



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### Planning and Zoning Commission

Monday, March 10, 2025

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[25-6465](#)

Minutes - Approval of the February 17, 2025, Planning and Zoning Commission Meeting Minutes

**Attachments:** [2-17-25 DRAFT Minutes](#)

6. **CITIZENS 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 5 minutes.*

*In order to be recognized during the "Citizens Comments" or during a public hearing (applicants included), please complete a blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

7. **CONSENT AGENDA**

[25-6462](#)

Final Plat of Birdsong Addition, Phase 3 on Approximately 27.825 Acres and Generally Located 412 feet north of Lone Star Road, just west of Flock Drive (see location map); JBI Partners, Inc., Engineer/Surveyor; First Texas Homes, Inc., Owner (SD#23-023)

**Attachments:** [Location Map](#)

[Final Plat](#)

[25-6463](#)

Final Plat of Lot 1, Block 1, Debbie Lane Commercial on Approximately 3.363 acres and Addressed at 501 E Debbie Lane; Atwell, LLC and Traverse Land Surveying, LLC, Engineer/Surveyor; Robert Ray, Owner (SD#24-055)

**Attachments:** [Location Map](#)

[Final Plat](#)

8. **PLAT HEARINGS**

[25-6464](#)

Plat Hearing on a Replat to Create Lots 3, 4, 5 and 6-R, Block 1, Mansfield Retail Center Addition on 12.165 Acres Addressed as 200 N US HWY 287 and 131 S US HWY 287; Westwood Professional Services, Inc., Engineer/Surveyor; Broad Street US 287 LTD, and H.E.B, LP, Owners (SD#25-004)

**Attachments:** [Location Map](#)

[Previously Approved Plat](#)

[Final Plat](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

10. **COMMISSION ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

12. **ADJOURNMENT OF MEETING**

13. **NEXT MEETING DATE: Monday, April 7, 2025**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on Thursday, March 6, 2025 prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

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Clarissa Carrasco, Administrative Assistant II

\* 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,

\* 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

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 25-6465

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**Agenda Date:** 3/10/2025

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the February 17, 2025, Planning and Zoning Commission Meeting Minutes



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### Planning and Zoning Commission

Monday, February 17, 2025

6:00 PM

City Hall Council Chambers

#### IMMEDIATELY FOLLOWING THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING

#### 1. CALL TO ORDER

*Chair Mainer called the meeting to order at 6:32 p.m. in the City Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff present:*

*Arty Wheaton-Rodriguez, Assistant Director of Planning  
Raymond Coffman, Director of Engineering Services  
Trace Hilton, Assistant Director of Engineering Services  
Clarissa Carrasco, Administrative Assistant II*

*Commissioners:*

**Present** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

#### 2. INVOCATION

*Vice Chairman Axen gave the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[25-6424](#)

Minutes - Approval of the January 21, 2025 Planning and Zoning Commission Meeting Minutes

**Commissioner Moses made a motion to approve the meeting minutes as presented. Commissioner Godin seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0



Abstain: 0

[25-6428](#)

Minutes - Approval of the February 6, 2025, Planning and Zoning Commission Meeting Minutes

**Commissioner Bennett made a motion to approve the meeting minutes as presented. Commissioner Walker seconded the motion which carried by the following vote:**

**Aye:** 6 - Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 1 - Blake Axen

**6. CITIZENS COMMENTS**

*There were no citizen comments.*

**7. CONSENT AGENDA**

[25-6425](#)

Final Plat of Lots 1-6; 8-13; 7X, 14X, and Lot 15X, Block 1, Mymerla Estates on Approximately 3.13 Acres and Addressed at 880 Turner Way; Texas Heritage Surveying, Engineer/Surveyor; SPAPS, Owner (SD#24-051)

**Vice Chairman Axen made a motion to approve the final plat as presented. Commissioner Bennett seconded the motion which carried by the following vote:**

**Aye:** 7 - Blake Axen; Jennifer Thompson; Michael Mainer; Michael Bennett; Patrick Moses; David Godin and Hamilton Walker

**Nay:** 0

**Abstain:** 0

**8. SUMMARY OF CITY COUNCIL ACTIONS**

*Mr. Wheaton-Rodriguez summarized the actions that took place at the previous City Council meeting.*

**9. COMMISSION ANNOUNCEMENTS**

*There were no commission announcements.*

**10. STAFF ANNOUNCEMENTS**

*Mr. Wheaton-Rodriguez advised the commission of upcoming meeting dates, reminded everyone of the Focus North Texas seminar, and welcomed Clayton Comstock, the new Executive Director of Planning and Development Services.*

11. **ADJOURNMENT OF MEETING**

With no further business, Chair Mainer adjourned the meeting at 6:42 p.m.

\_\_\_\_\_  
Michael Mainer, Chair

\_\_\_\_\_  
Clarissa Carrasco, Administrative Assistant II



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 25-6462

**Agenda Date:** 3/10/2025

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

Final Plat of Birdsong Addition, Phase 3 on Approximately 27.825 Acres and Generally Located 412 feet north of Lone Star Road, just west of Flock Drive (see location map); JBI Partners, Inc., Engineer/Surveyor; First Texas Homes, Inc., Owner (SD#23-023)

**Requested Action**

To consider the proposed plat

**Recommendation**

The Department of Planning and Development Services recommends approval as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

**Description/History**

The purpose of this plat is to establish Phase 3 of Birdsong Addition, a residential subdivision consisting of 103 residential lots and 9 open space lots on approximately 27.825 acres. The property is zoned PD, Planned Development District for Single-Family detached residential.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed.

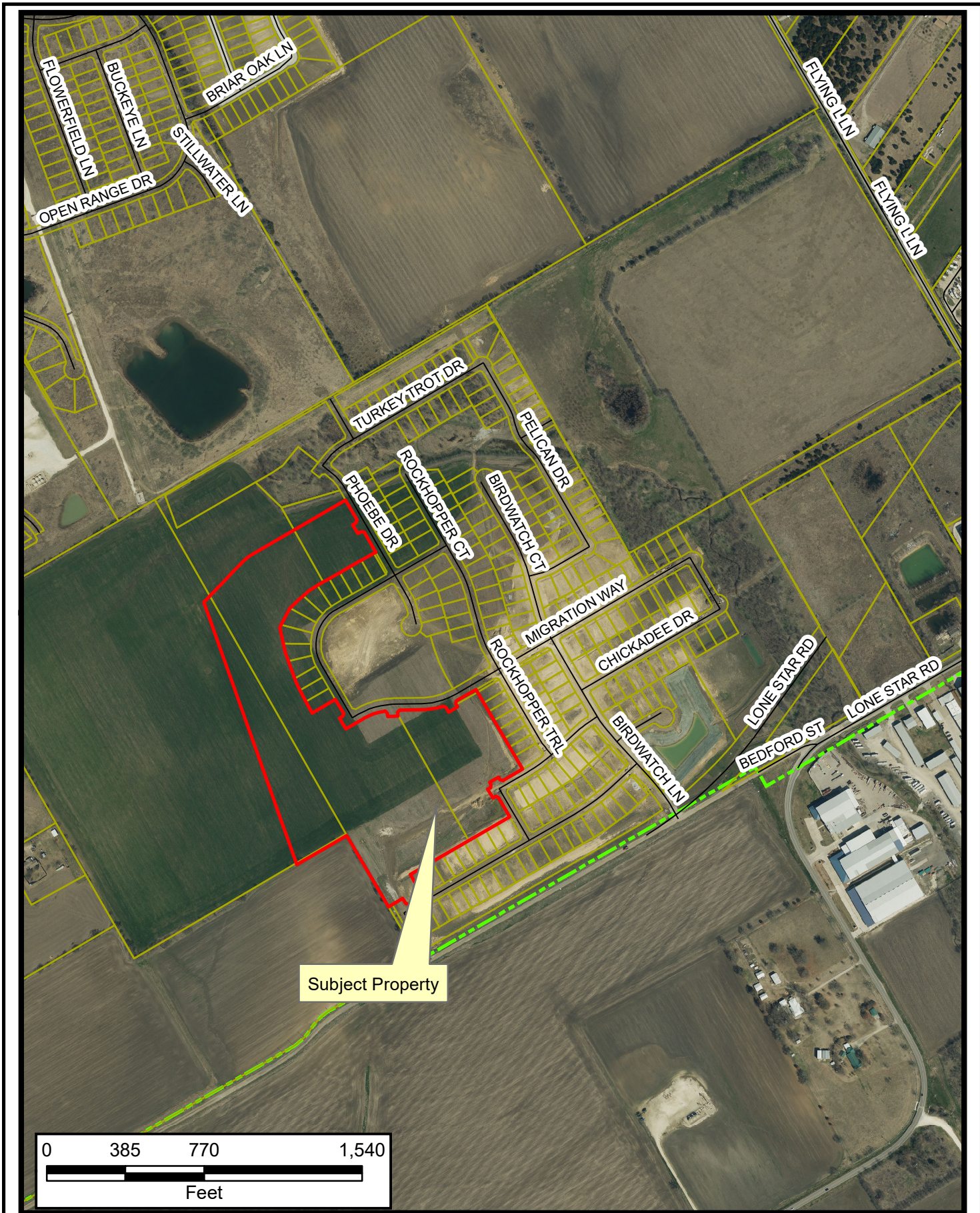
**Prepared By**

Shirley Emerson  
Planner I  
817-276-4259

**Attachment**

Location Map  
Final Plat





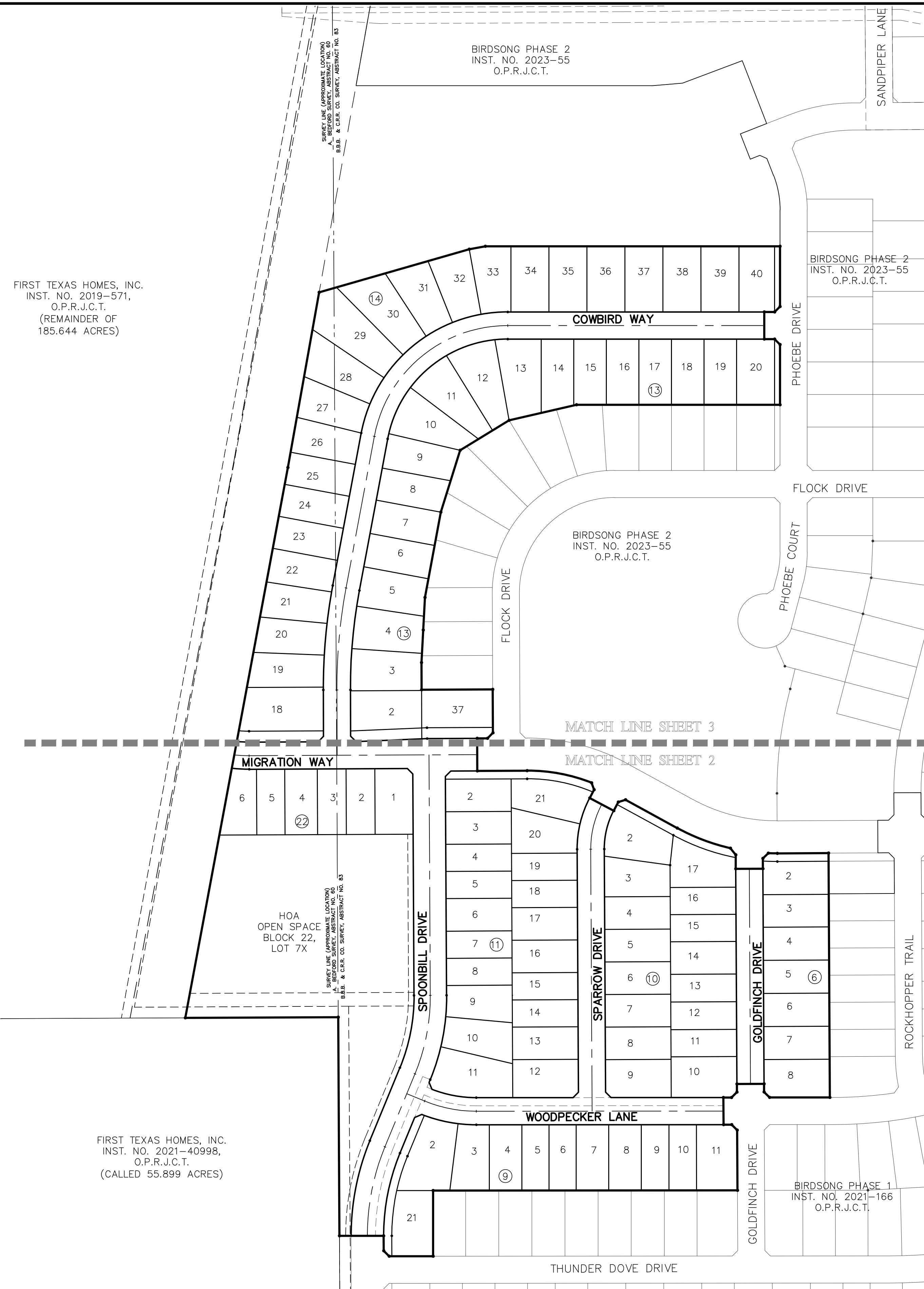
# Birdsong Addition, Ph 3

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.

3/3/2025



FIRST TEXAS HOMES, INC.  
INST. NO. 2019-571,  
O.P.R.J.C.T.  
(REMAINDER OF  
185.644 ACRES)



**KEY MAP**

After recording, return to  
City of Mansfield  
1200 E. Broad Street,  
Mansfield, Texas 76063

BIRDSONG PHASE 2  
INST. NO. 2023-55  
O.P.R.J.C.T.

BIRDSONG PHASE 2  
INST. NO. 2023-55  
O.P.R.J.C.T.

BIRDSONG PHASE 2  
INST. NO. 2023-55  
O.P.R.J.C.T.

FIRST TEXAS HOMES, INC.  
INST. NO. 2021-40998,  
O.P.R.J.C.T.  
(CALLED 55.899 ACRES)

BIRDSONG PHASE 1  
INST. NO. 2021-166  
O.P.R.J.C.T.

