

## AGENDA

**PLANNING AND ZONING COMMISSION  
CITY OF MANSFIELD, TEXAS  
CITY HALL COUNCIL CHAMBERS  
MONDAY, SEPTEMBER 18, 2017, 6:30 PM**

**1. CALL TO ORDER**

**2. APPROVAL OF LAST MEETING MINUTES**

- 3. CITIZEN COMMENTS:** Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from “personal criticisms”.

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

- 4. CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#17-026: Final Plat of Mill Valley

**END OF CONSENT AGENDA**

**5. COMMISSION ANNOUNCEMENTS**

**6. STAFF ANNOUNCEMENTS**

**7. ADJOURNMENT OF MEETING**

**8. NEXT MEETING DATE: Monday, September 18, 2017**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 14, 2017**, in accordance with Chapter 551 of the Texas Government Code.

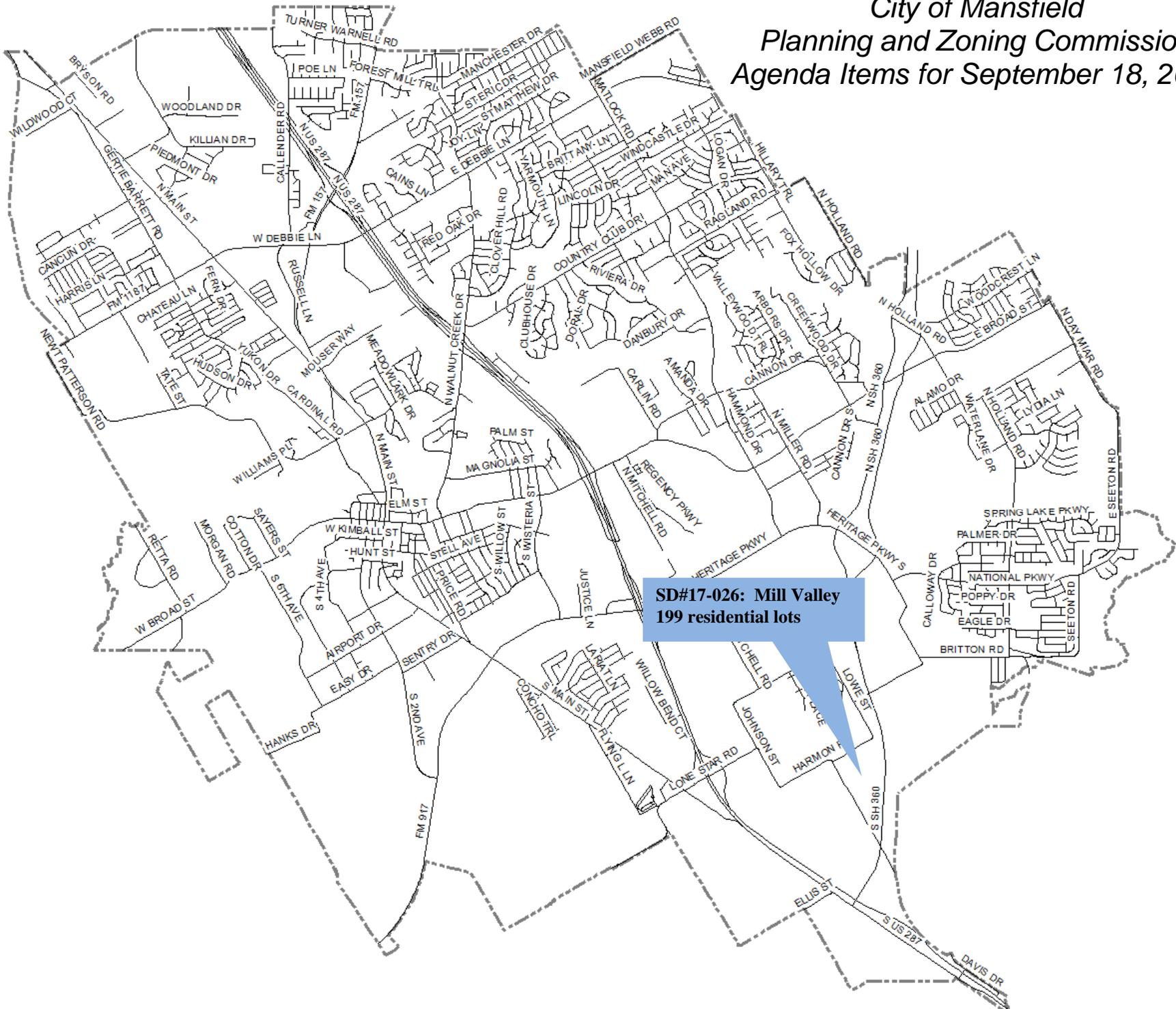
---

Delia Jones, Planning and Zoning Secretary

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

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

City of Mansfield  
Planning and Zoning Commission  
Agenda Items for September 18, 2017



**SD#17-026: Mill Valley**  
**199 residential lots**

**PLANNING & ZONING COMMISSION MEETING  
CITY OF MANSFIELD**

**September 5, 2017**

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

**Present:**

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner
Preston Horn	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Clay Cawood	Fire Marshall
Joe Smolinski	Deputy City Manager
Cliff Griffin	Code Compliance Officer
Narada Lee	Code Compliance Officer

**Call to Order**

Chairman Wilshire called the meeting to order at 6:30 p.m.

**Minutes**

Chairman Wilshire called for approval of the August 21, 2017, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes: 7** - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn

**Nays: 0**

**Abstain: 0**

**Citizen Comments**

None

**Consent Agenda**

**SD#17-034: Final Plat of Southpointe Phase 6A**

Commissioner Hudson requested that the plat be removed from the Consent Agenda.

Commissioner Hudson requested clarification regarding the comment “the plat substantially conforms to the approved development plan”. Mr. Wright was available to answer his question.

Vice-Chairman Smithee made a motion to approve the plat. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 7** – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn

**Nays: 0**

**Abstain: 0**

## **Other Agenda Items**

### **SD#17-040: Revised Preliminary Plat of Lone Star Heights**

After discussion, Commissioner Neuman made a motion to approve the plat. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn  
**Nays:** 0  
**Abstain:** 0

### **ZC#17-013: Public hearing for a Specific Use Permit for Liquid Waste Processing on approximately 2.498 acres known as Lot 2R1, Block 2 of Mansfield Industrial Park, generally located at 525 S. 6<sup>th</sup> Avenue**

Ben Camacho, representing the applicant, gave an overview of the request and was available to answer questions. Steve Chano, also representing the applicant, was available to answer questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Dale Kalupa, business owner across the street from the request, spoke in opposition to the request, noting an air quality problem associated with the liquid waste processing, he objects to the expanded use and he has 30 employees that have no choice but to breathe unhealthy air. Phil Jacob, representing 6<sup>th</sup> Avenue Partners, also located across the street from the request, spoke in opposition to the request, stated that the odor is horrible for all of his employees.

Felipe Wescoup registered in support of the request.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Mills made a motion to approve the request. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

**Ayes:** 6 – Wilshire, Smithee, Hudson, Knight, Mills and Horn  
**Nays:** 1 – Neuman  
**Abstain:** 0

### **ZC#17-014: Public hearing for a zoning change from C-2 and PR to SF-7.5/18 by Crystal Lake Development, LLC on approximately 30.09 acres out of the Crawford Treese Survey, Abstract #831, Johnson County, Texas, generally located on the west side of S. Main Street, approximately 1,086 feet south of FM 917 on property addressed at 1200 S. Main Street**

Roger McInnis, representing the applicant, gave an overview of the request and was available to answer questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Vice-Chairman Smithee made a motion to approve the request. Commissioner Knight seconded the motion, which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn  
**Nays:** 0  
**Abstain:** 0

### **ZC#17-015: Public hearing for a zoning change from 2F, Two Family Residential District to PD, Planned Development District for single-family residential uses on approximately 0.505 acres known as Lots 11 & 12 and a portion of Lot 10, Block 31, Original Town of Mansfield, Tarrant County, Texas, generally located at 305 & 307 W. Kimball Street and 305 S. Second Avenue**

Felix Wong, representing the applicant, gave an overview of the request, power point presentation and was available to answer questions. Stoney Short, representing the applicant, was available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Vice-Chairman Smithee made a motion to approve the request. Commissioner Horn seconded the motion, which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

**ZC#17-016: Public hearing for a zoning change from C-2, Community Business District to PD, Planned Development District for commercial uses, with additional use for Campground or Recreational Vehicle Park on approximately 15.115 acres known as Lot 1-R, Block 1 of Eaton Estates Campground, generally located at 1961 Lone Star Road**

Craig Turner, the applicant, gave an overview of the request, power point presentation and was available to answer questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

After discussion, Commissioner Hudson made a motion to approve the request with the noted deviations and stating that the covers should have stained cedar supports to match the fencing and there should be masonry columns included in the board or board fence along N Main Street. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn

Nays: 0

Abstain: 0

**OA#17-002: Public hearing to consider proposed amendments of Section 7200.B of the Zoning Ordinance related to the parking of vehicles such as boats, motor homes, recreational vehicles, campers, trailers and other vehicles on properties with a single-family dwelling, two-family dwelling or townhouse and to provide an exemption to such parking restrictions applicable to certain vehicles in existence before March 2006**

Art Wright gave an overview of the request, power point presentation. After concluding his power point presentation, he was available for questions. Ms. Sudbury, Cliff Griffin and Joe Smolinski were also available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Opposition: Bob Pruitt, David Duke, James Mershon, Ben Walsh, Mary Wilson, Jeffrey Nall, Denis Duchene, Jason Arntz, Eileen King, Sherrie Stewart and Robin Moody spoke in opposition to the proposed amendments.

Gene Choate, R.C. Wilson, Kevin Cullers, Tammy Cullers, William Hodges, Bill and Sandy Myrow and Mack Perry submitted cards of opposition and Chris Webster submitted a letter of opposition.

Support: Jocalyn Briggs submitted a card of support.

Seeing no one else come forward to speak, Chairman Wilshire closed the public hearing.

Chairman Wilshire indicated that the 25' vehicle length seemed random and would like to see it changed to 40' or so. Commissioner Mills agreed and recommended a length of 40' and Vice-Chairman Smithee recommended something longer than 25'.

Chairman Wilshire wanted to see the 100' setback from the front property line reduced from 100' to 50'. Vice-Chairman Smithee agreed with a reduction, as did Commissioner Mills, with both members suggesting a reduction to 80'.

Vice-Chairman Smithee suggested that residents still be allowed to park in front of their home, provided that it had a J-swing driveway. Commissioner Mills agreed. Vice-Chairman Smithee and Commissioner Mills also agreed that the 2006 grandfather clause should remain in the ordinance.

