

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, JULY 17, 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 an “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#17-021: Final Plat of Lots 1-11, Block 1, The Shops at Broad Street

B. SD#17-036: Final Plat of Cypress Crossing

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. SD#17-035: Public hearing on a Final Plat of Southpointe Phase 3

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

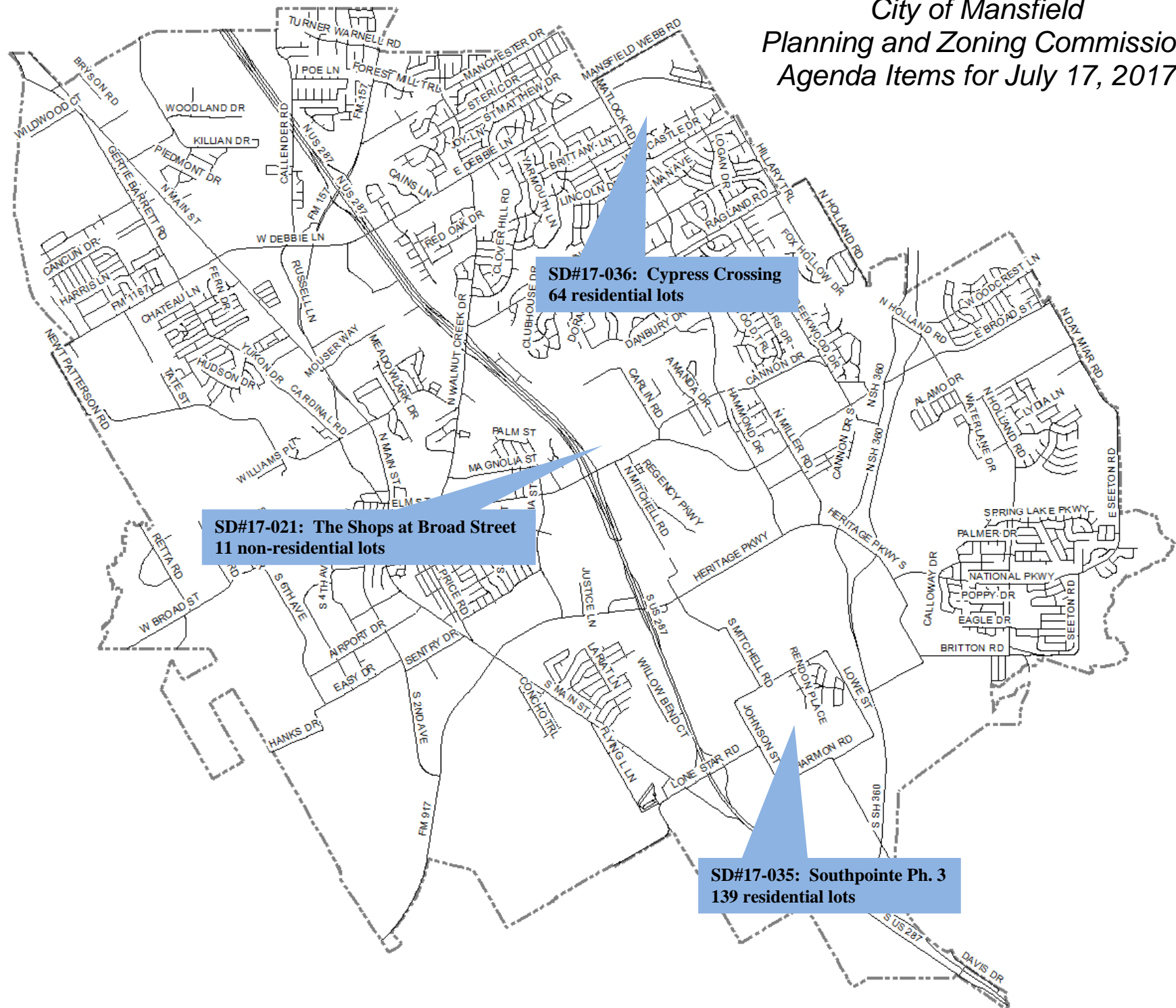
9. NEXT MEETING DATE: Tuesday, August 7, 2017

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, July 13, 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 July 17, 2017*



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

July 3, 2017

Chairman Wilshire called the meeting to order at 4:30 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner

Absent:

Preston Horn	Commissioner
--------------	--------------

Staff:

Lisa Sudbury	Acting Director of Planning
Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Raymond Coffman	City Engineer
Trace Hilton	

Call to Order

Chairman Wilshire called the meeting to order at 4:30 p.m.

Minutes

Chairman Wilshire called for approval of the June 19, 2017, minutes. Commissioner Hudson made a motion to approve the minutes as presented. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Smithee, Neuman, Hudson and Mills

Nays: 0

Abstain: 1 – Knight

Citizen Comments

None

Consent Agenda

SD#17-031: Final Plat of Lots 1 and 2, Block 1, Legend Mansfield Addition

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

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson, Knight and Mills

Nays: 0

Abstain: 0

Presentation and Discussion of Post-Construction Storm Water Quality Requirements

Raymond Coffman, City Engineer, gave an overview of Post-Construction Storm Water Quality Requirements and showed present representative projects within the City that have utilized post-construction storm water quality controls in their design and construction.

Commission Announcements

None

Staff Announcements

Ms. Sudbury introduced new planner, Andrew Bogda, to the Commissioners.

Adjournment

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

Ayes: 6 – Wilshire, Smithee, Neuman, Hudson Knight and Mills

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 4:57 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: July 17, 2017

Subject: SD#17-021: Final Plat of Lots 1-11, Block 1, The Shops at Broad Street

GENERAL INFORMATION

Applicant:	Shops at Broad LLC, owner Kimley-Horn and Associates, engineer
Location:	Northeast corner of U.S. 287 and E. Broad Street
Existing Zoning:	PD
Proposed Use:	Retail/multi-family residential
Size:	80.993 acres
Total Number of Lots:	11
R.O.W. Dedication:	26,056 square feet for E. Broad Street
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 11 lots for retail, entertainment and multi-family residential uses. Although the approved Development Plan shows 16 lots, the entire property is being platted into 11 lots at this time to accommodate the placement of utilities to serve the development. The developer plans to subdivide some of the existing lots into new lots based on the needs of the future occupants.

Although your copies have not been signed by the Mayor, the originals have.

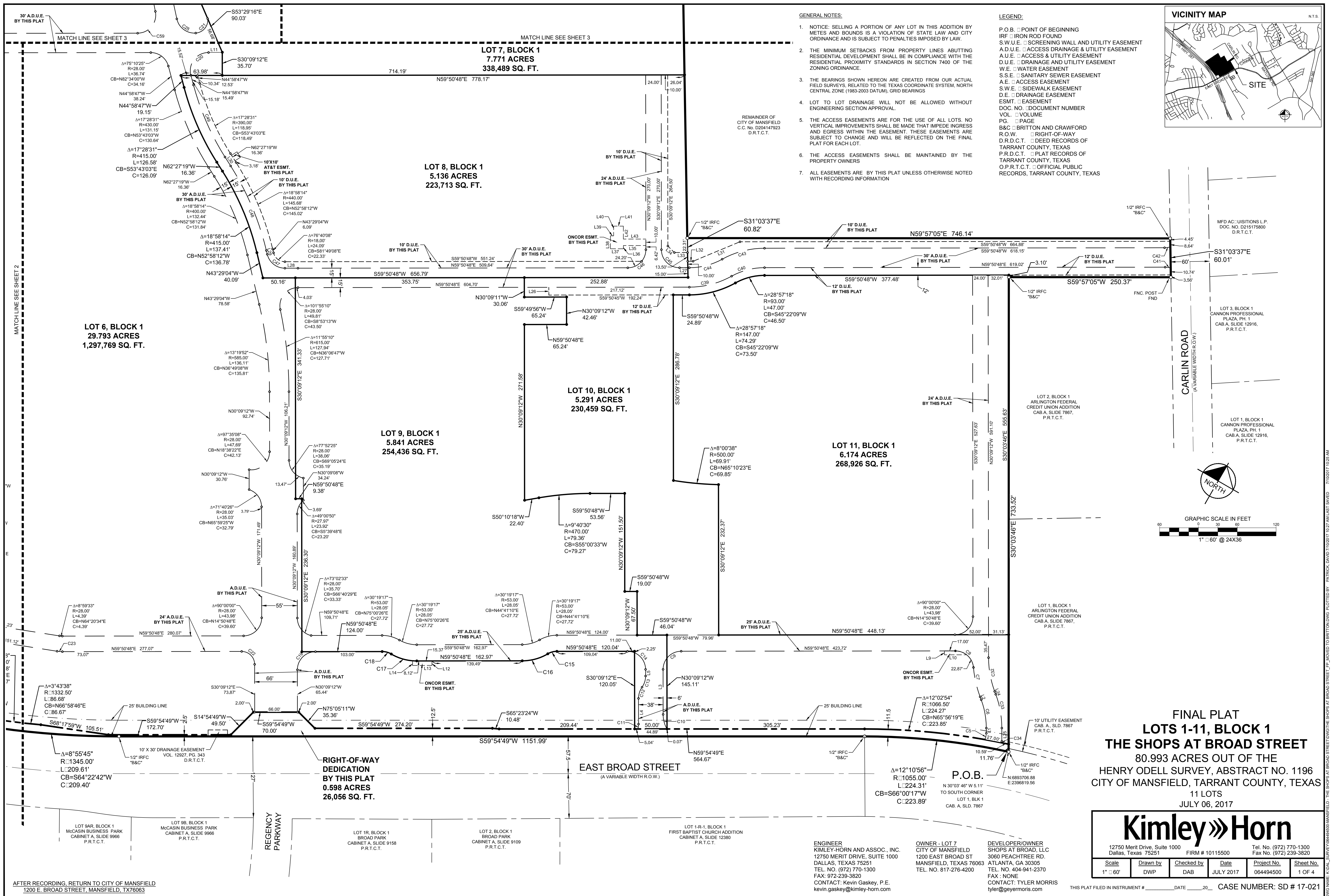
Staff recommends approval.

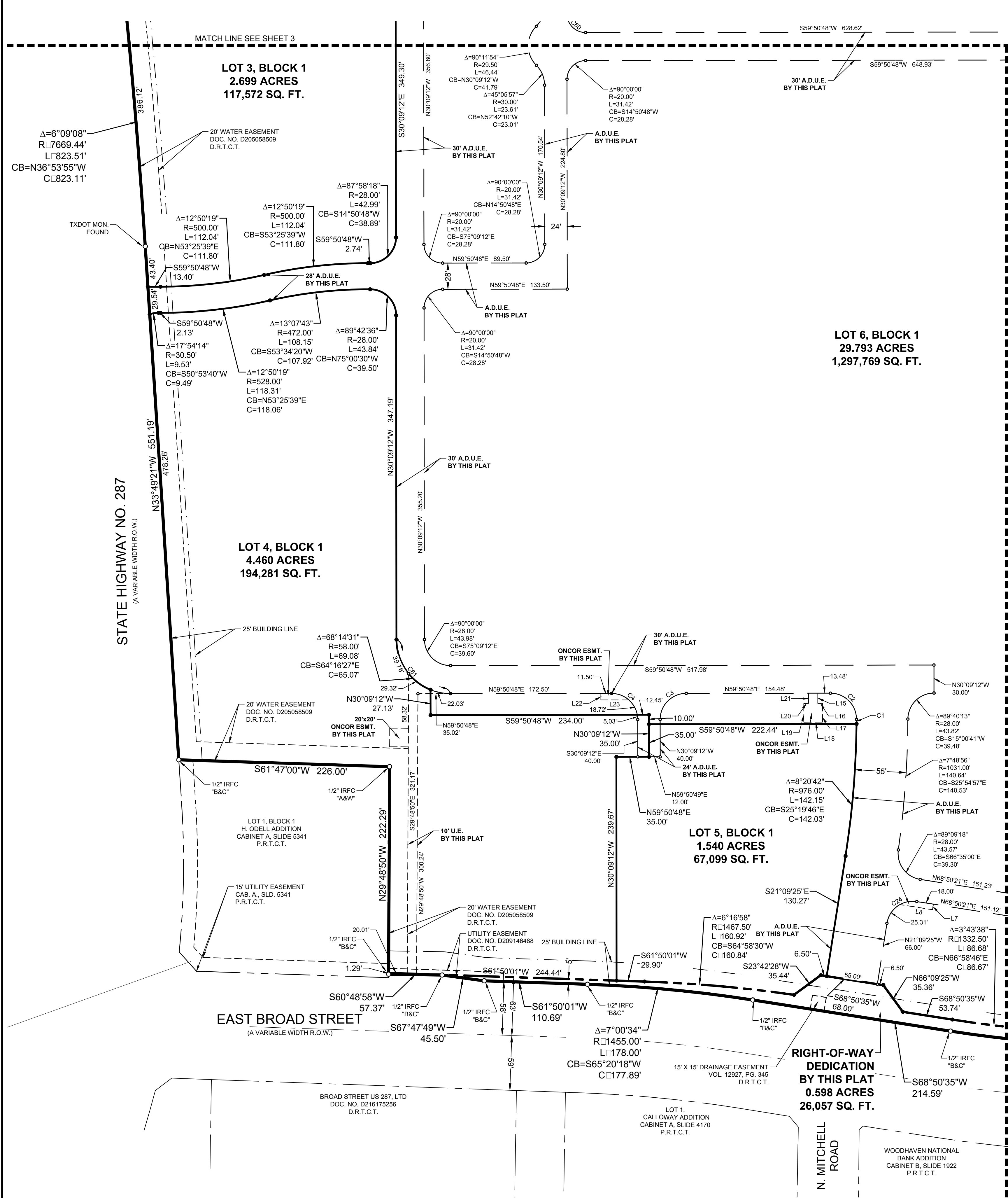
Attachments:

