



CITY OF MANSFIELD

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

Meeting Agenda Planning and Zoning Commission

Monday, May 1, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

5. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

6. **APPROVAL OF MINUTES**

[23-5317](#)

Minutes - Approval of the April 17, 2023 Planning and Zoning Commission Meeting Minutes

Attachments: [April 17, 2023 Minutes](#)

7. **CITIZENS COMMENTS**

Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes.

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

8. **PUBLIC HEARINGS**

[23-5318](#)

Public Hearing on a Replat to Create Lots 2R1A1 and 2R1B1, Block 1, THR RTC on 8.764 Acres Located at 265 and 267 N SH 360; Wier & Associates, Inc., Engineer/Surveyor; MCP 360 Land, LLC and Mansfield IRF, LLC, Owners (SD#23-010)

Attachments: [Location Map](#)

[Previously Approved Plat](#)

[Replat](#)

[23-5320](#) SD#23-001: Public hearing on a replat to create Lots 2R and 3, Block 2, Mansfield Industrial Park East on approximately 19.752 acres located at 221 Airport Dr.; Brittain & Crawford Land Surveying & Topographic Mapping., engineer/surveyor; BCB Transport Holdings Company, LLC., owner.

Attachments: [Location Map](#)

[Previously Approved Plat](#)

[Replat](#)

[23-5331](#) Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

Attachments: [Maps and Supporting Information](#)

[23-5291](#) 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 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

[23-5333](#) Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 216 acres, being tracts situated in the M. Gregg Survey, Abstract No. 358, H. Henderson Survey, Abstract No. 432, and the J. Lawrence Survey, Abstract No. 616; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road, excluding all of Lot 1-R, Block 1, Maranatha Ranch Addition, according to the plan filed in Document# 0903697, Cabinet H, Slide 640, Ellis County, Texas, Plat Records, and a 5.068 acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, belonging to the Tarrant County Water Control and Improvement District #1. Located along the 3500 and 3600 blocks of Lone Star and 3800 block of Britton Roads; Arcadia, Developer (ZC#23-005)

Attachments: [Maps and Supporting Information](#)

9. SUMMARY OF CITY COUNCIL ACTIONS

10. COMMISSION ANNOUNCEMENTS

11. STAFF ANNOUNCEMENTS

12. ADJOURNMENT OF MEETING**13. NEXT MEETING DATE: Monday, May 15, 2023**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on April 28, 2023, prior to 5:00p.m. in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Principal Planner

* 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: 23-5317

Agenda Date: 5/1/2023

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the April 17, 2023 Planning and Zoning Commission Meeting
Minutes

Description/History

The minutes of the April 17, 2023 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
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Meeting Minutes - Draft

Planning and Zoning Commission

Monday, April 17, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Chairman Axen called the meeting to order at 6:02 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:

*Arty Wheaton-Rodriguez, Assistant Planning Director
Shirley Emmerson, Planner
Jennifer Johnston, Development Coordinator*

Commissioners:

Absent 1 - Michael Mainer

Present 6 - Blake Axen; Stephen Groll; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Bennett

2. INVOCATION

Commissioner Shaw provided the invocation.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. RECESS INTO EXECUTIVE SESSION

No Items

6. APPROVAL OF MINUTES

[23-5292](#)

Minutes - Approval of the March 22, 2023 Planning and Zoning Commission Meeting Minutes

Commissioner Groll made a motion to approve the March 22, 2023 minutes as presented. Commissioner Shaw seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Stephen Groll; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Bennett

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

7. CITIZENS COMMENTS

None

8. PUBLIC HEARINGS

[23-5272](#)

Public Hearing on a Specific Use Permit for a mini warehouse for vehicle storage on approximately 6.009 acres being Lot 1, Block 1, Guzman Addition, according to the plat recorded in Instrument No. D212042307 located at 845 S. Holland Road; Eagle Storage Holland Rd LLC, Owner; HCE, Inc., applicant (SUP#23-001)

Ms. Emerson gave a presentation and was available for questions.

Mr. Burluson and Mr. Miank, representatives for owners/applicants were available for questions.

Chairman Axen opened the public hearing at 6:09 p.m. and called for anyone wishing to speak to come forward.

Seeing no one else come forward to speak, Chairman Axen closed the public hearing at 6:10 p.m.

After a discussion, Commissioner Groll made a motion to approve the proposed specific use permit as presented. Commissioner Thompson seconded the motion which carried by the following vote:

Aye: 6 - Blake Axen; Stephen Groll; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Bennett

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

9. SUMMARY OF CITY COUNCIL ACTIONS

Mr. Wheaton-Rodriquez advised the Commission of City Council actions from the April10, 2023 meeting.

10. COMMISSION ANNOUNCEMENTS

Commissioner Thompson reminded the Commission of the City sponsored Music Alley Event on April 29, 2023.

11. STAFF ANNOUNCEMENTS

None

12. ADJOURNMENT OF MEETING

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

Aye: 6 - Blake Axen; Stephen Groll; Jennifer Thompson; Brandon Shaw; David Goodwin and Michael Bennett

Nay: 0

Absent: 1 - Michael Mainer

Abstain: 0

With no further business, Chairman Axen adjourned the meeting at 6:22 p.m.

Blake Axen, Chairman

Planning and Zoning Secretary



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 23-5318

Agenda Date: 5/1/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

Public Hearing on a Replat to Create Lots 2R1A1 and 2R1B1, Block 1, THR RTC on 8.764 Acres Located at 265 and 267 N SH 360; Wier & Associates, Inc., Engineer/Surveyor; MCP 360 Land, LLC and Mansfield IRF, LLC, Owners (SD#23-010)

Recommendation

Staff recommends approval.

Description/History

The purpose of the replat is to create and abandon various easements, shift the lot line between Lot 2R1A1 and 2R1B1, and adds a 0.423 acre unplatted tract of land to Lot 2R1A1.

Common access easements provide shared access between the lots, while off-site common access easements provide access through neighboring properties to SH 360 and Miller Road.

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.

Attachments

Location Map
Previously Approved Plat
Replat



Subject Property



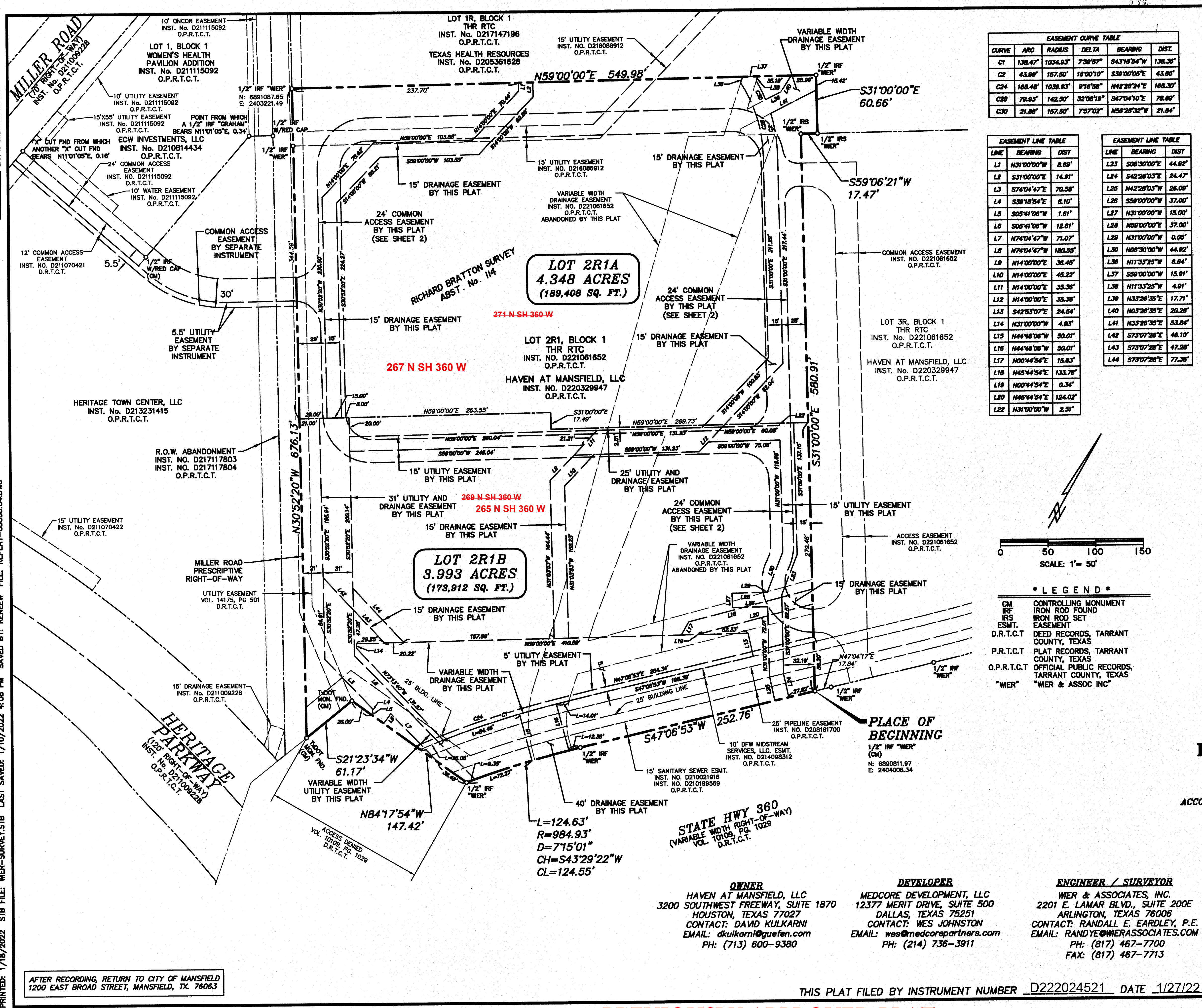
SD#23-010

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.

4/19/2023

Mary Louise Nicholson
 MARY LOUISE NICHOLSON
 COUNTY CLERK

PRINTED: 1/19/2022 5TB FILE: WER-SURVEY.STB LAST SAVED: 1/10/2022 4:08 PM SAVED BY: RENEW FILE: REPLAT-05056.04.DWG
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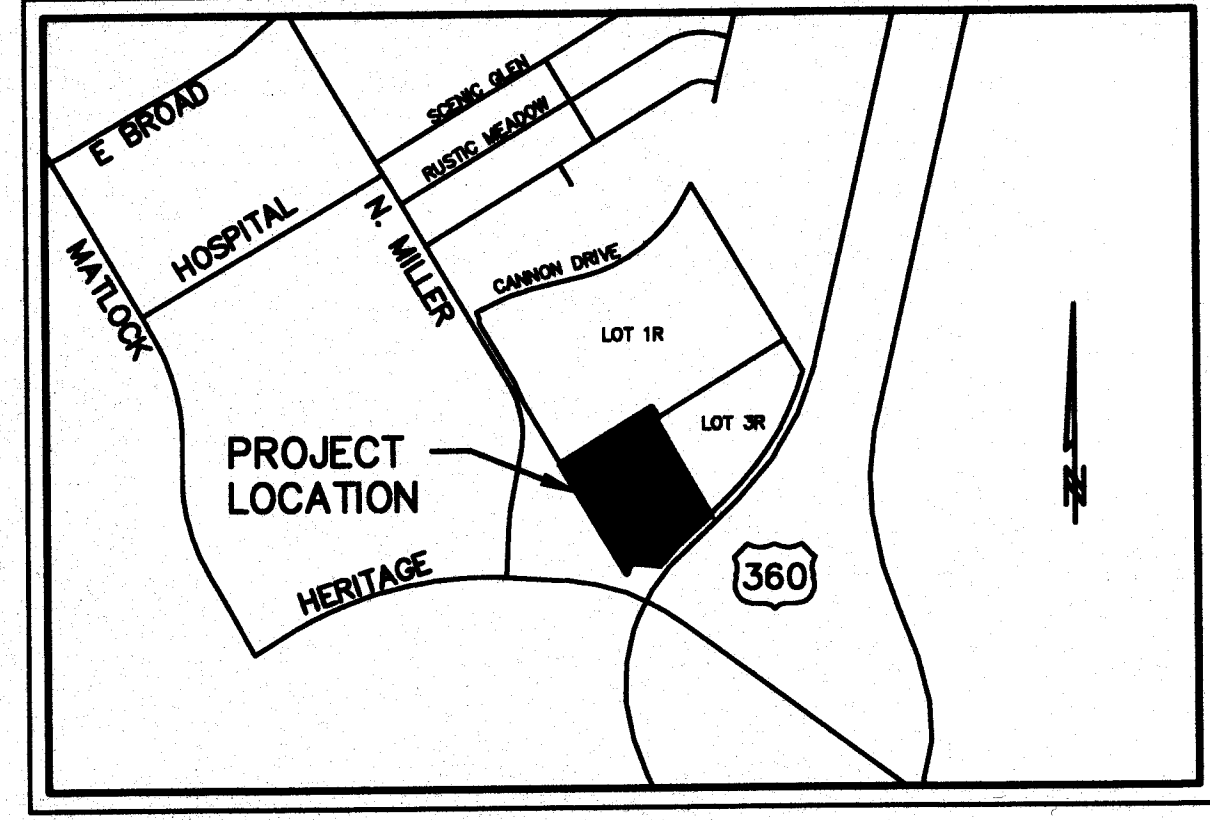


EASEMENT CURVE TABLE

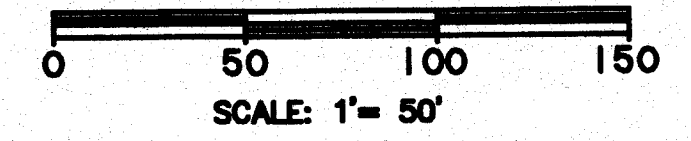
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	138.47'	1034.83'	73°35'7"	S43°16'54\"W	138.36'
C2	43.89'	157.50'	18°00'10"	S30°00'05\"E	43.89'
C24	168.48'	1038.83'	9°16'58"	N42°28'24\"E	168.30'
C28	78.93'	142.50'	32°08'18"	S47°04'10\"E	78.89'
C30	21.86'	157.50'	75°02'	N58°28'32\"W	21.84'

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N31°00'00\"W	8.89'
L2	S31°00'00\"E	14.91'
L3	S74°04'47\"E	70.58'
L4	S30°18'54\"E	6.10'
L5	S05°41'08\"W	1.81'
L6	S05°41'08\"W	12.81'
L7	N74°04'47\"W	71.07'
L8	N74°04'47\"W	180.95'
L9	N14°00'00\"E	36.45'
L10	N14°00'00\"E	45.22'
L11	N14°00'00\"E	35.36'
L12	N14°00'00\"E	35.36'
L13	S42°53'07\"E	24.54'
L14	N31°00'00\"W	4.83'
L15	N44°48'08\"W	50.01'
L16	N44°48'08\"W	50.01'
L17	N00°44'54\"E	15.83'
L18	N48°44'54\"E	133.78'
L19	N00°44'54\"E	0.34'
L20	N48°44'54\"E	124.02'
L22	N31°00'00\"W	2.91'



- * GENERAL NOTES ***
- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WER & ASSOC INC" UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
 - NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
 - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 2R1 INTO 2 LOTS AND CREATE/ABANDON COMMON ACCESS, UTILITY, AND DRAINAGE EASEMENTS.
 - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A, 2R1B, AND 3R, THR RTC; LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION; AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
 - THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - PRIOR TO THE DEVELOPMENT OF LOT 2R1B, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1B WILL NEED TO BE DEDICATED.



