

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, AUGUST 5, 2019, 6:30 PM**

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

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

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

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

A. SD#19-011: Preliminary Plat of Birdsong Addition

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

- A. ZC#19-010: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on approximately 0.608 acres, located at 1809 Matlock Road.

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: August 19, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 1, 2019**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

- This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.
- In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.

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

July 15, 2019

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

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Anne Weydeck	Commissioner

Absent:

Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Staff:

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Joe Smolinski	Deputy City Manager

Call to Order

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

Minutes

Chairman Wilshire called for approval of the June 17, 2019, minutes. Commissioner Klenzendorf made a motion to approve the minutes. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 4 – Wilshire, Smithee, Klenzendorf and Weydeck
Nays: 0
Abstain: 1 – Knight

Citizen Comments

None

Consent Agenda

SD#19-019: Final Plat of Lot 1, Block 1, Korenek Addition

SD#19-024: Final Plat of Lot 1, Block 1, 75 Regency Addition

SD#19-027: Preliminary Plat of Lots 1, 2 and 3, Block 1, Stadium Plaza Addition

Commissioner Klenzendorf made a motion to approve the plats as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Knight, Klenzendorf and Weydeck
Nays: 0
Abstain: 0

Public Hearings:

SD#19-028: Public Hearing on a replat to create Lots 7R1 and 7R2, Block 1, Shady Valley Duplexes

Andrew Bogda, gave the Staff presentation, power point presentation, overview of the request and was available for questions. Ben Hartman, the applicant, continued the power point presentation, overview of the request and was available for questions.

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

Ken Bray stated that he owns several duplexes in Mansfield and would appreciate being informed of any changes that might affect his properties.

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

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

Ayes: 5 – Wilshire, Smithee, Knight, Klenzendorf and Weydeck

Nays: 0

Abstain: 0

ZC#19-008: 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 0.475 acres being a portion of Lot 6, Block 2 of the Original Town of Britton, generally located at 924 Cope Street

Andrew Bogda, gave the Staff presentation, power point presentation and was available for questions. Ben Hartman, the applicant, continued the power point presentation, overview of the request and was available for questions.

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

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

After discussion regarding preservation of trees, lot depth, reduced setbacks and lot area, Vice-Chairman Smithee made a motion to recommend approval with the condition that the number of lots in this development be reduced from three to two, with minimum lot areas that more closely resemble the base zoning district. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 3 – Wilshire, Smithee and Klenzendorf

Nays: 2 – Knight and Weydeck

Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

Vice-Chairman Smithee made a motion to adjourn the meeting. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Knight, Klenzendorf and Weydeck

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:19 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: August 5, 2019

Subject: SD#19-011: Preliminary Plat of Birdsong Addition

GENERAL INFORMATION

Applicant:	First Texas Homes, owner/developer JBI Partners, Engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential and commercial
Size:	185.65 acres
Total Number of Lots:	571
R.O.W. Dedication:	120' for FM 157 and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 540 single-family residential lots, 30 open space lots (one of which will be a public park), and one commercial lot. The plat conforms to the approved PD standards, but the following changes have been made from the approved development plan:

- The number of 50-foot wide lots has been reduced by 98 lots. These lots have been changed to 60-foot wide lots. The change in lot sizes is permitted by the Birdsong PD standards. The total number of residential lots allowed by the PD (540) has not changed. All lots meet the minimum lot area, width and depth required by the PD standards.
- Because of the change in lot sizes, the layout of the subdivision has been revised from the approved development plan.
- The open space in the northeast corner of the subdivision has been revised to better accommodate drainage and an off-street City trail.

- The street dividing the proposed public park from the residential lots and HOA amenity center has been removed and replaced with a shorter cul-de-sac. The public park is approximately the same size (5.4 acres) as proposed on the approved development plan. The public park dedication shown on this preliminary plat has been accepted by the Mansfield Park Board.

Staff recommends approval.

Attachments:

Location Map

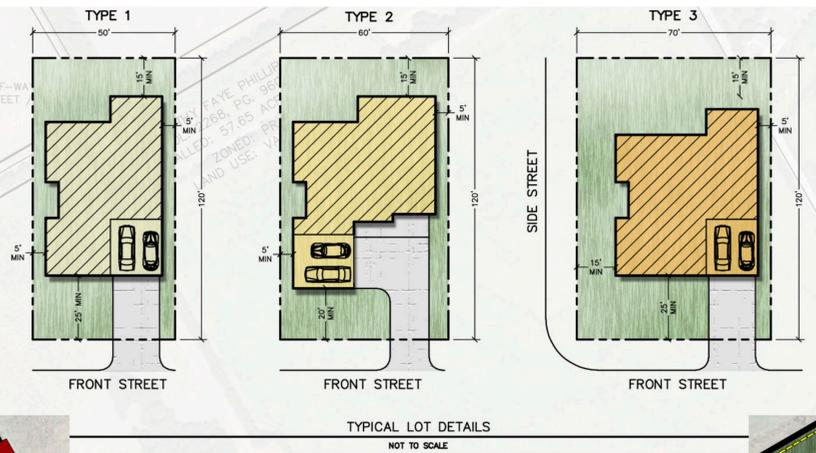
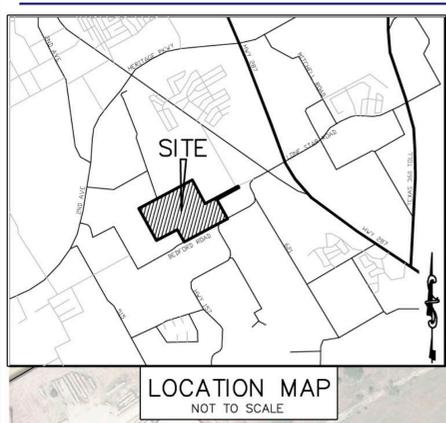
Approved Development Plan



Birdsong Addition

12/14/2017

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.



NOTES:
- INFORMATION SHOWN IS CONCEPTUAL IN NATURE.
- A SANITARY SEWER CAPACITY ANALYSIS WILL BE PERFORMED PRIOR TO DEVELOPMENT.

ANTICIPATED PHASING SCHEDULE

PHASE 1 - 2ND QUARTER 2020
 PHASE 2 - 2ND QUARTER 2022
 PHASE 3 - 2ND QUARTER 2024
 PHASE 4 - 2ND QUARTER 2026

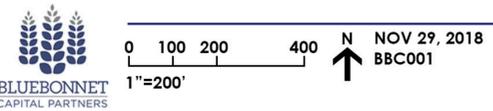
NEIGHBORHOOD DATA

LOT TYPE	PH 1	PH 2	PH 3	PH 4	TOTAL	%
1	51	6	52	93	202	37%
2	66	75	45	72	258	48%
3	3	36	37	4	80	15%
	120	117	134	169	540	

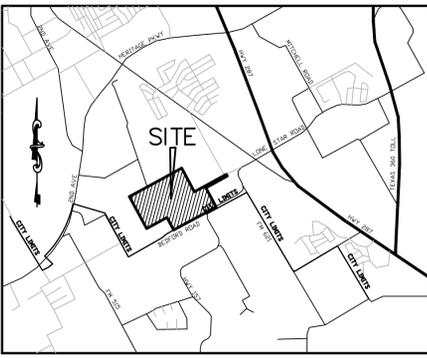
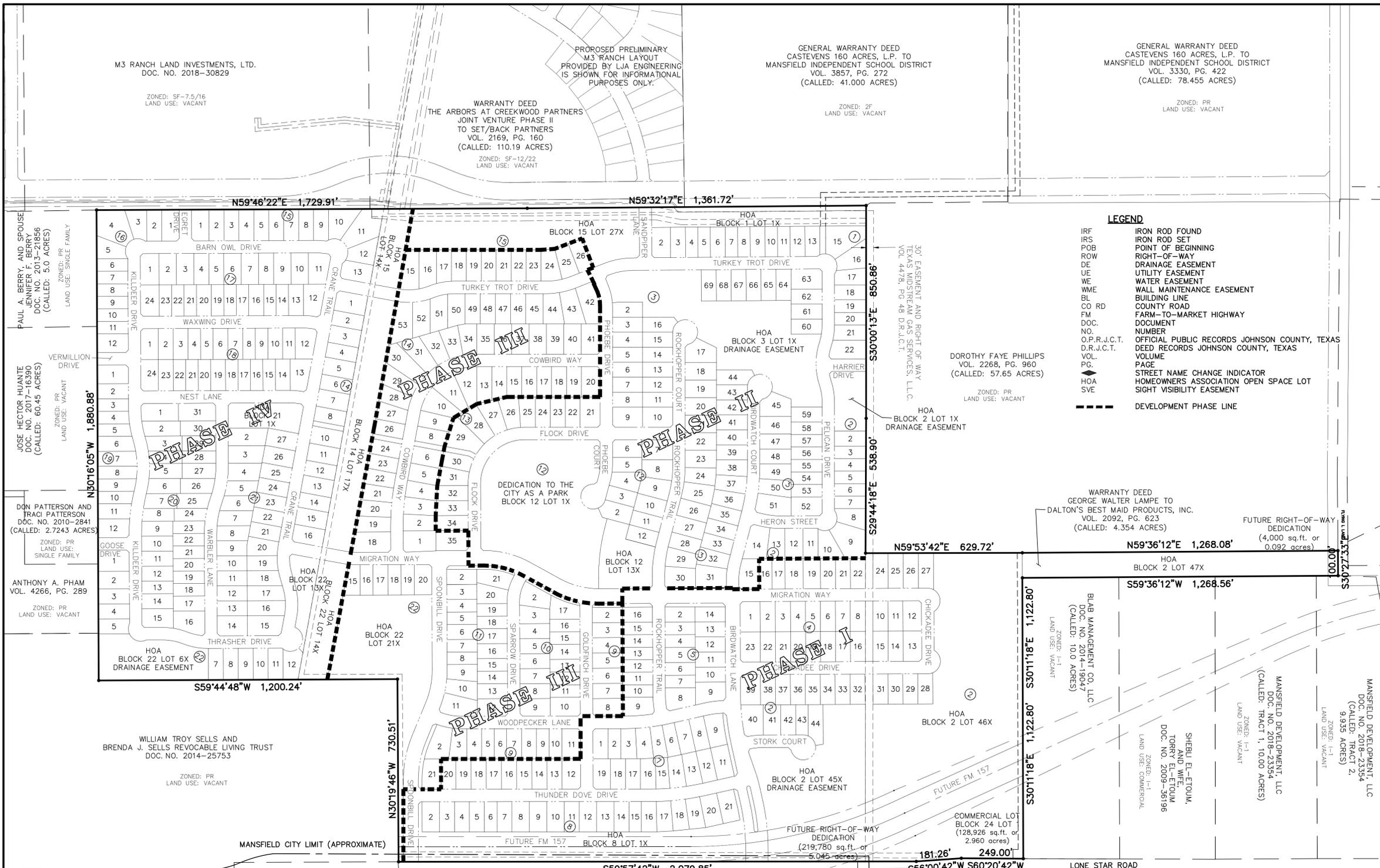
DALTON'S BEST MAID PRODUCTS INC. OWNER
 PO Box 1809
 Fort Worth, Texas 76101
 Contact: Brian Dalton (817) 335-5494

BBCP ACQUISITIONS, LLC APPLICANT
 5236 Springmeadow Drive
 Dallas, Texas 75229
 Contact: Clayton Snodgrass (817) 944-0934

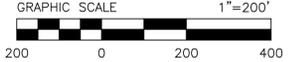
JB PARTNERS, INC. PLANNER
 2121 Midway Road, Suite 300
 Carrollton, Texas 75006
 Contact: Jerry Sjo (972) 248-7676
 TBPE No. F-438 TBPLS No. 10076000



BIRDSONG
APPROVED DEVELOPMENT PLAN



- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT-OF-BEGINNING
 - ROW RIGHT-OF-WAY
 - DEW DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - BL BUILDING LINE
 - CO RD COUNTY ROAD
 - FM FARM-TO-MARKET HIGHWAY
 - DOC DOCUMENT
 - NO. NUMBER
 - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
 - D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - ◆ STREET NAME CHANGE INDICATOR
 - ◆ HOMEOWNERS ASSOCIATION OPEN SPACE LOT
 - SVE SIGHT VISIBILITY EASEMENT
 - DEVELOPMENT PHASE LINE



- NOTE:**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
 - LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
 - THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
 - NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
 - A PEDESTRIAN ACCESS EASEMENT WILL BE PROVIDED FOR CITY TRAILS BUILT WITHIN THE SUBDIVISION. PEDESTRIAN ACCESS EASEMENTS SHALL BE SHOWN ON THE FINAL PLAT.

- BENCHMARKS:**
- BM 1) "X" CUT ON NORTH SIDE OF CONCRETE BRIDGE ALONG THE NORTH SIDE OF LONE STAR ROAD APPROXIMATELY 2,040 FEET WEST AND 167 FEET SOUTH OF THE APPROXIMATE CENTERLINE INTERSECTION OF LONE STAR ROAD AND CHAMBERS STREET. ELEVATION=614.01'
 - BM 2) CITY OF MANSFIELD MONUMENT NUMBER 264 LOCATED AT THE SOUTHWEST CORNER OF A CURB INLET THAT IS AT THE MOST SOUTHWESTERLY CORNER OF FLYING L LANE. ELEVATION=634.62'

**PRELIMINARY PLAT
BIRDSONG ADDITION**

185.650 ACRES OUT OF
THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

540 RESIDENTIAL LOTS & 30 OPEN SPACE LOTS
FEBRUARY 18, 2019

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
500 Crescent Court, Suite 350 Dallas, Texas 75201
Contact: Keith Hardesty, Division President
Phone: (214)633-3338
Email: khardesty@firsttexashomes.com

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

Revised: June 13, 2019
Submitted: February 18, 2019
SD#19-011
Sheet 1 of 12

OPEN SPACE PROVIDED

LOT	BLOCK	S.F.	ACREAGE
1X	1	69,389	1.593
1X	2	31,273	0.718
45X	2	164,632	3.779
46X	2	404,780	9.292
47X	2	122,832	2.820
1X	3	199,830	4.576
1X	8	87,021	1.998
1X	12	234,995	5.395
13X	12	47,429	1.089
17X	14	120,497	2.766
14X	15	38,189	0.877
27X	15	159,574	3.663
1X	21	30,981	0.711
6X	22	70,773	1.626
13X	22	23,605	0.542
14X	22	55,710	1.279
21X	22	166,906	3.832
TOTAL		2,027,916	46.615
GROSS PROJECT AREA		8,086,921	185.65
% OPEN SPACE PROVIDED			25.1%

