

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO GRANT AN AMENDED SPECIFIC USE PERMIT FOR GAS WELL DRILLING AND PRODUCTION ON THE HEREINAFTER DESCRIBED PROPERTIES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**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 the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

**SECTION 1.**

That the Comprehensive Zoning Ordinance of the City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property an amended Specific Use Permit for gas well drilling and production, said property being described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.**

That the use and development of the hereinabove described property shall be in accordance to the site plan shown on Exhibit "B" attached hereto and made a part hereof for all purposes.

**SECTION 3.**

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.**

That the above described properties shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this Specific Use Permit.

**SECTION 5.**

Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall 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 shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.**

Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall 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 shall continue shall be deemed to constitute a separate offense.

**SECTION 7.**

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

First reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Second reading approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

DULY PASSED on the third and final reading by the City Council of the City of Mansfield, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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**David L. Cook, Mayor**

ATTEST:

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**Vicki Collins, City Secretary**

Ordinance No. \_\_\_\_\_

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APPROVED AS TO FORM AND LEGALITY

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**Allen Taylor**, City Attorney

EXHIBIT " A "

**LEGAL DESCRIPTION  
PAD SITE**

BEING A TRACT OF LAND SITUATED IN THE D. DELAY SURVEY, ABSTRACT NUMBER 421, TARRANT COUNTY, TEXAS, AND IN THE D. DELAY SURVEY, ABSTRACT NUMBER 209, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PERRY FAMILY TRUST, RECORDED IN VOLUME 5943, PAGE 601, (TRACT 4) DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF TRACT 2 OF SAID PERRY FAMILY TRUST, AND BEING IN THE WEST RIGHT-OF-WAY OF S. MITCHELL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 60°40'28" WEST, ALONG THE SOUTHERLY LINE OF SAID PERRY FAMILY TRUST TRACT 1179.95 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE NORTH 29°19'32" WEST, 9.73 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 59°15'00" WEST, 322.39 FEET;

THENCE SOUTH 61°04'35" WEST, 114.90 FEET;

THENCE NORTH 26°25'35" WEST, 216.53 FEET;

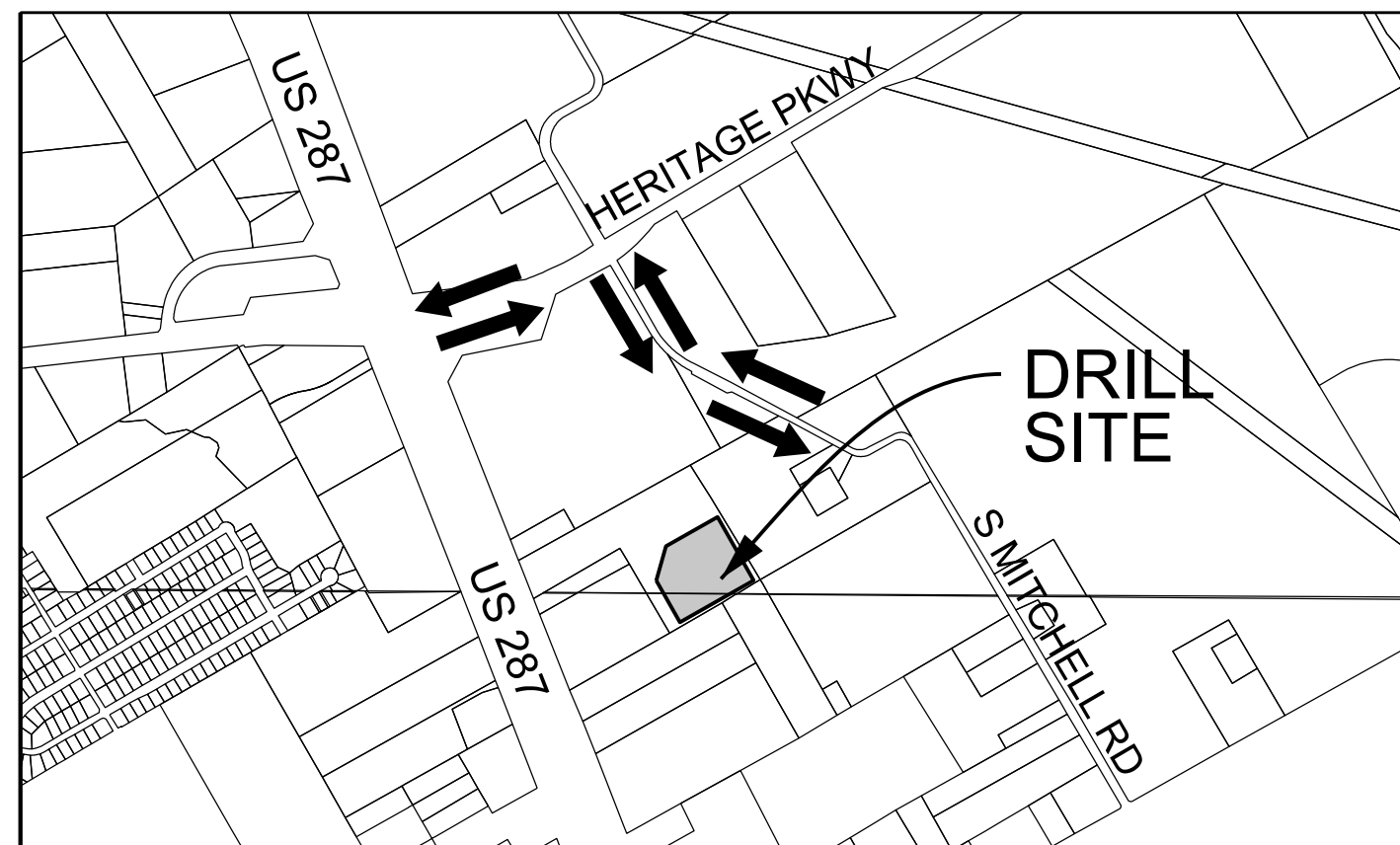
THENCE NORTH 16°25'12" EAST, 177.85 FEET;