- * LEGEND ***
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ESMT. EASEMENT
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - "WER" "WER & ASSOC INC"

**REPLAT
 LOTS 2R1A AND 2R1B, BLOCK 1
 THR RTC**

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC
 ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652,
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS,
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
 8.341 ACRES
 DATE OF PREPARATION: DECEMBER, 2021

OWNER
 HAVEN AT MANSFIELD, LLC
 3200 SOUTHWEST FREEWAY, SUITE 1870
 HOUSTON, TEXAS 77027
 CONTACT: DAVID KULKARNI
 EMAIL: dkulkarni@quefen.com
 PH: (713) 600-9380

DEVELOPER
 MEDCORE DEVELOPMENT, LLC
 12377 MERIT DRIVE, SUITE 500
 DALLAS, TEXAS 75251
 CONTACT: WES JOHNSTON
 EMAIL: wes@medcorepartners.com
 PH: (214) 736-3911

ENGINEER / SURVEYOR
 WER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDALL E. EARDLEY, P.E.
 EMAIL: RANDYE@WERASSOCIATES.COM
 PH: (817) 467-7700
 FAX: (817) 467-7713

PREPARED BY:
WER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
 Texas Firm Registration No. F-2776 www.werandassociates.com
 Texas Board of Professional Land Surveying Registration No. 0059300

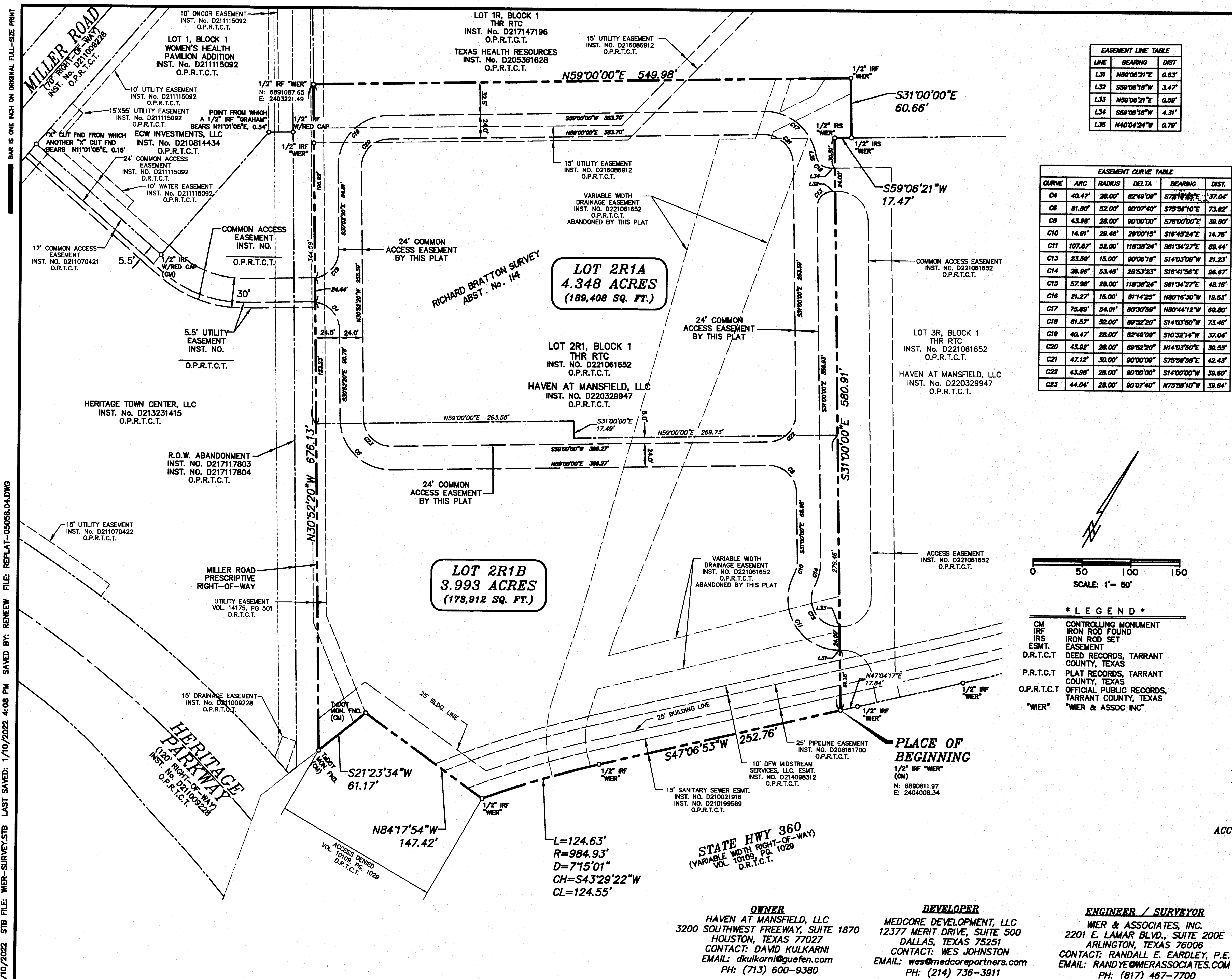
SD#21-070

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

THIS PLAT FILED BY INSTRUMENT NUMBER D222024521 DATE 1/27/22

SHEET 1 OF 3 DATE: 1/10/2022
 W.A. NO. 05056.04

PREVIOUSLY APPROVED PLAT

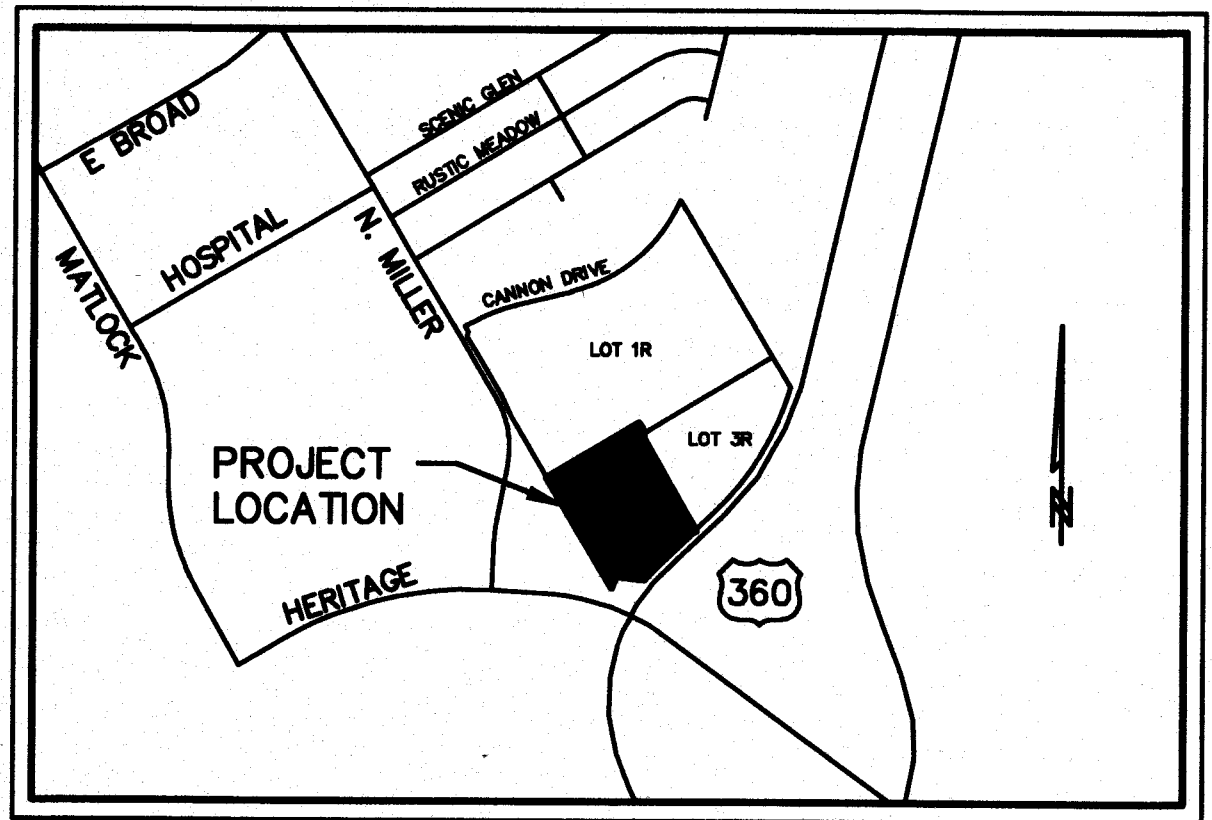


EASEMENT LINE TABLE

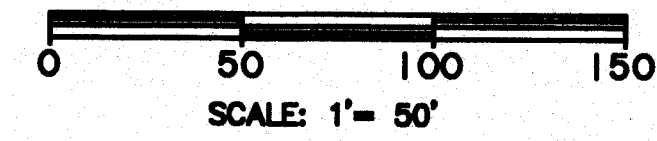
LINE	BEARING	DIST
L31	N59°08'21"E	0.83'
L32	S59°08'18"W	3.47'
L33	N59°08'21"E	0.59'
L34	S59°08'18"W	4.31'
L35	N40°04'24"W	0.79'

EASEMENT CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C4	40.47'	28.00'	82°48'08"	S78°18'58"E	37.04'
C8	81.80'	52.00'	90°07'40"	S75°58'10"E	73.62'
C9	43.98'	28.00'	90°00'00"	S78°00'00"E	38.80'
C10	14.91'	28.48'	29°00'15"	S18°45'24"E	14.78'
C11	107.67'	52.00'	118°38'24"	S81°34'27"E	89.44'
C13	23.59'	15.00'	90°06'18"	S14°03'08"W	21.23'
C14	26.98'	53.48'	28°53'23"	S18°41'58"E	26.67'
C15	57.98'	28.00'	118°38'24"	S81°34'27"E	48.16'
C16	21.27'	15.00'	81°14'25"	N80°18'30"W	18.53'
C17	75.89'	54.01'	80°30'58"	N80°44'12"W	69.80'
C18	81.57'	52.00'	89°52'20"	S14°03'50"W	73.46'
C19	40.47'	28.00'	82°48'08"	S10°32'14"W	37.04'
C20	43.98'	28.00'	89°52'20"	N14°03'50"E	38.55'
C21	47.12'	30.00'	90°00'08"	S75°58'58"E	42.43'
C22	43.98'	28.00'	90°00'00"	S14°00'00"W	38.80'
C23	44.04'	28.00'	90°07'40"	N75°58'10"W	38.84'



- * GENERAL NOTES ***
- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "MER & ASSOC INC" UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
 - NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
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 - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A, 2R1B, AND 3R, THR RTC; LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION; AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
 - THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - PRIOR TO THE DEVELOPMENT OF LOT 2R1B, ADDITIONAL COMMON ACCESS EASEMENTS(ES) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1B WILL NEED TO BE DEDICATED.



- * LEGEND ***
- CM CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
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 - D.R.T.C.T DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - "MER" "MER & ASSOC INC"

REPLAT
LOTS 2R1A AND 2R1B, BLOCK 1
THR RTC

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.341 ACRES
DATE OF PREPARATION: DECEMBER, 2021

PREPARED BY:
W&A WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 NTRTO 0471467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 02033000

SD#21-070

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

THIS PLAT FILED BY INSTRUMENT NUMBER D222024521 DATE 1/27/22

SHEET 2 OF 3

DATE: 1/10/2022
W.A. No. 05056.04

PRINTED: 1/10/2022 4:08 PM FILE: WIER-SURVEY.STB LAST SAVED: 1/10/2022 4:08 PM SAVED BY: RENEW FILE: REPLAT-05056.04.DWG

BAR IS ONE INCH OR ORIGINAL FULL-SIZE PRINT

PRINTED: 1/10/2022 4:08 PM FILE: REPLAT-05056.04.DWG

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS HAVEN AT MANSFIELD, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 8.341 ACRE TRACT OF LAND LOCATED IN THE RICHARD BRATTON SURVEY, ABSTRACT No. 114, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NUMBER D220329947, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF LOT 2R1, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D221061652, O.P.R.T.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE EAST CORNER OF SAID LOT 2R1, THE SOUTH CORNER OF LOT 3R OF SAID BLOCK 1, THR RTC, AND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 360 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEARS N 47°04'17" E, 17.84 FEET;

THENCE ALONG SOUTH LINE OF SAID LOT 2R1 AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AS FOLLOWS:

- 1) S 47°06'53" W, A DISTANCE OF 252.76 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 124.63 FEET, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 07°15'01", AND A CHORD BEARING OF S 43°29'22" W, A DISTANCE OF 124.55 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
- 3) N 84°17'54" W, A DISTANCE OF 147.42 FEET TO A TXDOT MONUMENT FOUND;
- 4) S 21°23'34" W, A DISTANCE OF 61.17 FEET TO A TXDOT MONUMENT FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AND THE NORTHEAST RIGHT-OF-WAY LINE OF OLD MILLER ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE N 30°52'20" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, ALONG THE SOUTHWEST LINE OF SAID LOT 2R1 AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD MILLER ROAD, A DISTANCE OF 676.13 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE WEST CORNER OF SAID LOT 2R1 AND THE SOUTH CORNER OF LOT 1R, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217147196, O.P.R.T.C.T.;

THENCE N 59°00'00" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID OLD MILLER ROAD, ALONG THE NORTHWEST LINE OF SAID LOT 2R1 AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 549.98 FEET TO A 1/2" IRON FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R1 AND AN ELL CORNER OF SAID LOT 1R;

THENCE S 31°00'00" E, ALONG THE NORTHEAST LINE OF SAID LOT 2R1 AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 60.66 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC" IN THE NORTHWEST LINE OF SAID LOT 3R;

THENCE S 59°06'21" W, ALONG A NORTHEAST LINE OF SAID LOT 2R1 AND THE NORTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 17.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "MER & ASSOC INC", BEING THE WEST CORNER OF SAID LOT 3R AND AN ELL CORNER OF SAID LOT 2R1;

THENCE S 31°00'00" E, ALONG A NORTHEAST LINE OF SAID LOT 2R1 AND THE SOUTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 580.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.341 ACRES (363,320 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HAVEN AT MANSFIELD, LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2R1A AND 2R1B, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT Houston, TEXAS, THIS THE 12th DAY OF January, 2022.

