



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 16, 2022

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **APPROVAL OF MINUTES**

[22-4674](#) Minutes - Approval of the May 2, 2022 Planning and Zoning Commission
Meeting Minutes

Attachments: [Meeting Minutes 05-02-2022.pdf](#)

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. Please refrain from "personal criticisms".

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**

[22-4675](#) SD#22-015: Final Plat of Lots A, 1-13, Block 1, Benson Estates on approximately 28.568 acres in the C. Grimsley Survey, Abstract No. 632, Tarrant County, Texas, by Roger Kerbow, owner, G.A. Dixon Associates LLC, engineer and Herb S. Beasley Land Surveyors LP, surveyor

Attachments: [Location Map.pdf](#)

[Final Plat.pdf](#)

[22-4677](#) SD#22-010: Final Plat of Reserve Townhomes at Mansfield on approximately 21.034 acres by Stillwater Capital, owner/developer, BGE Inc., surveyor/engineer.

Attachments: [Approved Prelim Plat.pdf](#)

[Final Plat.pdf](#)

8. PUBLIC HEARINGS

[22-4655](#) OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

[22-4673](#) ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Attachments: [Maps and Supporting Information.pdf](#)

[Exhibit A - Property Description.pdf](#)

[Exhibit B1 - Development Plan.pdf](#)

[Exhibit C1 - Elevations and Perspectives.pdf](#)

[Exhibit D1 - Landscape Plan.pdf](#)

9. OTHER AGENDA ITEMS

[22-4676](#) SD#22-017: Preliminary Plat of Lots 1 and 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 35.39 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC owner and Weisser Engineering and Surveying, engineer/surveyor

Attachments: [Location Map.pdf](#)

[Preliminary Plat.pdf](#)

10. SUMMARY OF CITY COUNCIL ACTIONS

- OA 22-001- Definitions for Articulations, Façade, and Porch
- OA 22-002 - Donation Box
- ZC 21-011 – Birdsong East
- ZC 21-023 – Parkside
- Shivers

11. COMMISSION ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS**13. ADJOURNMENT OF MEETING****14. NEXT MEETING DATE: Monday, June 6, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 12, 2022 in accordance with Chapter 551 of the Texas Government Code.

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,

* 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.



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STAFF REPORT

File Number: 22-4674

Agenda Date: 5/16/2022

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the May 2, 2022 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the May 2, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

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

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, May 2, 2022

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Knight called the meeting to order at 6:01 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:

Asty Wheaton-Rodriguez, Assistant Planning Director

Art Wright, Planner II

Shirley Emerson, Planner

Helina Sarkodie-Minkah, Planner

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. INVOCATION

Chairman Knight provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES

22-4653

Minutes - Approval of the April 18, 2022 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the April 18, 2022 minutes as presented. Commissioner Goodwin seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

6. CITIZENS COMMENTS

None

7. PUBLIC HEARINGS**22-4655**

OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

Ary Wheaton Rodriguez, Assistant Director of Planning, presented a brief overview of the project and requested the commission table this table until the May 16, 2022 meeting.

After a discussion, Commissioner Goodwin made a motion to table OA 22-003 until May 16, 2022. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

8. OTHER AGENDA ITEMS**22-4654**

ZC#20-021: Staff update on the zoning change request at 301 Sayers St.

Mr. Wheaton Rodriguez gave a brief update on the Project.

Commissioner Mainer stated he appreciated the city facilitated meeting between the residents and Habitat for Humanity.

Commissioner Groll inquired if new informing notices will be sent. Mr. Wheaton Rodriguez advised they would be.

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton Rodriguez advised the Commission of the following:

ZC #21-020, Starlin Ranch – 2nd and final reading passed.

ZC #21-023, Parkside –1st Reading passed.

10. COMMISSION ANNOUNCEMENTS

Commissioner Mainer presented a plaque to the Planning and Zoning Commission from Volunteer Appreciation Day.

11. STAFF ANNOUNCEMENTS

None

12. ADJOURNMENT OF MEETING

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

With no further business, Chairman Knight adjourned the meeting at 6:15 p.m.

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 22-4675

Agenda Date: 5/16/2022

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-015: Final Plat of Lots A, 1-13, Block 1, Benson Estates on approximately 28.568 acres in the C. Grimsley Survey, Abstract No. 632, Tarrant County, Texas, by Roger Kerbow, owner, G.A. Dixon Associates LLC, engineer and Herb S. Beasley Land Surveyors LP, surveyor

Description/History

The purpose of this plat is to create 13 single-family residential lots in unincorporated Tarrant County. The lots will be served by a private street maintained by the residents.

The property is in the City's extraterritorial jurisdiction in Tarrant County. Under the terms of our interlocal agreement with Tarrant County, the design and construction of the street will follow the County's subdivision standards. After approval by the Commission, the plat must also be approved by the Tarrant County Commissioners Court prior to filing.

Although there are no signatures on copy of the plat in the Commission's packet, the filing copy has been signed. The plat meets the requirements of the City's Subdivision Control Ordinance.

Recommendation

Staff recommends approval.

Attachments

Location Map

Final Plat



SD#22-015: Benson Estates, 9

TARRANT COUNTY STANDARD PLAT NOTES

- Development in unincorporated Tarrant County shall be subject to applicable municipal regulations, the current Tarrant County Subdivision and Land Use Regulations and the Tarrant County Fire Code.
- Tarrant County permits required prior to development within this subdivision, as applicable, include, but are not limited to, construction within the public rights-of-way, driveway access to public roads, development within a designated floodplain, salvage yards, stormwater mitigation, and on-site sewage systems.
- All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The siting and construction of water wells shall be subject to the regulations of the Northern Trinity Groundwater Conservation District.
- Any existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be identified. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat.
- Tarrant County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said owners agree to indemnify and save harmless Tarrant County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set for in this paragraph.
- Tarrant County does not enforce subdivision deed restrictions.
- Land owners and subsequent owners of lots or parcels within this subdivision are encouraged to contact Tarrant County's Transportation Services Department prior to conducting any development activities.

GENERAL NOTES:

- LOT A IS A PRIVATE STREET (BENSON COURT) THAT WILL BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- WATER SUPPLY – BETHESDA WATER SUPPLY.
- PRIVATE ON-SITE SEWAGE FACILITIES.
- MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON LOTS 3, 4, 11 AND 12, ARE FROM GLEN A. DIXON, P.E. CFM DRAINAGE ANALYSIS.
- THIS GATED COMMUNITY WILL REQUIRE COORDINATION WITH THE TARRANT COUNTY FIRE MARSHALL TO ENSURE THAT ANY GATE ACCOMMODATES FIRE TRUCK AND EMERGENCY VEHICLE ACCESS.
- THE PROPOSED RIGHT-OF-WAY DEDICATION IS CONSISTENT WITH THE RIGHT-OF-WAY WIDTH RECOMMENDED IN THE CITY'S MASTER THOROUGHFARE PLAN.
- LOT "A" IS A VARIABLE WIDTH PRIVATE ACCESS AND DRAINAGE EASEMENT AND A PUBLIC UTILITY EASEMENT.

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

Basis of Bearing – NAD 83 (2011)(Epoch: 2010.0000)
Grid 12A, Texas North Central Zone. Grid bearings.
Grid Scale Factor = 0.99987861678

0 100 200 300
SCALE 1'=100'

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Roger A. Kerbow, is the sole owner of all that certain tract, parcel, or lot of land located in the Charles Grimsley Survey, Abstract No. 632, Tarrant County, Texas and being all of Tracts 1 and 2 as described in the deed to Roger A. Kerbow, recorded in County Clerk's Instrument Number D205261032, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the west corner of said Tract 2, being the south corner of a tract of land described in the deed to James Reginald Cox, recorded in County Clerk's Instrument No. D211053319, Deed Records, Tarrant County, Texas;

THENCE N59°19'54"E, along the north line of said Kerbow tract and the south line of said Cox tract, at a distance of 875.69 feet passing a 1/2" iron rod stamped "Geodata" found at the east corner of said Cox tract, being the south corner of a tract of land described in the deed to John Steven Cox, recorded in County Clerk's Instrument No. D211053318, Deed Records, Tarrant County, Texas, continuing along said north line and the south line of said John Steven Cox tract in all a distance of 2,352.60 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the north corner of said Tract 1, being the west corner of a tract of land described in the deed to Walter E. Bontke and wife, Patricia J. Bontke, recorded in Volume 8764, Page 2244, Deed Records, Tarrant County, Texas;

THENCE S31°52'54"E, along the east line of said Tract 1 and the west line of said Bontke tract, a distance of 513.09 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found at the east corner of said Tract 1 and the south corner of said Bontke tract, being the north corner of a tract of land described in the deed to Robert Ray Reeves, recorded in Volume 4969, Page 947, Deed Records, Tarrant County, Texas;

THENCE along the south line of said Tract 1 and the north line of said Reeves tract as follows:

1. S59°07'57"W, a distance of 1,564.40 feet to a 1/2" iron rod found;

2. S28°59'19"E, a distance of 30.05 feet to a bent 3/8" iron rod found;

3. S58°48'40"W, a distance of 793.43 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found at the south corner of said Tract 1 and at the west corner of said Reeves tract, from which a 1/2" iron rod found bears S29°40'07"W 3.86 feet and a bent 3/8" iron rod found bears S33°45'31"W 3.59 feet;

THENCE along the south lines of said Tracts 1 and 2 as follows:

1. Northwesterly, 127.85 feet along a non tangent curve to the right, having a radius of 1,402.14 feet, a central angle of 051°32' and a chord bearing N33°19'06"W, 127.80 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found, from which a 1/2" iron rod found bears N23°28'30"E 1.01 feet;

2. N30°31'06"W, a distance of 428.00 feet to the point of beginning, containing 28.586 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, ROGER A. KERBOW, being the sole owner of the above described parcel, does hereby adopt this plat designating the herein above described real property as LOTS A, 1-13, BENSON ESTATES, an addition to Tarrant County, Texas, and does hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights-of-way shown thereon. All parties with an interest in the title of this property have joined in any dedication. Tarrant County will not accept the dedication without proof of clear title to those roads.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the _____ day of _____, 2022.

By: ROGER A. KERBOW, Owner

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Roger A. Kerbow, Owner, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

COMMISSIONERS COURT TARRANT COUNTY, TEXAS	
PLAT APPROVAL DATE: _____	
CLERK OF COMMISSIONERS COURT	
NOTE: Construction not completed within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.	

SHEET 2 OF 2

FINAL PLAT
OF
LOTS A, 1-13, BLOCK 1,
BENSON ESTATES
to Tarrant County, Texas.

Being 28.586 Acres of Land located in
the Charles Grimsley Survey, Abstract No. 632,
Tarrant County, Texas.

13 Residential Lots
1 Private Street Lot

Prepared March 2022
Revised 25 April 2022

SD#22-015

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____, 2022.

OWNER:
ROGER A KERBOW
111 SW DALLAS STREET
GRAND PRAIRIE, TEXAS 75051
CONTACT: Roger Kerbow

ENGINEER:
G. A. DIXON ASSOCIATES, LLC
4305 MOSSRIDGE CT
Arlington, Texas 76016
PH: (682) 808-3156
CONTACT: Glen Dixon, P.E.
EMAIL: eoad1258@gmail.com

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O.BOX 8873
FORT WORTH, TEXAS, 76124
PH: 817-429-0194
CONTACT: Dick Jones
EMAIL: hsbeasley@msn.com

LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
P. O. BOX 8873
FORT WORTH, TEXAS 76124
hsbeasley@msn.com

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S.
BEASLEY

Benson Estates FP.dwg



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4677

Agenda Date: 5/16/2022

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-010: Final Plat of Reserve Townhomes at Mansfield on approximately 21.034 acres by Stillwater Capital, owner/developer, BGE Inc., surveyor/engineer.

Description/History

The purpose of this plat is to create individually platted lots for townhomes within the Reserve Townhomes at Mansfield. This subdivision consists of 254 single-family residential lots, 16 open space lots, and 10 alley lots.

The plat conforms to the approved preliminary plat.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

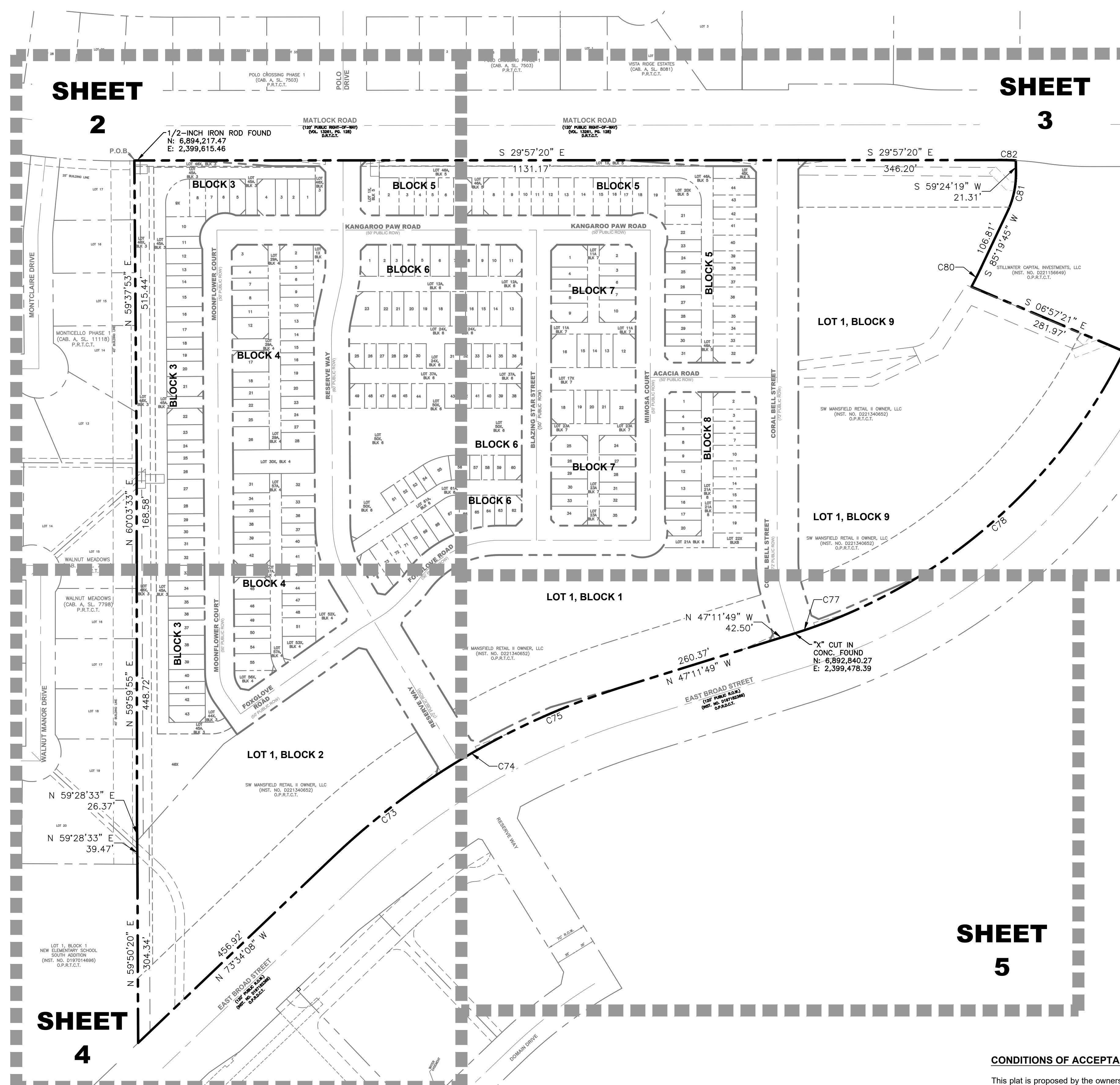
Recommendation

Staff recommends approval.

Attachments

Approved Preliminary Plat

Final Plat

**HOA NOTE:**

1. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING, BUFFERING, SCREENING, IRRIGATION AND ASSOCIATED IMPROVEMENTS WITHIN ALL COMMON AND OPEN SPACE AND ALLEY LOTS.

NOTE:

1. NO TREES, BUSHES, SIGNS, WALLS OR ANYTHING OVER 2' IN HEIGHT ARE ALLOWED WITHIN THE VISIBILITY TRIANGLES.

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on May 1, 2019 with an applied combined scale factor of 1.00012.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0480K with Map Revised September 25, 2009.
4. Zone X - Areas determined to be outside the 0.2% annual chance floodplain
5. 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.
6. All residential lots shall be served by common access easements.
7. All alley lots are to be used as common access easements and utility easements.
8. All 'X' lots are open space lots and to be also used as common access easements.

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 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.

LOT SUMMARY TABLE		
NO.	AC	SQFT
GROSS SITE AREA	34.35 AC	1,496,047 SF
ROW	6.93 AC	301,871 SF
RETAIL LOTS	3	13.26 AC
TOWNHOME LOTS	254	8.58 AC
OPEN SPACE LOTS	16	3.15 AC
ALLEY LOTS	10	2.43 AC
TOTAL	283	105,851 SF

PRELIMINARY PLAT

LOT 1, BLOCK 1; LOT 1, BLOCK 2; LOTS 1-46, BLOCK 3;
LOTS 1-56, BLOCK 4; LOTS 1-46, BLOCK 5;
LOTS 1-74, BLOCK 6; LOTS 1-35, BLOCK 7;
LOTS 1-22, BLOCK 8; LOT 1, BLOCK 9

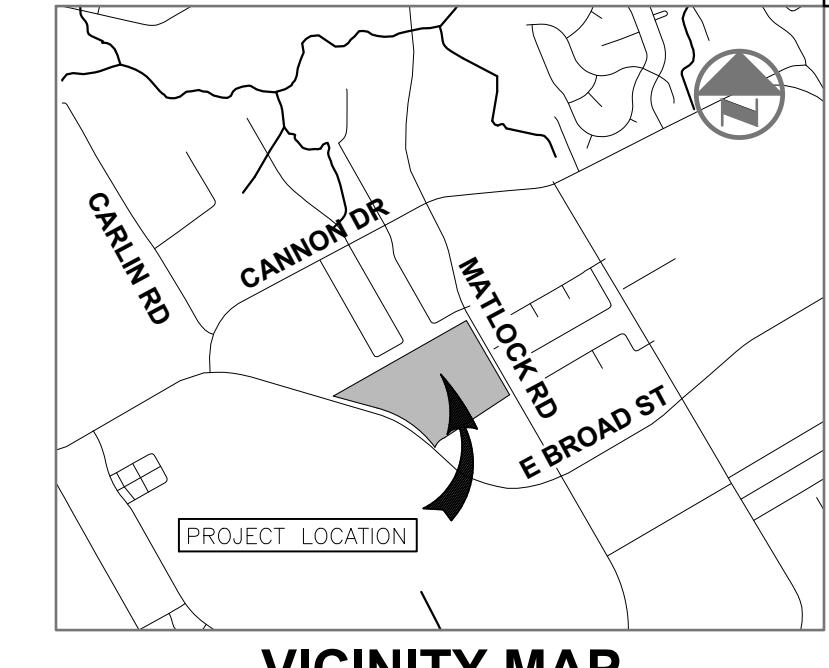
RESERVE TOWNHOMES AT MANSFIELD

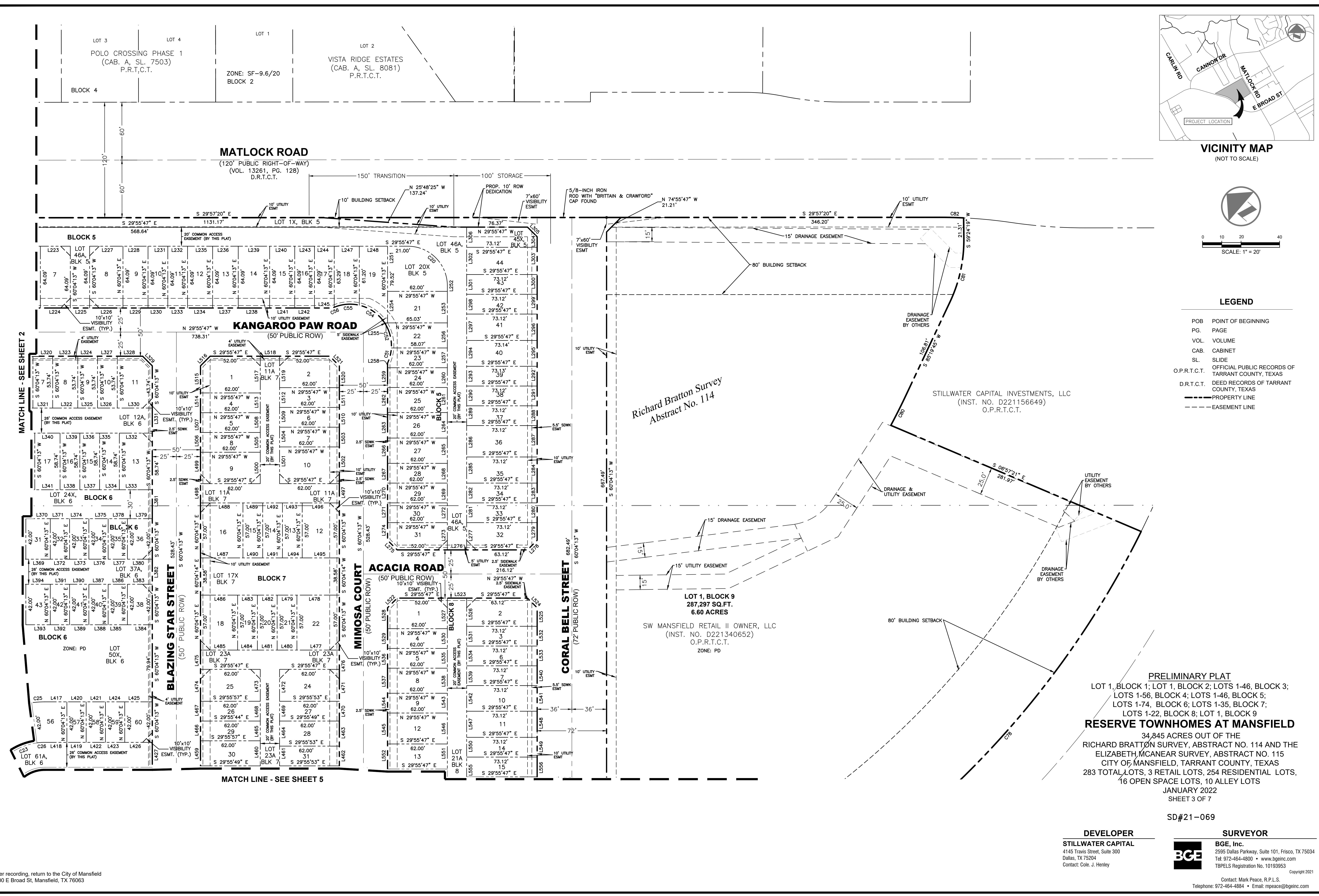
34.345 ACRES OUT OF THE
RICHARD BRATTON SURVEY, ABSTRACT NO. 114 AND THE
ELIZABETH MCNEAR SURVEY, ABSTRACT NO. 115
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
283 TOTAL LOTS, 3 RETAIL LOTS, 254 RESIDENTIAL LOTS,
16 OPEN SPACE LOTS, 10 ALLEY LOTS