Approved Development Plan



PHILLIPS

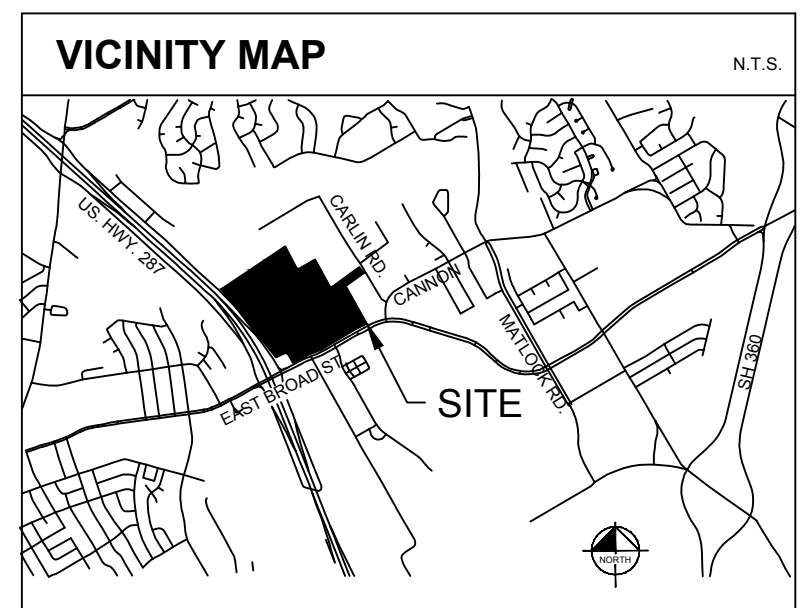




LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°09'13"E	8.09'
L2	S50°30'59"E	4.72'
L3	N30°09'12"W	69.60'
L4	S30°07'41"E	39.74'
L5	S30°09'12"E	10.19'
L11	N59°13'06"E	21.26'
L12	S30°09'12"E	7.00'
L13	S59°50'48"W	30.00'
L14	N30°09'12"W	7.27'
L15	S30°09'12"E	11.00'
L16	N59°50'48"E	5.00'
L17	S30°09'12"E	20.00'
L18	S59°50'48"W	20.00'
L19	N30°09'12"W	20.00'
L20	N59°50'48"E	5.00'
L21	N30°09'12"W	11.00'
L22	S30°09'12"E	7.00'
L23	S59°50'48"W	30.02'
L24	S50°30'59"E	4.72'
L25	S30°05'56"E	20.44'
L26	S30°09'14"E	12.00'
L27	N59°50'48"E	12.76'
L28	N59°50'48"E	20.16'
L29	S43°29'04"E	6.09'
L30	S62°27'19"E	16.36'
L31	S37°20'48"W	78.39'
L32	S59°50'48"W	8.34'
L33	N59°50'48"E	20.39'
L34	S75°09'12"E	14.14'
L35	S59°50'48"W	34.76'
L36	S30°09'12"E	5.00'
L37	S59°50'48"W	20.00'
L38	N30°09'12"W	20.00'
L39	N59°50'48"E	5.00'
L40	N30°09'12"W	15.00'
L41	N59°50'48"E	15.00'
L42	S30°09'12"E	20.00'
L43	N59°50'48"E	34.76'
L44	S22°54'56"E	57.02'
L45	N08°37'24"W	1.88'
L46	N59°50'48"E	19.30'
L47	S59°50'48"W	20.28'

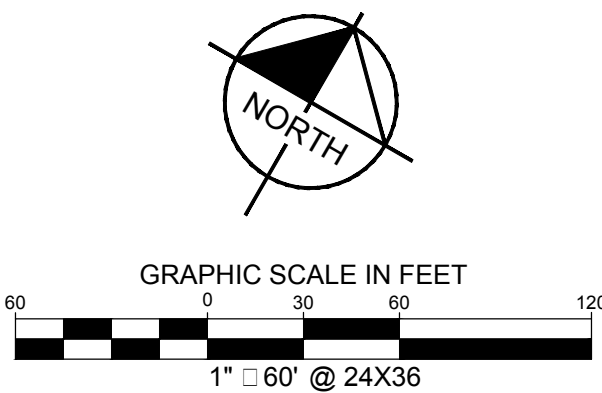
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	90°22'06"	28.00'	44.16'	N74°58'09"W	39.73'
C3	90°00'00"	28.00'	43.98'	S14°50'48"W	39.60'
C4	90°00'00"	28.00'	43.98'	S75°09'12"E	39.60'
C5	27°58'14"	20.50'	10.01'	S16°04'39"E	9.91'
C6	20°21'47"	126.00'	44.78'	S40°20'06"E	44.55'
C7	15°23'05"	174.00'	46.72'	S42°49'27"E	46.58'
C8	85°01'18"	28.00'	41.55'	S77°38'33"E	37.84'
C9	90°00'00"	28.00'	43.98'	S14°50'48"W	39.60'
C10	29°38'14"	45.50'	23.54'	N44°54'18"W	23.27'
C11	14°14'06"	30.50'	7.58'	S22°58'08"E	7.56'
C12	35°14'51"	30.00'	18.46'	S12°31'46"E	18.17'
C13	35°14'51"	30.00'	18.46'	S12°31'46"E	18.17'
C14	90°00'00"	28.00'	43.98'	S75°09'12"E	39.60'
C15	30°19'17"	28.00'	14.82'	S44°41'10"W	14.68'
C16	30°19'17"	78.00'	41.28'	S44°41'10"W	40.80'
C17	30°19'17"	78.00'	41.28'	S75°00'28"W	40.80'
C18	30°19'17"	28.00'	14.82'	S75°00'28"W	14.68'
C19	90°00'00"	28.00'	43.98'	S14°50'48"W	39.60'
C20	105°13'44"	28.01'	51.44'	S07°39'28"W	44.51'
C21	92°49'14"	20.00'	32.40'	N09°45'14"E	28.97'
C22	90°00'00"	20.00'	31.42'	S75°09'12"E	28.28'
C23	8°59'33"	52.00'	8.16'	N64°20'34"E	8.15'
C24	89°59'46"	28.00'	43.98'	N23°50'28"E	39.60'
C25	81°21'20"	28.00'	39.76'	S83°09'19"E	36.50'
C26	92°07'48"	28.00'	45.02'	S13°46'54"W	40.33'
C27	90°00'02"	28.00'	43.98'	S75°09'13"E	39.60'
C32	20°21'47"	150.00'	53.31'	S40°20'06"E	53.03'
C33	20°21'47"	150.00'	53.31'	S40°20'06"E	53.03'
C34	6°30'29"	20.50'	2.33'	S33°19'00"E	2.33'
C39	28°57'18"	135.00'	68.22'	N45°22'09"E	67.50'
C40	28°57'18"	105.00'	53.06'	N45°22'09"E	52.50'
C41	16°38'55"	30.00'	6.72'	S68°10'15"W	6.69'
C42	17°21'14"	30.00'	9.09'	N51°10'11"E	9.05'
C43	28°57'18"	135.00'	68.22'	S45°22'09"W	67.50'
C44	28°57'18"	105.00'	53.06'	N45°22'09"E	52.50'
C45	90°00'00"	28.00'	43.98'	S75°09'12"E	39.60'
C46	90°00'00"	28.00'	43.98'	N14°50'48"E	39.60'
C47	76°40'08"	28.00'	37.47'	S81°49'08"E	34.73'
C48	18°58'14"	430.00'	142.37'	N52°58'12"W	141.72'
C49	17°28'31"	400.00'	122.00'	S53°43'03"E	121.53'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	91°46'20"	110.00'	176.19'	N76°02'22"W	157.95'
C51	66°41'52"	28.00'	32.59'	S24°33'32"W	30.79'
C52	85°15'08"	28.00'	41.66'	N72°46'46"W	37.92'
C53	90°00'00"	20.00'	31.42'	N14°50'48"E	28.28'
C54	110°15'48"	20.00'	38.49'	S65°01'18"E	32.82'
C55	13°49'27"	330.00'	79.62'	N16°48'07"W	79.43'
C56	23°14'36"	28.00'	11.36'	S12°05'33"E	11.28'
C57	78°33'58"	20.00'	27.42'	S20°33'49"W	25.33'
C58	11°26'02"	170.00'	33.92'	S24°28'11"E	33.87'
C59	101°36'50"	28.00'	49.66'	S09°02'23"W	43.40'
C60	90°00'00"	20.00'	31.42'	N75°09'12"W	28.28'
C61	90°00'00"	58.00'	91.11'	S75°09'12"E	82.02'



LEGEND:

P.O.B. □ POINT OF BEGINNING
IRF □ IRON ROD FOUND
S.W.U.E. □ SCREENING WALL AND UTILITY EASEMENT
A.D.U.E. □ ACCESS DRAINAGE & UTILITY EASEMENT
A.U.E. □ ACCESS & UTILITY EASEMENT
D.U.E. □ DRAINAGE AND UTILITY EASEMENT
W.E. □ WATER EASEMENT
S.S.E. □ SANITARY SEWER EASEMENT
A.E. □ ACCESS EASEMENT
S.W.E. □ SIDEWALK EASEMENT
D.E. □ DRAINAGE EASEMENT
ESMT. □ EASEMENT
DOC. NO. □ DOCUMENT NUMBER
VOL. □ VOLUME
PG. □ PAGE
B&C □ BRIDGE AND CRAWFORD
R.O.W. □ RIGHT-OF-WAY
D.R.D.C.T. □ DEED RECORDS OF
TARRANT COUNTY, TEXAS
P.R.D.C.T. □ PLAT RECORDS OF
TARRANT COUNTY, TEXAS
O.P.R.T.C.T. □ OFFICIAL PUBLIC
RECORDS, TARRANT COUNTY, TEXAS



FINAL PLAT
LOTS 1-11, BLOCK 1
THE SHOPS AT BROAD STREET
80.993 ACRES OUT OF THE
HENRY ODELL SURVEY, ABSTRACT NO. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
11 LOTS
JULY 06, 2017

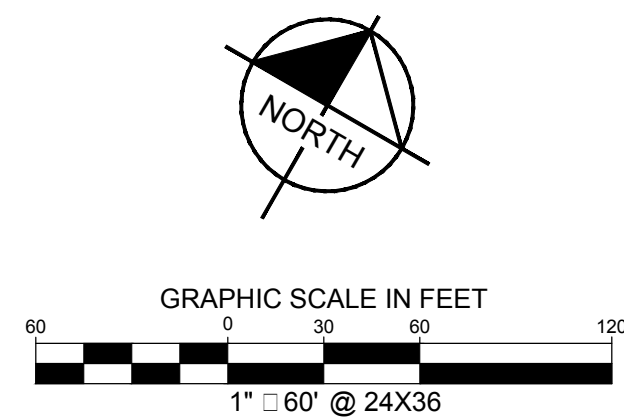
Kimley»Horn					
12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 60'	Drawn by DWP	Checked by DAB	Date JULY 2017	Project No. 064494500	Sheet No. 2 OF 4

CASE NUMBER: SD # 17-021

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
FAX: 972-239-3820
CONTACT: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com

OWNER- LOT 7
CITY OF MANSFIELD
1200 EAST BROAD ST
MANSFIELD, TEXAS 76063
TEL. NO. 817-276-4200

DEVELOPER/OWNER
SHOPS AT BROAD, LLC
3060 PEACHTREE RD.
ATLANTA, GA 30305
TEL. NO. 404-941-2370
FAX: NONE
CONTACT: TYLER MORRIS
tyler@geyemorris.com



LEGEND:

P.O.B. ☐ POINT OF BEGINNING
IRF ☐ IRON ROD FOUND
S.W.U.E. ☐ SCREENING WALL AND UTILITY EASEMENT
A.D.E.S. ☐ ACCESS DRAINAGE & UTILITY EASEMENT
A.U.E. ☐ ACCESS & UTILITY EASEMENT
D.U.E. ☐ DRAINAGE AND UTILITY EASEMENT
W.E. ☐ WATER EASEMENT
S.S.E. ☐ SANITARY SEWER EASEMENT
A.E. ☐ ACCESS EASEMENT
S.W.E. ☐ SIDEWALK EASEMENT
D.E. ☐ DRAINAGE EASEMENT
E.S.W.T. ☐ EASEMENT
DOC. NO. ☐ DOCUMENT NUMBER
VOL. ☐ VOLUME
PG. ☐ PAGE
B&C ☐ BRITTON AND CRAWFORD
R.O.W. ☐ RIGHT-OF-WAY
R.D.D.C.T. ☐ DEED RECORDS OF
TARRANT COUNTY, TEXAS
P.R.D.C.T. ☐ PLAT RECORDS OF
TARRANT COUNTY, TEXAS
O.P.R.T.C.T. ☐ OFFICIAL PUBLIC
RECORDS, TARRANT COUNTY, TEXAS