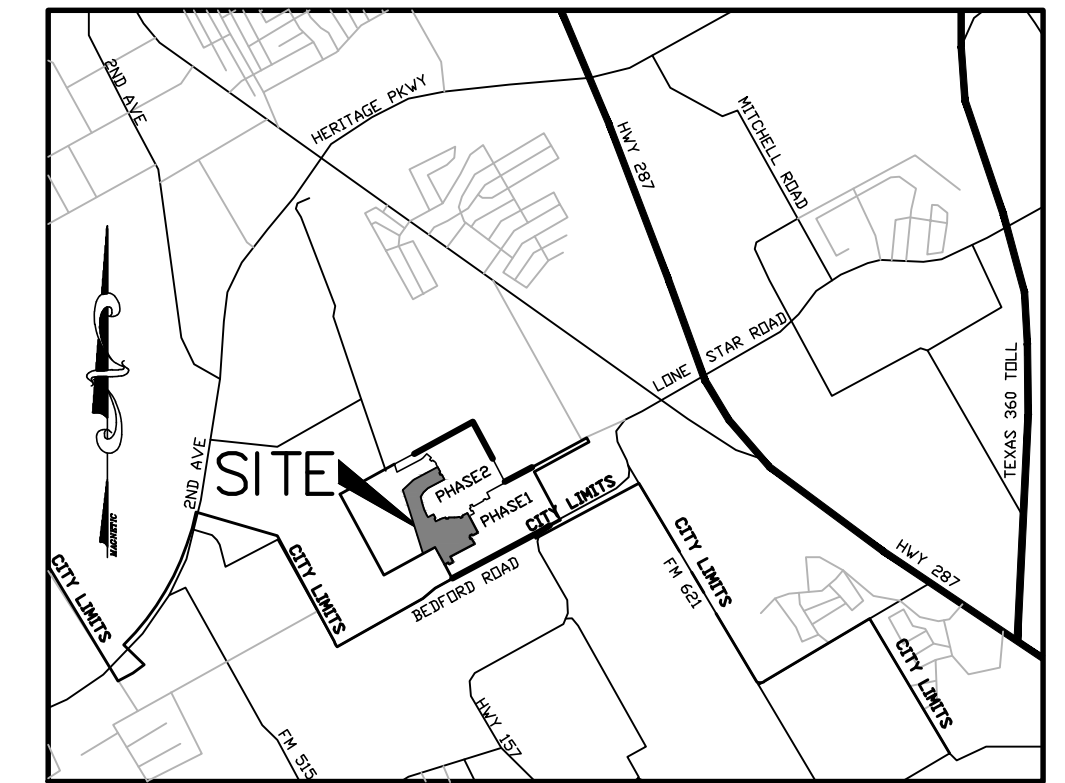
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
BLOCK 6-1X	1,766	0.041	BLOCK 10-10	9,052	0.208	BLOCK 13-1X	2,570	0.059	BLOCK 14-23	7,260	0.167
BLOCK 6-2	7,389	0.170	BLOCK 10-11	6,050	0.139	BLOCK 13-2	9,374	0.215	BLOCK 14-24	7,260	0.167
BLOCK 6-3	7,260	0.167	BLOCK 10-12	6,171	0.142	BLOCK 13-3	9,524	0.219	BLOCK 14-25	7,263	0.167
BLOCK 6-4	7,381	0.169	BLOCK 10-13	6,171	0.142	BLOCK 13-4	9,393	0.216	BLOCK 14-26	7,539	0.173
BLOCK 6-5	7,381	0.169	BLOCK 10-14	7,260	0.167	BLOCK 13-5	8,735	0.201	BLOCK 14-27	8,248	0.189
BLOCK 6-6	7,381	0.169	BLOCK 10-15	6,050	0.139	BLOCK 13-6	7,562	0.174	BLOCK 14-28	9,916	0.228
BLOCK 6-7	7,347	0.169	BLOCK 10-16	6,050	0.139	BLOCK 13-7	7,567	0.174	BLOCK 14-29	12,819	0.294
BLOCK 6-8	8,440	0.194	BLOCK 10-17	8,687	0.199	BLOCK 13-8	7,474	0.172	BLOCK 14-30	10,869	0.250
BLOCK 9-1X	3,980	0.091	BLOCK 11-1X	4,078	0.094	BLOCK 13-9	8,102	0.186	BLOCK 14-31	8,711	0.200
BLOCK 9-2	10,931	0.251	BLOCK 11-2	7,255	0.167	BLOCK 13-10	9,407	0.216	BLOCK 14-32	8,067	0.185
BLOCK 9-3	7,917	0.182	BLOCK 11-3	7,260	0.167	BLOCK 13-11	9,566	0.220	BLOCK 14-33	8,083	0.186
BLOCK 9-4	7,260	0.167	BLOCK 11-4	6,050	0.139	BLOCK 13-12	10,189	0.234	BLOCK 14-34	8,470	0.194
BLOCK 9-5	6,050	0.139	BLOCK 11-5	6,050	0.139	BLOCK 13-13	10,407	0.239	BLOCK 14-35	8,470	0.194
BLOCK 9-6	6,050	0.139	BLOCK 11-6	7,260	0.167	BLOCK 13-14	7,744	0.178	BLOCK 14-36	8,470	0.194
BLOCK 9-7	7,260	0.167	BLOCK 11-7	6,050	0.139	BLOCK 13-15	7,263	0.167	BLOCK 14-37	8,470	0.194
BLOCK 9-8	7,260	0.167	BLOCK 11-8	6,050	0.139	BLOCK 13-16	7,260	0.167	BLOCK 14-38	8,470	0.194
BLOCK 9-9	6,171	0.142	BLOCK 11-9	7,706	0.177	BLOCK 13-17	7,260	0.167	BLOCK 14-39	8,470	0.194
BLOCK 9-10	6,130	0.141	BLOCK 11-10	8,396	0.193	BLOCK 13-18	7,260	0.167	BLOCK 14-40	7,943	0.182
BLOCK 9-11	9,046	0.208	BLOCK 11-11	11,085	0.254	BLOCK 13-19	7,260	0.167	BLOCK 14-54X	1,160	0.027
BLOCK 9-21	8,954	0.206	BLOCK 11-12	8,445	0.194	BLOCK 13-20	8,470	0.194	BLOCK 22-1	8,423	0.193
BLOCK 10-1X	3,459	0.079	BLOCK 11-13	7,260	0.167	BLOCK 13-21X	1,160	0.027	BLOCK 22-2	6,413	0.147
BLOCK 10-2	9,478	0.218	BLOCK 11-14	6,050	0.139	BLOCK 13-37	9,172	0.211	BLOCK 22-3	6,413	0.147
BLOCK 10-3	8,029	0.184	BLOCK 11-15	6,050	0.139	BLOCK 13-38X	2,570	0.059	BLOCK 22-4	7,260	0.167
BLOCK 10-4	7,260	0.167	BLOCK 11-16	7,260	0.167	BLOCK 14-17X	3,108	0.071	BLOCK 22-5	6,292	0.144
BLOCK 10-5	7,260	0.167	BLOCK 11-17	7,260	0.167	BLOCK 14-18	11,982	0.275	BLOCK 22-6	6,960	0.160
BLOCK 10-6	7,260	0.167	BLOCK 11-18	6,050	0.139	BLOCK 14-19	8,369	0.192	BLOCK 22-7X	160,158	3.677
BLOCK 10-7	7,260	0.167	BLOCK 11-19	6,050	0.139	BLOCK 14-20	7,893	0.181			
BLOCK 10-8	7,260	0.167	BLOCK 11-20	8,520	0.196	BLOCK 14-21	7,585	0.174			
BLOCK 10-9	8,440	0.194	BLOCK 11-21	8,845	0.203	BLOCK 14-22	7,396	0.170			

LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S59°59'47"W	19.00'	L16	S14°49'51"W	14.11'
L2	S30°00'13"E	50.00'	L17	S59°57'42"W	15.00'
L3	N59°59'47"E	19.00'	L18	S30°18'00"E	50.00'
L4	S59°44'35"W	19.00'	L19	N59°57'42"E	15.00'
L5	S30°15'25"E	60.00'	L20	N82°22'10"E	35.47'
L6	S21°2'35"E	17.48'	L21	N37°15'45"E	14.17'
L7	N87°47'25"E	50.00'	L22	S75°10'09"E	14.17'
L8	N21°2'35"W	18.11'	L23	N23°46'08"W	55.45'
L9	S69°06'24"E	15.59'	L24	N14°49'51"E	14.11'
L10	S30°18'00"E	25.87'	L25	S52°37'50"E	14.08'
L11	N59°42'00"E	50.00'	L26	S14°43'17"W	14.14'
L12	N30°18'00"W	19.00'	L27	N75°15'25"W	14.14'
L13	N30°18'00"W	15.00'	L28	N30°15'25"W	20.01'
L14	S59°57'42"W	50.00'	L29	S14°44'35"W	14.14'
L15	S30°18'00"E	15.00'	L30	S75°16'43"E	14.15'

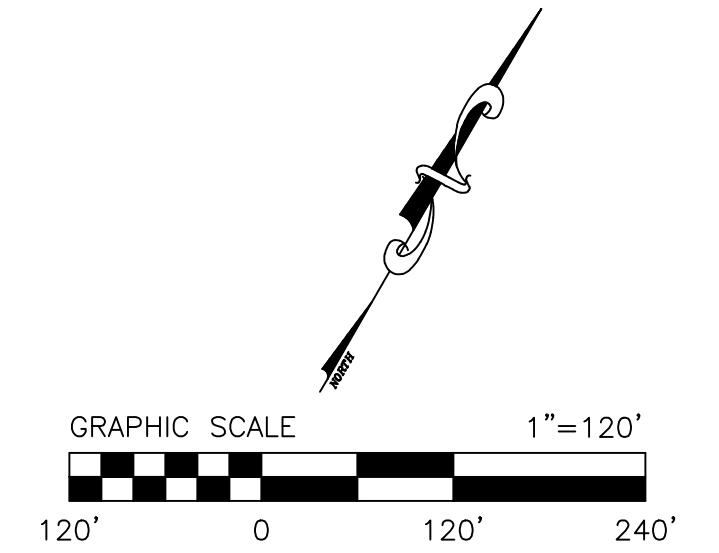
CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	21°46'47"	320.00'	121.64'	61.56'	N70°37'59"E	120.91'
C2	79°25'56"	250.00'	346.59'	207.67'	S20°16'49"W	319.49'
C3	10°49'16"	1000.00'	188.87'	94.71'	S24°50'47"E	188.59'
C4	6°16'21"	250.00'	27.37'	13.70'	N62°52'45"E	27.35'
C5	22°40'10"	375.00'	148.37'	75.17'	N18°57'55"W	147.41'
C6	22°24'29"	430.00'	168.17'	85.17'	S18°50'04"E	167.10'
C7	22°24'29"	250.00'	97.77'	49.52'	N71°09'56"E	97.15'
C8	28°05'25"	175.00'	85.80'	43.78'	S16°15'17"E	84.94'
C9	22°24'29"	385.00'	150.57'	76.26'	S18°50'04"E	149.61'
C10	3°51'53"	395.00'	26.64'	13.33'	N61°37'56"E	26.64'
C11	17°47'03"	395.00'	122.60'	61.80'	N79°46'39"E	122.11'
C12	23°20'44"	305.00'	124.27'	63.01'	S71°24'57"W	123.42'
C13	5°16'16"	205.00'	18.86'	9.44'	N62°22'43"E	18.85'

**NOTES:**

- NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- Basis of Bearings is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), surface distances shown hereon with a scale factor of 1.00012.
- A mandatory homeowner's association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to screening walls and fences and the parkway between a screening wall or fence and the street; subdivision landscaping, medians; amenity centers; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement.
- No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
- All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped "JBI" will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An "X" cut or a "Mag-Nail" will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
- All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.



**LOCATION MAP**  
NOT TO SCALE



**LEGEND**

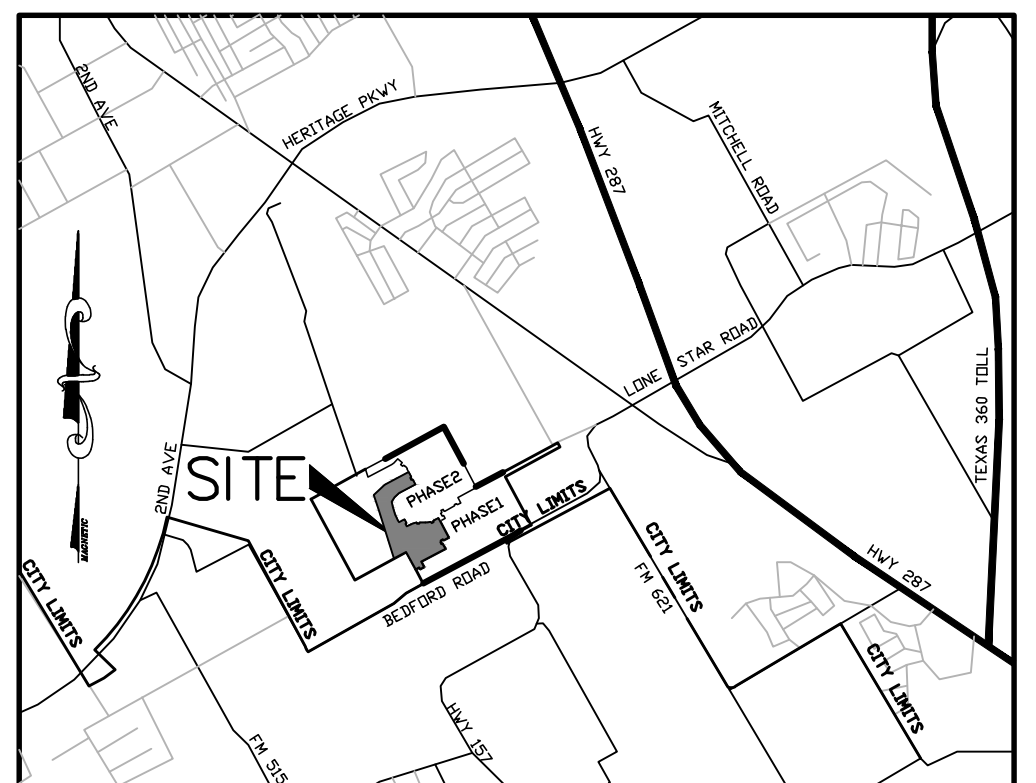
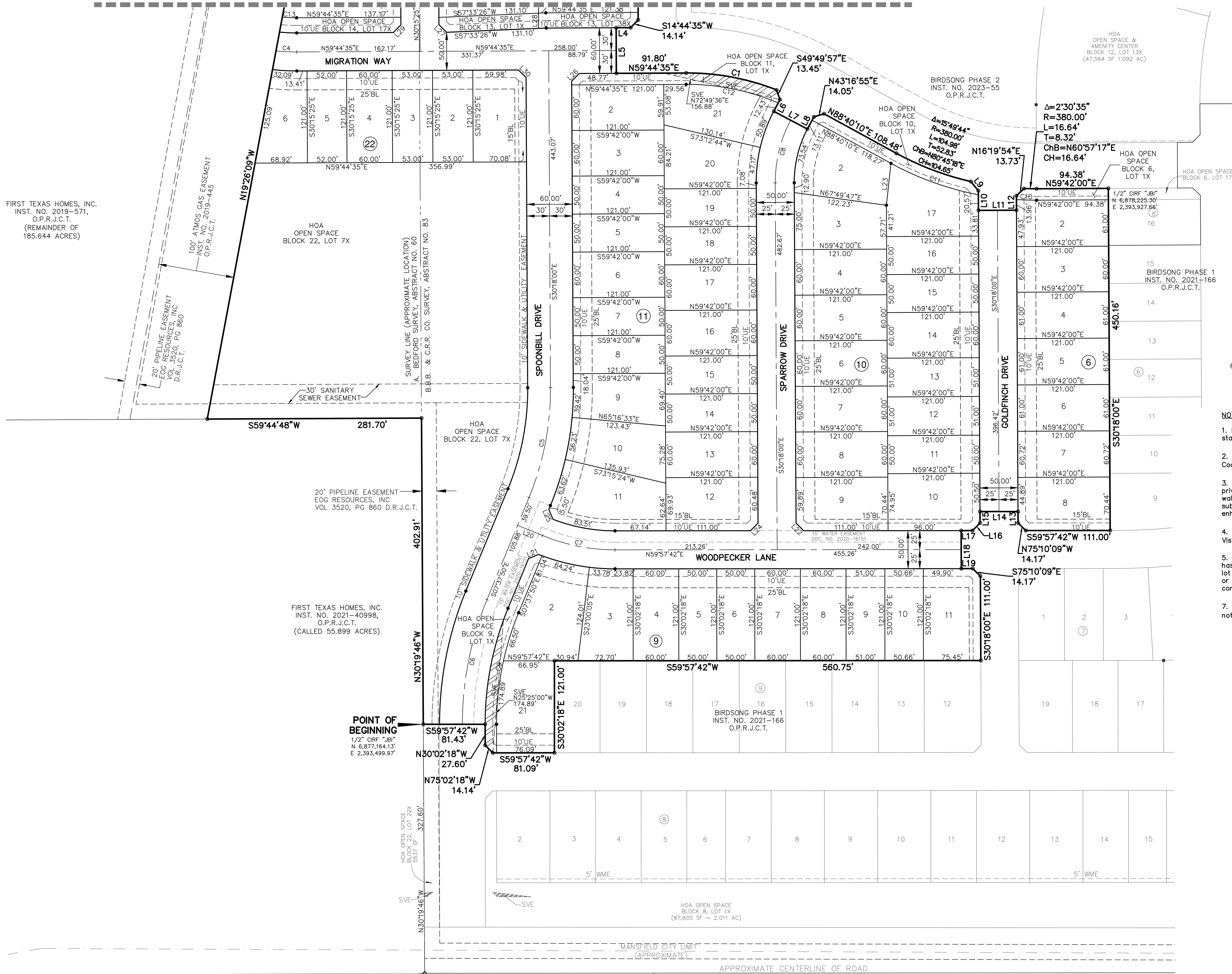
- CIRF CAPPED IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT NUMBER
- NO. OFFICIAL PUBLIC RECORDS
- O.P.R.J.C.T. JOHNSON COUNTY, TEXAS
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- STREET NAME CHANGE INDICATOR

PLAT FILED \_\_\_\_\_, 2025.  
INSTRUMENT NUMBER \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
APRIL LONG, JOHNSON COUNTY COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK

**FINAL PLAT**  
**BIRDSONG ADDITION, PHASE 3**  
  
27.825 ACRES OUT OF  
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &  
A. BEDFORD SURVEY, ABSTRACT NO. 60  
  
CITY OF MANSFIELD,  
JOHNSON COUNTY, TEXAS  
  
103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

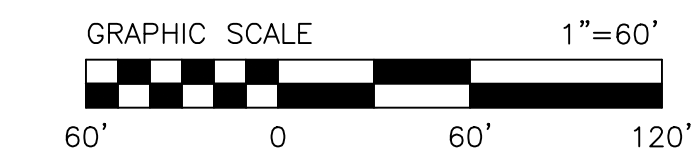
**FIRST TEXAS HOMES, INC. OWNER/DEVELOPER**  
500 Crescent Court, Suite 350  
Dallas, Texas 75201  
Contact: Keith Hardesty, Division President  
**JBI PARTNERS, INC. SURVEYOR/ENGINEER**  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Chris Wall, PE  
TBPE No. F-438 TBPLS No. 10076000  
Phone: (972) 248-7676  
Fax: (972) 248-1414

Plotted by: astout Plot Date: 2/27/2025 1:46 PM  
Drawing: H:\Projects\BBO001\dwg\Surveying\BBO001-p\PH3.dwg Saved By: bjohnson Save Time: 1/16/2025 9:44 AM



LOCATION MAP NOT TO SCALE

- LEGEND**
- CIRF CAPPED IRON ROD FOUND
  - IRS IRON ROD SET
  - POB POINT OF BEGINNING
  - ROW RIGHT-OF-WAY
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT
  - WE WATER EASEMENT
  - UE UTILITY EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - BL BUILDING LINE
  - CO RD COUNTY ROAD
  - FM FARM-TO-MARKET HIGHWAY
  - DOC DOCUMENT
  - NO. NUMBER
  - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
  - JOHNSON COUNTY, TEXAS
  - DEED RECORDS JOHNSON COUNTY, TEXAS
  - ◆ STREET NAME CHANGE INDICATOR



**NOTES:**

1. NOTICE: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
2. Basis of Bearings is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), surface distances shown hereon with a scale factor of 1.00012.
3. A mandatory homeowner's association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to screening walls and fences and the parkway between a screening wall or fence and the street; subdivision landscaping; medians; amenity centers; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement.
4. No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
5. All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped "JBI" will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An "X" cut or a "Mag-Nail" will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
7. All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.