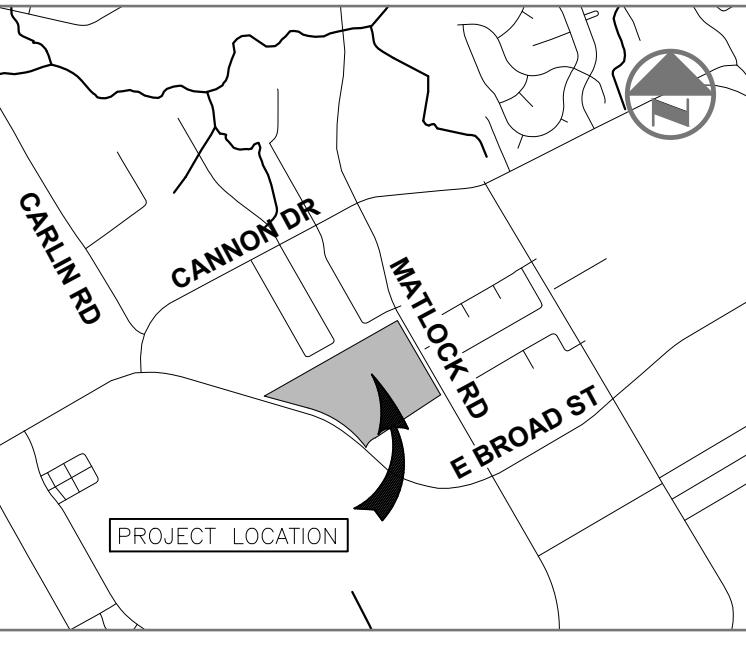
FEBRUARY 2022

SHEET 1 OF 7

SD#21-069

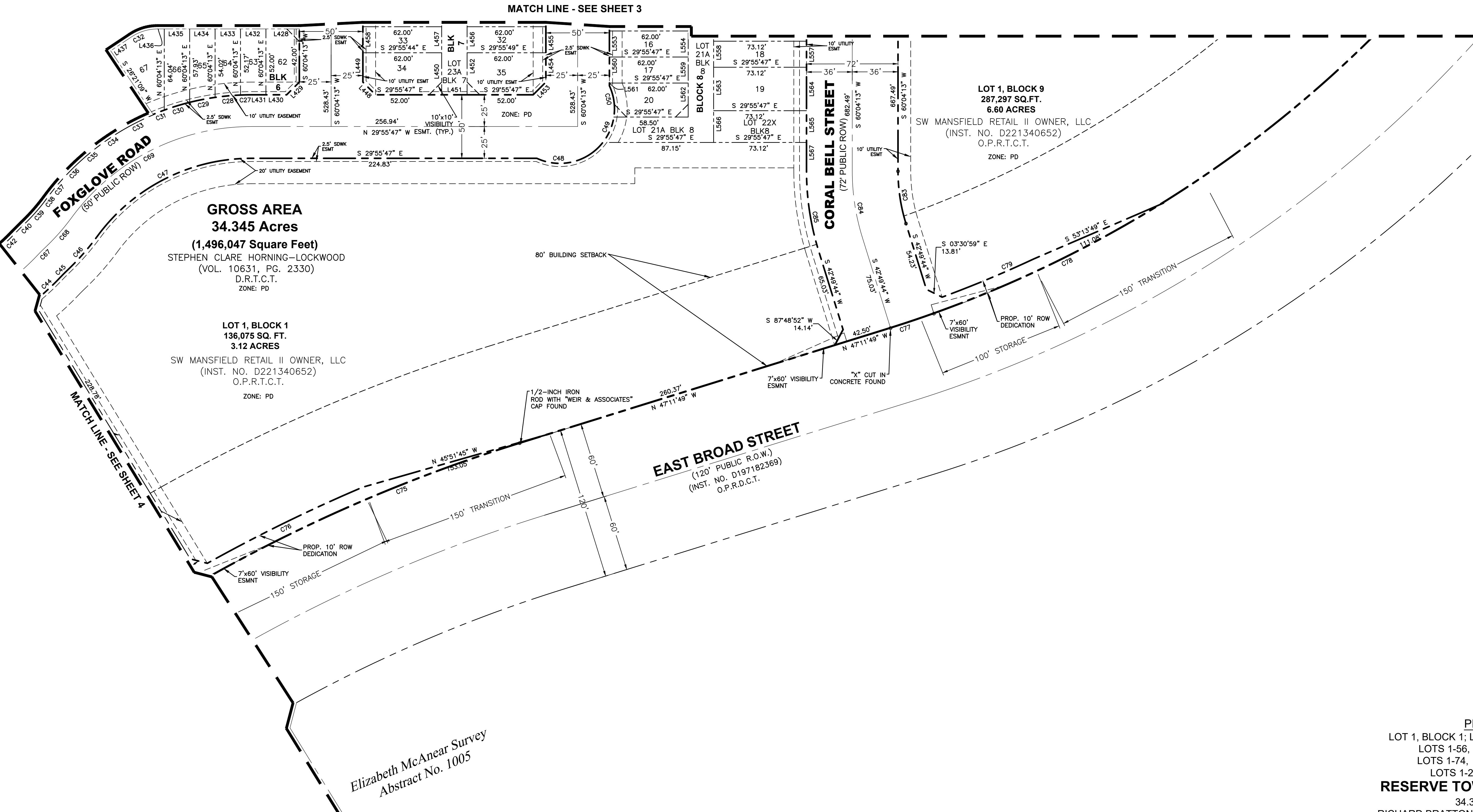
DEVELOPER
STILLWATER CAPITAL**SURVEYOR**
BGE, Inc.
2595 Travis Street, Suite 300
Dallas, TX 75204
Contact: Cole J. HenleyBGE
BGE
BGE
BGE
BGEBGE, Inc.
2595 Travis Street, Suite 300
Dallas, TX 75204
Contact: Mark Peace, P.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com0 50 100 200
SCALE: 1" = 100'





0 10 20 40

SCALE: 1" = 20'



LEGEND

POB	POINT OF BEGINNING
PG.	PAGE
VOL.	VOLUME
CAB.	CABINET
SL.	SLIDE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
—	PROPERTY LINE
- - -	EASEMENT LINE

Line Table		
Line #	Length	Direction
L1	14.142	N15° 04' 13.28"E
L2	14.142	S74° 55' 46.72"E
L3	6.832	S29° 55' 46.72"E
L4	27.073	S29° 55' 46.72"E
L5	27.073	N29° 55' 46.72"W
L6	20.500	S29° 55' 46.72"W
L7	20.500	S29° 55' 46.72"E
L8	20.500	S29° 55' 46.72"E
L9	20.500	N29° 55' 46.72"W
L10	31.074	N29° 55' 46.72"W
L11	31.074	S29° 55' 46.72"E
L12	20.000	S29° 55' 46.72"E
L13	16.711	S29° 55' 46.72"E
L14	27.073	N29° 55' 46.72"W
L15	20.500	N29° 55' 46.72"W
L16	20.500	S29° 55' 46.72"E
L17	26.735	N29° 55' 46.72"W
L18	21.073	N30° 18' 00.08"W
L19	40.927	N30° 18' 00.08"W
L20	23.167	S59° 41' 59.92"W
L21	9.654	S59° 41' 59.92"W
L22	21.073	N30° 18' 00.08"W
L23	43.012	N59° 41' 59.92"E
L24	34.012	S59° 41' 59.92"E
L25	33.573	S59° 41' 59.92"E

Line Table		
Line #	Length	Direction
L28	20.500	S59° 41' 59.92"W
L29	26.000	S59° 41' 59.92"W
L30	24.740	N59° 41' 59.92"E
L31	20.500	N59° 41' 59.92"E
L32	20.500	S59° 41' 59.92"W
L33	20.500	S59° 41' 59.92"W
L34	20.500	N59° 41' 59.92"E
L35	32.076	N59° 41' 59.92"E
L36	32.076	S59° 41' 59.92"W
L37	26.070	S59° 41' 59.92"W
L38	26.070	N59° 41' 59.92"E
L39	26.000	N59° 41' 59.92"E
L40	26.000	S59° 41' 59.92"W
L41	20.500	S59° 41' 59.92"W
L42	20.500	S59° 41' 59.92"E
L43	20.500	N59° 41' 59.92"E
L44	20.500	S59° 41' 59.92"W
L45	26.000	S59° 41' 59.92"W
L46	26.000	N59° 41' 59.92"E
L47	34.012	N59° 41' 59.92"E
L48	34.012	S59° 41' 59.92"W
L49	20.000	N59° 41' 59.92"E

Line Table		
Line #	Length	Direction
L50	28.073	N59° 41' 59.92"E
L51	28.073	S59° 41' 59.92"W
L52	26.000	N59° 41' 59.92"E
L53	26.000	S59° 41' 59.92"W
L54	20.500	N59° 41' 59.92"E
L55	20.500	S59° 41' 59.92"W
L56	20.500	N59° 41' 59.92"E
L57	20.500	S59° 41' 59.92"W
L58	26.000	N59° 41' 59.92"E
L59	26.000	S59° 41' 59.92"W
L60	32.138	N59° 41' 59.92"E
L61	32.138	S59° 41' 59.92"W
L62	26.508	N59° 41' 59.92"E
L63	26.508	S59° 41' 59.92"W
L64	20.500	N59° 41' 59.92"E
L65	20.500	S59° 41' 59.92"W
L66	20.500	N59° 41' 59.92"E
L67	20.500	S59° 41' 59.92"W
L68	20.500	N59° 41' 59.92"E
L69	20.500	S59° 41' 59.92"W
L70	26.286	N59° 41' 59.92"E
L71	26.286	S59° 41' 59.92"W
L72	28.370	N59° 41' 59.92"E
L73	28.370	S59° 41' 59.92"W
L74	20.000	N59° 41' 59.92"E

Line Table		
Line #	Length	Direction
L75	9.644	S29° 55' 46.72"E
L76	26.360	N59° 41' 59.92"E
L77	26.360	S59° 41' 59.92"W
L78	36.976	N59° 41' 59.92"E
L79	14.142	S20° 23' 11.08"E
L80	20.027	S65° 23' 11.08"E
L81	20.000	N59° 41' 59.92"E
L82	14.642	N71° 40' 31.13"E
L83	20.500	S59° 41' 59.92"W
L84	20.500	N59° 41' 59.92"E
L85	20.500	S59° 41' 59.92"W
L86	20.500	N59° 41' 59.92"E
L87	20.500	S59° 41' 59.92"W
L88	20.500	N59° 41' 59.92"E
L89	20.500	S59° 41' 59.92"W
L90	20.500	N59° 41' 59.92"E
L91	20.500	S59° 41' 59.92"W
L92	20.500	N59° 41' 59.92"E
L93	20.500	S59° 41' 59.92"W
L94	20.000	N59° 41' 59.92"E

Line Table		
Line #	Length	Direction
L95	9.644	S29° 55' 46.72"E
L96	5.664	N24° 36' 48.92"E
L97	14.142	S20° 23' 11.08"E
L98	20.027	S65° 23' 11.08"E
L99	14.642	N71° 40' 31.13"E
L100	10.515	S59° 41' 59.92"W
L101	25.550	N59° 41' 59.92"E
L102	22.526	S59° 41' 59.92"W
L103	25.997	N59° 41' 59.92"E
L104	20.500	S59° 41' 59.92"W
L105	32.573	N59° 41' 59.92"W
L106	31.721	N59° 41' 59.92"W
L107	31.721	S59° 41' 59.92"W
L108	20.500	N59° 41' 59.92"E
L109	20.500	S59° 41' 59.92"W
L110	20.503	N59° 41' 59.92"E
L111	26.000	S59° 41' 59.92"W
L112	25.997	N59° 41' 59.92"E
L113	20.500	S59° 41' 59.92"W
L114	20.500	N59° 41' 59.92"E
L115	20.500	S59° 41' 59.92"W
L116	20.500	N59° 41' 59.92"E
L117	20.500	S59° 41' 59.92"W
L118	20.500	N59° 41' 59.92"E
L119	20.503	S59° 41' 59.92"W
L120	20.500	N59° 41' 59.92"E
L121	26.873	S59° 41' 59.92"E
L122	32.573	N59° 41' 59.92"W
L123	31.605	N59° 41' 59.92"E
L124	40.550	S59° 41' 59.92"W
L125	36.415	N59° 41' 59.92"E
L126	36.415	S59° 41' 59.92"W
L127	36.576	N59° 41' 59.92"E
L128	36.576	S59° 41' 59.92"W
L129	20.000	N30° 18' 00.08"E
L130	20.500	S59° 41' 59.92"W
L131	20.500	N59° 41' 59.92"E
L132	20.500	S59° 41' 59.92"W
L133	26.000	N59° 41' 59.92"E
L134	26.000	S59° 41' 59.92"W
L135	20.500	N59° 41' 59.92"E
L136	20.500	S59° 41' 59.92"W
L137	26.000	N59° 41' 59.92"E
L138	26.000	S59° 41' 59.92"W
L139	26.000	N59° 41' 59.92"E
L140	26.000	S59° 41' 59.92"W
L141	26.000	N59° 41' 59.92"E
L142	26.000	S59° 41' 59.92"W
L143	26.000	N59° 41' 59.92"E
L144	26.000	S59° 41' 59.92"W
L145	26.000	N59° 41' 59.92"E
L146	26.000	S59° 41' 59.92"W
L147	26.000	N59° 41' 59.92"E
L148	26.000	S59° 41' 59.92"W
L149	26.000	N59° 41' 59.92"E
L		

BLOCK 3

Parcel Table		
Lot	Block	Sq. Ft.
1	Block 3	1679
2	Block 3	1271
3	Block 3	1271
4	Block 3	1927
5	Block 3	1659
6	Block 3	1199
7	Block 3	1340
8	Block 3	1735
10	Block 3	2131
11	Block 3	1208
12	Block 3	1612
13	Block 3	1271
14	Block 3	1271
15	Block 3	1989
16	Block 3	1616
17	Block 3	1612
18	Block 3	1271
19	Block 3	1271
20	Block 3	1612
21	Block 3	2109
22	Block 3	1741

BLOCK 6

Parcel Table		
Lot	Block	Sq. Ft.
23	Block 3	1612
24	Block 3	1271
25	Block 3	1271
26	Block 3	1612
27	Block 3	1993
28	Block 3	1644
29	Block 3	1271
30	Block 3	1271
31	Block 3	1271
32	Block 3	1630
33	Block 3	1634
34	Block 3	1612
35	Block 3	1271
36	Block 3	1271
37	Block 3	1612
38	Block 3	2002
39	Block 3	1603
40	Block 3	1271
41	Block 3	1271
42	Block 3	1271
43	Block 3	1759
44	Block 3	2623
45	Block 3	840
46	Block 3	1527
47	Block 3	1204
48	Block 3	840
49	Block 3	1088
50	Block 6	1079
51	Block 6	1116
52	Block 6	840
53	Block 6	840
54	Block 6	840
55	Block 6	1536
56	Block 6	1426
57	Block 6	840
58	Block 6	840
59	Block 6	840
60	Block 6	1200
61	Block 6	1317
62	Block 6	1083
63	Block 6	1040
64	Block 6	840
65	Block 6	1059
66	Block 6	1116
67	Block 6	1216
68	Block 6	1625
69	Block 6	1136
70	Block 6	1155
71	Block 6	1215
72	Block 6	1318
73	Block 6	2623
74	Block 6	840
75	Block 6	1079

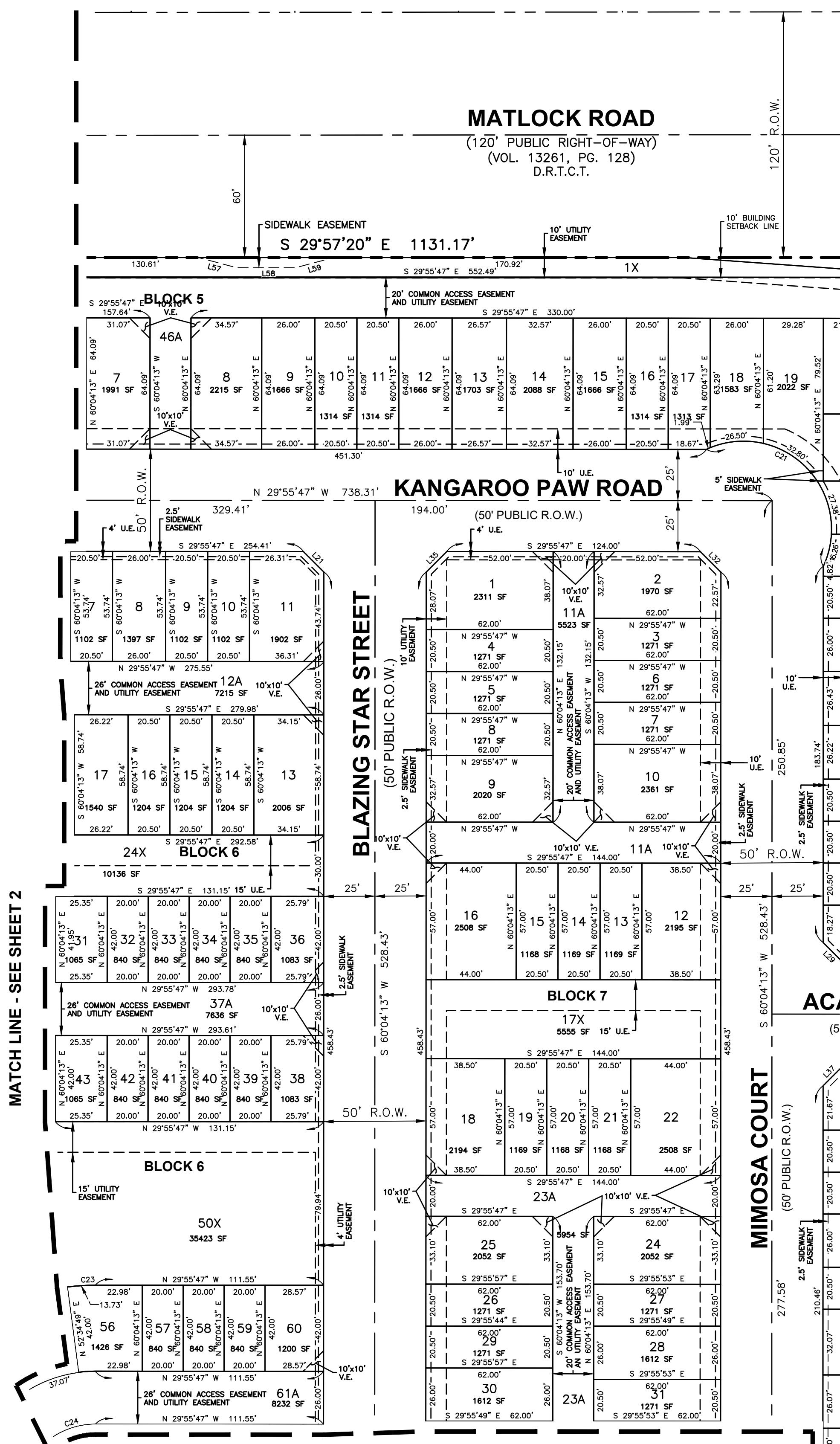
BLOCK 4

Parcel Table		
Lot	Block	Sq. Ft.
2	Block 4	1587
3	Block 4	2203
4	Block 4	1271
5	Block 4	1169
6	Block 4	1169
7	Block 4	1271
8	Block 4	1612
9	Block 4	1169
10	Block 4	1526
11	Block 4	1271
12	Block 4	2253
13	Block 4	1532
14	Block 4	1169
15	Block 4	1169
16	Block 4	1169
17	Block 4	2268
18	Block 4	1612
19	Block 4	1535
20	Block 4	1523
21	Block 4	1271
22	Block 4	1271
23	Block 4	1169
24	Block 4	1169
25	Block 4	1612
26	Block 4	2457
27	Block 4	1169
28	Block 4	1667
29	Block 4	2020
30	Block 4	2170
31	Block 4	1169
32	Block 4	1271
33	Block 4	1271
34	Block 4	1271
35	Block 4	1271
36	Block 4	1482
37	Block 4	1169
38	Block 4	1612
39	Block 4	1271
40	Block 4	1169
41	Block 4	1830
42	Block 4	2258
43	Block 4	1513
44	Block 4	1169
45	Block 4	2293
46	Block 4	1612
47	Block 4	1169
48	Block 4	1169
49	Block 4	1271
50	Block 4	1169
51	Block 4	1271
52	Block 4	1808
53	Block 4	1612
54	Block 4	2457
55	Block 4	1886

