

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, APRIL 3, 2017, 6:30 PM

1. CALL TO ORDER

2. APPROVAL OF LAST MEETING MINUTES

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

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

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

A. SD#16-033: Final Plat of Southpointe Ph. 2

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. SD#17-004: Public hearing on a replat to create Lots 1R1A, 2R1, and 3R, Block 1, Mansfield Industrial Park

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

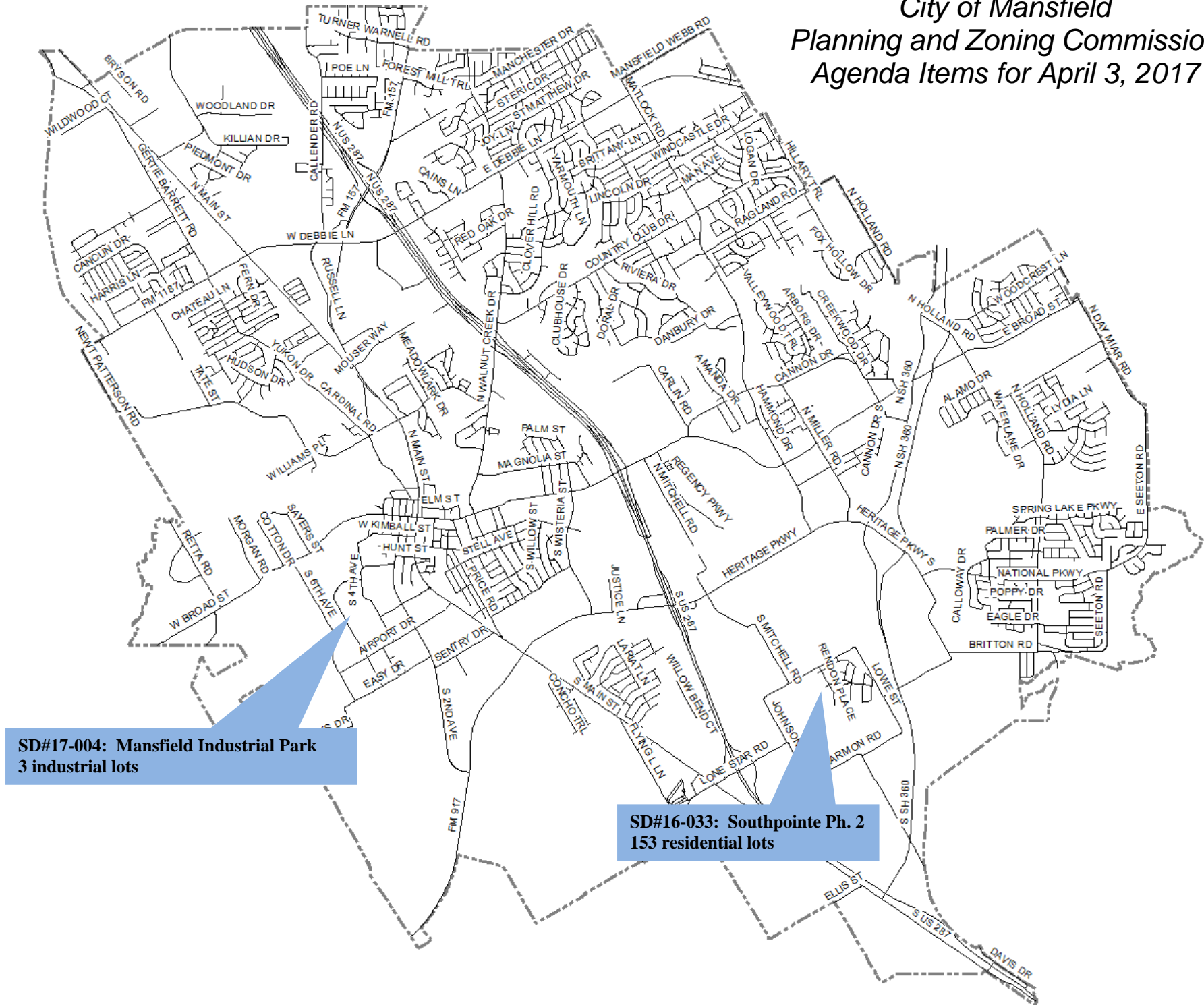
9. NEXT MEETING DATE: April 17, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, March 30, 2017**, in accordance with Chapter 551 of the Texas Government Code.

Delia Jones, Planning and Zoning Secretary

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

*City of Mansfield
Planning and Zoning Commission
Agenda Items for April 3, 2017*



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

March 20, 2017

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

Present:

Wayne Wilshire	Chairman
Cory Smithee	Vice-Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner

Absent:

Larry Hudson	Commissioner
Preston Horn	Commissioner

Staff:

Lisa Sudbury	Assistant Director of Planning
Shirley Emerson	Planner
Delia Jones	P&Z Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:55 p.m.

Minutes

Chairman Wilshire called for approval of the March 6, 2017, minutes. Commissioner Mills made a motion to approve the minutes as presented. Vice-Chairman Smithee seconded the motion, which carried by the following vote:

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills
Nays: 0
Abstain: 0

Citizen Comments

None

Consent Agenda

SD#15-057: Final Plat of Somerset Addition, Phase 1

SD#17-015: Final Plat of Lot 1, Block 1, The Julian at Southpointe, Phase 1

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills
Nays: 0
Abstain: 0

Commission Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 5 – Wilshire, Smithee, Neuman, Knight and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:57 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: April 3, 2017

Subject: SD#16-033: Final Plat of Southpointe Ph. 2

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner Graham Associates, engineer
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	43.569 acres
Total Number of Lots:	153
R.O.W. Dedication:	1.158 acres for Mathis Road and internal residential streets
Compliance with Ordinances:	Yes
Property location:	Southwest corner of the intersection of Mathis Road and S. Mitchell Road