PLAT FILED \_\_\_\_\_, 2025.  
 INSTRUMENT NUMBER \_\_\_\_\_  
 DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
 APRIL LONG, JOHNSON COUNTY COUNTY CLERK  
 BY \_\_\_\_\_ DEPUTY CLERK

**FINAL PLAT**  
**BIRDSONG ADDITION, PHASE 3**

27.825 ACRES OUT OF  
 THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &  
 A. BEDFORD SURVEY, ABSTRACT NO. 60  
 CITY OF MANSFIELD,  
 JOHNSON COUNTY, TEXAS  
 103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

**FIRST TEXAS HOMES, INC. OWNER/DEVELOPER**  
 500 Crescent Court, Suite 350  
 Dallas, Texas 75201  
 Contact: Keith Hardesty, Division President

**JBI PARTNERS, INC. SURVEYOR/ENGINEER**  
 2121 Midway Road, Suite 300  
 Carrollton, Texas 75006  
 Contact: Chris Wall, PE  
 TBPE No. F-438 TBPLS No. 10076000  
 Phone: (972) 248-7676  
 Fax: (972) 248-1414

After recording, return to  
 City of Mansfield  
 1200 E. Broad Street,  
 Mansfield, Texas 76063

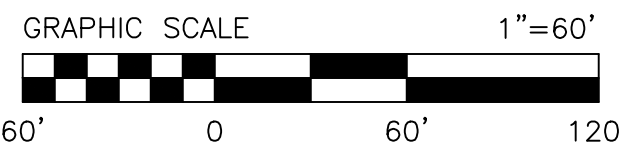
**POINT OF COMMENCING**  
 1/2" CIRF "JBI"  
 MILLER 5665"  
 N 6,876,881.37'  
 E 2,393,665.40'

PROPOSED FUTURE  
 TXDOT RIGHT-OF-WAY  
 (BY OTHERS)

APPROXIMATE CENTERLINE OF ROAD  
 BEDFORD ROAD (UNRECORDED R.O.W.)

Plotted by: astout Plot Date: 2/27/2025 11:46 PM  
 Drawing: H:\Projects\BBOC001\dwg\Surveying\BBOC001-ppPH3.dwg Saved By: bjohnson Save Time: 1/16/2025 9:44 AM





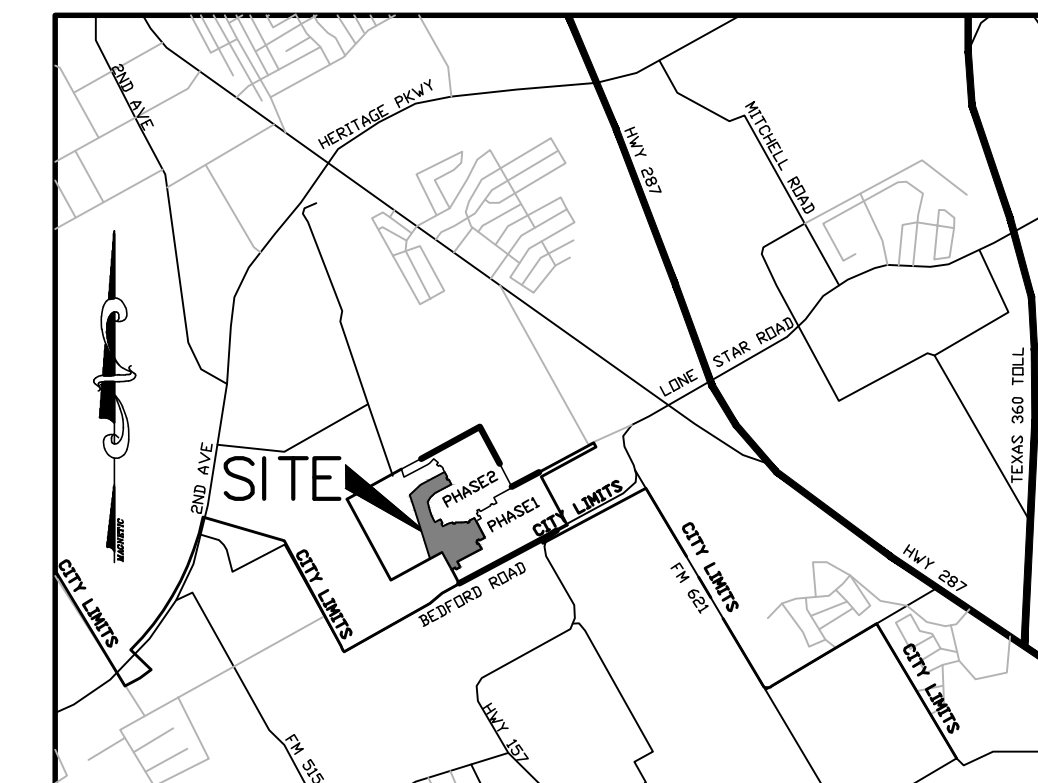
**LEGEND**

- CIRF CAPPED IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT
- NO. NUMBER
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS
- JOHNSON COUNTY, TEXAS
- DEED RECORDS JOHNSON
- COUNTY, TEXAS
- D.R.J.C.T. STREET NAME CHANGE INDICATOR

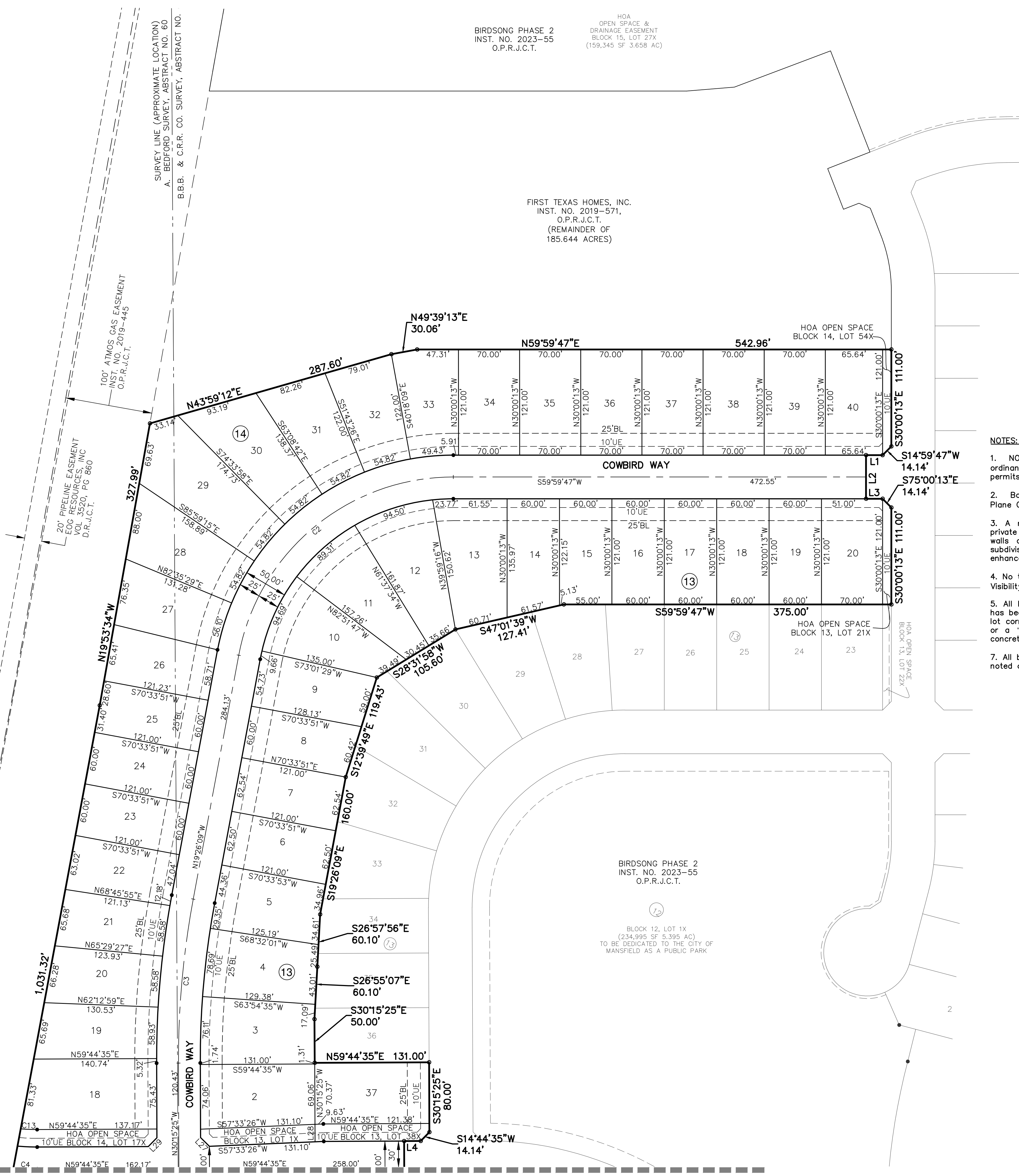
FIRST TEXAS HOMES, INC.  
INST. NO. 2019-571,  
O.P.R.J.C.T.  
(REMAINDER OF  
185.644 ACRES)

BIRDSONG PHASE 2  
INST. NO. 2023-55  
O.P.R.J.C.T.

HOA  
OPEN SPACE &  
DRAINAGE EASEMENT  
BLOCK 13, LOT 27X  
(159,345 SF 3.658 AC)



LOCATION MAP  
NOT TO SCALE



**NOTES:**

1. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
2. Basis of Bearings is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), surface distances shown herein with a scale factor of 1.00012.
3. A mandatory homeowner's association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to screening walls and fences and the parkway between a screening wall or fence and the street; subdivision landscaping; medians; amenity centers; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non-standard pavement.
4. No trees, bushes, walls, fences or anything over 2' in height is allowed within the Sight Visibility Easements (SVE).
5. All lot corners will be set at such time when the construction of all utilities, paving, etc. has been completed. A one-half inch iron rod with yellow cap stamped "JBI" will be set at all lot corners and right-of-way points located on natural ground, wherever possible. An "X" cut or a "Mag-Nail" will be set for any lot corner or right-of-way point located on a hard concrete or asphalt surface such as sidewalks, pavement or retaining walls, wherever possible.
7. All boundary corners are one-half inch iron rod with yellow cap stamped "JBI" set, unless noted otherwise.

PLAT FILED \_\_\_\_\_, 2025.  
INSTRUMENT NUMBER \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
APRIL LONG, JOHNSON COUNTY COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK

**FINAL PLAT**  
**BIRDSONG ADDITION, PHASE 3**

27.825 ACRES OUT OF  
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &  
A. BEDFORD SURVEY, ABSTRACT NO. 60  
  
CITY OF MANSFIELD,  
JOHNSON COUNTY, TEXAS  
  
103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

**FIRST TEXAS HOMES, INC.** OWNER/DEVELOPER  
500 Crescent Court, Suite 350  
Dallas, Texas 75201  
Contact: Keith Hardesty, Division President  
  
**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300  
Carrington, Texas 75006  
Contact: Chris Wall, PE  
TBPE No. F-438 TBPLS No. 10076000  
Phone: (972) 248-7676  
Fax: (972) 248-1414

After recording, return to  
City of Mansfield  
1200 E. Broad Street,  
Mansfield, Texas 76063

Plotted by: astout Plot Date: 2/27/2025 1:47 PM  
Drawing: H:\Projects\BBO001\dwg\Surveying\BBO001-p\FH3.dwg Saved By: bjohnson Save Time: 1/16/2025 9:44 AM

OWNER'S CERTIFICATE §

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, First Texas Homes, Inc. acting by and through the undersigned, its duly authorized agent, is the sole owner of a 41.087 acre tract of land located in the City of Mansfield, Johnson County, Texas, being a part of the B.B.B. & C.R.R. Survey, Abstract No. 83, being a part of the A. Bedford Survey, Abstract No. 60, and being part of that called 185,644 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc. as recorded in Document No. 2019-571, Deed Records Johnson County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with cap stamped MILLER 5685' found at the south corner of said 185,644 acre tract, being the south corner of Birdsong, Phase 1, an addition to the City of Mansfield according to the plat thereof recorded as Document No. 2021-166, Plat Records, Johnson County, Texas, being the east corner of a called 55,899 acre tract of land described in deed to First Texas Homes, Inc. as recorded in Document No. 2021-40998, Deed Records Johnson County, Texas, and being in the approximate centerline of Bedford Road (an unrecorded right-of-way);

THENCE North 30 degrees 19 minutes 46 seconds West, 327.60 feet along the common line of said 185,644 acre tract and said Birdsong, Phase 1, to a one-half inch iron rod with yellow cap stamped JBI' found for corner, said point being the POINT OF BEGINNING of this tract of land;

THENCE along the northeast line of said 55,899 acre tract, North 30 degrees 19 minutes 46 seconds West for a distance of 402.91 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner, being the north corner of said 55,899 acre tract;

THENCE along the northwest line of said 55,899 acre tract, South 59 degrees 44 minutes 48 seconds West for a distance of 281.70 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner for corner;

THENCE departing the northwest line of said 55,899 acre tract, over and across said 185,644 acre tract, North 19 degrees 26 minutes 09 seconds West for a distance of 1,031.32 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner for corner;

THENCE North 19 degrees 53 minutes 34 seconds West for a distance of 327.99 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner for corner;

THENCE North 43 degrees 59 minutes 12 seconds East for a distance of 287.60 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner for corner;

THENCE North 49 degrees 39 minutes 13 seconds East for a distance of 30.06 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner for corner;

THENCE North 59 degrees 59 minutes 47 seconds East for a distance of 542.96 feet to a one-half inch iron rod with yellow cap stamped JBI' set for corner, said point being in the southwest line of Birdsong, Phase 2, an addition to the City of Mansfield according to the plat thereof recorded as Document No. 2023-55, Plat Records, Johnson County, Texas;

THENCE along the southwest and southeast line of said Birdsong, Phase 2, as follows:

South 30 degrees 00 minutes 13 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 14 degrees 59 minutes 47 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 59 minutes 47 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 00 minutes 13 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 59 minutes 47 seconds East for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 75 degrees 00 minutes 13 seconds East for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 00 minutes 13 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 59 minutes 47 seconds West for a distance of 375.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 47 degrees 01 minutes 39 seconds West for a distance of 127.41 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 28 degrees 31 minutes 58 seconds West for a distance of 105.60 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 12 degrees 39 minutes 49 seconds East for a distance of 119.43 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 19 degrees 26 minutes 09 seconds East for a distance of 160.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 26 degrees 57 minutes 56 seconds East for a distance of 60.10 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 26 degrees 55 minutes 07 seconds East for a distance of 60.10 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 44 minutes 35 seconds East for a distance of 131.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 80.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 14 degrees 44 minutes 35 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 44 minutes 35 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 15 minutes 25 seconds East for a distance of 60.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 44 minutes 35 seconds East for a distance of 91.80 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner, the beginning of a curve to the right;