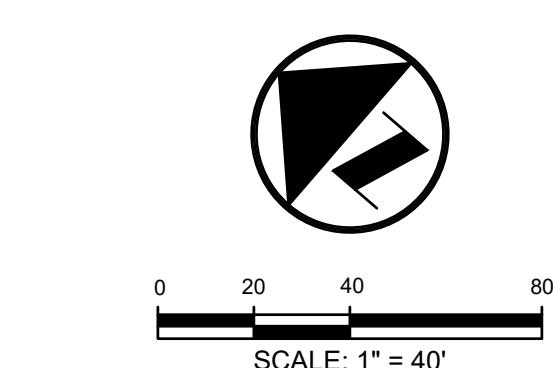
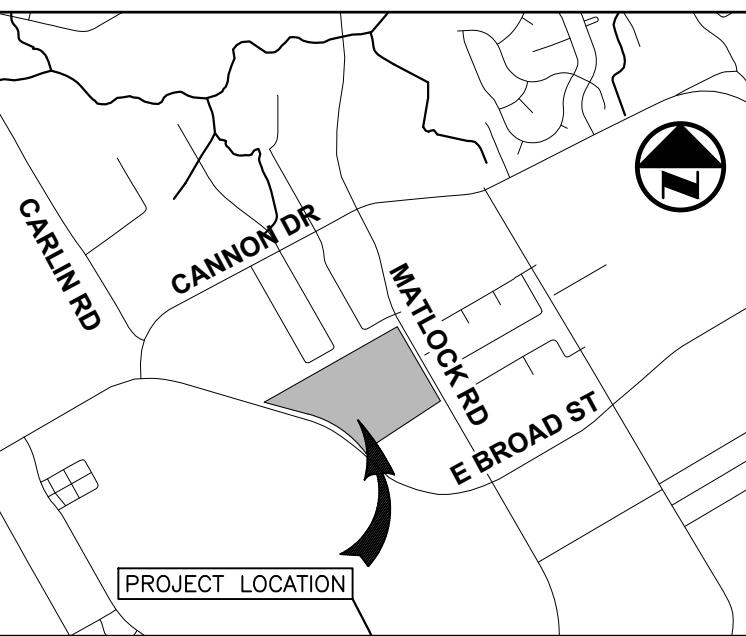
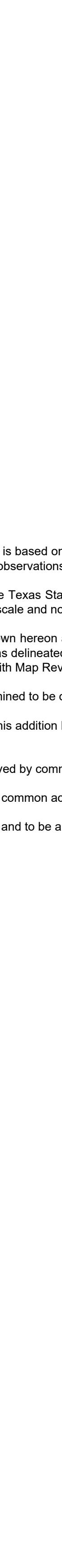
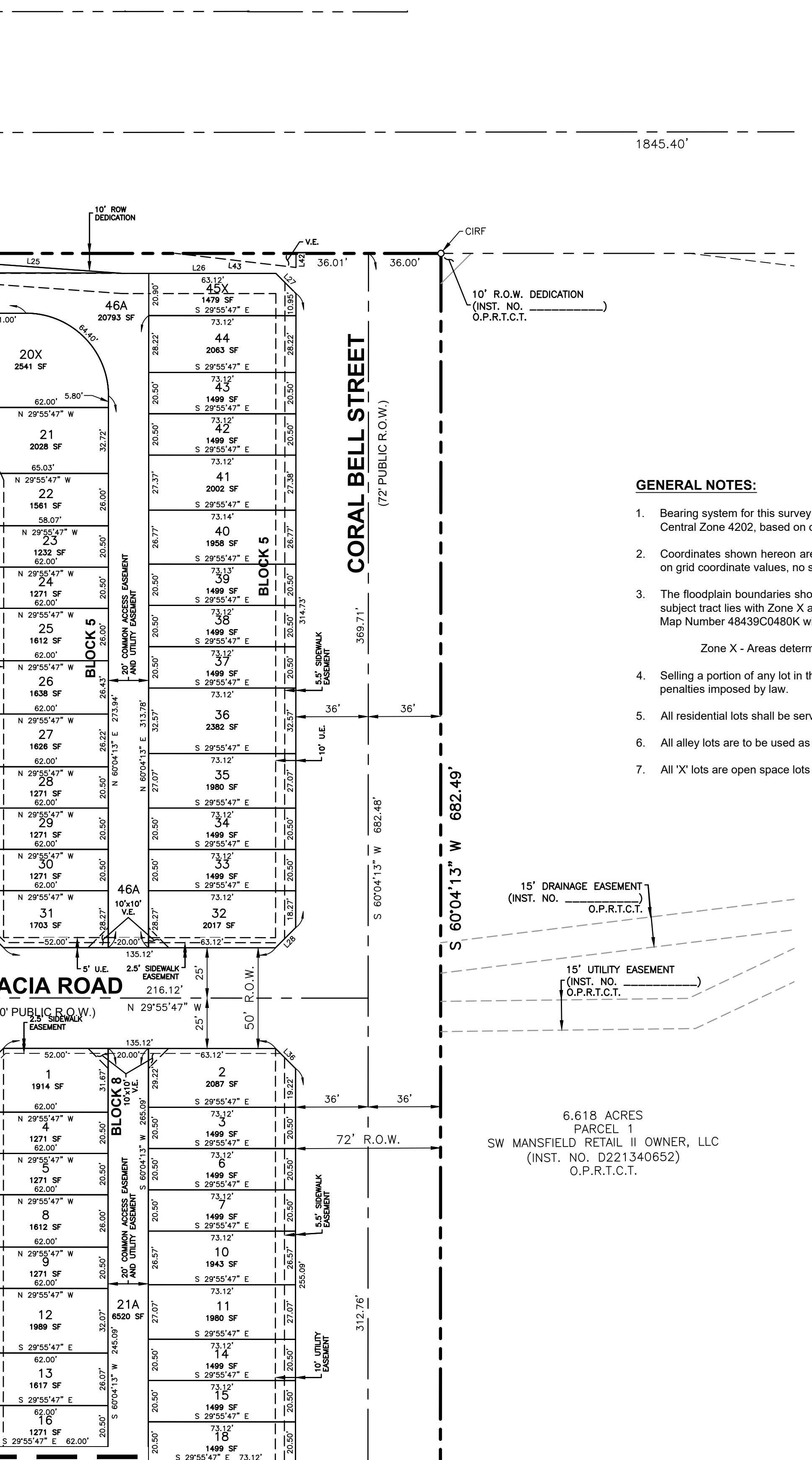
BLOCK 7

Parcel Table		
Lot	Block	Sq. Ft.
27	Block 4	1169
28	Block 4	1667
29	Block 4	2020
30	Block 4	2170
31	Block 4	1169
32	Block 4	1271
33	Block 4	1271
34	Block 4	1271
35	Block 4	1271
36	Block 4	1271
37	Block 4	1169
38	Block 4	1612
39	Block 4	1271
40	Block 4	1169
41	Block 4	1830
42	Block 4	2258
43	Block 4	1513
44	Block 4	1169
45	Block 4	2293
46	Block 4	1612
47	Block 4	1169
48	Block 4	1169
49	Block 4	1271
50	Block 4	1169
51	Block 4	1271
52	Block 4	2508
53	Block 4	1169
54	Block 4	1169
55	Block 4	1271
56	Block 4	2508
57	Block 4	1169
58	Block 4	1169
59	Block 4	1271
60	Block 4	2020
61	Block 4	1271
62	Block 4	2171
63	Block 4	1169
64	Block 4	1271
65	Block 4	1271
66	Block 4	1271
67	Block 4	1271
68	Block 4	1271
69	Block 4	1271
70	Block 4	1271
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91	Block 4	1271
92	Block 4	1271
93	Block 4	1271
94	Block 4	1271
95	Block 4	1271
96	Block 4	1271
97	Block 4	1271
98	Block 4	1271
99	Block 4	1271
100	Block 4	1271
101	Block 4	1271
102	Block 4	1271
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105	Block 4	1271
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107	Block 4	1271
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110	Block 4	1271
111	Block 4	1271
112	Block 4	1271
113	Block 4	1271
114	Block 4	1271
115	Block 4	1271
116	Block 4	1271
117	Block 4	1271
118	Block 4	1271
119	Block 4	1271
120	Block 4	1271
121	Block 4	1271
122	Block 4	

MATCH LINE - SEE SHEET 2



MATCH LINE - SEE SHEET 4



LEGEND

POB	POINT OF BEGINNING
PG.	PAGE VOL. VOLUME
CAB.	CABINET
SL.	SLIDE
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
D.E.	DRainAGE EASEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
—	PROPERTY LINE
—	EASEMENT LINE

FINAL PLAT

LOTS 1-8, 9X, 10-43, 44X, 45A, 46X, BLOCK 3
LOTS 1X, 2-28, 29A, 30X, 31-51, 52X-53X, 54-55, 56X, 57A, BLOCK 4
LOTS 1X, 2-19, 20X, 21-44, 45X, 46A, BLOCK 5
LOTS 1-11, 12A, 13-23, 24X, 25-36, 37A, 38-49, 50X, 51-60, 61A, 62-73, 74X, BLOCK 6
LOTS 1-10, 11A, 12-16, 17X, 18-22, 23A, 24-35, BLOCK 7
LOTS 1-20, 21A, 22X, BLOCK 8

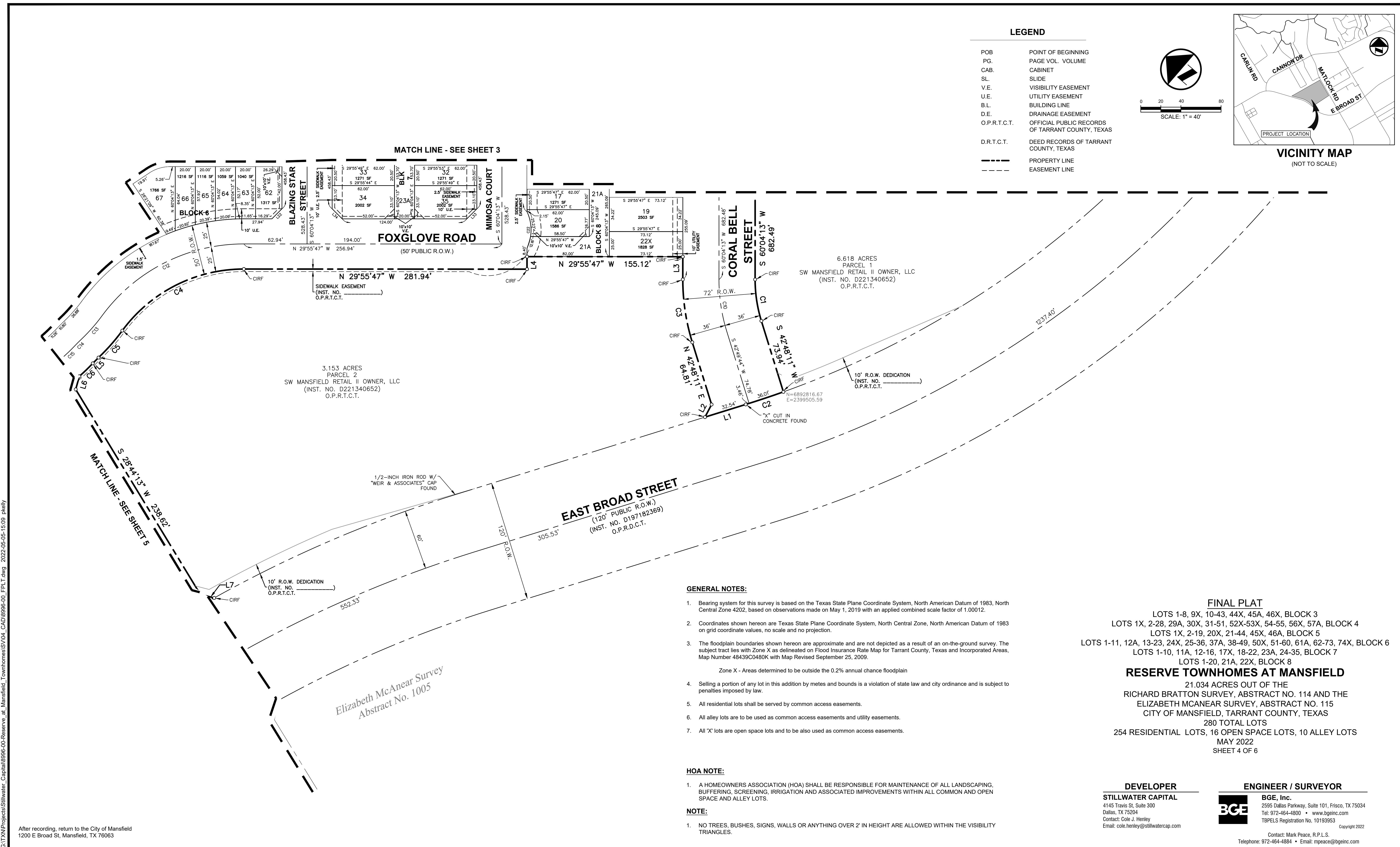
RESERVE TOWNHOMES AT MANSFIELD

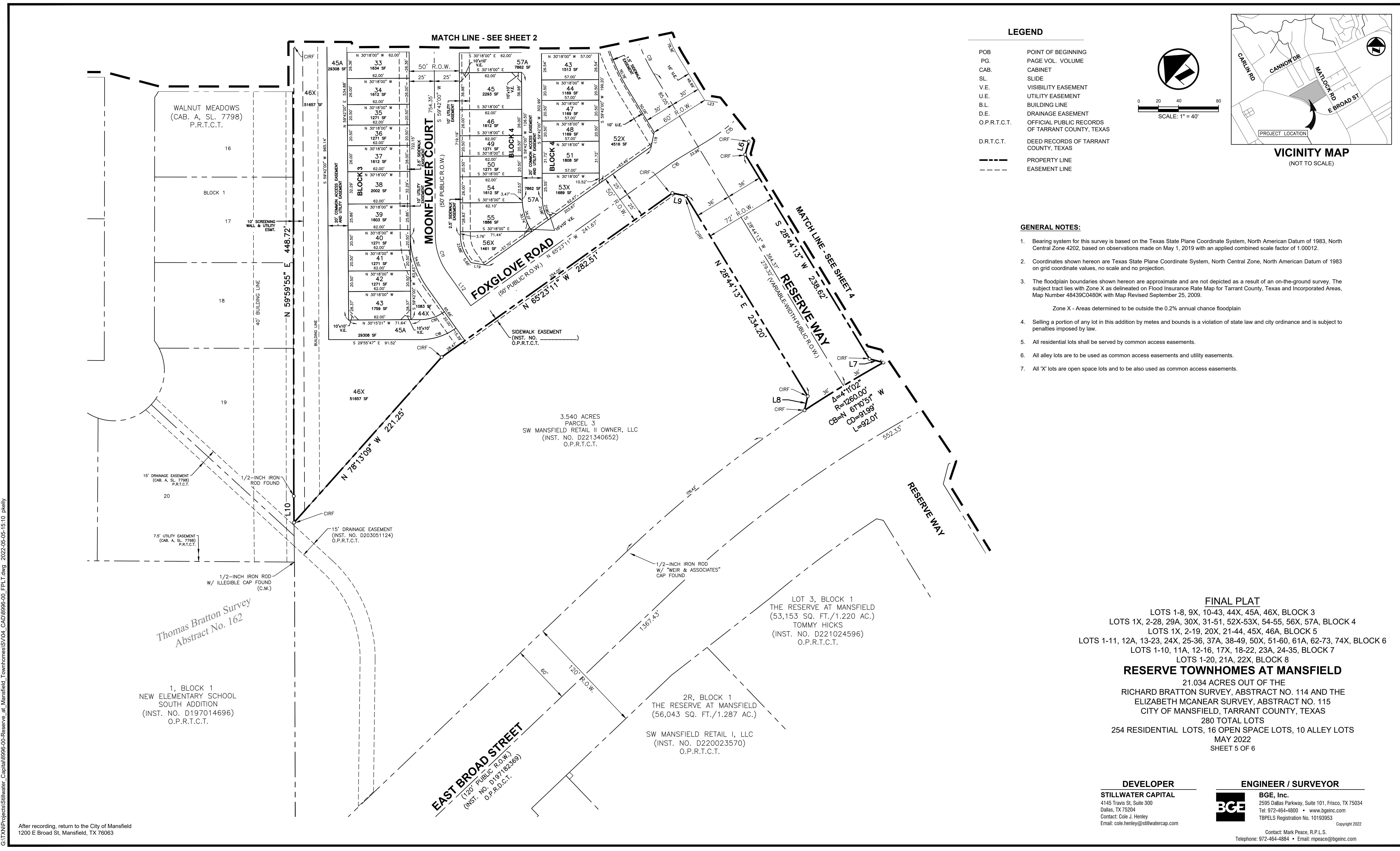
21.034 ACRES OUT OF THE
RICHARD BRATTON SURVEY, ABSTRACT NO. 114 AND THE
ELIZABETH MCNEAR SURVEY, ABSTRACT NO. 115
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
280 TOTAL LOTS

254 RESIDENTIAL LOTS, 16 OPEN SPACE LOTS, 10 ALLEY LOTS
MAY 2022
SHEET 3 OF 6

DEVELOPER
STILLWATER CAPITAL
4145 Travis St, Suite 300
Dallas, TX 75204
Contact: Cole J. Henley
Email: cole.henley@stillwatercap.com

ENGINEER / SURVEYOR
BGE, Inc.
2959 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4804 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2022
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com





LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 47°11'49" W	42.50'
L2	S 87°48'11" E	14.14'
L3	N 60°04'13" E	22.68'
L4	S 60°04'13" W	14.14'
L5	N 74°58'29" W	8.10'
L6	S 75°35'54" W	13.55'
L7	S 15°17'23" E	14.38'
L8	N 72°50'45" E	14.36'
L9	N 18°19'29" W	13.62'
L10	N 59°28'33" E	26.37'
L11	S 72°33'02" W	52.86'
L12	S 24°36'49" W	40.66'
L13	S 25°43'22" E	130.03'
L14	S 29°55'38" E	79.40'
L15	S 15°04'13" W	14.10'
L16	N 74°55'47" W	14.14'
L17	S 15°04'13" W	14.14'
L18	S 71°40'31" W	14.64'
L19	N 20°23'11" W	14.14'
L20	S 75°06'53" E	14.10'
L21	S 15°04'13" W	14.14'
L22	N 74°55'47" W	14.14'
L23	N 20°46'50" W	12.98'
L24	S 74°55'47" E	14.14'
L25	S 25°48'25" E	137.24'
L26	S 29°55'47" E	76.37'
L27	S 15°04'13" W	14.14'
L28	N 74°55'47" W	14.14'
L29	N 15°04'13" E	14.14'
L30	N 15°04'13" E	14.14'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S 74°55'47" E	13.67'
L32	S 15°04'13" W	14.14'
L33	N 74°55'47" W	14.14'
L34	N 15°04'13" E	14.14'
L35	S 74°55'47" E	14.14'
L36	S 15°04'13" W	14.14'
L37	S 74°55'47" E	14.14'
L38	N 60°02'40" E	7.00'
L39	S 23°18'04" E	60.41'
L40	N 36°36'36" W	60.41'
L41	N 60°02'40" E	7.00'
L42	S 60°04'13" W	7.00'
L43	N 23°16'31" W	60.41'
L44	S 30°10'11" E	22.16'
L45	S 59°45'17" W	15.00'
L46	N 30°10'11" W	22.13'
L47	S 59°49'49" W	26.93'
L48	N 30°14'43" W	15.00'
L49	N 59°49'49" E	27.00'
L50	S 30°10'11" E	31.88'
L51	S 59°45'17" W	15.00'
L52	N 30°10'11" W	31.88'
L53	S 29°54'38" E	9.19'
L54	S 74°54'38" E	8.25'
L55	S 29°55'47" E	52.68'
L56	S 44°45'53" E	15.13'
L57	S 15°05'40" E	19.48'
L58	S 29°55'47" E	28.65'
L59	S 44°45'53" E	19.59'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, SW Mansfield SFR Owner, LLC is the owner(s) of a 21.034-acre (916,251-square-foot) tract of land located in the Richard Bratton Survey, Abstract No. 114 and the Elizabeth McNear Survey, Abstract No. 1005, City of Mansfield, Tarrant County, Texas as recorded in Instrument No. D221340648 of the Deed Records of Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod in the southwest right-of-way line of Matlock Road (a 120-foot-wide public right-of-way); said point being the north corner of said SW Mansfield SFR Owner tract and the east corner of Monticello Phase 1, an addition to the City of Mansfield according to the plat recorded in Cabinet A, Slide 11118 of the Plat Records of Tarrant County, Texas;