COMMENTS & CONSIDERATIONS

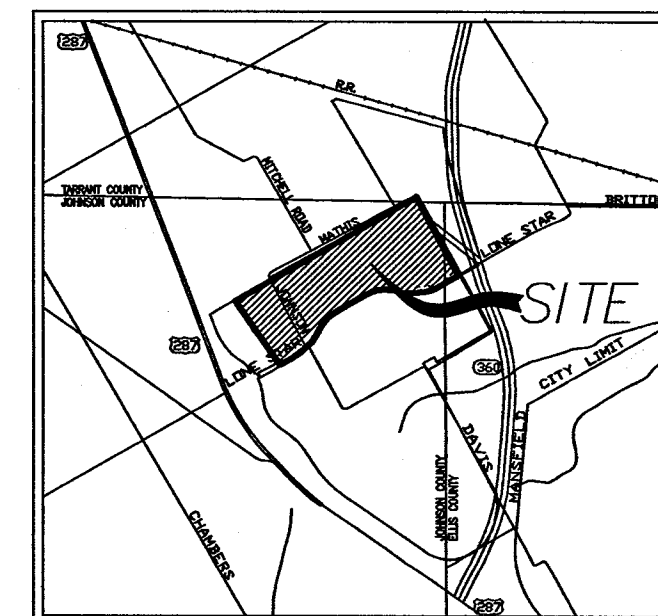
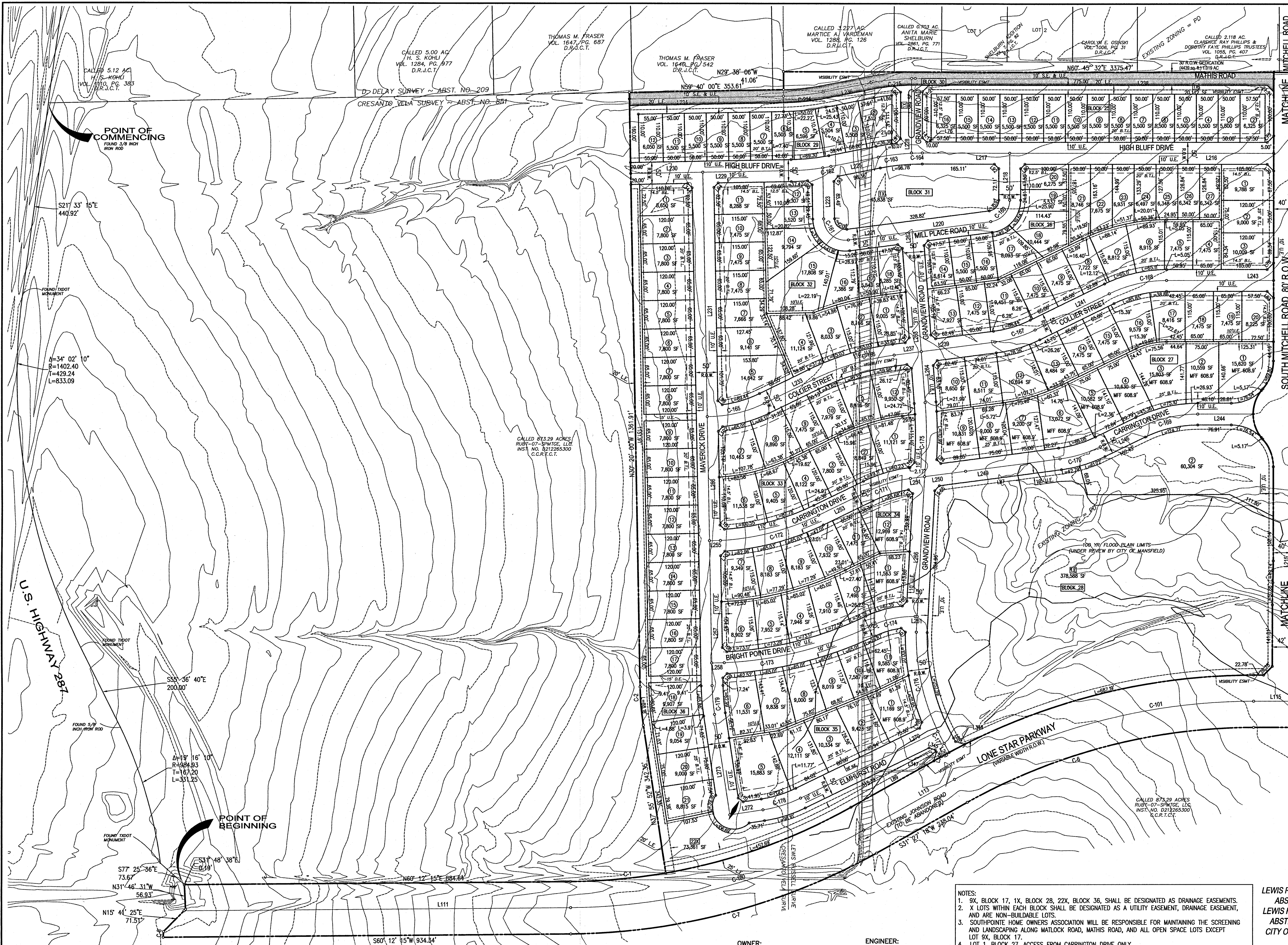
The purpose of this plat is to create 148 residential lots and 5 open space lots. This plat substantially conforms to the approved preliminary plat. Some of the lot lines have shifted due to surveying and a minor change in layout of the streets. All lots meet the required minimum lot area, lot width and lot depth.

Although the copies of the plat in the Commission's packet do not have signatures, the plats to be filed at the county have been signed.

Staff recommends approval.

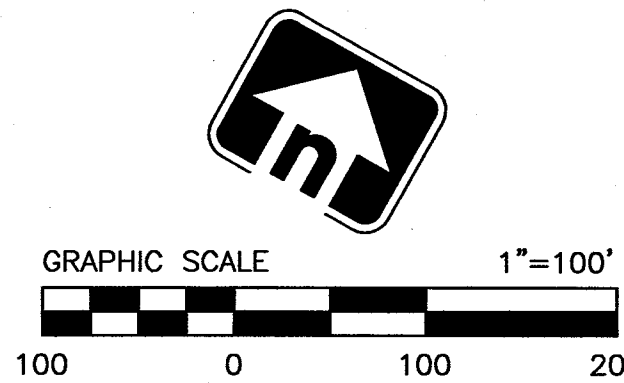
Attachments:

Approved Preliminary Plat



BEARING BASIS NOTES:
1. 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.
2. SCALE FACTOR OF 0.9999113748 TO ADJUST COORDINATES TO GRID.

LEGEND:
L.E. = LANDSCAPE EASEMENT.
S.E. = SIDEWALK EASEMENT.
D.E. = DRAINAGE EASEMENT.
U.E. = UTILITY EASEMENT.
B.T.L. = BUILD TO LINE
V.E. = VISIBILITY EASEMENT
D.R.J.C.T. = DEED RECORD JOHNSON COUNTY TEXAS
D.R.E.C.T. = DEED RECORD ELLIS COUNTY TEXAS
I.R.S. = IRON ROD SET W/ "G" CAP
M.F.F. = MINIMUM FINISH FLOOR ELEVATION
▲ = STREET NAME CHANGE



PRELIMINARY PLAT SOUTHPOINTE, PHASES 1A, 1B, AND 2

204.17 ACRES OUT OF THE
LEWIS RUSSELL SURVEY, ABSTRACT No. 935, MILTON GREGG SURVEY,
ABSTRACT No. 385, CITY OF MANSFIELD, ELLIS COUNTY, TEXAS,
LEWIS RUSSELL SURVEY, ABSTRACT No. 720, MILTON GREGG SURVEY,
ABSTRACT No. 1106, CRESANTO VELA SURVEY, ABSTRACT No. 851,
CITY OF MANSFIELD, JOHNSON COUNTY, AND ELLIS COUNTY, TEXAS
438 Residential Lots and 28 Open Space Lots

DECEMBER 2014

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TXPE FIRM F-11917/PLS FIRM 101538-00

OWNER:
RUBY-07-SPMTC, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER DRIVE, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
FAX: (817) 633-5240

NOTES:
1. 9X, BLOCK 17, 1X, BLOCK 28, 22X, BLOCK 36, SHALL BE DESIGNATED AS DRAINAGE EASEMENTS.
2. X LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS A UTILITY EASEMENT, DRAINAGE EASEMENT, AND ARE NON-BUILDABLE LOTS.
3. SOUTHPOINTE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE SCREENING AND LANDSCAPING ALONG MATLOCK ROAD, MATHIS ROAD, AND ALL OPEN SPACE LOTS EXCEPT LOT 9X, BLOCK 17.
4. LOT 1, BLOCK 27, ACCESS FROM CARRINGTON DRIVE ONLY.
5. LOT A, BLOCK 4, IS A PRIVATE ACCESS, EMERGENCY ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENT.
6. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL ENTRY ISLANDS & XLOTS, WITH THE EXCEPTION OF LOT 1X, BLOCK 1, WHICH WILL BE MAINTAINED BY THE CITY.
7. NO TREES, FENCES, WALL OR ANYTHING OVER 2' IN HEIGHT IS ALLOWABLE IN VISIBILITY EASEMENT.

THOMAS M. FRASER
VOL. 1647, PG. 687
D.R.J.C.T.