THENCE NORTH 30°18'24" WEST, 50.41 FEET;

THENCE NORTH 59°41'36" EAST, 288.33 FEET;

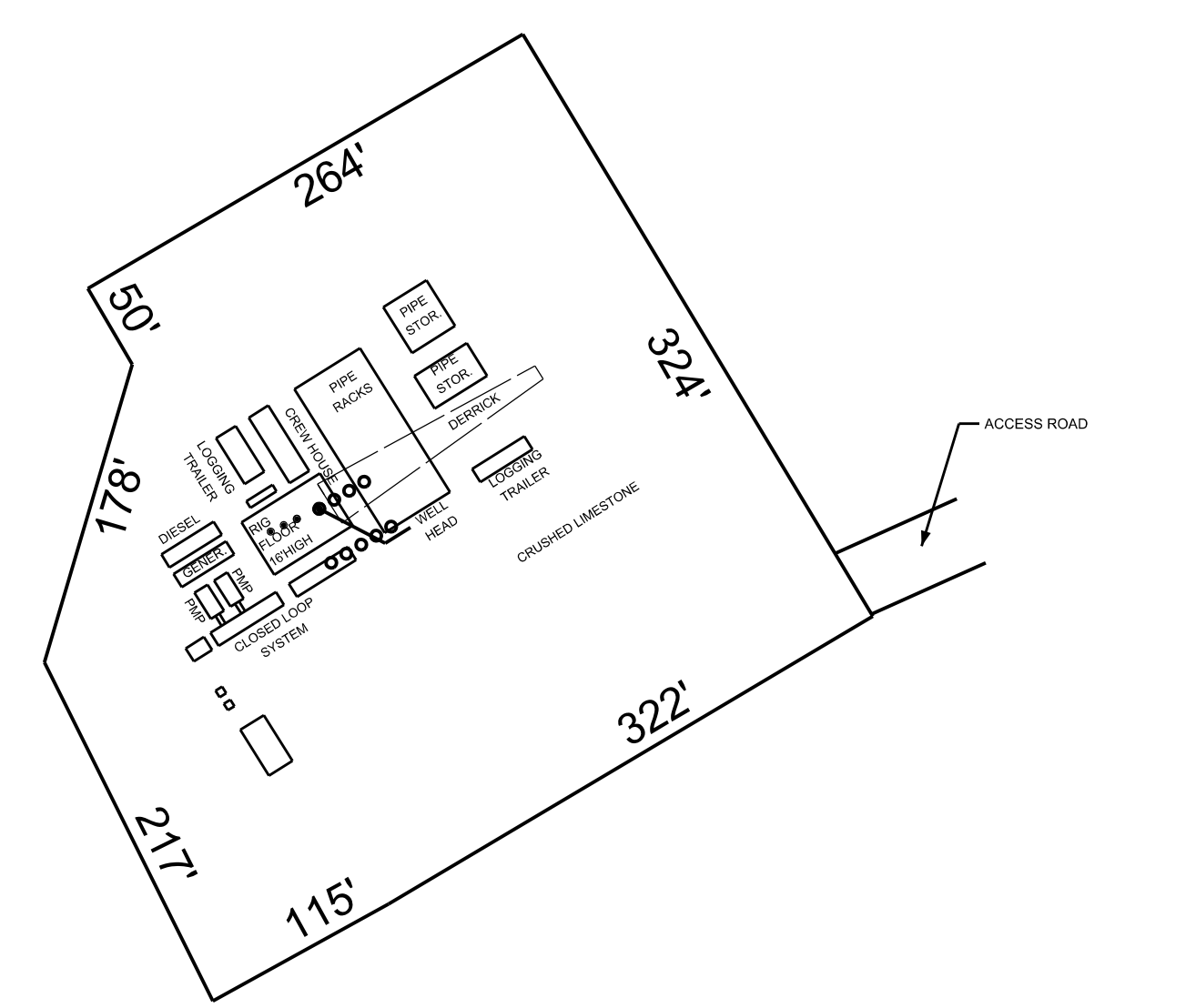
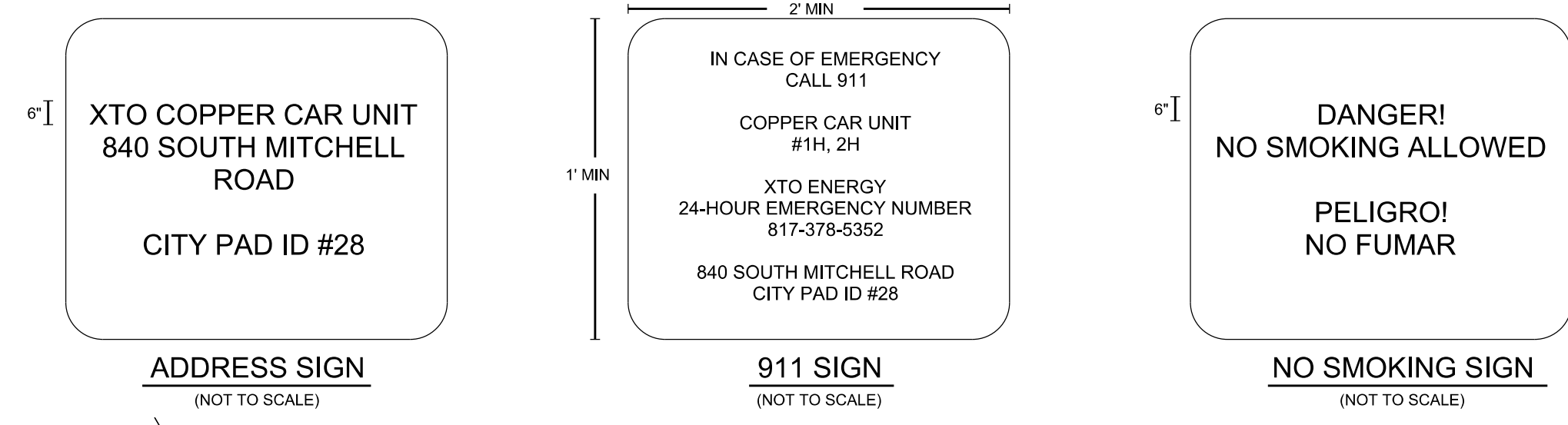
THENCE SOUTH 31°00'37" EAST, 388.66 FEET TO THE **POINT OF BEGINNING** CONTAINING 3.467 ACRES OR 151,003 SQUARE FEET OF LAND, MORE OR LESS. □