Along said curve to the right through a central angle of 21 degrees 46 minutes 47 seconds, having a radius of 320.00 feet, an arc length of 121.64 feet, a chord bearing of North 70 degrees 37 minutes 59 seconds East and a chord distance of 120.91 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 49 degrees 49 minutes 57 seconds East for a distance of 13.45 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 02 degrees 12 minutes 35 seconds East for a distance of 17.48 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 87 degrees 47 minutes 25 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 02 degrees 12 minutes 35 seconds West for a distance of 18.11 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 43 degrees 16 minutes 55 seconds East for a distance of 14.05 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 88 degrees 40 minutes 10 seconds East for a distance of 108.48 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner, the beginning of a curve to the left;

Along said curve to the left through a central angle of 15 degrees 49 minutes 44 seconds, having a radius of 380.00 feet, an arc length of 104.98 feet, a chord bearing of North 80 degrees 45 minutes 18 seconds East and a chord distance of 104.65 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 69 degrees 06 minutes 24 seconds East for a distance of 15.59 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 25.87 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 42 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 30 degrees 18 minutes 00 seconds West for a distance of 19.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 16 degrees 19 minutes 54 seconds East for a distance of 13.73 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner, the beginning of a non-tangent curve to the left;

After recording, return to City of Mansfield, 1200 E. Broad Street, Mansfield, Texas 76063

Along said curve turning to the left through an angle of 02 degrees 30 minutes 35 seconds, having a radius of 380.00 feet, an arc length of 16.64 feet, a chord bearing of North 60 degrees 57 minutes 17 seconds East and a chord distance of 16.64 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 42 minutes 00 seconds East for a distance of 94.38 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East a distance of 75.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner, said point being in the southwest line of Birdsong, Phase 1, and continuing for a total distance of 450.16 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

THENCE continuing along the southwesterly line of said Birdsong Addition, Phase 1 as follows:

South 59 degrees 57 minutes 42 seconds West for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 75 degrees 10 minutes 09 seconds West for a distance of 14.17 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 30 degrees 18 minutes 00 seconds West for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 14 degrees 49 minutes 51 seconds West for a distance of 14.11 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 50.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 59 degrees 57 minutes 42 seconds East for a distance of 15.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 75 degrees 10 minutes 09 seconds East for a distance of 14.17 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 18 minutes 00 seconds East for a distance of 111.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 560.75 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 30 degrees 02 minutes 18 seconds East for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 81.09 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 75 degrees 02 minutes 18 seconds West for a distance of 14.14 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

North 30 degrees 02 minutes 18 seconds West for a distance of 27.60 feet to a one-half inch iron rod with yellow cap stamped JBI' found for corner for corner;

South 59 degrees 57 minutes 42 seconds West for a distance of 81.43 feet to the POINT OF BEGINNING and containing 1,212,044 square feet or 27.825 acres of land.

BASIS OF BEARING: The basis of bearing is based on Texas State Plane Coordinate System (North Central Zone 4202 State Plane Coordinates, NAD83).

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FIRST TEXAS HOMES, INC. is the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as BIRDSONG ADDITION, PHASE 3, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

an Authorized Agent for First Texas Homes, Inc., Keith Hardesty, Division President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Keith Hardesty, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Conditions of Acceptance of Drainage and Floodway Easements

This plat is proposed by the Owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield, provided, however, it is understood that in the event it becomes necessary for the city of mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this 16th day of JANUARY, 2025.



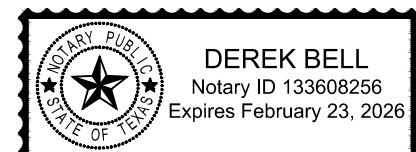
WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of JANUARY, 2025.



Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD
APPROVED: 20 BY: P & Z COMMISSION CHAIRMAN
ATTEST: 20 PLANNING & ZONING SECRETARY

PLAT FILED \_\_\_\_\_, 2025.
INSTRUMENT NUMBER \_\_\_\_\_
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_
APRIL LONG, JOHNSON COUNTY COUNTY CLERK
BY \_\_\_\_\_ DEPUTY CLERK

FINAL PLAT
BIRDSONG ADDITION, PHASE 3

27.825 ACRES OUT OF
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83 &
A. BEDFORD SURVEY, ABSTRACT NO. 60

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

103 RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER

500 Crescent Court, Suite 350
Dallas, Texas 75201
Contact: Keith Hardesty, Division President

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 Phone:(972) 248-7676
Carrollton, Texas 75006 Fax:(972) 248-1414
Contact: Chris Wall, PE
TBPE No. F-438 TBPLS No. 10076000

Plotted by: astout Plot Date: 2/27/2025 11:47 PM
Drawing: H:\Projects\BBC001\dwg\Surveying\BBC001-p\PH3.dwg Saved By: bjohnson Save Time: 1/16/2025 9:44 AM





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 25-6463

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**Agenda Date:** 3/10/2025

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

Final Plat of Lot 1, Block 1, Debbie Lane Commercial on Approximately 3.363 acres and Addressed at 501 E Debbie Lane; Atwell, LLC and Traverse Land Surveying, LLC, Engineer/Surveyor; Robert Ray, Owner (SD#24-055)

**Requested Action**

To consider the proposed plat.

**Recommendation**

The Department of Planning and Development Services recommends approval as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

**Description/History**

The purpose of this plat is to establish a commercial lot intended for future development.

**Prepared By**

Helina Sarkodie-Minkah, Planner I  
817-276-4287

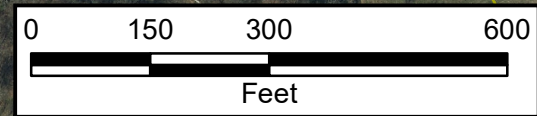
**Attachments**

Location Map  
Final Plat





Subject Property

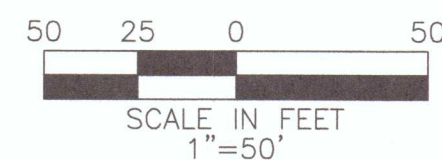


SD#24-055

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.

2/18/2025





**GENERAL NOTES**

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The common access easement is for the use of Lot 1 and 585 Debbie Lane, LLC tract, Inst. No. D224144760, Official Public Records, Tarrant County, Texas. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement will be maintained by the property owners.
- Relias of Mansfield Drainage report done by Atwell, dated February 6th, 2025 was used for floodplain line work and Cutting Edge Drainage Study was referenced in the creation of the Relias of Mansfield Drainage Report.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

*David F. McCullah*  
 David F. McCullah  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4023



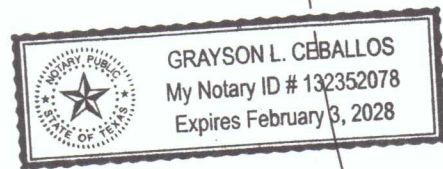
DATE: 2-18-2025

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 18 day of February, 2025.

*Grayson L. Ceballos*  
 Notary Public in and for the State of Texas



Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	17.40'	12.00'	083°03'51"	N111°7'41"E	15.91'
C2	7.44'	15.69'	027°10'01"	N40°51'09"W	7.37'
C3	5.76'	2.72'	121°25'32"	S12°16'29"E	4.74'
C6	4.34'	4.70'	052°53'38"	S46°32'26"E	4.19'
C7	13.10'	9.92'	075°39'21"	S17°44'04"W	12.17'
C8	9.87'	14.11'	040°04'20"	S37°17'30"W	9.67'
C9	53.99'	125.24'	024°41'53"	S31°4'44"W	53.57'
C10	4.08'	2.13'	109°48'49"	S09°28'11"E	3.48'
C11	4.23'	2.60'	093°00'26"	S17°52'23"E	3.78'
C12	40.22'	62.00'	037°09'58"	S18°34'17"E	39.52'

Line #	Distance	Bearing
L1	17.88'	N30°14'15"W
L3	28.04'	S60°33'12"W
L4	10.18'	S55°33'45"W
L5	4.99'	S29°16'04"W

**FLOOD NOTES**

A portion of the property within Zone "X" Shaded according to the Flood Insurance Rate Map, Community Panel No. 48439C0460K, dated September 25, 2009.

**LEGEND**

- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SF. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- FOUND MONUMENT (SEE LABEL)

Approved by the City of Mansfield  
 Approved by: \_\_\_\_\_ P&Z Commission Chairman  
 Attest: \_\_\_\_\_ Planning & Zoning Secretary

**CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS**

This plat is proposed by the owners of properties described herein (hereinafter referred to as property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

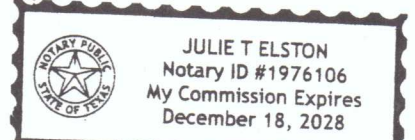
The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of the aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within 30 days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

OWNER/DEVELOPER  
 Robert Ray  
 400 S Main Street  
 Mansfield, Texas 76063

ENGINEER  
 Atwell, LLC  
 9001 Airport Freeway, Suite 660  
 North Richland Hills, Texas 76180  
 POC: Carlos Casas  
 307-760-3103  
 ccasas@atwell.com

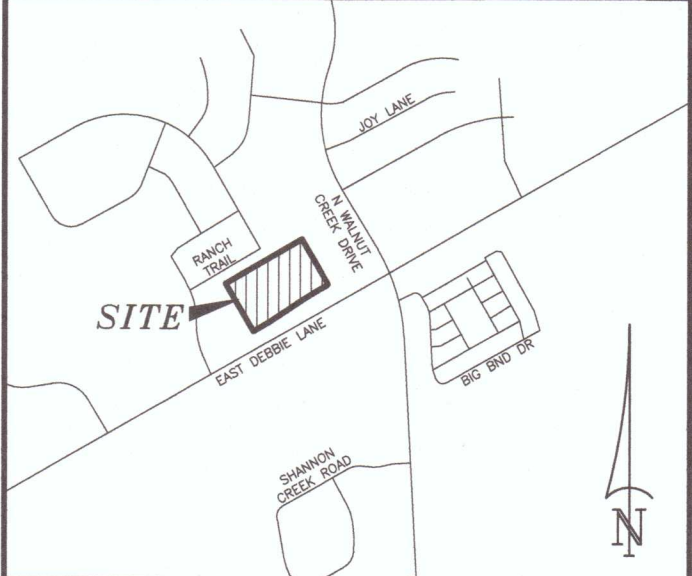
TRaverse LAND SURVEYING LLC  
 14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 489.784.9321  
 W: Traverse.LandSurveying.com | Texas Firm No. 10194531  
 Surveying | Construction Staking | Platting  
 Date: 2024.12.06 Project No.: TR-622-24



**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**DEBBIE LANE**  
**COMMERCIAL**

3.636 ACRES  
 OUT OF THE HENRY MCGEHEE SURVEY  
 ABSTRACT NUMBER 998  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
 1 LOT  
 DECEMBER 2024

SD#24-055



NOT TO SCALE

**STATE OF TEXAS COUNTY OF TARRANT**

WHEREAS Robert D. Ray is the sole owner of a 3.636 acre tract of land within the Henry McGehee Survey, Abstract Number 998 with the City of Mansfield, Tarrant County, Texas, being a portion of a tract of land described to Robert D. Ray by deed recorded in Volume 11235, Page 964, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of Lot 1, Block 1 of Danny Ray Addition, an addition to the City of Mansfield, as recorded in Cabinet A, Page 10392, Plat Records, Tarrant County, Texas, same being a point on the north right-of-way line of Debbie Lane (Variable Width right-of-way);

THENCE North 30 degrees 18 minutes 11 seconds West, departing the north right-of-way line of said Debbie Lane, with the east line of said Lot 1, a distance of 319.99 feet to a 1/2 inch rebar found for the northeast corner of said Lot 1, same being a point on the south line of Block 1 of The Trails, Phase I, an addition to the City of Mansfield, as recorded in Cabinet A, Page 7721, Plat Records, Tarrant County, Texas;

THENCE North 59 degrees 45 minutes 37 seconds East, with the south line of said Block 1, passing a 1/2 inch rebar found at a distance of 44.08 feet and continuing a total distance of 509.85 feet to a point for the southeast corner of Lot 9, Block 1 of said The Trails, Phase I, same being a point on the west line of a tract of land described to 585 Debbie Ln, LLC by deed recorded in Instrument Number D224144760, Plat Records, Tarrant County, Texas from which a 1/2 inch rebar was found on line bearing South 59 degrees 45 minutes 37 seconds West, a distance of 1.18 feet;

THENCE South 30 degrees 20 minutes 03 seconds East, with a west line of said 585 tract, a distance of 300.91 feet to a 1/2 inch rebar capped "4838" found for the southwest corner of said 585 tract, same being a point on the north right-of-way line of said Debbie Lane;

THENCE South 59 degrees 37 minutes 31 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 9.05 feet to a 1/2 inch rebar found for corner;

THENCE South 59 degrees 32 minutes 12 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 60.58 feet to a 1/2 inch rebar with an illegible cap found for corner and being the beginning of a curve to the left with a radius of 1240.00 feet, a central angle of 05 degrees 53 minutes 03 seconds and a chord bearing and distance of South 56 degrees 35 minutes 40 seconds West, a distance of 211.47 feet;

THENCE with said curve to the left, with the north right-of-way line of said Debbie Lane, an arc length of 211.56 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner and being the beginning of a curve to the right with a radius of 2060.00 feet, a central angle of 06 degrees 02 minutes 41 seconds and a chord bearing and distance of South 56 degrees 40 minutes 28 seconds West, a distance of 130.76 feet;

THENCE with said curve to the right, with the north right-of-way line of said Debbie Lane, an arc length of 130.82 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 59 degrees 41 minutes 49 seconds West, with the north right-of-way line of said Debbie Lane, a distance of 98.65 feet to THE POINT OF BEGINNING and containing 158,400 square feet or 3.636 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Robert D. Ray, being the sole owner of the above described parcel, does hereby adopt the herein above described property as Lot 1, Block 1, Debbie Lane Commercial, an addition to the City of Mansfield, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements shown thereon.

Witness, my hand at Mansfield, Texas, This 14th day of February, 2025.

*Robert D. Ray*  
 Robert D Ray

Date: 2-14-25

Date:

STATE OF TEXAS §  
 COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert D. Ray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of February, 2025.

*Julie T. Elston*  
 Notary Public in and for the State of Texas







# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 25-6464

**Agenda Date:** 3/10/2025

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

Plat Hearing on a Replat to Create Lots 3, 4, 5 and 6-R, Block 1, Mansfield Retail Center Addition on 12.165 Acres Addressed as 200 N US HWY 287 and 131 S US HWY 287; Westwood Professional Services, Inc., Engineer/Surveyor; Broad Street US 287 LTD, and H.E.B, LP, Owners (SD#25-004)

**Requested Action**

To consider the proposed plat.

**Recommendation**

The Department of Planning and Development Services recommends approval as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

**Description/History**

The purpose of this plat is to establish new easements for Lot 6, Block 1 and to plat the adjoining Lots 3, 4 and 5, Block 1. This plat aims to create a 12.165-acre commercial lot designated for future commercial development.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed.