THOMAS M. FRASER
VOL. 1648, PG. 542
D.R.J.C.T.

CALLED 3.227 AC. MARTICE
A. VARDEMAN
VOL. 1288, PG. 126,
D.R.J.C.T.

CALLED 0.703 AC.
ANITA MARIE SHELBOURN,
VOL. 2861, PG. 771,
D.R.J.C.T.

LOT 1

SHELBOURN ADDITION
VOL. 7, PG. 82
P.R.J.C.T.

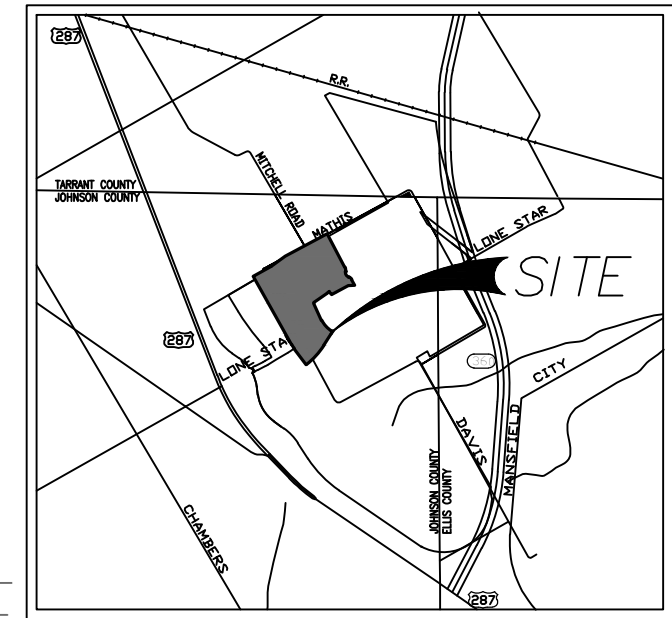
LOT 2

CAROLYN E. OSINSKI
VOL. 1006, PG. 31
D.R.J.C.T.

EXISTING ZONING = PD
FUTURE R.O.W. DEDICATION

POINT OF BEGINNING
FND 1/2" I.R. W/ GAI CAP
TEXAS COORDINATE
SYSTEM (NAD 83)
N=6885052.852
E=2400962.661

REMAINDER CALLED
152 AC.
HENRY E. MATHIS
VOL. 9839,
PG. 1012 D.R.T.C.T.
VOL. 1465,
PG. 247 D.R.J.C.T.



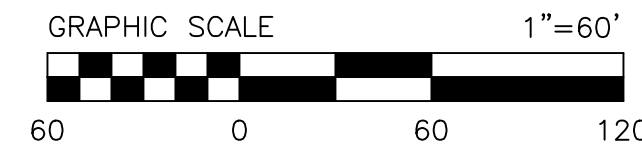
VICINITY MAP
(NOT TO SCALE)

SOUTHPOINTE,
PHASE 1A,
SECTION 2,
VOLUME 10,
PAGE 971,
DRAWING G.
C.C.R.E.C.T.

15' SIDEWALK &
UTILITY EASEMENT,
INSTRUMENT NO.
2016-8598,
C.C.R.J.C.T.

$\Delta=42^{\circ} 42' 42''$
 $R=99.50'$
 $L=74.17'$
 $S75^{\circ}07'E$
 $Lc=72.47'$

$\Delta=83^{\circ} 31' 23''$
 $R=86.50'$
 $L=126.10'$
 $S31^{\circ}08'00"E$
 $Lc=115.22'$



NOTES:

1. ALL X LOTS WITHIN EACH BLOCK ARE NON-BUILDABLE LOTS, WITH THE EXCEPTION OF LOT 1X, BLOCK 31.
2. SOUTHPOINTE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE SCREENING, LANDSCAPING, AND ALL OPEN SPACE LOTS.
3. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ALL X LOTS.
4. NO TREES, FENCES, WALL OR ANYTHING OVER 2' IN HEIGHT IS ALLOWABLE IN VISIBILITY EASEMENT.
5. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
6. LOTS 1 & 20, BLOCK 27 AND LOT 2, BLOCK 28 SHALL NOT HAVE ACCESS FROM SOUTH MITCHELL RD.
7. LOT 1X, BLOCK 31 IS DESIGNATED AS OPEN SPACE.

FILED FOR RECORD _____, 2016

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT

SOUTHPOINTE, PHASE 2
43.569 ACRES OUT OF THE LEWIS RUSSELL SURVEY, ABSTRACT No. 720
AND THE CRESANO VELA SURVEY No. 851,
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.
148 Residential Lots 5 Open Space Lots
DECEMBER 2016

CASE No. SD#16-033 SHEET 1 OF 3

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

OWNER:
RUBY-07-SPMTGE, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
Email: davidbranch@nrockre.com

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL: (817) 640-8535
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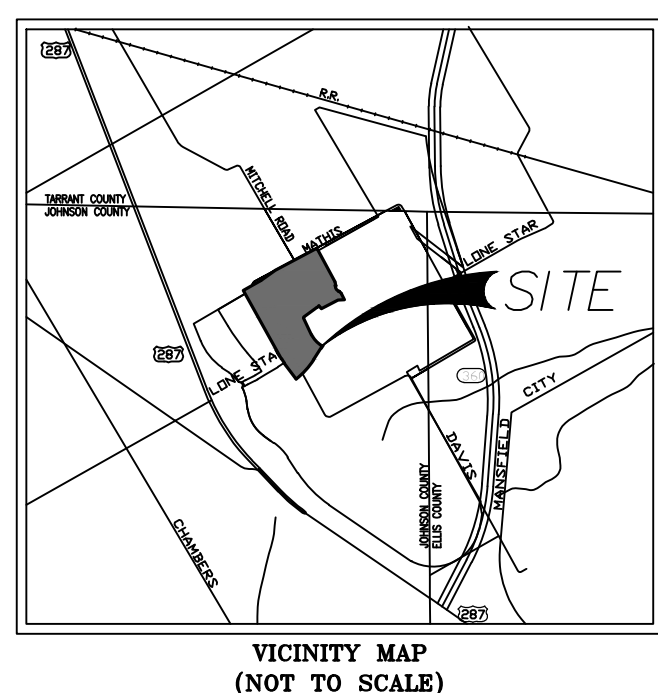
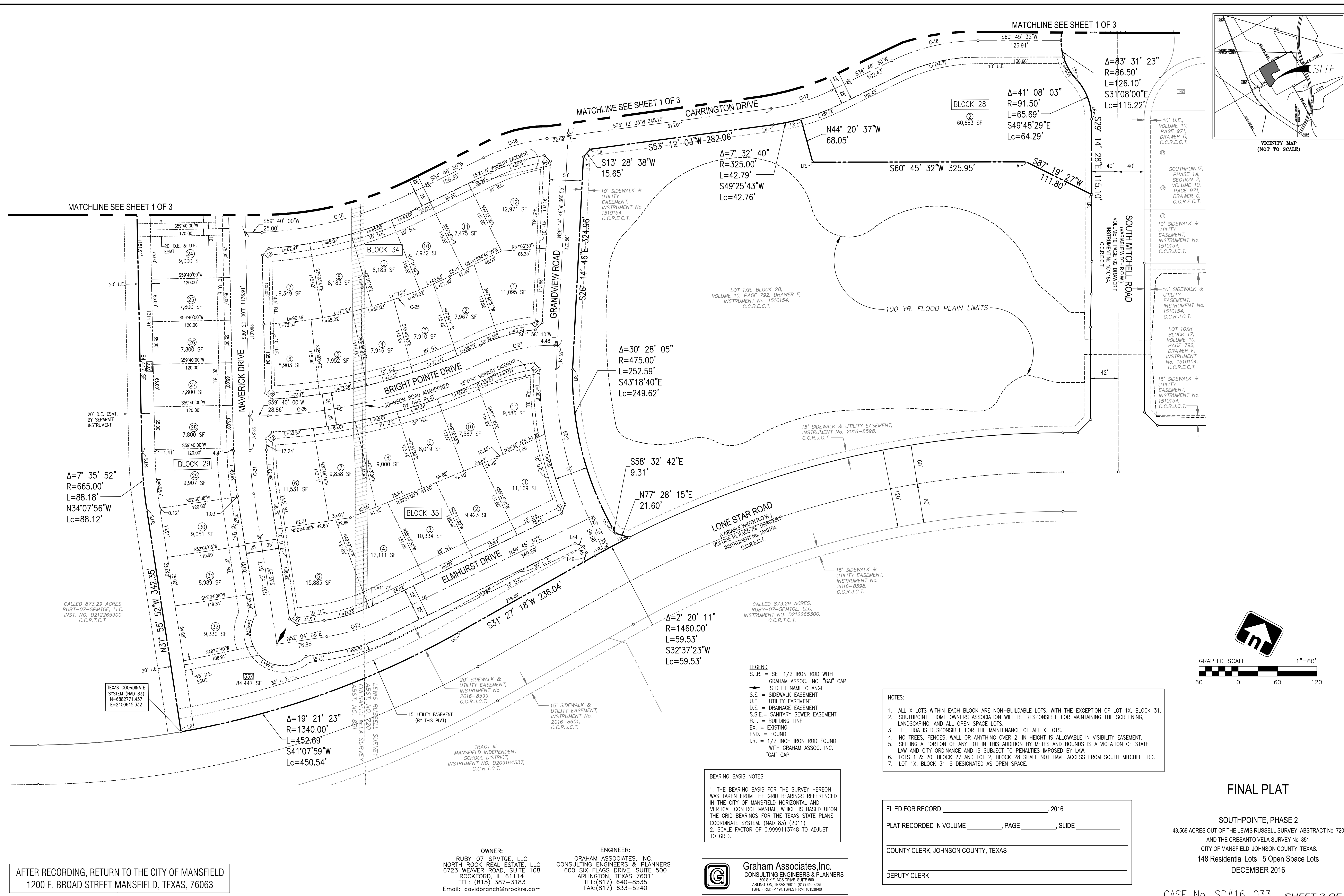


Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPB FIRM #119171BPLS FIRM #101538-00

LEGEND
SIR = SET 1/2 IRON ROD WITH
GRAHAM ASSOC. INC. "GAI" CAP
= STREET NAME CHANGE
S.E. = SIDEWALK EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
B.L. = BUILDING LINE
EX = EXISTING
FND. 5/8" = FOUND 5/8" IRON ROD
I.R. = 1/2 INCH IRON ROD FOUND
WITH GRAHAM ASSOC. INC.
"GAI" CAP

BEARING BASIS NOTES:

1. THE BEARING BASIS FOR THE SURVEY 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. (NAD 83) (2011)
2. SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.



SOUTHPOINTE, PHASE 1A, SECTION 2, VOLUME 10, PAGE 971, DRAWER G, C.C.R.E.C.T.

10' SIDEWALK & UTILITY EASEMENT, INSTRUMENT No. 1510154, C.C.R.J.C.T.

10' SIDEWALK & UTILITY EASEMENT, INSTRUMENT No. 1510154, C.C.R.J.C.T.

15' SIDEWALK & UTILITY EASEMENT, INSTRUMENT No. 1510154, C.C.R.J.C.T.

LOT 1XR, BLOCK 28, VOLUME 10, PAGE 792, DRAWER F, INSTRUMENT No. 1510154, C.C.R.E.C.T.

LOT 10XR, BLOCK 17, VOLUME 10, PAGE 792, DRAWER F, INSTRUMENT No. 1510154, C.C.R.E.C.T.

CALL 873.29 ACRES, RUBY-07-SPMTGE, LLC, INSTRUMENT No. D212265300, C.C.R.T.C.T.

LEGEND

S.I.R. = SET 1/2 IRON ROD WITH GRAHAM ASSOC. INC. "GAI" CAP

— = STREET NAME CHANGE

S.E. = SIDEWALK EASEMENT

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

S.S.E. = SANITARY SEWER EASEMENT

B.L. = BUILDING LINE

EX. = EXISTING

FND. = FOUND

I.R. = 1/2 INCH IRON ROD FOUND WITH GRAHAM ASSOC. INC. "GAI" CAP

BEARING BASIS NOTES:

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NOTES:

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FILED FOR RECORD _____, 2016

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

FINAL PLAT

SOUTHPOINTE, PHASE 2

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AND THE CRESANTO VELA SURVEY No. 851,

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148 Residential Lots 5 Open Space Lots

DECEMBER 2016

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

OWNER:

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NORTH ROCK REAL ESTATE, LLC

6723 WEAVER ROAD, SUITE 108

ROCKFORD, IL 61114

TEL: (815) 387-3183

Email: davidbranch@nrockre.com

ENGINEER:

GRAHAM ASSOCIATES, INC.

CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500

ARLINGTON, TEXAS 76011

TEL: (817) 640-8535

FAX: (817) 633-5240



Graham Associates, Inc.

CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500

ARLINGTON, TEXAS 76011 (817) 640-8535

TITLE FROM F-101/TPLS FROM 101558-60

State of Texas
County of Johnson

WHEREAS, Ruby-07-SPMTGE, LLC, acting by and through the undersigned, its duty authorized agent, is the owner 43.569 acre tract of land situated in the Lewis Russell Survey, Abstract No. 720 and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, and being a portion of a called 873.29 acre tract conveyed to Ruby-07-SPMTGE, LLC, as recorded in County Clerk Instrument Number D212265300, County Clerk Records, Tarrant County, Texas.

Being a 43.569 acre tract of land situated in the Lewis Russell Survey, Abstract No.720 and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas and being a portion of that certain parcel conveyed to Ruby-07-SPMTGE, LLC by the Deed recorded in Instrument No. D212265300, County Clerk Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Graham Associates, Inc. "GAI" cap in the northwest corner of South Mitchell Road right-of-way as recorded in County Clerk Instrument No. D1510154, County Clerk Records, Ellis County, Texas;

THENCE South 29°14'28" East, departing the northeast corner of said South Mitchell Road right-of-way, along the west line of said South Mitchell Road (an 80' right-of-way), a distance of 659.56 feet to a found 1/2 inch iron rod with"GAI" cap for the beginning of a tangent curve to the right having a radius of 99.50 feet, a central angle of 42°42'42", and a long chord which bears South 07°53'07" East, 72.47 feet;

THENCE, continuing with the west right-of-way line of said South Mitchell Road, along said curve to the right, an arc distance of 74.17 feet to a found 1/2 inch iron rod with "GAI" cap for the beginning of a reverse curve to the left having a radius of 86.50 feet, a central angle of 83°31'23", and a long chord which bears South 31°08'00" East, 115.22 feet;

THENCE, continuing with the west right-of-way line of said South Mitchell Road, along said reverse curve to the left, an arc distance of 126.10 feet to a found 1/2 inch iron rod with "GAI" cap for the beginning of a reverse curve to the right having a radius of 91.50 feet, a central angle of 41°08'03", and a long chord which bears South 49°48'29" East, 64.29 feet;