THENCE, South 29 degrees 57 minutes 20 seconds East, with the said southwest right-of-way line of Matlock Road and the northeast line of said SW Mansfield SFR Owner tract, a distance of 1,131.17 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the east corner of said SW Mansfield SFR Owner tract and the north corner of that certain tract of land described as Parcel 1 in Special Warranty Deed with Vendor's Lien to SW Mansfield Retail II Owner, LLC as recorded in Instrument No. D221340652 of said Official Public Records;

THENCE, departing the said southwest right-of-way line of Matlock Road and with the southeast line of said SW Mansfield SFR Owner tract and the northwest line of said Parcel 1, the following three (3) calls:

South 60 degrees 04 minutes 13 seconds West, a distance of 682.49 feet to a 5/8-inch iron with "BGE" cap found for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, with said curve to the left, having a central angle of 17 degrees 14 minutes 29 seconds, a radius of 139.00 feet, a chord bearing of South 51 degrees 26 minutes 59 seconds West, a chord distance of 41.67 feet, and an arc length of 41.83 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve;

South 42 degrees 48 minutes 11 seconds West, a distance of 73.94 feet to a 5/8-inch iron with "BGE" cap found for corner in the northeast right-of-way line of East Broad Street (a 120-foot-wide public right-of-way); said point being the south corner of said SW Mansfield SFR Owner tract, the west corner of said Parcel 1, and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, with said northeast right-of-way line of East Broad Street, a southwest line of said SW Mansfield SFR Owner tract, and said curve to the right, having a central angle of 02 degrees 24 minutes 03 seconds, a radius of 940.00 feet, a chord bearing of North 48 degrees 24 minutes 03 seconds West, a chord distance of 39.51 feet, and an arc length of 39.51 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve;

THENCE, North 47 degrees 11 minutes 49 seconds West, continuing with the said northeast right-of-way line of East Broad Street and said southwest line of SW Mansfield SFR Owner tract, a distance of 42.50 feet to a 5/8-inch iron with "BGE" cap found for corner; said point being a west corner of said SW Mansfield SFR Owner tract and the south corner of that certain tract of land described as Parcel 2 in said Special Warranty Deed with Vendor's Lien to SW Mansfield Retail II Owner, LLC;

THENCE, departing the said northeast right-of-way line of East Broad Street and with the common lines of said SW Mansfield SFR Owner tract and said Parcel 2, the following fourteen (14) calls:

North 87 degrees 48 minutes 11 seconds East, a distance of 14.14 feet to a 5/8-inch iron with "BGE" cap found for an angle point;

North 42 degrees 48 minutes 11 seconds East, a distance of 64.81 feet to a 5/8-inch iron with "BGE" cap found for corner at the beginning of a tangent curve to the right;

In a northeasterly direction, with said curve to the right, having a central angle of 17 degrees 14 minutes 29 seconds, a radius of 211.00 feet, a chord bearing of North 51 degrees 26 minutes 59 seconds East, a chord distance of 63.25 feet, and an arc length of 63.49 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve;

North 60 degrees 04 minutes 13 seconds East, a distance of 22.68 feet to a 5/8-inch iron with "BGE" cap found for corner; said point being an interior corner of said SW Mansfield SFR Owner tract and an east corner of said Parcel 2;

North 29 degrees 55 minutes 47 seconds West, a distance of 155.12 feet to a 5/8-inch iron with "BGE" cap found for corner;

South 60 degrees 04 minutes 13 seconds West, a distance of 12.49 feet to a 5/8-inch iron with "BGE" cap found for corner;

North 29 degrees 55 minutes 47 seconds West, a distance of 281.94 feet to a 5/8-inch iron with "BGE" cap found for corner at the beginning of a tangent curve to the left;

In a northwesterly direction, with said curve to the left, having a central angle of 53 degrees 45 minutes 53 seconds, a radius of 150.00 feet, a chord bearing of North 56 degrees 48 minutes 33 seconds West, a chord distance of 135.65 feet, and an arc length of 140.76 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve and the beginning of a reverse curve to the right;

In a westerly direction, with said curve to the right, having a central angle of 10 degrees 16 minutes 01 seconds, a radius of 200.00 feet, a chord bearing of North 78 degrees 33 minutes 39 seconds West, a chord distance of 35.79 feet, and an arc length of 35.84 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve;

North 74 degrees 58 minutes 29 seconds West, a distance of 8.10 feet to a 5/8-inch iron with "BGE" cap found for corner at the beginning of a non-tangent curve to the right;

In a westerly direction, with said curve to the right, having a central angle of 05 degrees 19 minutes 05 seconds, a radius of 200.00 feet, a chord bearing of North 73 degrees 51 minutes 47 seconds West, a chord distance of 18.56 feet, and an arc length of 18.56 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve;

South 75 degrees 35 minutes 54 seconds West, a distance of 13.55 feet to a 5/8-inch iron with "BGE" cap set for an angle point; said point being an interior corner of said SW Mansfield SFR Owner tract and a north corner of said Parcel 2;

South 28 degrees 44 minutes 13 seconds West, a distance of 238.62 feet to a 5/8-inch iron with "BGE" cap found for an angle point;

South 15 degrees 17 minutes 23 seconds East, a distance of 14.38 feet to a 5/8-inch iron with "BGE" cap found for corner in the said northeast right-of-way line of East Broad Street; said point being a southeast corner of said SW Mansfield SFR Owner tract, a west corner of said Parcel 2, and the beginning of a non-tangent curve to the left;

THENCE, in a northwesterly direction with said northeast right-of-way line of East Broad Street, a southwest line of said SW Mansfield SFR Owner tract, and said curve to the left, having a central angle of 04 degrees 11 minutes 02 seconds, a radius of 1,260.00 feet, a chord bearing of North 61 degrees 10 minutes 51 seconds West, a chord distance of 91.99 feet, and an arc length of 92.01 feet to a 5/8-inch iron with "BGE" cap found for corner at the end of said curve; said point being a southwest corner of said SW Mansfield SFR Owner tract and a southeast corner of that certain tract of land described as Parcel 3 in said Special Warranty Deed with Vendor's Lien to SW Mansfield Retail II Owner, LLC

THENCE, departing the said northeast right-of-way line of East Broad Street and with the common lines of said SW Mansfield SFR Owner tract and said Parcel 3, the following five (5) calls:

North 72 degrees 50 minutes 45 seconds East, a distance of 14.36 feet to a 5/8-inch iron with "BGE" cap found for an angle point;

North 28 degrees 44 minutes 13 seconds East, a distance of 234.20 feet to a 5/8-inch iron with "BGE" cap found for an angle point;

North 18 degrees 19 minutes 29 seconds West, a distance of 13.62 feet to a 5/8-inch iron with "BGE" cap found for an angle point; said point being an interior corner of said SW Mansfield SFR Owner tract and an east corner of said Parcel 3;

North 65 degrees 23 minutes 11 seconds West, a distance of 282.51 feet to a 5/8-inch iron with "BGE" cap found for an angle point;

North 78 degrees 13 minutes 09 seconds West, a distance of 221.25 feet to a 5/8-inch iron with "BGE" cap found for corner in the southeast line of Walnut Meadows, an addition to the City of Mansfield according to the plat recorded in Cabinet A, Slide 7798 of said Plat Records; said point being the west corner of said SW Mansfield SFR Owner tract and the north corner of said Parcel 3;

THENCE, with the said southeast line of said Walnut Meadows addition, the following three (3) calls:

North 59 degrees 28 minutes 33 seconds East, a distance of 26.37 feet to a 1/2-inch iron rod found for an angle point;

North 59 degrees 59 minutes 55 seconds East, a distance of 448.72 feet to a 5/8-inch iron with "BGE" cap set for an angle point;

North 60 degrees 03 minutes 33 seconds East, a distance of 168.58 feet to a 5/8-inch iron with "BGE" cap set for an angle point; said point being the east corner of said Walnut Meadows addition and the south corner of said Monticello Phase 1 addition;

THENCE, North 59 degrees 37 minutes 53 seconds East, with the southeast line of said Monticello Phase 1 addition, a distance of 515.44 feet to the POINT OF BEGINNING and containing 21.034 acres or 916,251 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, SW Mansfield SFR Owner, LLC is the owner of the above described parcel, acting by and thru the undersigned, their duly authorized agents, do here by adopt the herein above described property as **RESERVE TOWNHOMES AT MANSFIELD**, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

Witness, my hand this the _____ day of _____, 2022.

SW Mansfield SFR Owner, LLC

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Reid Caldwell, Manager, 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 _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, Gregory Mark Peace, 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 the _____ day of _____, 2022.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4655

Agenda Date: 5/16/2022

Version: 2

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

OA#22-003: Continuation of Public Hearing to Consider Amending Chapter 155 of the Code of Ordinances of the City of Mansfield, "Zoning" by Amending Special Purpose District Regulations and Creating a New Section 155.073 "S, South Mansfield Arts Form-based Development District".

Description/History

On May 2, 2022, the Department of Planning proposed and briefly presented the first draft of the S, South Mansfield Arts Form-based Development District to the Planning and Zoning Commission for review, consideration, and possible action. During the public hearing, the Department of Planning requested that the Planning and Zoning Commission table their consideration and possible action until May 16, 2022 to allow for further additions and edits to ensure a set of regulations and standards that will best achieve Mansfield's vision for mixed-use development and other architecture, landscape architecture, and urban design considerations of elevated quality.

The Department of Planning is continuing to work through those regulations and standards in consultation with the Department of Public Works and others.

Congruent with the proposed creation of the new zoning district, there maybe properties that wish to be rezoned to the form-based district on June 6th

Recommendation

Staff recommends that the Planning and Zoning Commission table this item until June 6 2022.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4673

Agenda Date: 5/16/2022

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

ZC#20-021: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for single-family residential uses on approximately 2.997 acres known as Lot 15, Mount Zion Estates, located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC (engineer) on behalf of Christine Panagopoulos of Trinity Habitat for Humanity (owner/developer)

Description/History

Existing Use: Vacant land

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-7.5/12 District.

South - Single-family residential, SF-7.5/12 District.

East - Vacant land, PR, Pre-Development District.

West - Sayers Street; single-family residential (i.e., SF-7.5/12 District) across the street.

Case History

December 21, 2020:

Habitat for Humanity submits a zoning change request application to a Planned Development for a townhome style project.

February 16, 2021:

The first public hearing for this rezoning request was held. At the time, the development consisted of a townhome style project with 33 dwelling units in 13 buildings. The Planning and Zoning Commission voted 7-0 to continue the public hearing and to table possible action until March 1, 2021. The vote was intended to provide the applicant with a reasonable amount of time to make their presentation in-person, to visit with surrounding property owners, and to present examples of similar developments.

March 1, 2021:

The Planning and Zoning Commission continued the public hearing. There was extensive discussion concerning the proposed project including possible encroachments into the gas pipeline easement; the architecture of the dwellings; the site layout; the development intensity; the location access points and spacing of driveways; the considerations for parking and storage; and the development phasing and maintenance among other considerations. The Planning and Zoning Commission voted 7-0 to table their

consideration and possible action until a future meeting so that the applicant could negotiate and secure an agreement with the pipeline operator.

February 21, 2022:

The Planning and Zoning Commission held a continued public hearing on a new site layout and development plan that consisted of 22 detached, alley-served units. After discussion on the merits of the project the Planning and Zoning Commission voted to deny the case, 5-1-1.

March 21, 2022:

City Council remands the case to Planning and Zoning Commission for further consideration and to allow for more public input and to allow adequate and accessible participation in the public planning process.

April 28, 2022:

City Staff invited members of the general public to a forum to receive additional information on current and upcoming projects and to have an opportunity to voice concerns about the Habitat for Humanity (the applicant) ahead of a scheduled public hearing with the Planning and Zoning Commission. At the forum, City Staff and Habitat for Humanity provided the public with updates and renderings that illustrate the inclusion of covered parking with secured storage, addressing a concern previously made on the previously proposed plans.

Synopsis

The requested PD, Planned Development zoning designation is to accommodate a single-family residential development. The development proposes construction of 22 detached single-family units supported by parking, landscaping, sidewalks, and other related amenities. The development, if approved, will yield a gross density of 7.34 dwelling units per acre. Although the proposed development is compatible with the surrounding properties and is consistent with the recommendations found in the Land Use Plan, opportunities to improve the development and increase community input in its design emerged over time. Habitat for Humanity has made significant strides to address community input and elevate urban design, landscape, and other architectural considerations. Staff recommended approval with conditions at the public hearing held by the Planning and Zoning Commission on February 21, 2022. The Planning and Zoning Commission recommended denial of the zoning request. Staff recommended that the City Council give consideration to remanding the request to the Planning and Zoning Commission for further review on March 21, 2022. Staff recommends approval of the project.

Staff Analysis

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for single-family residential uses.

Development Plan and Regulations

The applicant proposes to develop a single-family residential neighborhood with 22

dwelling units-resulting a gross density of 7.34 dwelling units per acre. Each dwelling unit will be constructed on an individual lot; and the lots will be served by a common access driveway and alley system serving surface parking. The development is designed in a manner such that the front façade of the homes either face Sayers Street or open space areas. The parking for the dwellings will be located in the rear, and accessed by a system of alleys and driveways. Additional parking and a landscaped area will be generally located in the central portion of the development, while detention will be located in the northeast. The applicant intends for all units to be owner-occupied. All property outside of the individual residential lots will be under common ownership and will be maintained by a homeowners' association, which will also maintain all alleys, driveways, parking spaces, sidewalks, landscaping, fencing, and amenities. The applicant further intends that waste collection and disposal service will be handled by trash carts; and that the carts will be stored in a series of fenced trash bin corrals off the alleys.

The residential lots will vary in size from 2,356 to 4,093 square feet. The lots will range in width from 31 to 36 feet and will range in depth from 76 to 94 feet. Each lot will have a minimum front yard setback of 20 feet and a minimum rear yard setback of 20 feet. Most lots will also have a minimum side yard setback of five (5) feet on each side, except that lots adjacent to the pipeline easement will have no setback adjacent to the easement. Finally, the minimum dwelling area will be 1,050 square feet, and the maximum building height is a little less than 20 feet.

A gas pipeline runs along the east and south property lines and the development has been redesigned not to encroach into the easement, except for permitted fencing. If consent is not granted to install fencing over the easements, then the rear yards of Lots 18, 19, 20, and 21 will need to be appropriately reduced.

Access, Circulation, Parking, and Other Considerations

The development will be served by one common access point off Sayers Street. The common access driveway includes alley service to most of the lots, as well as a cul-de-sac like turnaround in the center of the development. Most of the units will include two (2) dedicated parking spaces in the rear of each lot, except for Lots 18, 19, 20, and 21, which will be served by shared parking spaces that are located in the front or side of the lots. A total of 65 parking spaces will be provided; which consists of two (2) parking spaces for each dwelling and 21 parking spaces for visitors. To address a concern that was brought up during public hearings, many of the residential units have a carport and secured storage area. A network of sidewalks will ensure pedestrian access to the front of each home, the shared parking spaces, and a new sidewalk along Sayers Street.

Dedicated parking spaces for most of the units will generally be located to the rear of the units, and consideration was given towards the appropriate visual screening of them (e.g., carports, garages, and storage compartments). If carports, garages, and storage areas are provided, it is important for Habitat for Humanity to ensure that their architecture, design, and scale are compatible and visually harmonious with the unit they intend to serve

Elevations and Perspectives

The applicant has provided elevations for the units. As proposed --- and shown --- the primary exterior finish for the units will be cementitious fiber board. Brick and cedar shake are intended to be used as accent materials. A front porch or covered entryway will be provided for each dwelling; and each unit will have a covered rear porch. Roof pitched will range from 4:12 to 8:12.

Landscaping and Screening

A landscape plan, showing the preservation of over 60 existing trees, has been provided. The majority of the preserved trees are located in the northern portion of the property (around the detention area) and along the east boundary of the property. In addition, several new trees will be planted throughout the development, particularly in common areas, in front of each residence, along Sayers Street, and along the main driveway that goes through the center of the development. Finally, shrubs will line the main driveway and foundation plantings will accent the front of each home. Each residential lot is also planned to be fenced and the trash cart corrals will also be screened.

Signage

The applicant has noted on the Development Plan that all signage will follow the typical standards applicable to the MF-1, Multi-Family Residential District. A monument sign is shown near the entrance to the development; and its location must be adjusted to ensure compliance with the required ten (10) setback.

Land Use Plan

The subject property is located in Sub-Area 2 of the City's Official Land Use Plan. The Land Use Plan encourages the provision of housing opportunities for those who wish to age in place as well as more intense residential products on lots that are smaller and narrower. In addition, the Land Use Plan calls for preserving heavily wooded areas to provide natural buffers and protect wildlife habitats.

Summary

The proposed development, if approved, will provide for residential infill. The proposed development generally adheres to the vision and goals set forth in the Land Use Plan while providing for single-family housing that is compatible with the area. In addition, the development will provide for the preservation of existing trees in the northern and eastern portions of the property, provides for a natural buffer around the perimeter of the property, avoids encroachment of the pipeline easement, and provides for additional landscaping, sidewalks, parking, fencing, and alleys to serve the development. Furthermore, any new signage will comply with the typical requirements for MF-1, Multi-family Residential District zoning. The development has provided additional elevations and renderings of carport spaces with secured storage area for most of the residential units, specifically all units with rear accessed parking.

Staff recommends approval.

Attachments:

Maps and Supporting Information
Exhibit A - Property Description

Exhibit B - Development Plan

Exhibit C - Elevations and Perspectives

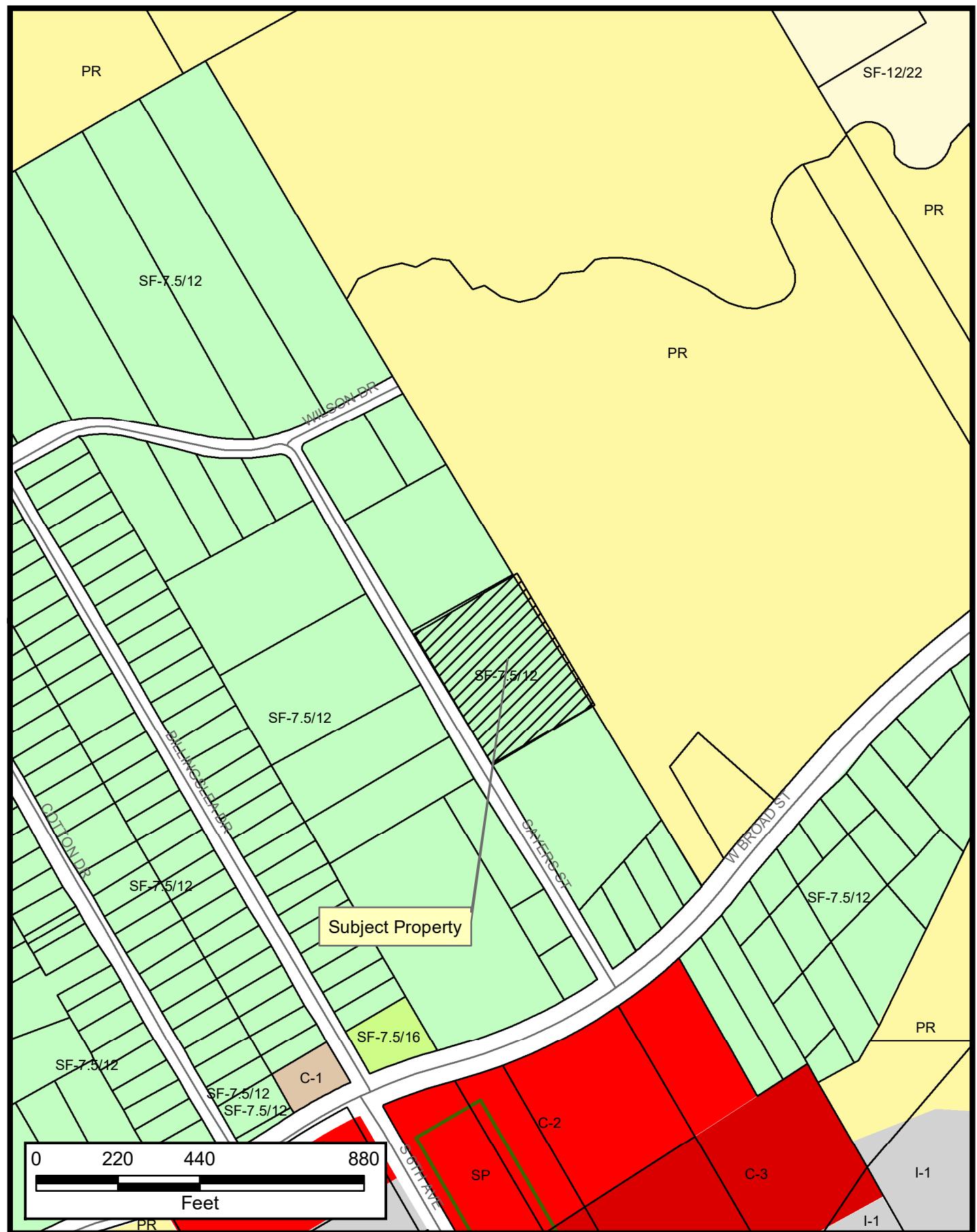
Exhibit D - Landscape Plan



ZC#20-021

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.