Chairman Wilshire would like to see the 15' setbacks from side and rear property lines reduced to match the setback requirements for other structures, as 15' seemed too restrictive.

Vice-Chairman Smithee wants City Council to consider the full cost of implementing the policies being considered in the ordinance. He specifically mentioned storage rental rates and the increased cost of insurance associated with storing your vehicle offsite.

Commissioner Mills wants the ordinance to clearly state the punishments and rewards for non-compliance.

After discussion, Commissioner Mills made a motion to approve the proposed amendment with the following changes: 1) Revise the proposed distance in Section 7200.B.21.c from 100 feet to 80 feet or less from the front property line, 2) no change to Section 7200.B.23 and to continue to allow non-passenger vehicles to park in front of J-swing homes, 3)

Reinstate the March 2006 grandfathering provision in Section 7200.B.25, 4) In Section B.21 and wherever applicable, replace the maximum length of non-passenger vehicles from 25 feet to 40 feet; and 5) include enforcement and penalty provisions in the ordinance. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

- Ayes: 5** – Wilshire, Smithee, Neuman, Knight and Mills
- Nays: 2** – Hudson and Horn
- Abstain: 0**

*Commissioners took a brief recess at 9:07 p.m. and resumed the meeting at 9:12 p.m.*

**OA#17-004: Public hearing to consider proposed amendments of Section 7100, 7100.C.2, 7100.D.2 “Temporary Signs Table”, and 7100 of the Zoning Ordinance revising certain sign definitions, revising regulations for promotional signage displays as to quantity and placement of such signs and revising the regulations for real estate signs**

Art Wright gave an overview of the ordinance amendments to be considered. After concluding his power point presentation, he was available for questions. Ms. Sudbury, Cliff Griffin and Joe Smolinski were also available for questions.

Chairman Wilshire opened the public hearing and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chairman Wilshire closed the public hearing.

Chairman Wilshire disagreed with any effort to impose permit fees for commercial real estate signage. He asked Staff to reach out to the Real Estate Commission for their input on permits and fees and language that may help establishing the definition of “in good condition”.

After discussion, Vice-Chairman Smithee made a motion to approve the request as presented. Commissioner Neuman seconded the motion, which carried by the following vote:

- Ayes: 6** – Smithee, Neuman, Hudson, Knight, Mills and Horn
- Nays: 1** – Wilshire
- Abstain: 0**

**Commission Announcements**

None

**Staff Announcements**

None

**Adjournment**

Commissioner Knight made a motion to adjourn the meeting. Commissioner Horn seconded the motion which carried by the following vote:

- Ayes: 7** – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Horn
- Nays: 0**
- Abstain: 0**

With no further business, Chairman Wilshire adjourned the meeting at 9:30 p.m.

\_\_\_\_\_  
Wayne Wilshire, Chairman

\_\_\_\_\_  
Delia Jones, Planning & Zoning Secretary

## PLANNING AND ZONING COMMUNICATION

Agenda: September 18, 2017

Subject: SD#17-026: Final Plat of Mill Valley

### GENERAL INFORMATION

Applicant:	Jabez Development, LP, owner/developer Goodwin and Marshall, Inc., surveyor/engineer
Location:	Generally located at the southeast corner of Harmon Road and Matlock Road
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	60.814 acres
Total Number of Lots:	197
R.O.W. Dedication:	35 feet from the centerline of Harmon Road, 50 feet from the centerline of Matlock Road, and internal residential streets
Compliance with Ordinances:	Yes

### COMMENTS & CONSIDERATIONS

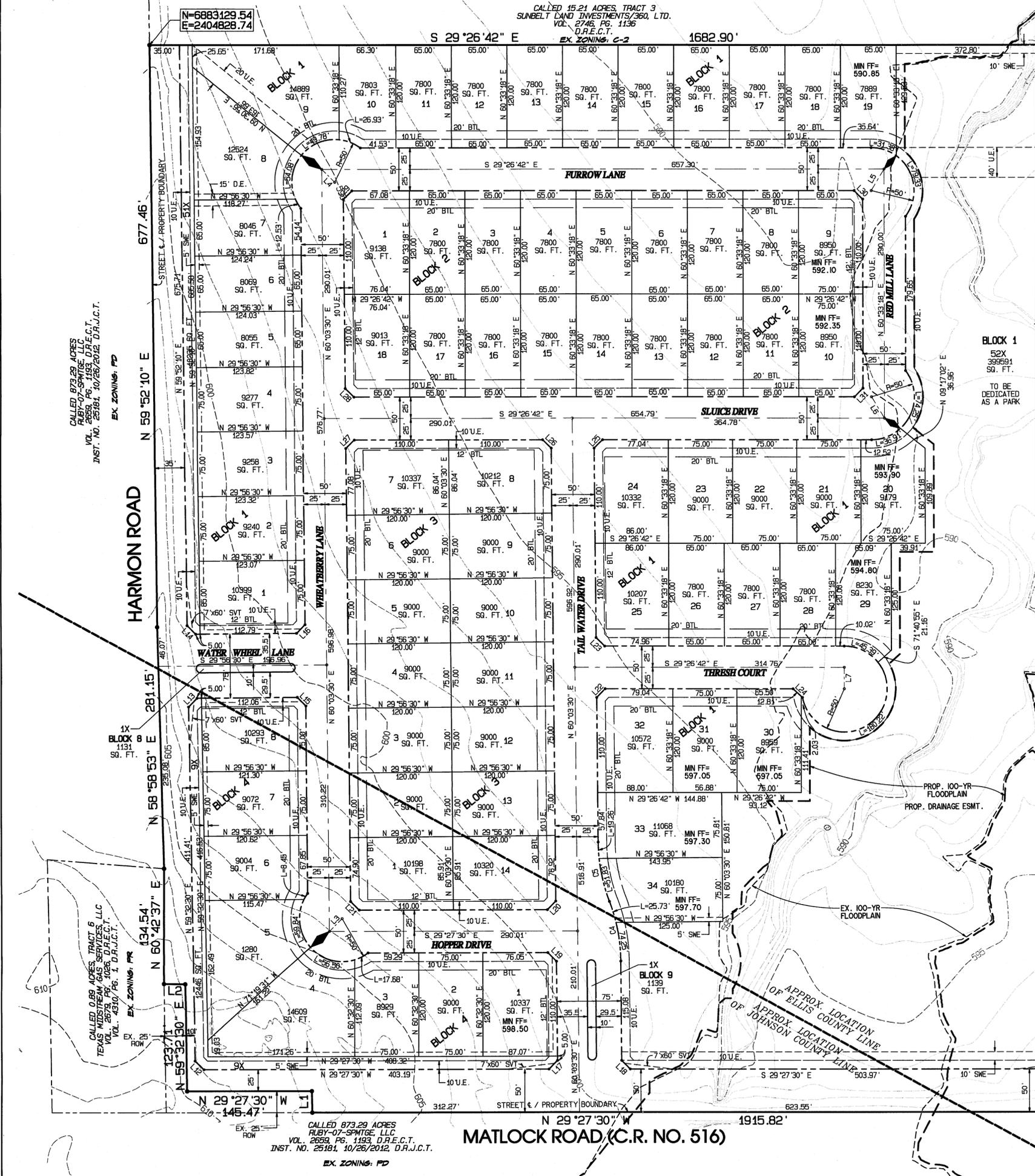
The purpose of this plat is to create 187 residential lots and 12 open space lots. The developer is dedicating Lot 51X, Block 1 to the City as a public park. The final plat substantially conforms to the approved preliminary plat except for the following changes:

1. Friedrich Drive, the entrance to the subdivision on Harmon Road, has been shifted to the east to align with the street in Southpointe Phase 6A.
2. The developer owns a tract of land across Harmon Road at the northwest corner of the development that was required to be platted. This property has been added to the plat as Lot 1X, Block 12, an open space lot.
3. Additional open space lots have been added to the plat to accommodate required community improvements such as drainage, screening and landscaping. These lots must be maintained by the homeowner's association.
4. Some of the utility easements have been adjusted to better accommodate the utilities serving the subdivision.

Staff recommends approval.

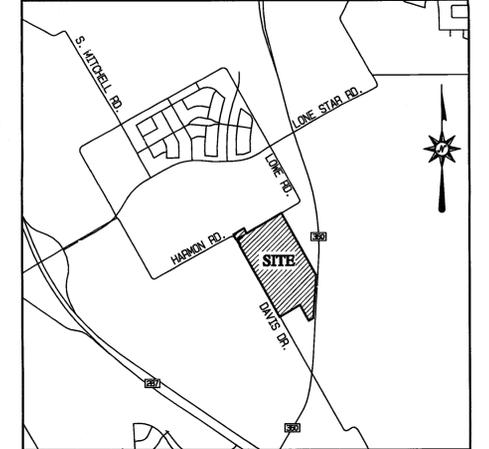
#### **Attachments:**

Approved Preliminary Plat



### CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1300.00'	575.86'	25°22'48"	N73°13'54"E	571.16'
C2	315.00'	181.96'	33°05'50"	S12°53'47"E	179.44'
C3	325.00'	187.81'	33°06'37"	N77°05'50"E	185.21'
C4	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C5	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C6	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C7	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C8	110.50'	55.84'	28°57'18"	N71°52'13"W	55.25'
C9	89.50'	45.23'	28°57'18"	N71°52'13"W	44.75'



STATE OF TEXAS  
COUNTY OF JOHNSON & ELLIS

WHEREAS, Jabez Development, L.P., a Texas limited partnership, is the owner of a portion of a 61.703 acre tract of land located in the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, City of Mansfield, Ellis County, Texas, and the Cresanto Vela Survey, Abstract No. 851, City of Mansfield, Johnson County, Texas, as recorded in Instrument No. 201633652 of the Deed Records of Ellis County, Texas (DRECT) and Instrument No. 2016-29898 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows:

BEGINNING at a spike found for the westerly Southwest corner of said 61.703 acre tract, the most westerly corner of a called 5.258 acre tract described in a deed to Roger D. Swafford, et al recorded in Volume 2612, Page 1329 (DRECT), and being in the East line of a called 873.29 acre tract described in a deed to RUBY-07-SPMITE, LLC recorded in Volume 2659, Page 1193 (DRECT), said point being in Davis Drive (County Road No. 516),

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the East line of said 873.29 acre tract, a distance of 1915.82 feet to a 1/2" iron rod found,

THENCE North 59 deg. 32 min. 30 sec. East departing the East line of said 873.29 acre tract and continue along the Southwest line of said 61.703 acre tract, a distance of 25.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said rod being in the Northeast right-of-way line of said Davis Drive as shown in the Plat of Harmon Addition recorded in Volume 2746, Page 1136 (DRECT), at the intersection of said Northeast right-of-way line and the Southeast right-of-way line of Harmon Road as shown in said plat of Harmon Addition,