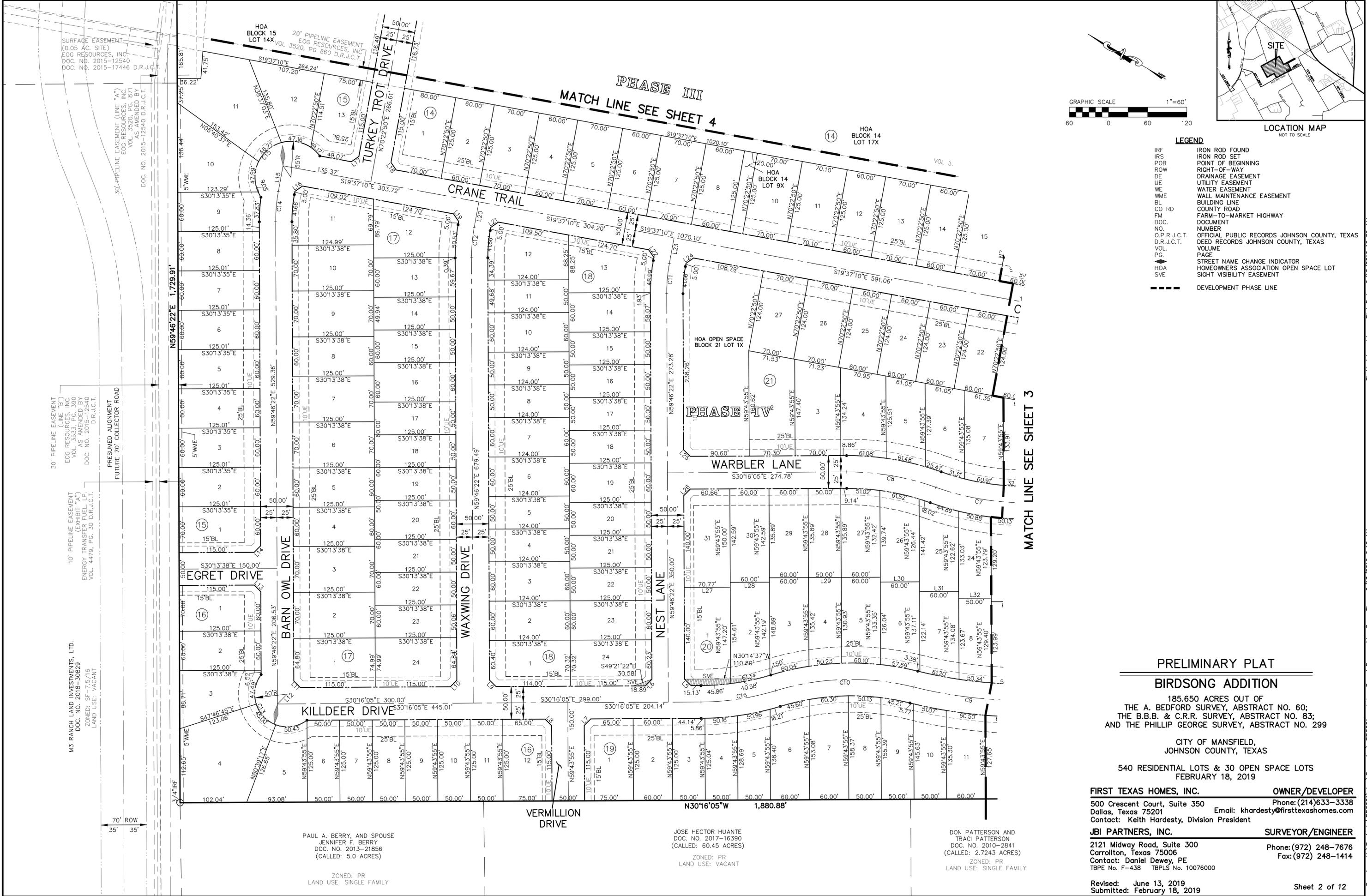
OPEN SPACE LOTS < 0.5 ACRE

LOT	BLOCK	S.F.	ACREAGE
14X	1	2,635	0.061
23X	2	4,237	0.097
9X	4	7,260	0.167
1X	5	3,530	0.081
1X	6	3,531	0.081
10X	7	3,734	0.086
1X	9	3,980	0.091
1X	10	3,459	0.079
1X	11	4,078	0.094
7X	13	4,994	0.115
9X	14	2,500	0.057
25X	14	2,420	0.056
1X	23	2,754	0.063
TOTAL		1,527,443	35.065

NOTE: Per the approved PD standards, open spaces less than one-half acre are not counted toward the percent of open space provided.

LOT SIZE SUMMARY PER PHASE FOR BIRDSONG ADDITION

LOT SIZE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
50	20 17%	19 15%	21 17%	44 26%	104 19%
60	82 69%	87 68%	85 66%	102 61%	356 66%
70	16 14%	21 17%	21 17%	22 13%	80 15%
TOTAL	118	127	127	168	540



- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
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 - VOL VOLUME
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JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Daniel Dewey, PE TBPE No. F-438 TBPIS No. 10076000	Phone: (972) 248-7676 Fax: (972) 248-1414
Revised: June 13, 2019 Submitted: February 18, 2019	Sheet 2 of 12

PAUL A. BERRY, AND SPOUSE
 JENNIFER F. BERRY
 DOC. NO. 2013-21856
 (CALLED: 5.0 ACRES)

ZONED: PR
 LAND USE: SINGLE FAMILY

JOSE HECTOR HUANTE
 DOC. NO. 2017-16390
 (CALLED: 60.45 ACRES)

ZONED: PR
 LAND USE: VACANT

DON PATTERSON AND
 TRACI PATTERSON
 DOC. NO. 2010-2841
 (CALLED: 2.7243 ACRES)

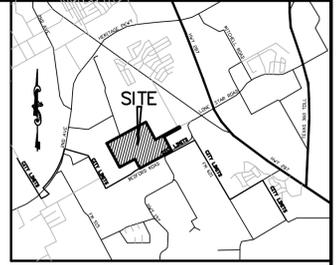
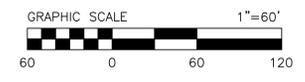
ZONED: PR
 LAND USE: SINGLE FAMILY

Drawing: H:\Projects\BBOC001.dwg Surveying\BBOC001-ppt.dwg Saved By: peniler Save Time: 6/13/2019 9:12 AM Plotted by: ddewey Plot Date: 6/13/2019 10:39 AM

MATCH LINE SEE SHEET 4
20' PIPELINE EASEMENT
EOG RESOURCES, INC
VOL 3520, PG 860 D.R.J.C.T.

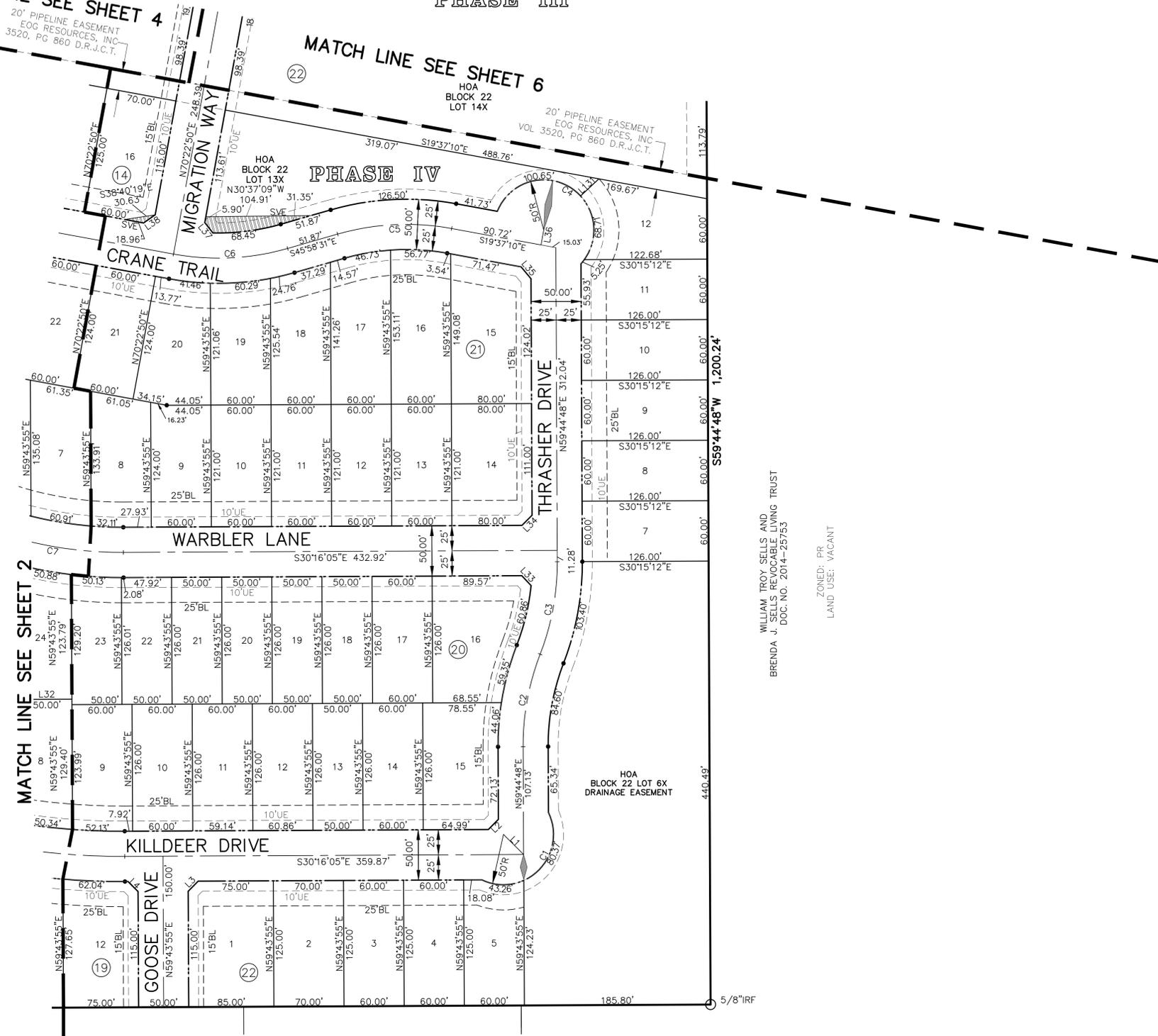
PHASE III

MATCH LINE SEE SHEET 6
HOA
BLOCK 22
LOT 14X



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
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WILLIAM TROY SELLS AND
BRENDA J. SELLS REVOCABLE LIVING TRUST
DOC. NO. 2014-25753

ZONED: PR
LAND USE: VACANT

DON PATTERSON AND
TRACI PATTERSON
DOC. NO. 2010-2841
(CALLED: 2.7243 ACRES)
ZONED: PR
LAND USE: SINGLE FAMILY

ANTHONY A. PHAM
VOL. 4266, PG. 289
ZONED: PR
LAND USE: VACANT

PRELIMINARY PLAT

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Sheet 3 of 12

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MATCH LINE SEE SHEET 6

PHOEBE DRIVE

PHOEBE COURT

FLOCK DRIVE

COWBIRD WAY

TURKEY TROT DRIVE

FLOCK DRIVE

COWBIRD WAY

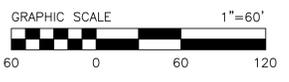
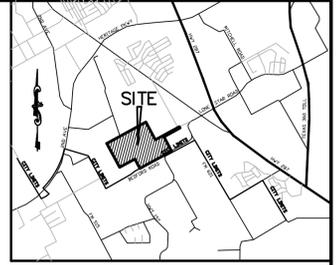
MATCH LINE SEE SHEET 2

PHASE IV

MATCH LINE SEE SHEET 3

HOA OPEN SPACE
BLOCK 12 LOT 13X
(47,564 sq.ft. or
1.092 acres)

PROPOSED DEDICATION TO
THE CITY AS A PARK
BLOCK 12
LOT 1X
(234,995 sq.ft. or
5.395 acres)



LEGEND

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- IRS IRON ROD SET
- POB POINT OF BEGINNING
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- UE UTILITY EASEMENT
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- VOL. VOLUME
- PAGE PAGE
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WARRANTY DEED
THE ARBORS AT CREEKWOOD PARTNERS
JOINT VENTURE PHASE II
TO SET/BACK PARTNERS
VOL. 2169, PG. 160
(CALLED: 110.19 ACRES)

ZONED: SF 12/22
LAND USE: VACANT

20' PIPELINE EASEMENT (EXHIBIT
ENERGY TRANSFER FUEL,
VOL. 4479, PG. 20 D.R.J.C.T.)

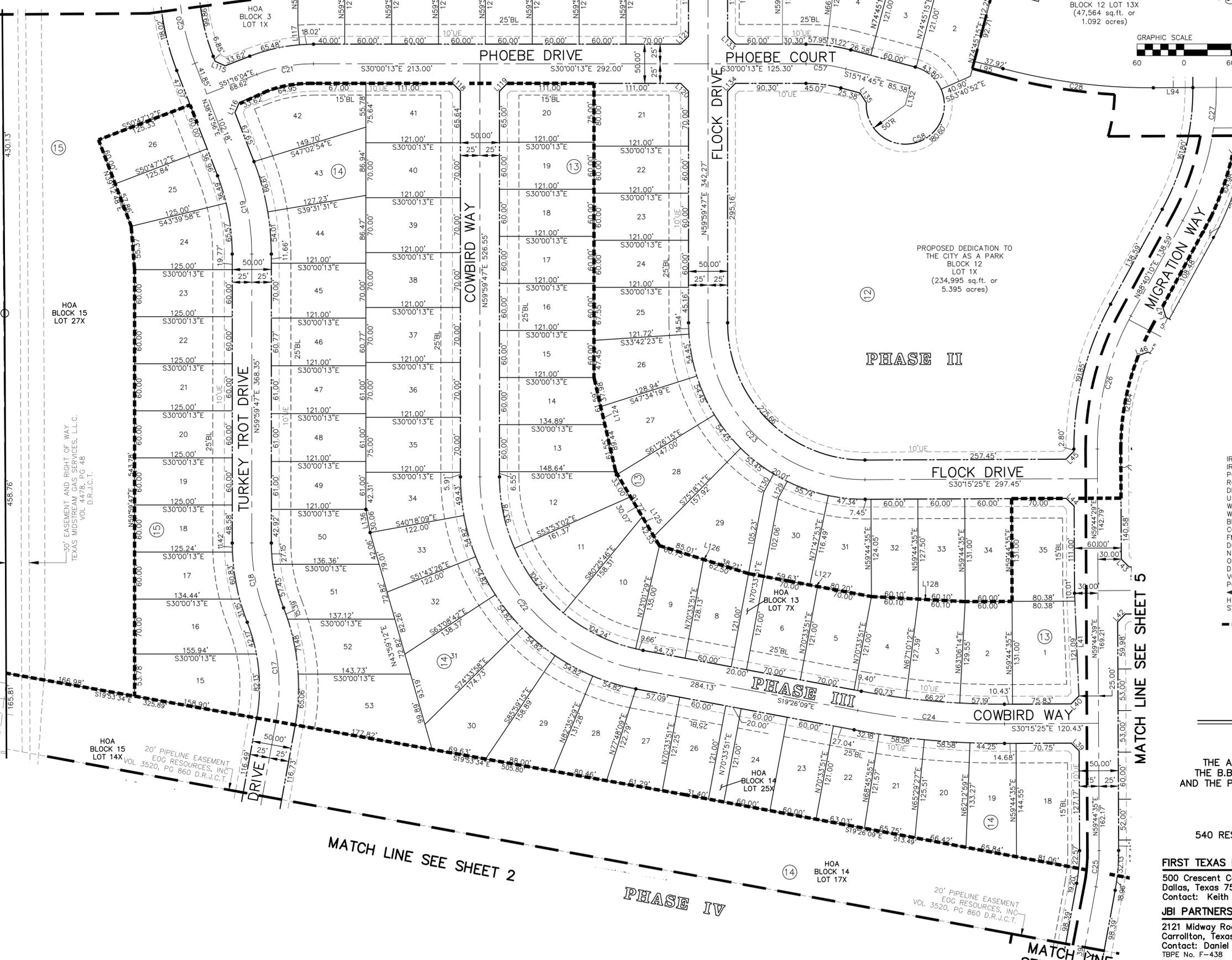
1/2" CIR. MILLER 5665"

HOA BLOCK 15
LOT 27X

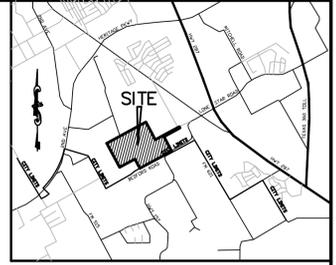
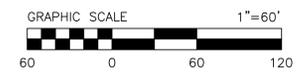
30' EASEMENT AND RIGHT OF WAY
TEXAS MIDSTREAM GAS SERVICES, L.L.C.
VOL. 4478, PG. 48
D.R.J.C.T.