**Prepared By**

Helina Sarkodie-Minkah, Planner I  
817-276-4287

**Attachments**

Location Map  
Previously Approved Plat  
Final Plat





**SD#25-004**

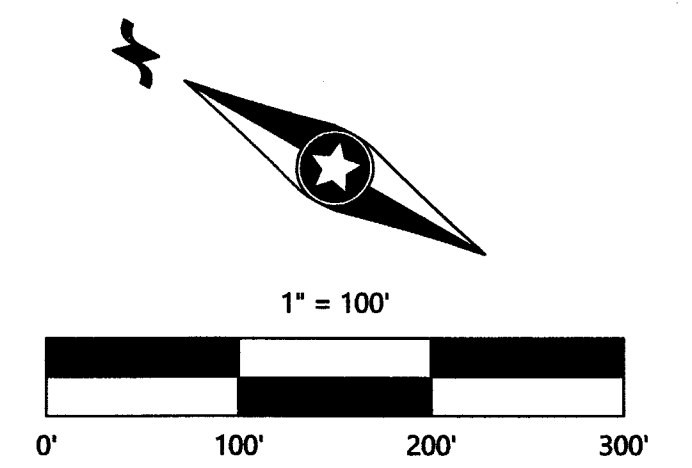
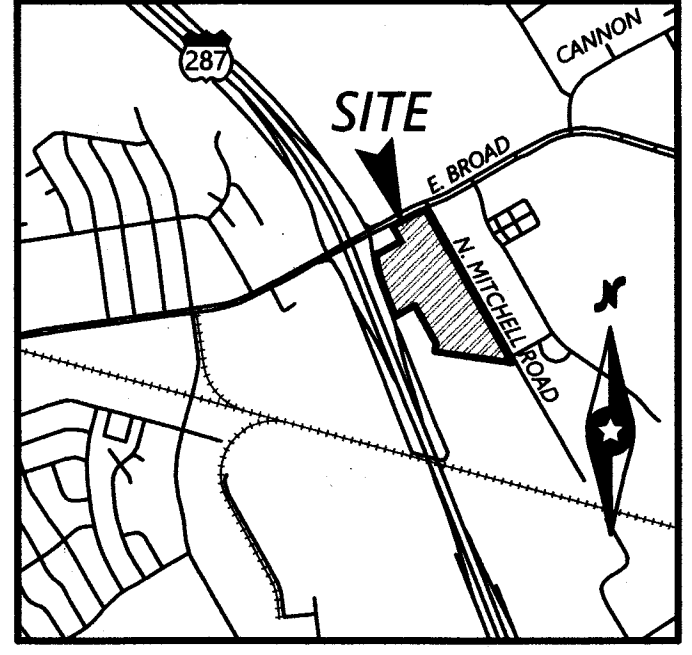
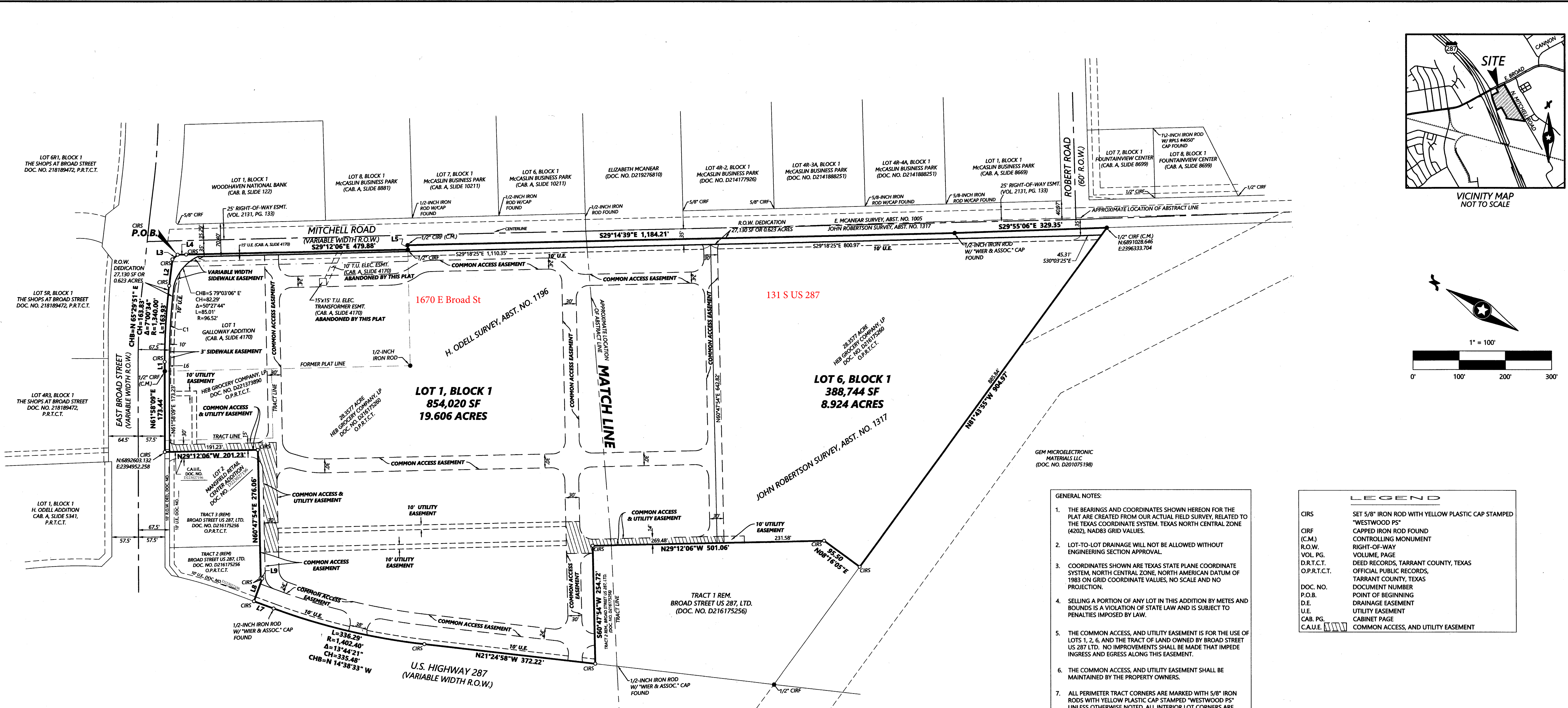
This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy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

2/26/2025



© 2022 Westwood Professional Services, Inc.

MANSFIELD RETAIL CENTER ADDITION



PAGE 2 OF 4 PAGE 3 OF 4

**CONDITIONS OF DRAINAGE ACCEPTANCE**

This plat is proposed by the owners of properties described herein (hereinafter referred to as "Property Owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

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Key Map Line Table				Key Map Line Table			
Line #	Length	Direction		Line #	Length	Direction	
L1	20.24'	N62°03'18"E		L6	20.24'	N62°03'18"E	
L2	57.34'	N69°00'08"E		L7	45.28'	N07°44'26"W	
L3	15.07'	S69°54'30"E		L8	52.00'	N82°15'35"E	
L4	18.57'	S28°49'08"E		L9	3.65'	N07°44'26"W	
L5	9.40'	N58°28'15"E					

Key Map Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	162.71'	1,330.00'	007°00'35"	S 65°29'51"W	162.61'

- GENERAL NOTES:**
- THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  - THE COMMON ACCESS, AND UTILITY EASEMENT IS FOR THE USE OF LOTS 1, 2, 6, AND THE TRACT OF LAND OWNED BY BROAD STREET US 287 LTD. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
  - THE COMMON ACCESS, AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P5" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P5".
  - AGREEMENTS RECORDED IN D216175261, D221373891, D222086393, (1, 2 AND 3) ILLUSTRATE CRITICAL ACCESS DRIVES ON LOT 2, BLOCK 1 AND THROUGHOUT PLANNED DEVELOPMENT ON THE ADJACENT PROPERTIES OWNED BY HEB GROCERY COMPANY, LP AND BROAD STREET US 287, LTD. SAID AGREEMENT CONVEYS UNDEFINED RECIPROCAL ACCESS AND UTILITY EASEMENTS TO AND FROM HEB GROCERY COMPANY, LP AND BROAD STREET US 287, LTD.
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**LEGEND**

CIRS	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P5"
CIRF	CAPPED IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CAB. PG.	CABINET PAGE
CA.U.E.	COMMON ACCESS, AND UTILITY EASEMENT

**KEY MAP**

FINAL PLAT  
 LOTS 1 AND 6, BLOCK 1  
 MANSFIELD RETAIL CENTER ADDITION  
 BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS  
 29.153 ACRES  
 DATE OF PREPARATION 2023-02-08

ENGINEER / SURVEYOR  
**Westwood**  
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 THE FIRM REGISTRATION NO. F-11756  
 TPLS FIRM REGISTRATION NO. 10074301

OWNER:  
 HEB GROCERY COMPANY LP  
 PO BOX 839999  
 SAN ANTONIO, TEXAS, 78283

THIS PLAT WAS FILED IN DOCUMENT NO. \_\_\_\_\_ ON DATE \_\_\_\_\_

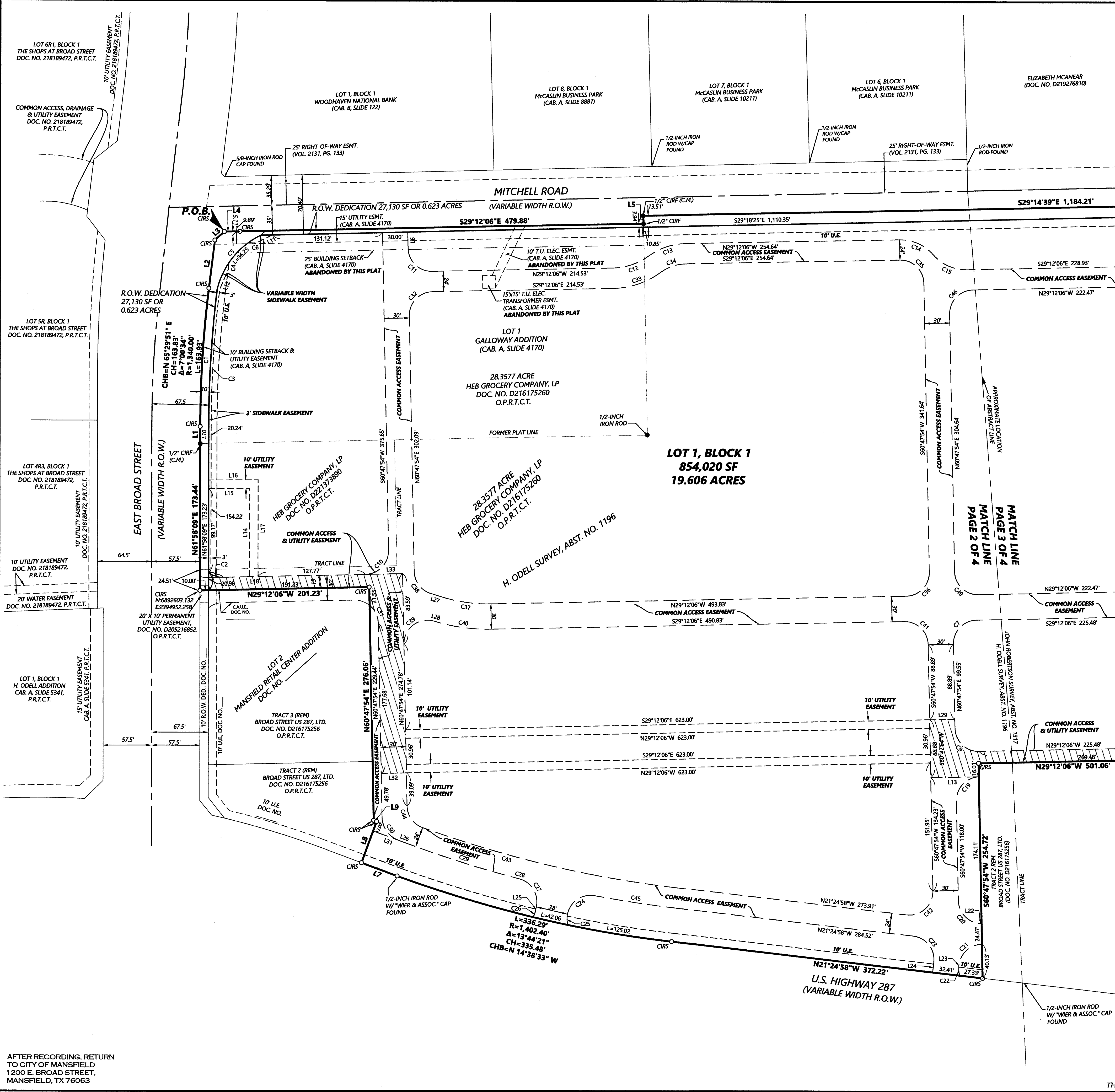
AFTER RECORDING, RETURN TO CITY OF MANSFIELD 12000 E. BROAD STREET, MANSFIELD, TX 76063

SD#22-058

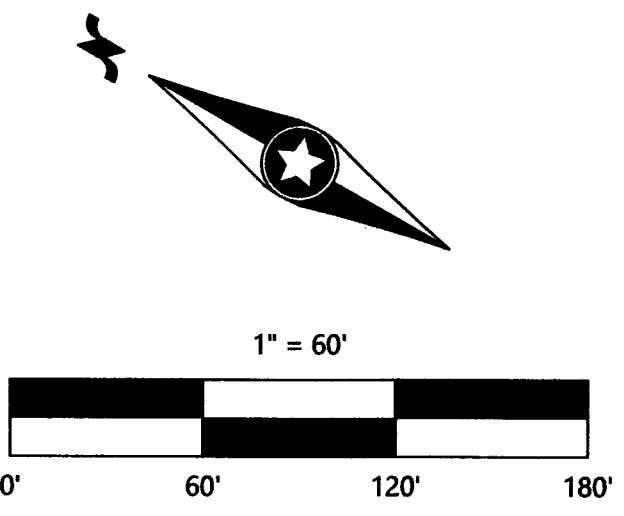


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NA0007945.051 PROJECT DATA\DWG\SURVEY\0007945.05 PLAT.DWG



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**LEGEND**

CIRS SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS"

CIRF CAPPED IRON ROD FOUND

(C.M.) CONTROL LINE MONUMENT

R.O.W. RIGHT-OF-WAY

VOL. PG. VOLUME, PAGE

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

DOC. NO. DOCUMENT NUMBER

P.O.B. POINT OF BEGINNING

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

CAB. PG. CABINET PAGE

C.A.U.E. COMMON ACCESS, AND UTILITY EASEMENT

**Line Table**

Line #	Length	Direction
L1	20.24'	N62°03'18"E
L2	57.34'	N69°00'08"E
L3	15.07'	S69°54'30"E
L4	18.57'	S28°49'08"E
L5	9.40'	N58°28'15"E
L6	19.24'	N60°47'54"E
L7	45.28'	N07°44'26"W
L8	52.00'	N82°15'35"E
L9	3.65'	N07°44'26"W
L10	20.24'	N62°03'18"E
L11	18.19'	S54°34'03"E
L12	23.62'	N85°22'13"E
L13	57.00'	N29°12'06"W
L14	104.42'	S61°58'09"W
L15	49.00'	S28°20'35"E
L16	59.00'	S28°20'35"E
L17	114.27'	S61°58'09"W

**Line Table**

Line #	Length	Direction
L18	169.38'	N29°12'05"W
L19	18.54'	N60°47'54"E
L20	44.01'	N29°12'06"W
L21	14.01'	S60°47'54"W
L22	2.81'	S21°24'58"E
L23	0.23'	S68°35'02"W
L24	12.00'	S68°35'02"W
L25	5.39'	S74°30'05"W
L26	11.44'	S07°44'26"E
L27	14.08'	N11°02'40"W
L28	0.47'	S11°02'40"E
L29	30.00'	N29°12'06"E
L30	45.31'	S30°03'25"E
L31	43.70'	S07°44'26"E
L32	30.00'	S29°12'06"E
L33	44.14'	N29°12'05"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	162.71'	1,330.00'	007°00'35"	S 65°29'51" W	162.61'
C2	18.63'	28.00'	038°07'33"	N 10°08'18" W	18.29'
C3	162.32'	1,327.00'	007°00'31"	N 65°29'49" E	162.22'
C4	8.53'	12.00'	040°42'47"	N 65°00'49" E	8.35'
C5	85.01'	96.52'	050°27'44"	N 79°03'06" W	82.29'
C6	11.74'	14.00'	048°02'55"	S 30°32'35" E	11.40'
C7	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C8	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C9	43.98'	28.00'	090°00'00"	N 15°47'54" E	39.60'
C10	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'
C11	43.98'	28.00'	090°00'00"	N 15°47'54" E	39.60'
C12	46.30'	76.00'	034°54'16"	N 46°39'13" W	45.59'
C13	46.30'	76.00'	034°54'16"	N 46°39'13" W	45.59'
C14	45.28'	52.00'	049°53'31"	S 4°15'20" E	43.86'
C15	45.28'	52.00'	049°53'31"	S 4°15'20" E	43.86'
C16	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C17	12.46'	28.00'	025°29'37"	S 48°03'06" W	12.36'
C18	12.36'	28.00'	025°16'57"	S 73°26'23" W	12.26'
C19	42.98'	28.00'	087°56'36"	N 75°13'48" W	38.88'
C20	40.18'	28.00'	082°12'52"	S 19°41'28" W	36.82'
C21	40.27'	28.00'	082°24'28"	N 70°12'44" W	36.89'
C22	12.10'	30.00'	023°07'07"	S 57°01'29" W	12.02'
C23	43.98'	28.00'	090°00'00"	S 23°35'02" W	39.60'
C24	43.42'	28.00'	088°50'46"	S 61°51'33" E	39.20'
C25	12.73'	30.18'	024°10'04"	N 60°04'25" E	12.64'
C26	7.34'	30.00'	014°00'59"	S 81°30'35" W	7.32'
C27	43.04'	28.00'	088°03'46"	S 30°28'12" W	38.92'
C28	0.89'	1,362.40'	000°02'15"	S 13°32'34" E	0.89'
C29	138.30'	1,362.40'	005°48'59"	S 10°36'57" E	138.24'
C30	35.89'	30.00'	068°32'20"	S 26°31'44" W	33.79'