<h1 style="margin: 0;">Kimley»Horn</h1>				
12750 Merit Drive, Suite 1000 Dallas, Texas 75251			Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
FIRM # 10115500				
<u>Scale</u> 1" = 60'	<u>Drawn by</u> DWP	<u>Checked by</u> DAB	<u>Date</u> JULY 2017	<u>Project No.</u> 064494500
				<u>Sheet No.</u> 3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Shops at Broad Street, LLC and the City of Mansfield acting by and through the undersigned, their duly authorized agents, are the sole owners of a 80.993 acre tract of land situated in the Henry Odell Survey, Abstract No.1196, City of Mansfield, Tarrant County, Texas and being part of a called 81.00 acre tract of land described in General Warranty Deed to Shops at Broad Street, LLC, recorded in Document Number D216066177, Official Public Records, Tarrant County, Texas; and being all of a 5.136 acre tract of land described in Special Warranty Deed to City of Mansfield, recorded in Document No. D216233430, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Britton & Crawford" found (herein after referred as "1/2-inch capped iron found") in the northwest right of way line of East Broad Street (a variable width right-of-way) from which the south corner of Lot 1, Block 1, Arlington Federal Credit Union Addition, an addition to the City of Mansfield, Texas; according to the plat thereof recorded in Cabinet A, Slide 7867, Plat Records, Tarrant County, Texas; bears North 30°03'46" West, a distance of 5.11 feet, and being the beginning of a curve to the left having a central angle of 12°10'56", a radius of 1055.00 feet, a chord bearing and distance of South 66°00'17" West, 223.89 feet;

THENCE with said northwest right-of-way line the following courses and distances, to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 224.31 feet to a 1/2-inch capped iron found;
South 59°54'49" West, a distance of 1151.99 feet to a 1/2-inch capped iron found at the beginning of a tangent curve to the right having a central angle of 8°55'45", a radius of 1345.00 feet, a chord bearing and distance of South 64°22'42" West, 209.40 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 209.61 feet to a 1/2-inch capped iron found for corner;
South 68°50'35" West, a distance of 214.59 feet to a 1/2-inch capped iron found at the beginning of a tangent curve to the left having a central angle of 7°00'34", a radius of 1455.00 feet, a chord bearing and distance of South 65°20'18" West, 177.89 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 178.00 feet to a 1/2-inch capped iron found;
South 61°50'01" West, a distance of 110.69 feet to a 1/2-inch capped iron found;
South 67°47'49" West, a distance of 45.50 feet to a 1/2-inch capped iron found;
South 60°48'58" West, a distance of 57.37 feet to a 1/2-inch capped iron found in the northeast line of Lot 1, Block 1 of H. Odell Addition, an addition to the City of Mansfield, Texas according to the plat thereof recorded in Cabinet A, Slide 5341, Plat Records, Tarrant County, Texas;

THENCE departing said northwest right-of-way line and with said northeast line, North 29°48'50" West, a distance of 222.29 feet to a 1/2-iron rod with plastic cap stamped "A&W" found for the north corner of said Lot 1, Block 1;

THENCE with the northwest line of said Lot, 1, Block 1, South 61°47'00" West, a distance of 226.00 feet to a 1/2-inch capped iron found in the northeast right-of-way line of State Highway No. 287 (a variable width right-of-way) and being the west corner of said Lot 1, Block 1;

THENCE with said northeast right-of-way line the following courses and distance, to wit:

North 33°49'21" West, a distance of 551.19 feet to a TxDot Monument found at the beginning of a tangent curve to the left having a central angle of 6°09'08", a radius of 7669.44 feet, a chord bearing and distance of North 36°53'55" West, 823.11 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 823.51 feet to a 1/2-inch iron rod found at the south corner of a tract of land describe in deed to the City of Mansfield, recorded in Volume 4060, Page 657, Deed Records, Tarrant County, Texas;

THENCE departing said northeast right-of-way line and with the northeast line of said City of Mansfield tract, North 30°06'02" West, a distance of 71.91 feet to a 1/2-inch capped iron found for the most westerly corner of said 81.000 acre tract;

THENCE departing the northeast line of said City of Mansfield tract, North 58°04'28" East, a distance of 1267.65 feet to a 1/2-inch capped iron found in the southwest line of a tract of land described in Warranty Deed to Danny Lynn Battles and wife Georgana Rebecca Battles recorded in Volume 10933, Page 286, Deed Records, Tarrant County, Texas;

THENCE with said southwest line, South 30°23'16" East, passing at a distance of 121.43 feet the west corner of Lot 1, Block 1 of Nelson Addition, an addition to the City of Mansfield, according to the plat thereof recorded in Cabinet A, Slide 234, Plat Records, Tarrant County, Texas, and continuing a total distance of 316.59 feet to a 3/4-inch iron rod found for the south corner of said Lot 1, Block 1;

THENCE with the southeast line of said Lot 1, Block 1, North 59°54'26" East, a distance of 766.86 feet to a 1/2-inch capped iron found;

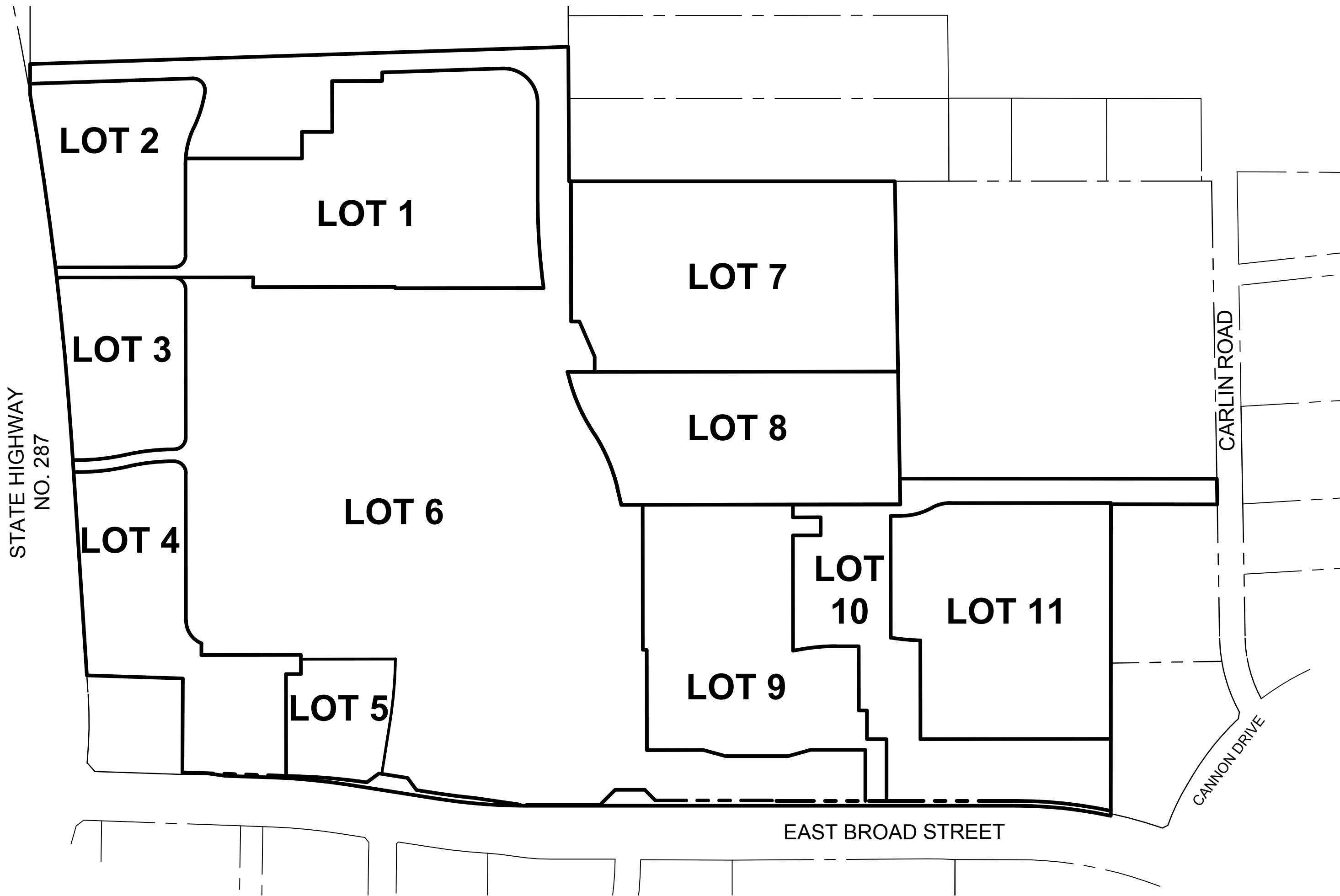
THENCE departing said southeast line and with a northeast line of said 81.000 acre tract, South 31°03'37" East, a distance of 700.37 feet to a 1/2-inch capped iron found;

THENCE with a northwest line of said 81.000 acre tract, North 59°57'05" East, a distance of 746.14 feet to a 1/2-inch capped iron found in the southwest right-of-way line of Carlin Road (a variable width right-of-way);

THENCE with said southwest right-of-way line, South 31°03'37" East, a distance of 60.01 feet to a fence post found for corner and being the north corner of Lot 2, Block 1 of said Arlington Federal Credit Union Addition;

THENCE departing said southwest right-of-way line, and with the northwest line of said Lot 2, Block 1, South 59°57'05" West, a distance of 250.37 feet to a 1/2-inch capped iron found for the west corner of said Lot 2, Block 1;

THENCE with the southwest line of said Lot 2, Block 1, South 30°03'46" East, passing at a distance of 374.02 the south corner of said Lot 2, Block 1 and continuing with the southwest line of said Lot 1, Block 1 total distance of 733.52 feet to the POINT OF BEGINNING and containing 80.993 acres or 3,528,034 square feet of land.



OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SHOPS AT BROAD, LLC**, and **THE CITY OF MANSFIELD** being the owners of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOTS 1-11, BLOCK 1, THE SHOPS AT BROAD STREET**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

CONDITIONS OF DRAINAGE ACCEPTANCE

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.

By: SHOPS AT BROAD, LLC, a Texas Limited Liability Company

By: The City of Mansfield, a Texas municipal corporation

By: Shops at Broad Manager, LLC
a Texas limited liability company
Its Manager

David L. Cook, Mayor

By: Geyer Morris Company, LLC
a Texas limited liability company
Its Manager

Tyler Morris, Manager

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kris Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas

Printed Name

SURVEYORS CERTIFICATION:

This is to certify that I, Dana Brown, 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.

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas

Printed Name

ENGINEER
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
TEL. NO. (972) 770-1300
FAX: 972-239-3820
CONTACT: Kevin Gaskey, P.E.
kevin.gaskey@kimley-horn.com

OWNER - LOT 7
CITY OF MANSFIELD
1200 EAST BROAD ST
MANSFIELD, TEXAS 76063
TEL. NO. 817-276-4200

DEVELOPER/OWNER
SHOPS AT BROAD, LLC
3060 PEACHTREE RD.
ATLANTA, GA 30305
TEL. NO. 404-941-2370
FAX : NONE
CONTACT: TYLER MORRIS
tyler@geyermorris.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kris Ramji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public, State of Texas

Printed Name

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY:	
P & Z COMMISSION CHAIRMAN	DATE
ATTEST:	
P & Z COMMISSION SECRETARY	DATE

FINAL PLAT
LOTS 1-11, BLOCK 1
THE SHOPS AT BROAD STREET
80.993 ACRES OUT OF THE
HENRY ODELL SURVEY, ABSTRACT NO. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
11 LOTS
JULY 06, 2017

Kimley»Horn		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
			DWP	DAB	JULY 2017	064494500	4 OF 4

CASE NUMBER: SD # 17-021

PLANNING AND ZONING COMMUNICATION

Agenda: July 17, 2017

Subject: SD#17-036: Final Plat of Cypress Crossing

GENERAL INFORMATION

Applicant:	Mansfield Cypress Crossing, Ltd., owner Bannister Engineering, surveyor/engineer
Location:	2800 Matlock Road, east of Matlock Road approximately 1,300 feet south of E. Debbie Lane
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	15.458 acres
Total Number of Lots:	64
R.O.W. Dedication:	Internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