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the Northeast right-of-way line of said Davis Drive, a distance of 145.47 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as P.K. nail set, said point being in the centerline of said Harmon Road,

THENCE North 59 deg. 32 min. 30 sec. East along the Southwest line of said 61.703 acre tract and the Southeast right-of-way line of said Harmon Road, a distance of 123.71 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for reference bears South 28 deg. 44 min. 09 sec. East - 4.97 feet,

THENCE North 28 deg. 44 min. 09 sec. West departing said Southeast right-of-way line and continue along the Southwest line of said 61.703 acre tract, a distance of 25.01 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL", hereinafter referred to as P.K. nail set, said point being in the centerline of said Harmon Road,

THENCE North 60 deg. 42 min. 37 sec. East departing said Southwest line and continue along said centerline, a distance of 134.54 feet to a 5/8" iron rod found for an ell corner of said 61.703 acre tract and an ell corner of said 873.29 acre tract,

THENCE North 58 deg. 58 min. 53 sec. East along the Northwest line of said 61.703 acre tract, the Southeast line of said 873.29 acre tract, and the centerline of said Harmon Road, a distance of 281.15 feet to a P.K. nail set, from which a 1-3/4" iron pipe found for reference bears South 29 deg. 27 min. 30 sec. East - 17.01 feet,

THENCE North 59 deg. 52 min. 10 sec. East along said Northwest and Southeast lines and said centerline, a distance of 677.46 feet to a P.K. nail set for the most northerly corner of said 61.703 acre tract and the most westerly corner of a called 15.21 acre tract described in a deed to Sunbelt Land Investments/360, L.P., recorded in Volume 2746, Page 1136 (DRECT), from which a 1-3/4" iron pipe found for reference bears South 29 deg. 26 min. 42 sec. East - 16.50 feet,

THENCE South 29 deg. 26 min. 42 sec. East departing the Southeast line of said 873.29 acre tract and said centerline, continue along the Northeast line of said 61.703 acre tract and the Southwest line of said 15.21 acre tract, a distance of 1632.90 feet to a 1/2" capped iron rod set for the most easterly corner of said 61.703 acre tract, the most southerly corner of said 15.21 acre tract, and being in the West right-of-way line of State Highway No. 360, from which a TXDOT brass monument found for reference bears North 03 deg. 39 min. 08 sec. East - 348.28 feet and a 1/2" iron rod found "bent" bears North 60 deg. 50 min. 53 sec. East - 0.78 feet,

THENCE South 03 deg. 39 min. 08 sec. West along the East line of said 61.703 acre tract and said West right-of-way line, a distance of 1007.86 feet to a 1/2" iron rod found "bent" for the Southeast corner of said 61.703 acre tract,

THENCE North 59 deg. 42 min. 39 sec. West departing said West right-of-way line and continue along the South line of said 61.703 acre tract, a distance of 126.49 feet to a 1/2" iron rod found for the most southerly corner of said 61.703 acre tract and the most easterly corner of said 5.258 acre tract,

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the Northeast line of said 5.258 acre tract, a distance of 424.83 feet to a 1/2" capped iron rod set for an ell corner of said 61.703 acre tract and the most northerly corner of said 5.258 acre tract, from which a 1/2" iron rod found "bent" bears North 04 deg. 10 min. 40 sec. East - 0.69 feet,

THENCE South 60 deg. 32 min. 31 sec. West along the Southeast line of said 61.703 acre tract and the Northwest line of said 5.258 acre tract, a distance of 564.80 feet to the POINT OF BEGINNING, containing 2,649,041 square feet or 60.814 acres of land, more or less.

MATCHLINE SEE SHEET 2 OF 2

- NOTES:
- LOT 52X, BLOCK 1 WILL BE DEDICATED TO THE CITY AS A PUBLIC PARK.
  - A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALL ON LOT 34, BLOCK 1, AND THE MASONRY WALLS OR WROUGHT IRONS FENCES ALONG MATLOCK ROAD, S.H. 360, AND HARMON ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL OR FENCE AND THE STREET, THE OPEN SPACE LOTS AND MEDIANS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, MEDIANS, LANDSCAPING, ANY NONSTANDARD PAVEMENT, AND THE ENHANCED MASONRY WALLS WITH SIGNAGE.
  - 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.
  - NO TREES, SHRUBS, FENCES OR ANYTHING OVER 2' IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENT.
  - THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'X10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF ALL LOTS.
  - THE ULTIMATE FLOODPLAIN WILL BE DEDICATED AS A DRAINAGE EASEMENT.
  - ANY RETAINING WALLS CONSTRUCTED WILL BE CONTAINED WITHIN THE SUBDIVISION AND WITHIN RESIDENTIAL LOTS AND WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

PREPARED BY: **GOODWIN & MARSHALL**  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2405 Mustang Drive, Grapevine, Texas 76051  
 Metro (817) 329-4373  
 Email: B.Caldwell@gmccivil.com  
 TBPE # F-2944  
 TBPLS # 10021700

OWNED/DEVELOPED BY: **JABEZ DEVELOPMENT, LP.**  
 1038 Texan Trail  
 Grapevine, TX 76051  
 Phone (803) 505-3151  
 Email: Robert.Gonzalez@historymaker.com

### LINE DATA

LINE	BEARING	DISTANCE
L1	N69°32'30"E	25.00'
L2	N28°44'08"W	25.01'
L3	S74°42'00"W	21.12'
L4	N15°18'24"E	21.31'
L5	N88°28'52"W	29.15'
L6	N29°35'29"E	29.15'
L7	S60°33'18"W	25.00'
L8	N85°55'19"E	40.36'
L9	N43°00'12"E	26.22'
L10	N60°32'30"E	25.00'
L11	N15°32'31"E	28.28'
L12	N15°02'30"E	14.27'
L13	S75°12'00"W	14.08'
L14	N14°57'50"E	14.17'
L15	S15°03'30"W	14.14'
L16	S74°56'30"E	14.14'
L17	N74°42'00"W	14.08'
L18	N15°18'00"E	14.20'
L19	S15°18'00"W	14.20'
L20	N74°42'00"W	14.08'
L21	N15°18'00"E	14.20'
L22	S74°41'36"E	14.08'
L23	N15°18'24"E	14.20'
L24	S12°41'08"W	14.83'
L25	S74°41'36"E	14.08'
L26	N15°18'24"E	14.20'
L27	N74°41'36"W	14.08'
L28	N15°18'24"E	14.20'
L29	S74°41'36"E	14.08'
L30	N15°33'18"E	14.14'
L31	N74°26'42"W	14.14'
L32	S74°27'30"E	14.14'
L33	N15°32'30"E	14.14'
L34	S74°27'30"E	14.14'
L35	N15°32'30"E	14.14'
L36	S74°27'30"E	14.14'
L37	N15°41'53"E	14.10'
L38	S69°12'55"E	15.38'
L39	N22°09'27"E	12.42'
L40	S61°45'42"E	16.90'
L41	S74°27'29"E	14.14'
L42	N15°32'31"E	14.14'
L43	S74°27'29"E	14.14'
L44	N48°39'08"E	14.14'
L45	N41°20'52"W	14.14'
L46	N48°39'08"E	14.14'
L47	S41°20'52"E	14.14'
L48	N09°20'19"W	53.82'
L49	S86°20'52"E	35.22'
L50	S86°20'52"E	20.57'

### LAND USE SUMMARY

Proposed Land Use	Number of Lots	Acres
Manor Residential	38	9.63
Township Residential	39	7.45
Village Residential	110	17.73
Total Residential	187	33.88
HOA Open Space	9	3.94
Public Park Open Space	1	9.17
Total Open Space	10	13.11
Right-of-Way	-	60.82
TOTAL	-	113.81

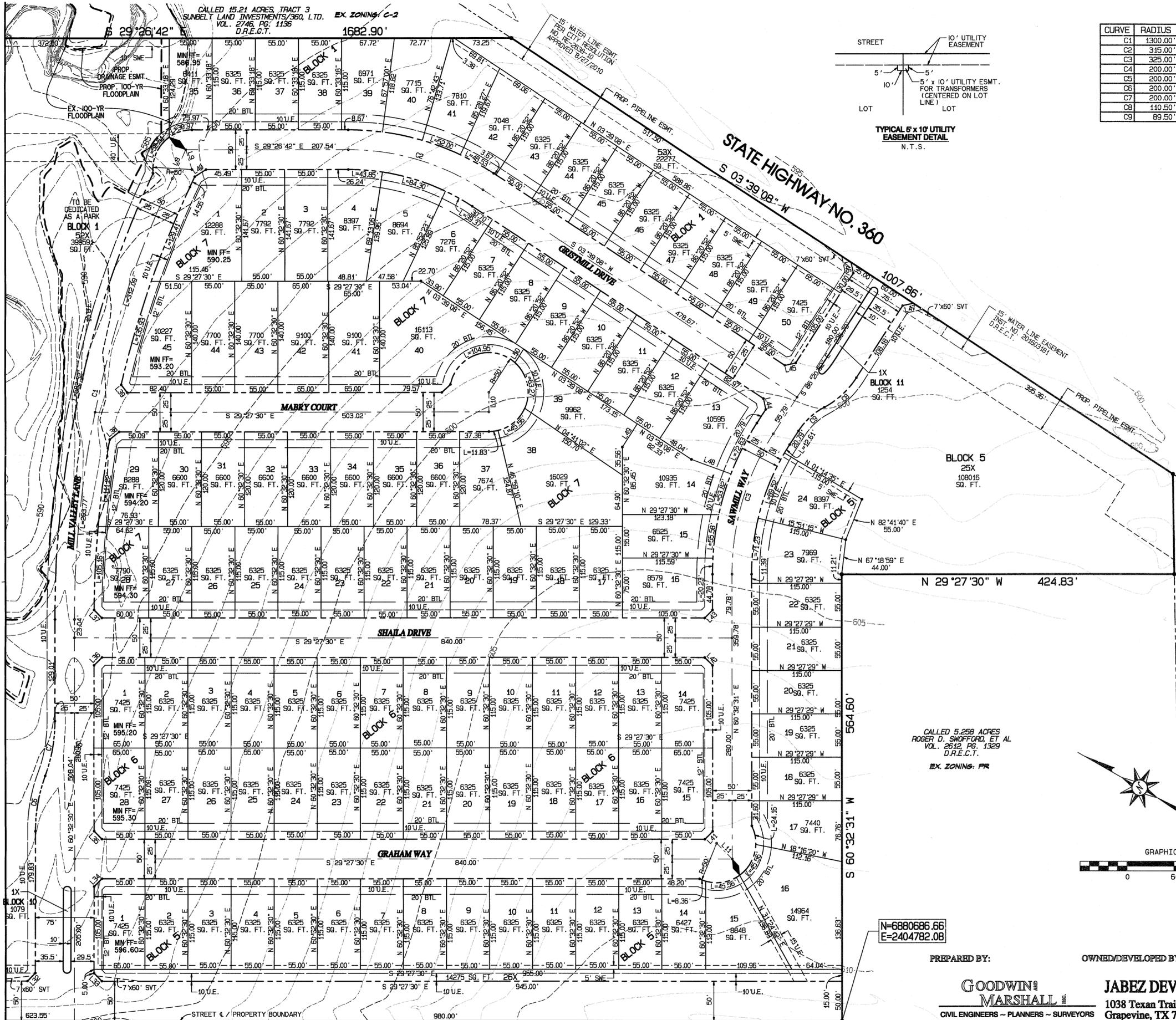
### PRELIMINARY PLAT MILL VALLEY

60.81 acres of the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, Ellis County, Texas, and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas

