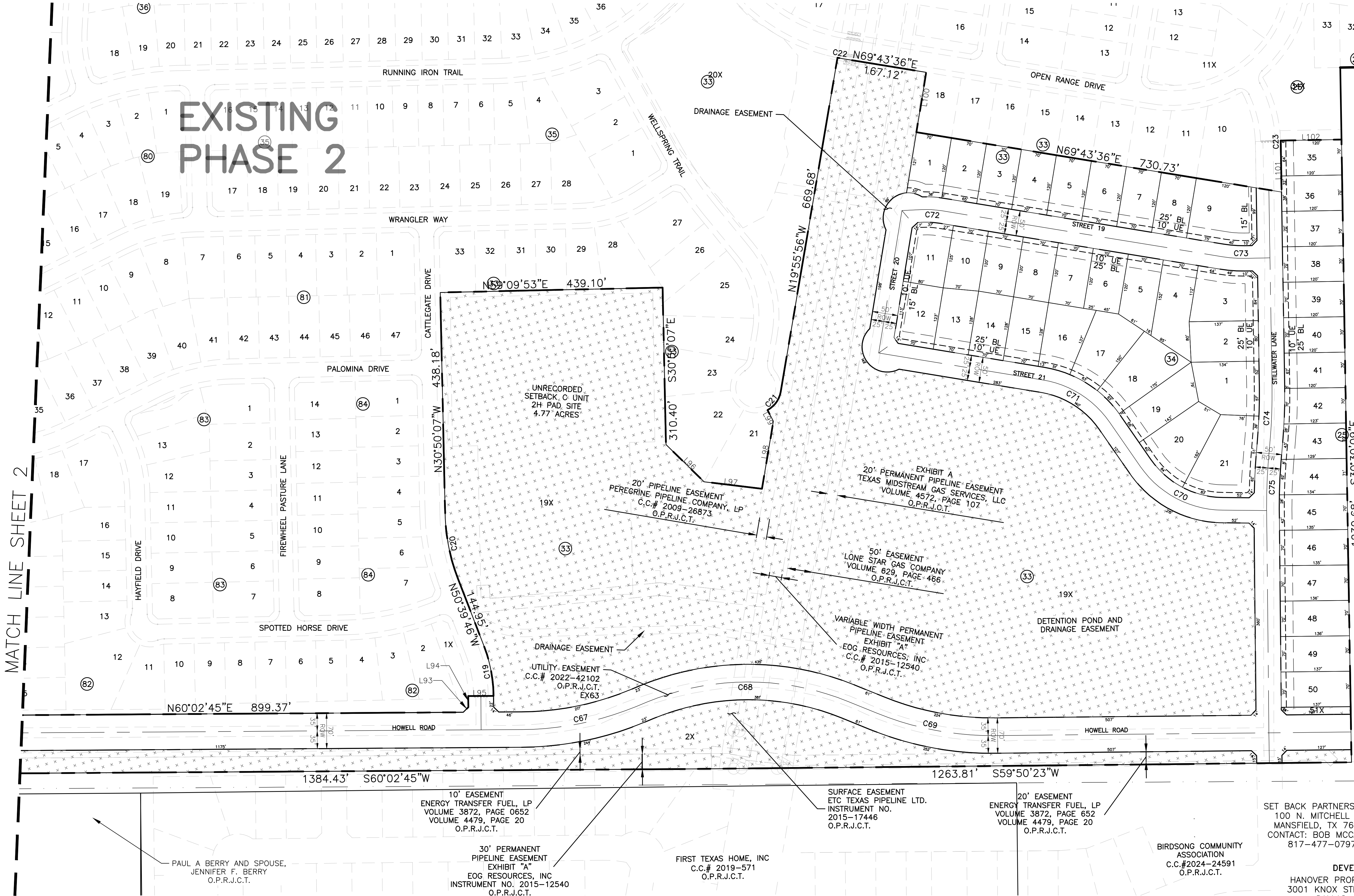
ENGINEER/SURVEYOR

LJA Engineering, Inc.
9900 Hillwood Parkway
Suite 200
Fort Worth, Texas 76177
Contact: Andrew Kubiak
MAY 2026 SCALE: 1" = 100' SHEET 4 OF 11



JOB NO. NT360-0013

MATCH LINE SHEET 2



10' EASEMENT
ENERGY TRANSFER FUEL, LP
VOLUME 3872, PAGE 0652
VOLUME 4479, PAGE 20
O.P.R.J.C.T.

30' PERMANENT
PIPELINE EASEMENT
EXHIBIT "A"
EOG RESOURCES, INC
INSTRUMENT NO. 2015-12540
O.P.R.J.C.T.

FIRST TEXAS HOME, INC
C.C.# 2019-571
O.P.R.J.C.T.

SURFACE EASEMENT
ETC TEXAS PIPELINE LTD.
INSTRUMENT NO.
2015-17446
O.P.R.J.C.T.

20' EASEMENT
ENERGY TRANSFER FUEL, LP
VOLUME 3872, PAGE 652
VOLUME 4479, PAGE 20
O.P.R.J.C.T.

BIRDSONG COMMUNITY
ASSOCIATION
C.C.#2024-24591
O.P.R.J.C.T.

EXISTING
PHASE 2

UNRECORDED
SETBACK C UNIT
2H PAD SITE
4.77 ACRES

20' PIPELINE EASEMENT
PEREGRINE PIPELINE COMPANY, LP
C.C.# 2009-26873
O.P.R.J.C.T.

EXHIBIT A
20' PERMANENT PIPELINE EASEMENT
TEXAS MIDSTREAM GAS SERVICES, LLC
VOLUME 4572, PAGE 107
O.P.R.J.C.T.

50' EASEMENT
LONE STAR GAS COMPANY
VOLUME 629, PAGE 466
O.P.R.J.C.T.

VARIABLE WIDTH PERMANENT
PIPELINE EASEMENT
EXHIBIT "A"
EOG RESOURCES, INC
C.C.# 2015-12540
O.P.R.J.C.T.

UTILITY EASEMENT
C.C.# 2022-42102
O.P.R.J.C.T.
EX63

PAUL A BERRY AND SPOUSE,
JENNIFER F. BERRY
O.P.R.J.C.T.

Data\\time : Wed, 20 May 2026 - 10:11\\number Name : bkhmlogongy
Path\\Name : S:\\MIX-LAND\\0313\\400 LAND\\415 Preliminary Plat\\Phase 3\\0313313Lot.dwg