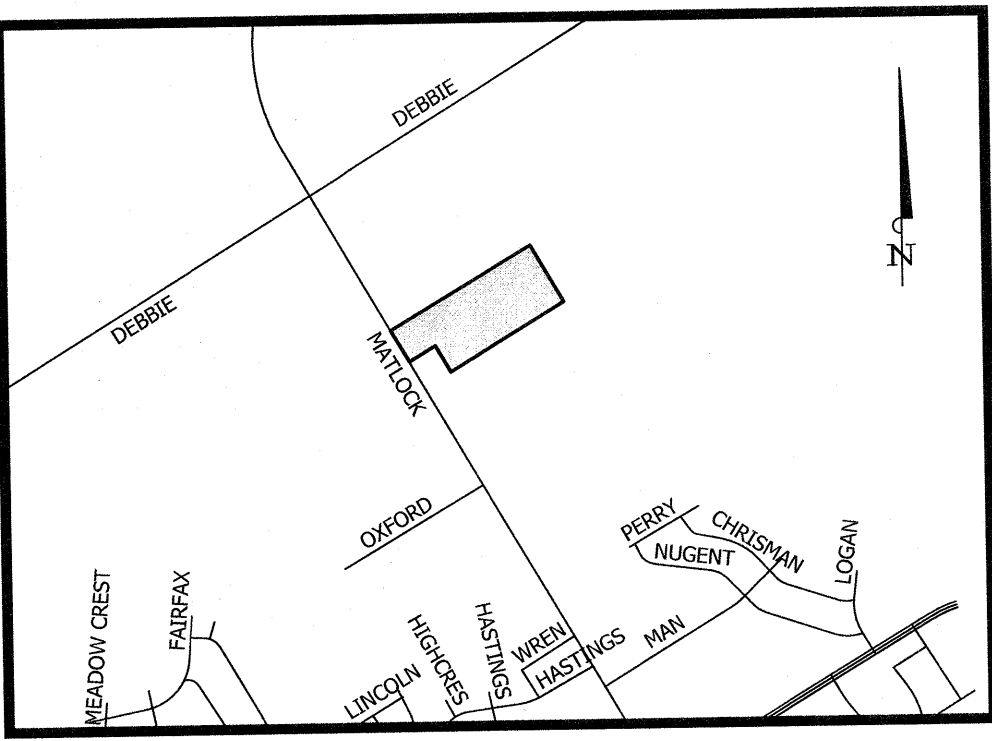
The purpose of this plat is to create 58 single-family residential lots and 6 open space lots. Except for the loss of a lot, the plat substantially conforms to the approved development plan. One of the residential lots had to be combined with an open space lot to provide sufficient drainage for the development.

Staff recommends approval.

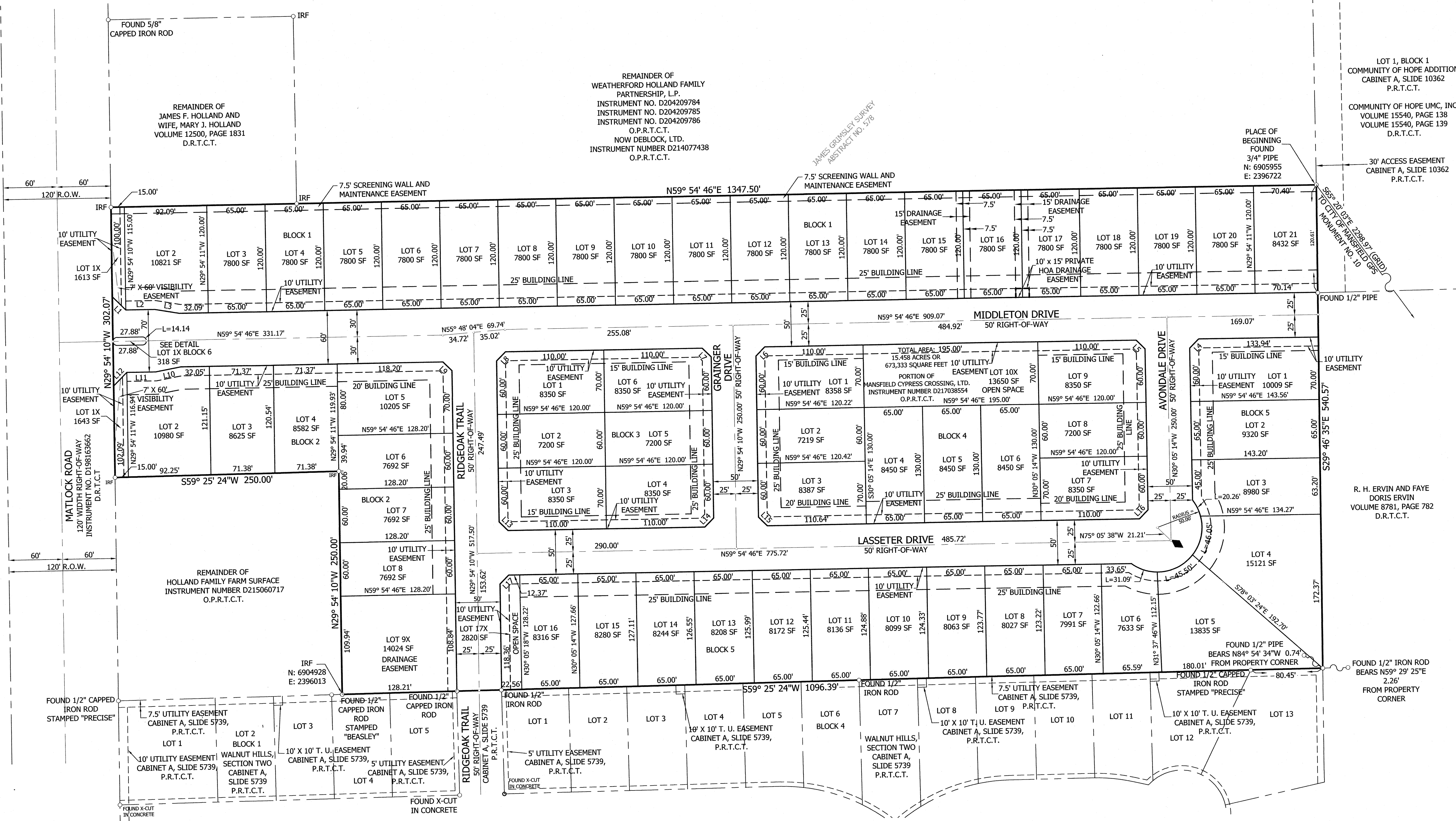
Attachments:

Approved Preliminary Plat

APPROVED PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



Line Table		
Line #	Length	Direction
L1	21.18	S74° 59' 40"E
L2	32.24	N59° 54' 46"E
L3	28.19	N70° 07' 45"E
L4	14.14	S14° 54' 46"W
L5	14.14	N75° 05' 14"W
L6	14.16	S15° 00' 17"W
L7	14.12	N74° 59' 42"W
L8	14.16	S15° 00' 18"W
L9	14.12	N74° 59' 42"W
L10	28.49	S49° 48' 15"W
L11	32.16	S59° 54' 46"W
L12	21.23	S15° 03' 00"W
L13	14.12	S74° 59' 42"E
L14	14.17	N15° 00' 18"E
L15	14.12	S74° 59' 42"E
L16	14.14	N14° 54' 47"E
L17	13.84	S15° 00' 59"W

LEGEND

N NORTH
S SOUTH
E EAST
W WEST

• DEGREES
• MINUTES/FEET
• SECONDS/INCHES

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

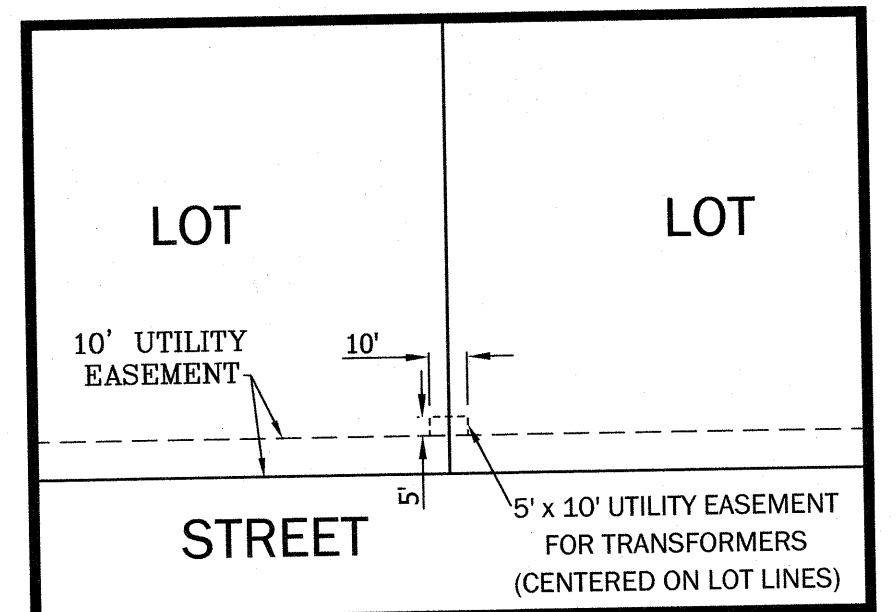
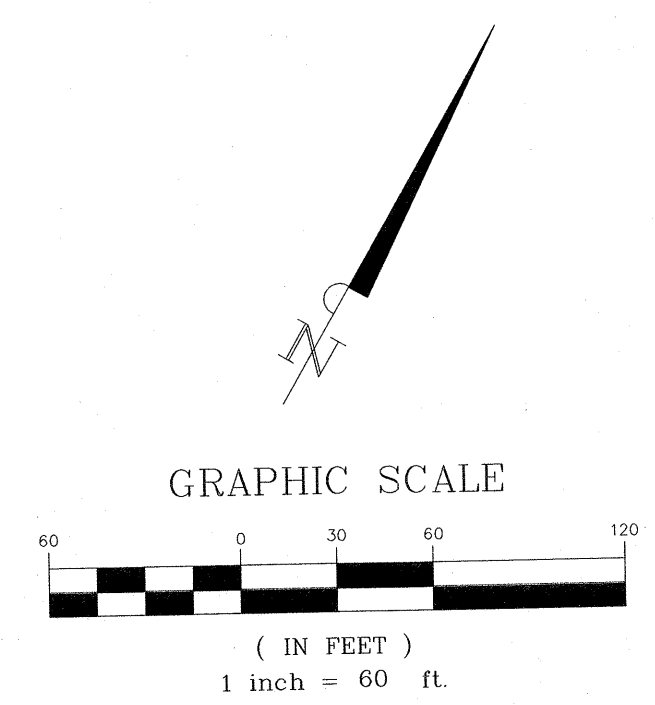
P.R.T.C.T.
PLAT RECORDS
TARRANT COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND

○ = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" SET

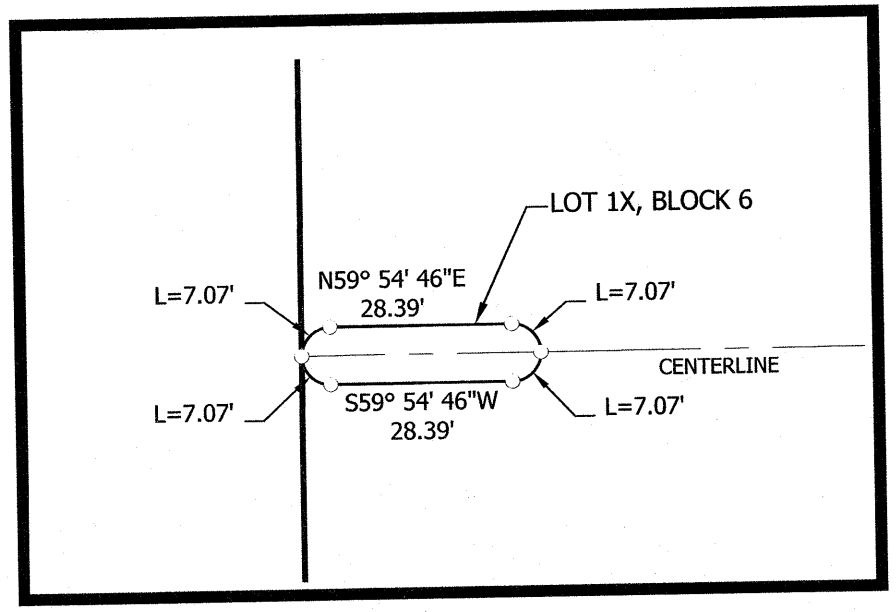
• = DIMENSION POINT,
NOTHING FOUND OR SET

◆ STREET NAME CHANGE



TYPICAL 5' x 10' UTILITY
EASEMENT DETAIL
NOT TO SCALE

THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN
THE TYPICAL 5' x 10' UTILITY EASEMENT DETAIL SHALL
APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT
THE FRONT OF THE LOTS.