197 Lots  
 JANUARY, 2017  
 Sheet 1 of 2

PRELIMINARY PLAT  
CASE NO. SD#17-006

MATCHLINE SEE SHEET 1 OF 2



**CURVE DATA**

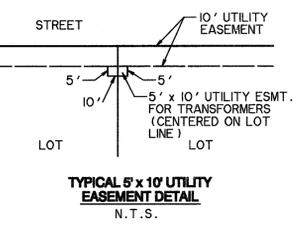
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1300.00'	575.86'	25°22'48"	N73°43'54"E	571.16'
C2	315.00'	181.96'	33°05'50"	S12°53'47"E	179.44'
C3	325.00'	187.81'	33°06'37"	N77°05'50"E	185.21'
C4	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C5	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C6	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C7	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C8	110.50'	55.64'	28°57'18"	N71°52'13"W	55.25'
C9	89.50'	45.23'	28°57'18"	N71°52'13"W	44.75'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N59°32'30"E	25.00'
L2	N28°44'08"W	25.01'
L3	S74°42'00"E	21.12'
L4	N15°18'24"E	21.31'
L5	N88°28'52"W	29.15'
L6	N29°35'29"E	29.15'
L7	S60°33'18"W	25.00'
L8	N85°55'19"E	40.36'
L9	N43°00'12"E	26.22'
L10	N60°32'30"E	25.00'
L11	N15°32'31"E	28.28'
L12	N15°02'30"E	14.27'
L13	S75°12'00"E	14.08'
L14	N14°57'50"E	14.17'
L15	S15°03'30"W	14.14'
L16	S74°56'30"E	14.14'
L17	N74°42'00"W	14.08'
L18	N15°18'00"E	14.20'
L19	S15°18'00"W	14.20'
L20	N74°42'00"W	14.08'
L21	N15°18'00"E	14.20'
L22	S74°41'36"E	14.08'
L23	N15°18'24"E	14.20'
L24	S12°41'08"W	14.83'
L25	S74°41'36"E	14.08'
L26	N15°18'24"E	14.20'
L27	N74°41'36"W	14.08'
L28	N15°18'24"E	14.20'
L29	S74°41'36"E	14.08'
L30	N15°33'18"E	14.14'
L31	N74°26'42"W	14.14'
L32	S74°27'30"E	14.14'
L33	N15°32'30"E	14.14'
L34	S74°27'30"E	14.14'
L35	N15°32'30"E	14.14'
L36	S74°27'30"E	14.14'
L37	N15°41'53"E	14.10'
L38	S69°12'55"E	15.38'
L39	N22°09'27"E	12.42'
L40	S61°45'42"E	16.90'
L41	S74°27'29"E	14.14'
L42	N15°32'31"E	14.14'
L43	S74°27'29"E	14.14'
L44	N48°39'08"E	14.14'
L45	N41°20'52"E	14.14'
L46	N48°39'08"E	14.14'
L47	S41°20'52"E	14.14'
L48	N09°20'19"W	53.82'
L49	S86°20'52"E	35.22'
L50	S86°20'52"E	20.57'

**LEGEND**

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
SWE	SCREENING WALL EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
BL	BUILDING LINE
BTL	BUILD TO LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)



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, GRANTEEES, SUCCESSORS AND AS SIGNS.

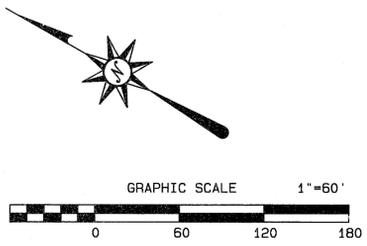
NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT 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 THE AFORESAID 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 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.

ROBERT MEGAN AULD, ET AL  
INST. NO. 1608783  
D.R.E.C.T.  
EX. ZONING: C-2

CALLLED 5.258 ACRES  
ROGER D. SNOWFORD, ET AL  
VOL. 2612, PG. 1329  
D.R.E.C.T.  
EX. ZONING: PR



N=6880686.66  
E=2404782.08

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
Email: B.Caldwell@gmcivil.com  
TBPE # F-2944  
TBPLS # 10021700

OWNED/DEVELOPED BY:  
**JABEZ DEVELOPMENT, LP.**  
1038 Texan Trail  
Grapevine, TX 76051  
Phone (503) 505-3151  
Email: Robert.Gonzalez@historymaker.com

**PRELIMINARY PLAT  
MILL VALLEY**

60.81 acres out of the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, Ellis County, Texas, and the Cresantc Vela Survey, Abstract No. 851, Johnson County, Texas

197 Lots

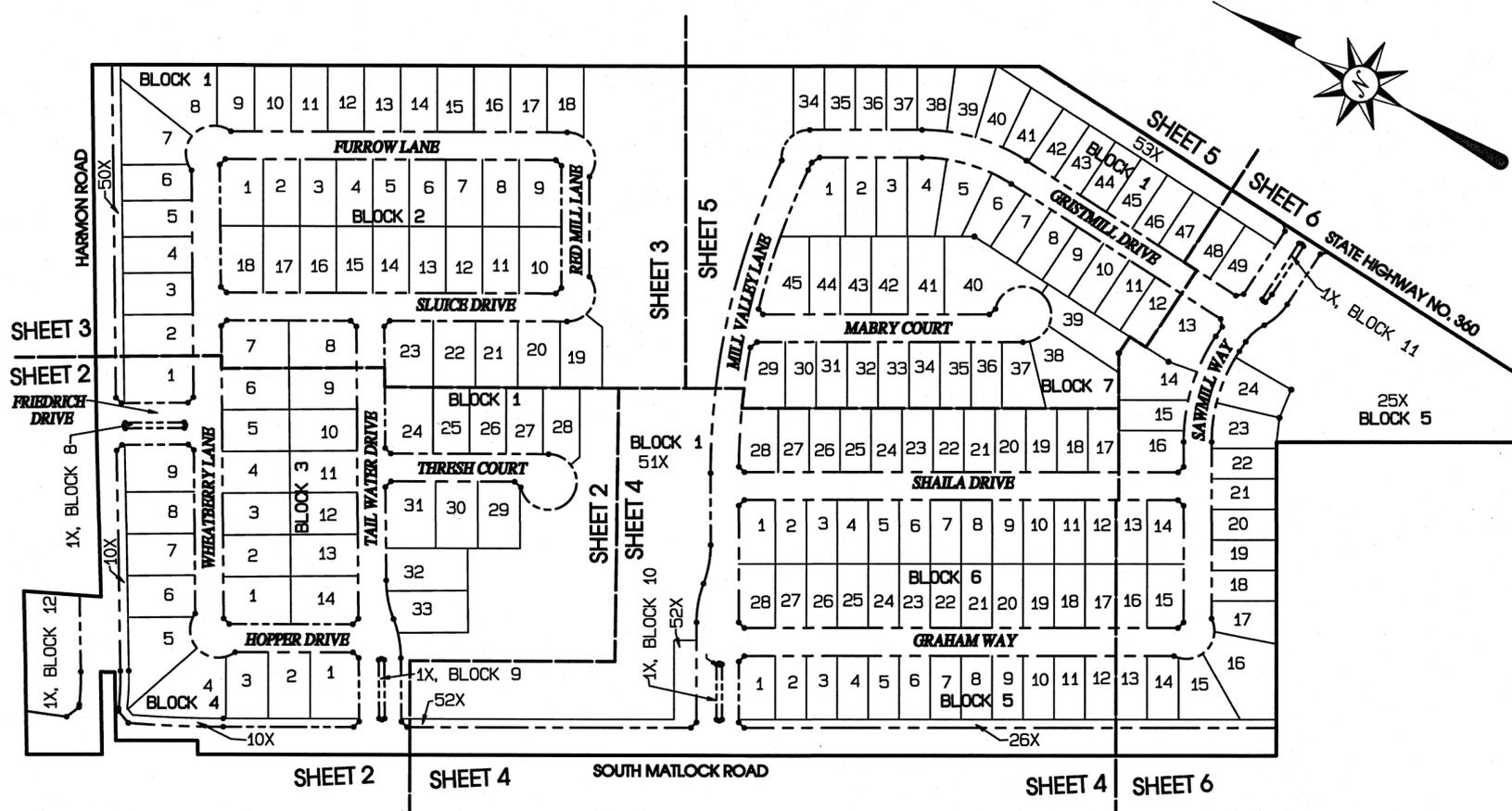
CALLLED 873.29 ACRES  
RUBY-07-SPWTC, LLC  
VOL. 2659, PG. 1193, D.R.E.C.T.  
INST. NO. 25181, 10/26/2012, D.R.J.C.T.  
EX. ZONING: PD

