

Area of Proposed Improvements

New Kroger Store

Tarrant CTY
Johnson CTY

Johnson CTY

Ellis CTY

Boundaries of The Reserve @ Mansfield TIF



**Cannon Drive North
Cost Estimate Summary**

Prepared by the City Engineer of the City of Mansfield

Description	Estimated Cost
Pavement	450,000
Storm Drainage	67,000
Excavation / Earthwork / Erosion Control	60,000
Utility Adjustments	66,000
Decel / Right-turn Lane on E Broad St	40,000
Left-turn Lane and Median Modifications on E Broad St	60,000
Traffic Signal Modifications	40,000
Materials Testing / Geotechnical	30,000
subtotal	813,000
15% contingency	121,950
Total	\$934,950

Adjacent Property Owners Contribution:	
Dedicated right-of-way on east side of proposed street	\$31,990
Dedicated right-of-way on west side of proposed street	\$78,300
Construction Plan Preparation	\$100,000
Total	\$210,290

Undeveloped area benefiting from the proposed improvements



Cannon Dr

Cemetery

RaceTrac Station

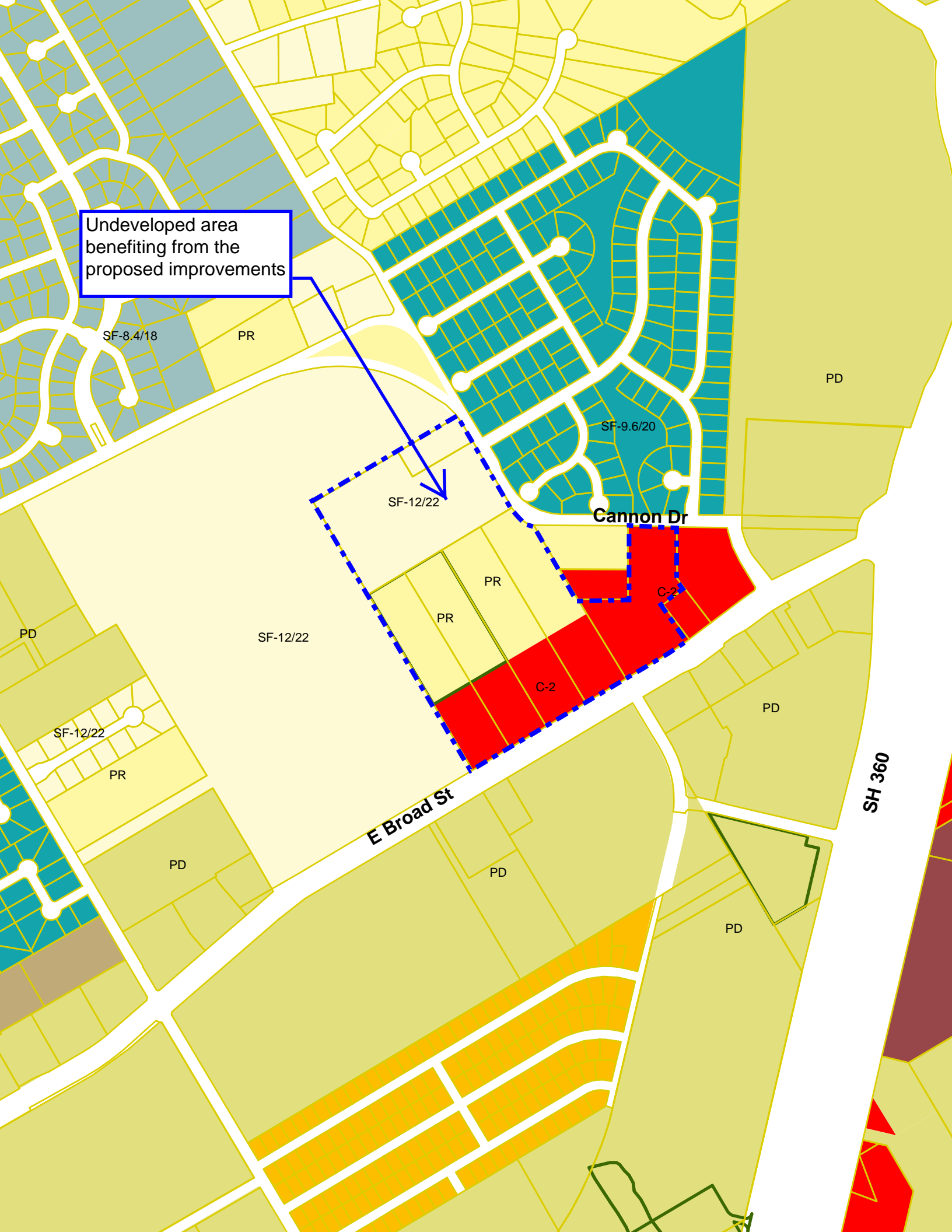
Mansfield High School

E Broad St

New Kroger Store

SH 360

Undeveloped area benefiting from the proposed improvements



SF-8.4/18

PR

PD

SF-9.6/20

SF-12/22

Cannon Dr

PR

PR

C-2

SF-12/22

C-2

PD

PD

SF-12/22

PR

SH 360

E Broad St

PD

PD

PD



Traffic from the
new Kroger
Store coming
into busy
intersection



**ACCIDENT REPORT
COMMUNICATIONS
MVA E BROAD ST & CANNON DR 10-1-11 TO 2-10-12**

Call Time	Event ID	Rpt #	Street	Nature	Additional
10/08/2011 18	2011047517		3300-BLK E BROAD ST	MVA MINOR	DIST: 82.96
10/16/2011 12	2011048794	11101610	3300-BLK E BROAD ST	MAJOR ACCIDENT	(S)178 (N)1
12/14/2011 13	2011058274	11121406	3300-BLK E BROAD ST	MAJOR ACCIDENT	(S)178 (N)1
01/27/2012 07	2012004271	12012703	E BROAD ST/CANNON DR	MVA MINOR	DIST: 54.91

This report does not include all the other minor accidents that were unreported.

MMA INVESTMENTS, LLC
3228 COLLINSWORTH ST.
FORT WORTH, TEXAS 76107
1-817-632-2185

February 15, 2012

Mr. Bart VanAmburgh
City Engineer
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

RE: Cannon Road Extension

Dear Bart:

On behalf of Farmers & Mechanics, LP (owner of record), of which I am a partner in that certain 19.887 acre tract of land located on Broad Street, adjacent to and east of Mansfield High School and better described by the physical address of 3188 Cannon Drive, we hereby consent to provide to the city of Mansfield the construction plans and bid documents at our expense as drawn, assembled and gathered by our engineering firm, Dowdey, Anderson & Associates, Inc., for the southerly extension of Cannon Road through our property described herein to Broad Street as well as two (2) decel/turn lanes off of Broad Street onto Cannon Drive.

Dowdey, Anderson & Associates, Inc. has informed us that the plans for just the Cannon Road extension should be finalized by the 24th of February 2012. As for the plans relative to the decel and turn lanes on Broad Street requested by your office, those will be subject to a topographical survey which needs to be performed on those areas. At this point, we do not have a delivery date certain for those decel and turn lane plans. I would speculate that we could have those completed by mid-March 2012.

Please let us know if you will require anything further prior to the March 6, 2012 TIF Board meeting and, we will be glad to help.

Very truly,



Mike Atkinson
President