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 3	BLOCK 15 LOT 11	13,217 SF	0.30 AC	
TYPE 3	BLOCK 15 LOT 12	9,483 SF	0.22 AC	
TYPE 3	BLOCK 15 LOT 13	7,311 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 14	7,378 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 15	7,378 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 16	7,378 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 17	7,292 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 18	7,200 SF	0.17 AC	
TYPE 3	BLOCK 15 LOT 19	8,350 SF	0.19 AC	
TYPE 3	BLOCK 16 LOT 11	7,484 SF	0.17 AC	
TYPE 3	BLOCK 16 LOT 12	7,606 SF	0.17 AC	
TYPE 3	BLOCK 16 LOT 13	12,186 SF	0.28 AC	
TYPE 3	BLOCK 16 LOT 14	12,276 SF	0.28 AC	
TYPE 3	BLOCK 16 LOT 15	8,012 SF	0.18 AC	
TYPE 3	BLOCK 16 LOT 16	8,072 SF	0.19 AC	
TYPE 3	BLOCK 16 LOT 17	7,999 SF	0.18 AC	
TYPE 3	BLOCK 16 LOT 18	8,022 SF	0.18 AC	
TYPE 3	BLOCK 16 LOT 19	8,040 SF	0.18 AC	
TYPE 3	BLOCK 16 LOT 20	8,187 SF	0.19 AC	
TYPE 3	BLOCK 16 LOT 21	8,466 SF	0.19 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 34 LOT 4	12,310 SF	0.28 AC	
TYPE 2	BLOCK 34 LOT 5	9,504 SF	0.22 AC	
TYPE 2	BLOCK 34 LOT 6	8,400 SF	0.19 AC	
TYPE 2	BLOCK 34 LOT 7	8,400 SF	0.19 AC	
TYPE 2	BLOCK 34 LOT 8	8,400 SF	0.19 AC	
TYPE 2	BLOCK 34 LOT 9	8,400 SF	0.19 AC	
TYPE 2	BLOCK 34 LOT 10	8,570 SF	0.20 AC	
TYPE 2	BLOCK 34 LOT 11	9,796 SF	0.22 AC	
TYPE 2	BLOCK 34 LOT 12	9,770 SF	0.22 AC	
TYPE 2	BLOCK 34 LOT 13	8,762 SF	0.20 AC	
TYPE 2	BLOCK 34 LOT 14	8,932 SF	0.21 AC	
TYPE 2	BLOCK 34 LOT 15	8,932 SF	0.21 AC	
TYPE 2	BLOCK 34 LOT 16	10,377 SF	0.24 AC	
TYPE 2	BLOCK 34 LOT 17	12,222 SF	0.28 AC	
TYPE 2	BLOCK 34 LOT 18	13,618 SF	0.31 AC	
TYPE 2	BLOCK 34 LOT 19	11,236 SF	0.26 AC	
TYPE 2	BLOCK 34 LOT 20	13,440 SF	0.31 AC	
TYPE 2	BLOCK 34 LOT 21	17,798 SF	0.41 AC	
TYPE 2	BLOCK 44 LOT 4	10,981 SF	0.25 AC	
TYPE 2	BLOCK 44 LOT 5	10,285 SF	0.24 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 48 LOT 5	9,042 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 6	9,042 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 7	9,106 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 8	8,885 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 9	9,220 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 10	8,913 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 11	10,460 SF	0.24 AC	
TYPE 2	BLOCK 48 LOT 12	9,976 SF	0.23 AC	
TYPE 2	BLOCK 48 LOT 13	9,444 SF	0.22 AC	
TYPE 2	BLOCK 48 LOT 14	9,584 SF	0.22 AC	
TYPE 2	BLOCK 48 LOT 15	9,135 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 16	8,781 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 17	8,720 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 18	8,860 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 19	8,953 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 20	8,894 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 21	8,576 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 22	8,643 SF	0.20 AC	
TYPE 2	BLOCK 48 LOT 23	10,261 SF	0.24 AC	
TYPE 2	BLOCK 48 LOT 24	10,916 SF	0.25 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 1B	BLOCK 53 LOT 14	10,075 SF	0.23 AC	
TYPE 1B	BLOCK 53 LOT 15	11,096 SF	0.25 AC	
TYPE 3	BLOCK 54 LOT 1	9,517 SF	0.22 AC	
TYPE 3	BLOCK 54 LOT 2	8,730 SF	0.20 AC	
TYPE 3	BLOCK 54 LOT 3	8,292 SF	0.19 AC	
TYPE 3	BLOCK 54 LOT 4	8,284 SF	0.19 AC	
TYPE 3	BLOCK 54 LOT 5	7,659 SF	0.18 AC	
TYPE 3	BLOCK 54 LOT 6	8,677 SF	0.20 AC	
TYPE 1B	BLOCK 55 LOT 6	14,623 SF	0.34 AC	
TYPE 3	BLOCK 55 LOT 7	9,511 SF	0.22 AC	
TYPE 3	BLOCK 55 LOT 8	10,352 SF	0.24 AC	
TYPE 3	BLOCK 55 LOT 9	7,801 SF	0.18 AC	
TYPE 3	BLOCK 55 LOT 10	7,338 SF	0.17 AC	
TYPE 3	BLOCK 55 LOT 11	7,453 SF	0.17 AC	
TYPE 3	BLOCK 55 LOT 12	7,831 SF	0.18 AC	
TYPE 3	BLOCK 55 LOT 13	8,038 SF	0.18 AC	
TYPE 3	BLOCK 55 LOT 14	8,687 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 1	8,700 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 2	7,500 SF	0.17 AC	
TYPE 3	BLOCK 56 LOT 3	8,187 SF	0.19 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 3	BLOCK 16 LOT 22	9,211 SF	0.21 AC	
TYPE 3	BLOCK 16 LOT 23	8,936 SF	0.21 AC	
TYPE 3	BLOCK 16 LOT 24	8,005 SF	0.18 AC	
TYPE 3	BLOCK 16 LOT 25	13,461 SF	0.31 AC	
TYPE 3	BLOCK 16 LOT 26	12,559 SF	0.29 AC	
TYPE 3	BLOCK 16 LOT 27	8,510 SF	0.20 AC	
TYPE 2	BLOCK 16 LOT 34	10,843 SF	0.25 AC	
TYPE 2	BLOCK 16 LOT 35	9,307 SF	0.21 AC	
TYPE 2	BLOCK 16 LOT 36	9,309 SF	0.21 AC	
TYPE 2	BLOCK 16 LOT 37	9,313 SF	0.21 AC	
TYPE 2	BLOCK 16 LOT 38	9,763 SF	0.22 AC	
TYPE 2	BLOCK 16 LOT 39	9,371 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 35	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 36	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 37	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 38	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 39	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 40	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 41	8,400 SF	0.19 AC	
TYPE 2	BLOCK 25 LOT 42	8,464 SF	0.19 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 44 LOT 6	10,561 SF	0.24 AC	
TYPE 2	BLOCK 44 LOT 7	15,010 SF	0.34 AC	
TYPE 2	BLOCK 44 LOT 22	10,895 SF	0.25 AC	
TYPE 2	BLOCK 44 LOT 23	9,332 SF	0.21 AC	
TYPE 2	BLOCK 44 LOT 24	9,852 SF	0.23 AC	
TYPE 2	BLOCK 44 LOT 25	10,873 SF	0.25 AC	
TYPE 2	BLOCK 44 LOT 26	14,543 SF	0.33 AC	
TYPE 2	BLOCK 44 LOT 27	13,392 SF	0.31 AC	
TYPE 2	BLOCK 44 LOT 28	11,432 SF	0.26 AC	
TYPE 2	BLOCK 44 LOT 29	11,149 SF	0.26 AC	
TYPE 2	BLOCK 44 LOT 30	9,861 SF	0.23 AC	
TYPE 2	BLOCK 44 LOT 31	10,466 SF	0.24 AC	
TYPE 2	BLOCK 44 LOT 32	13,111 SF	0.30 AC	
TYPE 2	BLOCK 44 LOT 33	14,526 SF	0.33 AC	
TYPE 2	BLOCK 44 LOT 34	10,884 SF	0.25 AC	
TYPE 2	BLOCK 44 LOT 35	9,694 SF	0.22 AC	
TYPE 2	BLOCK 44 LOT 36	8,785 SF	0.20 AC	
TYPE 2	BLOCK 44 LOT 37	10,308 SF	0.24 AC	
TYPE 2	BLOCK 47 LOT 1	10,667 SF	0.24 AC	
TYPE 2	BLOCK 47 LOT 2	9,903 SF	0.23 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 48 LOT 25	9,566 SF	0.22 AC	
TYPE 2	BLOCK 49 LOT 1	9,776 SF	0.22 AC	
TYPE 2	BLOCK 49 LOT 2	9,769 SF	0.22 AC	
TYPE 2	BLOCK 49 LOT 3	9,769 SF	0.22 AC	
TYPE 2	BLOCK 49 LOT 4	11,570 SF	0.27 AC	
TYPE 1B	BLOCK 49 LOT 5	12,332 SF	0.28 AC	
TYPE 1B	BLOCK 49 LOT 6	11,456 SF	0.26 AC	
TYPE 1B	BLOCK 49 LOT 7	11,613 SF	0.27 AC	
TYPE 2	BLOCK 50 LOT 1	8,739 SF	0.20 AC	
TYPE 2	BLOCK 50 LOT 2	9,275 SF	0.21 AC	
TYPE 2	BLOCK 50 LOT 3	9,274 SF	0.21 AC	
TYPE 2	BLOCK 50 LOT 4	9,214 SF	0.21 AC	
TYPE 2	BLOCK 50 LOT 5	12,185 SF	0.28 AC	
TYPE 3	BLOCK 50 LOT 6	8,805 SF	0.20 AC	
TYPE 3	BLOCK 50 LOT 7	8,009 SF	0.18 AC	
TYPE 3	BLOCK 50 LOT 8	8,261 SF	0.19 AC	
TYPE 3	BLOCK 50 LOT 9	8,338 SF	0.19 AC	
TYPE 3	BLOCK 50 LOT 10	8,269 SF	0.19 AC	
TYPE 3	BLOCK 50 LOT 11	7,587 SF	0.17 AC	
TYPE 3	BLOCK 50 LOT 12	7,579 SF	0.17 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 3	BLOCK 56 LOT 4	9,017 SF	0.21 AC	
TYPE 3	BLOCK 56 LOT 5	8,588 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 6	9,213 SF	0.21 AC	
TYPE 3	BLOCK 56 LOT 7	10,763 SF	0.25 AC	
TYPE 3	BLOCK 56 LOT 8	8,682 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 9	8,523 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 10	11,397 SF	0.26 AC	
TYPE 3	BLOCK 56 LOT 11	8,829 SF	0.20 AC	
TYPE 3	BLOCK 56 LOT 12	8,480 SF	0.19 AC	
TYPE 3	BLOCK 56 LOT 13	8,257 SF	0.19 AC	
TYPE 3	BLOCK 56 LOT 14	7,905 SF	0.18 AC	
TYPE 3	BLOCK 56 LOT 15	7,500 SF	0.17 AC	
TYPE 3	BLOCK 56 LOT 16	8,700 SF	0.20 AC	
TYPE 3	BLOCK 57 LOT 1	7,416 SF	0.17 AC	
TYPE 3	BLOCK 57 LOT 2	7,416 SF	0.17 AC	
TYPE 3	BLOCK 57 LOT 3	7,740 SF	0.18 AC	
TYPE 3	BLOCK 57 LOT 4	7,740 SF	0.18 AC	
TYPE 3	BLOCK 57 LOT 5	7,740 SF	0.18 AC	
TYPE 3	BLOCK 57 LOT 6	7,740 SF	0.18 AC	
TYPE 3	BLOCK 57 LOT 7	9,075 SF	0.21 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 25 LOT 43	8,802 SF	0.20 AC	
TYPE 2	BLOCK 25 LOT 44	9,276 SF	0.21 AC	
TYPE 2	BLOCK 25 LOT 45	9,422 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 46	9,455 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 47	9,484 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 48	9,513 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 49	9,542 SF	0.22 AC	
TYPE 2	BLOCK 25 LOT 50	9,572 SF	0.22 AC	
TYPE 2	BLOCK 33 LOT 1	8,519 SF	0.20 AC	
TYPE 2	BLOCK 33 LOT 2	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 3	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 4	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 5	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 6	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 7	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 8	8,400 SF	0.19 AC	
TYPE 2	BLOCK 33 LOT 9	15,356 SF	0.35 AC	
TYPE 2	BLOCK 34 LOT 1	12,664 SF	0.29 AC	
TYPE 2	BLOCK 34 LOT 2	10,828 SF	0.25 AC	
TYPE 2	BLOCK 34 LOT 3	12,929 SF	0.30 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 2	BLOCK 47 LOT 3	10,385 SF	0.24 AC	
TYPE 2	BLOCK 47 LOT 4	10,874 SF	0.25 AC	
TYPE 2	BLOCK 47 LOT 5	8,750 SF	0.20 AC	
TYPE 2	BLOCK 47 LOT 6	8,750 SF	0.20 AC	
TYPE 2	BLOCK 47 LOT 7	9,706 SF	0.22 AC	
TYPE 2	BLOCK 47 LOT 8	15,206 SF	0.35 AC	
TYPE 2	BLOCK 47 LOT 9	10,917 SF	0.25 AC	
TYPE 2	BLOCK 47 LOT 10	12,657 SF	0.29 AC	
TYPE 2	BLOCK 47 LOT 11	10,843 SF	0.25 AC	
TYPE 2	BLOCK 47 LOT 12	9,709 SF	0.22 AC	
TYPE 2	BLOCK 47 LOT 13	8,750 SF	0.20 AC	
TYPE 2	BLOCK 47 LOT 14	9,654 SF	0.22 AC	
TYPE 2	BLOCK 47 LOT 15	10,467 SF	0.24 AC	
TYPE 2	BLOCK 47 LOT 16	10,420 SF	0.24 AC	
TYPE 2	BLOCK 47 LOT 17	8,764 SF	0.20 AC	
TYPE 2	BLOCK 47 LOT 18	9,750 SF	0.22 AC	
TYPE 2	BLOCK 48 LOT 1	11,751 SF	0.27 AC	
TYPE 2	BLOCK 48 LOT 2	10,130 SF	0.23 AC	
TYPE 2	BLOCK 48 LOT 3	9,222 SF	0.21 AC	
TYPE 2	BLOCK 48 LOT 4	8,590 SF	0.20 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TYPE 1B	BLOCK 52 LOT 1	12,822 SF	0.29 AC	
TYPE 1B	BLOCK 52 LOT 2	11,465 SF	0.26 AC	
TYPE 1B	BLOCK 52 LOT 3	12,795 SF	0.29 AC	
TYPE 2	BLOCK 52 LOT 4	10,575 SF	0.24 AC	
TYPE 2	BLOCK 52 LOT 5	9,886 SF	0.23 AC	
TYPE 2	BLOCK 52 LOT 6	10,176 SF	0.23 AC	
TYPE 2	BLOCK 52 LOT 7	10,298 SF	0.24 AC	
TYPE 3	BLOCK 53 LOT 1	8,350 SF	0.19 AC	
TYPE 3	BLOCK 53 LOT 2	7,334 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 3	7,551 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 4	7,551 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 5	7,551 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 6	7,600 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 7	7,583 SF	0.17 AC	
TYPE 3	BLOCK 53 LOT 8	10,870 SF	0.25 AC	
TYPE 2	BLOCK 53 LOT 9	10,101 SF	0.23 AC	
TYPE 2	BLOCK 53 LOT 10	8,990 SF	0.21 AC	
TYPE 1B	BLOCK 53 LOT 11	19,072 SF	0.44 AC	
TYPE 1B	BLOCK 53 LOT 12	15,005 SF	0.34 AC	
TYPE 1B	BLOCK 53 LOT 13	11,951 SF	0.27 AC	

Date\\time : Wed, 20 May 2026 - 10:11\\order Name : bkenholongay
 Path\\Name : SANITX-LAND\\0013\\400 LAND\\415 Preliminary Plat\\Phase 3\\001331PLOT.dwg

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N50°53'20"E	14.10'
L2	S83°56'14"E	43.09'
L3	S06°03'46"W	120.00'
L5	S03°19'45"W	173.30'
L6	N86°40'15"W	7.62'
L7	S03°19'45"W	133.85'
L8	S03°19'45"W	31.82'
L9	S02°31'35"W	31.82'
L10	S01°27'27"W	31.81'
L11	S00°21'50"W	31.81'
L12	S00°43'46"E	31.81'
L13	S01°49'23"E	31.81'
L14	S02°55'00"E	31.81'
L15	S04°00'36"E	31.81'
L16	S05°06'13"E	31.81'
L17	S06°11'49"E	31.81'
L18	S07°17'26"E	31.81'
L19	S08°23'03"E	31.81'
L20	S17°10'56"W	173.93'
L21	S72°49'04"E	11.83'