THENCE, continuing along the west right-of-way line of said South Mitchell Road, along said reverse curve to the right, an arc distance of 65.69 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 29°14'28" East, continuing with the west right-of-way line of said South Mitchell Road, a distance of 115.10 feet to a found 1/2 inch iron rod with "GAI" cap, said point being the northeast corner of Lot 1XR, Block 28 Southpointe, as recorded in County Clerk Instrument No. 1510154, County Clerk Records, Ellis County, Texas;

THENCE South 87°19'27" West, departing the west right-of-way line of said South Mitchell Road, along the north line of said Lot 1XR, a distance of 111.80 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 60°45'32" West, continuing with the north line of said Lot 1XR, a distance of 325.95 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 44°20'37" West, continuing with the north line of said Lot 1XR, a distance of 68.05 feet to a found 1/2 inch iron rod with "GAI" cap for the beginning of a non-tangent curve to the right, having a radius of 325.00 feet and a central angle of 7°32'40", and a long chord which bears South 49°25'43" West, 42.76 feet;

THENCE, continuing with the north line of said Lot 1XR, along said non-tangent curve to the right an arc distance of 42.79 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 53°12'03" West, continuing with the north line of said Lot 1XR, a distance of 282.06 feet to a found 1/2 inch iron rod with "GAI" cap, said point being the beginning of a corner clip in the northwest corner of said Lot 1XR;

THENCE South 13°28'38" West, departing the north line of said Lot 1XR, along said corner clip, a distance of 15.65 feet to a found 1/2 inch iron rod with "GAI" cap, said point being in the west line of said Lot 1XR;

THENCE South 26°14'46" East, continuing with the west line of said Lot 1XR, a distance of 324.96 feet to a found 1/2 inch iron rod with "GAI" cap for the beginning of a tangent curve to the left having a radius of 475.00 feet and a central angle of 30°28'05" and a long chord which bears South 43°18'40" East, 249.62 feet;

THENCE, along the west line of said Lot 1XR, along said curve to the left an arc distance of 252.59 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE South 58°32'42" East, continuing with the west line of said Lot 1XR, a distance of 9.31 feet to a found 1/2 inch iron rod with "GAI" cap;

THENCE North 77°28'15" East, a distance of 21.60 feet to a found 1/2 inch iron rod with "GAI" cap, said point being in the north right-of-way line of Lone Star Road, as recorded in County Clerk Instrument No. 1510154, County Clerk Records, Ellis County, Texas, for the beginning of a non-tangent curve to the left having a radius of 1460.00 feet and a central angle of 2°20'11", and a long chord which bears South 32°37'23" West, 59.53 feet;

THENCE, along the north right-of-way line of said Lone Star Road, along said non-tangent curve to the left an arc distance of 59.53 feet to a found 1 / 2 inch iron rod with "GAI" cap;

THENCE South 31°27'18" West, continuing with the north right-of-way line of said Lone Star Road, a distance of 238.04 feet to a found 1/2 inch iron rod with "GAI" cap for the beginning of a tangent curve to the right having a radius of 1340.00 feet, a central angle of 19°21'23", and a long chord which bears South 41°07'59" West, 450.54 feet;

THENCE along said tangent curve to the right, an arc distance of 452.69 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 37°55'52" West, departing the north line of said Lone Star Road, a distance of 342.35 feet to a set 1/2 inch iron rod with "GAI" cap for the beginning of a tangent curve to the right having a radius of 665.00 feet, a central angle of 7°35'52", and a long chord which bears North 34°07'56" West, 88.12 feet;

THENCE along said tangent curve to the right, an arc distance of 88.18 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 30°20'00" West, a distance of 1361.91 feet to a set 1/2 inch iron rod with "GAI" cap, being in the north line of said Ruby-07-SPMTGE, LLC tract;

THENCE North 59°40'00" East, with the north line of said Ruby-07-SPMTGE, LLC tract a, a distance of 353.61 feet to a set 1/2 inch iron rod with "GAI" cap;

THENCE North 29°38'06" West, continuing with the north line of said Ruby-07-SPMTGE, LLC tract, a distance of 41.06 feet to a found 5/8 inch iron rod;

THENCE North 60°45'31" East, continuing with the north line of said Ruby-07-SPMTGE, LLC tract, a distance of 1123.27 feet to the POINT OF BEGINNING and CONTAINING 1,897,865 square feet, 43.569 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Ruby-07-SPMTGE, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Southpointe Phaes 2, Lots 1 ~ 16X, Block 25; Lots 1 ~ 27, Block 26; Lots 1 ~ 20, Block 27; Lot 2, Block 28; Lots 1 ~ 12X, Block 29; Lot 1X, Block 30; Lot 1X, Block 31; Lots 1 ~ 18, Block 32; Lots 1 ~ 12, Block 33; Lots 1 ~ 12, Block 34; Lots 1 ~ 11, Block 35 and Lots 1 ~ 22X, Block 36, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Ruby-07-SPMTGE, LLC,

David Branch, Director of Development

STATE OF _____:
COUNTY OF _____:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David Branch know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016

Notary Public in and for the State of _____.

My commission expires _____

Surveyor's Certificate

This is to certify that I, Michael L. Peterson, 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.

Michael L. Peterson
Texas Registration No. 5999



STATE OF TEXAS:
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016

Notary Public in and for the State of Texas

My commission expires _____

Parcel Line Table			
LINE #	LENGTH	DIRECTION	
L1	19.98'	S77° 16' 30"E	
L2	21.21'	S15° 45' 31"W	
L3	155.52'	N29° 14' 28"W	
L4	15.01'	S12° 06' 39"W	
L6	14.14'	S14° 40' 00"W	
L7	13.59'	N77° 32' 41"W	
L8	15.32'	S9° 40' 03"W	
L9	14.14'	N74° 14' 28"W	
L10	14.14'	N15° 45' 32"E	
L12	14.14'	S74° 14' 28"E	
L13	14.14'	S15° 45' 32"W	
L14	14.14'	S74° 14' 28"E	
L15	14.52'	N9° 45' 43"E	
L16	13.75'	N80° 14' 17"W	
L17	13.75'	N80° 14' 17"W	
L18	14.52'	N9° 45' 43"E	
L19	13.75'	N80° 14' 17"W	
L20	14.52'	N9° 45' 43"E	
L21	13.49'	S77° 56' 12"E	
L22	14.68'	S12° 27' 52"W	

Parcel Line Table			
LINE #	LENGTH	DIRECTION	
L23	13.82'	S76° 36' 40"E	
L24	15.48'	N13° 54' 20"E	
L25	12.74'	N76° 22' 36"W	
L26	14.43'	S13° 29' 37"W	
L27	12.71'	N76° 47' 34"W	
L28	15.03'	N15° 01' 11"E	
L29	13.93'	S76° 11' 06"E	
L30	14.27'	S14° 09' 40"W	
L31	12.96'	N75° 59' 25"W	
L32	14.56'	N8° 29' 45"W	
L33	14.14'	S82° 55' 52"E	
L37	21.21'	S74° 14' 28"E	
L44	13.92'	S80° 38' 58"W	
L45	10.47'	N53° 28' 35"W	
L46	15.10'	N12° 12' 53"W	
L47	14.14'	N74° 14' 28"W	
L48	14.14'	S15° 45' 33"W	