20' PIPELINE EASEMENT
EOG RESOURCES, INC.
VOL. 3520, PG. 860 D.R.J.C.T.

20' PIPELINE EASEMENT
EOG RESOURCES, INC.
VOL. 3520, PG. 860 D.R.J.C.T.



Drawing: H:\Projects\BBOC001.dwg\Surveying\BBOC001-ppt.dwg Saved By: ddewey Save Time: 6/21/2019 2:03 PM Plotted by: ddewey Plot Date: 6/21/2019 2:04 PM



LOCATION MAP
NOT TO SCALE

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DEF DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT
- NO NUMBER
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- VOL. VOLUME
- P.G. PAGE
- ◆ STREET NAME CHANGE INDICATOR
- ◆ HOMEOWNERS ASSOCIATION OPEN SPACE LOT
- SVE SIGHT VISIBILITY EASEMENT
- DEVELOPMENT PHASE LINE

MATCH LINE SEE SHEET 7

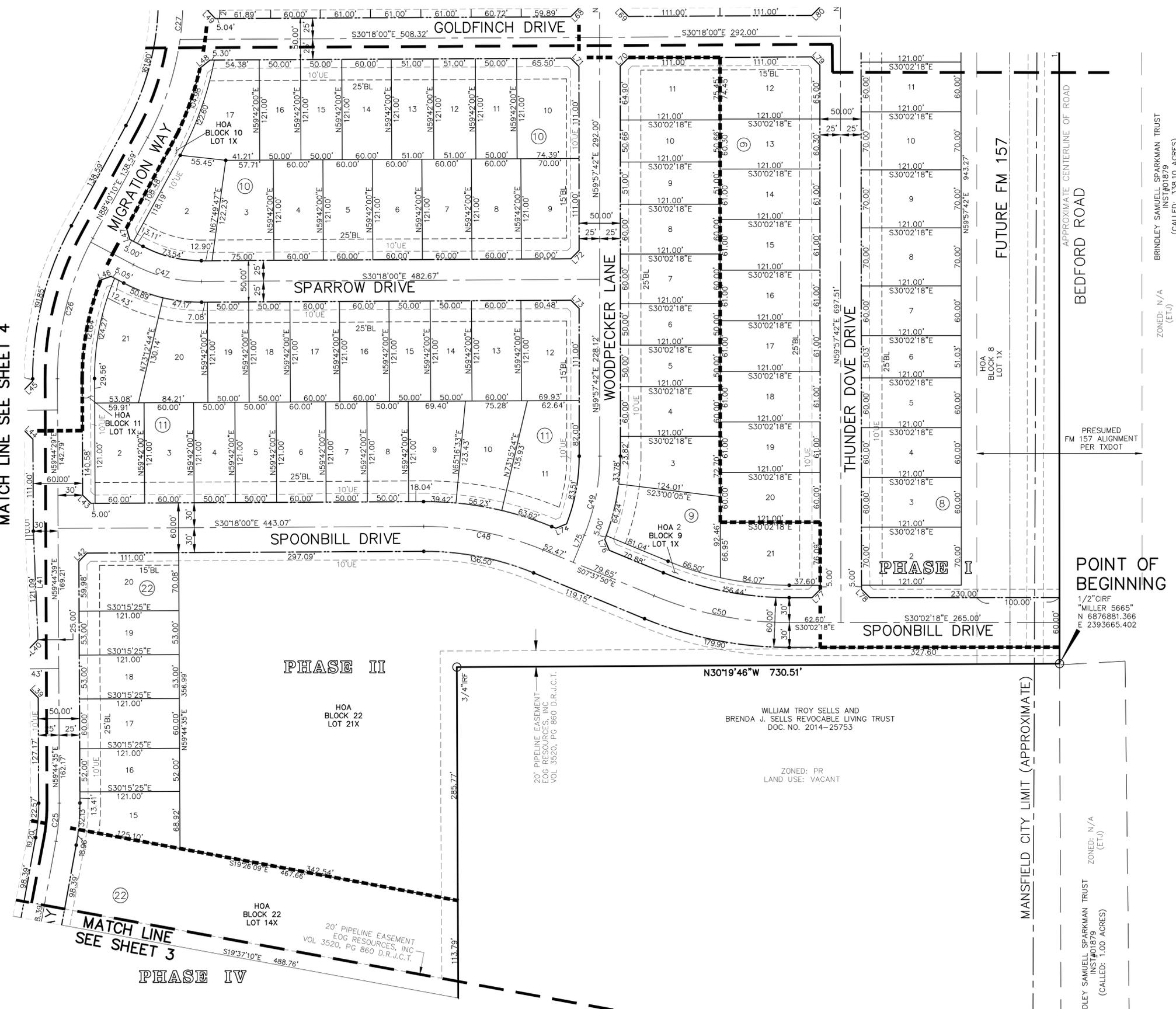
MATCH LINE SEE SHEET 4

PHASE III

PHASE II

MATCH LINE SEE SHEET 3

PHASE IV



POINT OF BEGINNING
1/2" CIRF
"MILLER 5665"
N 68°76'08.1" E
239.3665.402

WILLIAM TROY SELLS AND
BRENDA J. SELLS REVOCABLE LIVING TRUST
DOC. NO. 2014-25753

ZONED: PR
LAND USE: VACANT

ZONED: N/A
(ETU)

BRINDLEY SAMUELL SPARKMAN TRUST
INST#01879
(CALLED: 1.00 ACRES)

BRINDLEY SAMUELL SPARKMAN TRUST
INST#01879
(CALLED: 338.10 ACRES)

ZONED: N/A
(ETU)

FUTURE FM 157

APPROXIMATE CENTERLINE OF ROAD
BEDFORD ROAD

HOA BLOCK 8
LOT 1X

PRESUMED
FM 157 ALIGNMENT
PER TXDOT

MANSFIELD CITY LIMIT (APPROXIMATE)

PRELIMINARY PLAT

BIRDSONG ADDITION

185.650 ACRES OUT OF
THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

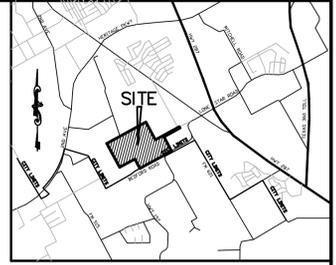
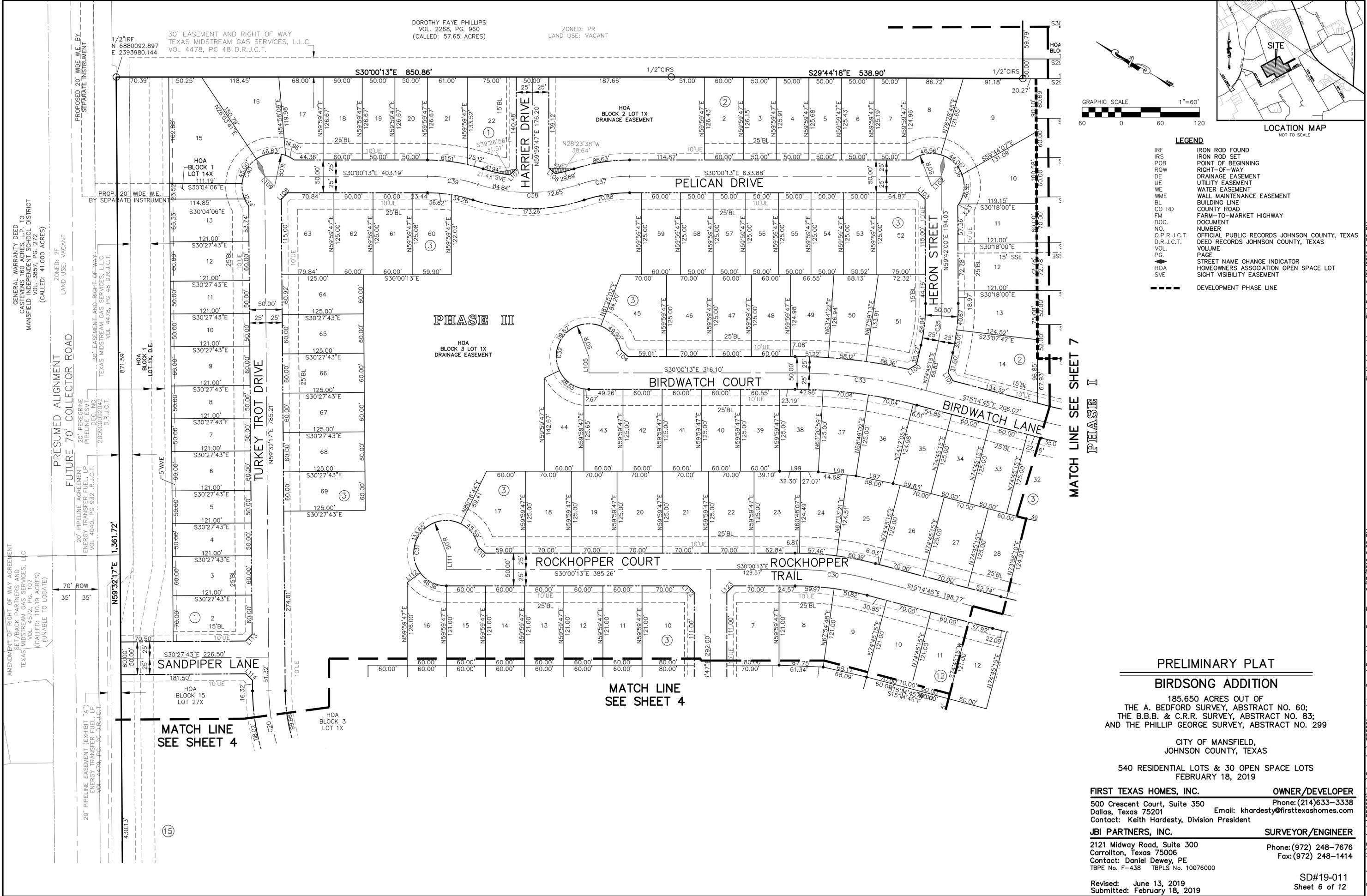
540 RESIDENTIAL LOTS & 30 OPEN SPACE LOTS
FEBRUARY 18, 2019

FIRST TEXAS HOMES, INC.	OWNER/DEVELOPER
500 Crescent Court, Suite 350 Dallas, Texas 75201 Contact: Keith Hardesty, Division President	Phone: (214)633-3338 Email: khardesty@firsttexashomes.com

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

Revised: June 13, 2019
Submitted: February 18, 2019

SD#19-011
Sheet 5 of 12



- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - BL BUILDING LINE
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 - DOC DOCUMENT
 - NO NUMBER
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 - D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE
 - ◆ STREET NAME CHANGE INDICATOR
 - ◇ HOMEOWNERS ASSOCIATION OPEN SPACE LOT
 - SVE SIGHT VISIBILITY EASEMENT
 - DEVELOPMENT PHASE LINE

PRELIMINARY PLAT
BIRDSONG ADDITION
 185.650 ACRES OUT OF
 THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
 THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
 AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
 JOHNSON COUNTY, TEXAS
 540 RESIDENTIAL LOTS & 30 OPEN SPACE LOTS
 FEBRUARY 18, 2019

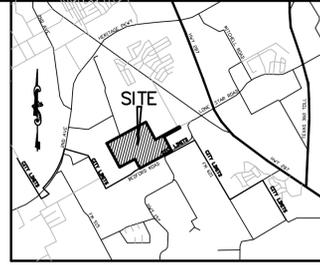
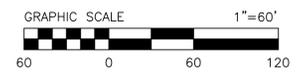
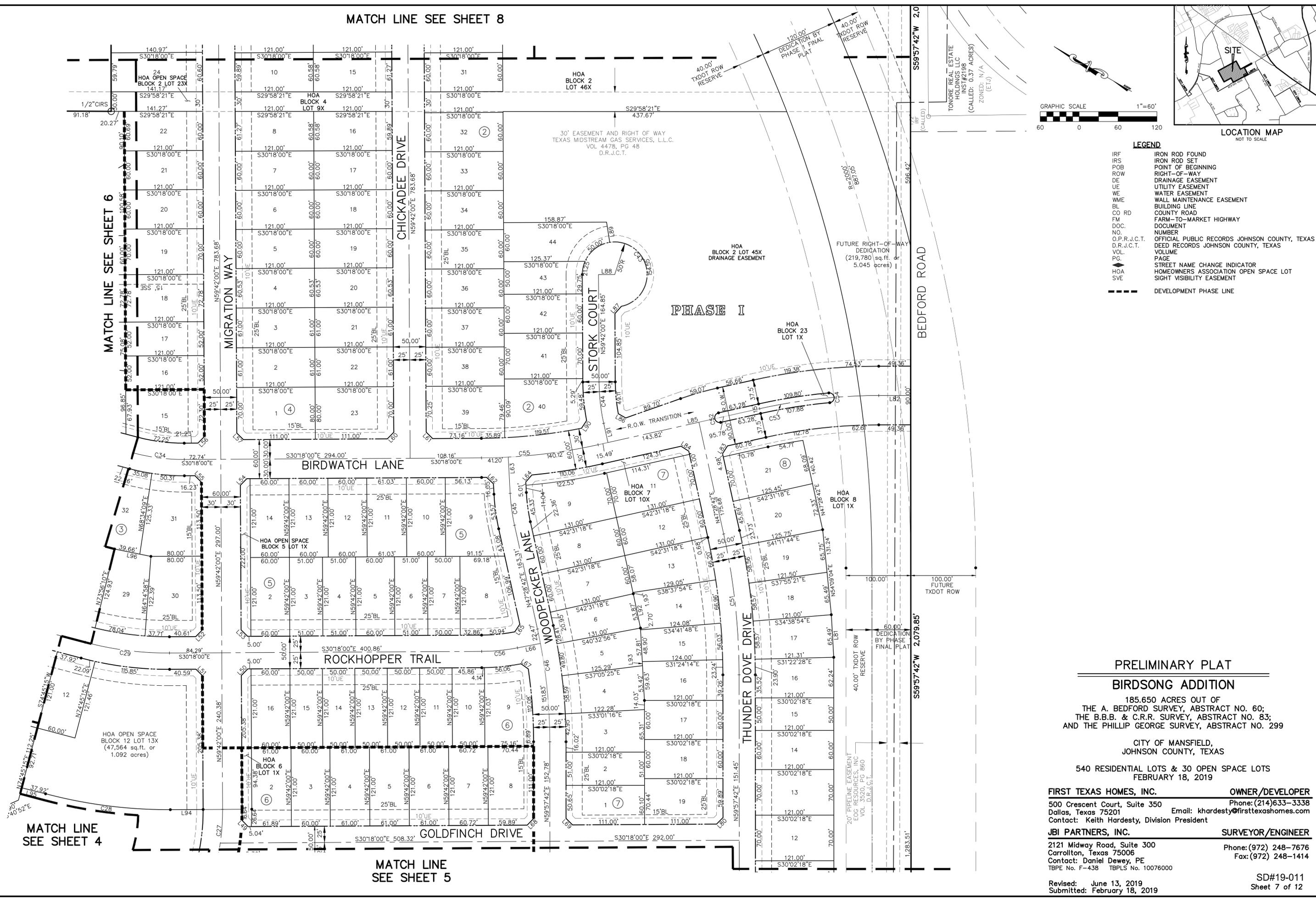
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Revised: June 13, 2019
 Submitted: February 18, 2019
 SD#19-011
 Sheet 6 of 12