THIS DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY AND NOT TO BE USED IN THE CONVEYANCE OF REAL PROPERTY, RIGHTS OR ANY OTHER TYPE OF INTERESTS.

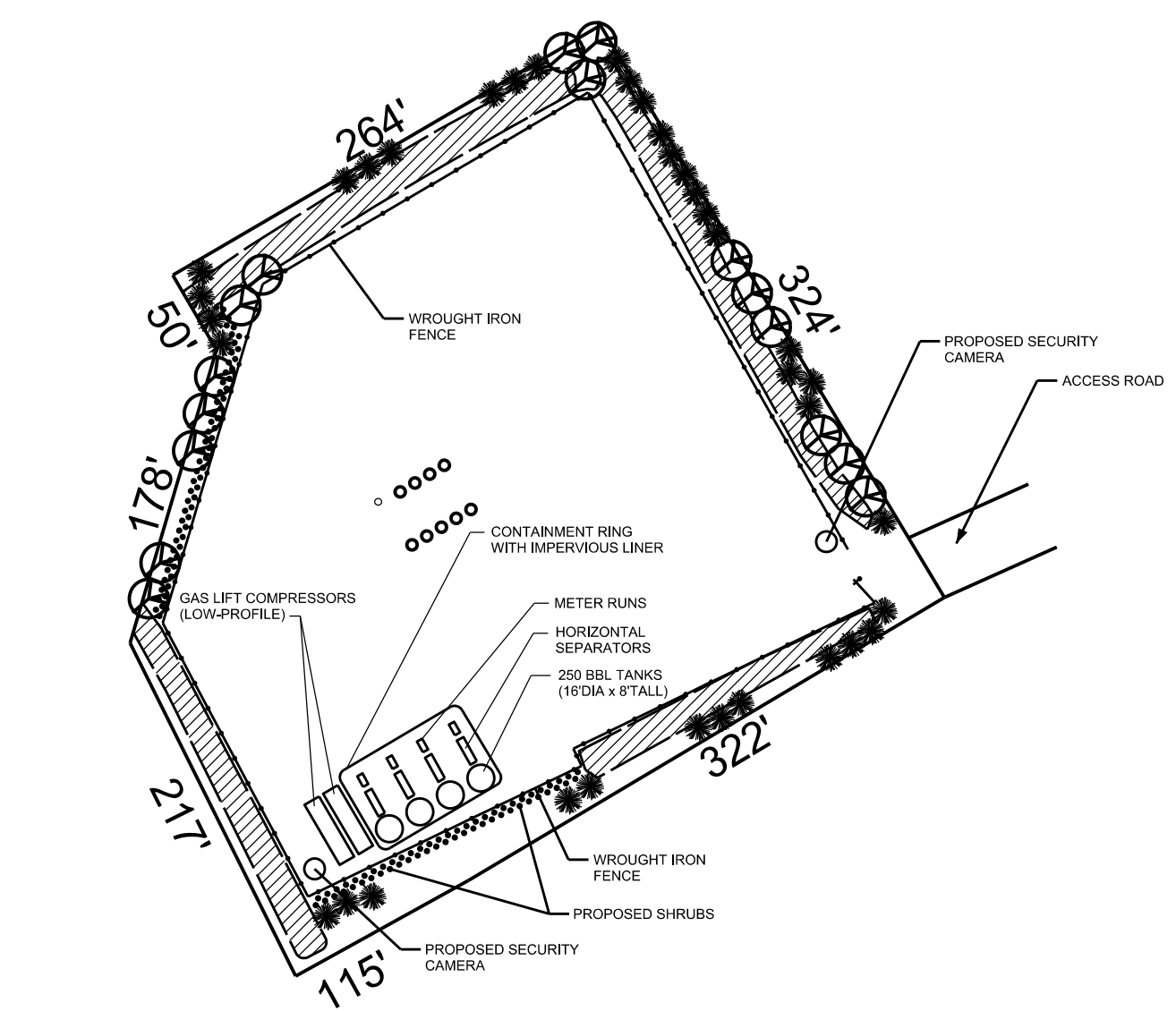


**TRANSPORTATION / VICINITY MAP**  
NOT TO SCALE

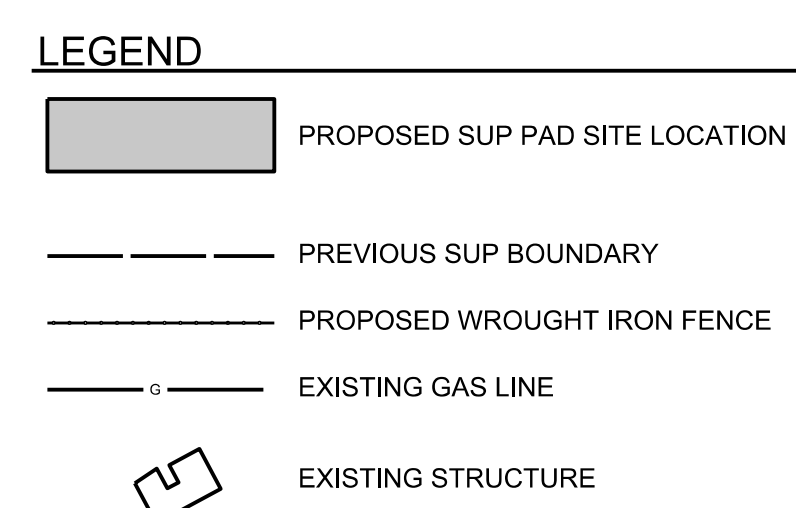
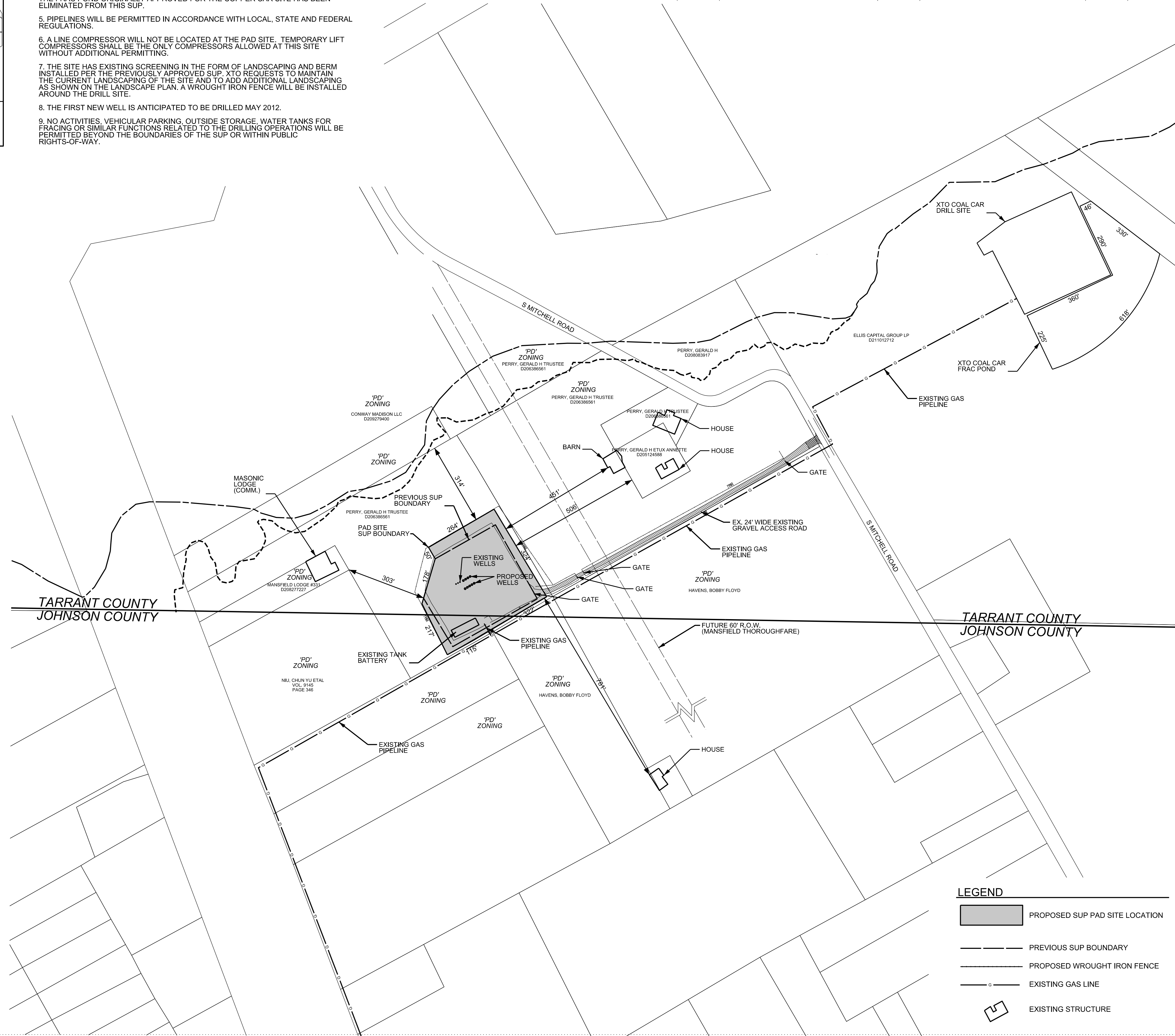
- NOTES:
1. DRILLING AND COMPLETION ACTIVITIES WILL COMPLY WITH THE REGULATIONS CONTAINED IN SECTION 7960 OF THE ZONING ORDINANCE AND CHAPTER 114 OF THE MANSFIELD CODE OF ORDINANCES, AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
  2. THE PURPOSE OF THIS AMENDMENT IS TO INCREASE THE SIZE OF THE DRILL SITE, TO REVISE THE TRANSPORTATION ROUTE, AND TO ADD NEW WELLS. IN ADDITION TO THE 3 PREVIOUSLY APPROVED WELLS, XTO WILL DRILL UP TO 9 ADDITIONAL WELLS UNDER THIS SUP. FOR A TOTAL OF 12 WELLS ON THIS SITE.
  3. VEHICULAR TRAFFIC FOR THE COPPER CAR UNIT WILL TRAVEL FROM US287, EAST ON HERITAGE PKWY., THEN SOUTH DOWN SOUTH MITCHELL ROAD TO THE ENTRANCE OF THE SITE.