BY: 
MANAGER

Printed Name: RICHARD OWEN

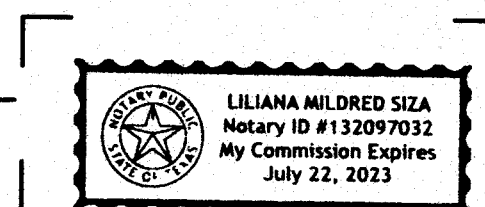
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD OWEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF January, 2022.

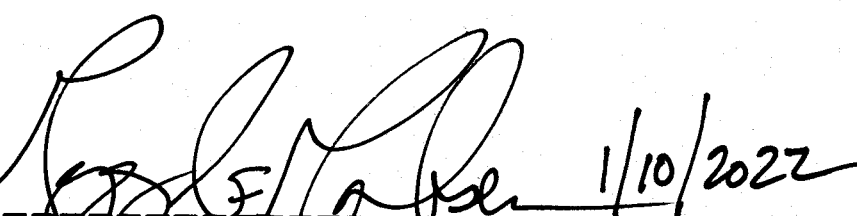
NOTARY PUBLIC OF THE STATE OF TEXAS

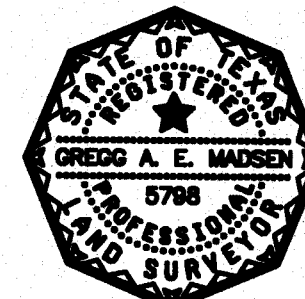
COMMISSION EXPIRES: July 27, 2023



SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, GREGG A. E. MADSEN, 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.


GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GreggM@WierAssociates.com



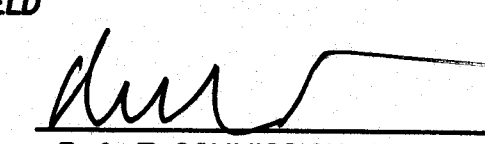

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

APPROVED BY THE CITY OF MANSFIELD	
<u>Jan 10th</u> 2022 APPROVED BY:	 P & Z COMMISSION CHAIRMAN
<u>Jan 18th</u> 2022 ATTEST:	 PLANNING & ZONING SECRETARY

REPLAT LOTS 2R1A AND 2R1B, BLOCK 1 THR RTC

BEING A REVISION OF LOT 2R1, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D221061652, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.341 ACRES

DATE OF PREPARATION: DECEMBER, 2021

OWNER
HAVEN AT MANSFIELD, LLC
3200 SOUTHWEST FREEWAY, SUITE 1870
HOUSTON, TEXAS 77027
CONTACT: DAVID KULKARNI
EMAIL: dkulkarni@guetfen.com
PH: (713) 600-9380

DEVELOPER
MEDCORE DEVELOPMENT, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TEXAS 75251
CONTACT: WES JOHNSTON
EMAIL: wes@medcorepartners.com
PH: (214) 736-3911

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDALL E. EARDLEY, P.E.
EMAIL: RANDY@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 0003800

SD#21-070

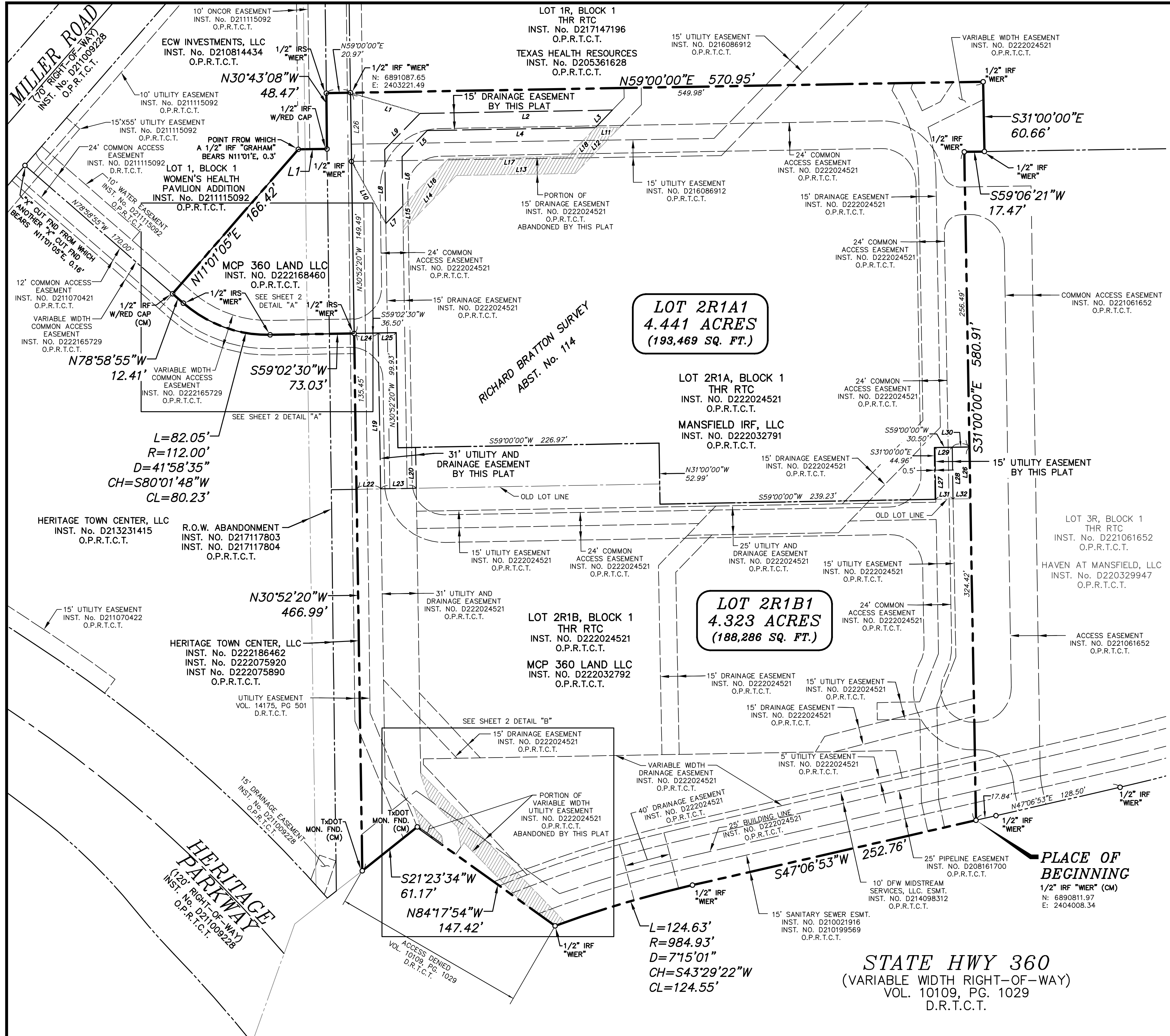
THIS PLAT FILED BY INSTRUMENT NUMBER D222024521 DATE 1/27/22

SHEET 3 OF 3

DATE: 1/10/2022
W.A. No. 05056.04

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

PRINTED: 4/18/2023 6:22 PM FILE: WER-SURVEY-STB LAST SAVED: 4/18/2023 6:22 PM SAVED BY: AARONLS FILE: REPLAT-2--05056.04.DWG



EASEMENT LINE TABLE

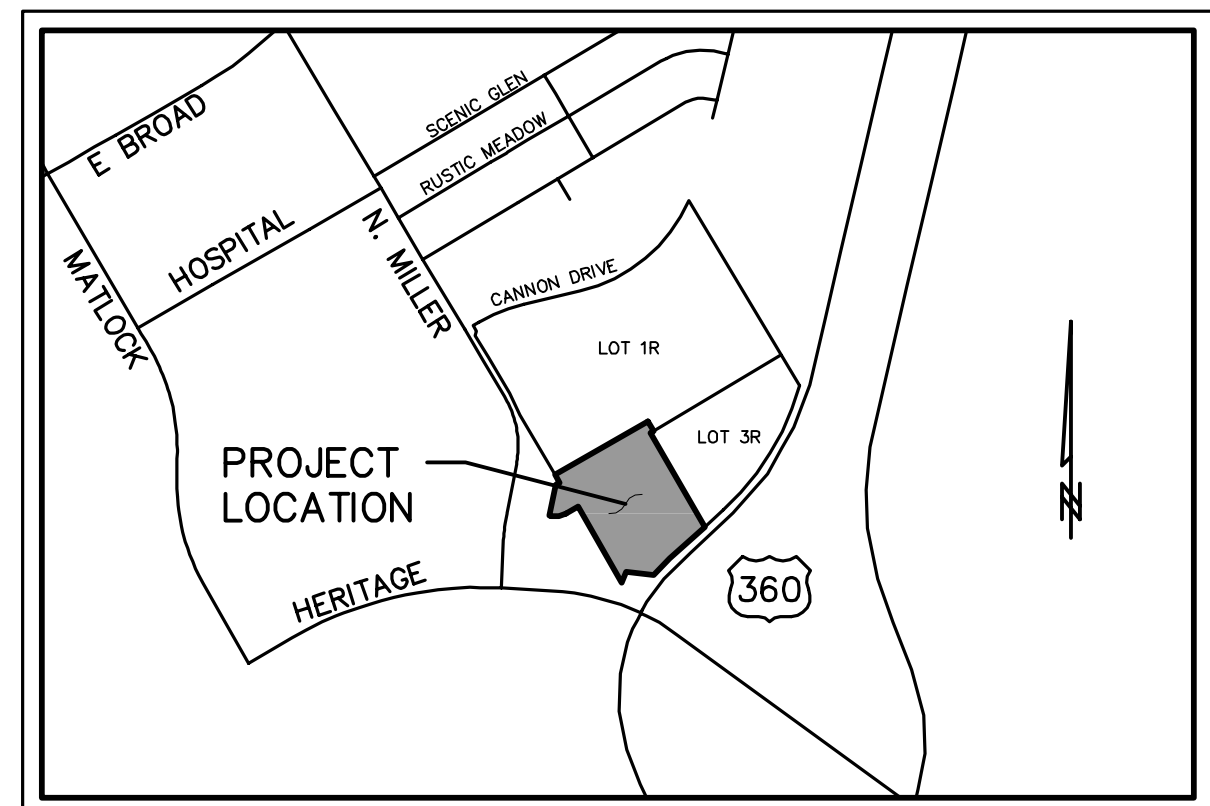
LINE	BEARING	DIST
L1	S76°34'33\"W	62.92'
L2	N59°00'00\"E	167.41'
L3	S14°00'00\"W	21.21'
L4	S59°00'00\"W	146.21'
L5	S14°07'40\"W	31.47'
L6	S30°52'20\"E	42.85'
L7	S14°00'00\"W	21.26'
L8	N30°52'20\"W	64.14'
L9	N14°07'40\"E	43.88'
L10	N58°59'10\"W	61.61'
L11	S59°00'00\"W	21.21'
L12	N14°00'00\"E	55.86'
L13	N59°00'00\"E	103.55'
L14	N14°00'00\"E	66.21'
L15	S30°52'20\"E	21.26'
L16	S14°00'00\"W	57.36'
L17	S59°00'00\"W	103.55'
L18	S14°00'00\"W	34.65'
L19	N30°57'30\"W	135.44'
L20	N31°00'00\"W	35.50'
L22	N59°00'00\"E	21.00'
L23	N59°00'00\"E	31.00'
L24	N59°02'30\"E	20.80'
L25	N59°02'30\"E	15.70'
L26	N31°00'00\"W	44.96'

EASEMENT LINE TABLE

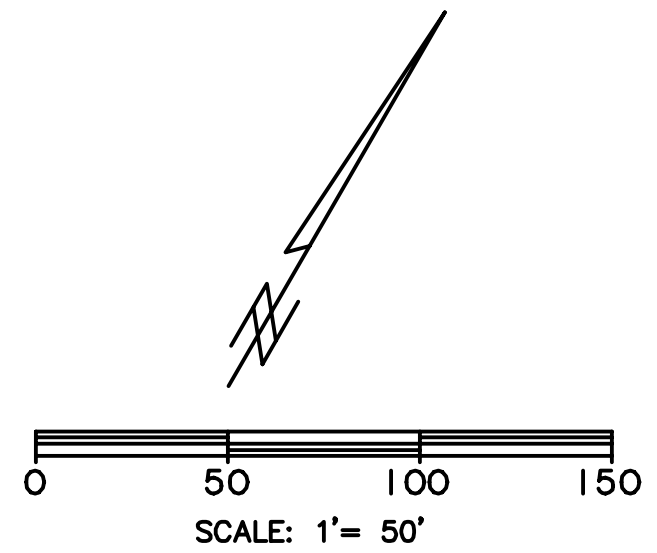
LINE	BEARING	DIST
L26	N30°52'20\"W	59.65'
L27	N31°00'00\"W	44.96'
L28	N31°00'00\"W	44.96'
L29	N59°00'00\"E	15.00'
L30	N59°00'00\"E	15.00'
L31	N59°00'00\"E	15.00'
L32	N59°00'00\"E	15.00'
L33	S74°04'47\"E	34.75'
L34	S39°18'54\"E	6.10'
L35	S05°41'06\"W	1.61'
L36	N84°17'54\"W	21.17'
L37	N49°24'52\"W	21.15'
L38	N05°41'06\"E	4.78'
L39	S74°04'47\"E	71.07'
L40	S84°17'54\"E	36.48'
L41	N40°08'11\"E	9.35'
L42	N74°04'47\"W	180.55'
L43	S30°52'20\"E	1.75'
L44	S49°24'52\"E	21.10'
L45	S74°04'47\"E	36.17'
L46	S39°18'54\"E	17.01'
L47	S05°41'06\"W	7.83'
L48	S84°17'54\"E	15.00'
L49	S84°17'54\"E	69.94'
L50	S84°17'54\"E	4.83'

BOUNDARY LINE TABLE

LINE	BEARING	DIST
L1	N59°16'47\"E	24.99'



- * GENERAL NOTES ***
- ALL 1/2\" IRON RODS SET ARE WITH A CAP STAMPED \"WER & ASSOC INC\" UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
 - NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
 - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 - THE PURPOSE OF THIS REPLAT IS TO REVISE LOT LINES, AND CREATE/ABANDON UTILITY, AND DRAINAGE EASEMENTS.
 - THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A1, 2R1B1, AND 3R, BLOCK 1, THR RTC; LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION, AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
 - THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - PRIOR TO THE DEVELOPMENT OF LOT 2R1B1, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1D WILL NEED TO BE DEDICATED.