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 Drawing: H:\Projects\BBOC001.dwg Surveying\XBBOC001-ppt.dwg Saved By: ddewey Save Time: 6/17/2019 2:09 PM

MATCH LINE SEE SHEET 8



- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - DEF DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - BL BUILDING LINE
 - CO RD COUNTY ROAD
 - FM FARM-TO-MARKET HIGHWAY
 - DOC DOCUMENT
 - NO NUMBER
 - O.P.R.-J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
 - D.R.-J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - ◆ STREET NAME CHANGE INDICATOR
 - ◆ HOMEOWNERS ASSOCIATION OPEN SPACE LOT
 - SVE SIGHT VISIBILITY EASEMENT
 - DEVELOPMENT PHASE LINE

PRELIMINARY PLAT

BIRDSONG ADDITION

185.650 ACRES OUT OF
 THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
 THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
 AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
 JOHNSON COUNTY, TEXAS

540 RESIDENTIAL LOTS & 30 OPEN SPACE LOTS
 FEBRUARY 18, 2019

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 TBPE No. F-438 TBPLS No. 10076000

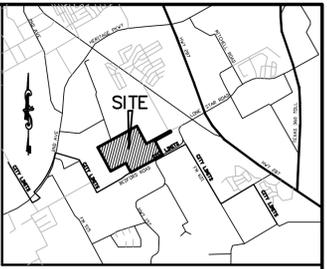
Revised: June 13, 2019
 Submitted: February 18, 2019

SD#19-011
 Sheet 7 of 12

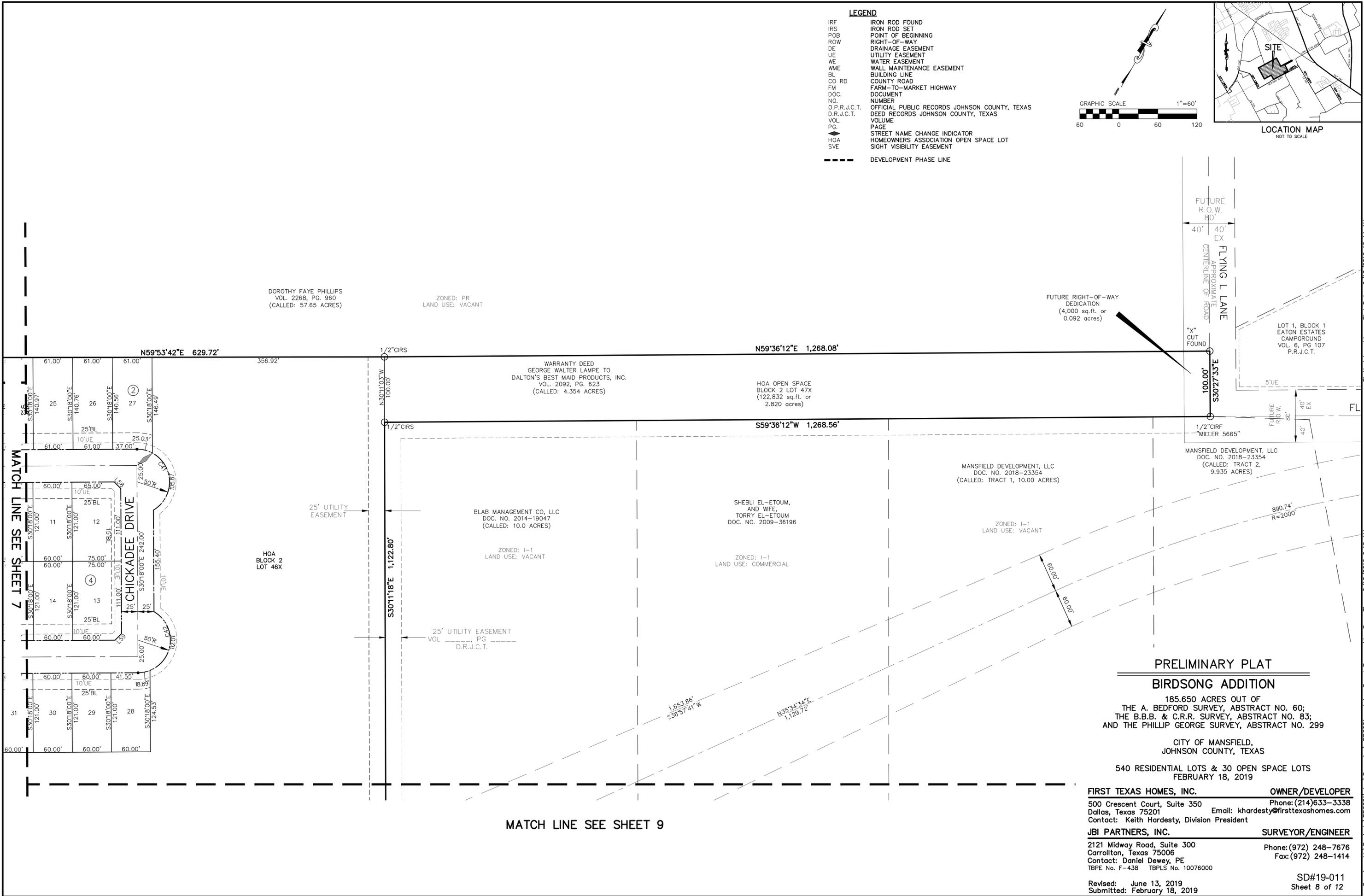
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LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT
- NO. NUMBER
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- HOA HOMEOWNERS ASSOCIATION OPEN SPACE LOT
- SVE SIGHT VISIBILITY EASEMENT
- DEVELOPMENT PHASE LINE



LOCATION MAP
NOT TO SCALE



PRELIMINARY PLAT

BIRDSONG ADDITION

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CITY OF MANSFIELD,
 JOHNSON COUNTY, TEXAS

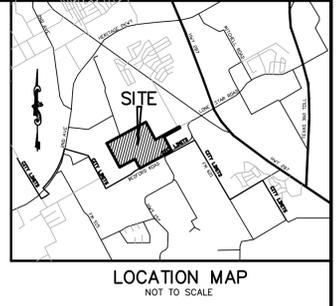
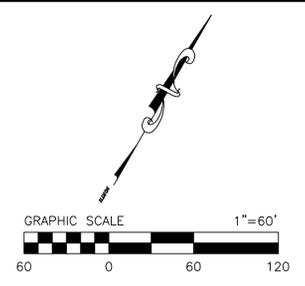
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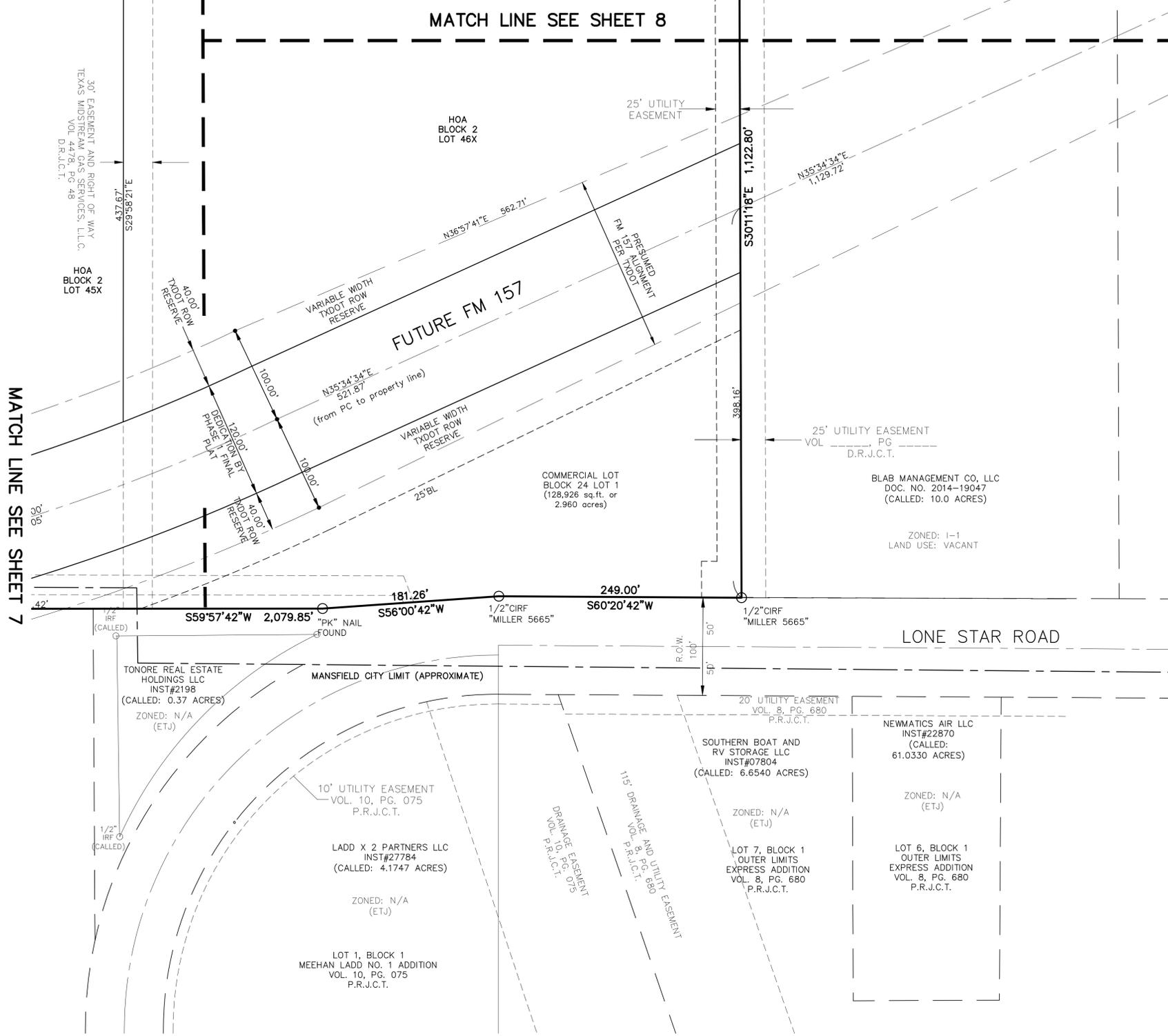
Revised: June 13, 2019
 Submitted: February 18, 2019
 SD#19-011
 Sheet 8 of 12

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LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
HOA	HOMEOWNERS ASSOCIATION OPEN SPACE LOT
SVE	SIGHT VISIBILITY EASEMENT
---	DEVELOPMENT PHASE LINE



PRELIMINARY PLAT
BIRDSONG ADDITION
 185.650 ACRES OUT OF
 THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
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CITY OF MANSFIELD,
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Revised: June 13, 2019
 Submitted: February 18, 2019
 SD#19-011
 Sheet 9 of 12

Plotted by: ddewey Plot Date: 6/21/2019 2:03 PM
 Drawing: H:\Projects\BBOC001\dwg\Surveying\XBBC001-ppt.dwg Saved By: ddewey Save Time: 6/17/2019 2:09 PM

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 1	69,389	1.593
2	BLOCK 1	8,420	0.193
3	BLOCK 1	7,260	0.167
4	BLOCK 1	6,050	0.139
5	BLOCK 1	6,050	0.139
6	BLOCK 1	7,260	0.167
7	BLOCK 1	6,050	0.139
8	BLOCK 1	6,050	0.139
9	BLOCK 1	7,260	0.167
10	BLOCK 1	6,050	0.139
11	BLOCK 1	6,050	0.139
12	BLOCK 1	7,260	0.167
13	BLOCK 1	7,816	0.179
14X	BLOCK 1	2,635	0.061
15	BLOCK 1	15,944	0.366
16	BLOCK 1	9,952	0.228
17	BLOCK 1	7,857	0.180
18	BLOCK 1	7,600	0.174
19	BLOCK 1	6,333	0.145
20	BLOCK 1	6,333	0.145
21	BLOCK 1	7,865	0.181
22	BLOCK 1	10,692	0.245

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 2	31,273	0.718
2	BLOCK 2	7,577	0.174
3	BLOCK 2	6,301	0.145
4	BLOCK 2	6,290	0.144
5	BLOCK 2	6,278	0.144
6	BLOCK 2	6,266	0.144
7	BLOCK 2	6,254	0.144
8	BLOCK 2	8,198	0.188
9	BLOCK 2	15,089	0.346
10	BLOCK 2	8,749	0.201
11	BLOCK 2	7,258	0.167
12	BLOCK 2	8,806	0.202
13	BLOCK 2	8,198	0.188
14	BLOCK 2	11,399	0.262
15	BLOCK 2	9,467	0.217
16	BLOCK 2	6,292	0.144
17	BLOCK 2	6,292	0.144
18	BLOCK 2	8,806	0.202
19	BLOCK 2	8,470	0.194
20	BLOCK 2	7,260	0.167
21	BLOCK 2	7,260	0.167
22	BLOCK 2	7,302	0.168
23X	BLOCK 2	4,237	0.097
24	BLOCK 2	8,492	0.195
25	BLOCK 2	8,593	0.197
26	BLOCK 2	8,580	0.197
27	BLOCK 2	8,615	0.198
28	BLOCK 2	7,281	0.167
29	BLOCK 2	7,260	0.167
30	BLOCK 2	7,260	0.167
31	BLOCK 2	7,260	0.167
32	BLOCK 2	7,263	0.167
33	BLOCK 2	7,263	0.167
34	BLOCK 2	7,263	0.167
35	BLOCK 2	7,263	0.167
36	BLOCK 2	7,263	0.167
37	BLOCK 2	7,263	0.167
38	BLOCK 2	7,263	0.167
39	BLOCK 2	9,649	0.222
40	BLOCK 2	10,341	0.237
41	BLOCK 2	8,470	0.194
42	BLOCK 2	7,260	0.167
43	BLOCK 2	6,079	0.140
44	BLOCK 2	8,989	0.206
45X	BLOCK 2	164,632	3.779
46X	BLOCK 2	404,780	9.292
47X	BLOCK 2	122,832	2.820