  4. WATER FOR DRILLING AND COMPLETION OPERATIONS WILL BE FROM AN EXISTING FRAC POND LOCATED AT THE MATHIS COAL CAR SITE. (CITY ID 27). THE FRAC POND ORIGINALLY APPROVED FOR THE COPPER CAR SITE HAS BEEN ELIMINATED FROM THIS SUP.
  5. PIPELINES WILL BE PERMITTED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
  6. A LINE COMPRESSOR WILL NOT BE LOCATED AT THE PAD SITE. TEMPORARY LIFT COMPRESSORS SHALL BE THE ONLY COMPRESSORS ALLOWED AT THIS SITE WITHOUT ADDITIONAL PERMITTING.
  7. THE SITE HAS EXISTING SCREENING IN THE FORM OF LANDSCAPING AND BERM INSTALLED PER THE PREVIOUSLY APPROVED SUP. XTO REQUESTS TO MAINTAIN THE CURRENT LANDSCAPING OF THE SITE AND TO ADD ADDITIONAL LANDSCAPING AS SHOWN ON THE LANDSCAPE PLAN. A WROUGHT IRON FENCE WILL BE INSTALLED AROUND THE DRILL SITE.
  8. THE FIRST NEW WELL IS ANTICIPATED TO BE DRILLED MAY 2012.
  9. NO ACTIVITIES, VEHICULAR PARKING, OUTSIDE STORAGE, WATER TANKS FOR FRACING OR SIMILAR FUNCTIONS RELATED TO THE DRILLING OPERATIONS WILL BE PERMITTED BEYOND THE BOUNDARIES OF THE SUP OR WITHIN PUBLIC RIGHTS-OF-WAY.