DETAIL
SCALE: 1" = 30'

APPROVED BY THE CITY OF MANSFIELD

2017

APPROVED BY: P&Z COMMISSION CHAIRMAN

2017

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT
CYPRESS CROSSING ADDITION
15.458 acres out of the
James Grimsley Survey, Abstract Number 578
City of Mansfield, Tarrant County, Texas

58 Residential Lots
6 open Space Lots
Date Prepared: April 2017
Revision Date: July 2017
Case: SD# 17-036
Sheet 1 of 2

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MANSFIELD CYPRESS CROSSING, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PHONE: 214-522-4945
CONTACT: JOHN ARNOLD
jarnold@skorburgcompany.com

BANNISTER
ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 090-16-23

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE: _____, 2017

Owners Dedication:

WHEREAS **MANSFIELD CYPRESS CROSSING, LTD.**, acting by and through the undersigned, its duly authorized agent are the owners of a 15.458 acres (673,333 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 15.458 acres (673,333 square feet) of land also being a portion of that certain tract of land described in a Special Warranty Deed to Mansfield Cypress Crossing, LTD. (hereinafter referred to as Mansfield Cypress Crossing tract), as recorded in Instrument Number D217038554, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 15.458 acres (673,333 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-quarters inch iron pipe found for the Northerly Northeast corner of said Mansfield Cypress Crossing tract same being the Southeasterly corner of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P. (hereinafter referred to as Weatherford Holland tract), as recorded in the following Instrument No.s D204209784, D204209785, and D204209786, D.R.T.C.T., now known as DEBLOCK, LTD. as recorded in Instrument No. D214077438, O.P.R.T.C.T., same also being in the Southwesterly line of that certain tract of land described as Lot 1, Block 1, Community of Hope Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10362, Plat Records, Tarrant County, Texas (P.R.T.C.T.)

THENCE South 29 degrees 46 minutes 35 seconds East with the common line between said Mansfield Cypress Crossing tract and said Lot 1, at a distance of 120.61 feet, pass a one-half inch iron pipe found for the Southwesterly corner of said Lot 1, same being the Northwesterly corner of that certain tract of land described in a deed to R. H. Ervin and Faye Doris Ervin (hereinafter referred to as Ervin tract), as recorded in Volume 8781, Page 782, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and continue with said course and with the common line between said Mansfield Cypress Crossing tract and said Ervin tract for a total distance of 540.57 feet to the Northeasterly corner of that certain tract of land described as Walnut Hills, Section Two (hereinafter referred to as Walnut Hills), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5739, P.R.T.C.T., from which a one-half inch iron pipe found bears North 84 degrees 54 minutes 34 seconds West, a distance of 0.74 feet and a one-half inch iron rod found bears North 59 degrees 29 minutes 25 seconds East, a distance of 2.26 feet;

THENCE South 59 degrees 25 minutes 24 seconds West with the common line between said Mansfield Cypress Crossing tract and said Walnut Hills, a distance of 1096.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 29 degrees 54 minutes 10 seconds West, departing the Northwesterly line of said Walnut Hills and crossing said Mansfield Cypress Crossing tract, a distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 25 minutes 24 seconds West, continue crossing said Mansfield Cypress Crossing tract, a distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the Southwesterly line of said Mansfield Cypress Crossing tract, same being the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument Number D198163662, O.P.R.T.C.T.;

THENCE North 29 degrees 54 minutes 10 seconds West with the common line between said Mansfield Cypress Crossing tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 302.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the intersection of the Southeasterly line of that certain tract of land described in a Correction Warranty Deed with Vendor's Lien to James F. Holland and wife, Mary J. Holland (hereinafter referred to as Holland tract), as recorded in Volume 12500, Page 1831, D.R.T.C.T. with the existing Northeasterly right-of-way line of said Matlock Road;

THENCE North 59 degrees 54 minutes 46 seconds East, departing the existing Northeasterly right-of-way line of said Matlock Road and with the Southeasterly line of said Holland tract and crossing said Mansfield Cypress Crossing tract, passing at a distance of 207.50 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeasterly corner of said Holland tract, same being the most Southerly Southwest corner of the aforesaid Weatherford Holland tract and continue with said course and the common line between said Mansfield Cypress Crossing tract and said Weatherford Holland tract for a total distance of 1347.50 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 15.458 acres (673,333 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **MANSFIELD CYPRESS CROSSING, LTD.**, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as CYPRESS CROSSING ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Mansfield Cypress Crossing, Ltd, a Texas limited partnership

By: Mansfield Cypress Crossing GP Corporation, a Texas corporation, its General Partner

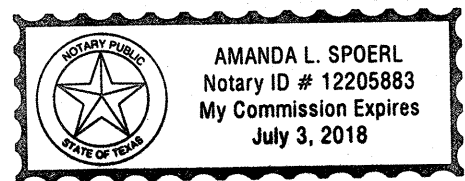
By: 
Adam J. Buczek, Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **Adam J. Buczek, Director**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5th day of July, 2017.


Notary Public, The State of Texas



CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

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

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

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0480K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838".

4. All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838", set May 2014. All found monuments shown hereon are deemed to be controlling monuments.

5. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

6. A mandatory homeowners association will be responsible for the maintenance of the 6' masonry wall along Matlock Road, including the pathway between the screening wall and the street; the open space lots; and the enhanced entry features, including but not limited to, the medians, landscaping, any non-standard pavement, the enhanced masonry walls with signage and the hydrodynamic separator.

7. 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.


8. Driveways on Lots 2,3, & 4, Block 1 and Lots 2,3, & 4, Block 2 will be located on the east side of the lot.

9. No trees, bushes, walls, signs or anything over 2' is allowed within the Visibility Easements.

10. 5' sidewalk must be installed by developer across all X-Lots.

Surveyor's Certification:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.


Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



FINAL PLAT
CYPRESS CROSSING ADDITION

15.458 acres out of the
James Grimsley Survey, Abstract Number 578
City of Mansfield, Tarrant County, Texas
58 Residential Lots
6 open Space Lots
Date Prepared: April 2017
Revision Date: July 2017
Case: SD# 17-036
Sheet 2 of 2

PLANNING AND ZONING COMMUNICATION

Agenda: July 17, 2017

Subject: SD#17-035: Public hearing on a Final Plat of Southpointe Phase 3

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner Graham Associates, engineer
Location:	Immediately south of Lone Star Road and east of Matlock Road
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	69.856 acres
Total Number of Lots:	139
R.O.W. Dedication:	100 feet for Matlock Road and interior residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 120 residential lots and 19 open space lots. Of the residential lots, 53 lots will be served by private streets (S. Mitchell Road, Chandler Court, Hackney Drive and Cassie Road). The plat substantially conforms to the approved development plan.

This plat includes a replat of Lot 1XR1, Block 37. Lot 1XR1 is one of the community park lots platted with a previous phase of the development.

Staff recommends approval.

Attachments:

Approved Development Plan
Previously approved plat for Lot 1XR1

Residential Product Summary (Phase 3 & 6A)						
Phase	Type	Lot Size	Units	% of Sub Total	Acreage	Density
3	Village	65' x 115'	35	28.9%	66.8 ac.	1.8 un./ac.
	Manor	75' x 120'	35	28.9%		
	Estate	90' x 140'	51	42.1%		
	Park Space				3.4 ac.	
	Sub Total		121	100.0%		
6A	Cottage	50' x 110'	16	28.9%	18.8 ac.	2.4 un./ac.
	Village	65' x 115'	30	71.1%		
	Park Space					
		Sub Total	46	100.0%		
Overall	Cottage	50' x 110'	16	7.9%	85.6 ac.	1.9 un./ac.
	Village	65' x 115'	65	32.9%		
	Manor	75' x 120'	35	28.1%		
	Estate	90' x 140'	51	31.1%		
	Park Space				4.2 ac.	
		Total		167	100.0%	
Note: Overall Phases do not include gas well acreages and city parks.						
Legend:						
--- Phase Boundary			TREES ON RESIDENTIAL STREETS TO BE PLANTED PER SOUTHPONTE PD			
■ Site Area						

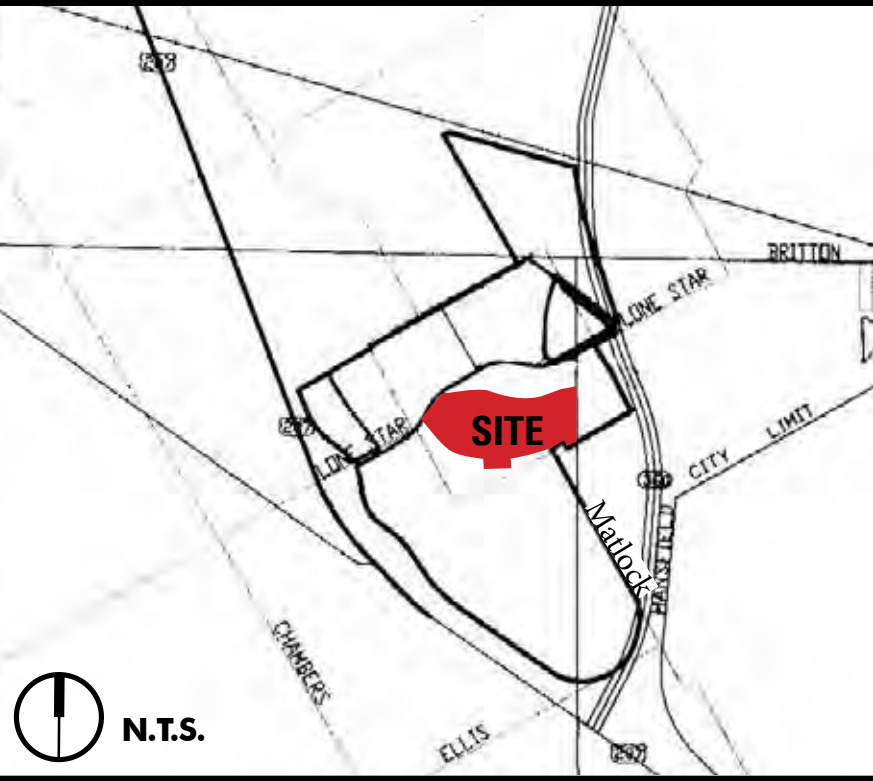


EXHIBIT 1: DETAILED SITE PLAN

General Notes

1. Typical lot layouts for the residential manor (M), residential village (V), and residential cottage (C) products shall adhere to the exhibits shown in the South Pointe Planned Development District (PDD) standards (P. 9, section 8).
2. City Parks A,B,C & D shall be counted towards the required 28 acres of community open space.
3. All streets shown herein shall meet the design and landscape requirements of the South Pointe PDD standards.
4. A mandatory home owners association will be responsible for the maintenance of the private amenities, including the amenity center, any landscaping in public right-of-way (including street trees), medians, and landscape buffers.
5. The home owners association and associated documents shall be filed in accordance with the city of Mansfield policies. These documents must be reviewed by the city attorney prior to filing the final plat. The documents shall be filed with the final plat at the appropriate county when deemed necessary by the attorney. The city does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
6. Subdivision perimeter buffer yard and fences shall adhere to South Pointe PDD standards (P. 29, Section 13(5) P34, Section 17).

Location Map



Development Team

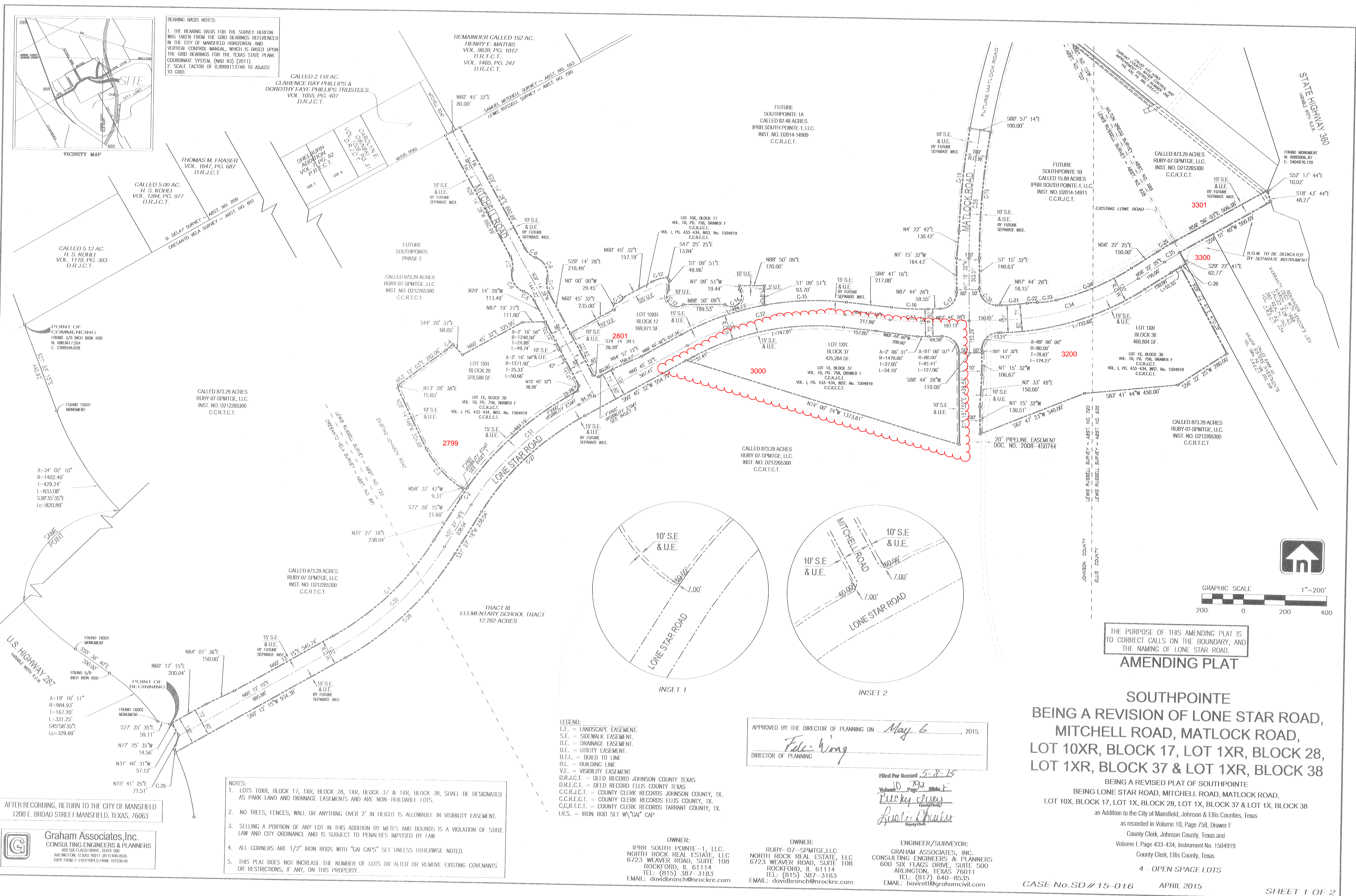
Current Zoning
South Pointe Planned Development District