2/8/2022



ZC#20-021

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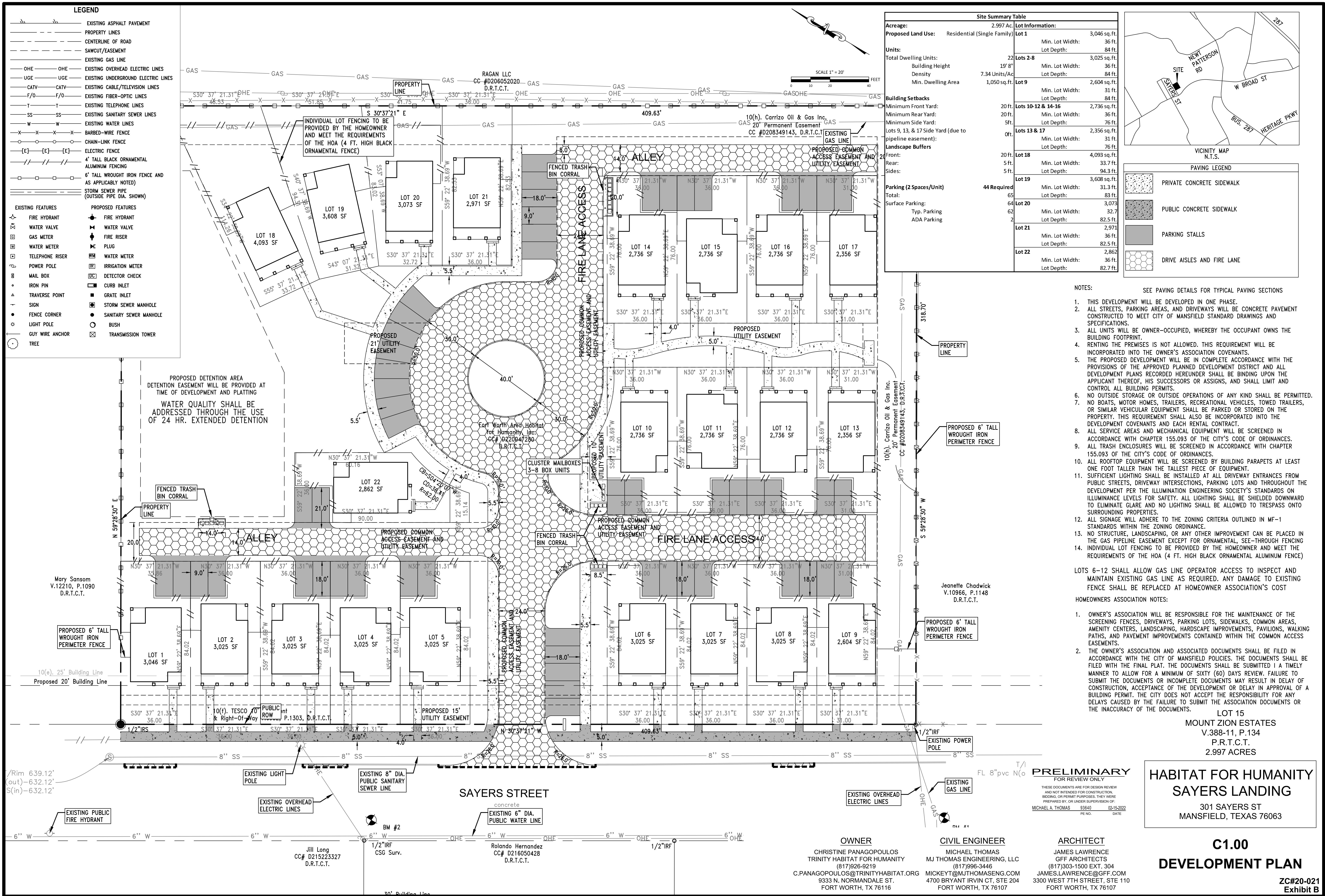
2/8/2022

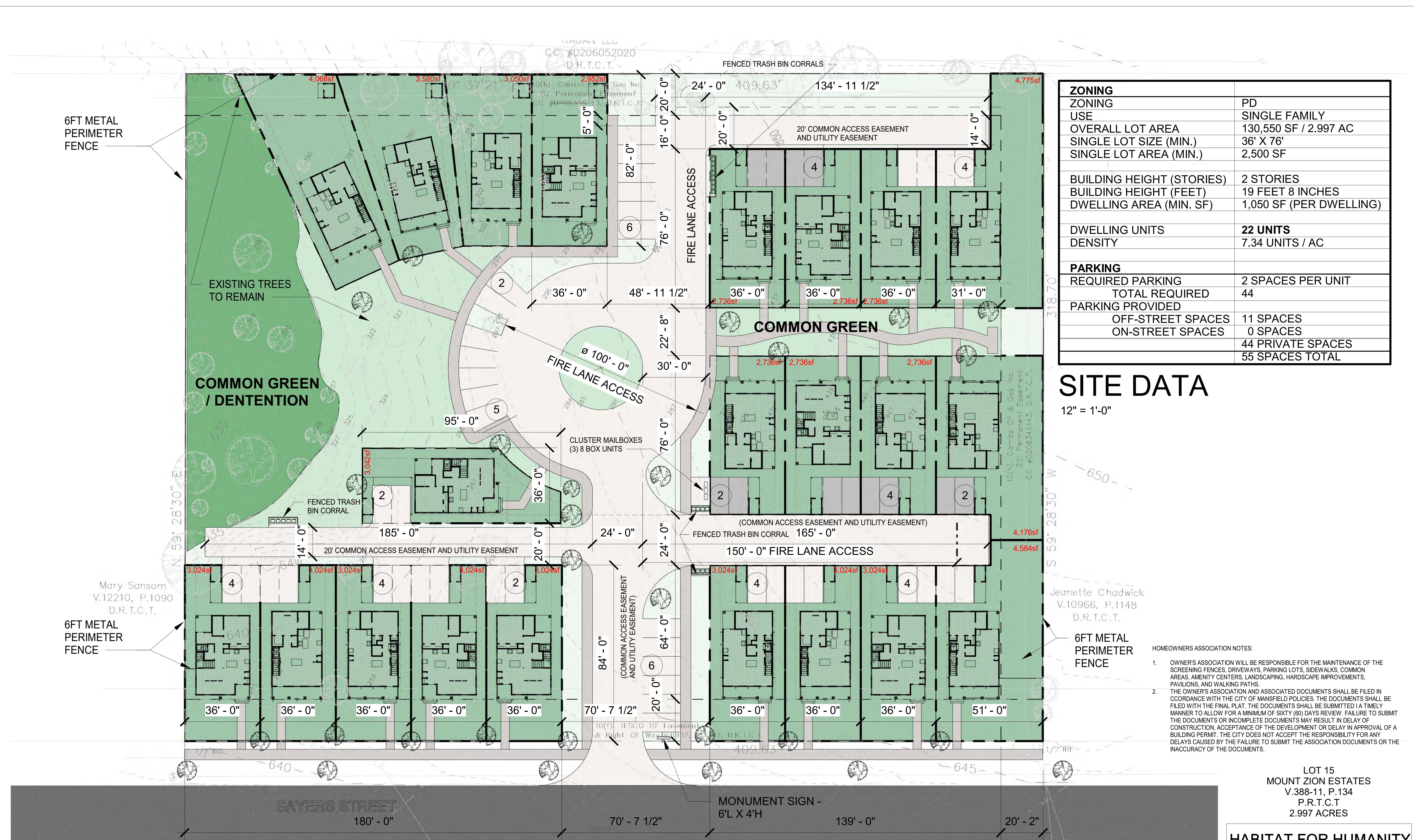
Property Owner Notification for ZC#20-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANKS, THOMAS J SURVEY	A 644	RAGAN LLC	1242 MARION RD SE	ROCHESTER, MN	55904-5729
MOUNT ZION ESTATES	LOT 14	SANSOM, MARY	253 SAYERS DR	MANSFIELD, TX	76063-4518
MOUNT ZION ESTATES	LOT 15	FORT WORTH AREA HABITAT FOR HUMANITY INC	301 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 15	FORT WORTH AREA HABITAT FOR HUMANITY INC	301 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 16	CHADWICK, JEANETTE	341 SAYERS DR	MANSFIELD, TX	76063-4519
MOUNT ZION ESTATES	LOT 1A	MORENO, AGUSTIN	5533 LASTER RD	FORT WORTH, TX	76119-6561
MOUNT ZION ESTATES	LOT 4	STEWARD, JESSICA LATRICE	348 SAYERS ST	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 5A	HERNANDEZ, ROLANDO IBARRA, MARIA	310 SAYERS DR	MANSFIELD, TX	76063-4521
MOUNT ZION ESTATES	LOT 5BR1	ARMSTEAD, RODERICK T	318 SAYERS DR	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 6	SMITH, JAMES & APRIL	507 GLEN COVE CT	MANSFIELD, TX	76063
MOUNT ZION ESTATES	LOT 7	CLEVELAND, DEBRA EST	242 SAYERS DR	MANSFIELD, TX	76063

EXHIBIT A
ZC#20-021

Being Lot 15, Mount Zion Estates, an addition to Tarrant County, Texas according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas.





0 4 8 16'

3/15/2021
Job #: 21301

OWNER
CHRISTINE PANAGOPoulos
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)996-3446
MICKEYT@MJTHOMASENG.COM

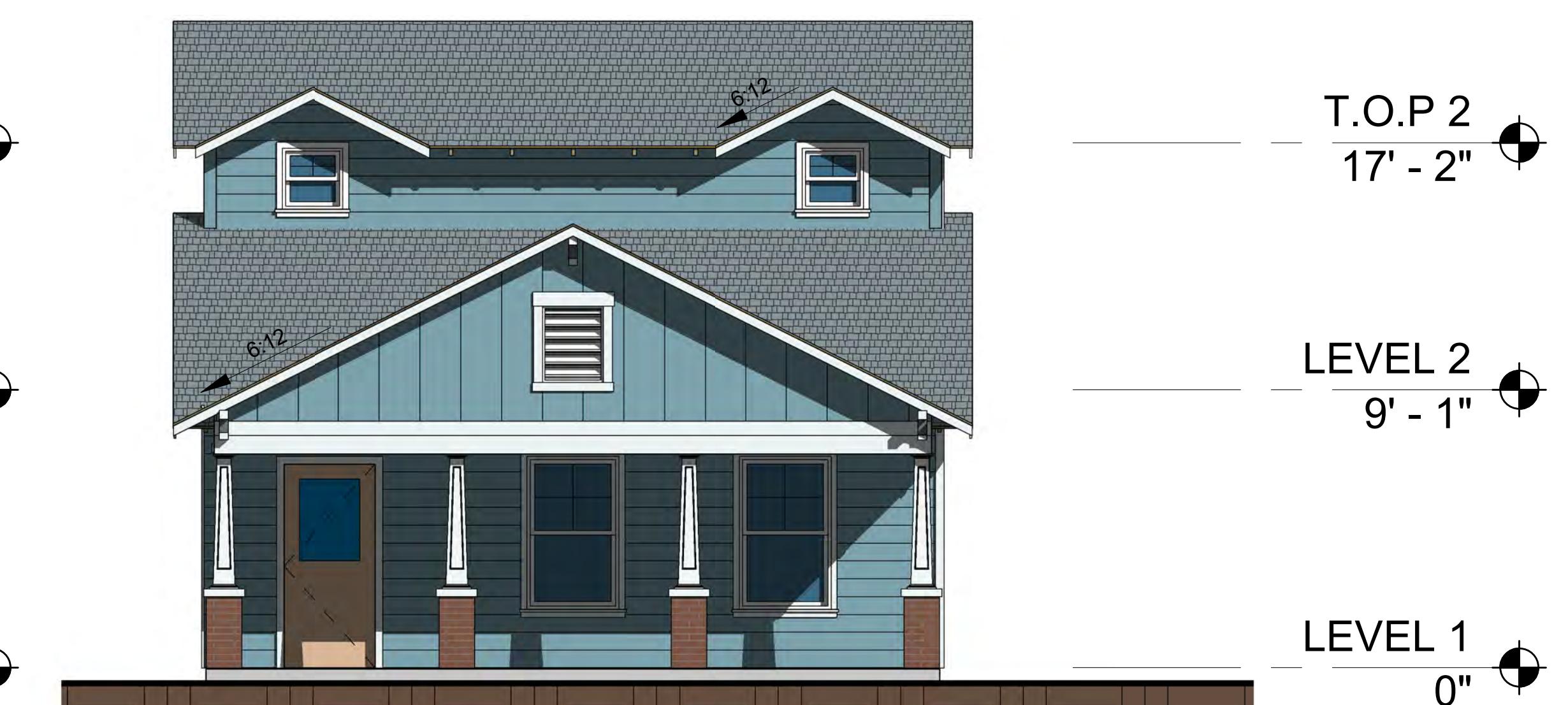
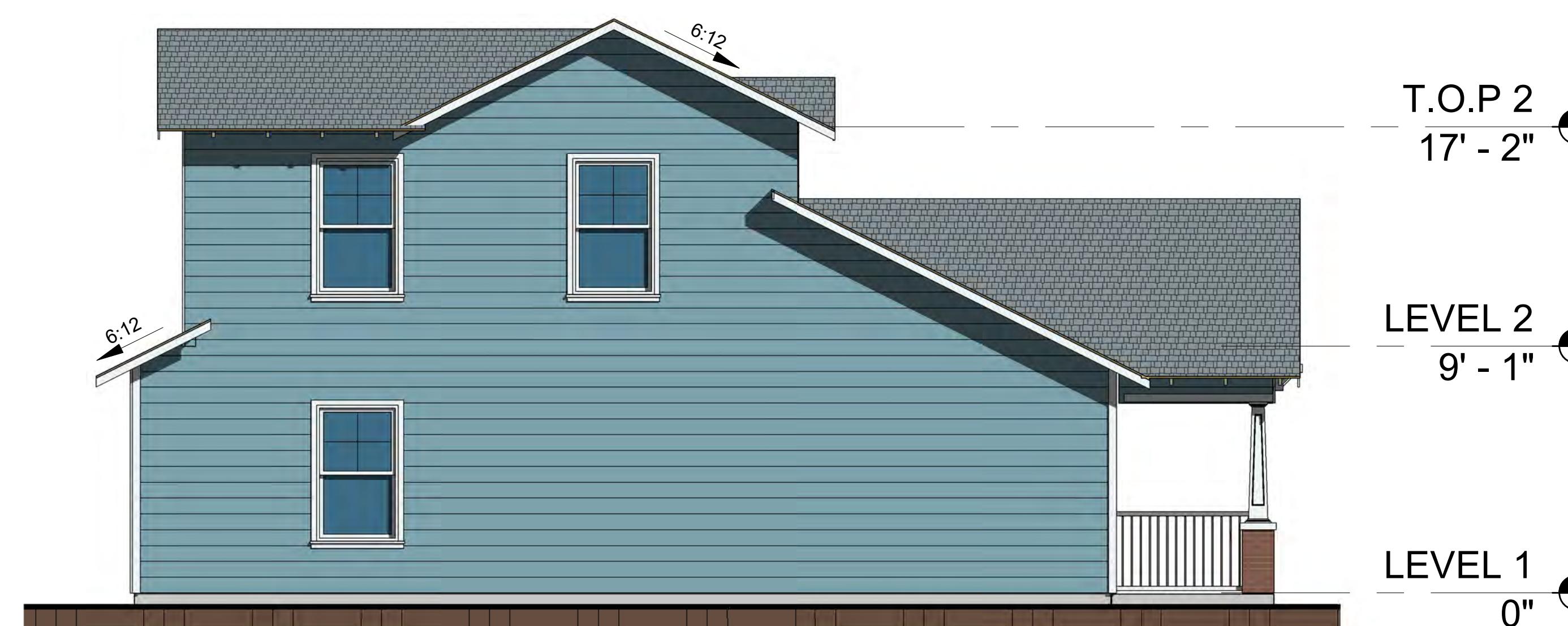
ARCHITECT
JAMES LAWRENCE
GFF ARCHITECTS
(817)303-1500 EXT. 304
JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107

EXHIBIT C
CONCEPT SITE PLAN
ZC#20-021
EXHIBIT C



4 **RIGHT ELEVATION**
1/8" = 1'-0"

2 **REAR ELEVATION**
1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2 (1,240 sf)
Mansfield, Texas

OWNER
CHRISTINE PANAGOPoulos
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
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EXHIBIT C1
ELEVATIONS

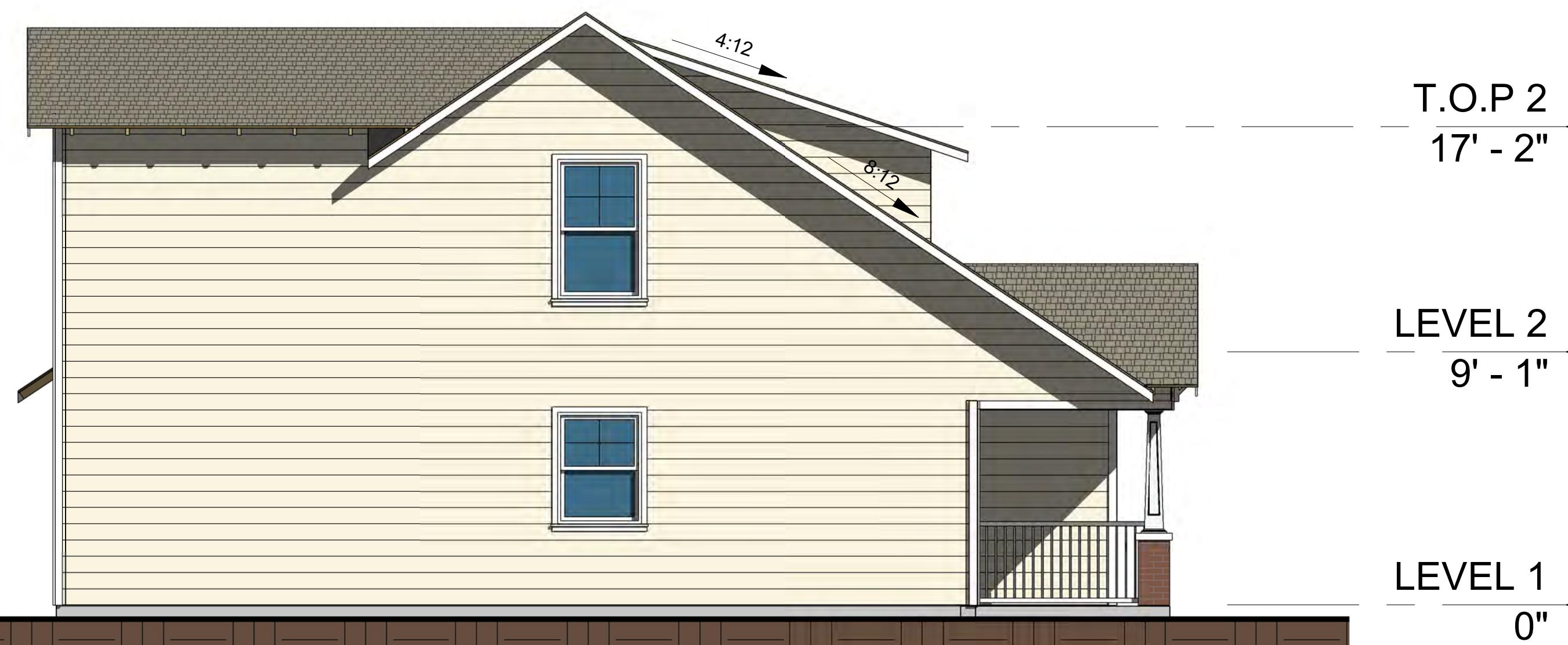
ZC#20-021



4 RIGHT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2.5 (1,350 sf)
Mansfield, TX

0 2 4 8'
—

02/03/2022
Job #: 21301

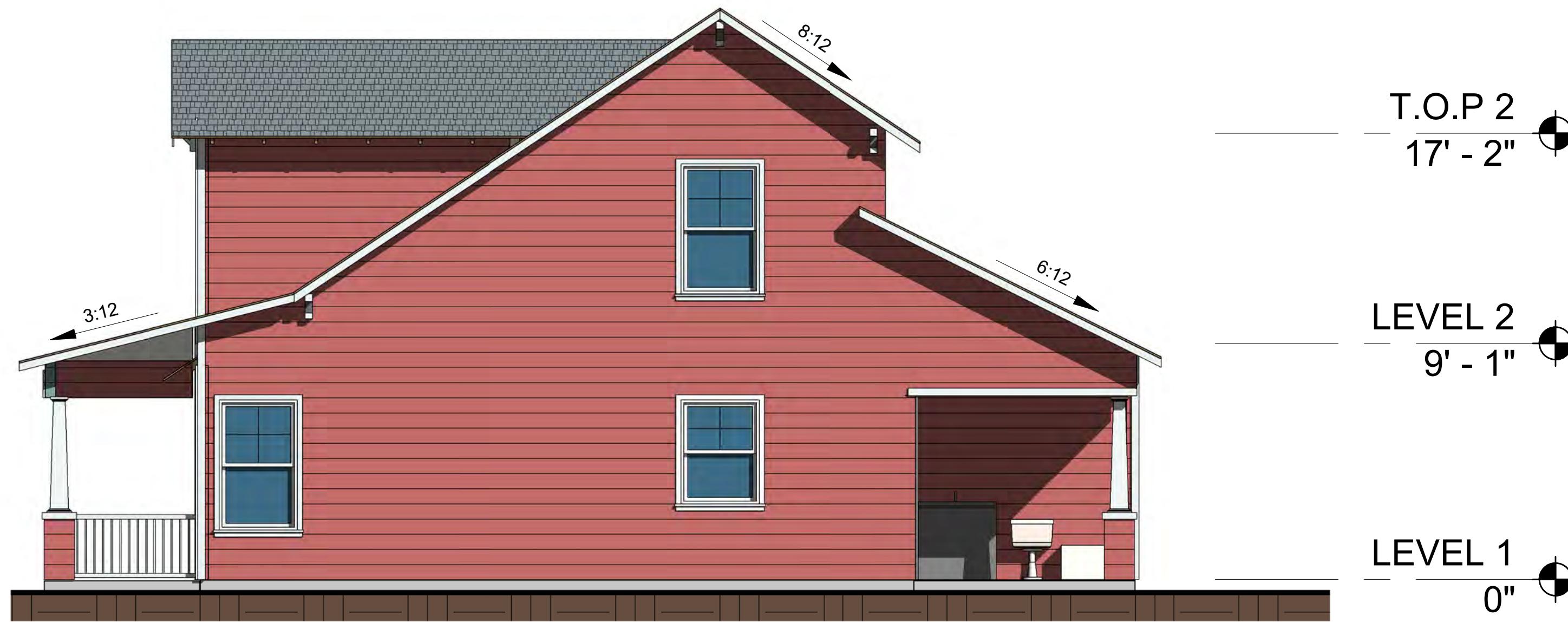
OWNER
CHRISTINE PANAGOPoulos
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(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG
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FORT WORTH, TX 76107