**DRILLING SITE PLAN (TYPICAL)**  
SCALE: N.T.S.



**OPERATIONS SITE PLAN (TYPICAL)**  
SCALE: N.T.S.



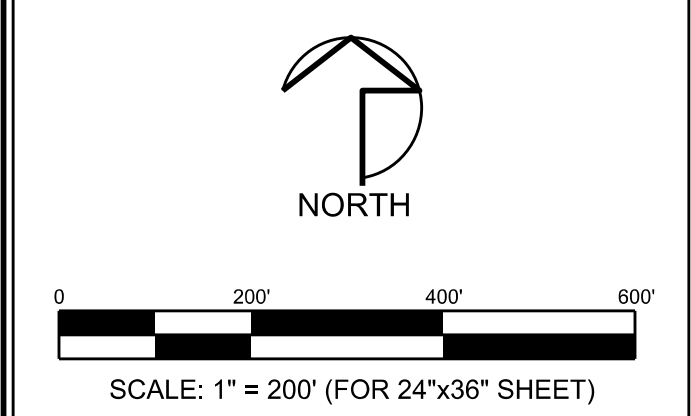
**COPPER CAR**  
MANSFIELD, TEXAS 2012

**XTO ENERGY**  
810 HOUSTON ST.  
FORT WORTH, TX 76102  
PHONE: 817-885-2621  
FAX: 817-885-2224  
Email: walter\_duease@xtoenergy.com

**PELTON LAND SOLUTIONS**  
5751 KROGER DRIVE SUITE 185  
KELLER, TX 76244  
PHONE: 817-562-3350  
EMAIL: CONTACT@PELTONLAND.COM

**SURFACE/MINERAL OWNERS:**  
PERRY FAMILY TRUST  
756 S. MITCHELL ROAD  
MANSFIELD, TX 76063  
PHONE: 817-996-5792  
FAX: 817-473-2344

PROJECT NO: XTO11002
FILE PATH: G:\JOB\XTO11002\PETRO\SUP
DRAWN BY: JWR
REVIEWED BY: JWR
DATE: 02-06-12
REV: 02-22-12
02-27-12