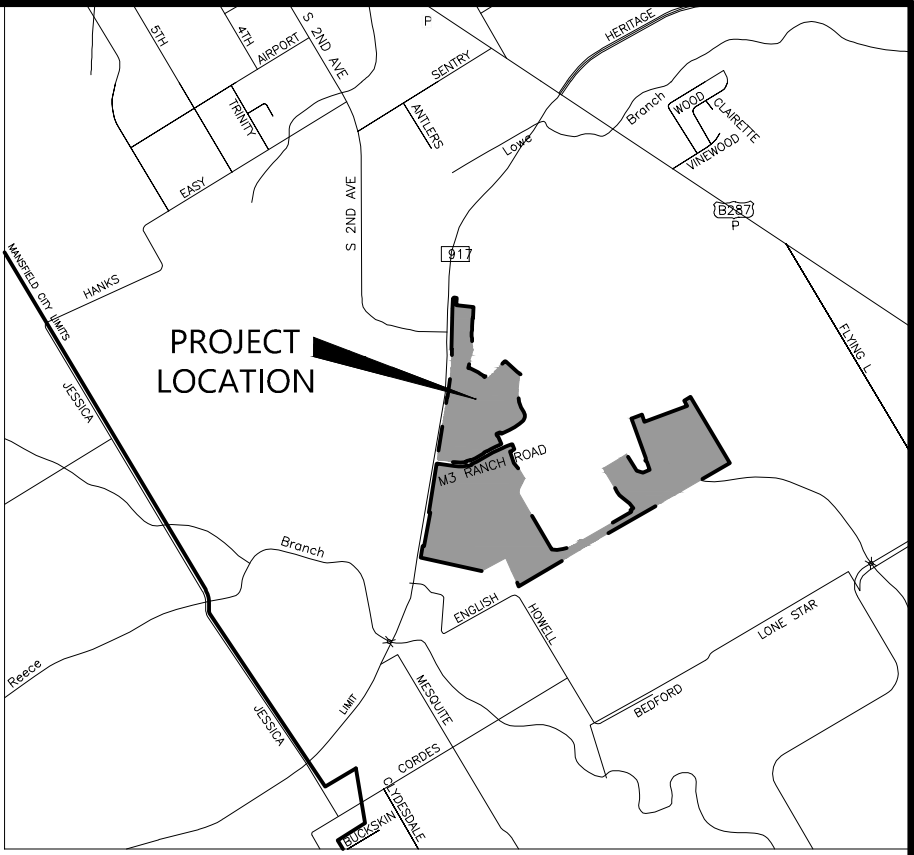
LINE	BEARING	DISTANCE
L22	S17°10'56"W	120.08'
L23	S74°24'03"E	2.79'
L24	S71°26'14"E	34.91'
L25	S68°28'25"E	34.91'
L26	S65°30'36"E	34.91'
L27	S62°32'47"E	34.91'
L28	S59°34'58"E	34.91'
L29	S56°37'09"E	34.91'
L30	S53°13'28"E	44.30'
L31	S49°31'49"E	44.25'
L32	N44°30'11"E	23.51'
L33	S45°29'49"E	50.00'
L34	N44°30'11"E	86.96'
L35	N89°30'11"E	14.14'
L36	N44°30'11"E	50.00'
L37	N00°29'49"W	14.14'
L38	N44°30'11"E	87.19'
L39	N62°41'37"E	16.00'
L40	N44°30'11"E	17.01'
L41	N25°50'48"E	15.62'

LINE	BEARING	DISTANCE
L42	N44°30'11"E	19.91'
L43	N48°27'27"E	21.51'
L44	S88°50'09"E	14.70'
L46	S36°30'47"E	16.09'
L47	S57°11'53"E	17.01'
L48	S50°02'44"W	57.25'
L49	S65°38'05"W	147.27'
L50	N24°21'55"W	17.00'
L51	N42°48'01"W	15.81'
L53	S65°38'05"W	60.00'
L54	S05°55'49"E	15.81'
L55	S24°21'55"E	17.00'
L56	S42°48'01"E	15.81'
L57	S24°21'55"E	127.60'
L58	S22°39'19"W	13.63'
L59	S59°30'56"W	55.30'
L60	N75°29'04"W	14.14'
L61	S59°30'56"W	50.00'
L62	S14°30'56"W	14.14'
L63	N64°08'37"W	13.96'

LINE	BEARING	DISTANCE
L64	S73°36'07"W	50.11'
L65	S29°04'08"W	13.38'
L66	N35°56'30"W	14.14'
L67	S80°56'22"E	5.00'
L68	N09°03'38"E	116.19'
L69	N01°19'18"E	92.28'
L70	N88°40'42"W	4.99'
L71	S85°33'20"E	5.23'
L72	N54°03'30"E	14.14'
L73	S65°55'16"E	15.75'
L74	N72°49'49"E	51.18'
L75	N20°05'44"E	12.95'
L76	N69°40'54"E	51.26'
L77	N65°38'05"E	62.93'
L78	S69°21'55"E	14.14'
L79	S24°21'55"E	78.95'
L80	S20°38'05"W	14.14'
L81	S65°38'05"W	44.79'
L82	S41°58'53"E	121.35'
L83	S32°20'25"E	177.58'

LINE	BEARING	DISTANCE
L84	S27°08'47"W	88.98'
L85	S26°56'14"W	98.38'
L86	S05°52'32"W	69.42'
L87	N60°02'45"E	89.48'
L88	N14°36'07"E	14.03'
L89	N30°50'07"W	9.23'
L90	N59°09'53"E	50.00'
L91	S30°50'07"E	10.00'
L92	S75°23'29"E	14.25'
L93	N15°02'45"E	14.14'
L94	N29°57'15"W	21.90'
L95	N60°02'45"E	50.00'
L96	S75°15'37"E	105.17'
L97	N67°14'14"E	115.07'
L98	N19°58'35"W	135.36'
L99	N57°20'31"W	25.00'
L100	S20°16'24"E	120.00'
L101	N30°30'09"W	95.65'
L102	N59°29'48"E	120.07'
L103	S79°36°09"E	25.00'

LINE	BEARING	DISTANCE
L104	N79°36'11"W	24.93'



VICINITY MAP
 NOT TO SCALE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	003°57'15"	775.00	N46°28'49"E	53.48	53.49
C2	005°35'56"	375.00	S50°45'54"E	36.63	36.64
C3	027°09'53"	191.50	S17°39'03"W	89.95	90.79
C4	038°22'51"	530.00	S15°07'19"E	348.43	355.03
C5	084°21'28"	108.50	S07°52'00"W	145.70	159.75
C6	015°35'20"	708.50	S57°50'25"W	192.17	192.77
C7	010°06'45"	1029.93	S64°34'18"W	181.54	181.78
C8	010°02'13"	495.00	S64°32'03"W	86.60	86.71
C9	021°23'55"	495.00	S88°21'32"W	183.80	184.87
C10	007°47'33"	4057.03	N05°09'23"E	551.36	551.78
C11	003°41'43"	2348.68	N02°58'47"E	151.45	151.48
C12	000°30'55"	2592.30	N05°16'34"E	23.31	23.31
C13	022°30'05"	555.00	N87°48'27"E	216.56	217.96
C14	009°43'13"	555.00	N64°22'33"E	94.04	94.16
C15	010°09'58"	970.00	N64°35'55"E	171.88	172.11
C16	004°02'49"	630.00	N67°39'30"E	44.49	44.50
C17	007°33'20"	150.00	S69°24'45"W	19.77	19.78
C18	037°01'35"	565.00	N78°33'33"E	358.80	365.12
C19	020°42'31"	275.00	N40°18'30"W	98.85	99.39
C20	019°49'39"	375.00	N40°44'57"W	129.12	129.77

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C21	052°38'04"	50.00	N06°20'27"E	44.33	45.93
C22	001°36'20"	375.00	N70°31'46"E	10.51	10.51
C23	001°16'40"	275.00	N31°08'30"W	6.13	6.13
C24	008°58'54"	1812.00	S01°09'42"E	283.75	284.05
C25	011°24'29"	350.00	N00°03'06"E	69.57	69.69
C26	038°47'11"	525.00	N64°53'24"W	348.65	355.40
C27	037°48'25"	300.00	N26°35'36"W	194.39	197.96
C28	016°40'32"	700.00	S16°01'39"E	203.01	203.73
C29	017°00'02"	350.00	S21°59'03"E	103.47	103.85
C30	010°52'53"	350.00	N18°55'28"W	66.37	66.47
C31	016°40'32"	995.00	S16°01'39"E	288.57	289.59
C32	019°53'26"	500.00	N89°06'47"E	172.71	173.58
C33	029°51'39"	250.00	N26°37'13"W	162.21	165.20
C34	029°53'51"	230.00	N60°29'58"W	118.66	120.02
C35	035°56'54"	175.00	S86°34'40"W	108.01	109.80
C36	067°42'56"	175.00	N78°21'39"E	195.00	206.83
C37	026°23'59"	200.00	S22°15'29"W	91.34	92.15
C38	037°48'25"	400.00	N26°35'36"W	259.18	263.94
C39	021°05'27"	400.00	S18°14'07"E	146.41	147.24
C40	010°41'02"	500.00	N60°32'44"E	88.71	88.82

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	033°25'25"	600.00	N82°20'47"E	345.07	350.01
C42	007°12'09"	375.00	S84°32'35"E	47.11	47.14
C43	020°13'09"	175.00	N30°15'48"W	61.44	61.76
C44	005°28'38"	350.00	S32°13'03"E	33.45	33.46
C45	016°43'50"	175.00	N81°33'34"E	50.92	51.10
C46	034°52'51"	430.00	S72°29'04"W	257.75	261.78
C47	050°40'09"	175.00	N80°22'43"E	149.77	154.76
C48	089°43'27"	200.00	S60°51'04"W	282.16	313.20
C49	043°41'05"	300.00	N13°06'49"W	223.23	228.73
C50	007°15'37"	1500.00	S77°38'28"E	189.94	190.07
C51	036°28'08"	175.00	N63°02'13"W	109.52	111.39
C52	038°46'35"	200.00	S64°11'26"E	132.79	135.36
C53	022°31'32"	200.00	S04°50'30"E	78.12	78.63
C54	024°50'00"	475.00	S03°41'16"E	204.27	205.88
C55	030°51'15"	578.00	N89°19'21"E	307.51	311.26
C56	006°01'15"	100.00	N11°44'21"E	10.50	10.51
C57	050°44'17"	200.00	N04°52'03"W	171.38	177.11
C58	048°58'14"	775.00	N81°37'10"W	642.41	662.39
C59	030°51'15"	775.00	N89°19'21"E	412.32	417.34
C60	007°41'08"	800.00	N79°05'36"W	107.23	107.31

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C61	003°52'29"	200.00	N10°30'54"E	13.52	13.53
C62	040°34'32"	200.00	N82°09'52"E	138.69	141.64
C63	039°09'34"	200.00	S81°27'23"W	134.05	136.69
C64	051°00'46"	200.00	S05°00'17"E	172.24	178.07
C65	031°49'39"	250.00	N43°34'30"E	137.10	138.87
C66	062°49'12"	600.00	S88°32'39"E	625.39	657.85
C67	022°03'03"	600.00	N49°01'14"E	229.49	230.91
C68	044°32'30"	525.00	S60°15'57"W	397.93	408.13
C69	022°41'49"	600.00	N71°11'18"E	236.13	237.68
C70	054°45'25"	200.00	N88°19'58"E	183.95	191.14
C71	045°59'05"	200.00	N87°16'51"W	156.24	160.52
C72	012°11'17"	200.00	S63°37'58"W	42.46	42.54
C73	010°13'46"	250.00	N64°36'43"E	44.57	44.63
C74	005°37'54"	1000.00	N27°41'12"W	98.25	98.29
C75	005°17'21"	1000.00	S27°30'56"E	92.28	92.31