*** LEGEND ***

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
ESMT.	EASEMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
\"WER\"	\"WER & ASSOC INC\"
	PORTION OF EASEMENT ABANDONED BY THIS PLAT

PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT LOTS 2R1A1 AND 2R1B1, BLOCK 1 THR RTC

BEING A REVISION OF LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

OWNER
MCP 360 LAND LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TX 75251
CONTACT: BRIAN BOLLICH
EMAIL: BRIAN@MEDCOREPARTNERS.COM

OWNER
MANSFIELD IRF, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TX 75251
CONTACT: BRIAN BOLLICH
EMAIL: BRIAN@MEDCOREPARTNERS.COM

DEVELOPER
MEDCORE DEVELOPMENT, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TEXAS 75251
CONTACT: WES JOHNSTON
EMAIL: WES@MEDCOREPARTNERS.COM
PH: (214) 736-3911

ENGINEER / SURVEYOR
WER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDALL E. EARDLEY, P.E.
EMAIL: RANDY@WERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WerAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#23-010

SHEET 1 OF 3

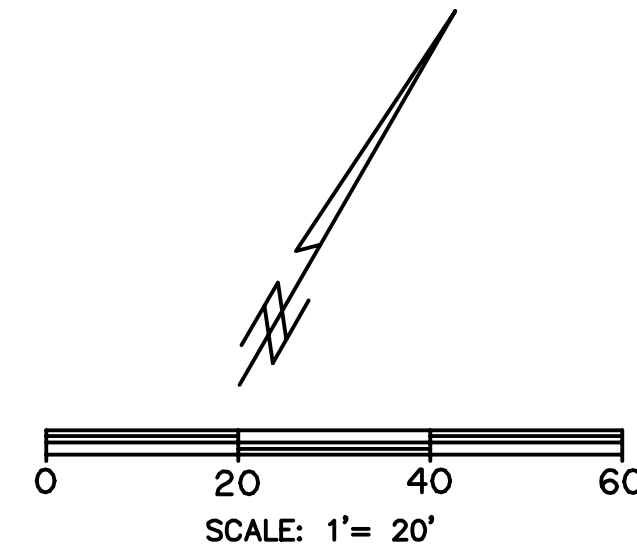
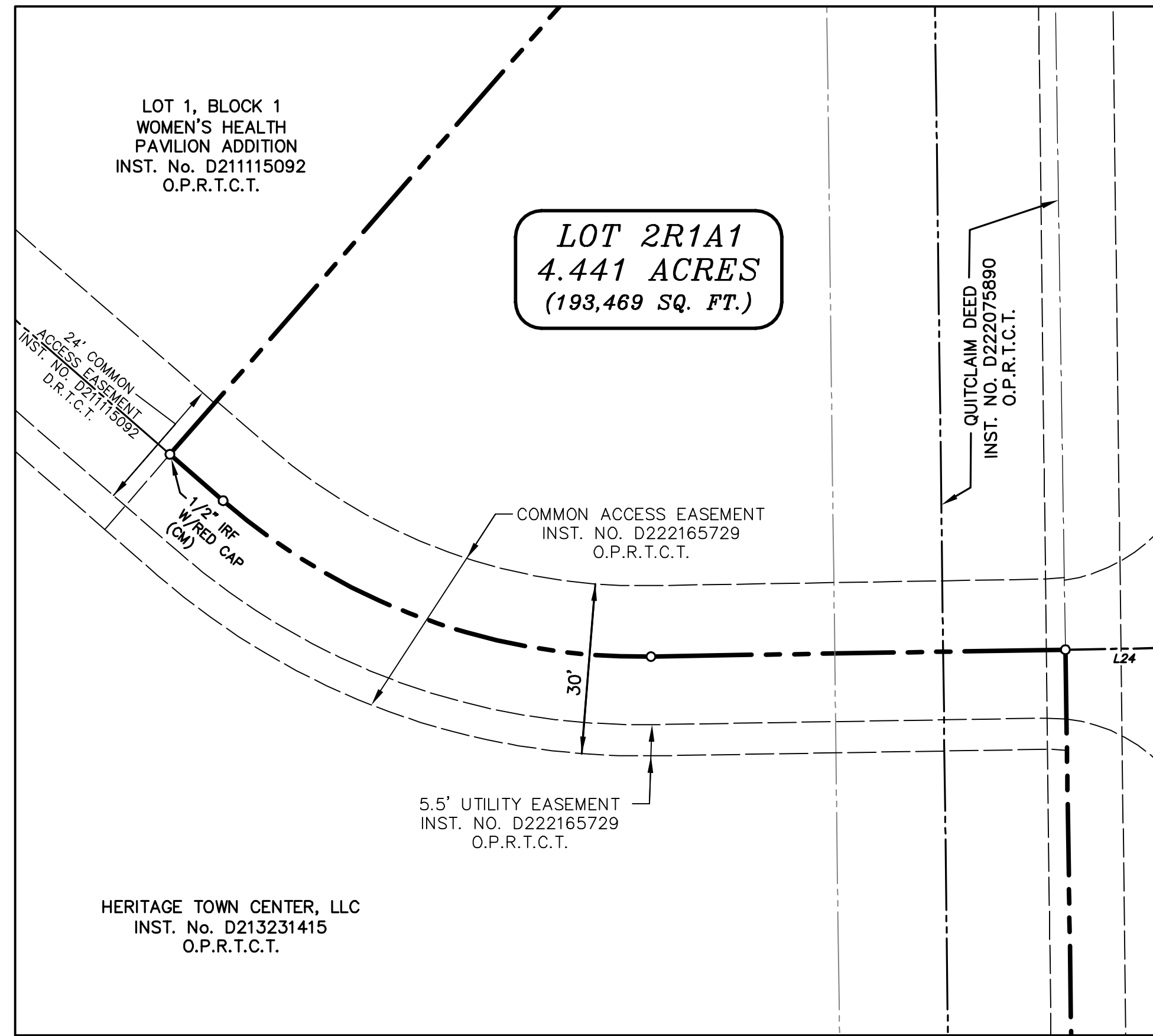
DATE: 4/18/2023
W.A. No. 05056.04

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

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

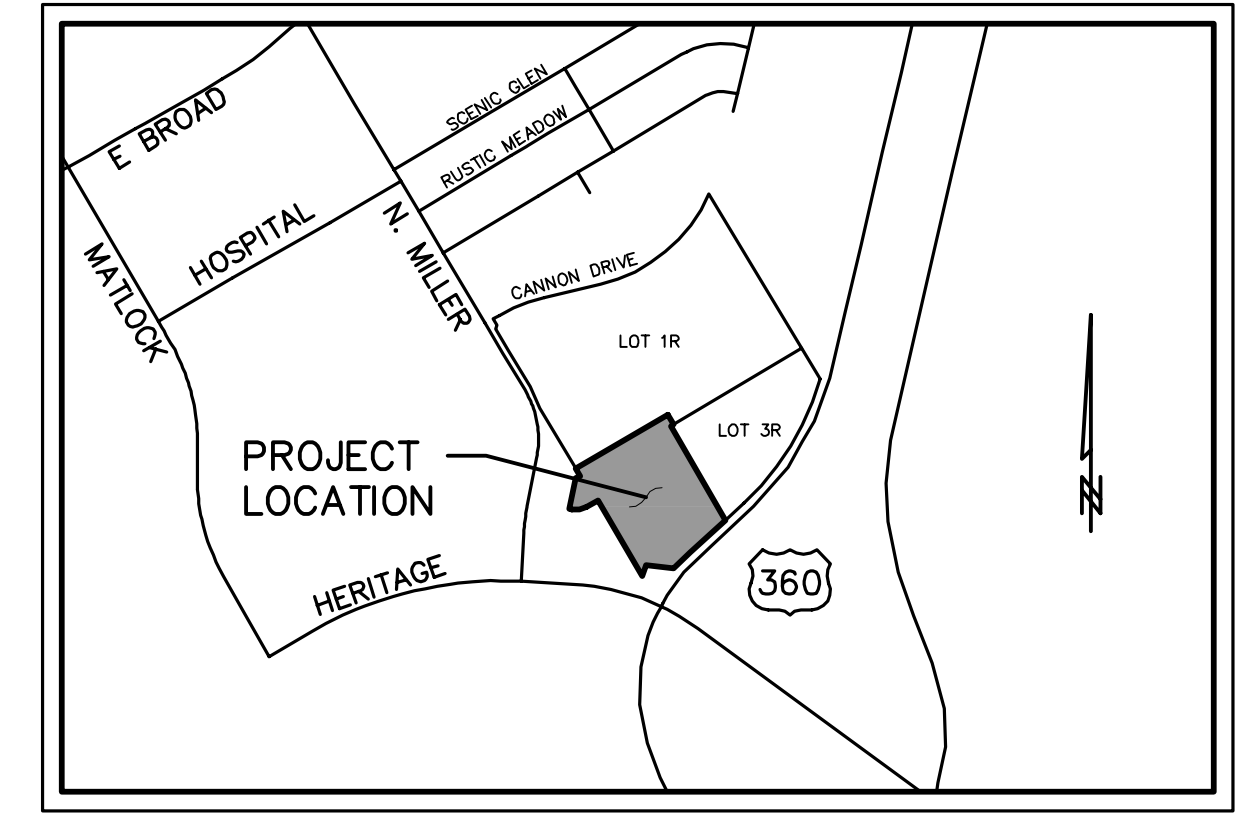
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DETAIL "A"



LINE	BEARING	DIST
L1	S76°34'33\"/>	

LINE	BEARING	DIST
L26	N30°52'20\"/>	

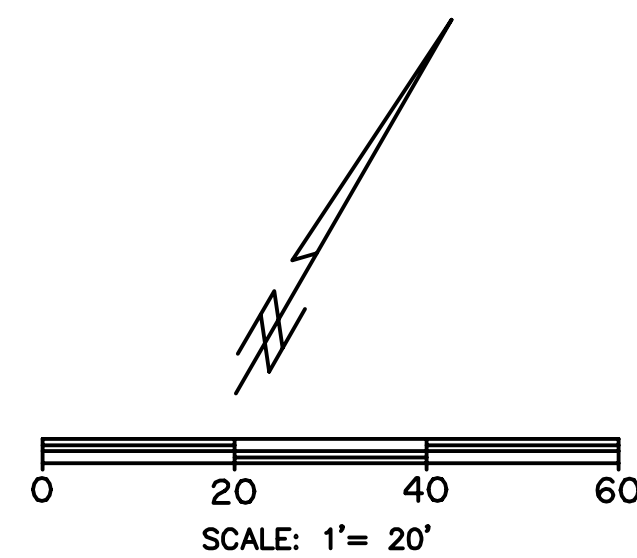
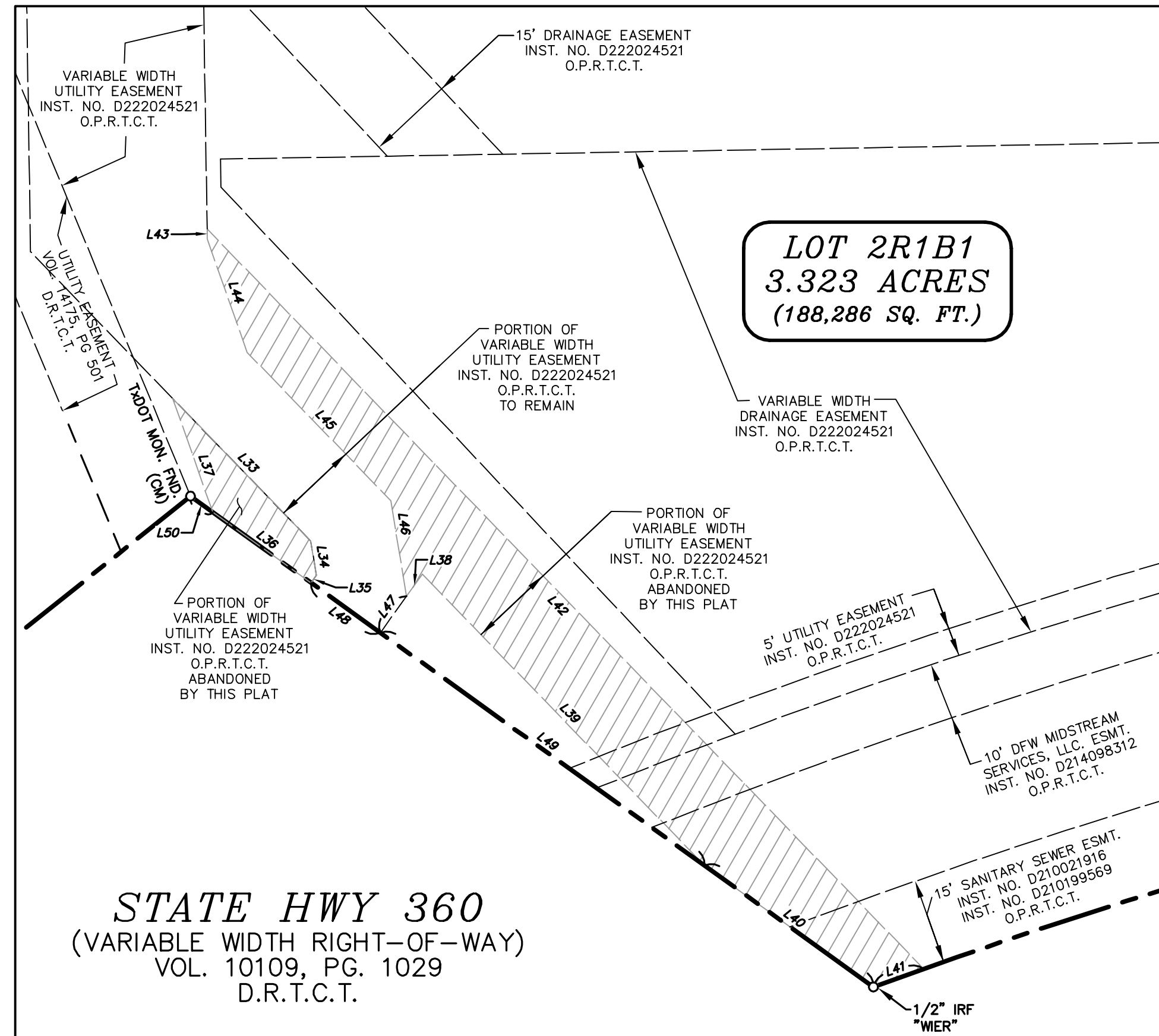


VICINITY MAP
NOT TO SCALE

* GENERAL NOTES *

- ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.
- ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING COVENANTS OR RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- THE PURPOSE OF THIS REPLAT IS TO REVISE LOT LINES, AND CREATE/ABANDON UTILITY, AND DRAINAGE EASEMENTS.
- THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 2R1A1, 2R1B1, AND LOT 3R, BLOCK 1, THR RTC, LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION, AND THE HERITAGE TOWN CENTER, LLC TRACT. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THE EASEMENT.
- THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- PRIOR TO THE DEVELOPMENT OF LOT 2R1B1, ADDITIONAL COMMON ACCESS EASEMENT(S) MATCHING THE APPROVED DETAILED SITE PLAN FOR LOT 2R1D WILL NEED TO BE DEDICATED.