EXHIBIT C2
ELEVATIONS

ZC#20-021



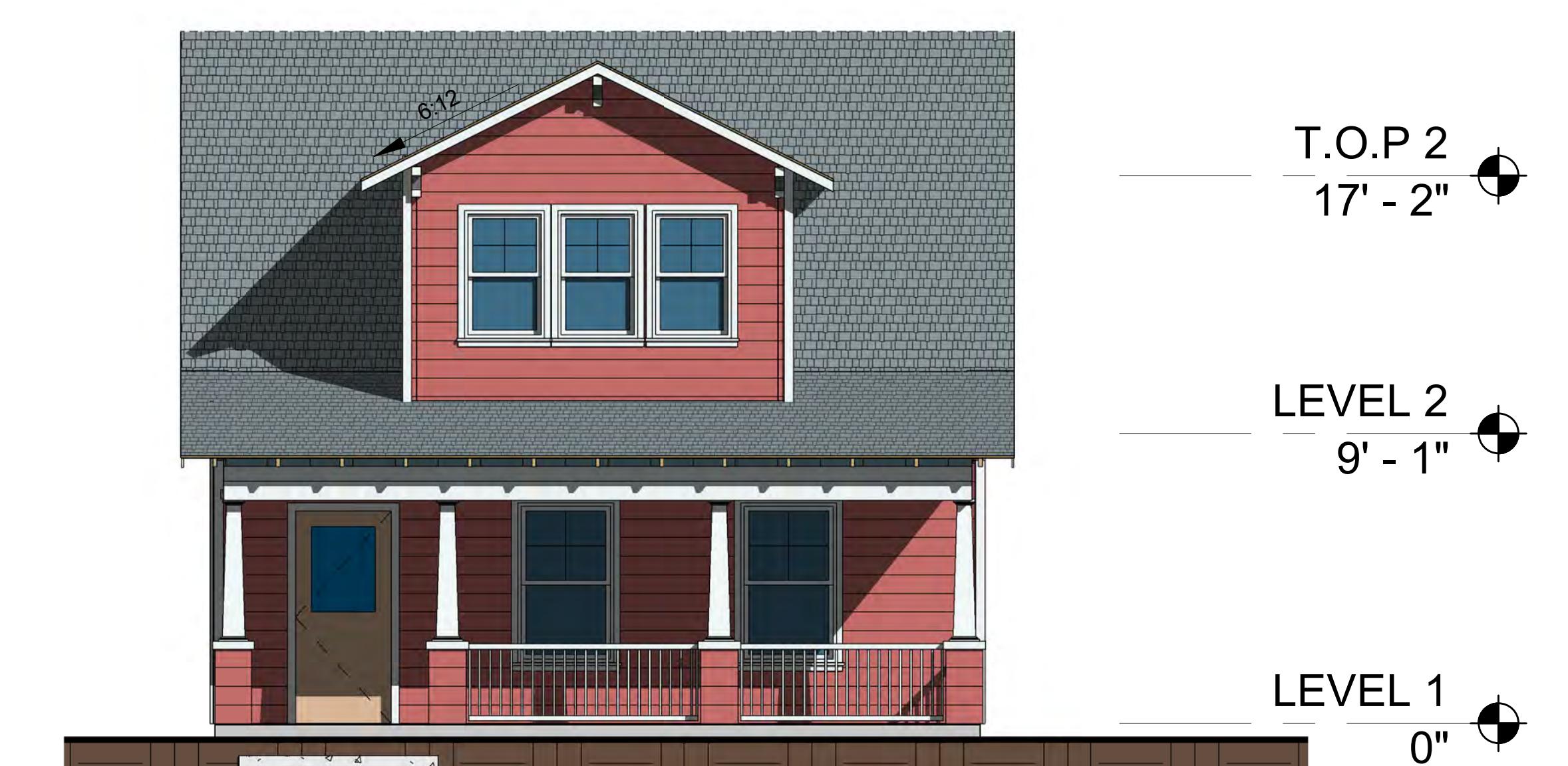
4 **RIGHT ELEVATION**
1/8" = 1'-0"



2 **REAR ELEVATION**
1/8" = 1'-0"



3 **LEFT ELEVATION**
1/8" = 1'-0"



1 **FRONT ELEVATION**
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
	BRICK, COLOR TBD
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
3/2.5 (1270 sf)
Mansfield, TX

0 2 4 8'
02/03/2022

Job #: 21301

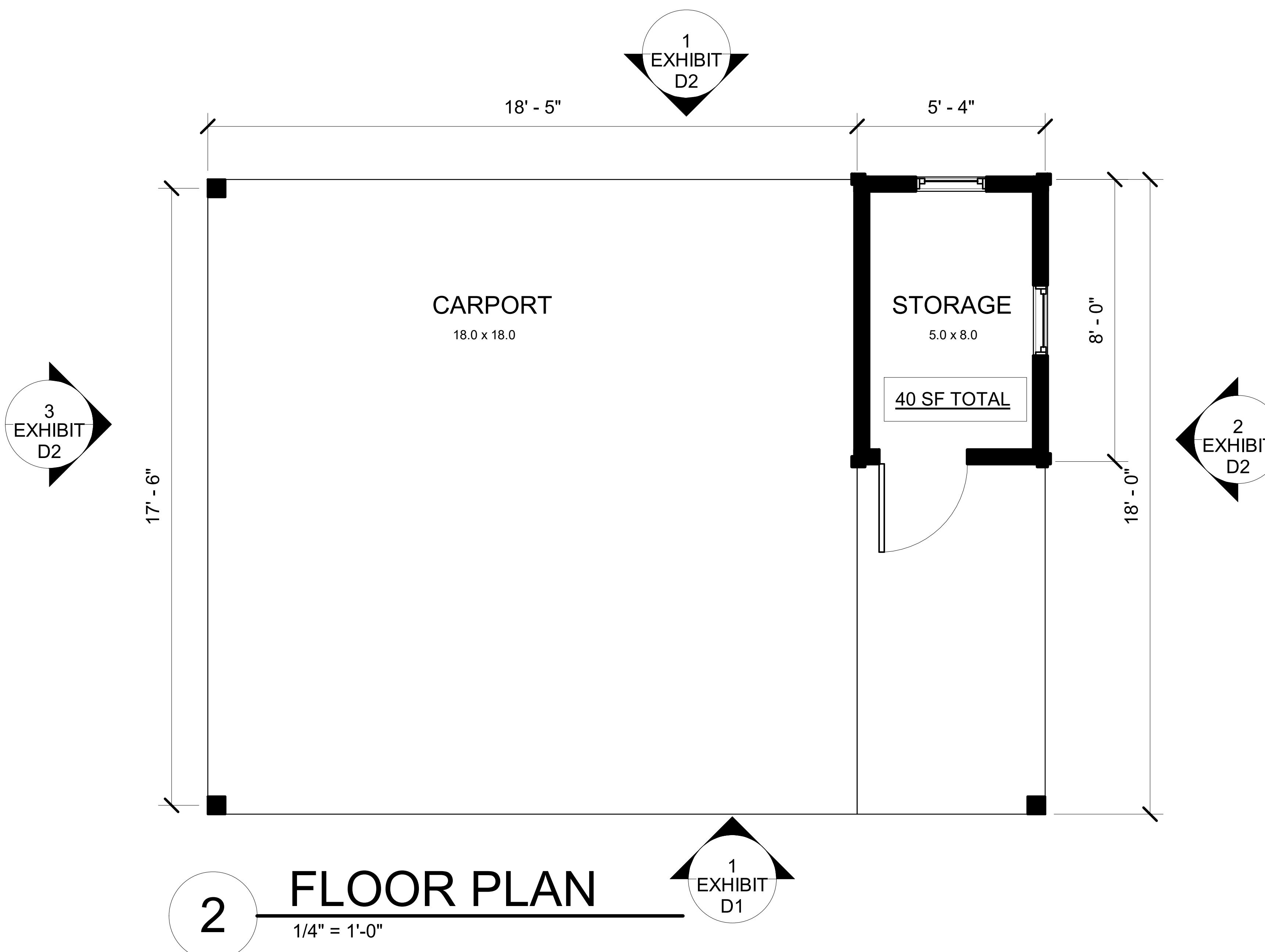
OWNER
CHRISTINE PANAGOPoulos
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(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
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MJ THOMAS ENGINEERING, LLC
(817)986-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

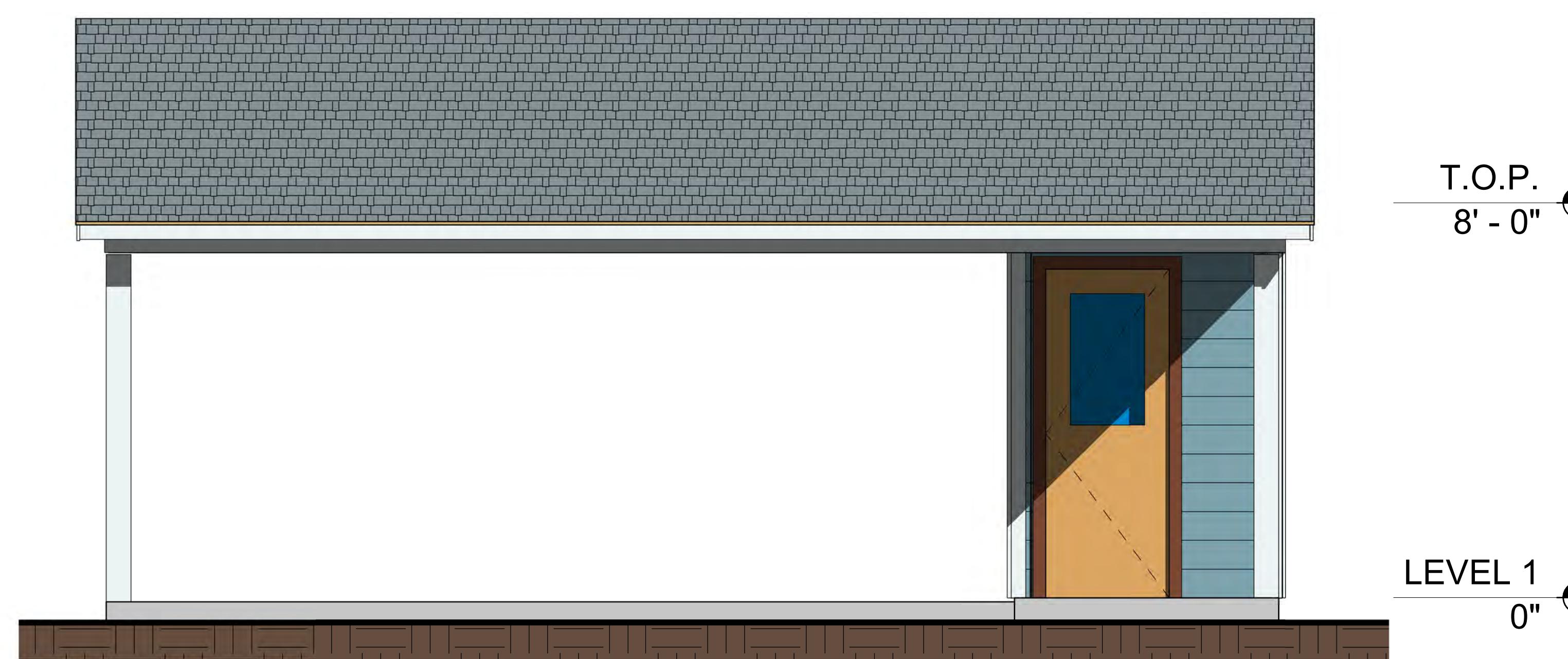
ARCHITECT
JAMES LAWRENCE
GFF ARCHITECTS
(817)303-1500 EXT. 304
JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107

EXHIBIT C3
ELEVATIONS

ZC#20-021



EXTERIOR MATERIAL LEGEND	
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD
	FIBER CEMENT SHAKE SIDING, COLOR TBD



0 1 2 4'

03/15/2022

Job #: 21301

1 FRONT ELEVATION

1/4" = 1'-0"

OWNER
CHRISTINE PANAGOPoulos
TRINITY HABITAT FOR HUMANITY
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9333 N. NORMANDALE ST.
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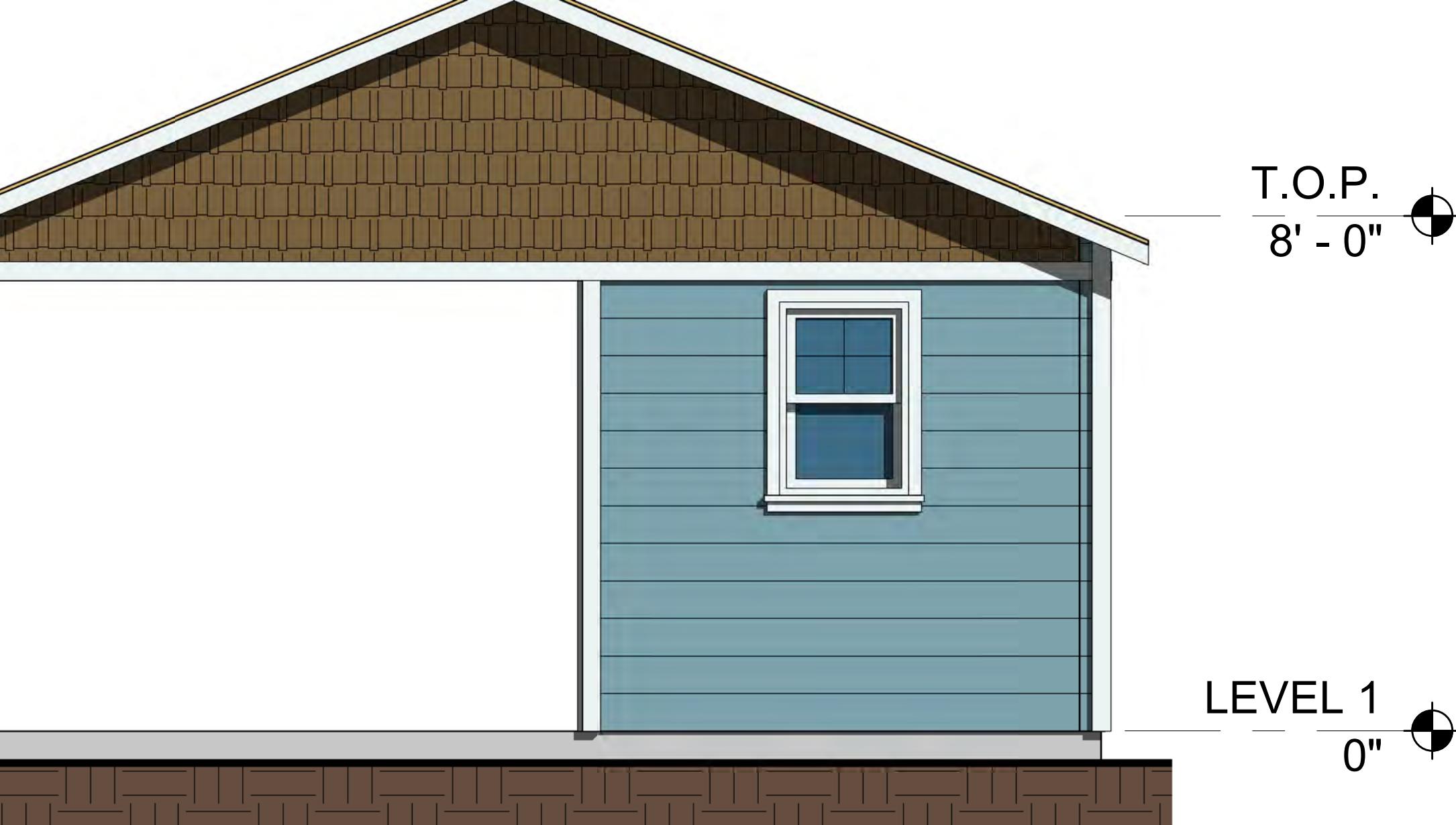
LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
(STORAGE - D)
Mansfield, Texas

EXHIBIT D1
CARPORT / STORAGE
ZC#20-021



3 LEFT ELEVATION



2 RIGHT ELEVATION



1 REAR ELEVATION

EXTERIOR MATERIAL LEGEND	
	ASPHALT SHINGLES, COLOR TBD
	FIBER CEMENT TRIM, COLOR TBD
	FIBER CEMENT SIDING, COLOR TBD
	FIBER CEMENT SHAKE SIDING, COLOR TBD

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

HABITAT FOR HUMANITY
(STORAGE - D)
Mansfield, Texas

0 1 2 4'

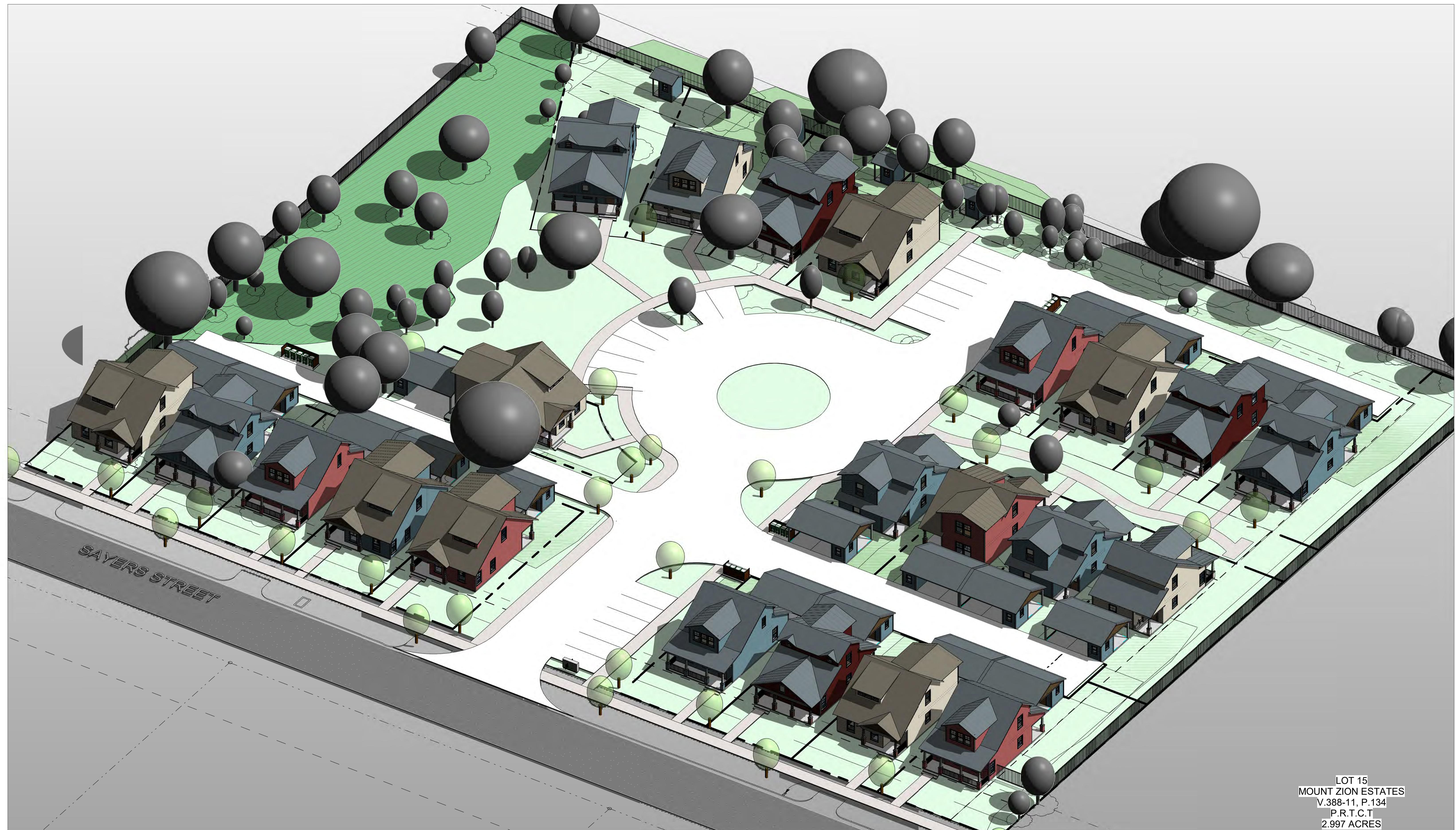
03/15/2021
Job #: 21301

OWNER
CHRISTINE PANAGOPoulos
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
FORT WORTH, TX 76116