Owner / Developer:
RUBY-07-SPMTGE,LLC
6723 Weaver RD -Suite 108
Rockford ,IL 61114
Contact: David Branch
Phone: 815-387-3100
Email: davidbranch@nrockre.com

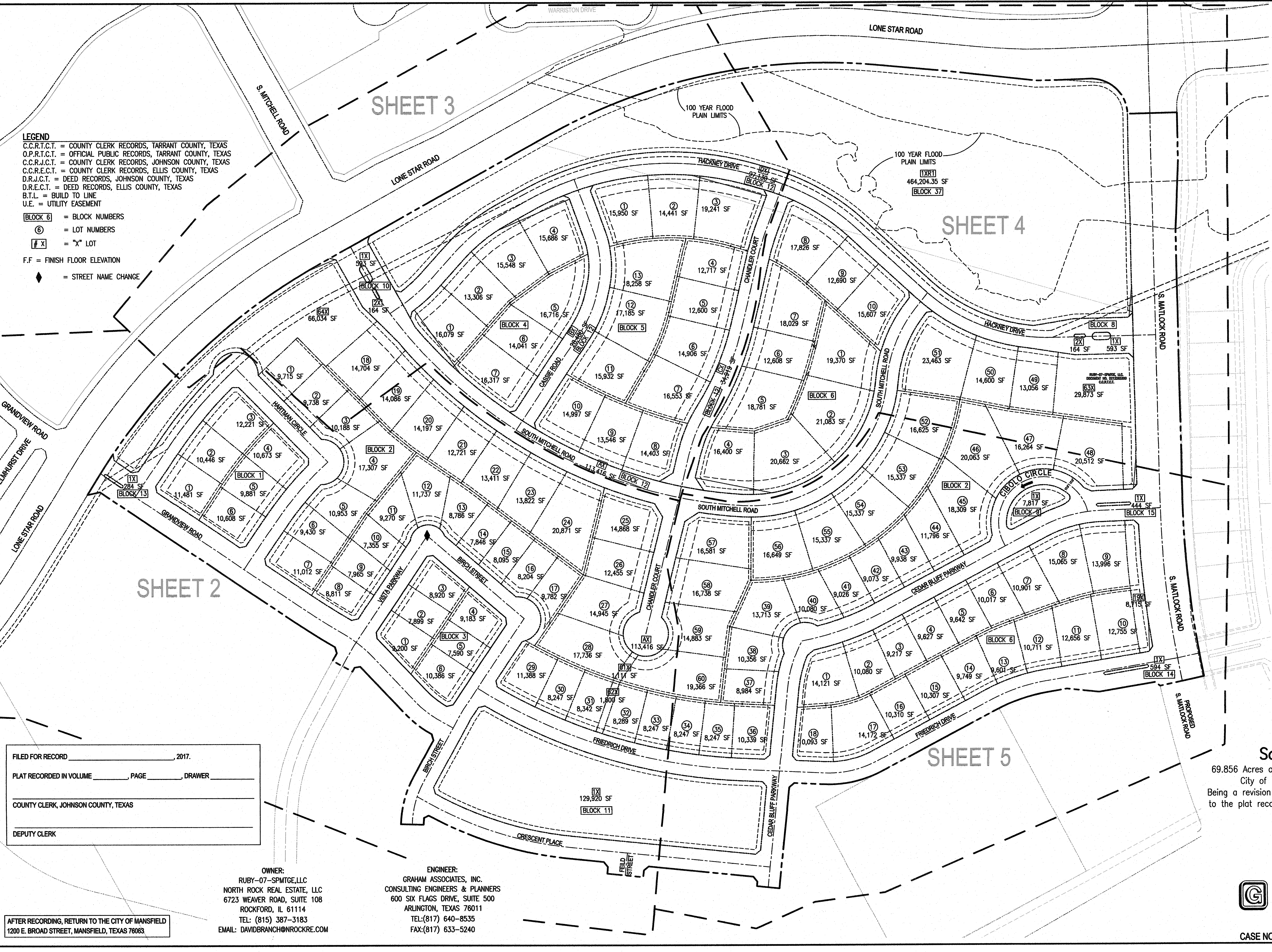
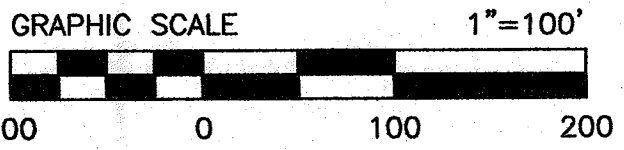
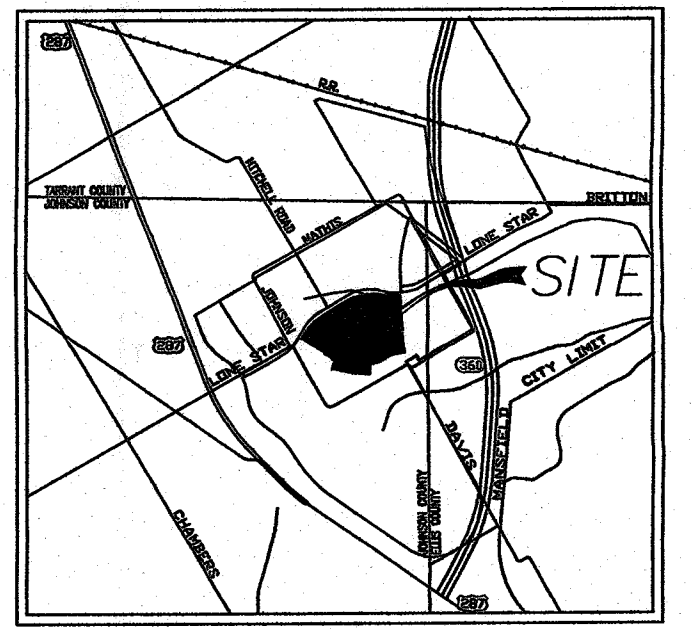
Engineer / Surveyor:
GRAHAM ASSOCIATES INC.
Centerpoint Three, 600 Six Flags Drive, Suite 500,
Arlington, Texas 76011
Contact: Brian Avirett, P.E.
Phone: 817- 649-1914
Email: BAvirett@grahamcivil.com

Planner / Landscape Architect:
TBG PARTNERS INC.
2001 Bryan Street, Suite 1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757
Email: Mark.Meyer@tbgpartners.com

DETAILED SITE PLAN
SOUTHPONTE PHASES 3 & 6A
BEING 85.6 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACTS 935E &
720J
M.GREGG SURVEY, ABSTRACTS 385E &
1106J
AND C. VELA SURVEY, ABSTRACT 851J
CITY OF MANSFIELD, ELLIS AND
JOHNSON COUNTIES, TEXAS
JANUARY 25, 2017
164 LOTS



LEGEND
C.C.R.I.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
O.P.R.I.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.C.R.I.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS
C.C.R.E.C.T. = COUNTY CLERK RECORDS, ELLIS COUNTY, TEXAS
D.R.I.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
B.T.L. = BUILD TO LINE
U.E. = UTILITY EASEMENT
[BLOCK 6] = BLOCK NUMBERS
⑥ = LOT NUMBERS
[X] = "X" LOT
F.F. = FINISH FLOOR ELEVATION
◆ = STREET NAME CHANGE



FILED FOR RECORD _____, 2017.
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

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

OWNER:
RUBY-07-SPMTG,LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
EMAIL: DAVIDBRANCH@ROCKCRE.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

KEY MAP

FINAL PLAT
Southpointe Phase 3

69.856 Acres of the Lewis Russell Survey, Abstract No. 720
City of Mansfield, Johnson County, Texas, and
Being a revision of Lot 1XR, Block 37, Southpointe, according
to the plat recorded in Vol. 10, Page 792, Slide F, P.R.I.C.T.
120 Residential Lots
19 Open Space Lots

JULY 2017
PREPARED BY



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TELEPHONE: F-119101PLS FAX: 101538-00



CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	13° 31' 41"	1000.00'	118.61'	236.11'	N40° 39' 31"E	235.56'
C-2	14° 12' 05"	709.99'	88.44'	175.98'	S40° 59' 42"W	175.53'
C-3	3° 45' 19"	1505.00'	49.34'	98.64'	S57° 59' 00"E	98.62'
C-4	5° 18' 25"	500.00'	23.17'	46.31'	N31° 14' 28"E	46.30'
C-5	16° 21' 39"	310.00'	44.56'	88.52'	S51° 40' 50"E	88.22'
C-6	17° 54' 45"	235.00'	37.04'	73.47'	S52° 27' 22"E	73.17'
C-7	5° 18' 25"	235.00'	10.89'	21.77'	N31° 14' 27"E	21.76'
C-8	29° 25' 37"	1195.00'	313.80'	613.75'	S72° 41' 59"E	607.02'
C-9	27° 02' 40"	205.00'	49.30'	96.76'	N15° 03' 55"E	95.87'
C-10	25° 38' 28"	800.00'	182.06'	358.02'	S71° 26' 15"E	355.04'
C-11	30° 39' 30"	225.00'	61.68'	120.40'	N77° 13' 32"E	118.96'
C-12	22° 58' 00"	275.02'	55.87'	110.24'	N17° 13' 32"E	109.50'
C-13	17° 20' 18"	613.00'	93.46'	185.50'	N70° 36' 20"E	184.79'
C-14	18° 27' 09"	400.00'	64.97'	128.82'	N71° 09' 16"E	128.27'
C-15	18° 42' 55"	100.00'	77.44'	339.84'	N69° 21' 30"E	198.35'
C-16	25° 44' 18"	300.00'	68.54'	134.77'	N74° 48' 20"E	133.64'
C-17	31° 32' 16"	1100.00'	310.62'	605.48'	S51° 42' 56"E	597.87'
C-18	13° 53' 15"	400.00'	48.72'	96.95'	N48° 34' 38"E	96.72'
C-19	19° 08' 56"	400.00'	67.47'	133.68'	N51° 12' 29"E	133.06'
C-20	45° 12' 39"	650.00'	270.64'	512.90'	N83° 23' 16"E	499.70'

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-21	26° 26' 04"	500.00'	117.43'	230.68'	S60° 47' 22"E	228.64'
C-22	20° 10' 00"	255.00'	45.35'	89.75'	N23° 22' 26"E	89.29'
C-23	33° 26' 05"	200.00'	60.07'	116.71'	N3° 25' 36"W	115.06'
C-24	19° 14' 57"	1000.00'	169.58'	335.96'	S77° 06' 32"E	334.38'
C-25	18° 45' 17"	300.00'	49.54'	98.20'	N23° 12' 29"E	97.76'
C-26	19° 17' 42"	585.00'	99.44'	197.00'	N22° 56' 17"E	196.07'
C-27	6° 55' 52"	500.00'	30.28'	60.48'	N16° 45' 22"E	60.45'
C-28	88° 12' 32"	303.00'	293.67'	466.48'	N49° 09' 42"E	421.76'
C-29	33° 06' 25"	300.00'	89.17'	173.35'	N21° 36' 38"E	170.95'
C-30	43° 41' 12"	400.00'	160.34'	304.99'	S69° 24' 56"E	297.66'
C-31	115° 26' 54"	10.00'	15.83'	20.15'	N62° 40' 53"W	16.91'
C-32	85° 02' 47"	82.50'	75.66'	122.46'	N37° 33' 58"E	111.52'
C-33	51° 57' 05"	82.50'	40.19'	74.80'	S73° 56' 06"E	72.27'
C-34	100° 24' 54"	10.00'	12.01'	17.53'	S2° 14' 57"W	15.37'
C-35	18° 16' 30"	89.50'	14.40'	28.55'	S61° 35' 36"W	28.43'
C-36	1° 56' 38"	325.01'	5.51'	11.03'	S69° 45' 33"W	11.03'
C-37	6° 51' 31"	325.00'	19.48'	38.90'	S65° 21' 28"W	38.88'
C-38	10° 58' 41"	2172.33'	208.75'	416.22'	N6° 40' 40"W	415.59'