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 3	199,330	4.576
2	BLOCK 3	7,241	0.166
3	BLOCK 3	7,260	0.167
4	BLOCK 3	7,260	0.167
5	BLOCK 3	7,260	0.167
6	BLOCK 3	7,260	0.167
7	BLOCK 3	7,260	0.167
8	BLOCK 3	7,260	0.167
9	BLOCK 3	9,630	0.221
10	BLOCK 3	9,630	0.221
11	BLOCK 3	7,260	0.167
12	BLOCK 3	7,260	0.167
13	BLOCK 3	7,260	0.167
14	BLOCK 3	7,260	0.167
15	BLOCK 3	7,260	0.167
16	BLOCK 3	7,751	0.178
17	BLOCK 3	9,920	0.228
18	BLOCK 3	8,750	0.201
19	BLOCK 3	8,750	0.201
20	BLOCK 3	8,750	0.201
21	BLOCK 3	8,750	0.201
22	BLOCK 3	8,750	0.201
23	BLOCK 3	8,807	0.202
24	BLOCK 3	8,020	0.184
25	BLOCK 3	9,306	0.214
26	BLOCK 3	8,750	0.201
27	BLOCK 3	8,750	0.201
28	BLOCK 3	7,611	0.175
29	BLOCK 3	8,402	0.193
30	BLOCK 3	10,240	0.235
31	BLOCK 3	10,677	0.245
32	BLOCK 3	8,008	0.184
33	BLOCK 3	7,500	0.172
34	BLOCK 3	7,500	0.172
35	BLOCK 3	7,543	0.173
36	BLOCK 3	8,036	0.184
37	BLOCK 3	8,037	0.184
38	BLOCK 3	7,899	0.181
39	BLOCK 3	7,500	0.172
40	BLOCK 3	7,500	0.172
41	BLOCK 3	7,500	0.172
42	BLOCK 3	7,500	0.172
43	BLOCK 3	7,504	0.172
44	BLOCK 3	8,384	0.192
45	BLOCK 3	10,267	0.236
46	BLOCK 3	8,750	0.201
47	BLOCK 3	7,500	0.172
48	BLOCK 3	7,500	0.172
49	BLOCK 3	7,837	0.180
50	BLOCK 3	8,182	0.188
51	BLOCK 3	10,917	0.251
52	BLOCK 3	9,349	0.215
53	BLOCK 3	6,250	0.143
54	BLOCK 3	6,250	0.143
55	BLOCK 3	6,250	0.143
56	BLOCK 3	6,250	0.143
57	BLOCK 3	6,250	0.143
58	BLOCK 3	6,250	0.143
59	BLOCK 3	7,500	0.172
60	BLOCK 3	7,451	0.171

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
61	BLOCK 3	7,500	0.172
62	BLOCK 3	7,500	0.172
63	BLOCK 3	9,993	0.229
64	BLOCK 3	7,552	0.173
65	BLOCK 3	7,500	0.172
66	BLOCK 3	7,500	0.172
67	BLOCK 3	7,500	0.172
68	BLOCK 3	7,500	0.172
69	BLOCK 3	7,500	0.172

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 4	9,630	0.221
2	BLOCK 4	7,381	0.169
3	BLOCK 4	7,381	0.169
4	BLOCK 4	7,324	0.168
5	BLOCK 4	7,260	0.167
6	BLOCK 4	7,260	0.167
7	BLOCK 4	7,260	0.167
8	BLOCK 4	7,372	0.169
9X	BLOCK 4	7,260	0.167
10	BLOCK 4	7,288	0.167
11	BLOCK 4	7,260	0.167
12	BLOCK 4	9,025	0.207
13	BLOCK 4	9,025	0.207
14	BLOCK 4	7,260	0.167
15	BLOCK 4	7,372	0.169
16	BLOCK 4	7,288	0.167
17	BLOCK 4	7,260	0.167
18	BLOCK 4	7,260	0.167
19	BLOCK 4	7,260	0.167
20	BLOCK 4	7,324	0.168
21	BLOCK 4	7,381	0.169
22	BLOCK 4	7,381	0.169
23	BLOCK 4	9,630	0.221

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 5	3,530	0.081
2	BLOCK 5	7,260	0.167
3	BLOCK 5	6,171	0.142
4	BLOCK 5	6,171	0.142
5	BLOCK 5	7,260	0.167
6	BLOCK 5	6,171	0.142
7	BLOCK 5	6,050	0.139
8	BLOCK 5	9,763	0.224
9	BLOCK 5	9,647	0.221
10	BLOCK 5	7,260	0.167
11	BLOCK 5	7,385	0.170
12	BLOCK 5	7,260	0.167
13	BLOCK 5	7,260	0.167
14	BLOCK 5	7,260	0.167

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 6	3,531	0.081
2	BLOCK 6	7,389	0.170
3	BLOCK 6	7,260	0.167
4	BLOCK 6	7,381	0.169
5	BLOCK 6	7,381	0.169
6	BLOCK 6	7,381	0.169
7	BLOCK 6	7,347	0.169
8	BLOCK 6	8,440	0.194
9	BLOCK 6	8,940	0.205
10	BLOCK 6	6,050	0.139
11	BLOCK 6	6,050	0.139
12	BLOCK 6	6,050	0.139
13	BLOCK 6	6,050	0.139
14	BLOCK 6	6,050	0.139
15	BLOCK 6	6,050	0.139
16	BLOCK 6	7,260	0.167

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 7	7,255	0.167
2	BLOCK 7	6,171	0.142
3	BLOCK 7	7,537	0.173
4	BLOCK 7	7,790	0.179
5	BLOCK 7	6,860	0.157
6	BLOCK 7	6,752	0.155
7	BLOCK 7	7,860	0.180
8	BLOCK 7	7,860	0.180
9	BLOCK 7	9,450	0.217
10X	BLOCK 7	3,734	0.086
11	BLOCK 7	9,170	0.211
12	BLOCK 7	7,860	0.180
13	BLOCK 7	8,141	0.187
14	BLOCK 7	7,933	0.182
15	BLOCK 7	6,520	0.150
16	BLOCK 7	7,483	0.172
17	BLOCK 7	7,260	0.167
18	BLOCK 7	7,260	0.167
19	BLOCK 7	8,440	0.194

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 8	87,021	1.998
2	BLOCK 8	8,470	0.194
3	BLOCK 8	7,260	0.167
4	BLOCK 8	7,260	0.167
5	BLOCK 8	7,260	0.167
6	BLOCK 8	6,175	0.142
7	BLOCK 8	7,260	0.167
8	BLOCK 8	8,470	0.194
9	BLOCK 8	8,470	0.194
10	BLOCK 8	8,470	0.194
11	BLOCK 8	7,260	0.167
12	BLOCK 8	8,470	0.194
13	BLOCK 8	8,470	0.194
14	BLOCK 8	7,260	0.167
15	BLOCK 8	6,050	0.139
16	BLOCK 8	7,363	0.169
17	BLOCK 8	7,495	0.172
18	BLOCK 8	7,501	0.172
19	BLOCK 8	7,655	0.176
20	BLOCK 8	8,893	0.204
21	BLOCK 8	8,750	0.201

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 9	3,980	0.091
2	BLOCK 9	10,931	0.251
3	BLOCK 9	7,917	0.182
4	BLOCK 9	7,260	0.167
5	BLOCK 9	6,050	0.139
6	BLOCK 9	6,050	0.139
7	BLOCK 9	7,260	0.167
8	BLOCK 9	7,260	0.167
9	BLOCK 9	6,171	0.142
10	BLOCK 9	6,130	0.141
11	BLOCK 9	9,046	0.208
12	BLOCK 9	8,992	0.206
13	BLOCK 9	7,297	0.168
14	BLOCK 9	7,381	0.169
15	BLOCK 9	7,381	0.169
16	BLOCK 9	7,381	0.169
17	BLOCK 9	7,381	0.169
18	BLOCK 9	7,381	0.169
19	BLOCK 9	7,381	0.169
20	BLOCK 9	7,260	0.167
21	BLOCK 9	8,954	0.206

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 10	3,459	0.079
2	BLOCK 10	9,478	0.218
3	BLOCK 10	8,029	0.184
4	BLOCK 10	7,260	0.167
5	BLOCK 10	7,260	0.167
6	BLOCK 10	7,260	0.167
7	BLOCK 10	7,260	0.167
8	BLOCK 10	7,260	0.167
9	BLOCK 10	8,440	0.194
10	BLOCK 10	9,052	0.208
11	BLOCK 10	6,050	0.139
12	BLOCK 10	6,171	0.142
13	BLOCK 10	6,171	0.142
14	BLOCK 10	7,260	0.167
15	BLOCK 10	6,050	0.139
16	BLOCK 10	6,050	0.139
17	BLOCK 10	8,687	0.199

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 11	4,078	0.094
2	BLOCK 11	7,255	0.167
3	BLOCK 11	7,260	0.167
4	BLOCK 11	6,050	0.139
5	BLOCK 11	6,050	0.139
6	BLOCK 11	7,260	0.167
7	BLOCK 11	6,050	0.

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 18	8,674	0.199
2	BLOCK 18	7,440	0.171
3	BLOCK 18	7,440	0.171
4	BLOCK 18	6,200	0.142
5	BLOCK 18	6,200	0.142
6	BLOCK 18	7,440	0.171
7	BLOCK 18	7,440	0.171
8	BLOCK 18	6,200	0.142
9	BLOCK 18	6,200	0.142
10	BLOCK 18	7,440	0.171
11	BLOCK 18	6,200	0.142
12	BLOCK 18	9,719	0.223
13	BLOCK 18	9,692	0.222
14	BLOCK 18	7,500	0.172
15	BLOCK 18	6,250	0.143
16	BLOCK 18	6,250	0.143
17	BLOCK 18	6,250	0.143
18	BLOCK 18	6,250	0.143
19	BLOCK 18	7,500	0.172
20	BLOCK 18	6,250	0.143
21	BLOCK 18	6,250	0.143
22	BLOCK 18	6,250	0.143
23	BLOCK 18	7,500	0.172
24	BLOCK 18	8,734	0.201

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 19	9,325	0.214
2	BLOCK 19	7,500	0.172
3	BLOCK 19	6,250	0.143
4	BLOCK 19	6,318	0.145
5	BLOCK 19	6,651	0.153
6	BLOCK 19	8,780	0.202
7	BLOCK 19	9,392	0.216
8	BLOCK 19	7,872	0.181
9	BLOCK 19	7,553	0.173
10	BLOCK 19	7,008	0.161
11	BLOCK 19	7,863	0.181
12	BLOCK 19	9,380	0.215

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 20	10,531	0.242
2	BLOCK 20	8,955	0.206
3	BLOCK 20	8,484	0.195
4	BLOCK 20	6,634	0.152
5	BLOCK 20	7,886	0.181
6	BLOCK 20	7,850	0.180
7	BLOCK 20	7,715	0.177
8	BLOCK 20	6,342	0.146
9	BLOCK 20	7,525	0.173
10	BLOCK 20	7,560	0.174
11	BLOCK 20	7,560	0.174
12	BLOCK 20	7,560	0.174
13	BLOCK 20	6,300	0.145
14	BLOCK 20	7,560	0.174
15	BLOCK 20	9,453	0.217
16	BLOCK 20	10,713	0.246
17	BLOCK 20	7,560	0.174
18	BLOCK 20	6,300	0.145
19	BLOCK 20	6,300	0.145
20	BLOCK 20	6,300	0.145
21	BLOCK 20	6,300	0.145
22	BLOCK 20	6,300	0.145
23	BLOCK 20	6,356	0.146
24	BLOCK 20	6,395	0.147
25	BLOCK 20	7,893	0.181
26	BLOCK 20	8,037	0.185
27	BLOCK 20	8,095	0.186
28	BLOCK 20	6,794	0.156
29	BLOCK 20	8,153	0.187
30	BLOCK 20	8,556	0.196
31	BLOCK 20	10,557	0.242

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 21	30,981	0.711
2	BLOCK 21	10,827	0.249
3	BLOCK 21	9,857	0.226
4	BLOCK 21	8,992	0.206
5	BLOCK 21	7,541	0.173
6	BLOCK 21	7,892	0.181
7	BLOCK 21	8,120	0.186
8	BLOCK 21	7,764	0.178
9	BLOCK 21	7,284	0.167
10	BLOCK 21	7,260	0.167
11	BLOCK 21	7,260	0.167
12	BLOCK 21	7,260	0.167
13	BLOCK 21	7,260	0.167
14	BLOCK 21	9,632	0.221
15	BLOCK 21	11,282	0.259
16	BLOCK 21	9,146	0.210
17	BLOCK 21	8,904	0.204
18	BLOCK 21	7,979	0.183
19	BLOCK 21	7,332	0.168
20	BLOCK 21	8,208	0.188
21	BLOCK 21	7,440	0.171
22	BLOCK 21	7,440	0.171
23	BLOCK 21	7,440	0.171
24	BLOCK 21	7,440	0.171
25	BLOCK 21	7,440	0.171
26	BLOCK 21	8,680	0.199
27	BLOCK 21	8,680	0.199

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1	BLOCK 22	10,575	0.243
2	BLOCK 22	8,750	0.201
3	BLOCK 22	7,500	0.172
4	BLOCK 22	7,500	0.172
5	BLOCK 22	7,354	0.169
6X	BLOCK 22	70,773	1.625
7	BLOCK 22	7,560	0.174
8	BLOCK 22	7,560	0.174
9	BLOCK 22	7,560	0.174
10	BLOCK 22	7,560	0.174
11	BLOCK 22	7,553	0.173
12	BLOCK 22	8,273	0.190
13X	BLOCK 22	23,605	0.542
14X	BLOCK 22	55,710	1.279
15	BLOCK 22	6,960	0.160
16	BLOCK 22	6,292	0.144
17	BLOCK 22	7,260	0.167
18	BLOCK 22	6,413	0.147
19	BLOCK 22	6,413	0.147
20	BLOCK 22	8,423	0.193
21X	BLOCK 22	166,906	3.832