PP XX-XXXX
PRELIMINARY PLAT
 FOR
M3 RANCH PHASE 3
 BLOCK 15 LOT 11-19; BLOCK 16 LOT 11-27, 33-38, 1X;
 BLOCK 25 LOT 35-50, 51X; BLOCK 33 LOT 1-9, 19X;
 BLOCK 34 LOT 1-21; BLOCK 44 LOT 4-7, 22-37; BLOCK
 47 LOT 1-18; BLOCK 48 LOT 1-25, 1X; BLOCK 50 LOT
 1-7, 1X; BLOCK 51 LOT 1X; BLOCK 52 LOT 1-7; BLOCK
 53 LOT 1-15, 1X; BLOCK 54 LOT 1-6, 8X; BLOCK 55 LOT
 1-14; BLOCK 56 LOT 1-16; BLOCK 57 LOT 1-7, 10X;
 BLOCK 58 LOT 1-27, 1X; BLOCK 59 LOT 37-63, 65X;
 BLOCK 61 LOT 1X; BLOCK 62 LOT 1-12, 1X; BLOCK 63
 LOT 1-19, 1X-2X; BLOCK 64 LOT 1-6
 OUT OF THE
 CRAWFORD TREESE SURVEY ABSTRACT NO. 831,
 JOSEPH C GUEST SURVEY ABSTRACT NO. 311,
 AUTHUR GIBSON SURVEY ABSTRACT NO. 302 &
 THE RB & FA ENGLISH SURVEY ABSTRACT NO. 254
 IN
 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
 316 RESIDENTIAL LOTS / 70.39 ACRES
 16 COMMON AREA LOTS / 56.68 ACRES
 GROSS AREA: 157.17 ACRES

OWNERS
 SET BACK PARTNERS, LTD. M3 RANCH DEVELOPMENT, INC. M3 RANCH INVESTMENT, LTD.
 100 N. MITCHELL RD. 3001 KNOX STREET, SUITE 405 3001 KNOX STREET, SUITE 405
 MANSFIELD, TX 76063 DALLAS, TX 75205 DALLAS, TX 75205
 CONTACT: BOB MCCASLIN CONTACT: BEN LUEDTKE CONTACT: BEN LUEDTKE
 817-477-0797 214-455-6514 214-455-6514

DEVELOPER
 HANOVER PROPERTY COMPANY
 3001 KNOX STREET, SUITE 405
 DALLAS, TX 75205
 CONTACT: BEN LUEDTKE
 214-455-6514

ENGINEER/SURVEYOR
LJA Engineering, Inc.
 9900 Hillwood Parkway Phone 817.288.1188
 Suite 200
 Fort Worth, Texas 76177 FRN - F-1386
 Contact: Andrew Kubiak Office: 817-288-1940

JOB NO. NT360-0013

MAY 2026 SCALE: 1" = 100' SHEET 6 OF 11

Data\\time : Wed, 20 May 2026 - 10:11am\\ender Name : b\\k\\h\\ology
Print Name : S:\\N\\X-LAND\\0013\\400 LAND\\419 Preliminary Plat\\Phase 3\\0013310001.dwg

METES AND BOUNDS DESCRIPTION

TRACT 1

BEING A 42.807 ACRES OF LAND SITUATED IN THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311 AND THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO SET/BACK PARTNERS BY DEEDS RECORDED IN VOLUME 2207, PAGE 816, VOLUME 2215, PAGE 648, VOLUME 2711, PAGE 777 AND VOLUME 2711, PAGE 794, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 917 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF CADDO RIDGE LANE (A 60-FOOT WIDE RIGHT-OF-WAY) AND BEING THE WESTERNMOST SOUTHWEST CORNER OF M3 RANCH, PHASE 1A & 1B AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2020-234, PLAT RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE WITH THE SOUTHERLY LINE OF SAID M3 RANCH, PHASE 1A & 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 50°53'20" EAST, A DISTANCE OF 14.10 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 83°56'14" EAST, A DISTANCE OF 43.09 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 06°03'46" WEST, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 83°56'14" EAST, A DISTANCE OF 281.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 03°19'45" WEST, A DISTANCE OF 173.30 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 86°40'15" WEST, A DISTANCE OF 7.62 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 03°19'45" WEST, A DISTANCE OF 133.85 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 03°19'45" WEST, A DISTANCE OF 31.82 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 02°31'35" WEST, A DISTANCE OF 31.82 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 01°27'27" WEST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°21'50" WEST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 00°43'46" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 01°49'23" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 02°55'00" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 04°00'36" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 05°06'13" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 06°11'49" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 07°17'26" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 08°23'03" EAST, A DISTANCE OF 31.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 17°10'56" WEST, A DISTANCE OF 173.93 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 72°49'04" EAST, A DISTANCE OF 11.83 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 17°10'56" WEST, A DISTANCE OF 120.08 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 74°24'03" EAST, A DISTANCE OF 2.79 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 71°26'14" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 68°28'25" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 65°30'36" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 62°32'47" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 59°34'58" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 56°37'09" EAST, A DISTANCE OF 34.91 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 53°13'28" EAST, A DISTANCE OF 44.30 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 49°31'49" EAST, A DISTANCE OF 44.25 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 23.51 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 45°29'49" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 86.96 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°30'11" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 00°29'49" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 87.19 FEET TO A CAPPED IRON ROD FOUND;

NORTH 62°41'37" EAST, A DISTANCE OF 16.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 17.01 FEET TO A CAPPED IRON ROD FOUND;

NORTH 25°50'48" EAST, A DISTANCE OF 15.62 FEET TO A CAPPED IRON ROD FOUND;

NORTH 44°30'11" EAST, A DISTANCE OF 19.91 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 775.00 FEET AND A CHORD THAT BEARS NORTH 46°28'49" EAST, 53.46 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°57'15", AN ARC-DISTANCE OF 53.49 FEET TO A CAPPED IRON ROD FOUND;

NORTH 48°27'27" EAST, A DISTANCE OF 21.51 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 88°50'09" EAST, A DISTANCE OF 14.70 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHERNMOST INTERSECTION OF WILDFLOWER RIDGE ROAD (A 50-FOOT WIDE RIGHT-OF-WAY) AND EVENING PRIMROSE DRIVE (A 50-FOOT WIDE RIGHT-OF-WAY) AND BEING ON THE WESTERLY LINE OF M3 RANCH, PHASE 2A & 2B, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-143 OF SAID PLAT RECORDS;

THENCE WITH THE WESTERLY LINE OF SAID M3 RANCH, PHASE 2A & 2B, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 47°57'36" EAST, A DISTANCE OF 247.45 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS SOUTH 50°45'54" EAST, 36.63 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°35'56", AN ARC-DISTANCE OF 36.64 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 36°30'47" EAST, A DISTANCE OF 16.09 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 57°11'53" EAST, A DISTANCE OF 17.01 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 193.50 FEET AND A CHORD THAT BEARS SOUTH 17°39'03" WEST, 89.35 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°09'53", AN ARC-DISTANCE OF 90.79 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 04°04'07" WEST, A DISTANCE OF 181.98 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AND A CHORD THAT BEARS SOUTH 15°07'19" EAST, 348.43 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°22'51", AN ARC-DISTANCE OF 355.03 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 108.50 FEET AND A CHORD THAT BEARS SOUTH 07°52'00" WEST, 145.70 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 84°21'28", AN ARC-DISTANCE OF 159.75 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 50°02'44" WEST, A DISTANCE OF 57.25 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 708.50 FEET AND A CHORD THAT BEARS SOUTH 57°50'25" WEST, 192.17 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°35'20", AN ARC-DISTANCE OF 192.77 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 65°38'05" WEST, A DISTANCE OF 147.27 FEET TO A CAPPED IRON ROD FOUND;

NORTH 24°21'55" WEST, A DISTANCE OF 17.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 42°48'01" WEST, A DISTANCE OF 15.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 65°38'05" WEST, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 05°55'49" EAST, A DISTANCE OF 15.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 24°21'55" EAST, A DISTANCE OF 17.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 42°48'01" EAST, A DISTANCE OF 15.81 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 24°21'55" EAST, A DISTANCE OF 127.60 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 22°39'19" WEST, A DISTANCE OF 13.63 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,029.93 FEET AND A CHORD THAT BEARS SOUTH 64°34'18" WEST, 181.54 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°06'45", AN ARC-DISTANCE OF 181.78 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 59°30'56" WEST, A DISTANCE OF 55.30 FEET TO A CAPPED IRON ROD FOUND;

NORTH 75°29'04" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 59°30'56" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 14°30'56" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 59°30'56" WEST, A DISTANCE OF 159.49 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET,

AND A CHORD THAT BEARS SOUTH 64°32'03" WEST, 86.60 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°02'13", AN ARC-DISTANCE OF 86.71 FEET TO A CAPPED IRON ROD FOUND;

NORTH 64°08'37" WEST, A DISTANCE OF 13.96 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 73°36'07" WEST, A DISTANCE OF 50.11 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°04'08" WEST, A DISTANCE OF 13.38 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, AND A CHORD THAT BEARS SOUTH 88°21'32" WEST, 183.80 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°23'55", AN ARC-DISTANCE OF 184.87 FEET TO A CAPPED IRON ROD FOUND;

NORTH 80°56'30" WEST, A DISTANCE OF 271.09 FEET TO A CAPPED IRON ROD FOUND;

NORTH 35°56'30" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND ON SAID EASTERLY RIGHT-OF-WAY LINE OF F.M. 917;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 09°03'30" EAST, A DISTANCE OF 1,006.37 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SET (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD SET");

SOUTH 80°56'22" EAST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD SET;

NORTH 09°03'38" EAST, A DISTANCE OF 116.19 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4,057.03 FEET AND A CHORD THAT BEARS NORTH 05°09'23" EAST, 551.36 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°47'33", AN ARC-DISTANCE OF 551.78 FEET TO A TXDOT MONUMENT FOUND;

NORTH 01°19'18" EAST, A DISTANCE OF 92.28 FEET TO A TXDOT MONUMENT FOUND;

NORTH 88°40'42" WEST, A DISTANCE OF 4.99 FEET TO A TXDOT MONUMENT FOUND;

NORTH 01°19'18" EAST, A DISTANCE OF 644.41 FEET TO A TXDOT MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,348.68 FEET AND A CHORD THAT BEARS NORTH 02°58'47" EAST, 151.45 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°41'43", AN ARC-DISTANCE OF 151.48 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 85°33'20" EAST, A DISTANCE OF 5.23 FEET TO A TXDOT MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,592.30 FEET AND A CHORD THAT BEARS NORTH 05°16'34" EAST, 23.31 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°30'55", AN ARC-DISTANCE OF 23.31 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 42.807 ACRES (1,864,694 SQ. FEET) OF LAND.