DETAIL "B"



* LEGEND *

- CM IRF: CONTROLLING MONUMENT
- IRF: IRON ROD FOUND
- IRS: IRON ROD SET
- ESMT: EASEMENT
- D.R.T.C.T: DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T: PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T: OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- "WIER": "WIER & ASSOC INC"
- [Hatched Box]: PORTION OF EASEMENT ABANDONED BY THIS PLAT

PRELIMINARY
FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT LOTS 2R1A1 AND 2R1B1, BLOCK 1 THR RTC

BEING A REVISION OF LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT NO. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#23-010

SHEET 2 OF 3

DATE: 4/18/2023
W.A. No. 05056.04

OWNER
MCP 360 LAND LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

OWNER
MANSFIELD IRF, LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: wes@medcorepartners.com

DEVELOPER
MEDCORE DEVELOPMENT, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TEXAS 75251
CONTACT: WES JOHNSTON
EMAIL: wes@medcorepartners.com
PH: (214) 736-3911

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDALL E. EARDLEY, P.E.
EMAIL: RANDY@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

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

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 4/18/2023 5TB FILE: WIER-SURVEY.STB LAST SAVED: 4/18/2023 6:22 PM SAVED BY: AARON LIS FILE: REPLAT-2--05056.04.DWG

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS MANSFIELD IRF, LLC, AND MCP 360, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A 8.764 ACRE TRACT OF LAND LOCATED IN THE RICHARD BRATTON SURVEY, ABSTRACT No. 114, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NUMBERS D222032791, D222032792, AND D222168460, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF LOTS 2R1A AND 2R1B, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D222024521, O.P.R.T.C.T., A PORTION OF A TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE EAST CORNER OF SAID LOT 2R1B, THE SOUTH CORNER OF LOT 3R OF SAID BLOCK 1, THR RTC, AND IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 360 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEARS N 47°06'53" E, 17.84 FEET;

THENCE ALONG SOUTH LINE OF SAID LOT 2R1B AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AS FOLLOWS:

- 1) S 47°06'53" W, A DISTANCE OF 252.76 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) SOUTHWESTERLY, AN ARC LENGTH OF 124.63 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 07°15'01", AND A CHORD BEARING OF S 43°29'22" W, A DISTANCE OF 124.55 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 84°17'54" W, A DISTANCE OF 147.42 FEET TO A TXDOT MONUMENT FOUND;
- 4) S 21°23'34" W, A DISTANCE OF 61.17 FEET TO A TXDOT MONUMENT FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AND THE SOUTHEAST CORNER OF QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., SAID TXDOT MONUMENT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 2R1B (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE N 30°52'20" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, ALONG THE SOUTHWEST LINE OF SAID LOT 2R1B AND THE NORTHEAST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., A DISTANCE OF 466.99 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T., AS FOLLOWS:

- 1) S 59°02'30" W, A DISTANCE OF 73.03 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) THENCE SOUTHWESTERLY AN ARC LENGTH OF 82.05 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.00 FEET, A DELTA ANGLE OF 41°58'35", AND A CHORD BEARING OF S 80°01'48" W, A DISTANCE OF 80.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) N 78°58'55" W, A DISTANCE OF 12.41 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1, WOMEN'S HEALTH PAVILION ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D21115092, O.P.R.T.C.T., FROM WHICH AN "X" CUT FOUND BEARS N 78°58'55" W, 170.00 FEET, SAID "X" CUT BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N 11°01'05" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID MCP 360 LAND TRACT RECORDED IN INSTRUMENT No. D222168460, O.P.R.T.C.T., A DISTANCE OF 166.42 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GRAHAM" BEARS N 11°01' E, A DISTANCE OF 0.3 FEET;

THENCE N 59°16'47" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 24.99 FEET TO A 1/2" IRON ROD FOUND WITH A RED CAP, SAID IRON ROD BEING AN ELL CORNER OF LOT 1 AND IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T.;

THENCE N 30°43'08" W, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., A DISTANCE OF 48.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 59°00'00" E, DEPARTING THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER D222075890, O.P.R.T.C.T., AT A DISTANCE OF 20.97 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE WEST CORNER OF SAID LOT 2R1A AND THE SOUTH CORNER OF LOT 1R, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D217147196, O.P.R.T.C.T., CONTINUING ALONG THE NORTHWEST LINE OF SAID LOT 2R1A AND A SOUTHEAST LINE OF SAID LOT 1R IN ALL A TOTAL DISTANCE OF 570.95 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R1A AND AN ELL CORNER OF SAID LOT 1R;

THENCE S 31°00'00" E, ALONG THE NORTHEAST LINE OF SAID LOT 2R1A AND A SOUTHEAST LINE OF SAID LOT 1R, A DISTANCE OF 60.66 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTHWEST LINE OF SAID LOT 3R;

THENCE S 59°06'21" W, ALONG A NORTHEAST LINE OF SAID LOT 2R1A AND THE NORTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 17.47 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE WEST CORNER OF SAID LOT 3R AND AN ELL CORNER OF SAID LOT 2R1;

THENCE S 31°00'00" E, ALONG A NORTHEAST LINE OF SAID LOT 2R1A, A NORTHEAST LINE OF SAID LOT 2R1B AND THE SOUTHWEST LINE OF SAID LOT 3R, A DISTANCE OF 580.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.764 ACRES (381,755 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, GREGG A. E. MADSEN, 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.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON APRIL 18, 2023. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

GREGG A. E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798
EMAIL: GreggM@WierAssociates.com

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

OWNER
MCP 360 LAND LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

OWNER
MANSFIELD IRF, LLC
12377 Merit Drive, Suite 500
Dallas, TX 75251
CONTACT: Brian Bollich
EMAIL: brian@MedCorePartners.com

DEVELOPER
MEDCORE DEVELOPMENT, LLC
12377 MERIT DRIVE, SUITE 500
DALLAS, TEXAS 75251
CONTACT: WES JOHNSTON
EMAIL: wes@medcorepartners.com
PH: (214) 736-3911

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDALL E. EARDLEY, P.E.
EMAIL: RANDYE@WIERASSOCIATES.COM
PH: (817) 467-7700
FAX: (817) 467-7713

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MANSFIELD IRF, LLC, BEING THE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2R1A1 AND 2R1B1, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2023.

BY: _____
MANAGER

Printed Name: BRIAN BOLLICH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BOLLICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2023.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MCP 360 LAND LLC, BEING THE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 2R1A1 AND 2R1B1, BLOCK 1, THR RTC, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2023.

BY: _____
MANAGER

Printed Name: BRIAN BOLLICH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN BOLLICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2023.

NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: _____

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND 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 ERCT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

APPROVED BY THE CITY OF MANSFIELD
_____, 2023
APPROVED BY: _____
P & Z COMMISSION CHAIRMAN
_____, 2023
ATTEST: _____
PLANNING & ZONING SECRETARY

REPLAT
LOTS 2R1A1 AND 2R1B1, BLOCK 1
THR RTC

BEING A REVISION TO LOTS 2R1A AND LOT 2R1B, BLOCK 1, THR RTC ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D222024521, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING A 0.423 ACRE (OR 18,435 SQUARE FOOT) UNPLATTED TRACT OF LAND OUT OF THE RICHARD BRATTON SURVEY, ABSTRACT NO. 114 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

2 LOTS TOTAL
8.764 ACRES

DATE OF PREPARATION: APRIL, 2023

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SD#23-010

SHEET 3 OF 3

DATE: 4/18/2023
W.A. No. 05056.04



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5320

Agenda Date: 5/1/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number:

Title

SD#23-001: Public hearing on a replat to create Lots 2R and 3, Block 2, Mansfield Industrial Park East on approximately 19.752 acres located at 221 Airport Dr.; Brittain & Crawford Land Surveying & Topographic Mapping., engineer/surveyor; BCB Transport Holdings Company, LLC., owner.

Description/History

The purpose of this plat is to create two lots on 19.752 acres of land for industrial use. There is an existing building on Lot 2R, Block 2 and a new building and parking lot will be constructed on Lot 3, Block 2.

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

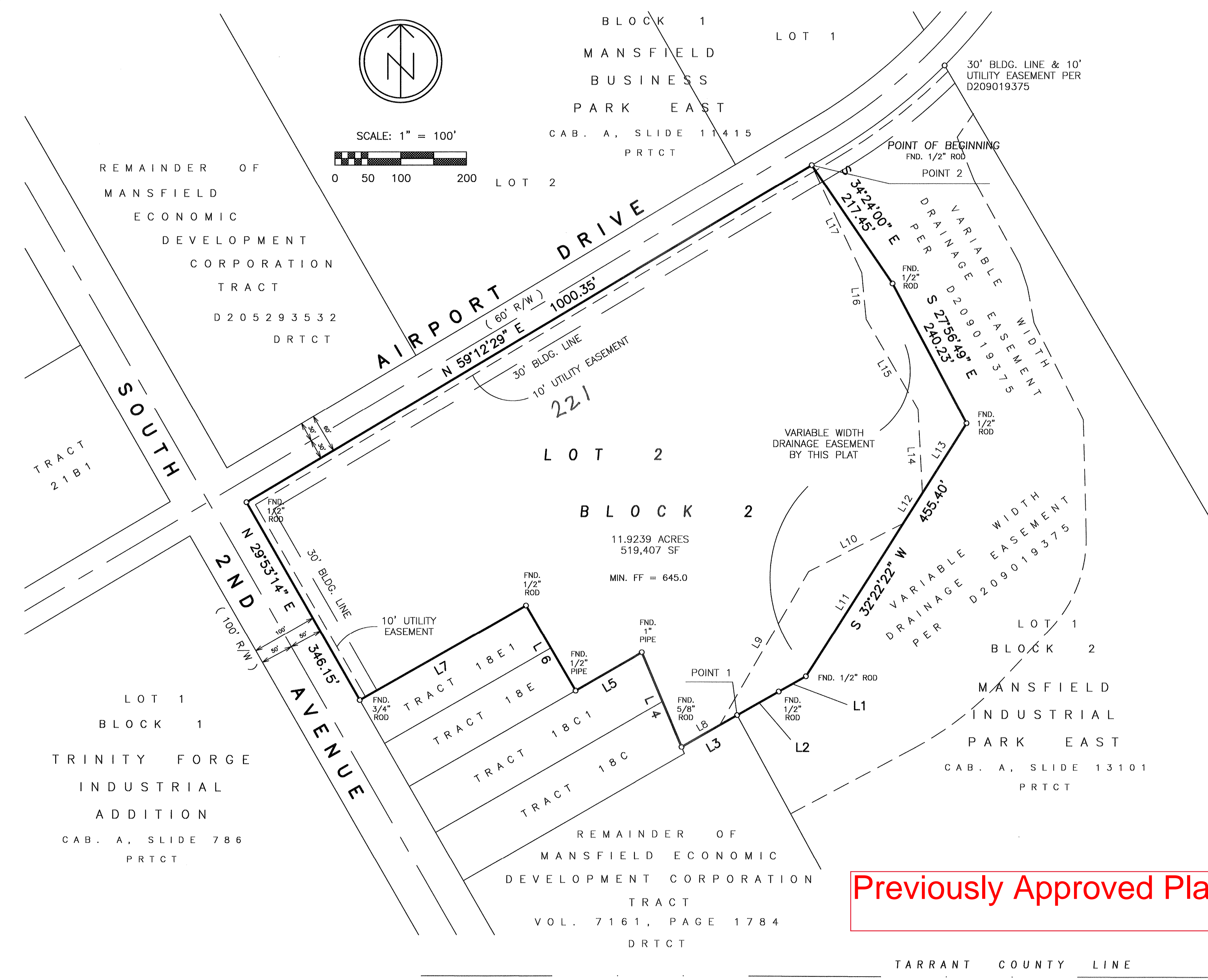
- Location Map
- Previously Approved Plat
- Replat



SD#23-001

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.