N 29°27'30" W 1915.82'  
**MATLOCK ROAD (C.R. NO. 516)**

**APPROVED PRELIMINARY PLAT**

**LINE DATA**

L. LINE	BEARING	DISTANCE
L1	N59°32'30"E	25.00'
L2	N28°44'08"W	25.01'
L3	S73°26'17"E	21.60'
L4	N15°18'24"E	21.31'
L5	N88°28'52"W	29.15'
L6	N29°35'29"E	29.15'
L7	S60°33'18"W	25.00'
L8	N85°55'19"E	40.36'
L9	N43°00'42"E	26.22'
L10	N60°32'30"E	25.00'
L11	N15°32'31"E	28.28'
L12	N20°54'04"E	27.99'
L13	S75°11'53"E	14.08'
L14	N14°57'50"E	14.17'
L15	S15°03'30"W	14.14'
L16	S74°56'30"E	14.14'
L17	N74°42'00"W	14.08'
L18	N15°18'00"E	14.20'
L19	S15°18'00"W	14.20'
L20	N74°42'00"W	14.08'
L21	N15°18'00"E	14.20'
L22	S74°41'36"E	14.08'
L23	N15°18'24"E	14.20'
L24	S12°41'08"W	14.83'
L25	S74°41'36"E	14.08'
L26	N15°18'24"E	14.20'
L27	N74°41'36"W	14.08'
L28	N15°18'24"E	14.20'
L29	S74°41'36"E	14.08'
L30	N15°33'18"E	14.14'
L31	N74°26'42"W	14.14'
L32	S74°27'30"E	14.14'
L33	N15°32'30"E	14.14'
L34	S74°27'30"E	14.14'
L35	N15°32'30"E	14.14'
L36	S74°27'30"E	14.14'
L37	N15°41'53"E	14.10'
L38	S69°12'55"E	15.38'
L39	N22°09'27"E	12.42'
L40	S61°45'42"E	16.90'
L41	S74°27'29"E	14.14'
L42	N15°32'31"E	14.14'
L43	S74°27'29"E	14.14'
L44	N48°39'08"E	14.14'
L45	N41°20'52"W	14.14'
L46	N48°39'08"E	14.14'
L47	S41°20'52"E	14.14'
L48	N09°20'19"W	53.82'
L49	S86°20'52"E	35.22'
L50	S86°20'52"E	20.57'
L51	S29°56'30"E	10.50'
L52	N29°27'30"W	4.50'
L53	S03°39'08"W	7.50'
L54	S29°56'30"E	47.04'
L55	S29°56'30"E	37.65'
L56	S59°08'32"W	38.28'
L57	S61°19'26"E	77.07'
L58	S07°19'57"E	19.72'
L59	S02°50'58"E	68.73'
L60	S17°40'35"E	60.20'
L61	N29°27'30"W	49.46'
L62	N64°40'59"W	41.29'
L63	N02°50'58"W	69.32'
L64	N07°19'57"W	20.21'
L65	N82°40'03"E	3.86'
L66	N25°45'09"W	36.26'
L67	S11°33'08"E	45.26'
L68	N12°44'41"W	50.81'
L69	N88°49'34"E	20.67'
L70	N34°36'52"E	2.13'
L71	S55°23'08"E	35.05'
L72	N34°36'52"E	15.00'
L73	N55°23'08"W	35.05'
L74	N34°36'52"E	2.38'
L75	N14°40'19"W	34.91'
L76	N06°49'01"W	45.70'
L77	N25°28'36"W	84.40'
L78	N64°31'24"E	15.00'
L79	S25°28'36"E	84.40'
L80	S67°50'26"E	27.96'
L81	N41°13'17"W	20.37'
L82	N03°39'08"E	28.71'
L83	S03°39'08"W	16.87'
L84	S41°13'17"E	7.98'
L85	N20°54'04"E	15.32'



**CURVE DATA**

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1300.00'	575.86'	25°22'48"	N73°13'54"E	571.16'
C2	315.00'	181.96'	33°05'50"	S12°53'47"E	179.44'
C3	325.00'	187.81'	33°06'37"	N77°05'50"E	185.21'
C4	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C5	200.00'	71.08'	20°21'51"	N49°52'34"E	70.71'
C6	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C7	200.00'	71.08'	20°21'51"	N70°43'26"E	70.71'
C8	110.50'	55.84'	28°57'18"	N71°52'13"W	55.25'
C9	89.50'	45.23'	28°57'18"	N71°52'13"W	44.75'
C10	5.00'	15.71'	180°00'00"	S29°56'30"E	10.00'
C11	5.00'	15.80'	181°01'59"	S30°27'30"E	10.00'
C12	5.00'	15.71'	180°00'00"	N29°27'30"W	10.00'
C13	5.00'	15.71'	180°00'00"	N29°27'30"W	10.00'
C14	4.00'	11.63'	166°38'56"	S10°19'40"W	7.95'
C15	78.08'	18.18'	13°20'18"	S79°40'20"E	18.13'
C16	5.00'	15.71'	180°00'00"	N03°34'33"E	10.00'
C17	12.00'	25.23'	120°27'58"	S01°05'27"E	20.83'
C18	24.00'	12.96'	30°56'47"	S76°47'50"E	12.81'
C19	24.00'	11.49'	27°25'09"	S55°13'52"W	11.38'
C20	67.00'	69.22'	59°11'53"	S11°55'22"W	66.19'
C21	36.00'	22.13'	35°13'29"	N47°04'14"W	21.79'
C22	24.00'	4.17'	9°57'23"	N69°39'40"W	4.17'
C23	18.21'	34.46'	108°25'12"	N28°27'27"E	29.54'
C24	28.00'	17.87'	36°33'47"	S29°50'02"E	17.57'
C25	516.00'	79.11'	8°47'05"	S52°30'25"E	79.04'
C26	40.00'	30.48'	43°39'29"	S78°43'43"E	29.75'
C27	32.00'	51.01'	91°20'06"	N32°56'27"E	45.78'
C28	6.00'	4.70'	44°54'32"	N09°45'29"E	4.58'
C29	24.00'	18.83'	44°57'27"	N09°44'02"E	18.35'
C30	24.00'	42.57'	101°38'21"	N38°04'29"E	37.21'
C31	44.00'	40.82'	53°09'16"	N61°11'30"E	39.37'
C32	28.00'	24.09'	49°17'11"	N09°58'17"E	23.35'
C33	488.00'	100.03'	11°44'39"	N12°41'21"W	99.85'
C34	34.00'	41.94'	70°40'32"	N16°26'33"E	39.33'
C35	34.00'	43.07'	72°35'16"	S66°26'21"E	40.25'
C36	2150.05'	73.04'	1°56'47"	S21°03'38"E	73.04'
C37	2200.05'	350.68'	9°07'58"	N24°53'31"W	350.31'
C38	525.00'	63.76'	6°57'32"	S63°01'16"W	63.72'
C39	2150.05'	168.61'	4°29'35"	N27°12'42"W	168.57'
C40	2135.05'	161.09'	4°19'23"	N27°17'48"W	161.06'
C41	575.00'	68.26'	6°48'05"	N62°56'33"E	68.21'
C42	560.00'	68.02'	6°57'32"	N63°01'16"E	67.97'

**KEY MAP**

SCALE: 1" = 200'

**ELLIS COUNTY RECORDING:**

PLAT RECORDED AS INSTRUMENT NO. \_\_\_\_\_  
 DRAWER \_\_\_\_\_ AND SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_, 2017

**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017  
 PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

Metro (817) 329-4373

TBPE REGISTRATION # F-2944

TBPLS # 10021700

Email: nrogers@gmcivil.com (Surveyor)

Email: bcaldwell@gmcivil.com (Engineer)

OWNED/DEVELOPED BY:

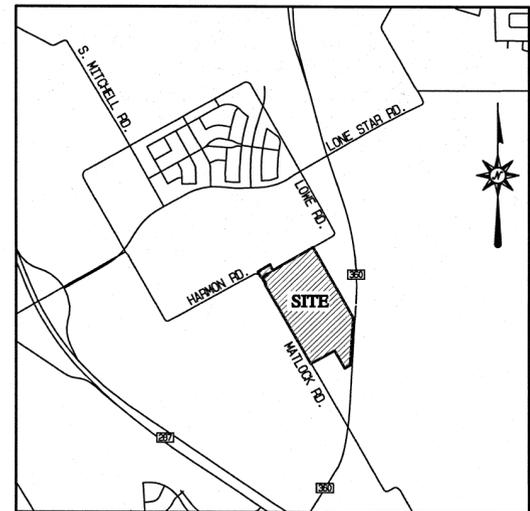
**JABEZ DEVELOPMENT, LP.**

1038 Texan Trail

Grapevine, TX 76051

Phone (503) 505-3151

Email: Robert.Gonzalez@historymaker.com



**VICINITY MAP**

N.T.S.

**LEGEND**

AC.	ACRES
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
B.T.L.	BUILD-TO-LINE
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.F.E.C.T.	DEED RECORDS, ELLIS COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)

**FINAL PLAT OF MILL VALLEY**

BEING

**61.703 ACRES**

SITUATED IN THE

JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616

CRESANTO VELA SURVEY, ABSTRACT No. 1102

SETH M. BLAIR SURVEY, ABSTRACT No. 135

CITY OF MANSFIELD, ELLIS COUNTY, TEXAS

AND THE

CRESANTO VELA SURVEY, ABSTRACT No. 851

CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS

MARCH 2017

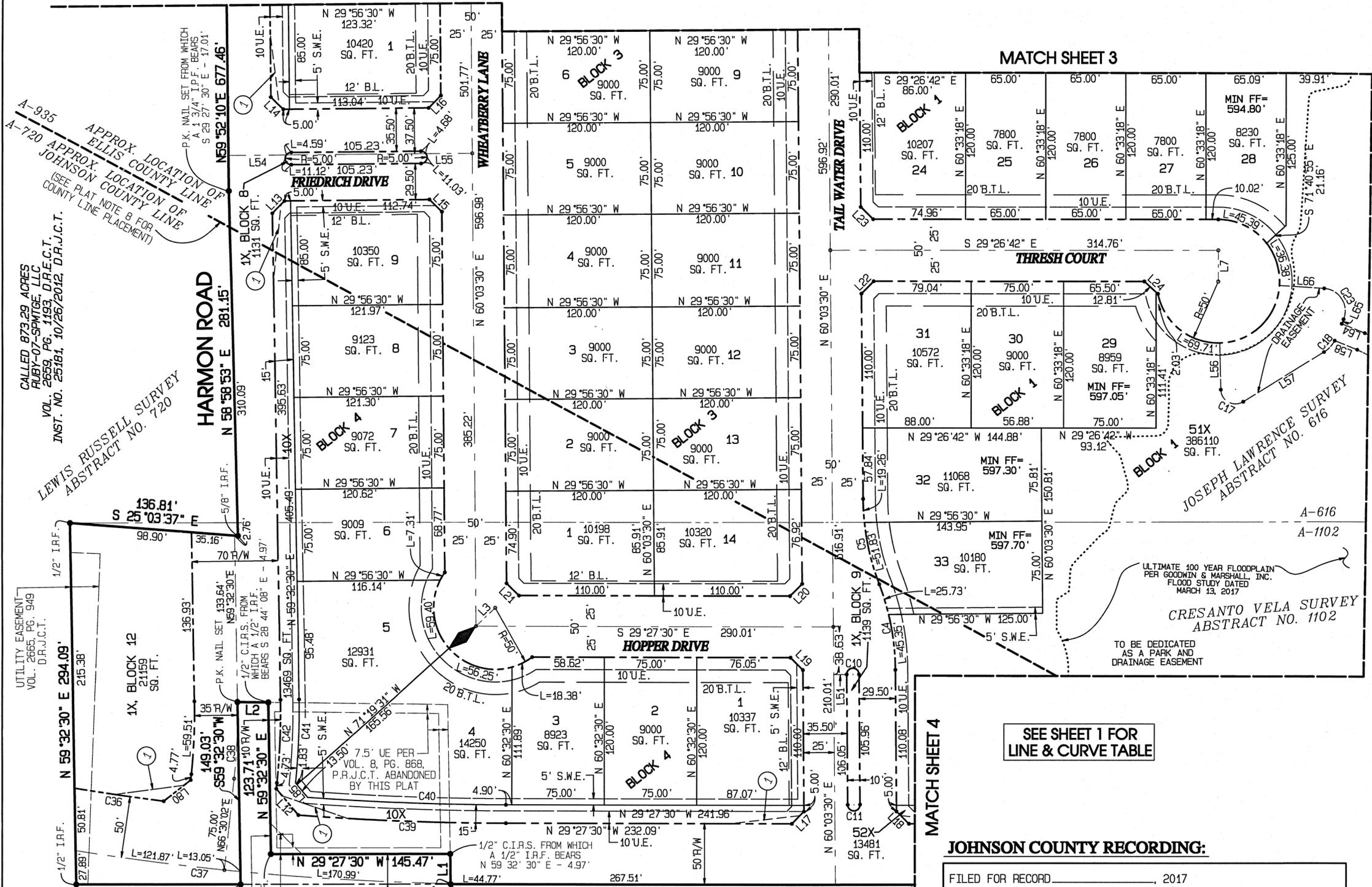
CASE NO. SD#17-026

SHEET 1 OF 7

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 4



APPROX. LOCATION OF ELLIS COUNTY LINE  
 APPROX. LOCATION OF JOHNSON COUNTY LINE  
 (SEE PLAT NOTE 8 FOR COUNTY LINE PLACEMENT)