FILED FOR RECORD _____, 2017.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

OWNER:
RUBY-07-SPMGTG,LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
EMAIL: DAVIDBRANCH@ROCKRE.COM

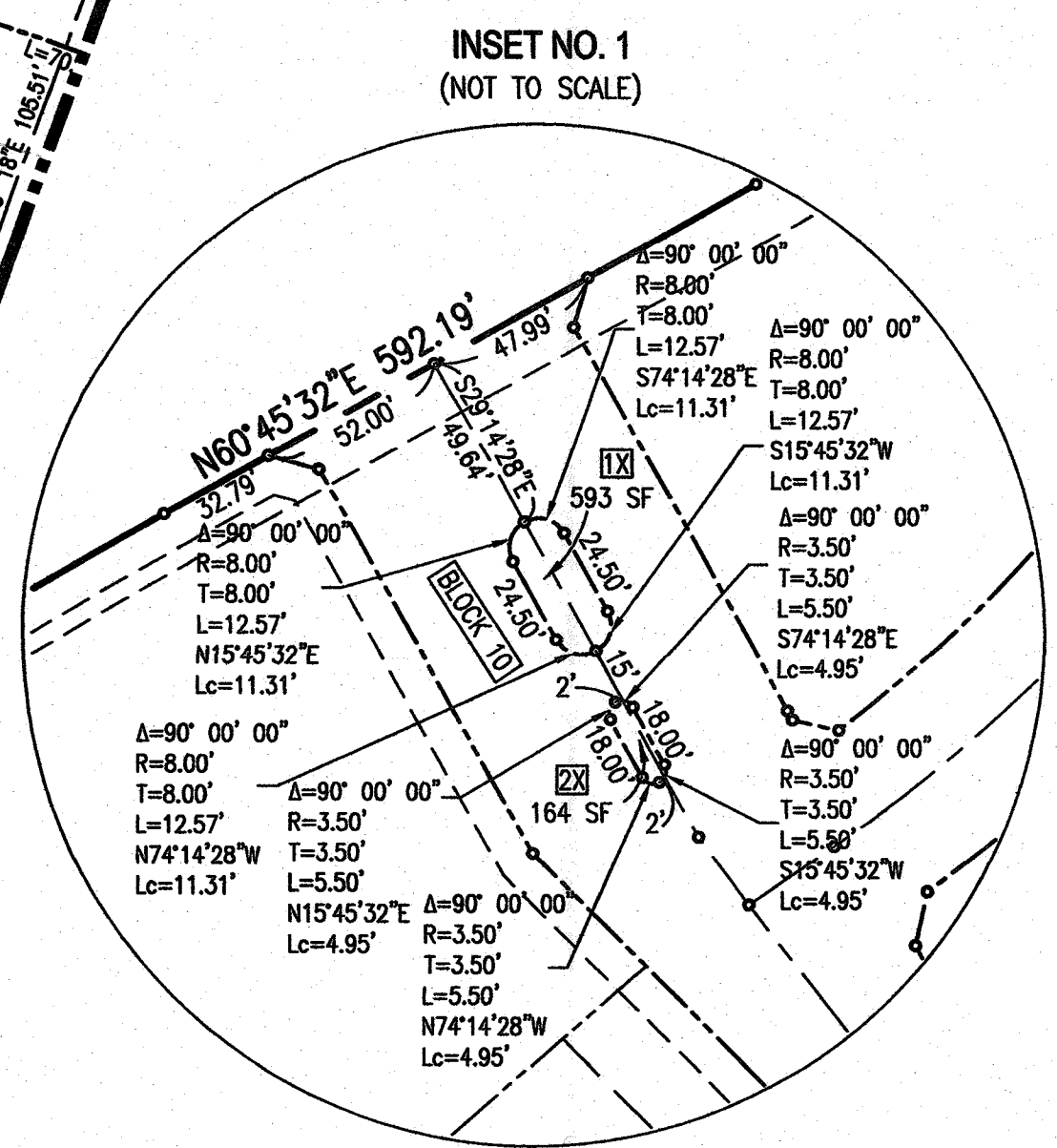
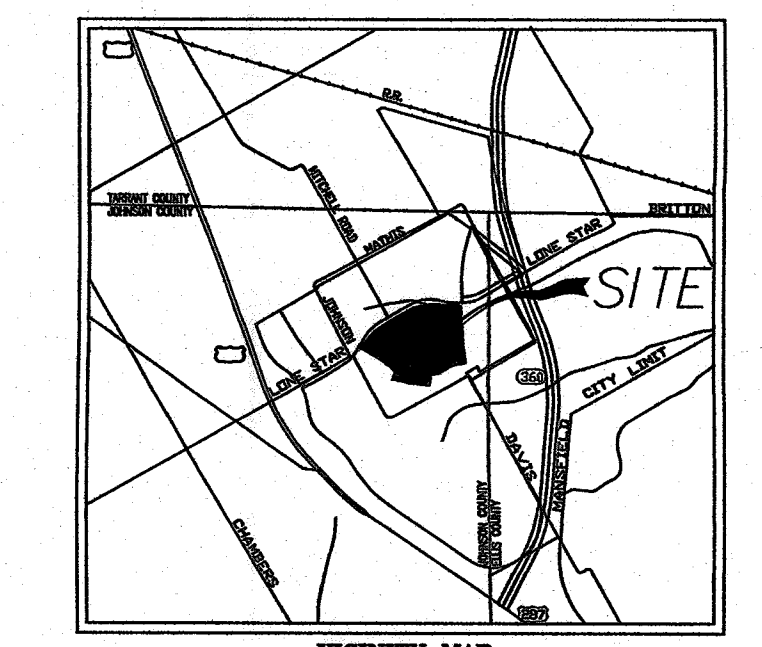
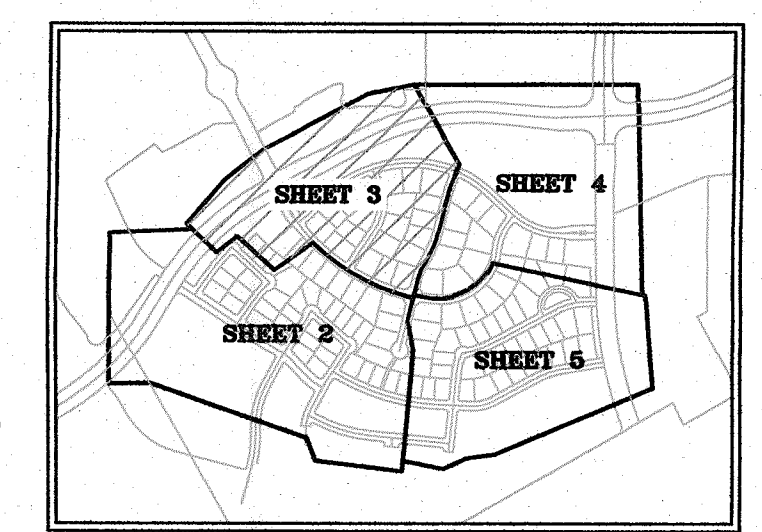
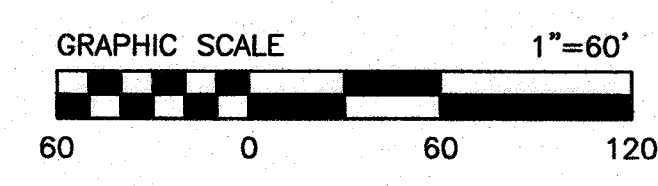
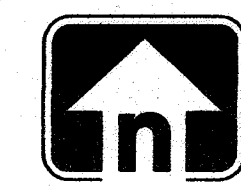
ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "CAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. LOT AX, BX, CX, & DX, BLOCK 12, ARE PRIVATE ACCESS, EMERGENCY ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENTS.
6. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, INCLUDING THE PRIVATE STREETS, THE "X" LOTS, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.
7. "X" LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS A UTILITY EASEMENT, DRAINAGE EASEMENT, AND ARE NON-BUILDABLE LOTS.
8. LOTS 1 & 6, BLOCK 1, LOTS 7 & 8, BLOCK 2, AND LOTS 1 & 6, BLOCK 3 WILL NOT BE PERMITTED ACCESS TO GRANDVIEW ROAD.
9. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	13° 31' 41"	1000.00'	118.61'	236.11'	N40° 39' 31"E	235.56'
C-2	14° 12' 05"	709.99'	88.44'	175.98'	S40° 59' 42"W	175.53'
C-3	3° 45' 19"	1505.00'	49.34'	98.64'	S57° 59' 00"E	98.62'
C-4	5° 18' 25"	500.00'	23.17'	46.31'	N31° 14' 28"E	46.30'
C-5	16° 21' 39"	310.00'	44.56'	88.52'	S51° 40' 50"E	88.22'
C-6	17° 54' 45"	235.00'	37.04'	73.47'	S52° 27' 22"E	73.17'
C-7	5° 18' 25"	235.00'	10.89'	21.77'	N31° 14' 27"E	21.76'
C-8	29° 25' 37"	1195.00'	313.80'	613.75'	S72° 41' 59"E	607.02'
C-9	27° 02' 40"	205.00'	49.30'	96.76'	N15° 03' 55"E	95.87'
C-10	25° 38' 28"	800.00'	182.06'	358.02'	S71° 26' 15"E	355.04'
C-11	30° 39' 30"	225.00'	61.68'	120.40'	N77° 15' 27"E	118.96'
C-12	22° 58' 00"	275.02'	55.87'	110.24'	N17° 13' 32"E	109.50'
C-13	17° 20' 18"	613.00'	93.46'	185.50'	N70° 36' 20"E	184.79'
C-14	18° 27' 09"	400.00'	64.97'	128.82'	N71° 09' 16"E	128.27'
C-15	194° 42' 55"	100.00'	774.44'	339.84'	N69° 21' 30"E	198.35'
C-16	25° 44' 18"	300.00'	68.54'	134.77'	N74° 48' 20"E	133.64'
C-17	31° 32' 16"	1100.00'	310.62'	605.48'	S51° 42' 56"E	597.87'
C-18	13° 53' 15"	400.00'	48.72'	96.95'	N48° 34' 38"E	96.72'
C-19	19° 08' 56"	400.00'	67.47'	133.68'	N51° 12' 29"E	133.06'
C-20	45° 12' 39"	650.00'	270.64'	512.90'	N83° 23' 16"E	499.70'

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-21	26° 26' 04"	500.00'	117.43'	230.68'	S60° 47' 22"E	228.64'
C-22	20° 10' 00"	255.00'	45.35'	89.75'	N23° 22' 26"E	89.29'
C-23	33° 26' 05"	200.00'	60.07'	116.71'	N3° 25' 36"W	115.06'
C-24	19° 14' 57"	1000.00'	169.58'	335.96'	S77° 06' 32"E	334.38'
C-25	18° 45' 17"	300.00'	49.54'	98.20'	N23° 12' 29"E	97.76'
C-26	19° 17' 42"	585.00'	99.44'	197.00'	N22° 56' 17"E	196.07'
C-27	6° 55' 52"	500.00'	30.28'	60.48'	N16° 45' 22"E	60.45'
C-28	88° 12' 32"	303.00'	293.67'	466.48'	N49° 09' 42"E	421.76'
C-29	33° 06' 25"	300.00'	89.17'	173.35'	N21° 36' 38"E	170.95'
C-30	43° 41' 12"	400.00'	160.34'	304.99'	S69° 24' 56"E	297.66'
C-31	115° 26' 54"	10.00'	15.83'	20.15'	N62° 40' 53"W	16.91'
C-32	85° 02' 47"	82.50'	75.68'	122.46'	N37° 33' 58"E	111.52'
C-33	51° 57' 05"	82.50'	40.19'	74.80'	S73° 56' 06"E	72.27'
C-34	100° 24' 54"	10.00'	12.01'	17.53'	S2° 14' 57"W	15.37'
C-35	18° 16' 30"	89.50'	14.40'	28.55'	S61° 35' 36"W	28.43'
C-36	1° 56' 38"	325.01'	5.51'	11.03'	S69° 45' 33"W	11.03'
C-37	6° 51' 31"	325.00'	19.48'	38.90'	S65° 21' 28"W	38.88'
C-38	10° 58' 41"	2172.33'	208.75'	416.22'	N6° 40' 40"W	415.59'



LEGEND
 C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS
 C.C.R.E.C.T. = COUNTY CLERK RECORDS, ELLIS COUNTY, TEXAS
 D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
 D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
 B.T.L. = BUILD TO LINE
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 BLOCK 6 = BLOCK NUMBERS
 ⑥ = LOT NUMBERS
 # X = "X" LOT
 F.F. = FINISHED FLOOR ELEVATION
 ♦ = STREET NAME CHANGE