LOT AREA TABLE			
LOT NO.	BLOCK	AREA (s.f.)	AREA (ac.)
1X	BLOCK 23	2,754	0.063
1	BLOCK 24	128,926	2.960

CURVE TABLE						CURVE TABLE							
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	123.63'	141°40'09"	50.00'	143.86'	S75°15'38"E	94.46'	C31	225.60'	258°31'18"	50.00'	61.17'	N80°44'34"W	77.43'
C2	94.00'	021°32'38"	250.00'	47.56'	S70°31'07"W	93.45'	C32	225.67'	258°35'57"	50.00'	61.09'	N80°42'16"W	77.38'
C3	94.00'	021°32'38"	250.00'	47.56'	N70°31'07"E	93.45'	C33	195.50'	014°45'28"	759.00'	98.29'	N22°37'29"W	194.98'
C4	174.61'	200°05'06"	50.00'	282.34'	N01°57'37"E	98.47'	C34	78.82'	015°03'14"	300.00'	39.64'	S22°46'23"E	78.60'
C5	115.00'	026°21'22"	250.00'	58.54'	N32°47'50"W	113.99'	C35	69.86'	013°20'33"	300.00'	35.09'	N66°22'17"E	69.70'
C6	115.00'	026°21'22"	250.00'	58.54'	S32°47'50"E	113.99'	C36	142.63'	163°26'37"	50.00'	34.365'	N14°50'53"E	98.96'
C7	139.27'	019°56'54"	400.00'	70.35'	S201°7'38"E	138.56'	C37	78.75'	018°02'57"	250.00'	39.71'	N39°01'42"W	78.43'
C8	139.27'	019°56'54"	400.00'	70.35'	N201°7'38"W	138.56'	C38	157.51'	036°05'54"	250.00'	61.47'	S30°00'13"E	154.92'
C9	173.21'	014°08'14"	702.00'	87.05'	S23°11'58"E	172.77'	C39	78.75'	018°02'57"	250.00'	39.71'	N20°58'45"W	78.43'
C10	214.65'	030°44'44"	400.00'	109.97'	N31°30'13"W	212.08'	C40	143.29'	164°11'53"	50.00'	36.29'	N75°13'58"W	99.05'
C11	46.29'	010°36'29"	250.00'	23.21'	S65°04'36"W	46.22'	C41	130.90'	150°00'00"	50.00'	186.60'	N45°18'00"W	96.59'
C12	46.29'	010°36'29"	250.00'	23.21'	S65°04'36"W	46.22'	C42	130.90'	150°00'00"	50.00'	186.60'	N15°18'00"W	96.59'
C13	142.93'	163°46'50"	50.00'	350.89'	S14°45'08"W	99.00'	C43	225.86'	258°49'06"	50.00'	60.85'	N08°48'45"E	77.26'
C14	46.29'	010°36'29"	250.00'	23.21'	S65°04'36"W	46.22'	C44	63.99'	012°13'18"	300.00'	32.12'	S53°35'21"W	63.87'
C15	170.05'	177°09'07"	55.00'	221.39'	N64°51'19"W	109.87'	C45	49.45'	009°26'41"	300.00'	24.78'	S52°12'02"W	49.40'
C16	115.95'	016°36'30"	400.00'	58.38'	S38°34'20"E	115.54'	C46	174.30'	012°29'00"	800.00'	87.50'	N53°43'12"E	173.96'
C17	138.12'	031°39'14"	250.00'	70.87'	N54°16'49"E	136.37'	C47	85.80'	028°05'25"	175.00'	43.78'	S16°15'17"E	84.94'
C18	94.00'	021°32'35"	250.00'	47.56'	S49°13'29"W	93.45'	C48	148.37'	022°40'10"	375.00'	75.17'	N18°57'55"W	147.41'
C19	111.34'	021°15'51"	300.00'	56.32'	N49°21'51"E	110.70'	C49	97.77'	022°24'29"	250.00'	49.52'	N71°09'56"E	97.15'
C20	108.94'	020°48'21"	300.00'	55.08'	S49°08'06"W	108.34'	C50	168.17'	022°24'29"	430.00'	85.17'	S18°50'04"E	167.10'
C21	74.23'	021°15'51"	200.00'	37.54'	N40°38'09"W	73.80'	C51	217.88'	012°29'00"	1000.00'	109.37'	N53°43'12"E	217.44'
C22	346.59'	079°25'56"	250.00'	207.87'	S201°6'49"W	319.49'	C52	23.56'	180°00'00"	7.50'	INFINITY	S47°28'42"W	15.00'
C23	315.04'	090°15'12"	200.00'	200.89'	S14°52'11"W	283.47'	C53	185.19'	012°29'00"	850.00'	92.97'	N36°16'48"W	184.83'
C24	188.87'	010°49'16"	1000.00'	94.71'	S24°50'47"E	188.59'	C54	23.56'	180°00'00"	7.50'	INFINITY	N54°48'53"E	15.00'
C25	46.42'	010°36'16"	250.00'	23.27'	N65°03'43"E	46.35'	C55	181.31'	012°13'18"	850.00'	91.00'	S36°24'39"E	180.97'
C26	176.70'	028°55'35"	350.00'	90.28'	S74°12'22"W	174.83'	C56	55.57'	010°36'45"	300.00'	27.86'	S35°38'22"E	55.49'
C27	176.96'	028°58'10"	350.00'	90.42'	N74°11'05"E	175.09'	C57	51.51'	014°45'28"	200.00'	25.90'	N22°37'29"W	51.37'
C28	194.53'	015°03'14"	740.38'	97.83'	S22°46'23"E	193.97'	C58	225.60'	258°31'22"	50.00'	61.17'	S65°59'09"E	77.43'
C29	131.37'	015°03'14"	500.00'	66.07'	S22°46'23"E	130.99'							
C30	118.23'	014°45'28"	459.00'	59.44'	N22°37'29"W	117.90'							

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S14°44'22"W	28.28'	L21	S64°37'10"E	14.14'	L41	S57°33'26"W	131.10'	L61	N14°42'00"E	14.14'	L81	N56°43'00"E	65.49'	L101	S28°53'54"W	14.35'	L121	S75°00'13"E	14.14'
L2	N75°15'38"W	14.14'	L22	N25°22'50"E	14.14'	L42	S75°16'43"E	14.15'	L62	S12°53'59"W	14.38'	L82	N30°02'18"W	49.36'	L102	S75°03'48"E	21.19'	L122	N14°59'47"E	14.14'
L3	S75°16'05"E	14.14'	L23	N70°22'50"E	40.00'	L43	S14°43'17"W	14.14'	L63	S56°55'23"W	55.69'	L83	S87°31'18"E	14.14'	L103	N14°50'53"E	14.18'	L123	S75°00'13"E	14.14'
L4	N14°43'55"E	14.14'	L24	S64°37'10"E	14.14'	L44	S14°44'35"W	14.14'	L64	N79°03'13"W	14.38'	L84	N02°28'42"E	14.14'	L104	S12°09'55"W	14.82'	L124	S47°01'39"W	127.41'
L5	N14°45'08"E	14.14'	L25	N14°45'08"E	14.14'	L45	N75°15'25"W	14.14'	L65	N86°43'02"W	13.94'	L85	S42°31'18"E	255.10'	L105	S59°59'47"W	25.07'	L125	S28°31'58"W	105.60'
L6	N75°14'52"W	14.15'	L26	S75°14'52"E	14.15'	L46	N49°49'57"W	13.45'	L66	N40°54'45"W	36.02'	L86	N00°25'57"W	13.16'	L106	N10°23'21"E	12.96'	L126	N12°39'49"W	119.43'
L7	S75°16'05"E	14.14'	L27	N30°16'05"W	70.77'	L47	S43°16'55"W	14.05'	L67	S05°11'48"W	13.87'	L87	N78°10'10"W	14.83'	L107	N71°57'21"W	13.37'	L127	N19°26'09"W	140.00'
L8	N14°43'55"E	14.14'	L28	N30°16'05"W	60.00'	L48	S69°06'24"E	15.59'	L68	S75°10'09"E	14.17'	L88	S30°18'00"E	25.00'	L108	S75°13'58"E	14.09'	L128</		

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, FIRST TEXAS HOMES, INC. is the owner of a parcel of land located in the City of Mansfield, Johnson County, Texas, being a part of the A. Bedford Survey, Abstract No. 60, the B.B.B. & C.R.R. Survey, Abstract No. 83, and the Phillip George Survey, Abstract No. 299, and being all of that called 185.644 acre tract of land described in a Special Warranty Deed to FIRST TEXAS HOMES, INC. as recorded in Document Number 2019-571, Deed Records Johnson County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "MILLER 5665" found at the south corner of said 185.644 acre tract, said point also being in the approximate centerline of Bedford Road (an unrecorded right-of-way);

THENCE along the southwest line of said 185.644 acre tract as follows:
North 30 degrees 19 minutes 46 seconds West, 730.51 feet to a three-quarter inch iron rod found for corner, said point also being the north corner of that tract of land described in deed to William Troy Sells, and wife, Brenda J. Sells Revocable Living Trust recorded in County Clerk's Document Number 2014-25753, Deed Records Johnson County, Texas;

South 59 degrees 44 minutes 48 seconds West, 1,200.24 feet to a five-eighths inch iron rod found for corner, said point also being in the northwest line of said William Troy Sells tract;
North 30 degrees 16 minutes 05 seconds West, 1,880.88 feet to a three-quarter inch iron rod found at the west corner of said 185.644 acre tract, said point also being in the southeast line of that tract of land described in deed to MS Ranch Land Investments, Ltd. recorded in County Clerk's Document Number 2018-30829, Deed Records Johnson County, Texas;

THENCE along the northwest line of said 185.644 acre tract as follows:
North 59 degrees 46 minutes 22 seconds East, 1,729.91 feet to a one-half inch iron rod with cap stamped "MILLER 5665" found for corner, said point also being in the southeast line of that called 110.19 acre tract of land described in deed to Set/Back Partners recorded in Volume 2169, Page 160, Deed Records Johnson County, Texas;

North 59 degrees 32 minutes 17 seconds East, 1,361.72 feet to a one-half inch iron rod found at the north corner of said 185.644 acre tract, said point also being in the southeast line of that called 41.000 acre tract of land described in deed to the Mansfield Independent School District recorded in Volume 3857, Page 272, Deed Records Johnson County, Texas;

THENCE along the northeast line of said 185.644 acre tract as follows:
South 30 degrees 00 minutes 13 seconds East, 850.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 29 degrees 44 minutes 18 seconds East, 538.90 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 59 degrees 53 minutes 42 seconds East, 629.72 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 59 degrees 36 minutes 12 seconds East, 1,268.08 feet to an "X" cut in concrete found for corner, said point being in the approximate centerline of Flying L Lane;
South 30 degrees 27 minutes 33 seconds East, 100.00 feet along the approximate centerline of Flying L Lane to a one-half inch iron rod with cap stamped "MILLER 5665" found for corner;
South 59 degrees 36 minutes 12 seconds West, 1,268.56 feet to a one-half inch iron rod with cap stamped "MILLER 5665" found for corner, said point also being the west corner of that called 10.0 acre tract of land described in deed to Blab Management Co, LLC recorded in County Clerk's Document Number 2014-19047, Deed Records Johnson County, Texas;
South 30 degrees 11 minutes 18 seconds East, 1,122.80 to a one-half inch iron rod with cap stamped "MILLER 5665" found at the east corner of said 185.644 acre tract, said point being the south corner of said 10.0 acre tract, said point also being in the northwest right-of-way line of Lone Star Road (F.M. Hwy. 157, a variable width right-of-way);

THENCE along the southeast line of said 185.644 acre tract as follows:
South 60 degrees 20 minutes 42 seconds West, 249.00 feet along the northwest right-of-way line of Lone Star Road to a one-half inch iron rod with cap stamped "MILLER 5665" found for corner;
South 56 degrees 00 minutes 42 seconds West, 181.26 feet to a "pk" nail found for corner in Bedford Road;
South 59 degrees 57 minutes 42 seconds West, 2,079.85 feet to the POINT OF BEGINNING and containing 8,086,921 square feet or 185.650 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

Conditions of Acceptance of Drainage and Floodway Easements

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

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

SURVEYOR'S CERTIFICATE

This is to certify that I, Mark W. Harp, 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 21st day of May, 2019.

Mark W. Harp
Mark W. Harp, R.P.L.S. No. 6425

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



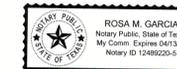
STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of May, 2019.

Rosa M. Garcia
Notary Public, State of Texas



PRELIMINARY PLAT

BIRDSONG ADDITION

185.650 ACRES OUT OF
THE A. BEDFORD SURVEY, ABSTRACT NO. 60;
THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 83;
AND THE PHILLIP GEORGE SURVEY, ABSTRACT NO. 299

CITY OF MANSFIELD,
JOHNSON COUNTY, TEXAS

540 RESIDENTIAL LOTS & 29 OPEN SPACE LOTS
FEBRUARY 18, 2019

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
500 Crescent Court, Suite 350 Phone: (214)633-3338
Dallas, Texas 75201 Email: khardesty@firsttexashomes.com
Contact: Keith Hardesty, Division President

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

Revised: May 22, 2019
Submitted: February 18, 2019

SD#19-011
Sheet 12 of 12

Plotted by: adewey Plot Date: 5/24/2019 12:36 PM
Drawing: H:\Projects\BEC001.dwg Surveying\BEC001-ppt.dwg Saved By: adewey Save Time: 5/23/2019 8:48 AM

PLANNING AND ZONING COMMUNICATION

Agenda: August 5, 2019

Subject: ZC#19-010: Public hearing for a change of zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on approximately 0.608 acres, located at 1809 Matlock Road.

GENERAL INFORMATION

Applicant:	A. Rope Investments, L.L.C., owner Trademark Architectural Group, architect
Size:	0.608 acres
Proposed Use:	Office
Existing Land Use:	Single-Family Residential
Surrounding Land Use & Zoning:	North - Office Park, PD South - Vacant, PR East - Single-Family, PR West - Golf Course, PR & Single-Family, SF- 8.4/18
Thoroughfare Plan Specification:	Matlock Road, 6-lane divided principal arterial

COMMENTS AND CONSIDERATIONS

The applicant is requesting a zoning change from PR to PD for professional office uses. The existing house will serve as an insurance office and will not be used as a residence. No expansion of the existing structure is proposed. The property is a 0.608 acre tract located on the west side of Matlock Road.

Development Plan

- The base zoning for this PD is OP, Office Park District.
- The existing structure will remain on the property to be used as an office.
- Six parking spaces will be provided. The proposed parking will have 4 head-in parking spaces and 2 parallel parking spaces as shown on Exhibit B. The applicant is proposing a new ADA ramp from the parking lot to the office.
- The proposed driveway has been aligned with the existing median opening on Matlock Rd.
- The applicant is adding new landscaping to the front of the property around the parking lot and office. Because no changes are being proposed in the rear yard, additional landscaping was not required. The applicant will be saving a number of existing trees in the rear yard as shown on Exhibit D.

- The proposed freestanding sign complies with the minimum width, height, and area for a Directory Sign as required by Section 7100 of the Zoning Ordinance. The applicant may also have one Name Plate Sign on the building.
- The applicant plans to use curbside trash collection and will not have a dumpster. The trash container will be located behind the building and screened.

Deviations

The applicant is requesting the follow deviations as part of this PD:

- Masonry: The minimum masonry requirement for a commercial building is 70%. The existing house was constructed with siding and does not have any masonry materials as shown on Exhibit C.
- Side Landscape Buffer: The minimum side buffer yard for a commercial development is 10 feet. The applicant has provided a 9' buffer yard along the north property line due to the alignment of the driveway with the median opening on Matlock Road.
- Front Landscape Setback: A minimum 20' Landscape Setback is required. A 15' Landscape Setback has been provided due to a permanent slope along the front of the property.

Land Use Plan

This area is part of Sub-Area 5 which is generally built out. The Land Use Plan recommends some limited neighborhood retail and service uses and low intensity uses that minimize traffic on Matlock Road.

Recommendation

The proposed office represents a low intensity use that is compatible with the recommendation of the Land Use Plan. The current residential use is isolated on this section of Matlock Road. It is surrounded by non-residential uses including the Creekside Plaza offices and the golf course. As a professional office that generates limited traffic, the proposed use is more compatible with its surroundings. Staff recommends approval with the requested deviations.