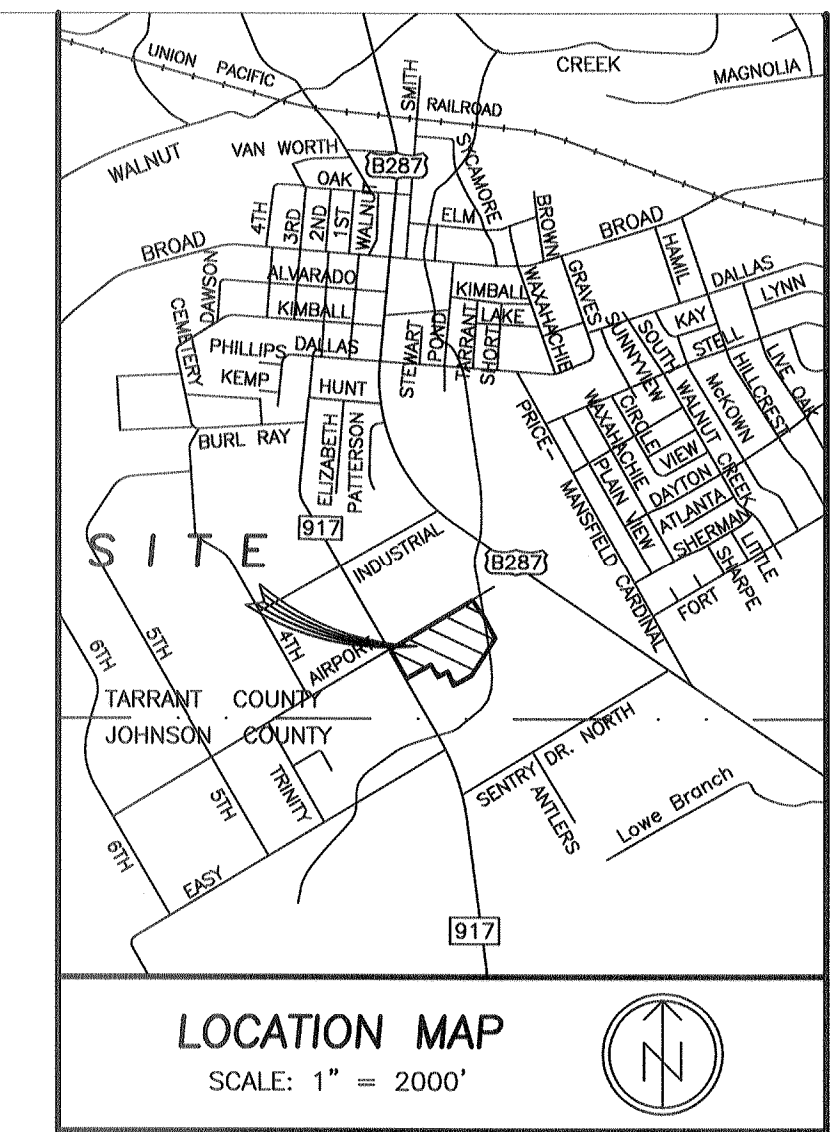
4/25/2023



LINE	BEARING	LENGTH
L1	S 60°35'23" W	47.35
L2	S 60°23'08" W	72.77
L3	S 60°08'33" W	97.43
L4	N 22°58'40" W	155.71
L5	S 60°12'48" W	115.80
L6	N 30°17'21" W	149.93
L7	S 60°23'16" W	290.47
L8	N 60°08'33" E	67.00
L9	N 30°00'00" E	270.00
L10	S 63°00'00" E	160.80
L11	N 32°22'22" E	275.25
L12	N 32°22'22" E	55.12
L13	N 32°22'22" E	125.00
L14	N 03°00'00" W	127.00
L15	N 30°00'00" W	158.00
L16	N 05°30'00" W	70.71
L17	N 25°00'00" W	180.03

TRACT	OWNER	VOL/P
18E1	M. D. ROBLES	6600/15
18E	V. M. MITCHELL	8343/1838
18C1	HENCE MYLES	1781/41
18C	WESLEY JONES	10520/1449
21B1	STEVE PRATER	D204263686

POINT	NORTHING	EASTING
1	6886198.57	2387594.92
2	6887034.04	2387707.83



Grant Engineering, Inc.
 Engineers Surveyors Planners
 3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131

BCB TRANSPORT HOLDINGS, LLC
 RICK LARKIN, PRESIDENT
 1206 ANTLER DRIVE
 MANSFIELD, TEXAS 76063
 682-518-1162
 rick.larkin@progressivetrans.com

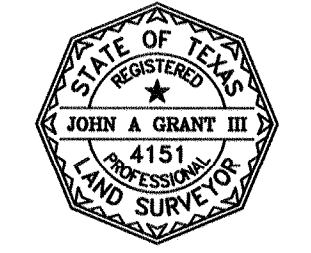
SURVEYOR:
 GRANT ENGINEERING, INC.
 3244 HEMPHILL STREET
 FORT WORTH, TEXAS 76110-4014
 817-923-3131 VOICE
 817-923-4141 FAX
 jgrant3@aol.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant, III

JOHN A. GRANT, III
 REGISTERED PROFESSIONAL
 LAND SURVEYOR 4151



PLAT RECORDED

INST. NO. D214030178
 DATE 2/14/14

APPROVED BY THE CITY OF MANSFIELD
2/3, 2014 *Rick Larkin*
 APPROVED BY: P & Z COMMISSION CHAIR
2/3, 2014 *Shelia Jones*
 ATTEST: P & Z SECRETARY

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF THE PROPERTY DESCRIBED HEREON (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND 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 EASEMENTS SHOWN HEREON, 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 EASEMENTS 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 EASEMENTS. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENTS 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 EASEMENTS AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEANUP, 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 EASEMENTS, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, ARE SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENTS. 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 EASEMENTS AND PROPERTIES.

PLAT NOTES

THE BEARING BASIS FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF MANSFIELD HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM. 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.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BCB TRANSPORT HOLDINGS, LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS LOT 2, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN HEREON.

I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES HEREIN EXPRESSED THIS 27 DAY OF January, 2014.

Rick Larkin
 RICK LARKIN, PRESIDENT
 BCB TRANSPORT HOLDINGS, LLC

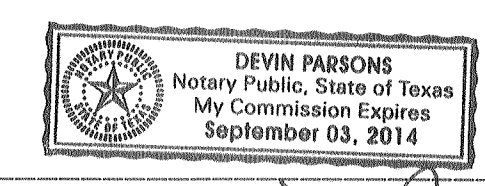
ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK LARKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 27 DAY OF January, 2014.

MY COMMISSION EXPIRES:



NOTARY PUBLIC
 STATE OF TEXAS *Devin Parsons*

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

**STATE OF TEXAS
 COUNTY OF TARRANT**

WHEREAS, BCB TRANSPORT HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THAT 11.9239 ACRE TRACT IN THE CITY OF MANSFIELD, OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644, BEING ALL OF THAT TRACT CONVEYED TO SAID BCB TRANSPORT HOLDINGS, LLC BY SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D213080056, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A 11.9239 acre tract out of the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, being all that tract conveyed to BCB Transport Holdings, LLC by Special Warranty Deed recorded under Clerk's File No. D213080056, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found one-half inch steel rod at the northeast corner of said BCB tract, in the south right-of-way line of Airport Drive (a 60 feet wide public street) as dedicated by the plat of Lots 1 and 2, Block 1, Mansfield Industrial Park East, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11415, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said point also being the northerly northwest corner of Lot 1, Block 2, Mansfield Industrial Park East (hereinafter referred to as Lot 1), an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 13101, P.R.T.C.T.;

THENCE along the common line between said BCB tract and said Lot 1 the following five calls:

- South 34 degrees 24 minutes 00 seconds East, departing the south right-of-way line of said Airport Drive, a distance of 217.45 feet to a found one-half inch steel rod at an angle point;
- South 27 degrees 56 minutes 49 seconds East, a distance of 240.23 feet to a found one-half inch steel rod at an angle point;
- South 32 degrees 22 minutes 22 seconds West, a distance of 455.40 feet to a found one-half inch steel rod at an angle point;
- South 60 degrees 35 minutes 23 seconds West, a distance of 47.35 feet to a found one-half inch steel rod at an angle point;
- South 60 degrees 23 minutes 08 seconds West, a distance of 72.77 feet to a found one-half inch steel rod at the westerly northwest corner of said Lot 1 and the northeast corner of the remainder of that tract conveyed to Mansfield Economic Development Corporation (hereinafter referred to as Tract 3) by General Warranty Deed recorded under Clerk's File No. D205293532, D.R.T.C.T.;

THENCE South 60 degrees 08 minutes 33 seconds West along the common line of said BCB tract and said Tract 3, a distance of 97.43 feet to a found five-eighths inch steel rod at the southerly southwest corner of said BCB tract and in the east line of that tract of land conveyed to Wesley E. Jones by Special Warranty Deed recorded in Volume 10520, Page 1449, D.R.T.C.T.;

THENCE North 22 degrees 58 minutes 40 seconds West along the common line between said BCB tract and said Jones tract, passing the northeast corner of said Jones tract and the southeast corner of the remainder of that tract conveyed to Hence Myles and wife, Addie Lee Myles by Warranty Deed recorded in Volume 1781, Page 41, D.R.T.C.T. at 75.0 feet, and continuing along the common line of said BCB tract and said Myles tract, a total distance of 155.71 feet to a found one inch steel pipe at the northeast corner of said Myles tract;

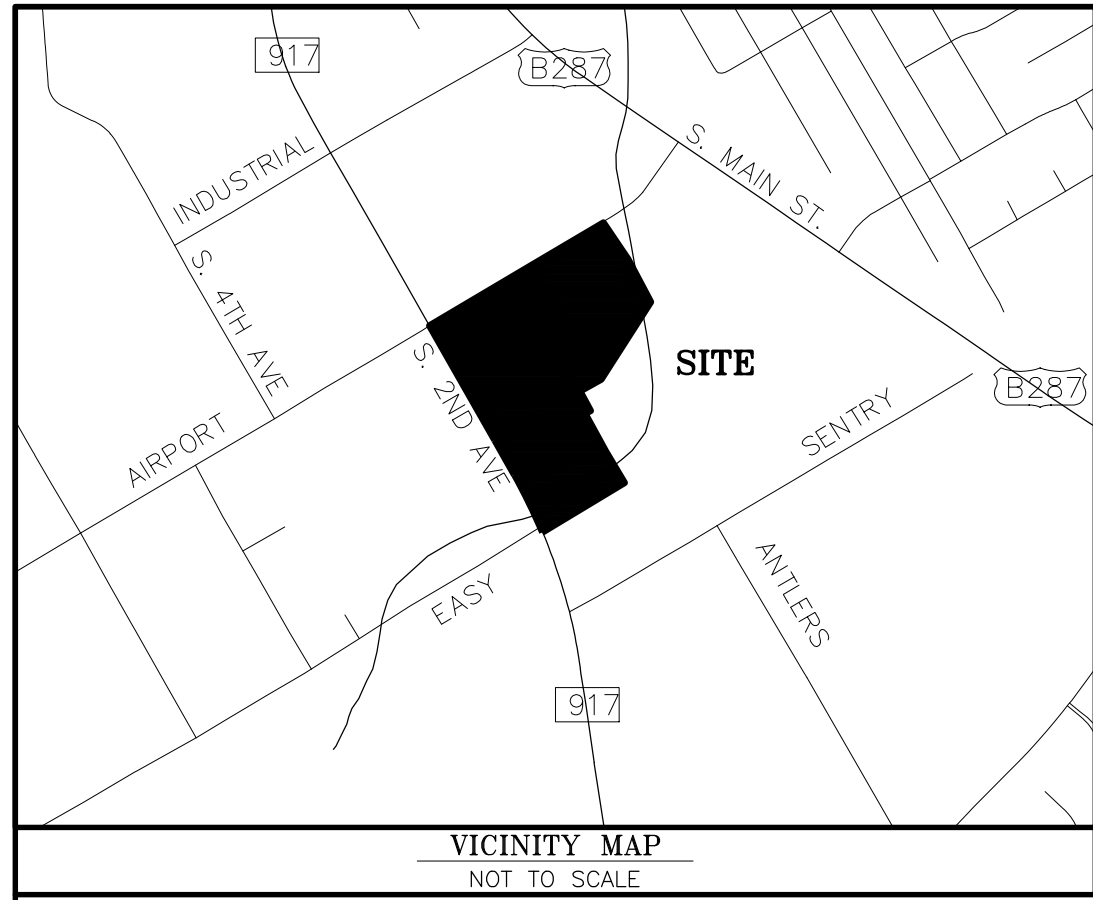
THENCE South 60 degrees 12 minutes 48 seconds West along the common line of said BCB tract and said Myles tract, a distance of 115.80 feet to a found one-half inch steel pipe at the southeast corner of that tract conveyed to Vertee Myles Mitchell by Warranty Deed recorded in Volume 8343, Page 1838, D.R.T.C.T.;

THENCE North 30 degrees 17 minutes 21 seconds West along the common line of said BCB tract and said Mitchell tract, passing the northeast corner of said Mitchell tract and the southeast corner of that tract conveyed to Michael DeJesus Robles and wife, Maria Auxilio Robles by Warranty Deed recorded in Volume 6600, Page 15, D.R.T.C.T. at 75.0 feet, and continuing along the common line of said BCB tract and said Robles tract, a total distance of 149.93 feet to a found one-half inch steel rod at the northeast corner of said Robles tract;

THENCE South 60 degrees 23 minutes 16 seconds West along the common line of said BCB tract and said Robles tract, a distance of 290.47 feet to a found three quarter inch steel rod at the westerly southwest corner of said BCB tract, the northwest corner of said Robles tract, and in the east right-of-way line of South 2nd Avenue (formerly known as F. M. Highway No. 917, a 100 feet wide public street) as conveyed to the State of Texas by Right-of-Way Deed recorded in Volume 3174, Page 578, D.R.T.C.T.;

THENCE North 29 degrees 53 minutes 14 seconds West along the west line of said BCB tract and the east right-of-way line of said South 2nd Avenue, a distance of 346.15 feet to a found one-half inch steel rod at the northwest corner of said BCB tract and in the south right-of-way line of said Airport Drive;

THENCE North 59 degrees 12 minutes 29 seconds East along the north line of said BCB tract and the south right-of-way line of said Airport Drive, a distance of 1000.35 feet to the Point of Beginning, and containing 11.9239 acres (519,407 square feet) of land.



GENERAL NOTES

NOTE 1: 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.

NOTE 2: LOTS 3 AND 2R WILL BE SERVED BY THE COMMON ACCESS EASEMENT. THE OWNER OF LOTS 3 AND 2R WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENT.

NOTE 3: ALL "IRS" ARE 1/2" IRON RODS WITH YELLOW CAPS MARKED "BRITAIN & CRAWFORD" SET.

NOTE 4: PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FOR DEVELOPMENT.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

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, their heirs, grantees, successors and assigns.