LEWIS RUSSELL SURVEY  
 ABSTRACT NO. 720

HARMON ROAD  
 N 58°58'53" E 281.15'  
 N 59°32'30" E 294.09'

CALLLED 873.29 ACRES  
 RUBY-07-SPMTGE, LLC  
 VOL. 2659, PG. 1193, D.R.E.C.T.  
 INST. NO. 25181, 10/26/2012, D.R.J.C.T.

ULTIMATE 100 YEAR FLOODPLAIN  
 PER GOODWIN & MARSHALL, INC.  
 FLOOD STUDY DATED  
 MARCH 13, 2017

CRESANTO VELA SURVEY  
 ABSTRACT NO. 1102

TO BE DEDICATED  
 AS A PARK AND  
 DRAINAGE EASEMENT

SEE SHEET 1 FOR  
 LINE & CURVE TABLE

**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017  
 PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_

**FINAL PLAT  
 OF  
 MILL VALLEY**

BEING  
 61.703 ACRES  
 SITUATED IN THE  
 JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
 CRESANTO VELA SURVEY, ABSTRACT No. 1102  
 SETH M. BLAIR SURVEY, ABSTRACT No. 135  
 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS  
 AND THE  
 CRESANTO VELA SURVEY, ABSTRACT No. 851  
 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
 187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS  
 MARCH 2017

OWNED/DEVELOPED BY:

**JABEZ DEVELOPMENT, LP.**

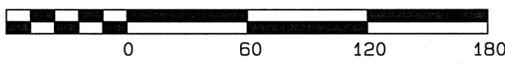
1038 Texan Trail  
 Grapevine, TX 76051  
 Phone (503) 505-3151  
 Email: Robert.Gonzalez@historymaker.com

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
 2405 Mustang Drive, Grapevine, Texas 76051  
 Metro (817) 329-4373  
 TBPE REGISTRATION # F-2944  
 TBPLS # 10021700  
 Email: nrogers@gmcivil.com (Surveyor)  
 Email: bcaldwell@gmcivil.com (Engineer)



GRAPHIC SCALE 1"=60'



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

EX:10721 - HMH\COG0\Fp\lat\_base.pro

CONTROLLING MONUMENT  
TEXAS NORTH CENTRAL  
ZONE 4202, NAD 83, FEET  
GROUND COORDINATES  
N: 6883129.545  
E: 2404828.737  
GRID COORDINATES  
N: 6882366.984  
E: 2404562.314

CALLED 15.21 ACRES, TRACT 3  
SUNBELT LAND INVESTMENTS/360, LTD.  
VOL. 2746, PG. 1136  
D.R.E.C.T.

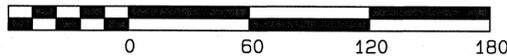
LEWIS RUSSELL SURVEY  
ABSTRACT NO. 935

CALLLED 873.29 ACRES  
RUBY-07-SMITH, LLC  
VOL. 2659, PG. 1193, D.R.E.C.T.  
INST. NO. 25181, 10/26/2012, D.R.J.C.T.

HARMON ROAD  
N 59°52'10" E  
677.46'

SEE SHEET 1 FOR  
LINE & CURVE TABLE

GRAPHIC SCALE 1"=60'



**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017  
PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

**GOODWIN AND MARSHALL, INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700  
Email: nrogers@gmcivil.com (Surveyor)  
Email: bcaldwell@gmcivil.com (Engineer)

OWNED/DEVELOPED BY:

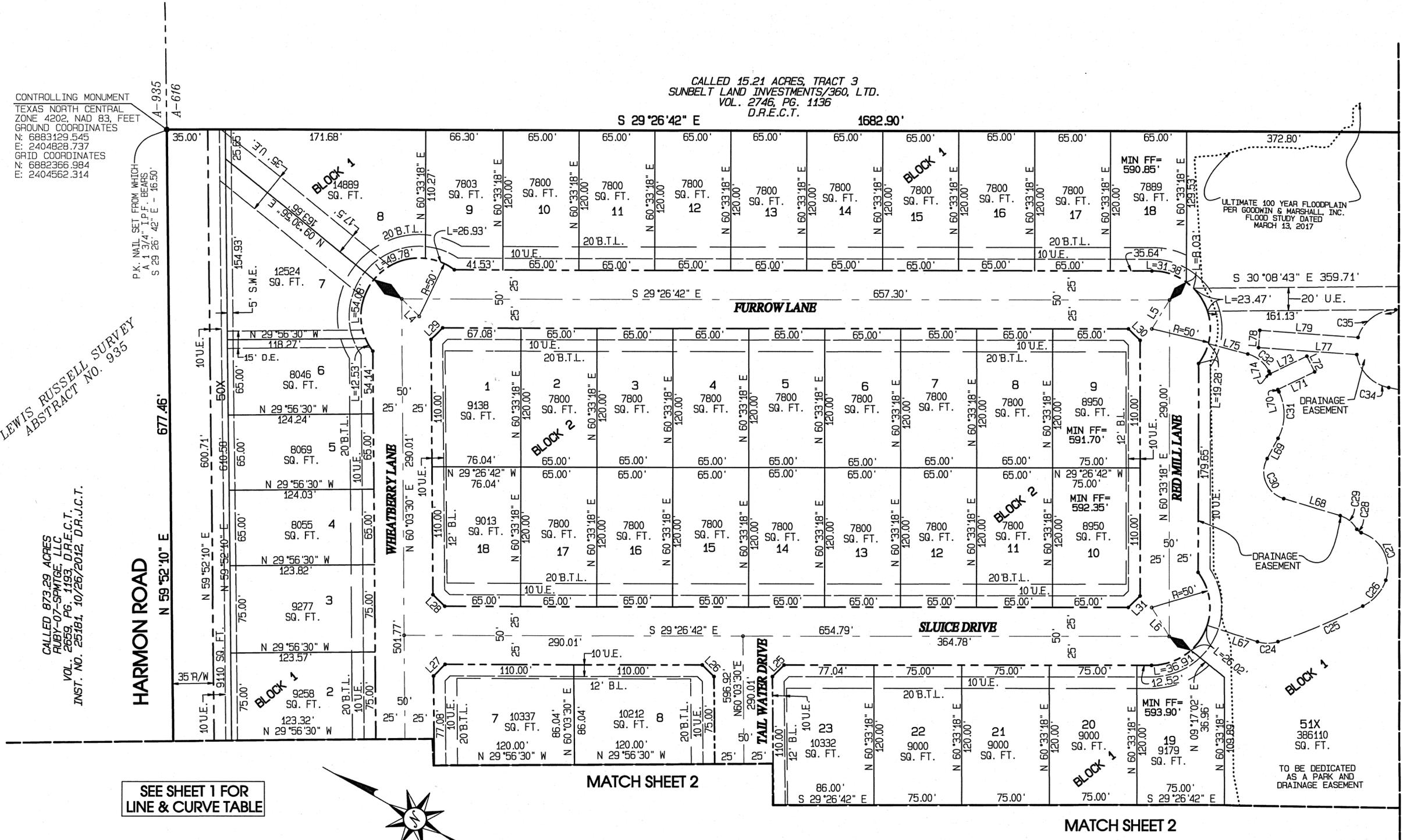
**JABEZ DEVELOPMENT, LP.**

1038 Texan Trail  
Grapevine, TX 76051  
Phone (503) 505-3151  
Email: Robert.Gonzalez@historymaker.com

**FINAL PLAT  
OF  
MILL VALLEY**

BEING  
61.703 ACRES  
SITUATED IN THE  
JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
CRESANTO VELA SURVEY, ABSTRACT No. 1102  
SETH M. BLAIR SURVEY, ABSTRACT No. 135  
CITY OF MANSFIELD, ELLIS COUNTY, TEXAS  
AND THE  
CRESANTO VELA SURVEY, ABSTRACT No. 851  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS  
MARCH 2017