TRACT 2

BEING A 114.364 ACRES OF LAND SITUATED IN THE R.B. & F.A. ENGLISH SURVEY, ABSTRACT NO. 254, THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311 AND THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO SET/BACK PARTNERS BY DEEDS RECORDED IN VOLUME 2207, PAGE 816, VOLUME 2241, PAGE 33 AND VOLUME 2169, PAGE 160, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT TRACT OF LAND DESCRIBED TO M3 RANCH LAND INVESTMENT, LTD BY DEED RECORDED IN COUNTY CLERK FILE NO. 2018-30829 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 917 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF RUSTLER WAY (A 60-FOOT WIDE RIGHT-OF-WAY) AND BEING THE WESTERNMOST SOUTHWEST CORNER OF M3 RANCH, PHASE 2A & 2B AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. 2023-143, PLAT RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE WITH THE SOUTHERLY LINE OF SAID M3 RANCH, PHASE 2A & 2B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 54°03'30" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 80°56'30" EAST, A DISTANCE OF 271.09 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET AND A CHORD THAT BEARS NORTH 87°48'27" EAST, 216.56 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°30'05", AN ARC-DISTANCE OF 217.96 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 65°55'16" EAST, A DISTANCE OF 15.75 FEET TO A CAPPED IRON ROD FOUND;

NORTH 72°49'49" EAST, A DISTANCE OF 51.18 FEET TO A CAPPED IRON ROD FOUND;

NORTH 20°05'44" EAST, A DISTANCE OF 12.95 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET AND A CHORD THAT BEARS NORTH 64°22'33" EAST, 94.04 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°43'13", AN ARC-DISTANCE OF 94.16 FEET TO A CAPPED IRON ROD FOUND;

NORTH 59°30'56" EAST, A DISTANCE OF 284.78 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET AND A CHORD THAT BEARS NORTH 64°35'55" EAST, 171.88 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°09'58", AN ARC-DISTANCE OF 172.11 FEET TO A CAPPED IRON ROD FOUND;

NORTH 69°40'54" EAST, A DISTANCE OF 51.26 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CHORD THAT BEARS NORTH 67°39'30" EAST, 44.49 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°02'49", AN ARC-DISTANCE OF 44.50 FEET TO A CAPPED IRON ROD FOUND;

NORTH 65°38'05" EAST, A DISTANCE OF 62.93 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 69°21'55" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 24°21'55" EAST, A DISTANCE OF 78.95 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 20°38'05" WEST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 65°38'05" WEST, A DISTANCE OF 44.79 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS SOUTH 69°24'45" WEST, 19.77 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°33'20", AN ARC-DISTANCE OF 19.78 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 16°46'50" EAST, A DISTANCE OF 197.99 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 41°58'53" EAST, A DISTANCE OF 121.35 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 32°20'25" EAST, A DISTANCE OF 177.58 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 27°08'47" WEST, A DISTANCE OF 88.98 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 26°56'14" WEST, A DISTANCE OF 98.38 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 05°52'32" WEST, A DISTANCE OF 69.42 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 29°57'15" EAST, A DISTANCE OF 1,039.55 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET AND A CHORD THAT BEARS NORTH 78°33'33" EAST, 358.80 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 37°01'35", AN ARC-DISTANCE OF 365.12 FEET TO A CAPPED IRON ROD FOUND;

NORTH 60°02'45" EAST, A DISTANCE OF 89.48 FEET TO A CAPPED IRON ROD FOUND;

NORTH 14°36'07" EAST, A DISTANCE OF 14.03 FEET TO A CAPPED IRON ROD FOUND;

NORTH 30°50'07" WEST, A DISTANCE OF 9.23 FEET TO A CAPPED IRON ROD FOUND;

NORTH 59°09'53" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 30°50'07" EAST, A DISTANCE OF 10.00 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 75°23'29" EAST, A DISTANCE OF 14.25 FEET TO A CAPPED IRON ROD FOUND;

NORTH 60°02'45" EAST, A DISTANCE OF 899.37 FEET TO A CAPPED IRON ROD FOUND;

NORTH 15°02'45" EAST, A DISTANCE OF 14.14 FEET TO A CAPPED IRON ROD FOUND;

NORTH 29°57'15" WEST, A DISTANCE OF 21.90 FEET TO A CAPPED IRON ROD FOUND;

NORTH 60°02'45" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS NORTH 40°18'30" WEST, 98.85 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°42'31", AN ARC-DISTANCE OF 99.39 FEET TO A CAPPED IRON ROD FOUND;

NORTH 50°39'46" WEST, A DISTANCE OF 144.95 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS NORTH 40°46'57" WEST, 129.12 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°49'39", AN ARC-DISTANCE OF 129.77 FEET TO A CAPPED IRON ROD FOUND;

NORTH 30°50'07" WEST, A DISTANCE OF 438.18 FEET TO A CAPPED IRON ROD FOUND;

NORTH 59°09'53" EAST, A DISTANCE OF 439.10 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 30°50'07" EAST, A DISTANCE OF 310.40 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 75°15'37" EAST, A DISTANCE OF 105.17 FEET TO A CAPPED IRON ROD FOUND;

NORTH 67°14'14" EAST, A DISTANCE OF 115.07 FEET TO A CAPPED IRON ROD FOUND;

NORTH 19°58'35" WEST, A DISTANCE OF 135.36 FEET TO A CAPPED IRON ROD FOUND;

NORTH 57°20'31" WEST, A DISTANCE OF 25.00 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 06°20'27" EAST, 44.33 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°23'55", AN ARC-DISTANCE OF 45.93 FEET TO A CAPPED IRON ROD FOUND;

NORTH 19°55'56" WEST, A DISTANCE OF 669.68 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CHORD THAT BEARS NORTH 70°31'46" EAST, 10.51 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°36'20", AN ARC-DISTANCE OF 10.51 FEET TO A CAPPED IRON ROD FOUND;

NORTH 69°43'36" EAST, A DISTANCE OF 167.12 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 20°16'24" EAST, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD FOUND;

NORTH 69°43'36" EAST, A DISTANCE OF 730.73 FEET TO A CAPPED IRON ROD FOUND;

NORTH 30°30'09" WEST, A DISTANCE OF 95.65 FEET TO A CAPPED IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS NORTH 31°08'30" WEST, 6.13 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°16'40", AN ARC-DISTANCE OF 6.13 FEET TO A CAPPED IRON ROD FOUND;

NORTH 59°29'48" EAST, A DISTANCE OF 120.07 FEET TO A CAPPED IRON ROD FOUND ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 3857, PAGE 272 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2-INCH CAPPED IRON ROD STAMPED "BEASLEY RPIS 4050" FOUND FOR THE NORTHWEST CORNER OF SAID MANSFIELD INDEPENDENT SCHOOL DISTRICT TRACT BEARS NORTH 30°30'09" WEST, A DISTANCE OF 142.39 FEET;

THENCE SOUTH 30°30'09" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 1,230.68 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MANSFIELD INDEPENDENT SCHOOL DISTRICT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SET/BACK PARTNERS TRACT;

THENCE SOUTH 59°50'23" WEST, WITH THE SOUTHERLY LINE OF SAID SET/BACK PARTNERS TRACT, A DISTANCE OF 1,263.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID M3 RANCH LAND INVESTMENT TRACT;

THENCE SOUTH 60°02'45" WEST, WITH THE SOUTHERLY LINE OF SAID M3 RANCH LAND INVESTMENT TRACT, A DISTANCE OF 1,384.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LIA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID M3 RANCH LAND INVESTMENT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID SET/BACK PARTNERS TRACT;

THENCE SOUTH 58°59'55" WEST, WITH THE SOUTHERLY LINE OF SAID SET/BACK PARTNERS TRACT, A DISTANCE OF 1,252.85 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAME TRACT;

THENCE WITH THE WESTERLY LINE OF SAID SET/BACK PARTNERS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 25°13'23" WEST, A DISTANCE OF 500.61 FEET TO A 1/2-INCH IRON ROD FOUND;

SOUTH 61°52'36" WEST, A DISTANCE OF 431.39 FEET TO A 1-INCH IRON ROD FOUND;

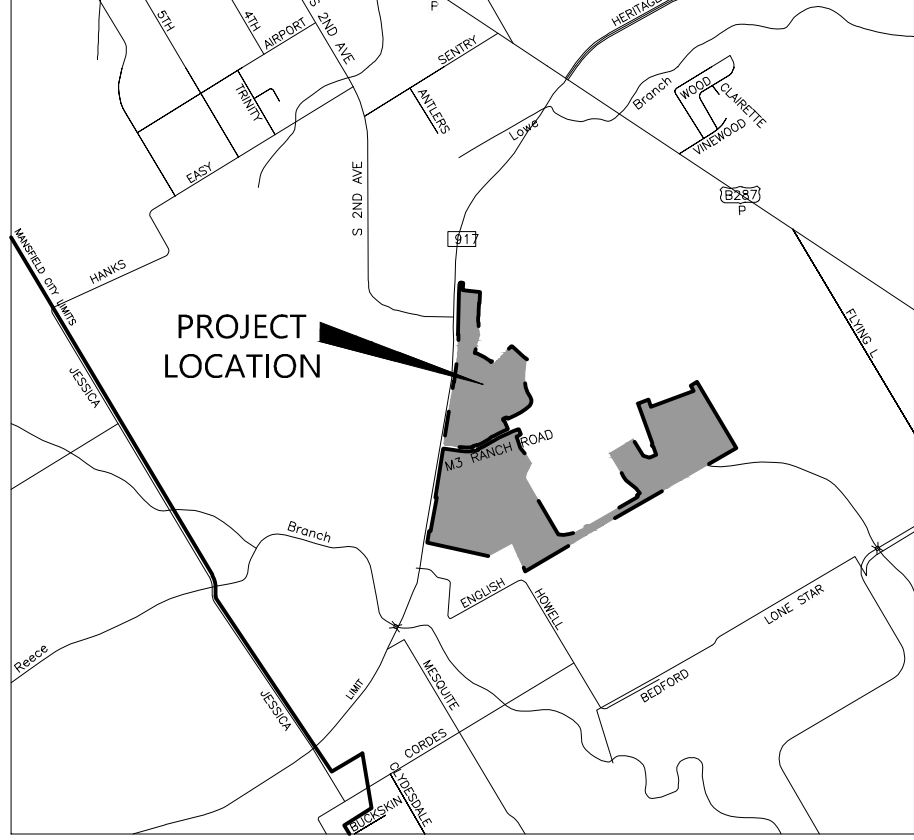
NORTH 77°32'52" WEST, A DISTANCE OF 999.75 FEET TO A 5/8-INCH IRON ROD FOUND;

NORTH 10°23'51" EAST, A DISTANCE OF 187.09 FEET TO A TXDOT MONUMENT FOUND;

SOUTH 79°36'09" EAST, A DISTANCE OF 25.00 FEET TO A TXDOT MONUMENT FOUND;

NORTH 79°36'11" WEST, A DISTANCE OF 24.93 FEET TO A TXDOT MONUMENT FOUND;

NORTH 09°03'30" EAST, A DISTANCE OF 785.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 114.364 ACRES (4,981,675 SQ. FEET) OF LAND.