Attachments:

Maps and supporting information

Exhibit A – Property Description

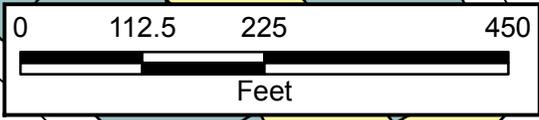
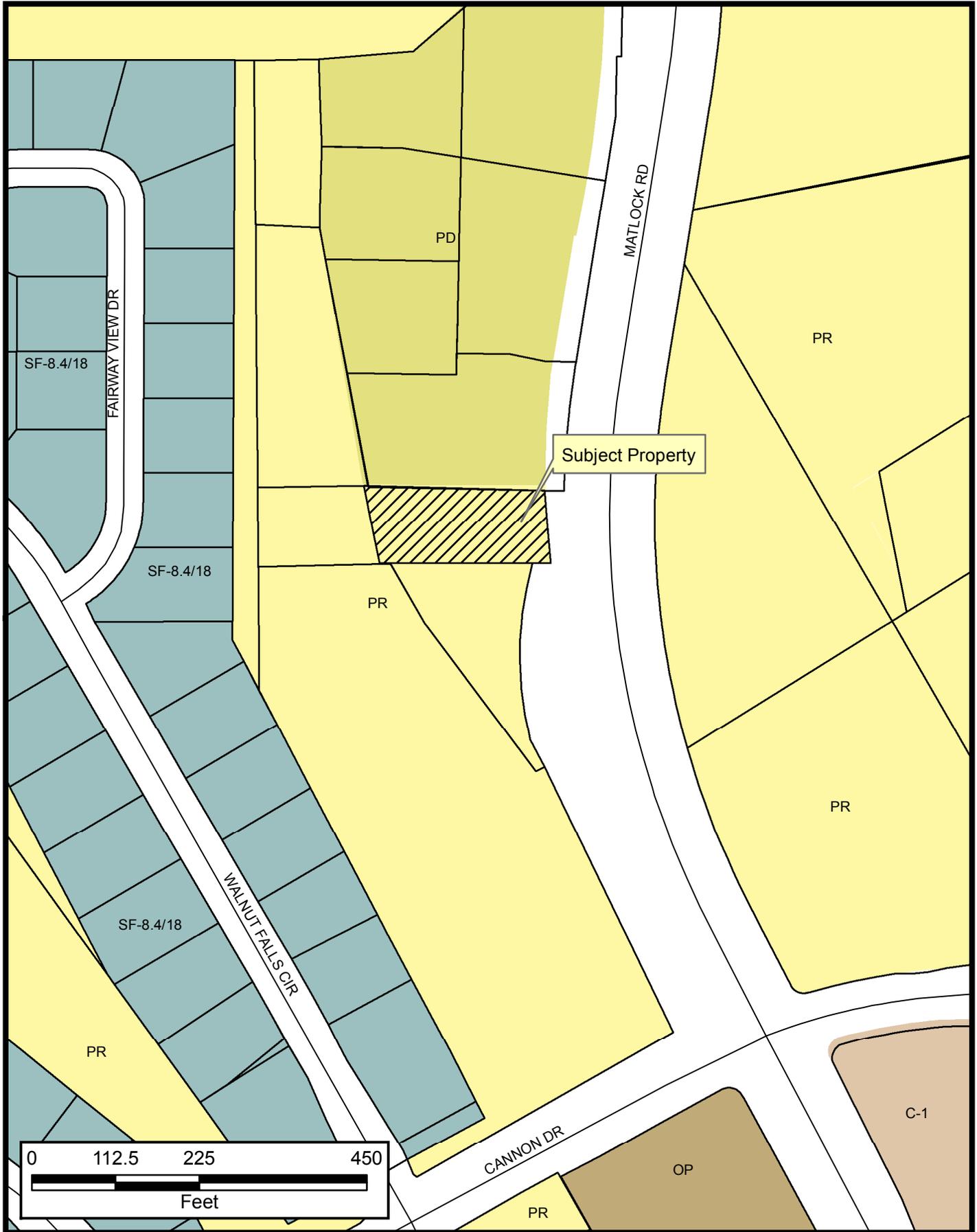
Exhibits B through D – Development Plan and related exhibits



ZC#19-010

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.

7/23/2019



Property Owner Notification for ZC#19-010

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRATTON, WILLIAM SURVEY	A 161	WALNUT CREEK MANAGEMENT CORP	3030 L B J FWY STE 600	DALLAS, TX	75234-7744
BRATTON, WILLIAM SURVEY	A 161	WILLIAMS, BONNIE	814 GLEN ABBEY DR	MANSFIELD, TX	76063-3704
BRATTON, WILLIAM SURVEY	A 161	LMS DEVELOPMENT LLC	6617 OAK HILL CT	FORT WORTH, TX	76132-4580
BRATTON, WILLIAM SURVEY	A 161	WALNUT CREEK MANAGEMENT CORP	3030 L B J FWY STE 600	DALLAS, TX	75234-7744
BRATTON, WILLIAM SURVEY	A 161	WALNUT CREEK MANAGEMENT CORP	3030 L B J FWY STE 600	DALLAS, TX	75234-7744
BRATTON, WILLIAM SURVEY	A 161	WALNUT CREEK MANAGEMENT CORP	3030 L B J FWY STE 600	DALLAS, TX	75234-7744
BRATTON, WILLIAM SURVEY	A 161	VESS, CHARLES M	3047 RIDGEVIEW DR	GRAPEVINE, TX	76051
CREEKSIDE PLAZA (MANSFIELD)	BLK 1	J&A FRITH PROPERTIES MATLOCK L	PO BOX 373	TIOGA, TX	76271
CREEKSIDE PLAZA (MANSFIELD)	BLK 1	TNA REALTY LP	1000 W CANNON ST	FORT WORTH, TX	76104
CREEKSIDE PLAZA (MANSFIELD)	BLK 1	OAK #9 PARTNERS LP	PO BOX 1324	ARLINGTON, TX	76004
FAIRWAYS OF WALNUT CREEK, THE	BLK 3	KOENNECKE, MICHAEL	920 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
FAIRWAYS OF WALNUT CREEK, THE	BLK 3	BALDWIN, ALICE	918 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469
FAIRWAYS OF WALNUT CREEK, THE	BLK 3	WELCH, BRIAN C	916 FAIRWAY VIEW DR	MANSFIELD, TX	76063-3469

EXHIBIT A

1089 MATLOCK ROAD

FIELD NOTES

PROPERTY DESCRIPTION

BEING all that certain 0.608 acre tract of land situated in the WILLIAM BRATTON SURVEY, Abstract No. 161, City of Mansfield, Tarrant County, Texas, as conveyed to Jason D. Sear Properties, L.P. by deed recorded in Volume 15389, Page 358, Deed Records, Tarrant County, Texas and also being a portion of a tract of land conveyed to Lynda Cannon Haynes by deed recorded in Volume 7820, Page 830, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2 inch capped iron rod for the northwest corner of said 0.608 acre tract, same being the southwest corner of a tract of land conveyed to John Davault and Sally Davault by deed recorded in Volume 13717, Page 364, Deed Records, Tarrant County, Texas;

THENCE South 88 degrees 03 minutes 49 seconds East, along the common line between the Sear and Davault tracts, a distance of 282.76 feet to a point for corner in the new Matlock Road;

THENCE South 09 degrees 49 minutes 07 seconds West, a distance of 100.85 feet to a point for corner in a concrete sidewalk;

THENCE North 88 degrees 03 minutes 49 seconds West, a distance of 247.88 feet (247.70 feet by deed) to a found 1/2 inch capped iron rod for corner, same being the southwest corner of said 0.608 acre tract;

THENCE North 09 degrees 57 minutes 53 seconds West, a distance of 102.09 feet to the POINT OF BEGINNING and containing 0.608 acres of land. SAVE AND EXCEPT a portion of said 0.608 acre tract as conveyed to the City of Mansfield by deed recorded in Volume 14175, Page 428, Deed Records, Tarrant County, Texas.

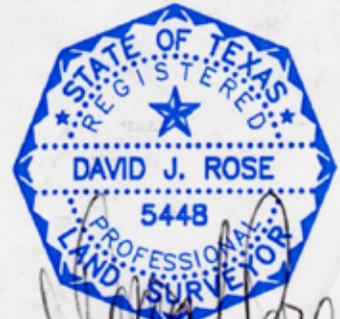
According to FIRM Map 48439C 0580 H 8-2-95 This property is located in Zone X which IS NOT in the 100 year special flood hazard area.

THE ABOVE FLOOD STATEMENT IS BASED ON THE MAP PANEL SHOWN, AND WHILE THIS SURVEY MAY NOT SHOW THE PROPERTY TO BE IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ALL FLOOD ZONES ARE SUBJECT TO SOME DEGREE OF FLOODING, FOR MORE INFORMATION CONTACT THE LOCAL FLOODPLAIN ADMINISTRATOR OR FEMA.

NOTE: This survey plat is copyrighted. Any reproduction of this plat without the surveyor's written consent is a violation of Federal copyright law. This survey was performed exclusively for the Title Company and Purchaser shown and is licensed for one single use. This survey remains the property of the Surveyor. Do not make unauthorized copies or facsimiles of this document.

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND RELIES SOLELY ON THE TITLE WORK PROVIDED TO HIM FOR NOTICE OF ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY.



PRO-LINE SURVEYING, LTD.

P.O. Box 924
Arlington, Texas 76004
(817)276-1148
FAX(817)276-1147

DRAWN BY: TB

DATE: 11-22-05

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

ZC#19-010

SITE CALCULATIONS	
TOTAL LOT S.F.:	25,102 S.F.
TOTAL BUILDING S.F.:	1,400 S.F.
FLATWORK S.F.:	4,342 S.F.
GREENSPACE S.F.:	19,360 S.F.
PERMEABLE S.F.:	(77%) 19,360 S.F.
NON-PERMEABLE S.F.:	(23%) 5,742 S.F.

PARKING CALCULATIONS	
REQUIRED PARKING:	4 SPACES (300:1)
PROVIDED PARKING:	6 SPACES (220:1)
REQUIRED H.C. PARKING:	1 SPACE (1 PER 25)
PROVIDED H.C. PARKING:	1 SPACE (1 PER 25)

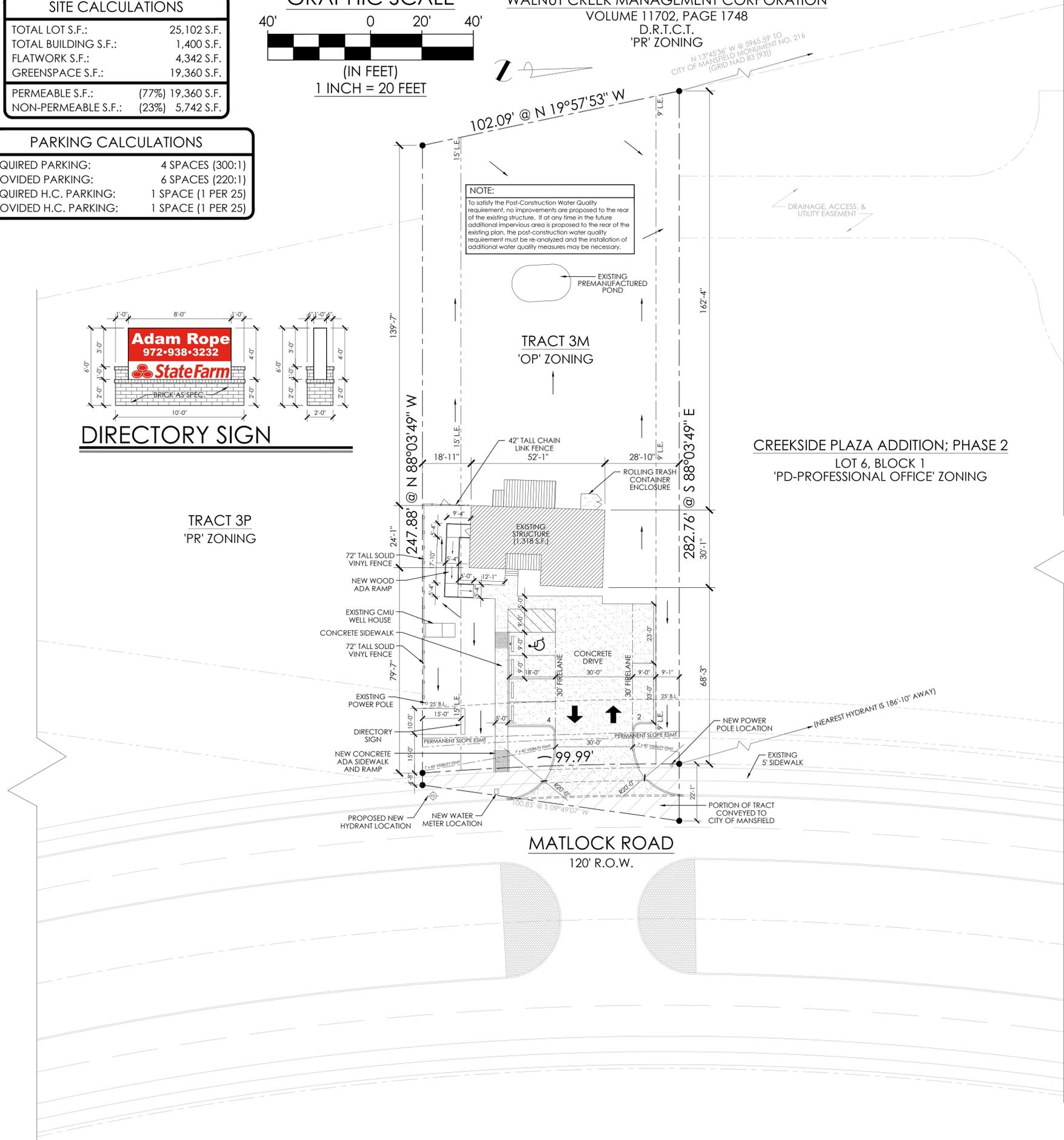
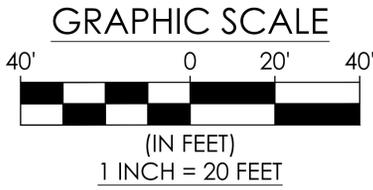
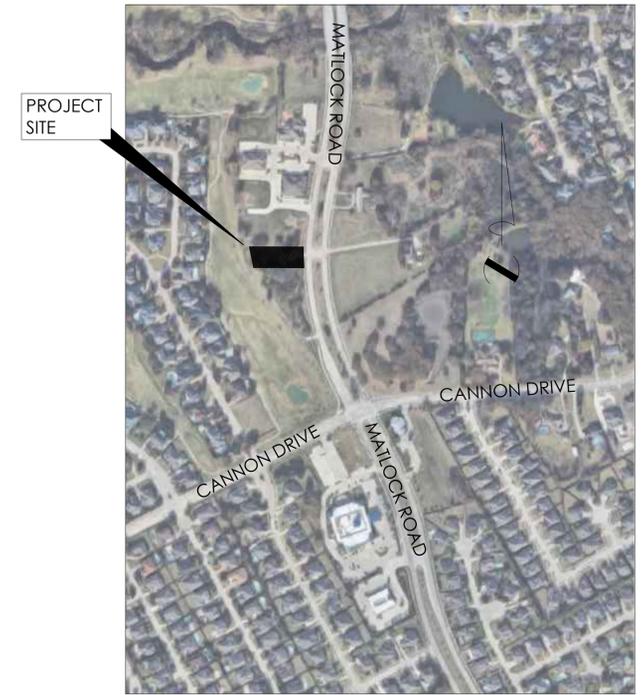


EXHIBIT B

VICINITY MAP



DEVELOPMENT STANDARDS
Subject Property: 1089 Matlock Road; consisting of 0.608 total acres with 0.032 acres to the City of Mansfield, resulting in 0.576 net acres.

Based Zoning District: OP--Professional Office Park, Professional Business Office

DEVIATIONS FROM BASED ZONING DISTRICT		
Section	Requirement	Provided
4600.A.1	Min. Masonry = 70%	Cementitious fiber boards are to remain existing since no exterior modifications are to be made.
7300.O.7	Min. side Landscape buffer yard of 10'	Min. side Landscape buffer yard of 10' on South property line; min. side buffer yard of 9' on North property line.
7300.P.3	Min. Landscape setback of 20' along front property line/R.O.W.	Min. Landscape setback of 15' along front property line/R.O.W.