**DRILL SITE PLAN**

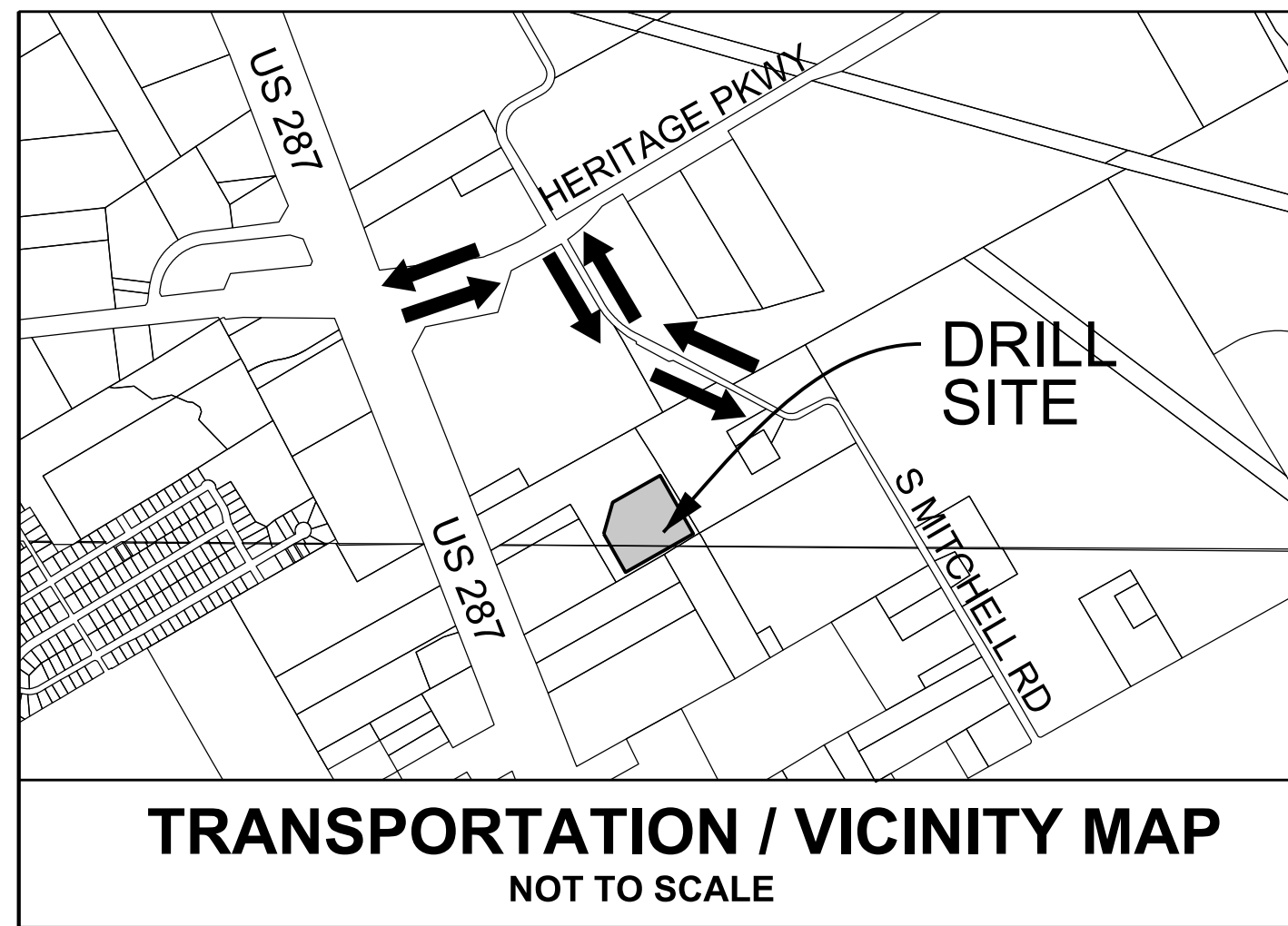
SITE PLAN FOR AMENDED SUP FOR GAS WELL DRILLING AND PRODUCTION

XTO ENERGY, INC.  
COPPER CAR PAD

BEING 3.46 ACRES OUT OF THE D. DELAY SURVEY A-421 & 209 CITY OF MANSFIELD TARRANT & JOHNSON COUNTY, TEXAS

FEBRUARY 2012  
CITY PAD ID #28  
ZC#12-001

**SHEET NO. 1 OF 2**



CONWAY MADISON LLC  
D209279400

PERRY, GERALD H TRUSTEE  
D206386561

MANSFIELD LODGE #331  
D208277227

NIU, CHUN YU ETAL  
VOL. 9145  
PAGE 346

EXISTING BERM TO BE REMOVED  
(OUTSIDE OF SUP  
BOUNDARY)

EXISTING LANDSCAPING  
TO REMAIN

EXISTING  
WELLS

PROPOSED  
WELLS

PROPOSED WROUGHT  
IRON FENCE

EXISTING TANK  
BATTERY

EXISTING BERM &  
LANDSCAPING  
TO REMAIN

GATE

'PD'  
ZONING

PERRY, GERALD H TRUSTEE  
D206386561

FUTURE 60' ROW  
(MANSFIELD THOROUGHFARE)

'PD'  
ZONING

HAVENS, BOBBY FLOYD

'PD'  
ZONING