VICINITY MAP
NOT TO SCALE

PP XX-XXXX
PRELIMINARY PLAT
FOR
M3 RANCH PHASE 3

BLOCK 15 LOT 11-19; BLOCK 16 LOT 11-27, 33-38, 1X;
BLOCK 25 LOT 35-50, 51X; BLOCK 33 LOT 1-9, 19X;
BLOCK 34 LOT 1-21; BLOCK 44 LOT 4-7, 22-37; BLOCK 47 LOT 1-18; BLOCK 48 LOT 1-25, 1X; BLOCK 50 LOT 1-7, 1X; BLOCK 51 LOT 1X; BLOCK 52 LOT 1-7; BLOCK 53 LOT 1-15, 1X; BLOCK 54 LOT 1-6, 8X; BLOCK 55 LOT 1-14; BLOCK 56 LOT 1-16; BLOCK 57 LOT 1-7, 10X; BLOCK 58 LOT 1-27, 1X; BLOCK 59 LOT 37-63, 65X; BLOCK 61 LOT 1X; BLOCK 62 LOT 1-12, 1X; BLOCK 63 LOT 1-19, 1X-2X; BLOCK 64 LOT 1-6
OUT OF THE
CRAWFORD TREESE SURVEY ABSTRACT NO. 831,
JOSEPH C GUEST SURVEY ABSTRACT NO. 311,
AUTHUR GIBSON SURVEY ABSTRACT NO. 302 &
THE RB & FA ENGLISH SURVEY ABSTRACT NO. 254
IN
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
316 RESIDENTIAL LOTS / 70.39 ACRES
16 COMMON AREA LOTS / 56.68 ACRES
GROSS AREA: 157.17 ACRES

OWNERS

SET BACK PARTNERS, LTD. M3 RANCH DEVELOPMENT, INC. M3 RANCH INVESTMENT, LTD.
100 N. MITCHELL RD. 3001 KNOX STREET, SUITE 405 3001 KNOX STREET, SUITE 405
MANSFIELD, TX 75203 DALLAS, TX 75205 DALLAS, TX 75205
CONTACT: BOB MCCASLIN CONTACT: BEN LUEDTKE CONTACT: BEN LUEDTKE
817-477-0797 214-455-6514 214-455-6514

DEVELOPER

HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 405
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
214-455-6514

ENGINEER/SURVEYOR

LJA Engineering, Inc.
9900 Hillwood Parkway Phone 817-288-1188
Suite 200
Fort Worth, Texas 76177 FRN - F-1386
Contact: Andrew Kubiak Office: 817-288-1940





Development Review Committee Comments | 6/3/2026
Case: SD#26-017
Preliminary Plat of M3 Ranch, Phase 3

WRITTEN STATEMENT OF CONDITIONS

The City received this plat on May 20, 2026. The Development Review Committee reviewed this plat on June 3, 2026. The following represents the written statement of conditions for conditional approval of the plat.

1. Provide the following label in the bottom right-hand corner of the plat:
SD#26-017
Subdivision Control Ordinance §2.02(G)(1) (Requirements for case number)
2. Provide a written scale in close proximity to the north arrow and graphic scale.
Subdivision Control Ordinance §2.02(G)(3) (Requirements for all plats)
3. Revise the title block to match the City's standard.

PRELIMINARY PLAT
M3 Ranch, Phase 3
157.17 Acres out of the Crawford Treese Survey, Abstract No. 302,
Joseph C Guest Survey, Abstract No. 311
Authur Gibson Survey, Abstract No. 302, and
The RB & FA English Survey, Abstract No. 254
City of Mansfield, Johnson County, Texas
316 Residential Lots
16 HOA Lots

Subdivision Control Ordinance §2.02(G)(5) (Requirements for the title block)

4. For subdivisions adjacent to a drill site, include on the face of the plat, framed in a bold line so as to be distinctly visible, in capital letters and in a minimum type font size of fourteen (14) point, the following note: "LOTS
_____ ARE LOCATED WITHIN 300 FEET OF AN APPROVED
GAS WELL DRILL SITE."

Subdivision Control Ordinance §2.02(H)(1)(b) (Requirements for plats by a drill site)

5. Show topographical information, including contour lines on a basis of two (2) vertical feet in terran, baed upon City of Mansfield datum.

Subdivision Control Ordinance §2.03(C)(2) (Requirements for preliminary plats)

6. Each sheet of a multi-page plat should be labeled as Sheet 1 of 3, Sheet 2 of 3, etc. in the lower right side corner. The numberering in the bottom right hand corner of the plat is incorrect. This plat only has a total of 7 pages instead of 11 as labeled.

Subdivision Control Ordinance §2.02(F) (Requirements for all plats)

7. Show the existing zoning of land within the subdivision and properties adjacent to the subdivision.

Subdivision Control Ordinance §2.03(C)(2) (Requirements for preliminary plats)

8. The lot summary table lists lots 1-5, block 59 but the graphic shows these lots as lots 1-5, block 55.

TYPE	BLOCK 59 LOT 27	SQ. FT.	AC.
TYPE 1B	BLOCK 59 LOT 1	16,779 SF	0.39 AC
TYPE 1B	BLOCK 59 LOT 2	15,611 SF	0.36 AC
TYPE 1B	BLOCK 59 LOT 3	10,312 SF	0.24 AC
TYPE 1B	BLOCK 59 LOT 4	10,575 SF	0.24 AC
TYPE 1B	BLOCK 59 LOT 5	13,910 SF	0.32 AC
TYPE 1B	BLOCK 59 LOT 37	13,417 SF	0.31 AC
TYPE 1B	BLOCK 59 LOT 38	11,759 SF	0.27 AC
TYPE 1B	BLOCK 59 LOT 39	11,759 SF	0.27 AC



Subdivision Control Ordinance §2.02(G)(15) (Requirements for all plats)

9. Lot 10X, Block 54 and Lot 1X, Block 63 are commercial lots according to the Planned Development, they are not HOA lots. Lot 10X should be changed to Lot 7, Block 54 and Lot 1X, Block 54 should be Lot 1, Block 63. This will require the rest of block 63 to be renumbered in consecutive order starting with the commercial lot being Lot 1 and the last lot being the HOA lot which should be Lot 21, Block 63 (currently labeled as Lot 1X)

Subdivision Control Ordinance §2.02(G)(13) (Requirements for all plats)

10. Confirm the lot number are in consecutive order when a block continues from previously approved plat and continues with this plat.

Subdivision Control Ordinance §2.02(G)(13) (Requirements for all plats)

11. When numbering lots, if a block has an HOA lot, use a different lot number for the HOA lot than the rest of the block. For example, Lot 1X, Block 58, there is already a Lot 1, Block 58 so the HOA lot should be Lot 28X, Block 58 instead.

Subdivision Control Ordinance §2.02(G)(13) (Requirements for all plats)

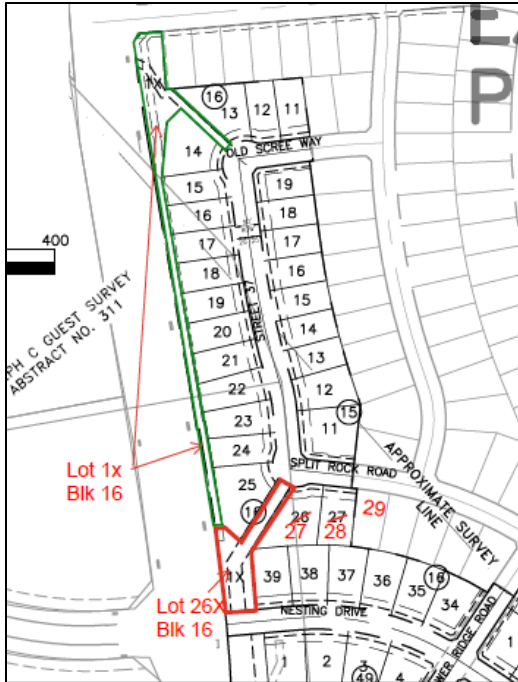
12. Verify all lots meet the minimum lot width, length, and square footage for that lot type according to the approval Planned Development.

Subdivision Control Ordinance §2.02(G) (Requirements for all plats)

13. On the key map, darken the label for Block 50 or move the sheet number. The sheet number is currently over the block number making it hard to read.

Subdivision Control Ordinance §2.02(G) (Requirements for all plats)

14. The lot number 28 is missing from block 16, to correct this, divide the HOA lot into two lots numbering one Lot 1X and the other Lot 26X (and change lots 26 and 27 to 27 and 28. See diagram below:



Subdivision Control Ordinance §2.02(G) (Requirements for all plats)

15. Add a 10-foot utility easement along the all street frontages.

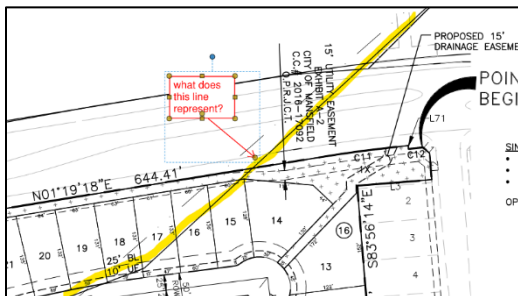
Subdivision Control Ordinance §2.02(G)(11) (Requirements for existing and proposed easements)

16. Show and label the right-of-way width for FM 917. The applicant should acquire the TXDOT/Johnson County plans for the FM 917 Widening Project for reference prior to Civil Plan submittal.

17. Include *Conditions of Drainage Acceptance* on plat.

18. It appears there is no access to lot 65X. Upon Civil Plan submittal and Final Plat, provide adequate access to the lot.

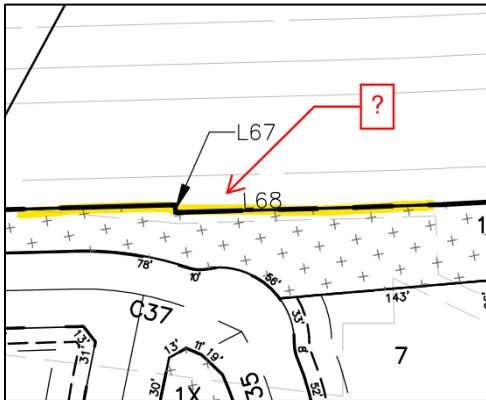
19. Label the unidentified linework highlighted below.



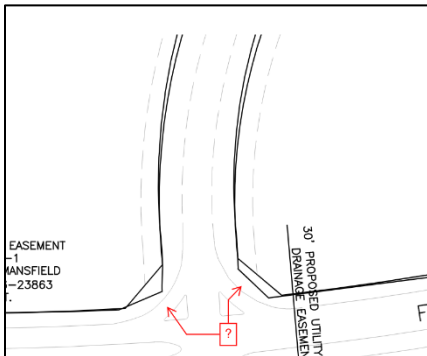
20. Clean linework upon Civil Plan and Final Plat submittal. See highlight below of two adjacent lines.



21. Upon Civil Plan and Final Plat submittal, confirm presence of line L67 and determine if the property line offset can be eliminated.



22. Correct the linework shown in the area highlighted below.



23. The proposed 15' Drainage Easement shown below will be confirmed upon Civil Plan submittal. Show bearings and dimensions of the easement.

31. Informational: Please note that there are known stormwater quality concerns from Phases 1 and 2 that must be addressed upon the completion of this phase.
32. Informational: A TxDOT permit will be required for drive approach(es) on FM 917.



City of Mansfield Staff Report

Item ID: 26-2404

Agenda Date: June 18, 2026

Title

Public Hearing and Consideration of amendments to Chapter 155 of the Code of Ordinances of the City of Mansfield (Zoning) to establish regulations for Commercial Drone Delivery Operations, including definitions, permitted and Specific Use Permit land uses, development standards, and related revisions to regulations governing Airports, Heliports, Helistops, and Vertiports. (OA#26-002)

Description/History

Background

Earlier this year, commercial drone delivery operators met with City Staff to discuss potential drone delivery facilities and services within Mansfield. As part of those discussions, Staff evaluated the City's existing zoning regulations and determined that amendments were needed to establish a clear regulatory framework for commercial drone delivery facilities and associated ground infrastructure.

On April 13, 2026, City Staff conducted a work session with the City Council to establish the foundation for discussions regarding drones and other unmanned aircraft systems (UAS), including their potential impacts, regulatory considerations, and future incorporation within the City.

Subsequently, on May 7, 2026, and June 4, 2026, the Planning and Zoning Commission conducted work sessions to discuss the development of a regulatory framework for commercial drone delivery operations and unmanned aircraft system facilities. The discussions focused on how Mansfield can proactively address this emerging industry through appropriate zoning and development standards. Staff's analysis of peer communities throughout North Texas revealed a common regulatory approach centered on the land-based components of drone operations, such as launch hubs, staging areas, and supporting infrastructure, rather than airspace regulation, which remains under the jurisdiction of the Federal Aviation Administration (FAA).