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-1	9° 59' 54"	540.00'	47.24'	94.23'
C-2	5° 39' 11"	510.00'	25.18'	50.32'
C-3	9° 59' 54"	525.00'	45.92'	91.61'
C-4	11° 05' 25"	525.00'	50.97'	101.62'
C-5	11° 05' 25"	500.00'	48.54'	96.78'
C-6	82° 26' 31"	50.00'	43.80'	71.94'
C-7	96° 27' 57"	50.00'	55.99'	84.18'
C-8	96° 27' 57"	25.00'	27.99'	42.09'
C-9	82° 26' 31"	25.00'	21.90'	35.97'
C-10	9° 30' 15"	1000.00'	83.13'	165.88'
C-11	24° 53' 30"	300.00'	66.21'	130.33'
C-12	18° 25' 33"	600.00'	97.32'	192.95'
C-13	18° 25' 33"	300.00'	48.66'	96.48'
C-14	25° 59' 02"	300.00'	69.22'	136.05'
C-15	22° 56' 06"	585.00'	118.67'	234.17'
C-16	18° 25' 33"	315.00'	51.09'	101.30'
C-17	18° 25' 33"	300.00'	48.66'	96.48'

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-18	25° 59' 02"	300.00'	69.22'	136.05'
C-19	5° 01' 10"	440.00'	19.29'	38.55'
C-20	5° 28' 41"	460.00'	22.01'	43.98'
C-21	2° 05' 38"	440.00'	8.04'	16.08'
C-22	16° 10' 19"	160.00'	22.73'	45.16'
C-23	4° 12' 13"	740.00'	27.16'	54.29'
C-24	6° 56' 45"	440.00'	26.70'	53.34'
C-25	3° 21' 30"	725.00'	21.25'	42.50'
C-26	23° 02' 26"	865.00'	176.30'	347.84'
C-27	26° 55' 18"	225.00'	53.86'	105.72'
C-28	26° 36' 42"	507.29'	119.97'	235.62'
C-29	17° 17' 38"	300.00'	45.62'	90.55'
C-31	7° 35' 52"	500.00'	33.20'	66.30'
C-32	180° 00' 00"	6.50'	INFINITY'	20.42'
C-33	180° 00' 00"	6.50'	INFINITY'	20.42'

APPROVED BY THE CITY OF MANSFIELD
_____, 2016

APPROVED BY: _____ P & Z COMMISSION CHAIRMAN
_____, 2016

ATTESTED: _____ PLANNING & ZONING SECRETARY

FINAL PLAT

SOUTHPOINTE, PHASE 2, SECTION,
43.569 ACRES OUT OF THE LEWIS RUSSELL SURVEY, ABSTRACT No. 720
AND THE CRESANTO VELA SURVEY No. 851,
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.
148 Residential Lots 5 Open Space Lots
DECEMBER 2016

CASE No. SD#16-033 SHEET 3 OF 3

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

OWNER:
RUBY-07-SPMTGE, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
Email: davidbranch@nrockre.com

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

FILED FOR RECORD _____, 2016

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

PLANNING AND ZONING COMMUNICATION

Agenda: April 3, 2017

Subject: SD#17-004: Public hearing on a replat to create Lots 1R1A, 2R1, and 3R, Block 1, Mansfield Industrial Park

GENERAL INFORMATION

Applicant:	Meehan Properties, LLC, owner Grant Engineering, Inc., engineer/surveyor
Existing Zoning:	I-1
Existing/Proposed Use:	Industrial
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Property location:	601 S. 5 th Avenue

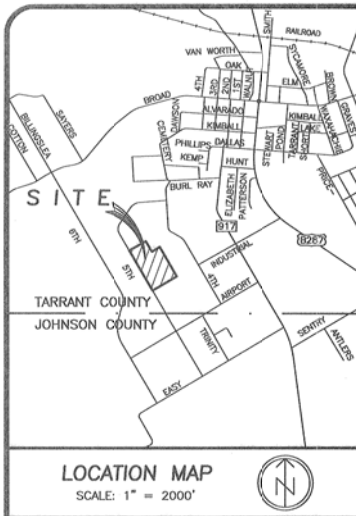
COMMENTS & CONSIDERATIONS

The purpose of the replat is to reconfigure the two existing lots to create a third lot on the property.

Staff recommends approval.

Attachments:

Previously Approved Plat



Grant Engineering, Inc.

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

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, 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 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.

LEGAL DESCRIPTION

WHEREAS MEEHAN PROPERTIES, LLC, IS THE SOLE OWNER OF LOTS 1R, 2 AND 3, BLOCK 1, MANSFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D209256733, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MEEHAN PROPERTIES, 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 MANSFIELD INDUSTRIAL PARK, LOT 1R1 AND 2R, BLOCK 1, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 17th DAY OF DECEMBER, 2015.

Anthony Meehan
ANTHONY MEEHAN
MANAGING MEMBER

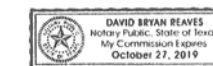
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY MEEHAN, 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 17th DAY OF DECEMBER, 2015.

MY COMMISSION EXPIRES:



David Bryan Reaves
NOTARY PUBLIC
STATE OF TEXAS

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 SEPTEMBER, 2014, 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

AMENDING PLAT

LOTS 1R1 & 2R, BLOCK 1
MANSFIELD
INDUSTRIAL PARK

BEING A REVISION OF
LOTS 1R, 2 AND 3, BLOCK 1
MANSFIELD INDUSTRIAL PARK

AN ADDITION TO THE
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED
UNDER CLERK'S FILE NO. D209256733
REAL PROPERTY RECORDS
TARRANT COUNTY, TEXAS