- PLANNED DEVELOPMENT REGULATIONS**
Building Requirements:
- No expansion will be made to the existing building--ADA/TAS handicap accessible ramp will be constructed on the south side of the existing building.
- Parking Requirements:**
- Minimum floor area ratio parking and handicap ratio parking will be provided as shown in Exhibit B.
- Landscaping & Screening Requirements:**
- Landscaping & screening will be provided as shown in Exhibit E.
- Sign Standards:**
- One freestanding Directory Sign, one Name Plate Sign listing occupants or tenants in the building shall be permitted, subject to compliance with Section 7100, Sign Standards of the Zoning Ordinance, as shown in Exhibit B.
- Lighting:**
- All lighting shall be shielded or pointed away from the abutting residential properties as described in Section 7400, Residential Proximity Standards.
- Open Storage or Display:**
- There shall be no open storage or display of merchandise or materials.
- Compliance with OP Zoning Regulations:**
- The proposed development will be in complete accordance with the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

DEVELOPMENT PLAN
1089 MATLOCK ROAD
0.608 ACRES out of the William Bratton Survey, Abstract No. 161
City of Mansfield, Tarrant County, Texas
1 Lot
07-30-2019

ZC#19-010

COPYRIGHT
© 07-19-2019

PREPARED BY:
TRADEMARK architectural group
300 SILVER CROSSING, SUITE B
MIDCOURT MANOR, #2605
PHOENIX, AZ 85004
PHONE: 214-817-8148
EMAIL: tyler@trademarkarch.com

OWNER:
A. ROPE INVESTMENTS, L.L.C.
3651 PLANKVIEW ROAD
MIDCOURT MANOR, TX 76066
ADAM ROPE
PHONE: 214-999-3272
EMAIL: adam.rope@gmail.com

REVISIONS

--	--	--

PROJECT ADDRESS:
ADAM ROPE - STATE FARM
1089 MATLOCK ROAD
MANSFIELD, TEXAS 76063

SHEET
EXH-B

EXHIBIT C



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

MATERIAL CALCULATIONS			
FIRST & SECOND FLOOR			
	BRICK	STONE	SIDING
FRONT	0 S.F.	0 S.F.	432 S.F.
LEFT	0 S.F.	0 S.F.	265 S.F.
RIGHT	0 S.F.	0 S.F.	290 S.F.
REAR	0 S.F.	0 S.F.	370 S.F.
TOTAL	0 S.F.	0 S.F.	1,357 S.F.
TOTAL BRICK:		0 S.F.	
TOTAL STONE:		1,357 S.F.	
PERCENTAGE BRICK:		0 %	
PERCENTAGE STONE:		0 %	
PERCENTAGE SIDING:		100 %	

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© 07-19-2019

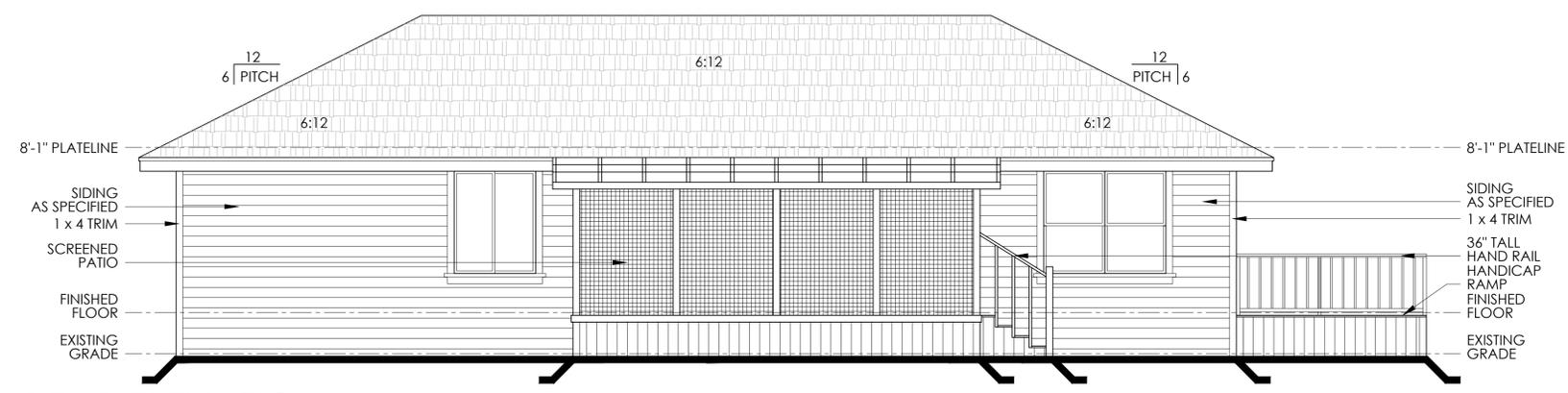
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FRONT ELEVATION

1/4" = 1'-0"

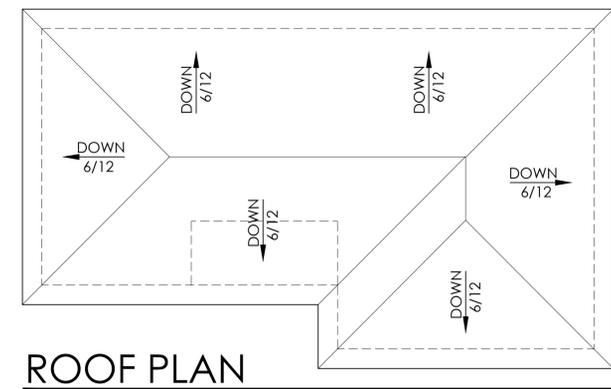
** ROOF MATERIALS ARE TO BE LAMINATED, THREE-DIMENSIONAL APPEARANCE COMPOSITION ARCHITECTURAL SHINGLES **



REAR ELEVATION

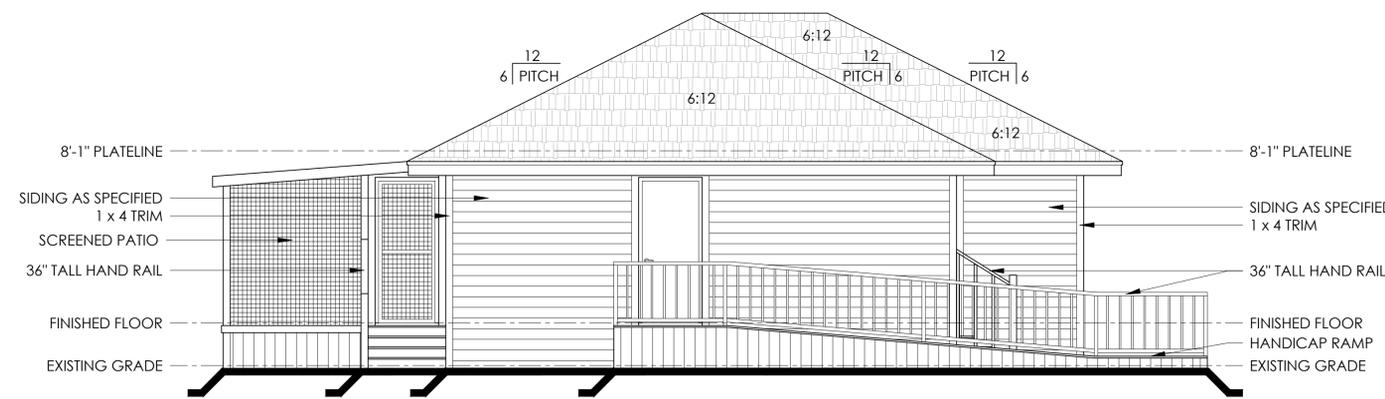
1/4" = 1'-0"

** ROOF MATERIALS ARE TO BE LAMINATED, THREE-DIMENSIONAL APPEARANCE COMPOSITION ARCHITECTURAL SHINGLES **



ROOF PLAN

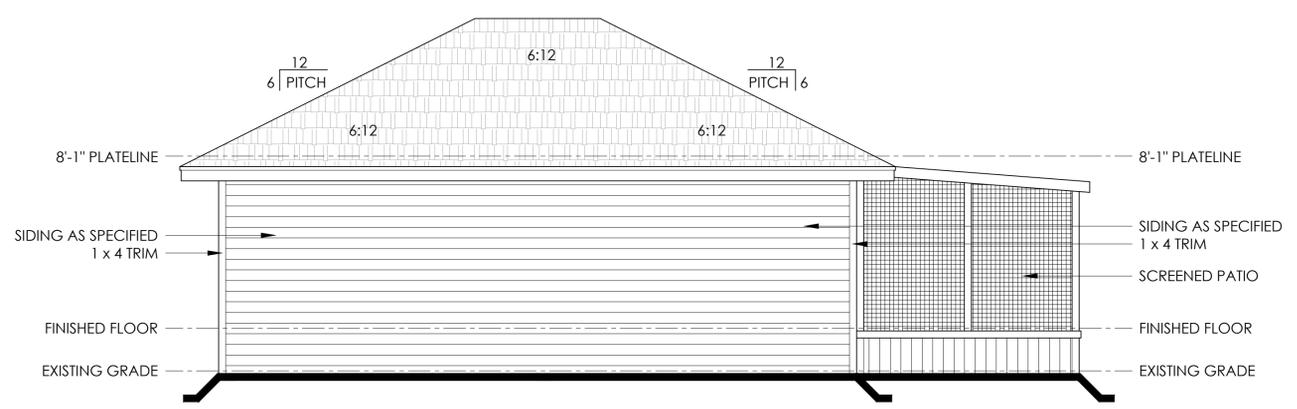
1/8" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

** ROOF MATERIALS ARE TO BE LAMINATED, THREE-DIMENSIONAL APPEARANCE COMPOSITION ARCHITECTURAL SHINGLES **



RIGHT ELEVATION

1/4" = 1'-0"

** ROOF MATERIALS ARE TO BE LAMINATED, THREE-DIMENSIONAL APPEARANCE COMPOSITION ARCHITECTURAL SHINGLES **

DEVELOPMENT PLAN

1089 MATLOCK ROAD
0.608 ACRES out of the William Bratton Survey, Abstract No. 161
City of Mansfield, Tarrant County, Texas

1 Lot
07-30-2019

ZC#19-010

PREPARED BY:
TM TRADEMARK
architecture group
300 SILVER CROSSING, SUITE B
MIDCOURT MANOR, TEXAS 76065
PHONE: 214-817-8148
EMAIL: tyler@trademarkarch.com

OWNER:
A. ROPE INVESTMENTS, L.L.C.
3657 PLANKVIEW ROAD
MIDCOURT MANOR, TX 76066
ADAM ROPE
PHONE: 214-959-3272
EMAIL: adam.rope@gmail.com

REVISIONS

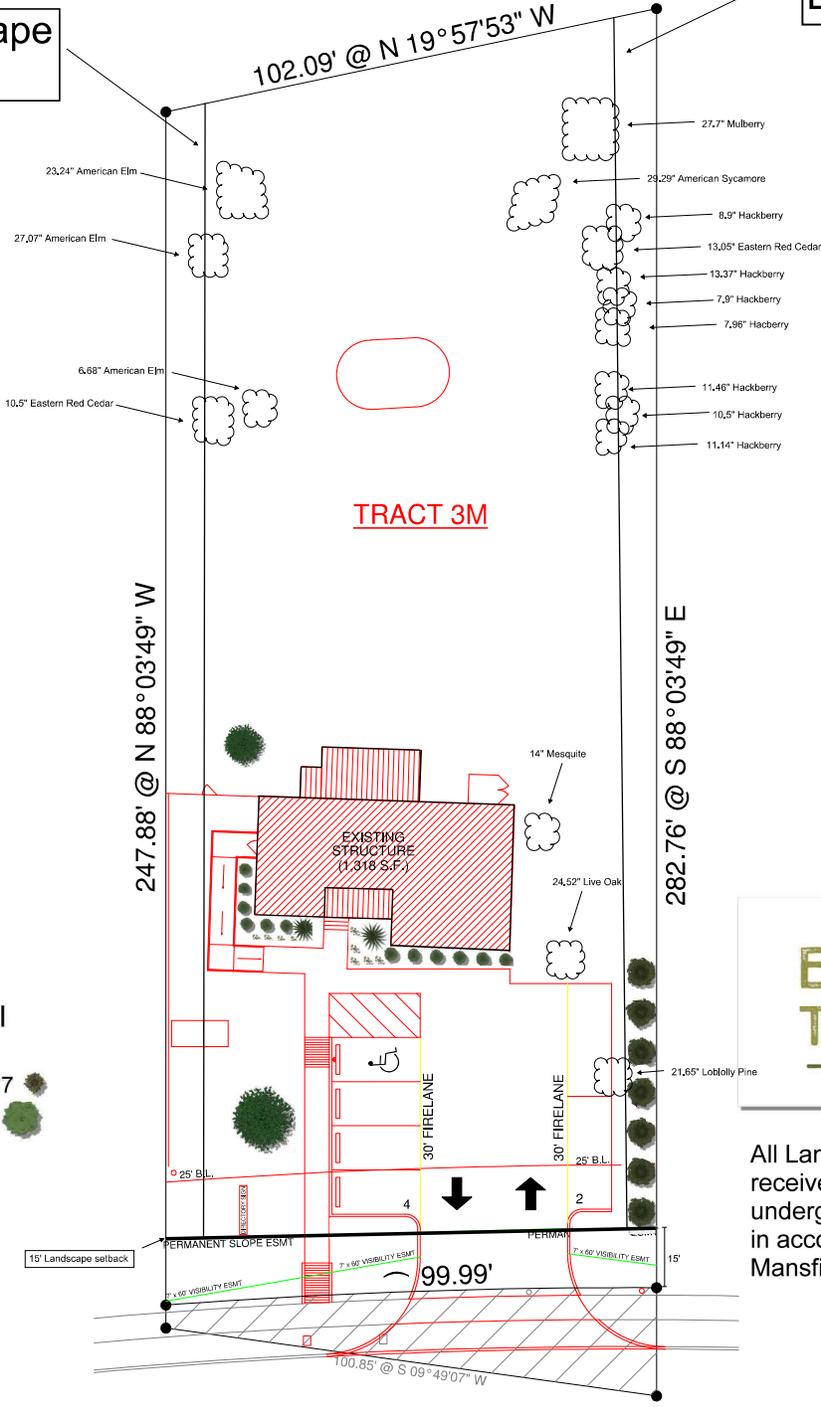
PROJECT ADDRESS:
ADAM ROPE - STATE FARM
1089 MATLOCK ROAD
MANSFIELD, TEXAS 76063

SHEET
EXH-C



9' Landscape Buffer

10' Landscape Buffer



- Type - Qty Symbol
- 3" Live Oak - 2
 - 5g Dwarf Burford Holly - 7
 - 15g Arizona Cypress - 7
 - 3g Texas Sage - 12
 - 1g Lantana - 9
 - 15g Red Yucca - 2



All Landscape Areas to receive permanent underground irrigation in accordance with Mansfield City Requirements.

MATLOCK ROAD

120' R.O.W.

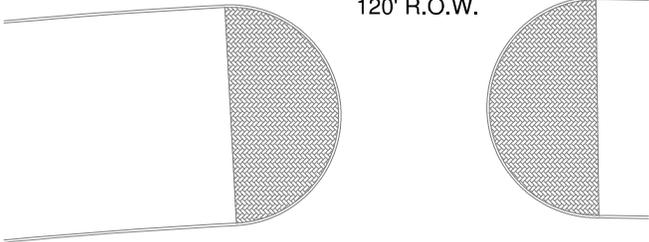


Exhibit 'D'

"Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size."

Summary of City Council Actions

July 22, 2019

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential, Multi-Family Residential, Senior Living, and C-2, Community Business Uses on Approximately 76.734 acres out of the S.S. Callender Survey, Abstract No. 359, Tarrant County, TX, generally located on the East sides of FM 157 and House Road, the North side of Mouser Way and West of Towne Crossing and Cedar Point, Tim Coltart of Realty Capital Management, LLC on behalf of Glenn Day, et al and Sowell Property Partners, Mansfield, LP (ZC#19-005)

Tabled to August 12th 5 – 1 (Moore) Newsom was absent