Staff also reviewed recently adopted ordinances from several North Texas municipalities, including Plano, Garland, Princeton, and Prosper, to identify emerging best practices and common approaches to regulating drone delivery facilities through zoning and development standards.

During the work sessions, Staff discussed key issues related to drone facilities, including definitions, land use, site design, operational impacts, and compatibility with nearby development. Topics included the distinction between accessory and primary drone delivery uses, separation distances from residential areas and other noise-sensitive uses, and standards for screening, placement, parking, and operational compatibility. Staff also reviewed regulations adopted by neighboring cities that utilize tiered regulatory frameworks to distinguish between smaller accessory facilities and larger primary drone operations.

Feedback provided by the Planning and Zoning Commission helped refine the proposed

ordinance, particularly regarding land use classifications, separation distances, screening requirements, and the distinction between accessory and primary drone delivery operations. The resulting framework is intended to support innovation and economic development while protecting land-use compatibility and providing clear development standards for future facilities.

Analysis

The proposed ordinance is consistent with the approach adopted by several North Texas communities by focusing on the land-based components of commercial drone delivery operations, including launch hubs, staging areas, screening, setbacks, parking, landscaping, and site design. The ordinance does not regulate flight operations, airspace, flight paths, or other matters under federal jurisdiction.

The proposed amendments establish a tiered regulatory framework that distinguishes between accessory drone delivery facilities associated with existing commercial uses and larger primary drone delivery operations. Smaller accessory facilities meeting prescribed development standards may be permitted by right, while larger standalone facilities and facilities seeking relief from established standards require approval of a Specific Use Permit (SUP).

The proposed ordinance amends Chapter 155, "Zoning," of the Mansfield Code of Ordinances to establish zoning and development standards for commercial drone delivery operations and associated infrastructure. The proposed amendments define commercial drone delivery uses, including Commercial Drone Delivery Hub – Accessory, Commercial Drone Delivery Hub – Primary, Commercial Drone Kiosk, Drone Staging Area, and related aviation terms, while establishing where such uses may be permitted by right or through a Specific Use Permit.

A **Commercial Drone Delivery Hub – Accessory** is permitted as a subordinate use to certain large-scale commercial tenants and includes standards related to placement, screening, height, setbacks, parking, and separation from residential and other noise-sensitive uses.

A **Commercial Drone Delivery Hub – Primary** is intended for standalone or principal drone delivery operations and requires approval of a Specific Use Permit, along with site design, parking, landscaping, screening, and operational compatibility standards.

Commercial Drone Kiosks are permitted as small accessory facilities associated with an on-site business and are subject to location, size, height, maintenance, and separation requirements intended to minimize impacts on adjacent properties.

Additionally, the ordinance updates and modernizes regulations governing airports, heliports, helistops, and vertiports to align with emerging aviation technologies while recognizing federal and state limitations on municipal regulation.

Strategic Initiative

Provide a Safe Community
Focus on the Future

Recommendation

The Development Review Committee recommends approval of the text amendments as presented.

Funding Source

N/A

Prepared By

Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS AMENDING CHAPTER 155, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF MANSFIELD, TEXAS, BY AMENDING SECTION 155.012 TO ESTABLISH DEFINITIONS RELATED TO COMMERCIAL DRONE DELIVERY; AMENDING SECTION 155.054(F), TABLE "F" AND TABLE "O," TO ALLOW COMMERCIAL DRONE DELIVERY BY RIGHT OR BY SPECIFIC USE PERMIT IN THE C-1, C-2, C-3, I-1, I-2, AND PD DISTRICTS; AMENDING SECTION 155.099 TO ESTABLISH SPECIAL CONDITIONS GOVERNING COMMERCIAL DRONE DELIVERY AND REVISE SPECIAL CONDITIONS GOVERNING AIRPORTS, HELIPORTS, HELISTOPS, AND VERTIPOINTS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mansfield, Texas (the "City") is a home-rule municipality with full power of local self-government pursuant to the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City is authorized to regulate land use, zoning, and development to promote the public health, safety, and general welfare of the community; and

WHEREAS, commercial drone delivery is an emerging retail and logistics service model that utilizes unmanned aircraft systems to deliver goods directly to consumers and is expanding across North Texas; and

WHEREAS, the City has previously allowed drone delivery operations as an accessory use to existing retail establishments through administrative interpretation; and

WHEREAS, the City Council finds that clear and consistent regulations are necessary to provide predictability for property owners, residents, and businesses and to avoid reliance on case-by-case determinations; and

WHEREAS, the Federal Aviation Administration has exclusive authority over navigable airspace, including the regulation of aircraft operations, flight paths, altitude, and aviation safety; and

WHEREAS, Texas Government Code Section 423.009 limits the authority of municipalities to regulate the operation of unmanned aircraft, except in narrowly defined circumstances, and federal and state law preempt local regulation of drone operations while airborne; and

WHEREAS, the ordinary meaning of “operation” in this context refers to the active piloting, flying, and/or directional control of a drone as an aircraft; and

WHEREAS, the City retains authority under Texas Local Government Code Section 211.003 to regulate land use and the placement, design, and development of ground-based infrastructure associated with drone delivery operations; and

WHEREAS, the City Council finds that drone delivery infrastructure should be designed and located to ensure compatibility with surrounding land uses and to minimize adverse impacts on adjacent properties, including residential areas; and

WHEREAS, the City Council finds that drone delivery operations that are clearly subordinate and accessory to existing commercial uses may be appropriate in certain zoning districts subject to defined standards, while standalone or higher-intensity operations may warrant additional review through a Specific Use Permit process in order to support innovation, economic vitality, and balanced growth within the City;

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 of the Code of Ordinances of the City of Mansfield, Texas, “the Mansfield Zoning Ordinance,” have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to all interested citizens, the governing body of the City is of the opinion and finds that the Code of Ordinances should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That Section 155.012 of the Mansfield Zoning Ordinance, “Definitions,” is hereby amended by inserting the following new definitions related to Commercial Drone Delivery, alphabetically, and to read as follows:

“COMMERCIAL DRONE DELIVERY HUB – ACCESSORY. A use that is subordinate and incidental to a permitted primary use on the same lot and that includes one or more designated Drone Staging Areas for small, unmanned aircraft systems (sUAS), as defined by the Federal Aviation Administration (FAA), used to distribute commercial goods by air. The use may include land, structures, buildings, ground-mounted equipment, and related facilities that support drone delivery operations, including staging, loading, docking, charging, and temporary storage, but does not include major repair, fleet maintenance, or standalone distribution operations.

COMMERCIAL DRONE DELIVERY HUB – PRIMARY. A use in which the principal activity conducted on-site is the operation, staging, distribution, docking, charging, maintenance, or management of small, unmanned aircraft systems (sUAS), as defined by the Federal Aviation Administration (FAA), for the distribution of commercial goods by air. The use may include one or more designated Drone Staging Areas, together with any associated land, buildings, structures, ground-mounted equipment, or operational facilities necessary to support drone delivery functions.

COMMERCIAL DRONE KIOSK. An accessory structure, device, enclosure, platform, or designated area used for the short-term holding, transfer, pickup, or delivery of goods, packages, or materials between an unmanned aircraft system and an on-site primary use or customer. A Commercial Drone Kiosk may include automated loading equipment and appurtenant safety features, but does not include long-term storage, warehousing, distribution center operations, or on-site drone maintenance, repair, fueling, or dispatch operations.

DRONE STAGING AREA. A designated area over which an unmanned aircraft completes final approach, hover, landing, and takeoff operations. The Drone Staging Area may include landing pads, required safety buffers, and areas for the temporary storage of goods, materials, containers, or equipment associated with drone delivery operations.

HELIPORT. An area of land, water, or structural surface used, or intended for use, for the landing, takeoff, docking, loading, or unloading of rotary-wing, tiltrotor, electric vertical takeoff and landing (eVTOL), or similar aircraft, together with any associated buildings, structures, facilities, fueling areas, charging infrastructure, passenger areas, or operational support facilities. This definition includes vertiports and similar advanced air mobility facilities.

HELISTOP. A heliport limited to the landing, takeoff, loading, and unloading of aircraft where aircraft fueling, charging, maintenance, repair, storage, or long-term staging is not permitted.

NOISE-SENSITIVE USE. A residential dwelling, park, school, daycare, hospital, retirement or supportive housing facility, or similar land use that may be adversely affected by noise, lighting, or operational impacts associated with drone delivery activities.”

SECTION 2.

Residential Districts													Permitted Primary Uses	Nonresidential Districts								
A	S F- 5 A C /2 4	S F- 1 2	S F- 9. 6/ 2	S F- 8. 4/ 1	S F- 8. 4/ 1	S F- 7. 5/ 1	S F- 7. 5/ 1	S F- 7. 5/ 1	S F- 6/ 2	2 F	M F- 1	M F- 2	F. General Retail Uses	O P	C - 1	C - 2	C - 3	I - 1	I - 2	P D	Parking Group Table, § 155.091	Special Conditions, § 155.099
													26. Commercial Drone Delivery Hub – Accessory		S	P	P	P	P	P		42 A
													27. Commercial Drone Delivery Hub – Primary		S	S	S	S	S	P		42 B

That Section 155.099(B) of the Mansfield Zoning Ordinance, “Special conditions by use,” is hereby amended by inserting a new subsection “(42) Commercial Drone Delivery,” with the following new standards for Commercial Drone to read as follows:

Intent. The intent of these Commercial Drone Delivery Hub provisions is:

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- (A) Commercial Drone Delivery Hub – Accessory.**
- 1. The primary use must consist of at least 50,000 square feet of gross floor area. Where the primary use is part of a multi-tenant building, the single tenant associated with the Commercial Drone Delivery Hub must be at least 50,000 square feet of gross floor area.**
 - 2. Each Drone Staging Area for Commercial Drone Delivery Hub – Accessory must:**
 - a. Be served by permanent power within six months of issuance of a Certificate of Occupancy.**
 - b. Be located to the rear or side of the primary use as determined by the primary entrance wall plane,**
 - c. Not exceed 2.5% of the gross floor area of the primary use.**
 - d. Not be located:**
 - i. Within any required building setbacks;**
 - ii. Within any required landscape buffers;**
 - iii. Within any fire lanes, easements, or required loading areas, designated pedestrian pathways, vehicle circulation areas, or required parking spaces;**
 - iv. Within 300 feet, measured from the Drone Staging Area to the property line of a Noise-Sensitive Use.**
 - e. Provide a detailed site plan, subject to administrative approval.**
 - f. Not exceed 30 feet in height.**
 - g. Meet the parking lot landscape screening standards.**
 - h. Be provided with a perimeter ornamental metal fence with a maximum height of 8 feet.**
 - 3. May be located on the rooftop of the primary building, provided the drone staging area complies with all applicable rooftop mechanical equipment screening requirements.**
 - 4. Any building associated with a Commercial Drone Delivery Hub – Accessory:**
 - a. Must not exceed 200 square feet;**
 - b. No external staircase;**
 - c. Maximum height of 12 feet measured to the top plate;**
 - d. Storage containers, pods, and similar structures are prohibited within 50 feet of ROW, unless the structures include architectural features, including doors, windows, masonry cladding, and a pitched roof.**
 - 5. Any request for deviation from the provisions related to Commercial Drone Delivery – Accessory must be considered in accordance with the procedures of Section 155.080, Specific Use Permit.**