13.9164 ACRES
2 NON-RESIDENTIAL LOTS
DECEMBER, 2015

SD #15-051

APPROVED BY THE DIRECTOR OF PLANNING ON 12/13, 2016

Lesi Audubert
DIRECTOR OF PLANNING

PLAT FILED

INSTRUMENT NO. D216004913

DATE January 11, 2016

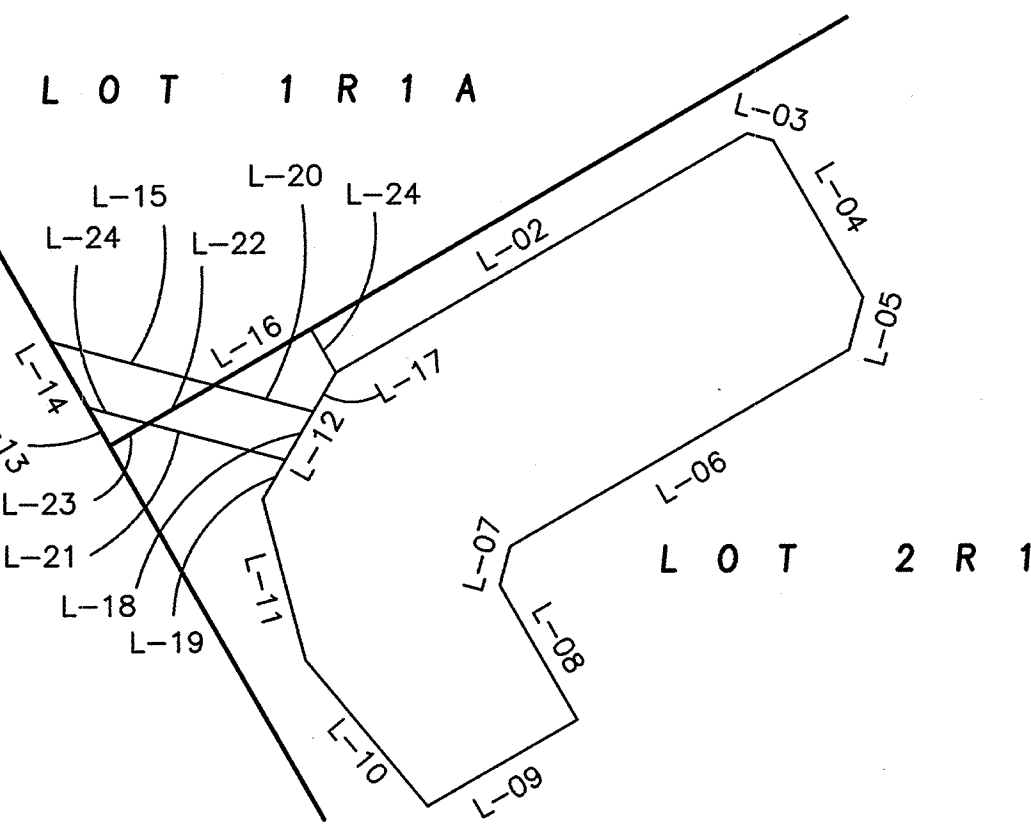
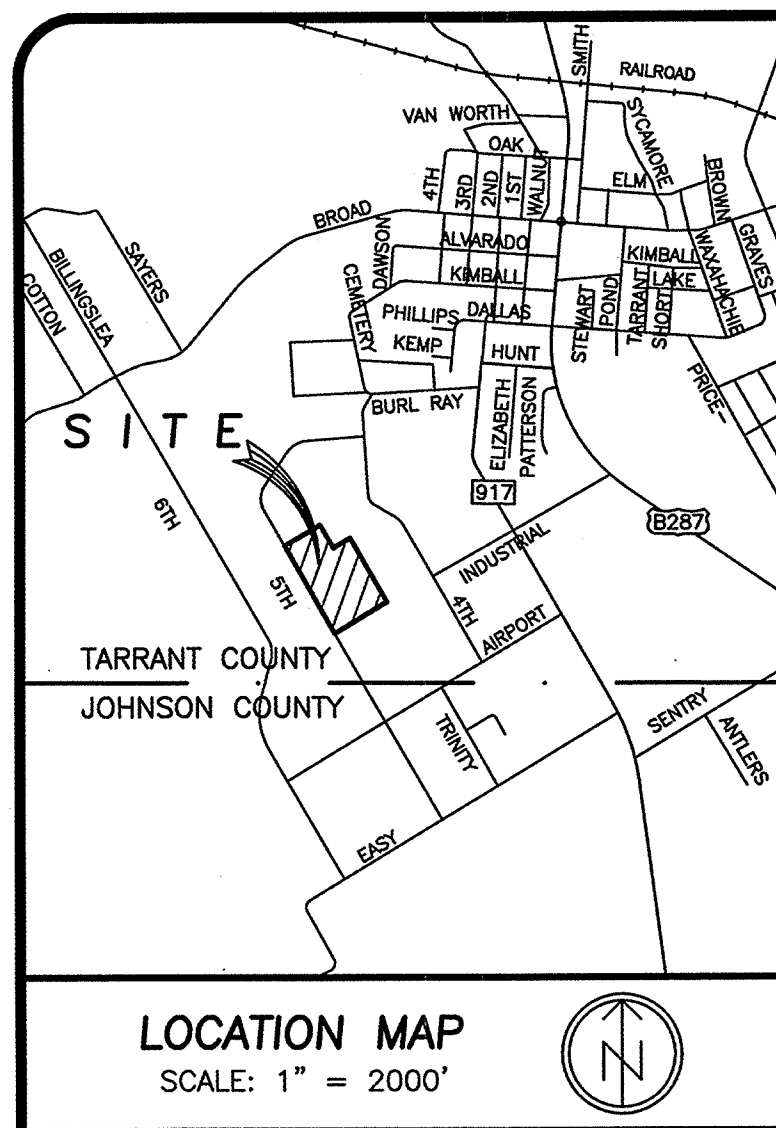
NOTES:
1. BEARINGS SHOWN HEREON ARE FROM OUR ACTUAL FIELD SURVEYS AS RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983 - 2003 DATUM), GRID BEARINGS.
2. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE, AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

Previously Approved Plat

OWNER:
MEEHAN PROPERTIES, LLC
c/o TONY MEEHAN
2151 N. HOLLAND ROAD
MANSFIELD, TEXAS 76063
817-473-0484 VOICE
tmeehan@nationwideconstruction.us

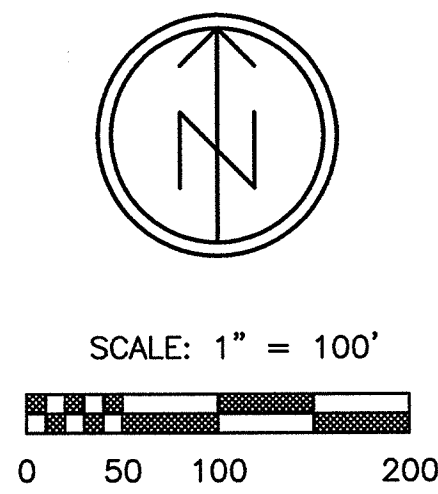
SURVEYOR:
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrants3@aol.com

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



PRIVATE DRAINAGE EASEMENT DETAIL
(SEE EASEMENT NOTE 12)

SCALE: 1" = 50'



LOT 1
BLOCK 1
FOURTH AVE.
INDUSTRIAL PLAT
VOL. 388-210, P. 69

RAZA MIAN
D 212102857

LOT 2 R 2
BLOCK 2
MANSFIELD
INDUSTRIAL PARK
CAB. B, SLIDE 2345

OWNER:
MEEHAN PROPERTIES, LLC
c/o TONY MEEHAN
2151 N. HOLLAND ROAD
MANSFIELD, TEXAS 76063
817-473-0484 VOICE
tmeehan@nationwideconstruction.us

SURVEYOR:
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrnt3@aol.com

LINE TABLE		
LINE	BEARING	LENGTH
L-01	N 30°49'23" W	22.87
L-02	N 60°12'16" E	124.00
L-03	S 74°47'44" E	7.07
L-04	S 29°47'44" E	46.98
L-05	S 15°12'16" W	14.14
L-06	S 60°12'16" W	102.18
L-07	S 15°12'16" W	10.36
L-08	S 29°47'44" E	40.52
L-09	S 60°12'16" W	45.00
L-10	N 39°47'44" W	49.70
L-11	N 14°47'44" W	43.36
L-12	N 30°12'16" E	38.00
L-13	N 29°47'44" W	11.46
L-14	N 29°47'44" W	19.73
L-15	S 75°00'00" E	44.27
L-16	N 60°12'16" E	29.18
L-17	S 30°12'16" W	11.75
L-18	S 30°12'16" W	14.51
L-19	S 30°12'16" W	11.75
L-20	S 75°00'00" E	26.79
L-21	S 75°00'00" E	37.08
L-22	N 60°12'16" E	19.87
L-23	N 60°12'16" E	11.55
L-24	S 29°47'44" E	13.00

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

APPROX. LOCATION OF TARRANT-JOHNSON COUNTY LINE

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, 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 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.