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C31	24.44'	28.00'	050°00'21"	S 35°47'44" W	23.67'
C32	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C33	60.92'	100.00'	034°54'16"	S 46°39'13" E	59.98'
C34	31.68'	52.00'	034°54'16"	S 46°39'13" E	31.19'
C35	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C36	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'
C37	58.63'	185.00'	018°09'26"	N 20°07'23" W	58.38'
C38	35.11'	28.00'	071°50'34"	N 24°52'37" E	32.85'
C39	52.86'	28.00'	108°09'26"	S 65°07'23" E	45.35'
C40	68.13'	215.00'	018°09'26"	S 20°07'23" E	67.85'
C41	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C42	47.79'	28.00'	097°47'08"	N 70°18'32" W	42.19'
C43	312.35'	1,338.40'	013°22'17"	S 14°49'43" E	311.64'
C44	33.69'	28.00'	068°56'29"	N 26°19'40" E	31.70'
C45	96.95'	1,362.40'	004°04'38"	S 19°28'29" E	96.93'
C46	43.98'	28.00'	090°00'00"	S 74°12'06" E	39.60'
C47	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C48	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'
C49	43.98'	28.00'	090°00'00"	N 15°47'54" E	39.60'
C50	43.98'	28.00'	090°00'00"	N 74°12'06" W	39.60'

ENGINEER / SURVEYOR  
**Westwood**  
 Phone (214) 473-6640 2901 Dallas Parkway, Suite 400  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com

FINAL PLAT  
**LOTS 1 AND 6, BLOCK 1**  
**MANSFIELD RETAIL CENTER ADDITION**  
 BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
 2 LOTS  
 29.153 ACRES  
 DATE OF PREPARATION 2023-02-08

OWNER:  
 HEB GROCERY COMPANY LP  
 PO BOX 839999  
 SAN ANTONIO, TEXAS, 78283

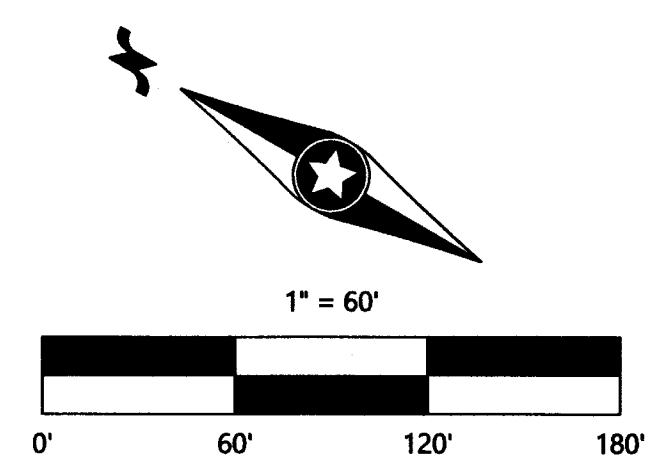
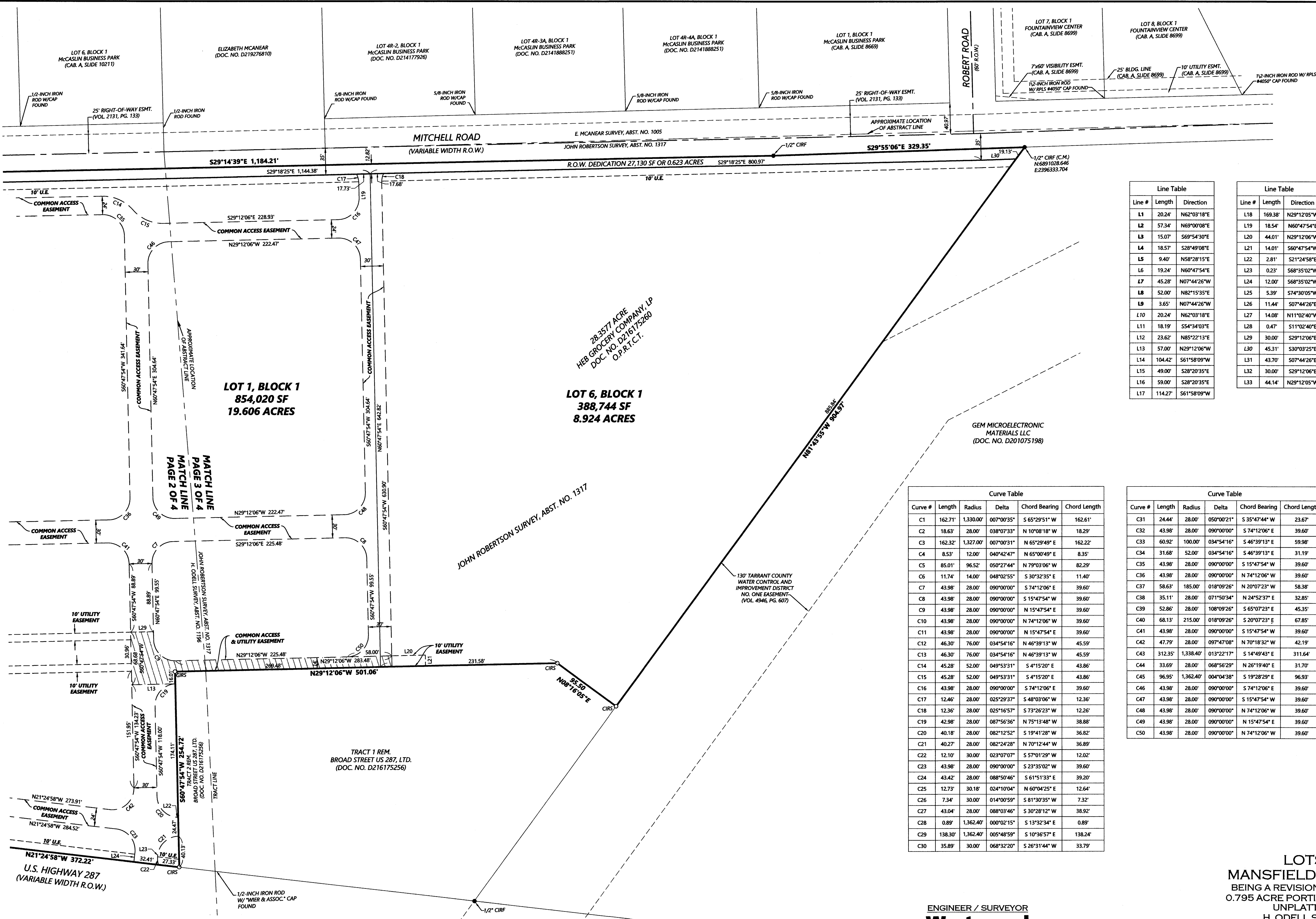
THIS PLAT WAS FILED IN DOCUMENT NO. \_\_\_\_\_ ON DATE \_\_\_\_\_

SD#22-058

2/4

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MANSFIELD RETAIL CENTER ADDITION



Line Table

Line #	Length	Direction
L1	20.24	N62°03'18"E
L2	57.34	N69°00'08"E
L3	15.07	S69°54'30"E
L4	18.57	S28°49'08"E
L5	9.40	N58°28'15"E
L6	19.24	N60°47'54"E
L7	45.28	N07°44'26"W
L8	52.00	N82°15'35"E
L9	3.65	N07°44'26"W
L10	20.24	N62°03'18"E
L11	18.19	S54°34'03"E
L12	23.62	N85°22'13"E
L13	57.00	N29°12'06"W
L14	104.42	S61°58'09"W
L15	49.00	S28°20'35"E
L16	59.00	S28°20'35"E
L17	114.27	S61°58'09"W

Line Table

Line #	Length	Direction
L18	169.38	N29°12'05"W
L19	18.54	N60°47'54"E
L20	44.01	N29°12'06"W
L21	14.01	S60°47'54"W
L22	2.81	S21°24'58"E
L23	0.23	S68°35'02"W
L24	12.00	S68°35'02"W
L25	5.39	S74°30'05"W
L26	11.44	S07°44'26"E
L27	14.08	N11°02'40"W
L28	0.47	S11°02'40"E
L29	30.00	S29°12'06"E
L30	45.31	S30°03'25"E
L31	43.70	S07°44'26"E
L32	30.00	S29°12'06"E
L33	44.14	N29°12'05"W

28.3577 ACRE  
HEB GROCERY COMPANY LP  
O.P.R.T.C.T.

LOT 1, BLOCK 1  
854,020 SF  
19.606 ACRES

LOT 6, BLOCK 1  
388,744 SF  
8.924 ACRES

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	162.71	1,330.00	007°00'35"	S 65°29'51" W	162.61
C2	18.63	28.00	038°07'33"	N 10°08'18" W	18.29
C3	162.32	1,327.00	007°00'31"	N 65°29'49" E	162.22
C4	8.53	12.00	040°42'47"	N 65°00'49" E	8.35
C5	85.01	96.52	050°27'44"	N 79°03'06" W	82.29
C6	11.74	14.00	048°02'55"	S 30°32'35" E	11.40
C7	43.98	28.00	090°00'00"	S 74°12'06" E	39.60
C8	43.98	28.00	090°00'00"	N 15°47'54" E	39.60
C9	43.98	28.00	090°00'00"	N 15°47'54" E	39.60
C10	43.98	28.00	090°00'00"	N 74°12'06" W	39.60
C11	43.98	28.00	090°00'00"	N 15°47'54" E	39.60
C12	46.30	76.00	034°54'16"	N 46°39'13" W	45.59
C13	46.30	76.00	034°54'16"	N 46°39'13" W	45.59
C14	45.28	52.00	049°53'31"	S 4°15'20" E	43.86
C15	45.28	52.00	049°53'31"	S 4°15'20" E	43.86
C16	43.98	28.00	090°00'00"	S 74°12'06" E	39.60
C17	12.46	28.00	025°29'37"	S 48°03'06" W	12.36
C18	12.36	28.00	025°16'57"	S 73°26'23" W	12.26
C19	42.98	28.00	087°56'36"	N 75°13'48" W	38.88
C20	40.18	28.00	082°12'52"	S 19°41'28" W	36.82
C21	40.27	28.00	082°24'28"	N 70°12'44" W	36.89
C22	12.10	30.00	023°07'07"	S 57°01'29" W	12.02
C23	43.98	28.00	090°00'00"	S 23°35'02" W	39.60
C24	43.42	28.00	088°50'46"	S 61°51'33" E	39.20
C25	12.73	30.18	024°10'04"	N 60°04'25" E	12.64
C26	7.34	30.00	014°00'59"	S 81°30'35" W	7.32
C27	43.04	28.00	088°03'46"	S 30°28'12" W	38.92
C28	0.89	1,362.40	000°02'15"	S 13°32'34" E	0.89
C29	138.30	1,362.40	005°48'59"	S 10°36'57" E	138.24
C30	35.89	30.00	068°32'20"	S 26°31'44" W	33.79

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C31	24.44	28.00	050°00'21"	S 35°47'44" W	23.67
C32	43.98	28.00	090°00'00"	S 74°12'06" E	39.60
C33	60.92	100.00	034°54'16"	S 46°39'13" E	59.98
C34	31.68	52.00	034°54'16"	S 46°39'13" E	31.19
C35	43.98	28.00	090°00'00"	S 15°47'54" W	39.60
C36	43.98	28.00	090°00'00"	N 74°12'06" W	39.60
C37	58.63	185.00	018°09'26"	N 20°07'23" W	58.38
C38	35.11	28.00	071°50'34"	N 24°52'37" E	32.85
C39	52.86	28.00	108°09'26"	S 65°07'23" E	45.35
C40	68.13	215.00	018°09'26"	S 20°07'23" E	67.85
C41	43.98	28.00	090°00'00"	S 15°47'54" W	39.60
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C43	312.35	1,338.40	013°22'17"	S 14°49'43" E	311.64
C44	33.69	28.00	068°56'29"	N 26°19'40" E	31.70
C45	96.95	1,362.40	004°04'38"	S 19°28'29" E	96.93
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C50	43.98	28.00	090°00'00"	N 74°12'06" W	39.60

- GENERAL NOTES:
- THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  - THE COMMON ACCESS, AND UTILITY EASEMENT IS FOR THE USE OF LOTS 1, 2, 6, AND THE TRACT OF LAND OWNED BY BROAD STREET US 287 LTD. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
  - THE COMMON ACCESS, AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
  - AGREEMENTS RECORDED IN D216175261, D221373891, D222086393, (1, 2 AND 3) ILLUSTRATE CRITICAL ACCESS DRIVES ON LOT 2, BLOCK 1 AND THROUGHOUT PLANNED DEVELOPMENT ON THE ADJACENT PROPERTIES OWNED BY HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD. SAID AGREEMENT CONVEYS UNDEFINED RECIPROCAL ACCESS AND UTILITY EASEMENTS TO AND FROM HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD.
  - THE OWNER OF THE LAND DEDICATED BY THIS PLAT RESERVES THE RIGHT TO USE AND ENJOY THE SURFACE OF ALL EASEMENT AREAS DEDICATED HEREBY FOR ALL PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT AREAS FOR UTILITIES SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES; INCLUDING BUT NOT LIMITED TO THE RIGHT TO PLACE SURFACING MATERIALS OVER AND ACROSS THE EASEMENT AREAS AND TO USE THE SAME FOR PARKING AREAS, DRIVEWAYS, WALKWAYS, SIDEWALKS, LANDSCAPING AND/OR LIGHTING.

LEGEND

CIRS	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS"
CIRF (C.M.)	CAPPED IRON ROD FOUND CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CAB. PG.	CABINET PAGE
CA.U.E.	COMMON ACCESS, AND UTILITY EASEMENT

FINAL PLAT  
**LOTS 1 AND 6, BLOCK 1**  
**MANSFIELD RETAIL CENTER ADDITION**  
 BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
 2 LOTS  
 29.153 ACRES  
 DATE OF PREPARATION 2023-02-08

ENGINEER / SURVEYOR  
**Westwood**  
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoods.com  
 Westwood Professional Services, Inc.  
 TYPE FIRM REGISTRATION NO. 11756  
 TYPE FIRM REGISTRATION NO. 10074801

OWNER:  
 HEB GROCERY COMPANY LP  
 PO BOX 839999  
 SAN ANTONIO, TEXAS, 78283

THIS PLAT WAS FILED IN DOCUMENT NO. \_\_\_\_\_ ON DATE \_\_\_\_\_

AFTER RECORDING, RETURN TO CITY OF MANSFIELD, 1200 E. BROAD STREET, MANSFIELD, TX 76063

SD#22-058 3/4



© 2022 Westwood Professional Services, Inc.