CASE NO. SD#17-026 SHEET 3 OF 7



MATCH SHEET 4

MATCH SHEET 2

MATCH SHEET 2

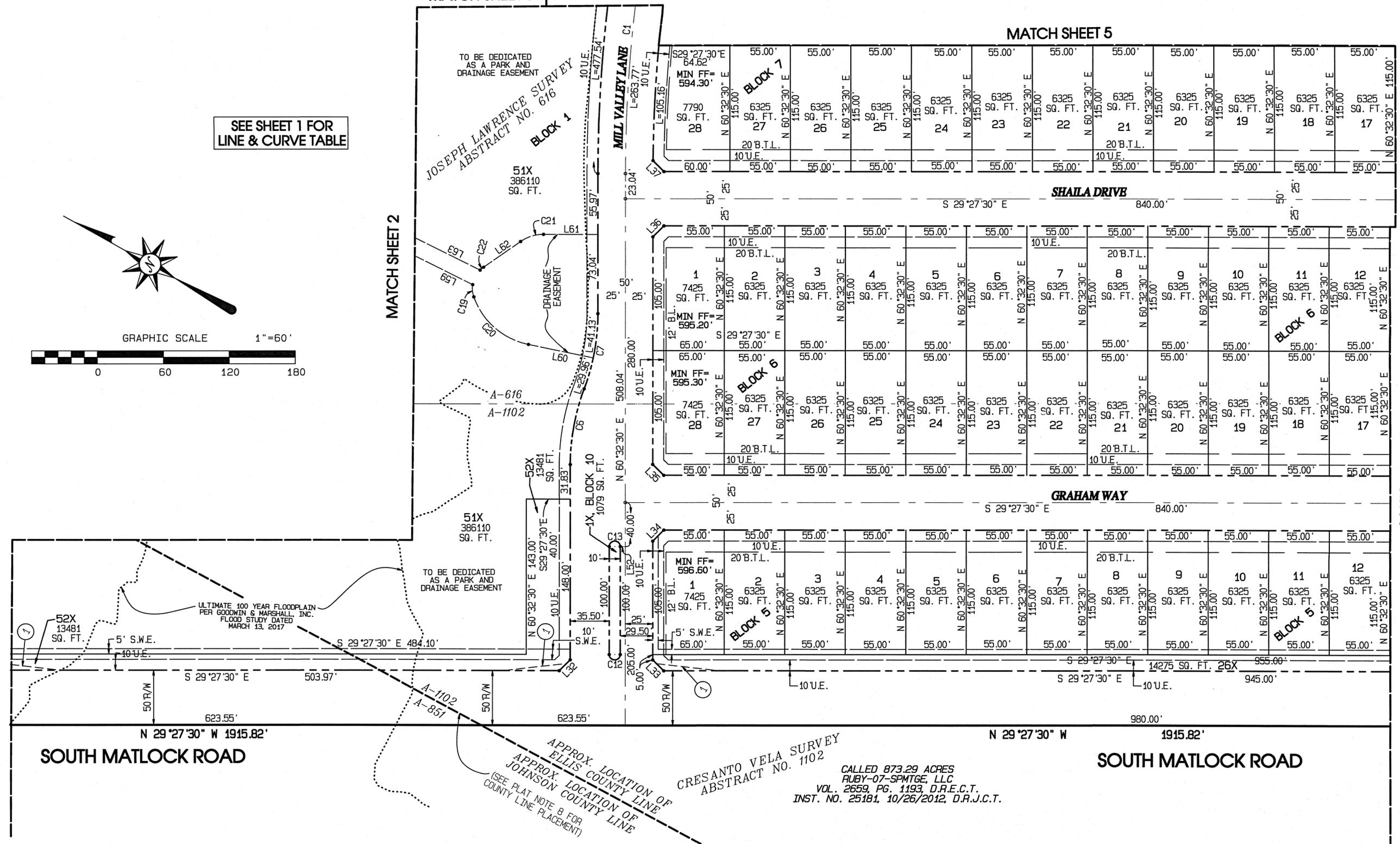
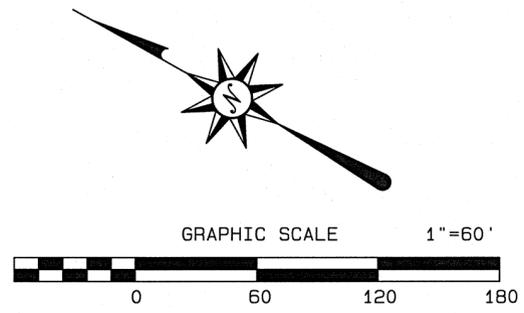
AFTER RECORDING RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 76063

EV10721 - HMH C060 Yp1at base.pro

MATCH SHEET 3 MATCH SHEET 5

MATCH SHEET 5

SEE SHEET 1 FOR  
LINE & CURVE TABLE



**SOUTH MATLOCK ROAD**

**SOUTH MATLOCK ROAD**

**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017  
 PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY CLERK \_\_\_\_\_

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
 2405 Mustang Drive, Grapevine, Texas 76051  
 Metro (817) 329-4373  
 TBPE REGISTRATION # F-2944  
 TBPLS # 10021700  
 Email: nrogers@gmcivil.com (Surveyor)  
 Email: bcaldwell@gmcivil.com (Engineer)

OWNED/DEVELOPED BY:

**JABEZ DEVELOPMENT, LP.**

1038 Texan Trail  
 Grapevine, TX 76051  
 Phone (503) 505-3151  
 Email: Robert.Gonzalez@historymaker.com

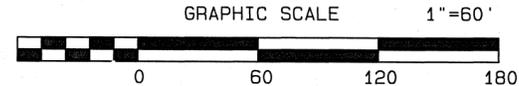
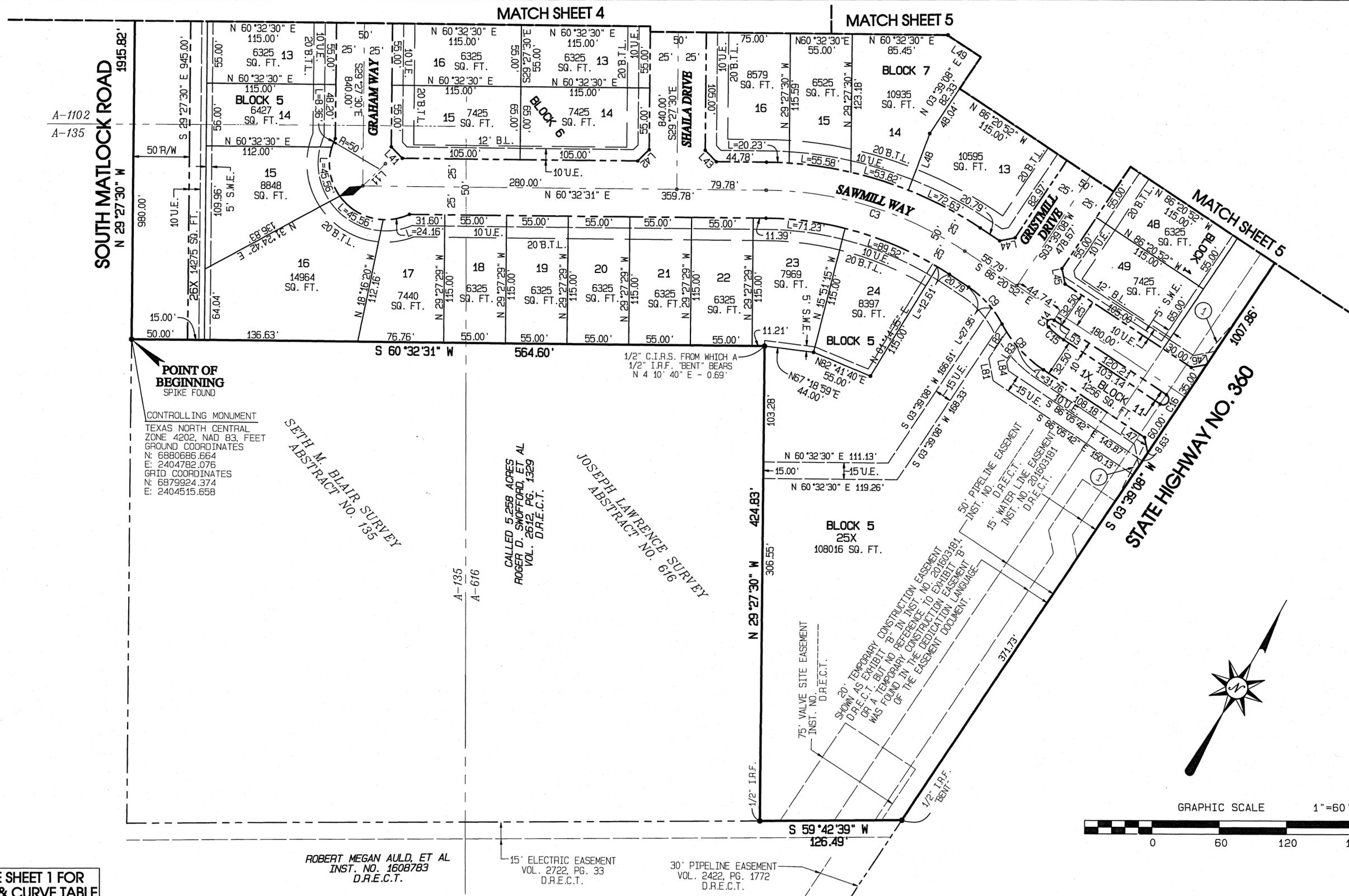
**FINAL PLAT OF MILL VALLEY**

BEING 61.703 ACRES SITUATED IN THE  
 JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616  
 CRESANTO VELA SURVEY, ABSTRACT No. 1102  
 SETH M. BLAIR SURVEY, ABSTRACT No. 135  
 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS  
 AND THE  
 CRESANTO VELA SURVEY, ABSTRACT No. 851  
 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
 187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS  
 MARCH 2017

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

E:\10721 - HMH\COG00\fp\lat\_base.prn





SEE SHEET 1 FOR LINE & CURVE TABLE

**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK \_\_\_\_\_

**GOODWIN AND MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
 Metro (817) 329-4373

TBPE REGISTRATION # F-2944  
 TBPLS # 10021700

Email: nrogers@gmcivil.com (Surveyor)  
 Email: bcaldwell@gmcivil.com (Engineer)

OWNED/DEVELOPED BY:

**JABEZ DEVELOPMENT, LP.**

1038 Texan Trail  
 Grapevine, TX 76051  
 Phone (503) 505-3151  
 Email: Robert.Gonzalez@historymaker.com

**FINAL PLAT OF MILL VALLEY**  
 BEING 61.703 ACRES SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616 CRESANTO VELA SURVEY, ABSTRACT No. 1102 SETH M. BLAIR SURVEY, ABSTRACT No. 135 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS AND THE CRESANTO VELA SURVEY, ABSTRACT No. 851 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS 187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS  
 MARCH 2017

CASE NO. SD#17-026 **SHEET 6 OF 7**

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

EX-10721 - HMH\COGO\fp.lat base.pro

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF JOHNSON & ELLIS

WHEREAS, Jabez Development, L.P. a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 61.703 acre tract of land located in the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, City of Mansfield, Ellis County, Texas, and the Crestano Vela Survey, Abstract No. 851, City of Mansfield, Johnson County, Texas as recorded in Instrument No. 2016-33652 of the Deed Records of Ellis County, Texas (DRECT) and Instrument No. 2016-29898 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows:

BEGINNING at a spike found for the westerly Southwest corner of said 61.703 acre tract, the most westerly corner of a called 5.258 acre tract described in a deed to Roger D. Swafford, et al recorded in Volume 2612, Page 1329 (DRECT), and being in the East line of a called 873.29 acre tract described in a deed to RUBY-07-SPMTGE, LLC recorded in Volume 2659, Page 1193 (DRECT), said point being in Davis Drive (County Road No. 516),

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the East line of said 873.29 acre tract, a distance of 1915.82 feet to a 1/2" iron rod found,