CIVIL ENGINEER
MICHAEL THOMAS
MJ THOMAS ENGINEERING, LLC
(817)986-3446
MICKEYT@MJTHOMASENG.COM
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107

ARCHITECT
JAMES LAWRENCE
GFF ARCHITECTS
(817)303-1500 EXT. 304
JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107

EXHIBIT D2
ELEVATIONS - CARPORT
ZC#20-021



**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**

301 SAYERS STREET
MANSFIELD, TEXAS

OWNER
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FORT WORTH, TX 76107

EXHIBIT C5
3D ISO

ZC#20-021
EXHIBIT E

0 4 8 16'
03/15/2022

Job #: 21301



LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**
301 SAYERS STREET
MANSFIELD, TEXAS

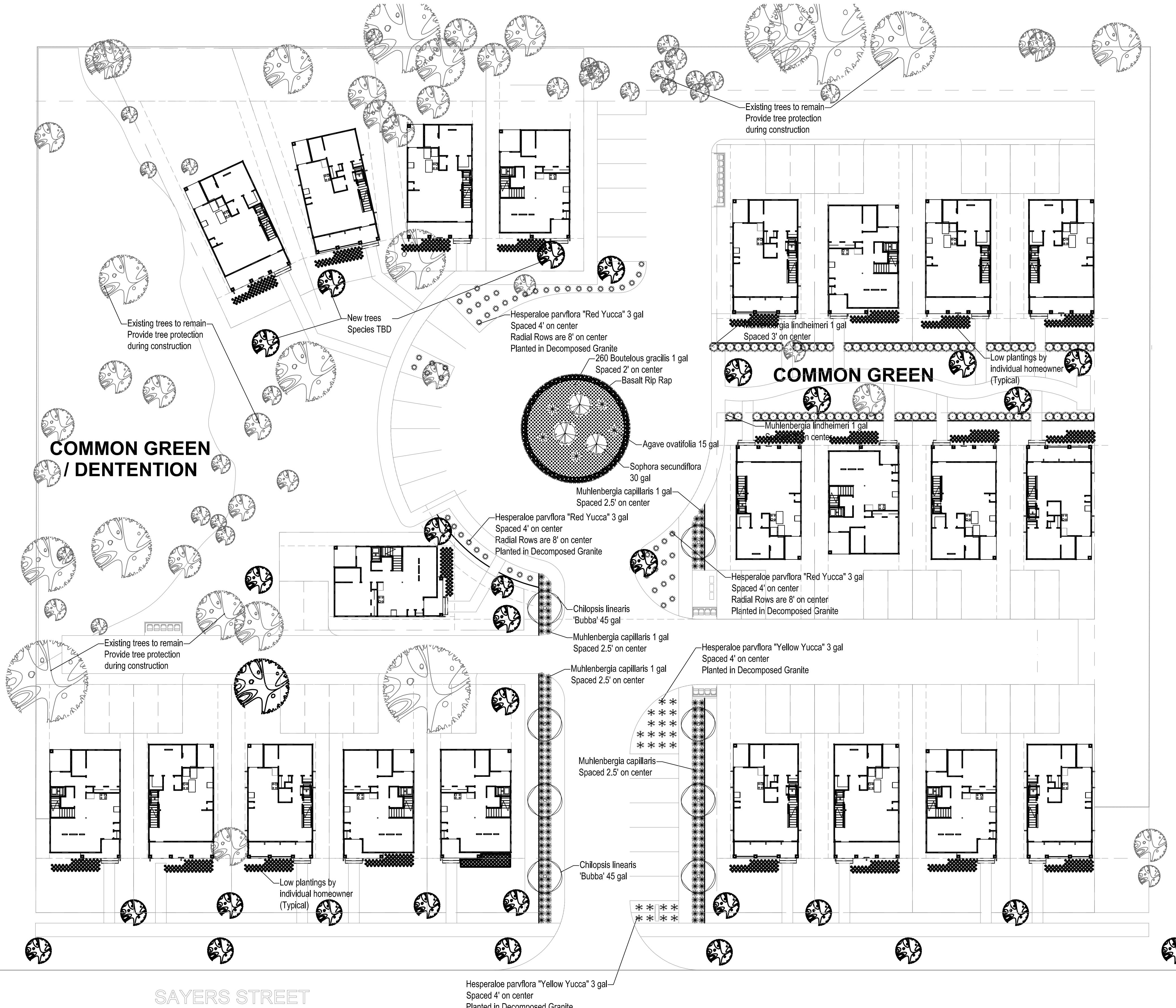
0 4 8 16'
02/03/2022
Job #: 21301

OWNER
CHRISTINE PANAGOPoulos
TRINITY HABITAT FOR HUMANITY
(817)926-9219
C.PANAGOPoulos@TRINITYHABITAT.ORG
9333 N. NORMANDALE ST.
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GFF ARCHITECTS
(817)303-1500 EXT. 304
JAMES.LAWRENCE@GFF.COM
3300 WEST 7TH STREET, STE 110
FORT WORTH, TX 76107

**EXHIBIT C4
PERSPECTIVE**
ZC#20-021



HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**
301 SAYERS STREET
MANSFIELD, TEXAS

0 4 8 16'

2/15/2021
Job #: 21301

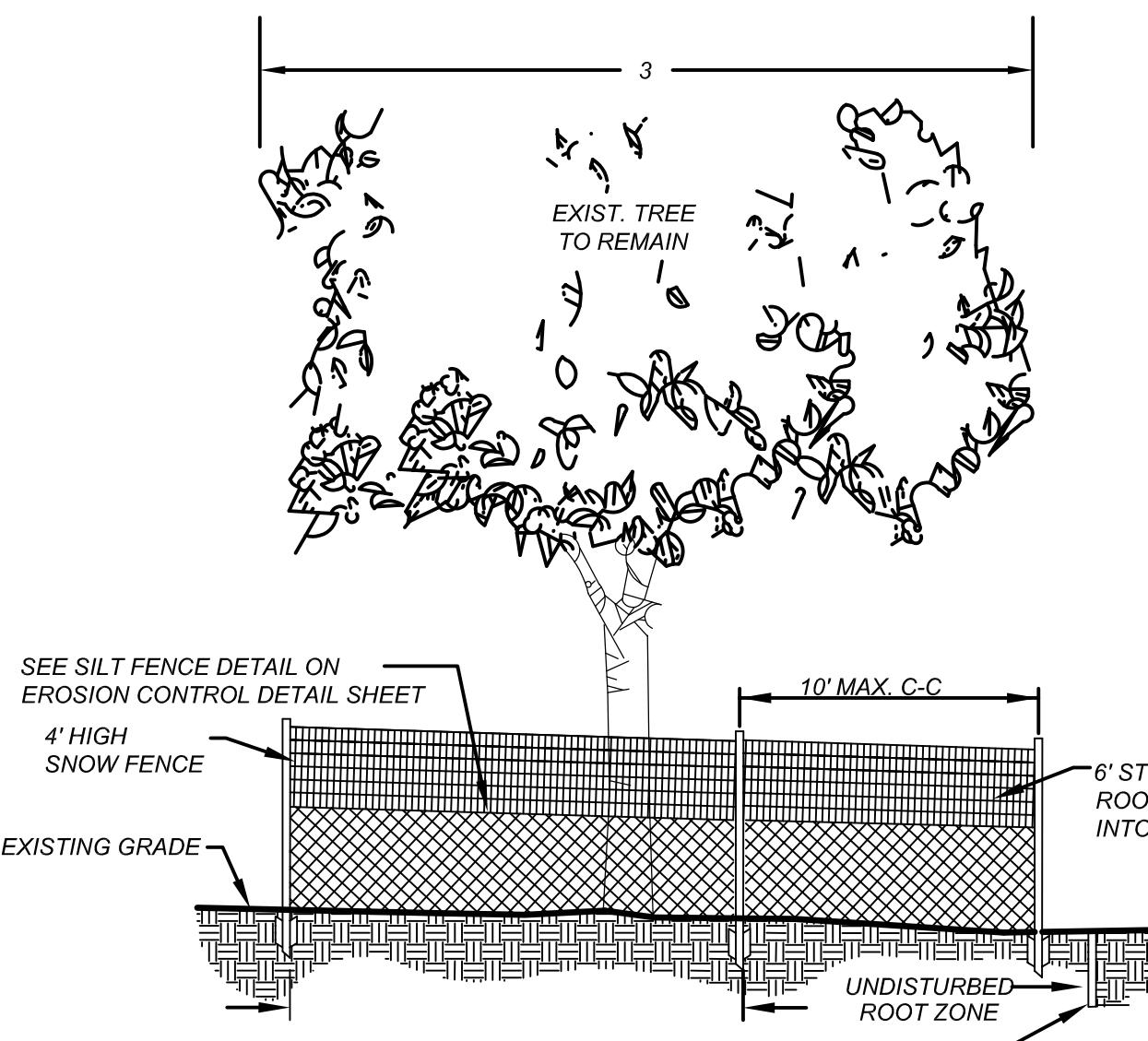
LANDSCAPE
ARCHITECT
MICHAEL KINLER
REDENTA'S DESIGN
michael@redentas.com
FORT WORTH, TX 76112

OWNER
CHRISTINE PANAGOPoulos
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C.PANAGOPoulos@TRINITYHABITAT.ORG
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**EXHIBIT D1
LANDSCAPE PLAN**
ZC#20-021

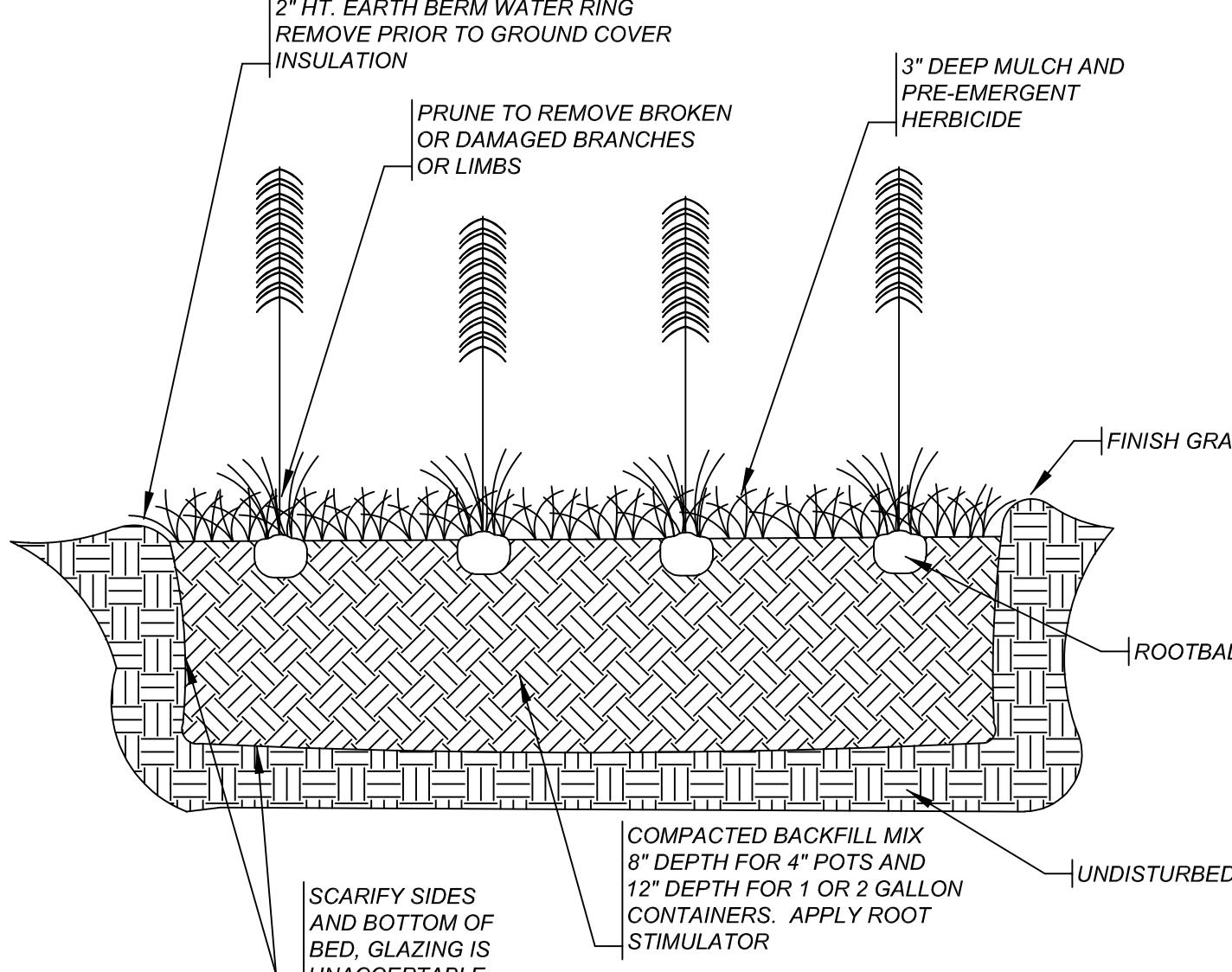


COMBINED SILT FENCE, TREE PROTECTION FENCE AND ROOT PRUNING TRENCH ALONG CURB

NOT TO SCALE

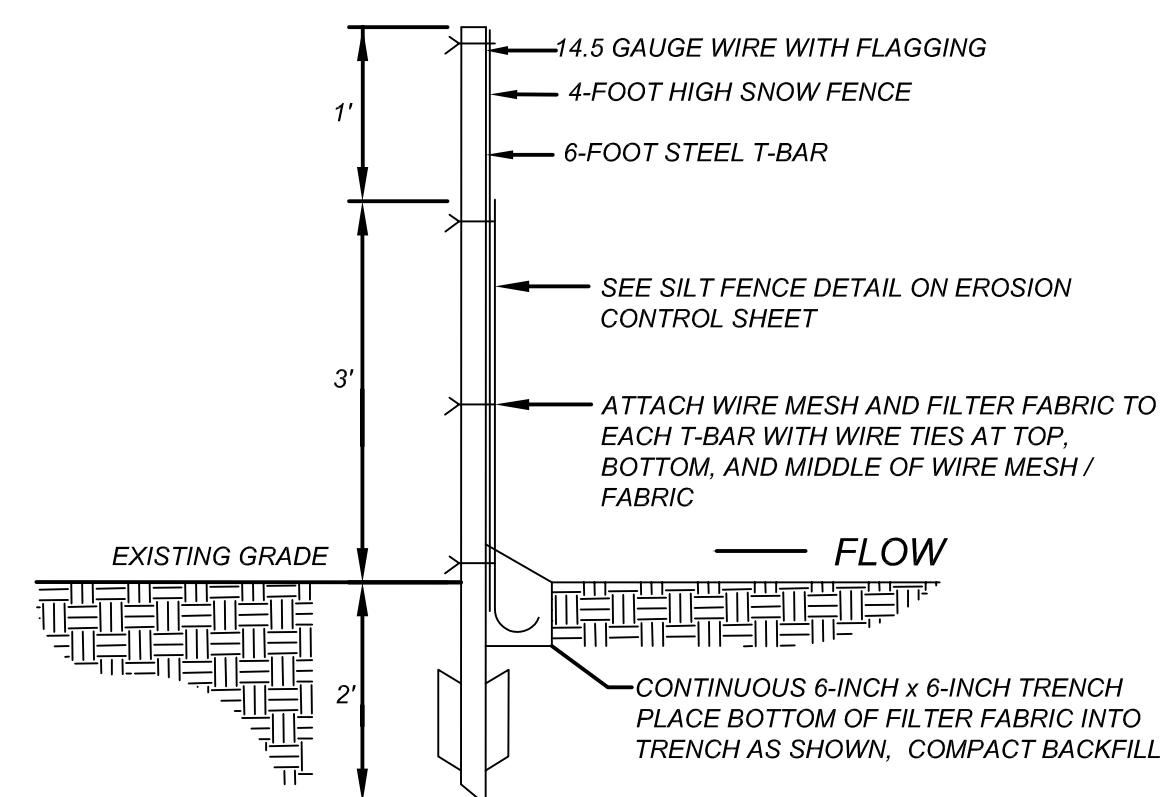
NOTE:

1. SYMBOL USED ON SITE PLAN IS SYMBOLIC ONLY AND SHOULD NOT BE USED FOR ACTUAL FIELD LOCATION OF FENCE.
2. FILTER FABRIC OVER WIRE FENCE (SEE EROSION CONTROL DETAILS FOR INSTALLATION OF FILTER FABRIC)
3. CRITICAL DRIP/ROOT ZONE. TREE PROTECTION SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE.