OWNERS CERTIFICATE

WHEREAS, H-E-B, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 29.153 acre tract of land located in the H. Odell Survey, Abstract No. 1196 and the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas as recorded in Document No. D216175260 and Document No. D221373890 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Galloway Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat of record in Cabinet A, Slide 4170, of the Plat Records of Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the east end of a right-of-way corner clip at the intersection of the southeast right-of-way line of East Broad Street, a variable width right-of-way and the southwest right-of-way line of Mitchell Road, a variable width right-of-way; said point being at a north corner of said Lot 1, Galloway Addition;

THENCE along the said southwest line of Mitchell Road and the northeast line of said 28.3577 acre tract, the following courses and distances:

South 28 degrees 49 minutes 08 seconds East, a distance of 18.57 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

South 29 degrees 12 minutes 06 seconds East, a distance of 479.88 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the east corner of said Lot 1, Galloway Addition and at an angle point in the said southwest line of Mitchell Road;

North 58 degrees 28 minutes 15 seconds East, a distance of 9.40 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at an angle point in the said southwest line of Mitchell Road;

South 29 degrees 14 minutes 39 seconds East, a distance of 1,184.21 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at an angle point;

South 29 degrees 55 minutes 06 seconds East, a distance of 329.35 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the north corner of a tract of land conveyed to GEM Microelectronic Materials, LLC, by deed of record in Document No. D201075198, of said Official Public Records;

THENCE North 81 degrees 43 minutes 55 seconds West, departing the said southwest line of Mitchell Road and the said northeast line of the 28.3577 acre tract, along the common line between said 28.3577 acre tract and said GEM Microelectronic Materials, LLC tract, a distance of 904.97 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a southwest corner of said 28.3577 acre tract;

THENCE North 08 degrees 16 minutes 05 seconds East, departing the said common line between the 28.3577 acre tract and the GEM Microelectronic Materials, LLC tract, along a westerly line of said 28.3577 acre tract, a distance of 95.50 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

THENCE North 29 degrees 12 minutes 06 seconds West, along a southwest line of said 28.3577 acre tract, a distance of 501.06 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an 'ell' corner of said 28.3577 acre tract;

THENCE South 60 degrees 47 minutes 54 seconds West, along a southeast line of said 28.3577 acre tract, a distance of 254.72 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the northeast right-of-way line of U.S. Highway 287, a variable width right-of-way, at a south corner of said 28.3577 acre tract;

THENCE along the said northeast line of U.S. Highway 287 and a southwest line of said 28.3577 acre tract, the following courses and distances:

North 21 degrees 24 minutes 58 seconds West, a distance of 372.22 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 13 degrees 44 minutes 21 seconds, a radius of 1,402.40 feet, and an arc length of 336.29 feet (chord bears North 14 degrees 38 minutes 33 seconds West, 335.48 feet) to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the end of said curve;

North 07 degrees 44 minutes 26 seconds West, a distance of 45.28 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northwest corner of said 28.3577 acre tract;

THENCE departing the said northeast line of U.S. Highway 287 and the said southwest line of the 28.3577 acre tract, along a northwest line and a southwest line of said 28.3577 acre tract, the following courses and distances:

North 82 degrees 15 minutes 35 seconds East, a distance of 52.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

North 07 degrees 44 minutes 26 seconds West, a distance of 3.64 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

North 60 degrees 47 minutes 54 seconds East, a distance of 276.06 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at an 'ell' corner of said 28.3577 acre tract;

North 29 degrees 12 minutes 06 seconds West, a distance of 201.23 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said southeast line of East Broad Street, at a west corner of said 28.3577 acre tract;

THENCE departing the said southwest line of the 28.3577 acre tract, along the said southeast line of East Broad Street, the following courses and distances:

North 61 degrees 58 minutes 09 seconds East, at a distance of 24.51 passing a north corner of said 28.3577 acre tract and the west corner of said 0.795 acre tract, continuing along the said southeast line of East Broad Street, in all a total distance of 173.44 feet to a 1/2" iron rod with a plastic cap stamped "WIER & ASSOC." found at the north corner of said 0.795 acre tract and a west corner of said 28.3577 acre tract; said point being the west corner of said Lot 1, Galloway Addition;

North 62 degrees 03 minutes 18 seconds East, a distance of 20.24 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 07 degrees 00 minutes 34 seconds, a radius of 1,340.00 feet, and an arc length of 163.93 feet (chord bears North 65 degrees 29 minutes 51 seconds East, 163.83 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 69 degrees 00 minutes 08 seconds East, a distance of 57.34 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the west end of said right-of-way corner clip between the said southeast line of East Broad Street and the said southwest line of Mitchell Road; said point being a north corner of said Lot 1, Galloway Addition;

THENCE South 69 degrees 54 minutes 30 seconds East, departing the said southeast line of East Broad Street, along said right-of-way corner clip, a distance of 15.07 feet to the POINT-OF-BEGINNING, containing 1,269,894 square feet or 29.153 acres of land.

NOW ALL MEN BY THESE PRESENTS:

That H-E-B, LP acting by and through the undersigned, its duly authorized agent, do hereby adopt the herein above described property as LOTS 1 AND 6, BLOCK 1, MANSFIELD RETAIL CENTER ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness our hands this 17 day of February, 2023

H-E-B, LP, a Texas limited partnership

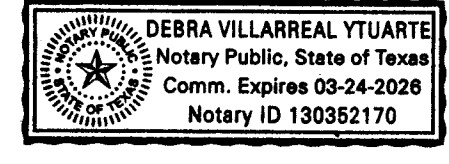
By: [Signature] Name: Benjamin R. Scott Title: Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Benjamin R. Scott, as Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of FEBRUARY, 2023.

[Signature] Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

Surveyor's Certificate

This is to certify that I, Jason B. Armstrong, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature] Jason B. Armstrong, Registered Professional Land Surveyor No. 8557

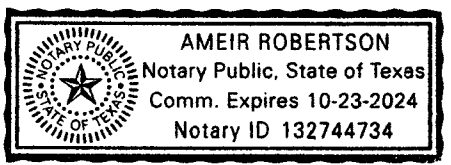


NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason B. Armstrong, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20 day of FEBRUARY, 2023.

[Signature] Notary Public in and for the State of Texas



APPROVED BY THE CITY OF MANSFIELD February 20, 2023 [Signature] P & Z COMMISSION CHAIRMAN ATTEST: February 20, 2023 [Signature] PLANNING & ZONING SECRETARY

FINAL PLAT LOTS 1 AND 6, BLOCK 1 MANSFIELD RETAIL CENTER ADDITION BEING A REVISION OF LOT 1, GALLOWAY ADDITION AND A 0.795 ACRE PORTION AND A 28.3577 ACRE PORTION OF AN UNPLATTED TRACT OF LAND OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 AND JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS 2 LOTS 29.153 ACRES DATE OF PREPARATION 2023-02-08

ENGINEER / SURVEYOR Westwood Phone (214) 473-4640 2901 Dallas Parkway, Suite 400 Plano, TX 75093 (888) 937-5150 westwoodps.com

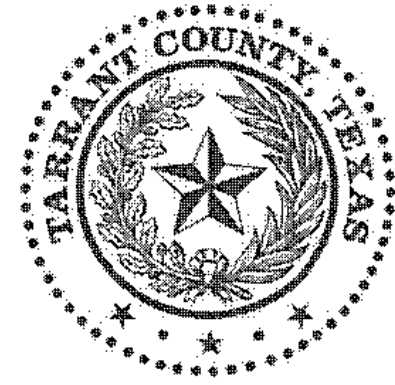
OWNER: HEB GROCERY COMPANY LP PO BOX 839999 SAN ANTONIO, TEXAS, 78283

THIS PLAT WAS FILED IN DOCUMENT NO. \_\_\_\_\_ ON DATE \_\_\_\_\_

N:\0007945\051 PROJECT DATA\DWG\SURVEY\0007945\05 PLAT.DWG

AFTER RECORDING, RETURN TO CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TX 76063

SD#22-058 4/4



**TARRANT COUNTY TAX OFFICE**

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
 taxoffice@tarrantcounty.com  
 In God We Trust

WENDY BURGESS  
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042173823  
 AD NUMBER: A1317 3C  
 CERTIFICATE NO : 92252040

DATE : 2/16/2023 PAGE 1 OF 1  
 FEE : \$10.00

COLLECTING AGENCY

WENDY BURGESS  
 PO BOX 961018  
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

ROBERTSON, JOHN SURVEY ABSTR  
 ACT 1317 TRACT 3C

0000000 S US HWY 287  
 12.9717 ACRES

REQUESTED BY

HEB  
 %WESTWOOD  
 2901 DALLAS PKWY  
 PLANO TX 75093

PROPERTY OWNER  
 HEB GROCERY CO LP

3890 W NORTHWEST HWY STE 300  
 DALLAS TX 75220

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF MANSFIELD	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HEB  
 ACCOUNT NUMBER: 00042173823  
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Aleshia Cochran Deputy





**TARRANT COUNTY TAX OFFICE**

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
 taxoffice@tarrantcounty.com  
 In God We Trust

WENDY BURGESS  
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004509994  
 AD NUMBER: A1196 5B01B  
 CERTIFICATE NO : 92251971

COLLECTING AGENCY

WENDY BURGESS  
 PO BOX 961018  
 FORT WORTH TX 76161-0018

REQUESTED BY

HEB  
 %WESTWOOD  
 2901 DALLAS PKWY SUITE 400  
 PLANO TX 75063

DATE : 2/16/2023  
 FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

ODELE, HENRY SURVEY ABSTRACT  
 1196 TRACT 5B01B

0001660 E BROAD ST  
 2.687 ACRES

PROPERTY OWNER

HEB GROCERY CO LP

3890 W NORTHWEST HWY STE 300  
 DALLAS TX 75220

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF MANSFIELD	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HEB

ACCOUNT NUMBER: 00004509994  
 TOTAL CERTIFIED TAX: \$0.00

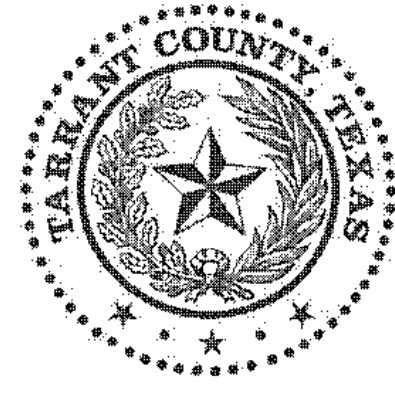
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Teleshia Cochran Deputy







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 taxoffice@tarrantcounty.com  
 In God We Trust

WENDY BURGESS  
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042173840  
 AD NUMBER: A1196 5B04A  
 CERTIFICATE NO : 92252005

DATE : 2/16/2023 PAGE 1 OF 1  
 FEE : \$10.00

COLLECTING AGENCY  
 WENDY BURGESS  
 PO BOX 961018  
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION  
 ODELE, HENRY SURVEY ABSTRACT  
 1196 TRACT 5B4A

REQUESTED BY  
 HEB  
 %WESTWOOD  
 2901 DALLAS PKWY #400  
 PLANO TX 75093

0000000 E BROAD ST  
 9.699 ACRES

PROPERTY OWNER  
 HEB GROCERY CO LP

3890 W NORTHWEST HWY STE 300  
 DALLAS TX 75220

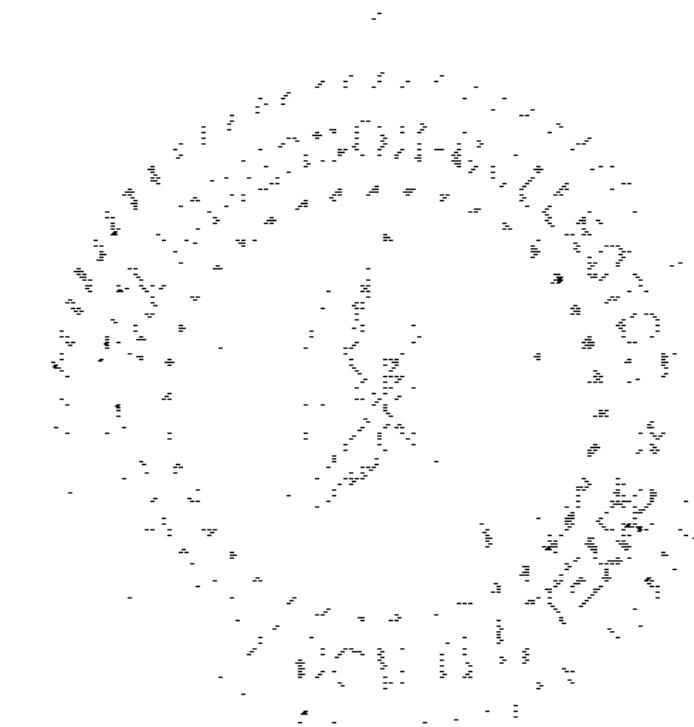
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF MANSFIELD	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HEB  
 ACCOUNT NUMBER: 00042173840  
 TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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Teleshia Cochran Deputy





TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
taxoffice@tarrantcounty.com  
In God We Trust.

WENDY BURGESS  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007169493  
AD NUMBER: 15008 1  
CERTIFICATE NO : 92251956

DATE : 2/16/2023  
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS  
PO BOX 961018  
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

GALLOWAY ADDITION LOT 1

0001670 E BROAD ST  
3 ACRES

REQUESTED BY

HEB  
%WESTWOOD  
2901 DALLAS PKWY SUITE 400  
PLANO TX 75093

PROPERTY OWNER  
HEB GROCERY CO LP

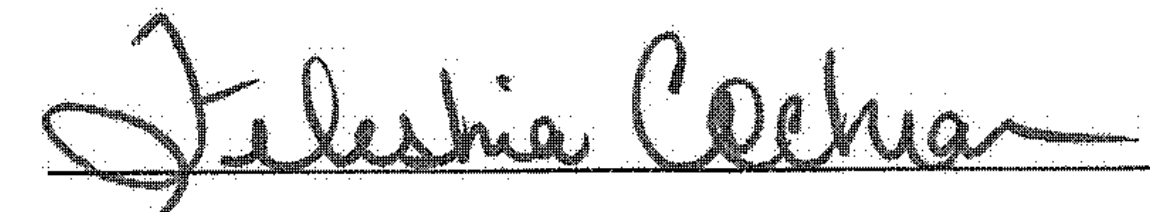
3890 W NORTHWEST HWY STE 300  
DALLAS TX 75220

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF MANSFIELD	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

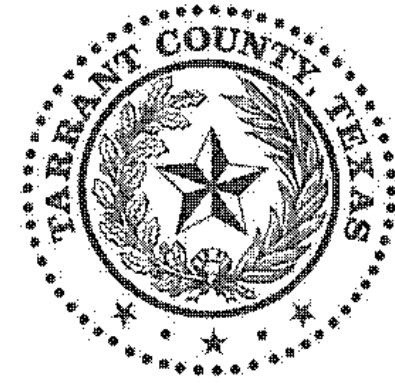
ISSUED TO : HEB  
ACCOUNT NUMBER: 00007169493  
TOTAL CERTIFIED TAX: \$0.00

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 Deputy





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100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100  
 taxoffice@tarrantcounty.com  
 In God We Trust

WENDY BURGESS  
 Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042173840  
 AD NUMBER: A1196 5B04A  
 CERTIFICATE NO : 92252022

DATE : 2/16/2023 PAGE 1 OF 1  
 FEE : \$10.00

COLLECTING AGENCY  
 WENDY BURGESS  
 PO BOX 961018  
 FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION  
 ODELE, HENRY SURVEY ABSTRACT  
 1196 TRACT 5B4A

REQUESTED BY  
 HEB  
 %WESTWOOD  
 2901 DALLAS PKWY SUITE 400  
 PLANO TX 75093

0000000 E BROAD ST  
 9.699 ACRES

PROPERTY OWNER  
 HEB GROCERY CO LP

3890 W NORTHWEST HWY STE 300  
 DALLAS TX 75220

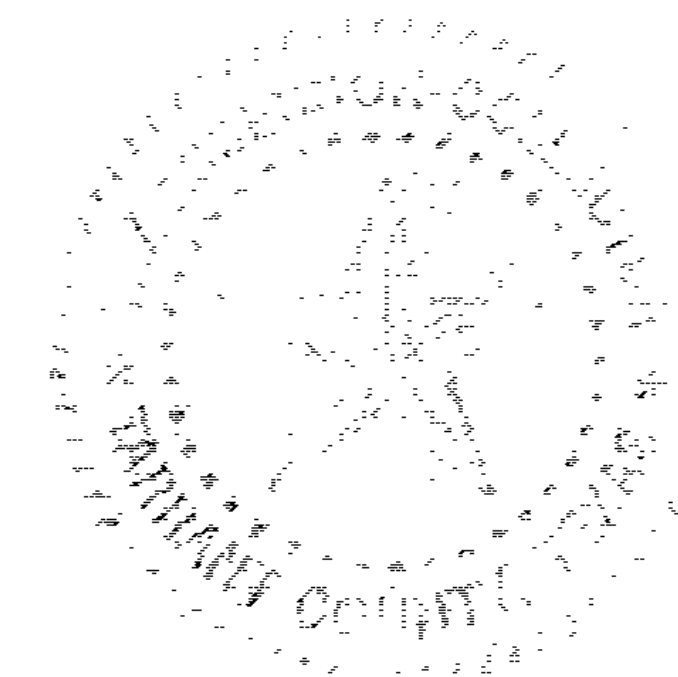
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF MANSFIELD	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	MANSFIELD ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : HEB  
 ACCOUNT NUMBER: 00042173840  
 TOTAL CERTIFIED TAX: \$0.00