HAVENS, BOBBY FLOYD

'PD'  
ZONING

HAVENS, BOBBY FLOYD

PLANT SCHEDULE - DRILL SITE						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
QV	16	QUERCUS VIRGINIANA	LIVE OAK	5" CALIPER	CON.	SPECIMEN QUALITY
JV	36	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3.5" CALIPER	CON.	SPECIMEN QUALITY
<b>SHRUBS</b>						
IA	122	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	MIN. 8' TALL	CON.	SPECIMEN QUALITY

NOTES:  
1. FINAL IRRIGATION PLANS WILL BE PROVIDED AT THE TIME OF DRILLING PERMITS. EDGE WILL FOLLOW THE CITY'S LANDSCAPE ORDINANCE AND ALL STATE LAWS FOR THE IRRIGATION PLAN.  
2. PERMANENT SCREENING, FENCING, LANDSCAPING, AND IRRIGATION WILL BE INSTALLED IN ACCORDANCE WITH CITY OF MANSFIELD ORDINANCE.

TREE CALCULATION  
TOTAL SITE PERIMETER: 1294 LF  
TOTAL TREES: 52

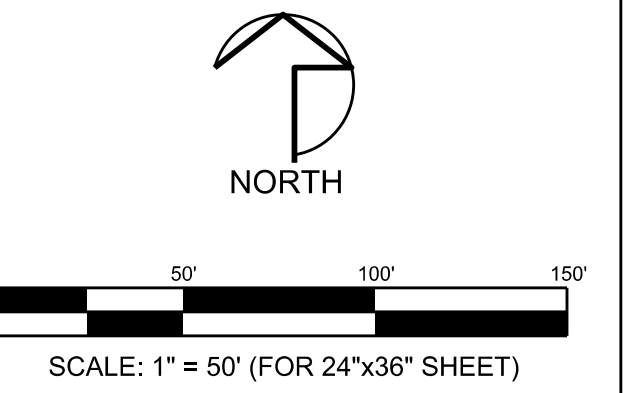
**COPPER CAR**  
MANSFIELD, TEXAS  
2012