- (B) Commercial Drone Delivery Hub – Primary. Each Drone Staging Area for Commercial Drone Delivery Hub – Primary must:**
- 1. Be served by permanent power.**
 - 2. Have an approved Specific Use Permit (SUP), along with a detailed site plan and supporting documentation.**
 - 3. Provide a minimum of five (5) off-street parking spaces.**
 - 4. Not be located:**
 - a. Within any required building setbacks;**
 - b. Within any required landscape buffers;**
 - c. Within any fire lanes, easements, or required loading areas, designated pedestrian pathways, vehicle circulation areas, or required parking spaces;**
 - d. Within 300 feet, measured from the Drone Staging Area to the property line, of a Noise-Sensitive Use.**
 - 5. Drone-related equipment, structures, towers, masts, or appurtenances must not exceed 30 feet in height.**
 - 6. Landscaping must comply with Section 155.092 and must be designed to enhance visual screening and reduce impacts on adjacent properties and uses.**
 - 7. Screening must be provided with an ornamental metal fence or similar screening material with a maximum height of 8 feet.**
 - 8. Any building associated with a Commercial Drone Delivery Hub – Primary must meet Section 155.056 (E), Community Design Standards.**
- (C) Commercial Drone Kiosks:**
- 1. Must be situated adjacent to the primary structure, either to the side or rear, within 50 feet.**
 - 2. Must be accessory and subordinate to a legally established primary use located on the same lot. The kiosk may only facilitate deliveries associated with goods, materials, or products offered by the primary on-site use.**
 - 3. Must not exceed a total cumulative footprint area of 64 square feet.**
 - 4. Must acquire a building permit.**
 - 5. Must not be located:**
 - a. Within any required building setbacks;**
 - b. Within any required landscape buffers;**
 - c. Within any fire lanes, easements, or required loading areas, designated pedestrian pathways, vehicle circulation areas, or required parking spaces.**
 - d. Within 150 feet of a Noise-Sensitive Use.**
 - 6. Must not exceed 15 feet in height when detached. Kiosks mounted to or integrated into a principal structure may extend above the roofline only as permitted for mechanical or accessory rooftop equipment within the zoning district.**

- ## SECTION 4.

[illegible]

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That Section 155.099(B) of the Mansfield Zoning Ordinance, “Special conditions by use,” is hereby amended by repealing and replacing (15) “Airport landing field and heliport” to read as follows:

(15) Airport, Heliport, Helistop, or Vertiport.

- (a) Any proposed airport, heliport, helistop, or vertiport must comply with all applicable regulations of the Federal Aviation Administration (FAA) and any other governmental authority having jurisdiction.**
- (b) The location and design of any airport, heliport, helistop, or vertiport must minimize adverse impacts on adjacent properties and promote compatibility with surrounding land uses, including consideration of noise, lighting, traffic circulation, safety, and operational characteristics. Any designated approach or transitional area identified during approval of the facility may only be modified upon approval by the City Council.**
- (c) Off-street parking must be provided in accordance with the requirements established by the City Council or the applicable parking requirements of this chapter, based on the operational characteristics of the facility.**
- (d) Any airport, heliport, helistop, vertiport, associated landing or takeoff area, staging area, building, hangar, passenger facility, charging area, fueling area, maintenance structure, or other operational structure must not be located within 100 feet of a property line or within 300 feet of a Noise-Sensitive Use unless otherwise approved by the City Council through a Specific Use Permit or planned development district. Required separation distances must be measured in a straight horizontal line from the nearest edge of the landing area, takeoff area, staging area, structure, or operational feature to the applicable property line or Noise-Sensitive Use property line. The City Council may modify these distances through approval of a Specific Use Permit upon determining that the proposed facility will not adversely impact surrounding properties or the public health, safety, and welfare.**
- (e) Aircraft maintenance, repair, fueling, charging, docking, storage, or servicing activities must comply with all applicable federal, state, and local regulations. All repairs and maintenance of aircraft, machinery, batteries, or related equipment must be conducted within an enclosed hangar or building. The City Council may impose additional conditions reasonably necessary to protect the public health, safety, and welfare.**

SECTION 6.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance must remain in full force and effect.

SECTION 7.

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same must not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and must not affect the validity of the Mansfield Zoning Ordinance as a whole.

SECTION 8.

Any person, firm or corporation violating any of the provisions of this ordinance or the Mansfield Zoning Ordinance, as amended hereby, must be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, must be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation must continue must be deemed to constitute a separate offense.

SECTION 9.

The City Secretary of the City of Mansfield is hereby directed to publish this ordinance as required by law.

SECTION 10.

This ordinance must take effect immediately from and after its passage upon reading and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED on the first and final reading by the City Council of the City of Mansfield, Texas, this _____ day of _____, 2026.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary

APPROVED AS TO CONTENT:

Clayton Comstock, Executive Director of Planning and Development Services

APPROVED AS TO FORM AND LEGALITY:

Victor Flores, City Attorney

DRAFT

Re: Comments of Zipline International Inc. – Commercial Drone Delivery Ordinance Discussion, Item ID 26-2179, City of Mansfield Planning & Zoning Commission Work Session (May 7, 2026)

Dear Director Comstock and Members of the Planning & Zoning Commission:

I write on behalf of Zipline International Inc. ("Zipline") to submit these comments for the record in connection with the Commission's May 7, 2026 work session regarding the City of Mansfield's proposed Commercial Drone Delivery Ordinance. We appreciate the City's proactive, thoughtful, and market-aware approach to this emerging and important area of land use regulation, and we welcome the opportunity to offer perspective from an industry leader actively operating drone delivery services in Texas.

About Zipline

Zipline is a global leader in autonomous drone delivery, with extensive operational experience delivering medical supplies, consumer goods, and food and beverage products in communities across the country and around the world. Zipline was founded on the belief that every person deserves access to fast, affordable, and sustainable delivery, and that belief drives every aspect of our platform design and operational approach.

Zipline's urban and suburban delivery platform represents a significant technological advancement in autonomous delivery. It operates using a two-part system in which a small, tethered "pod" descends from a drone to pick up packages from local business partners and again to deliver packages directly to a customer's doorstep, before returning to a Zipline Charger. This approach eliminates the need for the drone itself to land at the pickup or delivery point.

Safety. Safety is fundamental to Zipline's platform design and operational philosophy. Our drones are equipped with multiple redundant systems, including independent power, navigation, and communication backups, designed to ensure safe operation even in the event of component failure. Zipline has logged millions of commercial deliveries globally with an industry-leading safety record, and our systems are designed and operated in full compliance with Federal Aviation Administration requirements, including applicable Part 135 air carrier certification standards. Zipline's ground-infrastructure is similarly designed with safety in mind - compact, low-profile, and purpose-built to integrate safely into commercial environments.

Traffic Reduction. By replacing conventional vehicle trips, Zipline reduces traffic congestion, wear on local road infrastructure, and the associated on-the-road conflicts. In communities where Zipline operates, we believe it represents a meaningful reduction in local vehicle miles traveled and corresponding traffic incidents. As Mansfield continues to grow, the ability to accommodate increased delivery demand without a proportional increase in delivery vehicle traffic is a tangible community benefit that the Commission may wish to weigh in evaluating the appropriate regulatory treatment of drone delivery infrastructure.

Sustainability. Zipline's platform is fully electric and produces zero direct emissions at the point of delivery. Compared to conventional last-mile delivery by gasoline or diesel vehicle, Zipline's system generates a fraction of the carbon emissions per delivery. By enabling residents and businesses to receive goods quickly and cleanly - without contributing to vehicle congestion or tailpipe emissions - drone delivery represents a meaningful tool in support of the City's long-term sustainability and quality-of-life goals.

Support for the City's General Framework

Zipline supports the City's general framework of regulating ground-infrastructure through land use standards, while appropriately deferring to federal and state authority on flight operations. This approach is consistent with the regulatory framework that has emerged in peer communities across North Texas.

We do, however, respectfully caution the Commission that overly restrictive zoning regulations - including broad SUP requirements, rigid thresholds, or categorical treatment of standalone facilities - risk discouraging drone delivery operators from serving Mansfield's residents and businesses altogether. The drone delivery market is competitive, and operators make deployment decisions based in part on the predictability and workability of the local regulatory environment. A framework that is unnecessarily burdensome or that fails to accommodate the full range of viable operational models may result in Mansfield's community being passed over in favor of neighboring cities with more appropriate frameworks. The Commission's goal of being "market-aware" is well-taken, and we encourage the City to keep that objective front and center as specific standards are developed.

Comments and Recommendations

While we are broadly supportive of the framework, we respectfully offer the following comments for the Commission's consideration as the ordinance is developed:

1. **Primary, Standalone Facilities Should Be Regulated on Impact, Not Classification.** We wish to flag an important industry trend for the Commission's consideration: Zipline and other operators are actively moving toward primary, standalone drone delivery facilities - dedicated charging,

- takeoff, and landing points that operate independently of a host retail or commercial use. These facilities will be essential to expanding service to broader areas of the community and to smaller and mom-and-pop business partners, including those that may not be proximate to large-format retail anchors. We respectfully urge the Commission not to treat the primary, standalone nature of a facility as a proxy for community impact. Whether a drone hub is accessory to a retailer or operates as a standalone use has no inherent bearing on whether it impacts surrounding uses. We encourage the City to regulate based on objective, measurable performance and design standards applicable equally to accessory and primary uses. Requiring an SUP categorically for all primary or standalone facilities, regardless of their actual scale or impact, would create a significant and unnecessary barrier to the deployment of next-generation infrastructure that will benefit Mansfield residents.
2. **Definition of "Drone Delivery Hub."** We encourage the City to distinguish between larger and smaller hubs in its definition of "drone delivery hub." Zipline Chargers are compact and low-profile with minimal visual and operational impact. Clear definitions will help ensure that low-impact operations are not inadvertently subjected to the SUP process.
 3. **Accessory Use Threshold.** The proposed threshold of 50,000 square feet for large-format commercial users as a condition of accessory as-of-right treatment is an unnecessary impediment to smaller partners. We encourage the City to consider whether a lower square footage threshold - or an alternative standard based on operational intensity or physical footprint - might better capture a broader range of compatible hosts, including medical facilities, mid-size retailers, and restaurant operators who are among the most common commercial partners for drone delivery services.
 4. **Design and Performance Standards.** We support the inclusion of clear, objective design and performance standards as a pathway to administrative approval. Standards addressing screening, placement (side or rear of building), and reasonable setbacks from noise-sensitive uses are workable and appropriate. We encourage the City to develop these standards in close consultation with industry to ensure they are technically feasible and do not inadvertently preclude beneficial operations. Zipline would welcome the opportunity to share information about our platform's physical and operational characteristics to assist in that effort.
 5. **SUP Process Considerations.** For operations that do require an SUP, we encourage the City to adopt clear, objective criteria for SUP approval and to establish reasonable processing timelines. Predictability in the permitting process is important for operators planning commercial deployments, and clear criteria help ensure that discretionary review is focused on genuine land use compatibility concerns.
 6. **Coordination with State and Federal Frameworks.** As the Commission is aware, commercial drone delivery operations are subject to robust oversight by the Federal Aviation Administration and, increasingly, by state law. We encourage the City to ensure that its ordinance does not impose requirements

that conflict with or functionally duplicate federal or state regulatory requirements governing drone operations, including flight paths, airspace, and operational parameters.

Conclusion

Zipline appreciates the City of Mansfield's collaborative and forward-looking approach to this rulemaking. We are committed to working constructively with the City and are available to provide additional technical information, sample sites, or operational context as the ordinance is developed. We look forward to reviewing the draft ordinance when it is published and welcome continued dialogue.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Eric Daniel". The signature is stylized with a large "E" and a prominent "D".

Eric Daniel
Land Use & Real Estate Counsel
Zipline International Inc.