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

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

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

OWNER: BCB TRANSPORT HOLDINGS COMPANY, LLC
221 AIRPORT DRIVE
MANSFIELD, TEXAS 76063

BRITAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

FIRM CERTIFICATION# 1019000
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STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BCB TRANSPORT HOLDINGS COMPANY, LLC, acting by and through the undersigned, their duly authorized agent, is the sole owner and BCB TRANSPORT, a Texas limited liability company, acting by and through the undersigned, their duly authorized agent, is the sole owner of 19.752 acres of land located in the T.J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and the T.J. HANKS SURVEY, Abstract No. 1109, City of Mansfield, Johnson County, Texas, according to the deeds recorded in County Clerk's File No's. D21308056, D215090504, D218101388, D218132658 and D22284722, of the Official Public Records of Tarrant County, Texas, and County Clerk's File No. 2022-42305, of the Official Public Records of Johnson County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 19.752 acres of land located in the T.J. HANKS SURVEY, Abstract No. 644, City of Mansfield, Tarrant County, Texas, and the T.J. HANKS SURVEY, Abstract No. 1109, City of Mansfield, Johnson County, Texas, according to the plat recorded in County Clerk's File No. D214030178, of the Official Public Records of Tarrant County, Texas, and all of the tract of land conveyed to BCB Transport, a Texas limited liability company, by the deed recorded in County Clerk's File No. D22284722, of the Official Public Records of Tarrant County, Texas. Said 19.752 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the West corner of said Lot 2, Block 2, Mansfield Industrial Park East, and the Southeast right-of-way line of Airport Drive (a 60 foot wide public right-of-way) and the Northeast right-of-way line of South 2nd Avenue (a 100 foot wide public right-of-way), and said POINT OF BEGINNING having Texas State Plane Grid Coordinates N: 6.886.508.261 and E: 2.386.860.106;

THENCE N 59° 13' 12" E 1000.49' along the Northwest boundary line of said Lot 2 and the Southeast right-of-way line of said Airport Drive, to a 1/2" iron rod found marking the North corner of said Lot 2;

THENCE along the East boundary line of said Lot 2, as follows:

- S 34° 20' 56" E 217.44 feet, to a 1/2" iron rod found;
- S 27° 56' 06" E 240.23 feet, to a 1/2" iron rod found;
- S 32° 24' 19" W 455.33 feet, to a 1/2" iron rod marked "Britain & Crawford" set;
- S 60° 30' 58" W 119.76 feet, to a 1/2" iron rod marked "Britain & Crawford" set at the North corner of the aforesaid tract of land conveyed to BCB Transport, a Texas limited liability company, by the deed recorded in County Clerk's File No. D22284722, of the Official Public Records of Tarrant County, Texas;

THENCE S 28° 38' 33" E 109.87 feet, along the Northeast boundary line of said BCB Transport Tract, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE S 61° 21' 27" W 30.00 feet, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE S 28° 38' 33" E 211.12 feet, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE S 31° 18' 27" E 182.38 feet, to a 1/2" iron rod marked "Britain & Crawford" set;

THENCE S 58° 42' 55" W 475.66 feet, along the Southeast boundary line of said BCB Transport Tract, to a 1/2" iron rod marked "Britain & Crawford" set at the South corner of said BCB Transport Tract, lying in the East right-of-way line of aforesaid South 2nd Avenue;

THENCE along the East right-of-way line of said South 2nd Avenue, as follows:

- NORTHWESTERLY 317.96 feet, along a curve to the left, having a radius of 2914.80 feet, a central angle of 06° 15' 00", and a chord bearing N 26° 09' 19" W 317.80 feet, to a Texas Department of Transportation right-of-way monument found;
- N 29° 33' 51" W 196.16 feet, to a 1/2" iron pipe found;
- N 29° 53' 30" W 652.76 feet, to the POINT OF BEGINNING containing 19.752 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BCB TRANSPORT, a Texas limited liability company, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 2R AND LOT 3, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, an addition to the City of Mansfield, Tarrant and Johnson Counties, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this _____ day of _____, 2023.

BCB TRANSPORT HOLDINGS COMPANY, LLC

BCB TRANSPORT, a Texas limited liability company

Rick Larkin, Owner

Rick Larkin, Owner

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rick Larkin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, JAMES L. BRITAIN, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all 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 or supervision.

JAMES L. BRITAIN
Registered Professional
Land Surveyor
State of Texas No. 1674



REPLAT
OF
**LOT 2R AND LOT 3, BLOCK 2
MANSFIELD INDUSTRIAL PARK EAST**
BEING A REVISION OF LOT 2, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, ACCORDING TO THE PLAT FILED IN COUNTY CLERK'S NUMBER D214030178 O.P.R.T.C.T., AND ALSO 7.826 ACRES OF THE T.J. HANKS SURVEY ABSTRACT NO. 644 (TARRANT COUNTY) AND ABSTRACT NO. 1109 (JOHNSON COUNTY) TARRANT AND JOHNSON COUNTIES, TEXAS

AFTER RECORDING RETURN TO:

CITY OF MANSFIELD
1200 E. BROAD STREET
MANSFIELD, TX 76063

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

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	85.00'	72.86'	49°06'42"	70.65'	N 38°41'46" E
C2	54.00'	42.41'	45°00'00"	41.33'	N 08°21'34" W
C3	28.00'	43.98'	90°00'00"	39.60'	N 14°08'26" E
C4	52.00'	48.91'	53°53'09"	47.12'	N 32°11'51" E
C5	57.46'	32.84'	32°44'43"	32.39'	N 11°57'42" W
C6	28.00'	26.33'	53°53'09"	25.37'	S 32°11'51" W
C7	52.00'	81.68'	90°00'00"	73.54'	S 14°08'26" W
C8	30.00'	23.56'	45°00'00"	22.96'	S 08°21'34" E
C9	40.00'	34.24'	49°03'07"	33.21'	S 38°39'59" W
C10	125.15'	98.23'	44°58'25"	95.73'	N 24°36'21" E
C11	170.24'	111.43'	37°30'13"	109.46'	N 42°14'52" E

Course	Bearing	Distance
L1	S 61°21'27" W	30.00'
L2	N 63°15'07" E	31.17'
L3	N 14°08'26" E	90.88'
L4	N 30°51'34" W	159.02'
L5	N 59°08'26" E	190.57'
L6	N 05°15'17" E	86.71'
L7	N 30°51'34" W	18.91'
L8	N 59°08'26" E	35.69'
L9	N 30°41'38" W	223.80'
L10	S 59°09'18" W	95.00'
L11	S 30°41'38" E	257.99'
L12	N 60°23'52" E	29.96'
L13	S 05°14'54" W	87.44'
L14	S 59°08'26" W	190.57'
L15	S 30°51'34" E	129.32'
L16	S 14°08'26" W	121.61'
L17	S 63°11'33" W	23.79'
L18	N 47°32'38" E	28.98'
L19	N 22°04'01" E	48.96'
L20	N 55°37'36" E	65.95'
L21	N 53°11'43" E	14.08'
L22	S 30°51'34" E	54.71'
L23	N 59°27'40" E	229.32'
L24	N 28°39'30" W	85.70'
L25	N 25°13'09" E	2.84'
L26	N 59°08'26" E	85.35'
L27	N 02°06'15" E	17.55'
L28	N 45°26'38" E	94.91'
L29	N 52°21'04" E	21.95'
L30	N 57°36'11" E	47.53'
L31	N 63°23'51" E	62.53'

Course	Bearing	Distance
L32	N 05°31'58" W	62.37'
L33	N 00°52'06" W	75.16'
L34	N 57°45'52" E	88.86'
L35	N 39°02'03" E	124.11'
L36	N 32°23'29" W	55.17'
L37	N 14°08'26" E	38.33'
L38	N 59°08'26" E	87.52'
L39	S 50°16'26" E	23.91'
L40	N 32°53'54" E	57.66'
L41	N 02°52'03" E	178.26'
L42	N 29°59'17" W	130.49'
L43	N 05°29'17" W	70.71'
L44	N 24°55'50" W	180.07'

LEGEND:

○ - BOUNDARY POINT

O.P.R.T.C.T. - OFFICIAL PLAT RECORDS TARRANT COUNTY TEXAS

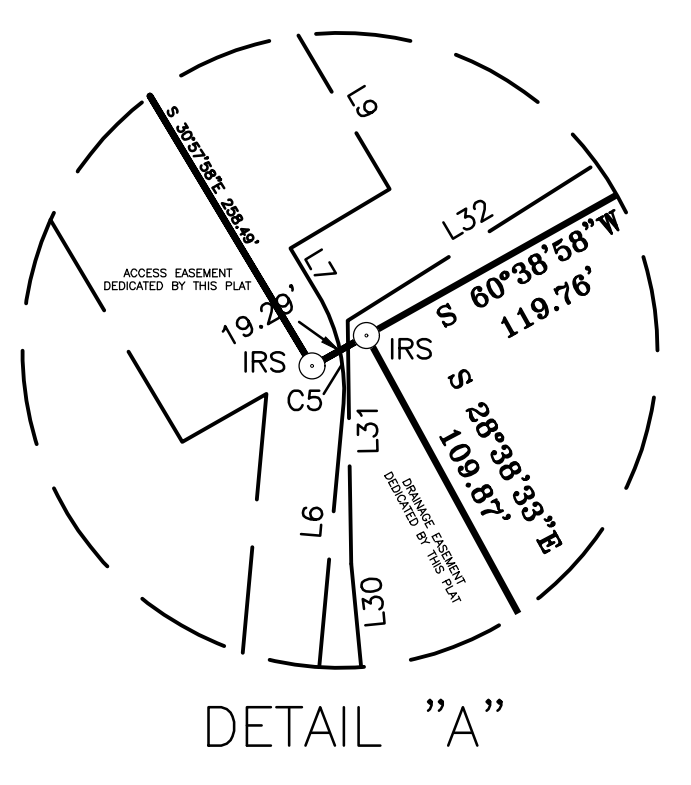
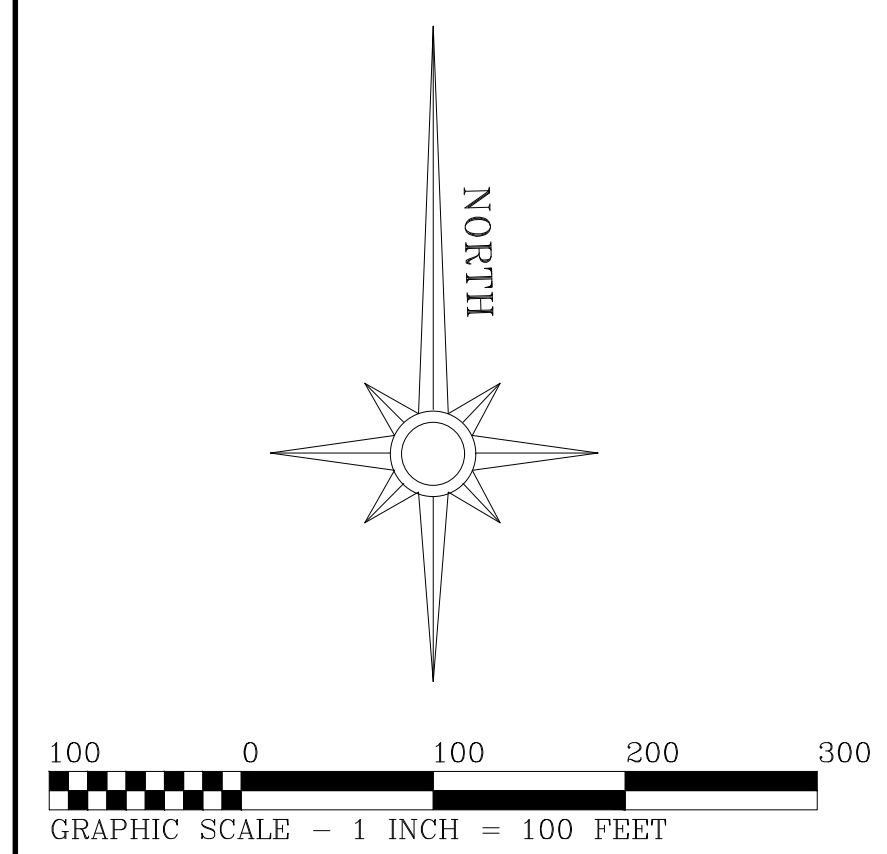
P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY TEXAS

IRS - IRON ROD SET

→ - DIRECTION OF TRAFFIC

T.J. HANKS SURVEY
ABSTRACT NO. 644
(TARRANT COUNTY)

T.J. HANKS SURVEY
ABSTRACT NO. 1109
(JOHNSON COUNTY)



PLAT FILED _____, 20____
INSTRUMENT# _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

LOT 1, BLOCK A
SENTRY INDUSTRIAL PARK
VOL. 388-95, PG. 5
P.R.T.C.T.
VOL. 8, PG. 27
P.R.J.C.T.

LOT 2, BLOCK A
SENTRY INDUSTRIAL PARK
VOL. 388-95, PG. 5
P.R.T.C.T.
VOL. 8, PG. 27
P.R.J.C.T.

HOFFMAN BROTHERS HOLDINGS, LL0
C.C.#2021-47703
O.P.R.J.C.T.

STEPP/WCJ INVESTMENTS, LLC
C.C.#2012-23827
O.P.R.J.C.T.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5331

Agenda Date: 5/1/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PD, Planned Development District to S, South Mansfield Form-Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway; City of Mansfield, Applicant (ZC#23-011)

Requested Action

To consider the subject zoning change request.

Recommendation

The Department of Planning and Development Services recommends approval.

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development District

Land Use Plan: Sub-Area 7

Surrounding Land Use & Zoning:

- North - Warehouse, PD, Planned Development District
- South - Vacant, PD, Planned Development District
- East - Vacant, PD, Planned Development District
- West - Warehouse, PD, Planned Development District

Thoroughfare Plan Specification:

Regency Parkway - 4-lane undivided major collector

Heritage Parkway - 6-lane divided principal arterial

Synopsis

The City of Mansfield is initiating a zoning change on an 18.59-acre property owned by the Mansfield Economic Development Corporation (MEDC) and the City of Mansfield from the PD, Planned Development District to the S, South Mansfield Form-based Development District to accommodate mixed-use development.

Staff Analysis

The primary intent of the recently adopted S, South Mansfield Form-based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. To that end, the S, South Mansfield Form-based Development

District is structured using the principles and practices of the rural-to-urban transect that, as used in this zoning district, create predictable urbanism by regulating building form and design.

The subject property consists of approximately 18.59 acres. As proposed, the property will be developed for multi-family residential and office, retail, and other related commercial uses. It is expected that the design of the site and the arrangement of buildings will create a mixed-use destination that is focused on distinct architecture and complementary amenities.

Because the property is greater than two (2) acres in area, a special land assemblage plan and a development agreement will be required. The special land assemblage plan ensures that the property is appropriately master-planned to produce a development that is pedestrian-oriented, mixed-use, and attractive and is approved administratively by the Department of Planning and Development Services. The development agreement must be approved by the City Council, and it will reinforce a pattern of development that is mixed-use and will achieve the community's vision for sustainable growth.

The S, South Mansfield Form-based Development District relies extensively on transect zones and special districts to establish the allowable uses and building design standards. The transect zone that directs this proposed development must be shown on the required special land assemblage plan.

New development on the property (and any future renovation or redevelopment) must comply with the urban design and landscaping standards of the S, South Mansfield Form-based Development District. These urban design and landscaping standards will inform the required submittal of a special land assemblage plan as well as site plans and building plans.

A site plan and building plan is required prior to plat approval or the issuance of a building permit, as provided for in Section 155.111 of the Mansfield Code of Ordinances.