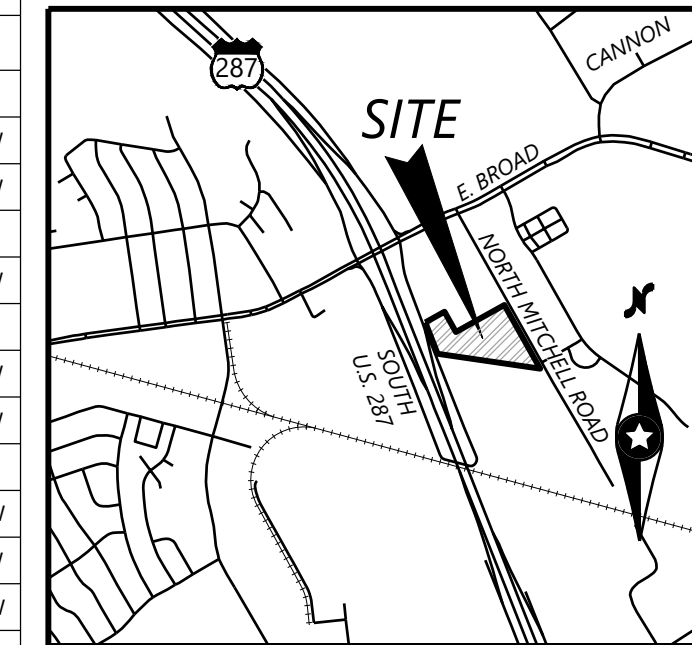
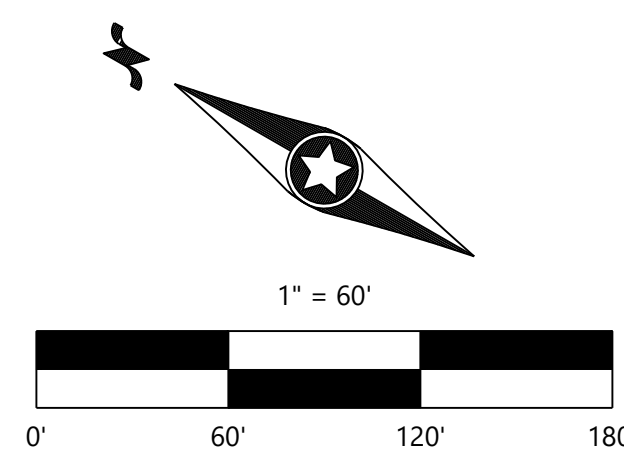
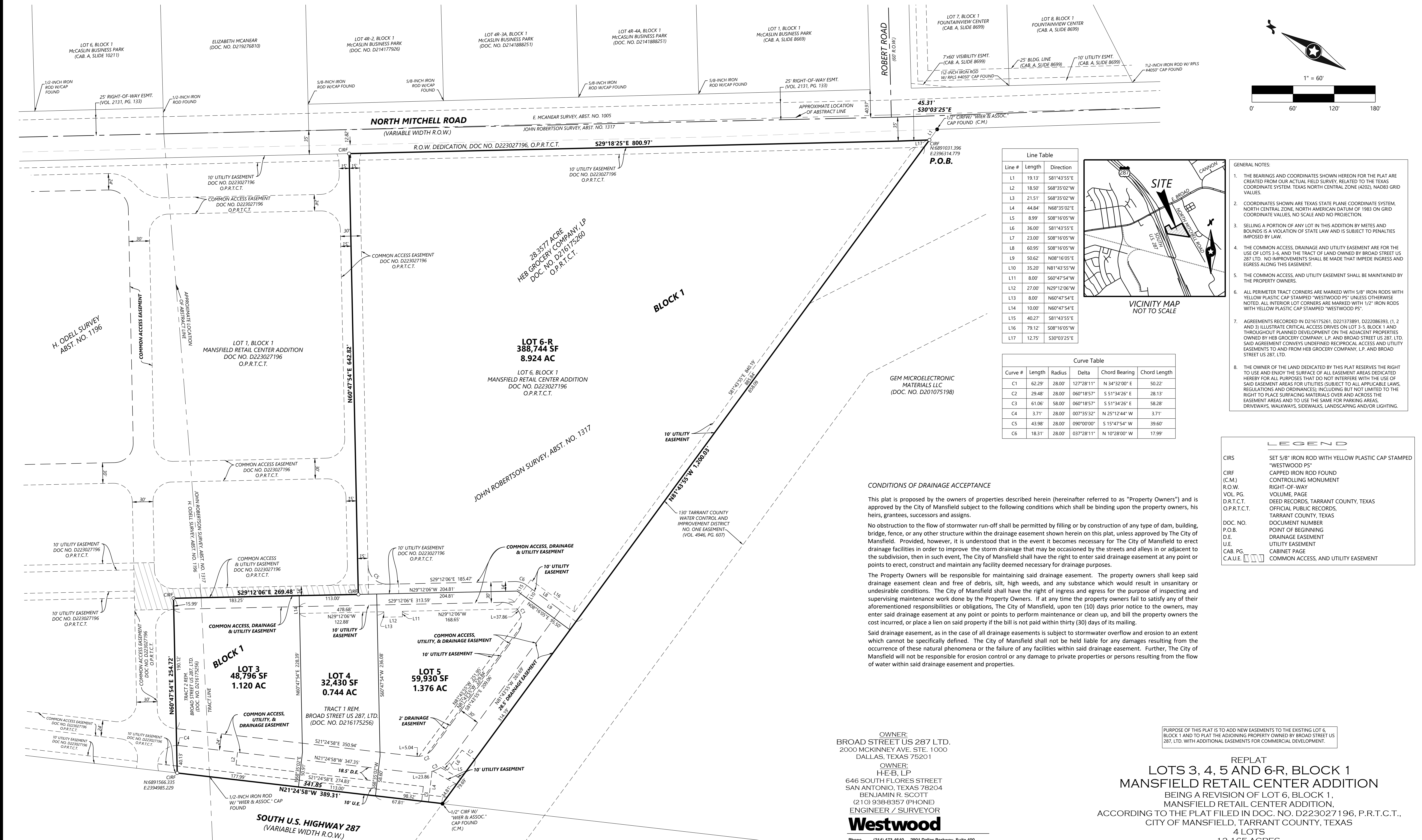
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Julia Cocha Deputy







Line #	Length	Direction
L1	19.13'	S81°43'55"E
L2	18.50'	S68°35'02"W
L3	21.51'	S68°35'02"W
L4	44.84'	N68°35'02"E
L5	8.99'	S08°16'05"W
L6	36.00'	S81°43'55"E
L7	23.00'	S08°16'05"W
L8	60.95'	S08°16'05"W
L9	50.62'	N08°16'05"E
L10	35.20'	N81°43'55"W
L11	8.00'	S60°47'54"W
L12	27.00'	N29°12'06"W
L13	8.00'	N60°47'54"E
L14	10.00'	N60°47'54"E
L15	40.27'	S81°43'55"E
L16	79.12'	S08°16'05"W
L17	12.75'	S30°03'25"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	62.29'	28.00'	127°28'11"	N 34°32'00" E	50.22'
C2	29.48'	28.00'	060°18'57"	S 51°34'26" E	28.13'
C3	61.06'	58.00'	060°18'57"	S 51°34'26" E	58.28'
C4	3.71'	28.00'	007°35'32"	N 25°12'44" W	3.71'
C5	43.98'	28.00'	090°00'00"	S 15°47'54" W	39.60'
C6	18.31'	28.00'	037°28'11"	N 10°28'00" W	17.99'

- GENERAL NOTES:
- THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
  - THE COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT ARE FOR THE USE OF LOTS 3-6, AND THE TRACT OF LAND OWNED BY BROAD STREET US 287 LTD. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
  - THE COMMON ACCESS, AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - ALL PERIMETER TRACT CORNERS ARE MARKED WITH 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR LOT CORNERS ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS".
  - AGREEMENTS RECORDED IN D216175261, D221373891, D222086393, (1, 2 AND 3) ILLUSTRATE CRITICAL ACCESS DRIVES ON LOT 3-5, BLOCK 1 AND THROUGHOUT PLANNED DEVELOPMENT ON THE ADJACENT PROPERTIES OWNED BY HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD. SAID AGREEMENT CONVEYS UNDEFINED RECIPROCAL ACCESS AND UTILITY EASEMENTS TO AND FROM HEB GROCERY COMPANY, L.P. AND BROAD STREET US 287, LTD.
  - THE OWNER OF THE LAND DEDICATED BY THIS PLAT RESERVES THE RIGHT TO USE AND ENJOY THE SURFACE OF ALL EASEMENT AREAS DEDICATED HEREBY FOR ALL PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT AREAS FOR UTILITIES (SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES); INCLUDING BUT NOT LIMITED TO THE RIGHT TO PLACE SURFACING MATERIALS OVER AND ACROSS THE EASEMENT AREAS AND TO USE THE SAME FOR PARKING AREAS, DRIVEWAYS, WALKWAYS, SIDEWALKS, LANDSCAPING AND/OR LIGHTING.

LEGEND

CIRS	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS"
CIRF (C.M.)	CAPPED IRON ROD FOUND CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME PAGE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
D.E.	POINT OF BEGINNING
U.E.	DRAINAGE EASEMENT
CAB. PG.	UTILITY EASEMENT
C.A.U.E.	CABINET PAGE
	COMMON ACCESS, AND UTILITY EASEMENT

CONDITIONS OF DRAINAGE ACCEPTANCE

This plat is proposed by the owners of properties described herein (hereinafter referred to as "Property Owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The Property Owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the Property Owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, The City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean up, and bill the property owners the cost incurred, or place a lien on said property if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

OWNER:  
BROAD STREET US 287 LTD.  
2000 MCKINNEY AVE. STE. 1000  
DALLAS, TEXAS 75201

OWNER:  
HEB, LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TEXAS 78204  
BENJAMIN R. SCOTT  
(210) 938-8357 (PHONE)  
ENGINEER / SURVEYOR

**Westwood**  
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TYPE FROM REGISTRATION NO. F-11176  
ENGINEER - HECTOR LEON  
HECTOR.LEON@WESTWOODPS.COM

PURPOSE OF THIS PLAT IS TO ADD NEW EASEMENTS TO THE EXISTING LOT 6, BLOCK 1 AND TO PLAT THE ADJOINING PROPERTY OWNED BY BROAD STREET US 287, LTD. WITH ADDITIONAL EASEMENTS FOR COMMERCIAL DEVELOPMENT.

REPLAT  
LOTS 3, 4, 5 AND 6-R, BLOCK 1  
MANSFIELD RETAIL CENTER ADDITION  
BEING A REVISION OF LOT 6, BLOCK 1,  
MANSFIELD RETAIL CENTER ADDITION,  
ACCORDING TO THE PLAT FILED IN DOC. NO. D223027196, P.R.T.C.T.,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
4 LOTS  
12.165 ACRES  
H. ODELL SURVEY, ABSTRACT NO. 1196 AND  
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317  
DATE OF PREPARATION 2025-02-18

AFTER RECORDING, RETURN  
TO CITY OF MANSFIELD  
1200 E. BROAD STREET,  
MANSFIELD, TX 76063

OWNERS CERTIFICATE

WHEREAS, H.E.B, LP and Broad Street US 287 Ltd. acting by and through the undersigned, its duly authorized agent, are the sole owners of an 12.165 acre tract of land located in the H. Odell Survey, Abstract No. 1196 and the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas, and being all of Lot 6, Block 1, Mansfield Retail Center Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat of record in Document No. D223027196, of the Plat Records of Tarrant County, Texas said Lot 6 being part of a tract of land conveyed to HEB Grocery Company, LP, as recorded in Document No. D216175260 of the Official Public Records of Tarrant County, Texas, and being part of Tracts 1 and 2, conveyed to Broad Street US 287, Ltd., by deed of record in Document No. D216175256, of said Official Public Records of Tarrant County, Texas; said 12.165 acre tract, being more particularly described as follows:

BEGINNING a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the present southwesterly line of Mitchell Road, a variable width right-of-way, being in the northeast line of a tract of land described in deed to GEM Microelectronic Materials, LLC, by deed of record in Document No. D201075198, of said Official Public Records, and being at the southeast corner of said Lot 6, Block 1;

THENCE North 81 degrees 43 minutes 55 seconds West, along the common line between said Lot 6, Block 1 and said GEM Microelectron Materials, LLC tract, at a distance of 885.84 feet passing the southwest corner of said Lot 6, Block 1, continuing along the common line between said Tract 1 and said GEM Microelectronic Materials, LLC tract, a distance of 1,200.03 feet to a 1/2" capped iron rod "WIER AND ASSOCC." found for corner in the easterly right-of-way line of US Highway 287, a variable width right-of-way, at the west corner of said GEM Microelectronic Materials, LLC tract and being at the south corner of said Tract 1;

THENCE North 21 degrees 24 minutes 58 seconds West, departing the said common line between said GEM Microelectronic Materials, LLC tract and said Tract 1, along the said easterly line of US Highway 287, at a distance of 341.85 feet passing a 1/2" capped iron rod "WIER AND ASSOCC." found at the northwest corner of said Tract 1 and the southwest corner of said Tract 2, continuing along the said easterly line of US Highway 287, in all a total distance of 389.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at a southwest corner of Lot 1, of said Block 1;

THENCE North 60 degrees 47 minutes 54 seconds East, departing the said easterly line of US Highway 287, along a southerly line of said Lot 1, Block 1, a distance of 254.72 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at an 'ell' corner of said Lot 1, Block 1;

THENCE South 29 degrees 12 minutes 06 seconds East, along a westerly line of said Lot 1, Block 1, a distance of 269.48 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at a southwest corner of said Lot 1, Block 1, and being at the northwest corner of said Lot 6, Block 1;

THENCE North 60 degrees 47 minutes 54 seconds East, departing the said westerly line of Lot 1, Block 1, along a common line between said Lots 1 and 6, Block 1, a distance of 642.82 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the said present southwesterly line of Mitchell Road, at the southeast corner of said Lot 1 and the northeast corner of said Lot 6, Block 1;

THENCE South 29 degrees 18 minutes 25 seconds East, departing the said common line between said Lots 1 and 6, Block 1, along said present southwesterly line of Mitchell Road, a distance of 800.97 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at an angle point;

THENCE South 30 degrees 03 minutes 25 seconds East, continuing along said present southwesterly line of Mitchell Road, a distance of 45.31 feet to the POINT-OF-BEGINNING, containing 529,900 square feet or 12.165 acres of land.

NOW ALL MEN BY THESE PRESENTS:

That, H.E.B, LP and Broad Street US 287 Ltd, being the sole owners of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 3, 4, 5, and 6-R Block 1, Mansfield Retail Center Addition, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

H-E-B, LP, a Texas limited partnership

By: \_\_\_\_\_
Name: Benjamin R. Scott
Title: Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Benjamin R. Scott, as Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Broad Street 287 US, Ltd.

BY: \_\_\_\_\_
NAME:
TITLE:

NOTARY CERTIFICATE
STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ Owner, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Surveyor's Certificate

This is to certify that I, Jason B. Armstrong, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

\_\_\_\_\_  
Jason B. Armstrong,
Registered Professional Land Surveyor
No. 5557

NOTARY CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason B. Armstrong, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED BY THE CITY OF MANSFIELD
\_\_\_\_\_, 20\_\_
APPROVED BY: P & Z COMMISSION CHAIRMAN
\_\_\_\_\_, 20\_\_
ATTEST: PLANNING & ZONING SECRETARY

PURPOSE OF THIS PLAT IS TO ADD NEW EASEMENTS TO THE EXISTING LOT 6, BLOCK 1 AND TO PLAT THE ADJOINING PROPERTY OWNED BY BROAD STREET US 287, LTD. WITH ADDITIONAL EASEMENTS FOR COMMERCIAL DEVELOPMENT.

REPLAT
LOTS 3, 4, 5 AND 6-R, BLOCK 1
MANSFIELD RETAIL CENTER ADDITION
BEING A REVISION OF LOT 6, BLOCK 1,
MANSFIELD RETAIL CENTER ADDITION,
ACCORDING TO THE PLAT FILED IN DOC. NO. D223027196, P.R.T.C.T.,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
4 LOTS
12.165 ACRES
H. ODELL SURVEY, ABSTRACT NO. 1196 AND
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
DATE OF PREPARATION 2025-02-18
SD#25-004

OWNER:
BROAD STREET US 287 LTD.
2000 MCKINNEY AVE. STE. 1000
DALLAS, TEXAS 75201

OWNER:
H-E-B, LP
646 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204
BENJAMIN R. SCOTT
(210) 938-8357 (PHONE)

ENGINEER / SURVEYOR

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TPES FIRM REGISTRATION NO. 10074501

ENGINEER- HECTOR LEON
HECTOR.LEON@WESTWOODPS.COM