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810 HOUSTON ST.  
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FAX: 817-885-2224  
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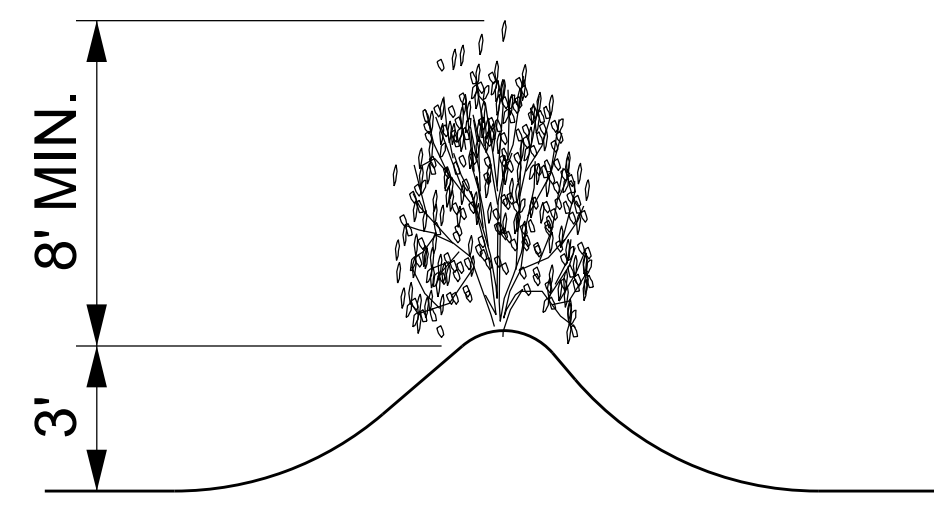
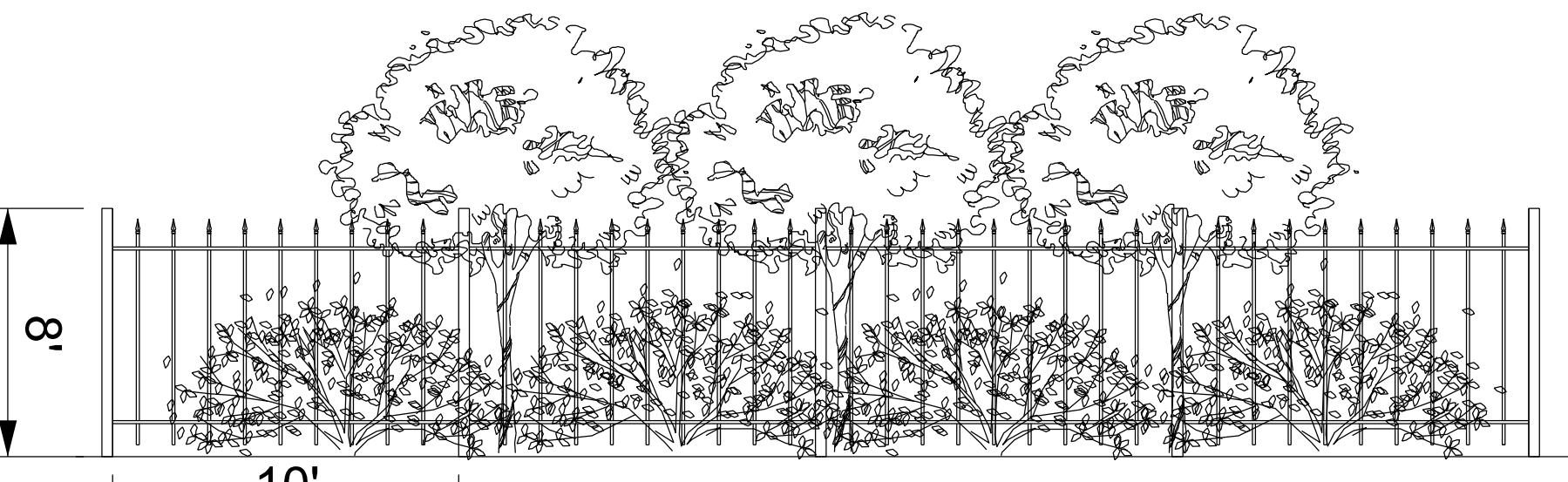
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SHEET CONTENT  
**LANDSCAPE & SCREENING PLAN**  
SITE PLAN FOR AMENDED SUP FOR GAS WELL DRILLING AND PRODUCTION  
XTO ENERGY, INC.  
COPPER CAR PAD  
BEING 3.46 ACRES OUT OF THE D. DELAY SURVEY A-421 & 209 CITY OF MANSFIELD TARRANT & JOHNSON COUNTY, TEXAS  
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SHEET NO. 2 OF 2



LEGEND

	PROPOSED SUP PAD SITE LOCATION
	PROPOSED WROUGHT IRON FENCE
	EXISTING SHRUBS