Summary

The S, South Mansfield Form-based Development District provides a specific set of form-based development standards that enables and encourages a creative development that is mixed-use, connected, walkable and visually harmonious. The possible introduction of residential options and employment opportunities has the potential to create a dynamic locus of activity in the Innovation District along Heritage Parkway. As such, the presence of civic and passive spaces with public art and other amenities are highly encouraged.

Prepared By

Art Wright, AICP
Principal Planner
817-276-4226

Attachment

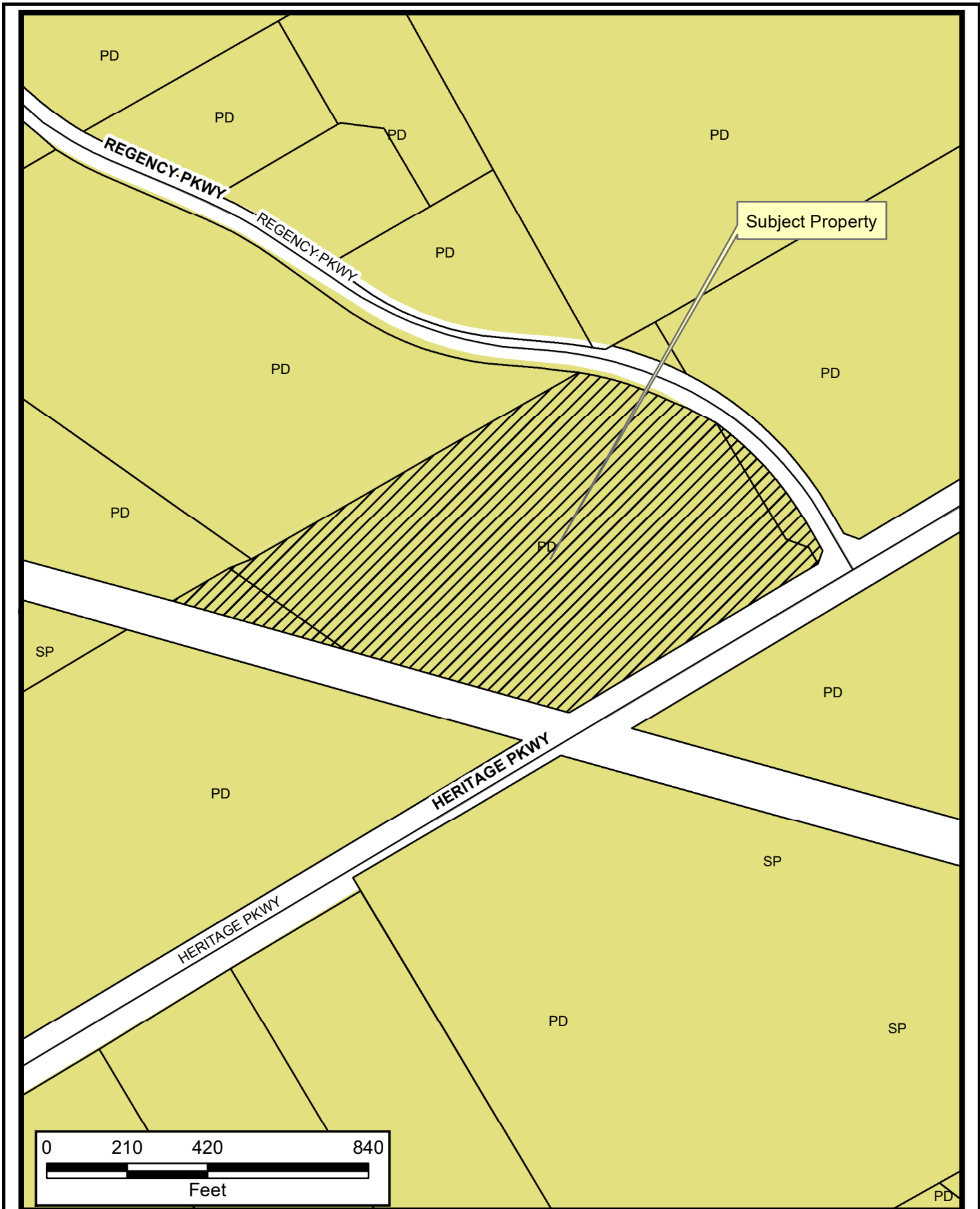
Maps and Supporting Information



ZC#23-011

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.

4/20/2023



ZC#23-011

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.

4/20/2023

Property Owner Notification for ZC#23-011

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
75 REGENCY ADDITION	BLK 1	SUB-Q LLC	2842 SONTERRA	CEDAR HILL, TX	75104
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEV CORP	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
GREGG, MILTON SURVEY	A 555	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
GREGG, MILTON SURVEY	A 555	MANSFIELD ECONOMIC DEVELOPMENT	301 S MAIN ST	MANSFIELD, TX	76063-3106
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
HERITAGE BUSINESS PARK- MANSFLD	BLK 1	RMS HOLDINGS V LLC	1275 QUARRY ST	CORONA, CA	92879
MCANEAR, ELIZABETH SURVEY	A 1005	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	TOTAL E&P USA REAL ESTATE LLC	PO BOX 17180	FORT WORTH, TX	76102
MCANEAR, ELIZABETH SURVEY	A 1005	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MCANEAR, ELIZABETH SURVEY	A 1005	CRP/AI MANSFIELD OWNER LP	820 GESSNER RD STE 1000	HOUSTON, TX	77024



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5291

Agenda Date: 5/1/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Title

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 155.074 "T, Toll Road 360 Form-based Development District" (OA#23-002)

Requested Action

To consider the subject ordinance amendments.

Recommendation

The recommendation is to table this item indefinitely to allow for further review.

Description/History

This is a request to amend the provisions of Chapter 155, entitled "Zoning" of the City of Mansfield Code of Ordinances to introduce a new proposed form-based development district --- the T, Toll Road 360 Form-based Development District.

The general purpose and intent of the T, Toll Road 360 Form-based Development District is to encourage and enable:

- [H]armonious and coordinated development;
- [D]evelopment that considers natural features, community facilities, pedestrian / vehicular circulation in conformance with the Thoroughfare plan, and land use relationship with surrounding properties; AND
- [W]alkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.

This text amendment is intended to guide and direct future development along the State Highway 360 Corridor.

Attachments

N/A.



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5333

Agenda Date: 5/1/2023

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

Title

Public Hearing on a Change of Zoning from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District on approx. 216 acres, being tracts situated in the M. Gregg Survey, Abstract No. 358, H. Henderson Survey, Abstract No. 432, and the J. Lawrence Survey, Abstract No. 616; City of Mansfield, Ellis County, Texas, located east of State Highway 360, south of Lone Star Road, and south of Britton Road, excluding all of Lot 1-R, Block 1, Maranatha Ranch Addition, according to the plan filed in Document# 0903697, Cabinet H, Slide 640, Ellis County, Texas, Plat Records, and a 5.068 acre tract of land situated in the J. Lawrence Survey, Abstract No. 616, belonging to the Tarrant County Water Control and Improvement District #1. Located along the 3500 and 3600 blocks of Lone Star and 3800 block of Britton Roads; Arcadia, Developer (ZC#23-005)

Requested Action

To consider the subject request for zoning change.

Recommendation

The recommendation is to table this item indefinitely to allow for further review.

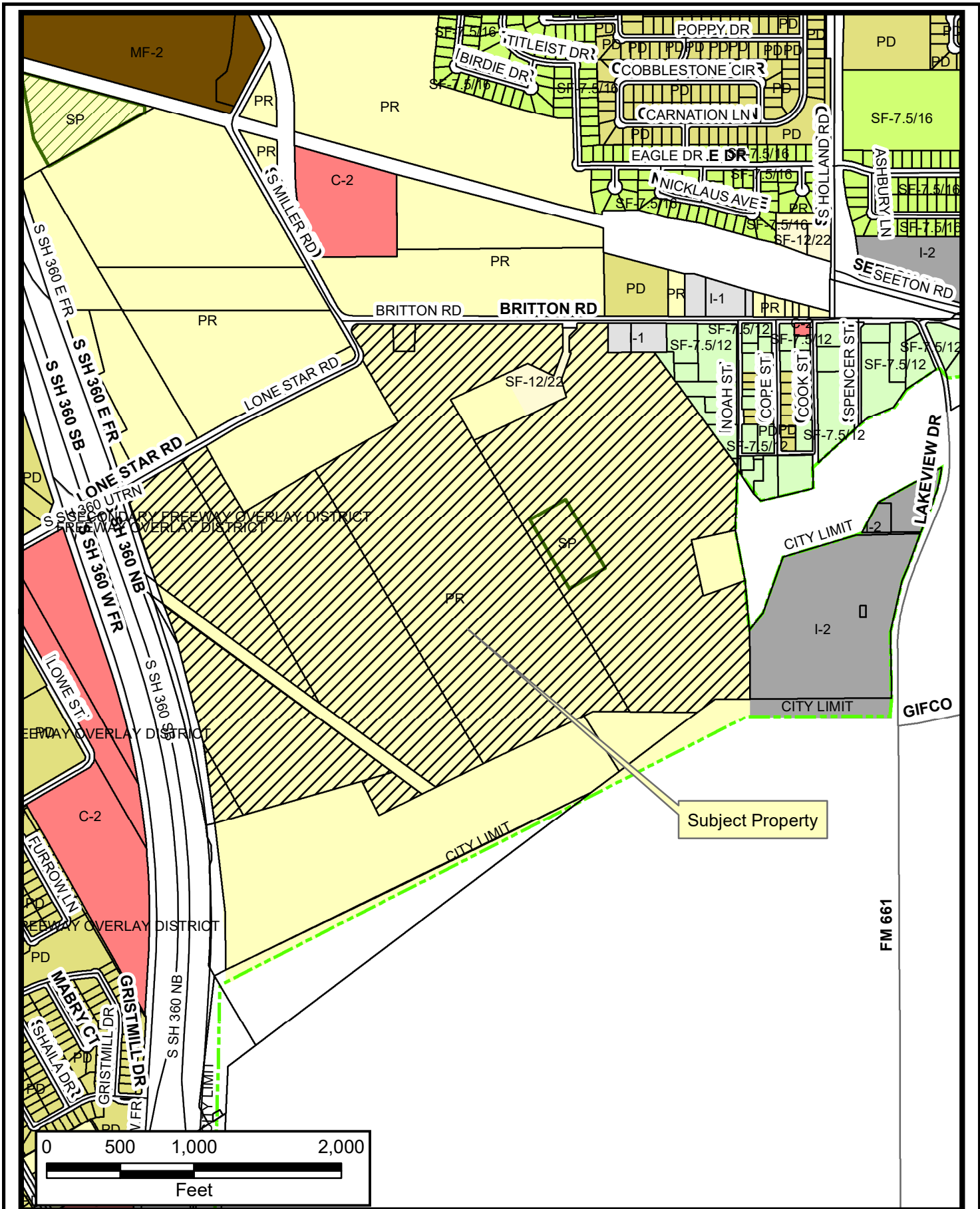
Description/History

This is a request to rezone approximately 216 acres of property east of State Highway 360 and south of Lone Star and Britton Roads from PR, Pre-Development District to the T, Toll Road 360 Form-based Development District. The T, Toll Road 360 Form-based Development District intends to encourage and enable “harmonious and coordinated development and to create “walkable pedestrian environments that complement the existing housing stock by offering a variety of building types to serve mixed generations.”

Attachments

Maps and Supporting Information





ZC 23-005

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.

4/20/2023

Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
2;PT3 1 O T BRITTON		BRITTON UNITED METHODIST	4510 BRITTON RD	MANSFIELD, TX	76065
385 M GREGG 0.0307 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 0.26 ACRES		TEXAS DEPARTMENT OF TRANSPORTA	125 E 11TH ST	AUSTIN, TX	78701
385 M GREGG 1.622 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 15.81 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 19.1659 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 2.7571 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
385 M GREGG 3.216 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
385 M GREGG 7.85 ACRES		CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063--180
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN MARIA E	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4 & 10 & 11 & PT 12 BLK 10 432 H HENDERSON		SOUTHWEST DYNAMICS SERVICE INC	PO BOX 201807	ARLINGTON, TX	76006
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MANSFIELD, TX	76065--400
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091--220
432 H HENDERSON & 616 J LAWRENCE 69.500 ACRES		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442--178
616 385 J LAWRENCE M GREGG 0.223 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725

Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 1.755 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 16.263 ACRES		THREE SIXTY REALTY INC	% MR ROSWELL M CURTIS III	DELRAY BEACH, FL	33483--725
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS FAMILY LIVING TRUST	3320 CHADWELL	DALLAS, TX	75234
616 J LAWRENCE 0.667 ACRES 75234--512		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	
616 J LAWRENCE 1.886 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENT 360 LT	*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
616 J LAWRENCE; 432 H HENDERSON 5.217 ACRES		GREENWAY TRAILS OWNERS ASSOCIA	5757 ALPHA RD STE 680	DALLAS, TX	75240--478
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MANSFIELD, TX	76065--902
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063--871
GREGG, MELTON SURVEY	A 560	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
J LAWRENCE 5.068 AC		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102--101
LOT 1 BLK 1 CREED CONCEPTS ADDN .408 AC		CREED CONCEPTS LLC SERIES C	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
LOT 10 BLK 1 O T BRITTON-REV 0.516 AC		MIZER BILLY & KIMBERLY KELLY	936 NOAH ST	MIDLOTHIAN, TX	76065
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 6R1, 6R2 & 6R3 BLK 2 O T BRITTON-REV 0.594 AC		HARTMAN BEN	509 ALVARADO ST	MANSFIELD, TX	76063--193
LOT 7 BLK 2 O T BRITTON-REV 1.085 AC		MASON SANDRA L	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV 0.691 AC		CUEVAS KENEDI H	950 E PLEASANT DR	DALLAS, TX	75217--446
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063--871

Property Owner Notification for ZC 23-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063--872
LOT PT 6 O T BRITTON-REV	0.17 AC	MUWAQUET MARWAN F	9606 FAIRWAY VISTA DR	ROWLETT, TX	75089
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		TRIPLE K ASSETS LLC	2909 TURNER WARNELL RD	ARLINGTON, TX	76001
NEILL, SAMUEL C SURVEY	A 1159	CITY OF MANSFIELD	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	BUTLER HERITAGE LLC	PO BOX 297	LANCASTER, TX	75146
W 150 OF 1 1 O T BRITTON	0.689 ACRES	MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031--000
WPT 5 1 O T BRITTON	0.5 ACRES	MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063--871