THENCE North 59 deg. 32 min. 30 sec. East departing the East line of said 873.29 acre tract and continue along the Southwest line of said 61.703 acre tract, a distance of 25.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, said point being in the Northeast right-of-way line of said Davis Drive as shown in the Plat of Harman Addition recorded in Volume 8, Page 868 of the Plat Records of Johnson County, Texas (PRJCT), from which a 1/2" iron rod found for reference bears North 59 deg. 32 min. 30 sec. East - 4.97 feet,

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the Northeast right-of-way line of said Davis Drive, a distance of 145.47 feet to a 1/2" capped iron rod found stamped "GEODATA" at the intersection of said Northeast right-of-way line and the Southeast right-of-way line of Harmon Road as shown in said plat of Harman Addition,

THENCE North 59 deg. 32 min. 30 sec. East along the Southwest line of said 61.703 acre tract and the Southeast right-of-way line of said Harmon Road, a distance of 123.71 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for reference bears South 28 deg. 44 min. 08 sec. East - 4.97 feet,

THENCE North 28 deg. 44 min. 08 sec. West departing said Southeast right-of-way line and continue along the Southwest line of said 61.703 acre tract, a distance of 25.01 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL", hereinafter referred to as P.K. nail set, said point being in the centerline of said Harmon Road,

THENCE South 59 deg. 32 min. 30 sec. West along a Southwest line and the centerline of Harmon Road, a distance of 149.03 feet to a Railroad spike found for the most southerly corner of said 61.703 acre tract, in the East line of said 873.29 acre tract, and being at the intersection of Harmon Road and Davis Drive,

THENCE North 29 deg. 27 min. 30 sec. West along a Southwest line of said 61.703 acre tract and the East line of said 873.29 acre tract, a distance of 133.48 feet to a 1/2" iron rod found for the most westerly corner of said 61.703 acre tract and an ell corner of said 873.29 acre tract,

THENCE North 59 deg. 32 min. 30 sec. East along a Northwest line of said 61.703 acre tract and a Southeast line of said 873.29 acre tract, a distance of 294.09 feet to a 1/2" iron rod found for an ell corner of said 61.703 acre tract and an ell corner of said 873.29 acre tract,

THENCE South 25 deg. 03 min. 37 sec. East along a Northwest line of said 61.703 acre tract and a Southeast line of said 873.29 acre tract, a distance of 136.81 feet to a 5/8" iron rod found for an ell corner of said 61.703 acre tract and an ell corner of said 873.29 acre tract, said point being in the centerline of Harmon Road,

THENCE North 58 deg. 58 min. 53 sec. East along the Northwest line of said 61.703 acre tract, the Southeast line of said 873.29 acre tract, and the centerline of said Harmon Road, a distance of 281.15 feet to a P.K. nail set, from which a 1-3/4" iron pipe found for reference bears South 29 deg. 27 min. 30 sec. East - 17.01 feet,

THENCE North 59 deg. 52 min. 10 sec. East along said Northwest and Southeast lines and said centerline, a distance of 677.46 feet to a P.K. nail set for the most northerly corner of said 61.703 acre tract and the most westerly corner of a called 15.21 acre tract described in a deed to Sunbelt Land Investments/360, Ltd. recorded in Volume 2746, Page 1136 (DRECT), from which a 1-3/4" iron pipe found for reference bears South 29 deg. 26 min. 42 sec. East - 16.50 feet,

THENCE South 29 deg. 26 min. 42 sec. East departing the Southeast line of said 873.29 acre tract and said centerline, continue along the Northeast line of said 61.703 acre tract and the Southwest line of said 15.21 acre tract, a distance of 1682.90 feet to a 1/2" capped iron rod set for the most easterly corner of said 61.703 acre tract, the most southerly corner of said 15.21 acre tract, and being in the West right-of-way line of State Highway No. 360, from which a TXDOT brass monument found for reference bears North 03 deg. 39 min. 08 sec. East - 348.28 feet and a 1/2" iron rod found "bent" bears North 60 deg. 50 min. 53 sec. East - 0.78 feet,

THENCE South 03 deg. 39 min. 08 sec. West along the East line of said 61.703 acre tract and said West right-of-way line, a distance of 1007.86 feet to a 1/2" iron rod found "bent" for the Southeast corner of said 61.703 acre tract,

THENCE South 59 deg. 42 min. 39 sec. West departing said West right-of-way line and continue along the South line of said 61.703 acre tract, a distance of 126.49 feet to a 1/2" iron rod found for the most southerly corner of said 61.703 acre tract and the most easterly corner of said 5.258 acre tract,

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said 61.703 acre tract and the Northeast line of said 5.258 acre tract, a distance of 424.83 feet to a 1/2" capped iron rod set for an ell corner of said 61.703 acre tract and the most northerly corner of said 5.258 acre tract, from which a 1/2" iron rod found "bent" bears North 04 deg. 10 min. 40 sec. East - 0.69 feet,

THENCE South 60 deg. 32 min. 31 sec. West along the Southeast line of said 61.703 acre tract and the Northwest line of said 5.258 acre tract, a distance of 564.60 feet to the POINT OF BEGINNING, containing 2,687,789 square feet or 61.703 acres of land, more or less.

**OWNER'S DEDICATION CONT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, JABEZ DEVELOPMENT, L.P. a Texas limited partnership, acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of MILL VALLEY and does hereby dedicate to the public use the streets, easements, and parkland as shown thereon.

Witness our hand, this the 29th day of August, 2017.

JABEZ DEVELOPMENT, L.P.  
a Texas limited partnership

By: Bruce French

Name: Bruce French

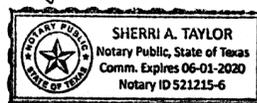
Title: Vice President

STATE OF TEXAS  
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Bruce French of Jabez Development, L.P., 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 considerations therein expressed.

Given under my hand and seal of office this the 29th day of August, 2017.

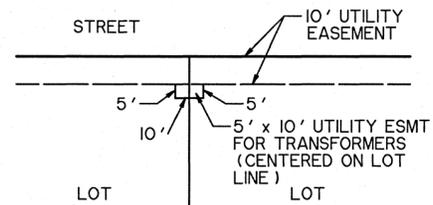
Sherrri A. Taylor  
Notary Public, State of Texas



My commission expires 06-01-2020

**NOTES**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation from the City of Mansfield monuments "mm 9-07", "mm 13-07", and "1np f". The combined scale factor for this site is 0.999889213. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to City of Mansfield monument "mm 9-07" having a published elevation of 604.50 feet (NAVD88).
- According to the Flood Insurance Rate Map (FIRM) panels 48139C0025F and 48121C0125J, effective December 4, 2012. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain.
- All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- A mandatory homeowners association will be responsible for the maintenance of the masonry wall on Lot 33, Block 1, and Lots 23 and 24, Block 5, and the masonry walls or required fences along Matlock Road, S.H. 360, and Harmon Road, including the parkway between the screening wall or fence and the street, the open space lots and medians, and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage.
- 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.
- No trees, bushes, walls, signs or anything over 2' is allowed within the visibility easements.
- Lot 51X, Block 1, is dedicated to the City as a public park and drainage easement, and the park land must be conveyed to the City by deed.
- The approximate location of the Ellis and Johnson County Line shown herein was scaled from Johnson County Appraisal District's interactive map, City of Mansfield G.I.S. department's interactive map, and the Texas General Land Office's map. No field determination was performed to establish the location of said County Line.



**TYPICAL 5' x 10' UTILITY EASEMENT DETAIL**  
N.T.S.

The Utility Easement for Transformers shown in the Typical 5' x 10' Utility Easement detail shall apply to all lots with a transformer installed at the front of the lots

**SURVEYOR'S CERTIFICATE**

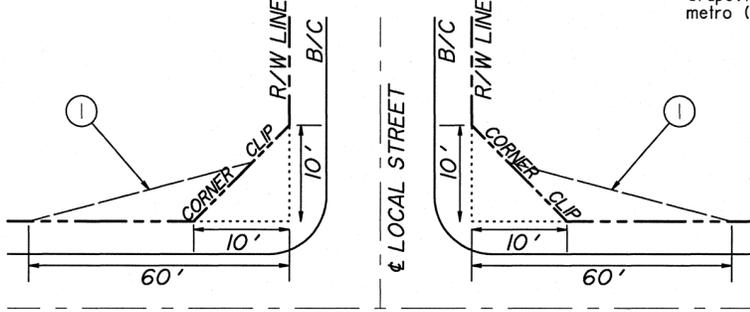
This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly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

John N. Rogers 8/23/2017  
Registered Professional Land Surveyor No. 6372  
Surveyed on the ground 10/8/2014  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373



**JOHNSON COUNTY RECORDING:**

FILED FOR RECORD \_\_\_\_\_, 2017  
PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_



**TYPICAL 7' x 60' VISIBILITY EASEMENT DETAIL**  
N.T.S.

NOTE:  
DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.  
① = 7' x 60' VISIBILITY EASEMENT



2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

Email: nrogers@gmcivil.com (Surveyor)  
Email: bcaldwell@gmcivil.com (Engineer)

OWNED/DEVELOPED BY:

**JABEZ DEVELOPMENT, LP.**

1038 Texan Trail  
Grapevine, TX 76051  
Phone (503) 505-3151  
Email: Robert.Gonzalez@historymaker.com

**FINAL PLAT OF MILL VALLEY**

BEING 61.703 ACRES SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT No. 616 CRESANTO VELA SURVEY, ABSTRACT No. 1102 SETH M. BLAIR SURVEY, ABSTRACT No. 135 CITY OF MANSFIELD, ELLIS COUNTY, TEXAS AND THE CRESANTO VELA SURVEY, ABSTRACT No. 851 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS 187 RESIDENTIAL LOTS, 12 NON-RESIDENTIAL LOTS MARCH 2017

## Summary of City Council Actions

**September 11, 2017**

**Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from C-2, Community Business District and PR, Pre-Development District to PD, Planned Development District for Single-Family, Multi-Family and Retail on approximately 46 acres out of the Cresanto Vela Abstract 851 and H. Stephen Abstract 785 Additions, Johnson County, Texas, generally located north of Lone Star Road, East of Main Street and West of SH 287, Trike Investors (ZC#17-009)**

Approved 6 – 1 (Moore)

**Public Hearing and First Reading on an Ordinance approving a zoning change from 2F, Two-Family Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)**

Approved 6-0-1 (Cook abstained) with the condition that the roof pitch of the house be a minimum of 6:12)

**Public Hearing and First Reading on an Ordinance approving a zoning change from 2F, Two-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Lot G, Block 27, Original Town of Mansfield, located at 207 S. Second Avenue; Mansfield Custom Homes (ZC#17-012)**

Approved 6-0-1 (Cook abstained) with the condition that the roof pitch of the house be a minimum of 6:12.