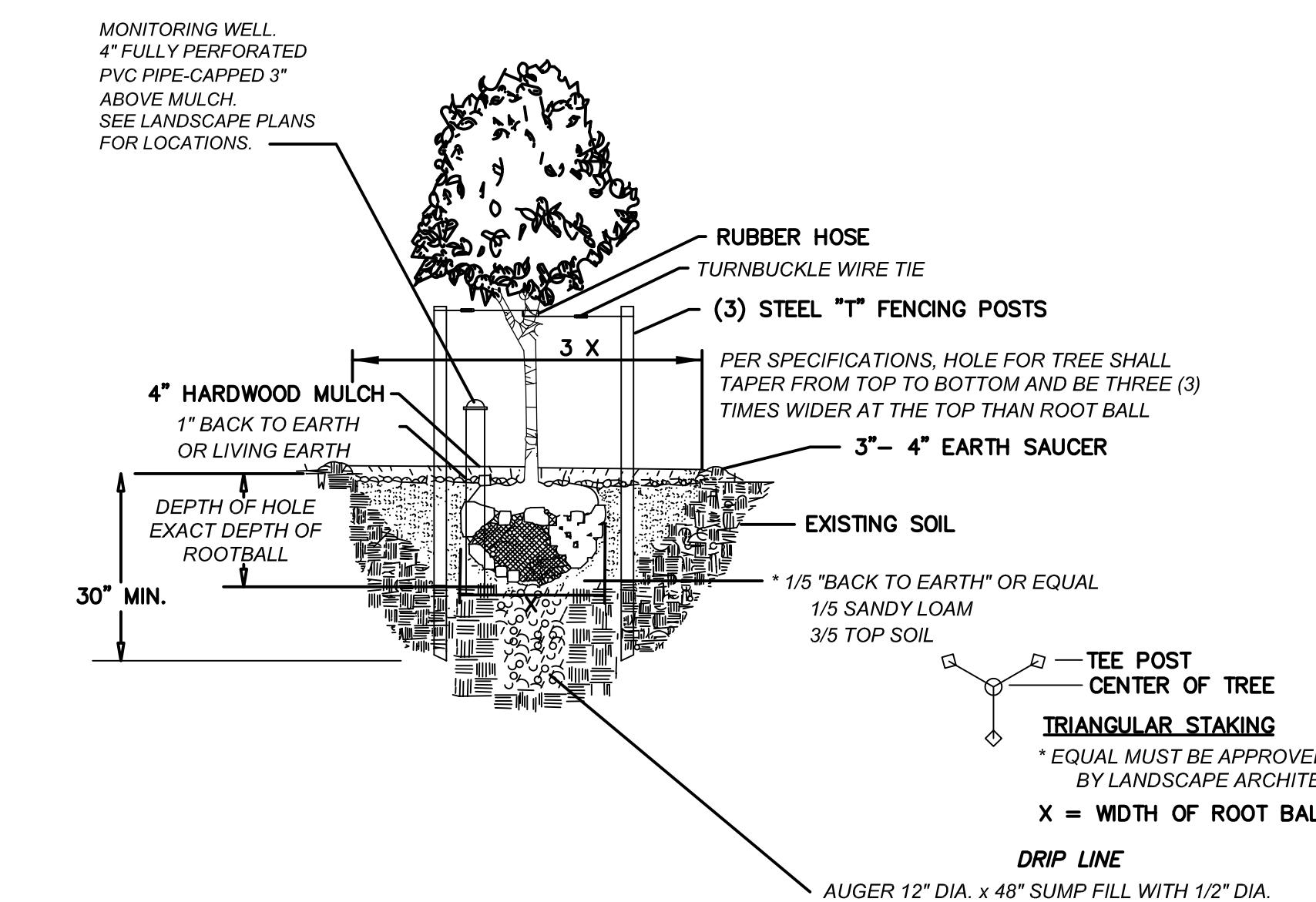
TYP. BED PLANTING DETAIL

NOT TO SCALE



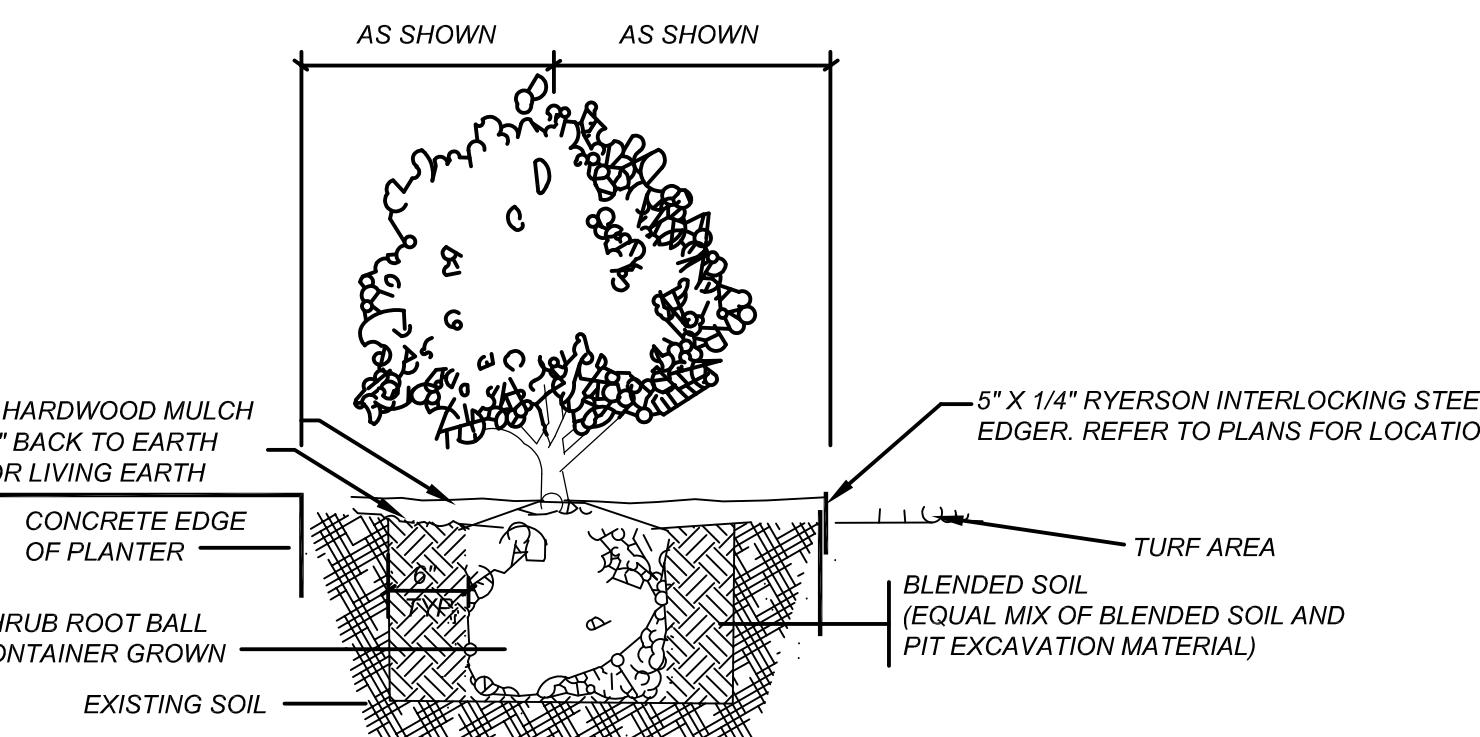
COMBINED SILT AND TREE PROTECTION FENCE SECTION

NOT TO SCALE



TREE PLANTING AND STACK - NORMAL CONDITIONS

NOT TO SCALE



SHRUB PLANTING AND EDGING DETAIL

NOT TO SCALE

HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN CONCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**
301 SAYERS STREET
MANSFIELD, TEXAS



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 22-4676

Agenda Date: 5/16/2022

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#22-017: Preliminary Plat of Lots 1 and 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 35.39 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC owner and Weisser Engineering and Surveying, engineer/surveyor

Description/History

The purpose of this plat is to create two industrial lots on 35.39 acres. Lot 1 will be developed with two warehouse/distribution buildings. Camp Bow Wow will occupy Lot 2. The property is zoned I-1, Light Industrial District. No right-of-way dedication is required.

The lots conform to the subdivision regulations except that Lot 2 does not have direct street frontage. The Subdivision Control Ordinance requires lots to have frontage on a public street. As is typical with commercial developments, Lot 2 will be accessed by a common access easement through the properties to the south off Commerce Dr. and through Lot 1 from the US 287 frontage road.

Please note that a preliminary plat is not filed of record and will have no signatures.

Recommendation

Staff recommends approval with the variance.

Attachments

Location Map

Preliminary Plat



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Mansfield 34.5 Acres Highway 287, LLC, a Texas limited liability company is the sole owner of a 35.384-acre tract of land located in the John Robertson Survey, Section Number 13, City of Mansfield, Tarrant County, Texas according to the deed recorded under Instrument Number D217107856 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

Being a description of a 35.384-acre (1,541,355 Square Foot) tract of land situated in the John Robertson Survey, A-1317, Tarrant County, Texas. Said 35.384-acre tract being out of a called 35.384-acre tract of land conveyed to 34.5 Acres Highway 287, LLC, by deed recorded under Tarrant County Clerk's File No. D217107856 of the Official Public Records of Tarrant County, Texas being fully described by metes and bounds as follows with the basis of bearings from the Texas State Plane Coordinate System, North Central Zone No. 4202, (NAD 83) (2011) EPOCH 2010.00, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00016072. All distances are in feet.

BEGINNING (N=6,889,708.23, E=2,394,620.27) at a 5/8-inch iron rod found for the southeast corner of a called 46.071-acre tract of land conveyed to City of Mansfield, by deed recorded under Tarrant County Clerk's File No. D21326002 of the Official Public Records of Tarrant County, Texas; an interior corner of said 35.384-acre tract and for an interior corner of said tract herein described, said point also being a southeast corner of the W. Price Survey, A-1240 and an interior corner of said John Robertson Survey, A-1317;

THENCE North 30 deg. 54 min. 06 sec. West, with the northeast line of said 46.071-acre tract, with a northeast line of said W. Price Survey, A-1240, with the southwest line of said John Robertson Survey, A-1317, with a southwest line of said 35.384-acre tract and with a southwest line of said tract herein described, a distance of 23.00 feet to a 3/8-inch iron rod found for the southwest line of the Union Pacific Railroad (Main Line) (100-Foot Wide Right-Of-Way), for the northeast corner of said 46.071-acre tract, for the most northerly northwest corner of said 35.384-acre tract and for the most northerly northwest corner of said tract herein described;

THENCE South 74 deg. 39 min. 45 sec. East, with the southwest line of said Union Pacific Railroad, with a northeast line of said 35.384-acre tract, and with a northeast line of said tract herein described, a distance of 789.65 feet to a 1/2-inch iron rod with cap stamped "RPLS 5294 R.W. COOMBS" found in the southwest right-of-way line of Highway 287 (Variable Width Right-Of-Way), for the northeast corner of said 35.384-acre tract and for the northeast corner of said tract herein described;

THENCE South 21 deg. 38 min. 52 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, and with a northeast line of said tract herein described, a distance of 456.28 feet to a 1/2-inch iron rod set for an angle point of said tract herein described and for the beginning of a tangent curve to the left;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, with a northeast line of said tract herein described and along said curve to the left, having a radius of 2,894.79 feet, a central angle of 04 deg. 17 min. 26 sec., a chord bearing of South 23 deg. 47 min. 35 sec. East, a chord distance of 216.72 feet and an arc length of 216.77 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described;

THENCE South 25 deg. 52 min. 13 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, and with a northeast line of said tract herein described, a distance of 186.58 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described and for the beginning of a non-tangent curve to the right;

THENCE in a southeasterly direction, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, with a northeast line of said tract herein described and along said curve to the right, having a radius of 2,894.79 feet, a central angle of 04 deg. 12 min. 14 sec., a chord bearing of South 23 deg. 51 min. 40 sec. East, a chord distance of 212.35 feet and an arc length of 212.40 feet to a 3-inch TxDOT disk found for an angle point of said tract herein described;

THENCE South 21 deg. 34 min. 17 sec. East, with the southwest right-of-way line of said Highway 287, with a northeast line of said 35.384-acre tract, and with a northeast line of said tract herein described, a distance of 186.59 feet to a 3-inch TxDOT disk found for an angle point of the northeast corner of a tract of land called Lot 2R, conveyed to Apex Center Addition, PS LPT Properties Investors, by deed recorded under Tarrant County Clerk's File No. D221353928 of the Official Public Records of Tarrant County, Texas, for the southeast corner of said 35.384-acre tract and for the southeast corner of said tract herein described;

THENCE South 59 deg. 57 min. 44 sec. West, with the northwest line of said Lot 2R, with the northeast line of Lot 1R, conveyed to Apex Center, PS LPT Properties Investors, by deed recorded under Tarrant County Clerk's File No. D221353928 of the Official Public Records of Tarrant County, Texas, with the southeast line of said 35.384-acre tract and with a southwest line of said tract herein described, a distance of 801.74 feet to a cut "X" found for the most southerly southwest corner of said tract herein described;

THENCE North 29 deg. 59 min. 10 sec. West, with the northeast line of said D. Mc Queen Survey, A-1025, with the northeast line of Lot 3, with a southwest line of said John Robertson Survey, A-1317, with a southwest line of said 35.384-acre tract and with a southwest line of said tract herein described, a distance of 211.94 feet to a 1/2-inch iron rod with cap stamped "HARVEY" found for the northeast corner of said Lot 3 and for the southeast corner of a called 46.071-acre tract, and continuing with the northeast line of said 46.071-acre tract, for a total distance of 1,613.82 feet to a 1/2-inch iron pipe found for an interior corner of said 46.074-acre tract, for the most westerly northwest corner of said 35.384-acre tract and for the most westerly northwest corner of said tract herein described, said point being in the southeast line of said W. Price Survey, A-1240 and in the northwest line of said John Robertson Survey, A-1317;

THENCE North 58 deg. 52 min. 17 sec. East, with a southeast line of said W. Price Survey, A-1240, with a southeast line of said 46.071-acre tract, with a northeast line of said John Robertson Survey, A-1317, with a southwest line of said 35.384-acre tract, and with a northwest line of said tract herein described, a distance of 277.76 feet to a 5/8-inch iron rod found for an angle point of said tract herein described;

THENCE North 58 deg. 47 min. 54 sec. East, with a southeast line of said W. Price Survey, A-1240, with a southeast line of said 46.071-acre tract, with a northwest line of said 35.384-acre tract and with a northwest line of said tract herein described, a distance of 163.35 feet to the POINT OF BEGINNING and containing 35.38 acres (1,541,355 Square Feet) of land.

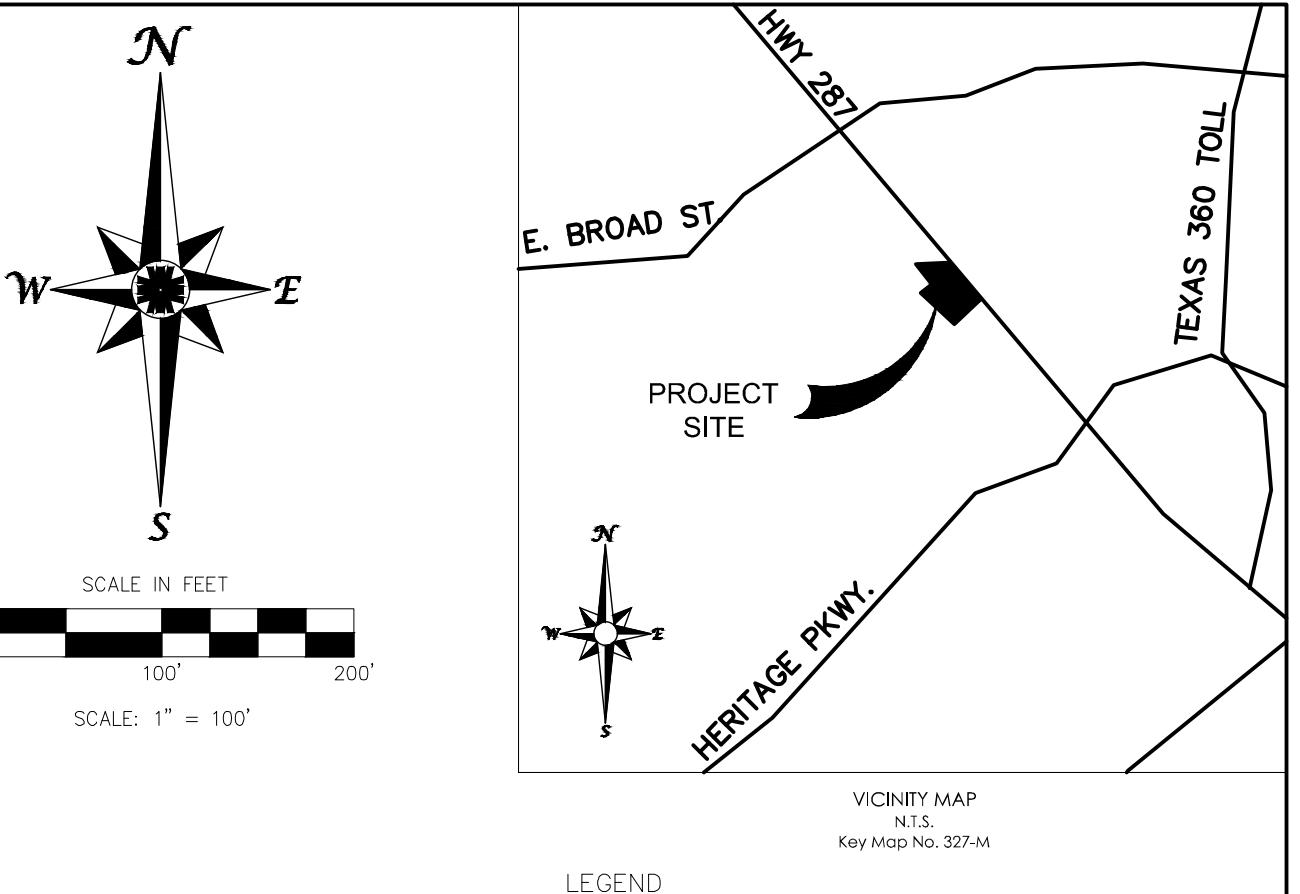
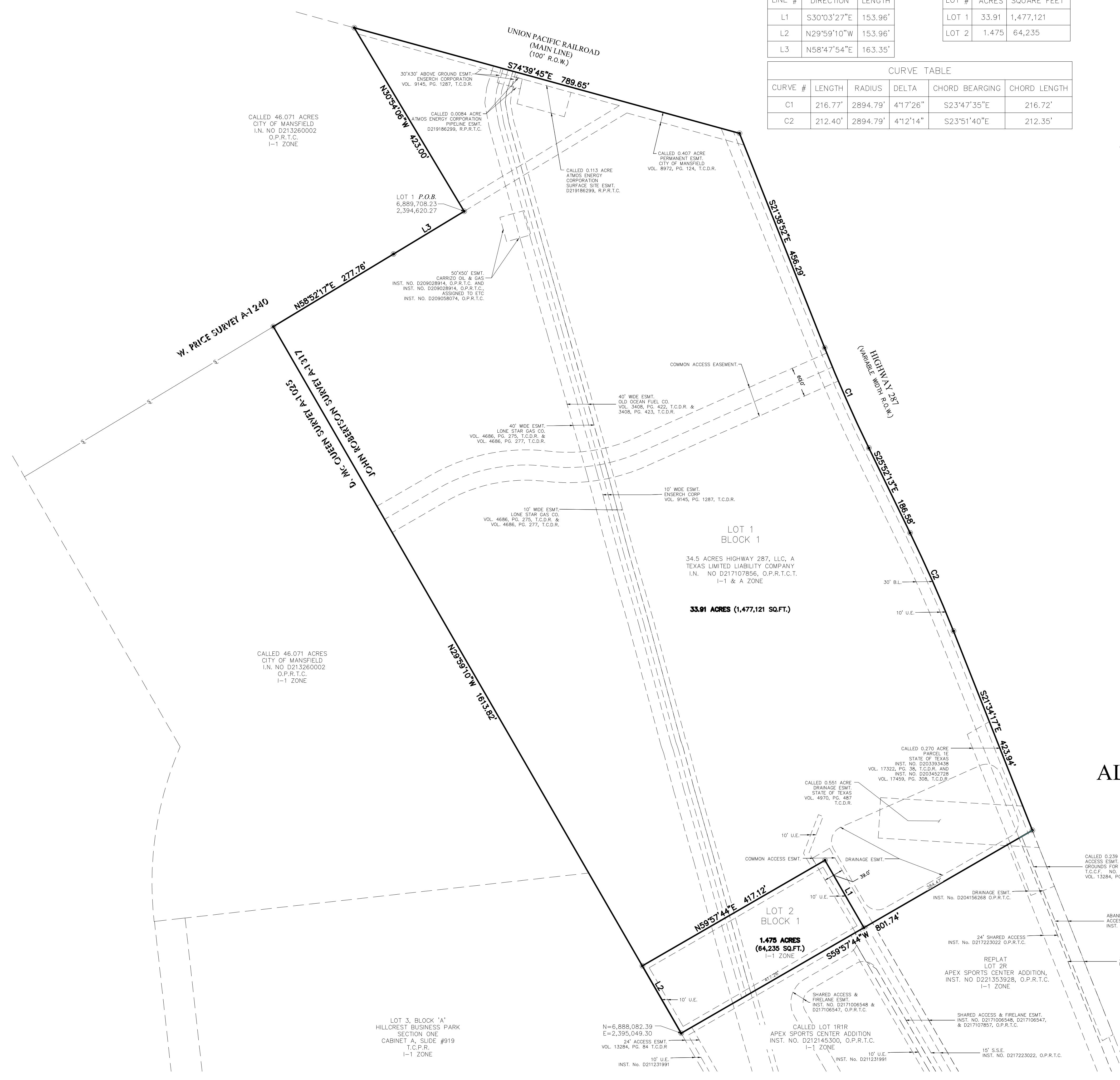
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREAFTER 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 STORM WATER 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 TO OBTAIN AND IMPROVE THE STORM DRAINAGE THAT MAY BE REQUIRED 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 AND 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 TO ENTER AND MAINTAIN THE DRAINAGE EASEMENT AND SUPERVISE 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 TO CLEAN, AND BILL THE PROPERTY OWNERS THE COSTS 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 THE OVERLAPPING AND EXISTING EASEMENTS WHICH ARE NOT 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 PROPERTY OWNERS OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



LEGEND
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
D.E. - DRAINAGE EASEMENT
F.C. - FILM CODE NUMBER
I.R. - IRON ROD
P.G. - PAGE
O.P.R.R.T.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TARRANT COUNTY, TEXAS
R.O.W. - RIGHT-OF-WAY
STM. S. E.SMT. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
S.Q.F.T. - SQUARE FEET
V.O.L. - VOLUME
U.E. - UTILITY EASEMENT
W.L.E. - WATERLINE EASEMENT

NOTES:
1. The coordinates shown hereon are Texas North Central Zone No. 4202 State Plane Surface Coordinates (NAD83) and may be brought to surface by applying the following combined scale: 1.00016072.
2. Basis of bearings being the Texas State Plane coordinate system (North Central Zone No. 4202).
3. 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.
4. The common access easement is for the use of Lots 1 and 2. No improvements shall be made that impair ingress and egress along this easement.
5. The common access easement shall be maintained by the property owners.
6. The lots served by the common access easement.
7. Access to the drill site is established by surface agreement recorded in Tarrant County Clerk's File Numbers D206138325, D206138326, & D207142922.
8. A Common Access Easement will be provided that connects the north/south Common Access with either US 287 or the east/east Common Access Easement.

SD#22-017

PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1 ALLIANCE MANSFIELD HWY 287 INDUSTRIAL

35.39 ACRES (1,541,355 SQ. FT.),
OUT OF THE JOHN ROBERTSON SURVEY, A-1317,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

2 LOTS
MARCH 30, 2022

OWNER:
MANSFIELD 34.5 ACRES
HIGHWAY 287, LLC
a Texas limited liability company
2519 Woodbridge Trail
Mansfield, TX 76063

SURVEYOR:
WEISER
Engineering & Surveying
1950 Park Row, Ft. Worth, Texas 76104
T.B.P.E. Reg. No. 148-118 P.L.S. Reg. No. 10194324
www.weisering.com 817.579.7300
wes@weisering.com