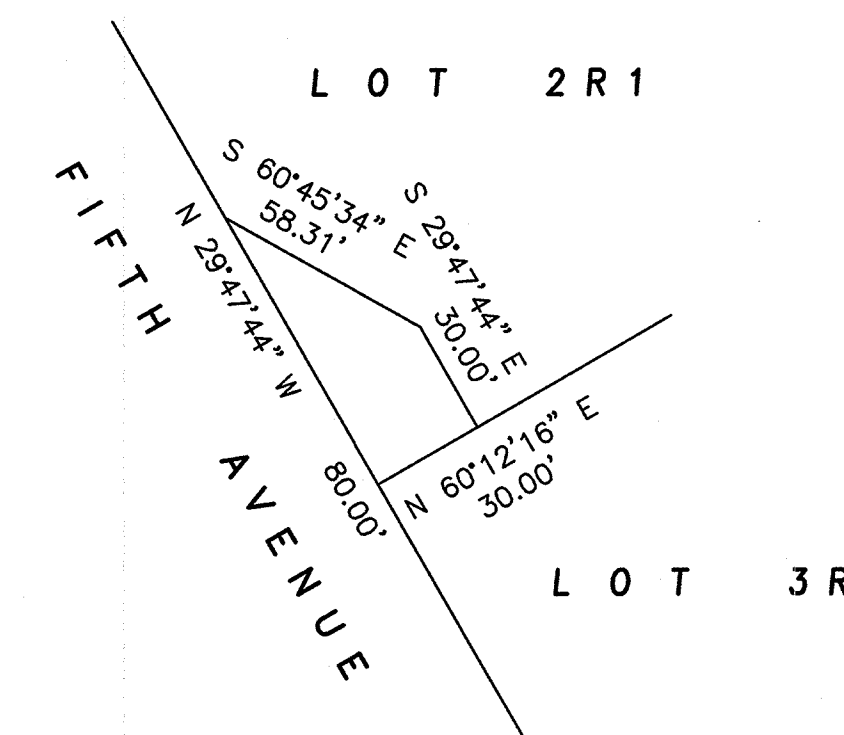
SAID DRAINAGE EASEMENTS, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, ARE SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF 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.

EASEMENT NOTES

- EN-01 10' UTILITY EASEMENT PER D216004913
EN-02 7.5' UTILITY EASEMENT
EN-03 50' DRAINAGE EASEMENT PER D216004913
EN-04 CENTERLINE OF 40' PERMANENT EASEMENT TO TEXAS MIDSTREAM GAS SERVICES, L.L.C. PER D209043455
EN-05 10' X 30' EASEMENT AND RIGHT-OF-WAY TO TEXAS ELECTRIC SERVICE COMPANY PER VOL. 6588, P. 625
EN-06 10' EASEMENT AND RIGHT-OF-WAY TO TEXAS ELECTRIC SERVICE COMPANY PER VOL. 5387, P. 414 AND PER VOL. 6588, P. 625
EN-07 7.5' UTILITY EASEMENT PER CABINET A, SLIDE 10361
EN-08 40' DRAINAGE EASEMENT PER D216004913
EN-09 10' DISTRIBUTION EASEMENT AND RIGHT-OF-WAY TO TEXAS ELECTRIC SERVICE COMPANY PER VOL. 5439, P. 875. EASEMENT RELEASED BY ONCOR ELECTRIC DELIVERY COMPANY, LLC AT D217062893
EN-10 10' UTILITY EASEMENT PER D216004913
EN-11 10' UTILITY EASEMENT PER D216004913
EN-12 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT
EN-13 CENTERLINE OF 15' WIDE PRIVATE DRAINAGE EASEMENT PER D216004913 TO BE VACATED BY THIS PLAT
EN-14 320' X 26' ACCESS EASEMENT CREATED BY THIS PLAT (13' EACH SIDE OF LOT LINE)

LOT 1-R-2
BLOCK 1
STRATOFLEX
ADDITION
CABINET A
SLIDE 10361

LOT 1-R-1
BLOCK 1
STRATOFLEX
ADDITION
CABINET A
SLIDE 10361



PRIVATE DRAINAGE EASEMENT DETAIL
(SEE EASEMENT NOTE 12)

SCALE: 1" = 50'

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: 2017 P & Z COMMISSION CHAIR
ATTEST: 2017 P & Z SECRETARY

PLAT FILED

INSTRUMENT NO. _____

DATE _____

NOTES:
1. BEARINGS SHOWN HEREON ARE FROM OUR ACTUAL FIELD SURVEYS AS RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983 - 2003 DATUM), GRID BEARINGS.
2. 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.
3. THE ACCESS EASEMENT CREATED BY THIS PLAT IS FOR THE USE OF LOTS 1R1A AND 2R1, BLOCK 1. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT, AND THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

Grant Engineering, Inc.

Engineers Surveyors Planners
3244 Hemphill Street Fort Worth, Texas 76110-4014 817-923-3131
Firm Registration No. 100919-00

LEGAL DESCRIPTION

WHEREAS MEEHAN PROPERTIES, LLC, IS THE SOLE OWNER OF LOTS 1R1 AND 2R, BLOCK 1, MANSFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER CLERK'S FILE NO. D216004913, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, BY VIRTUE OF THE SPECIAL WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. D214209516, OF SAID REAL PROPERTY RECORDS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT MEEHAN PROPERTIES, 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 MANSFIELD INDUSTRIAL PARK, LOTS 1R1A, 2R1 AND 3R, BLOCK 1, MANSFIELD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS 27 DAY OF MARCH, 2017.

Anthony Meehan
ANTHONY MEEHAN
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

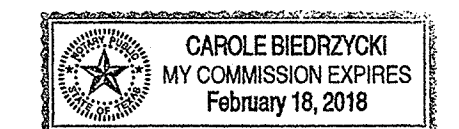
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY MEEHAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 27 DAY OF March, 2017.

MY COMMISSION EXPIRES:

2-18-18

Carol Budyach
NOTARY PUBLIC
STATE OF TEXAS



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 SEPTEMBER, 2014, 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

THE PURPOSE OF THIS REPLAT IS TO CREATE A NEW LOT FROM THE EXISTING LOTS.

REPLAT LOTS 1R1A, 2R1 & 3R, BLOCK 1 MANSFIELD INDUSTRIAL PARK

BEING A REVISION OF
LOTS 1R1 AND 2R, BLOCK 1
MANSFIELD INDUSTRIAL PARK

AN ADDITION TO THE
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED
UNDER CLERK'S FILE NO. D216004913
REAL PROPERTY RECORDS
TARRANT COUNTY, TEXAS

13.9614 ACRES
3 NON-RESIDENTIAL LOTS
MARCH, 2017

SD #17-004

Summary of City Council Actions

March 27, 2017

Third and Final Reading of an Ordinance for a zoning change from SF-7.5/12 to PD for office, limited residential and retail uses, and Historic Landmark Status on approximately 0.23 acres located at 200 W. Oak Street; 200 W. Oak LLC (ZC#17-002)

Approved 7 – 0

Third and Final Reading of an Ordinance for a request for Specific Use Permit for used merchandise store at 1071 Country Club Drive, Suite 107; Kids Garage (ZC#17-003)

Approved 7 – 0

Public Hearing Continuation and Second Reading on an Ordinance approving a zoning change from PD to PD for C-2 uses on approximately 10 acres, generally located at the northwest corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)

Approved 7 – 0

Public Hearing Continuation and Second Reading for an Ordinance approving a Specific Use Permit for Hospital/Home/Center for Substance Addiction or Psychiatric Patients on approximately 40.199 acres, generally located north of the intersection of Heritage Parkway and State Highway 360; Texas Health Resources (ZC#17-001)

Approved 6 – 1 (Cook)

Public Hearing and First Reading on an Ordinance approving a specific use permit for self-storage warehouses on approximately 5.36 acres, generally located north of Commerce Drive and west of South US 287; Quine & Associates (ZC#16-014)

Approved 7 – 0

Review and Consideration of a Detailed Site Plan for South Pointe Phase 3 and Phase 6A on approximately 85.6 acres, generally located south of Lone Star Road, north of Harmon Road and approximately 715 feet west of Lowe Street; Ruby-07-SPMTGE, LLC (DS#16-006)

Approved 6 – 1 (Broseh)

Review and Possible Action of the Proposed Amendment of Section 7200.B of the Zoning Ordinance related to boat and recreational vehicle parking on residential lots

Tabled