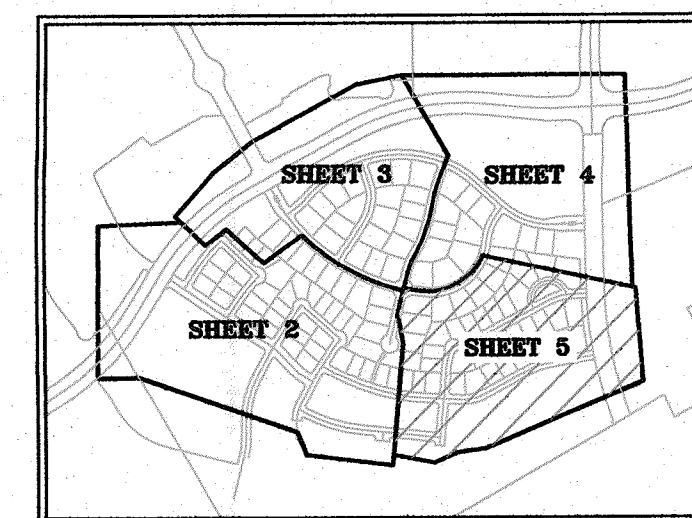
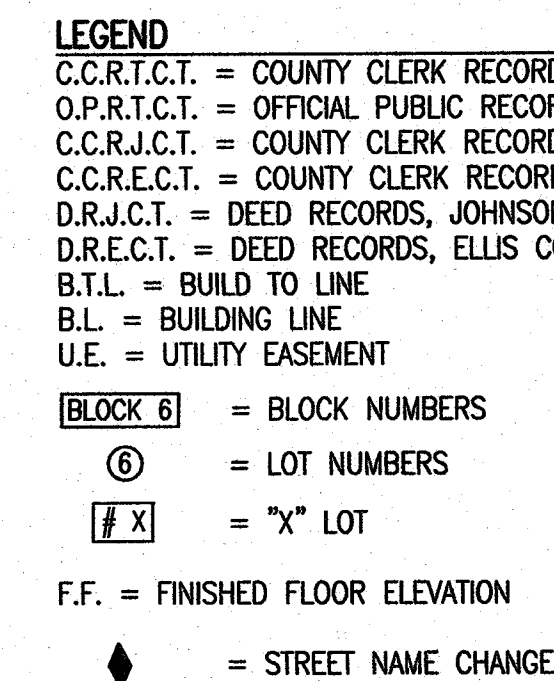
FILED FOR RECORD _____, 2017.
 PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

OWNER:
 RUBY-07-SPMTC,LLC
 NORTH ROCK REAL ESTATE, LLC
 6723 WEAVER ROAD, SUITE 108
 ROCKFORD, IL 61114
 TEL: (815) 387-3183
 EMAIL: DAVIDBRANCH@NORCKRE.COM

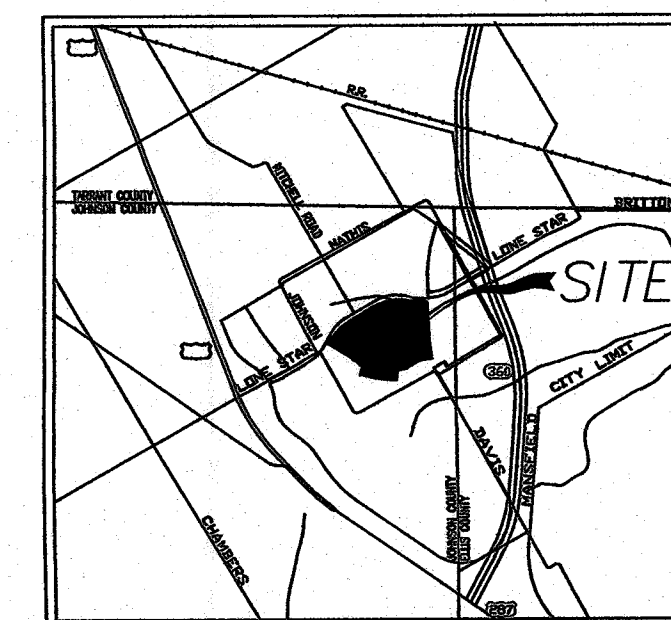
ENGINEER:
 GRAHAM ASSOCIATES, INC.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 TEL:(817) 640-8535
 FAX:(817) 633-5240

FINAL PLAT
Southpointe Phase 3
 69.856 Acres of the Lewis Russell Survey, Abstract No. 720
 City of Mansfield, Johnson County, Texas, and
 Being a revision of Lot 1XR, Block 37, Southpointe, according
 to the plat recorded in Vol. 10, Page 792, Slide F, P.R.J.C.T.
 120 Residential Lots
 19 Open Space Lots

JULY 2017
 PREPARED BY
Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TYPE PRINT: 11/10/17/PLS FINAL 101538-00



**KEY MAP
(NOT TO SCALE)**



VICINITY MAP
(NOT TO SCALE)

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48439C0490K, EFFECTIVE DATE SEPTEMBER 25, 2009.
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
5. LOT AX, BX, CX, & DX, BLOCK 12, ARE PRIVATE ACCESS, EMERGENCY ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON ACCESS EASEMENTS.
6. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, INCLUDING THE PRIVATE STREETS, THE "X" LOTS, SCREENING WALLS AND FENCES, ENTRY FEATURES, AND LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.
7. "X" LOTS WITHIN EACH BLOCK SHALL BE DESIGNATED AS A UTILITY EASEMENT, DRAINAGE EASEMENT, AND ARE NON-BUILDABLE LOTS.
8. LOTS 1 & 6, BLOCK 1, LOTS 7 & 8, BLOCK 2, AND LOTS 1 & 6, BLOCK 3 WILL NOT BE PERMITTED ACCESS TO GRANDVIEW ROAD.
9. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FILED FOR RECORD _____, 2017.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

FINAL PLAT
Southpointe Phase 3

69.856 Acres of the Lewis Russell Survey, Abstract No. 720
City of Mansfield, Johnson County, Texas, and
Being a revision of Lot 1XR, Block 37, Southpointe, according
to the plat recorded in Vol. 10, Page 792, Slide F, P.R.J.C.T.
120 Residential Lots
19 Open Space Lots

JULY 2017
PREPARED BY



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNER
800 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TRPF FIRM: F-1191/TRPLS FIRM: 101538-00

CASE NO. SD#17-035

SHEET 5 OF 6

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	13° 31' 41"	1000.00'	118.61'	236.11'	N40° 39' 31"E	235.5'
C-2	14° 12' 05"	709.99'	88.44'	175.98'	S40° 59' 42"W	175.5'
C-3	3° 45' 19"	1505.00'	49.34'	98.64'	S57° 59' 00"E	98.62'
C-4	5° 18' 25"	500.00'	23.17'	46.31'	N31° 14' 28"E	46.30'
C-5	16° 21' 39"	310.00'	34.56'	88.52'	S51° 40' 50"E	88.22' 22"
C-6	17° 54' 45"	235.00'	73.47'	73.47'	S52° 27' 22"E	73.1'
C-7	5° 18' 25"	235.00'	10.89'	21.77'	N31° 14' 27"E	21.71'
C-8	29° 25' 37"	1195.00'	313.80'	613.75'	S72° 41' 59"E	607.0'
C-9	27° 02' 40"	205.00'	49.30'	96.76'	N15° 03' 55"E	95.87'
C-10	25° 38' 28"	800.00'	182.06'	358.02'	S71° 26' 15"E	355.0'
C-11	30° 39' 30"	225.00'	61.68'	120.40'	N77° 15' 27"E	118.9'
C-12	22° 58' 00"	275.02'	55.87'	110.24'	N17° 13' 32"E	109.7'
C-13	17° 20' 18"	613.00'	93.46'	185.50'	N70° 36' 20"E	184.5'
C-14	18° 27' 09"	400.00'	64.97'	128.82'	N71° 09' 16"E	128.2'
C-15	194° 42' 55"	100.00'	774.44'	339.84'	N69° 21' 30"E	198.3'
C-16	25° 44' 18"	300.00'	68.54'	134.77'	N74° 48' 20"E	133.6'
C-17	31° 32' 16"	1100.00'	310.62'	605.48'	S51° 42' 56"E	597.8'
C-18	13° 53' 15"	400.00'	48.72'	96.95'	N48° 34' 38"E	96.75'
C-19	19° 08' 56"	400.00'	67.47'	133.68'	N51° 12' 29"E	133.0'
C-20	45° 12' 39"	650.00'	270.64'	512.90'	N83° 23' 16"E	499.0'

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-21	26° 26' 04"	500.00'	117.43'	230.68'	S60° 47' 22"E	228.64'
C-22	20° 10' 00"	255.00'	45.35'	89.75'	N23° 22' 26"E	89.29'
C-23	33° 26' 05"	200.00'	60.07'	116.71'	N3° 25' 36"W	115.06'
C-24	19° 14' 57"	1000.00'	169.58'	335.96'	S77° 06' 32"E	334.36'
C-25	18° 45' 17"	300.00'	49.54'	98.20'	N23° 12' 29"E	97.76'
C-26	19° 17' 42"	585.00'	99.44'	197.00'	N22° 56' 17"E	196.07'
C-27	6° 55' 52"	500.00'	30.28'	60.48'	N16° 45' 22"E	60.45'
C-28	88° 12' 32"	303.00'	293.67'	466.48'	N49° 09' 42"E	421.76'
C-29	33° 06' 25"	300.00'	89.17'	173.35'	N21° 36' 38"E	170.95'
C-30	43° 41' 12"	400.00'	160.34'	304.99'	S69° 24' 56"E	297.66'
C-31	115° 26' 54"	10.00'	15.83'	20.15'	N62° 40' 53"W	16.91'
C-32	85° 02' 47"	82.50'	75.66'	122.46'	N37° 33' 58"E	111.52'
C-33	51° 57' 05"	82.50'	40.19'	74.80'	S73° 56' 06"E	72.27'
C-34	100° 24' 54"	10.00'	12.01'	17.53'	S2° 14' 57"W	15.37'
C-35	18° 16' 30"	89.50'	14.40'	28.55'	S61° 35' 36"W	28.43'
C-36	1° 56' 38"	325.01'	5.51'	11.03'	S69° 45' 33"W	11.03'
C-37	6° 51' 31"	325.00'	19.48'	38.90'	S65° 21' 28"W	38.88'
C-38	10° 58' 41"	2172.33'	208.75'	416.22'	N6° 40' 40"W	415.55'

CONDITIONS OF APPROVAL

(1) Lots 1 ~ 6, Block 1, Lots 1 ~ 60, Lots 61X, 62X, 63X & 64X, Block 2, Lots 1 ~ 6, Block 3, Lots 1 ~ 7, Block 4, Lots 1 ~ 13, Block 5, Lots 1 ~ 10, Block 6, Lots 1 ~ 18, Lot 19X, Block 7, Lots 1X & 2X, Block 8, Lot 1X, Block 9, Lots 1X & 2X, Block 10, Lot 1X, Block 11, Lot AX, BX, CX, & DX, Block 12, Lot 1X, Block 13, Lot 1X, Block 14, Lot 1X, Block 15, and Lot 1XR, Block 37, denotes the private access and private drainage easement owned by the Homeowners Association for Southpointe. No building permit will be issued for Lot 12X, Block 1, Lot 4X, Block 3, and Lots 15X & 16X, Block 4.

(2) The landowners and any subsequent owners of lots shown herein (the "Lot Owners"), jointly and severally, shall be responsible and liable for the construction, operation and maintenance of any private facilities in the addition created herein (the "Addition"), including but not limited to private streets, private street lights, private entrance gates or structures, private masonry screening walls, private pedestrian access, private storm drainage systems, private landscaping, and emergency access.

(3) A Homeowners Association (the "HOA") shall be established by the subdivider or developer to operate and/or maintain the aforementioned private facilities.

(4) The City of Mansfield, Texas (the "City") shall not be responsible for maintaining any of the aforementioned private facilities. The City will maintain only the public drainage system in the public drainage easement and the public water and sewer systems in the utility easements accepted by the City.

(5) The HOA, Lot Owners, and landowners shall not seek maintenance from the City except for the aforementioned public drainage system in the public drainage easement and the public water and sewer systems in the utility easements accepted by the City.

(6) Any public utility entities, including the City, shall have the right at all times of ingress and egress to and from and upon the utility easements shown herein for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems. Except for private street lights, private storm drainage systems, private streets and related entrance gates or structures that are approved by the City, no buildings, fences, structures, trees, shrubs, or other improvements or growths shall be constructed or placed upon, or across said public drainage and utility easements. Any public utility entity, including the City, shall have the right to remove and keep removed all or parts of any buildings, fences, structures, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with its respective systems within said utility easements.

(7) The City shall have the right at all times to remove and keep removed any vehicle or obstacle that impairs emergency access in the emergency access easements shown herein.

(8) Any governmental entities, including the City, shall have the right at all times of ingress and egress to and from and upon the private access easements shown herein for any purpose related to the exercise of a governmental service or function.

(9) If the HOA or Lot Owners fail to maintain reliable access to any public utility or governmental entities for purposes stated hereinabove, the City may enter the Addition and remove any entrance gate or structure which is a barrier to access at the sole expense of the HOA or Lot Owners on a pro-rata share formula.

(10) The construction, reconstruction or repair of any private streets within the Addition must meet the approval of the City Engineer and comply with the specifications of the City for public streets at the time of construction, reconstruction or repair. The construction, reconstruction or repair of any entrance gate and structure for the Addition must meet the approval of the Engineering Department and Fire Department of the City.

(11) The installation or replacement of all traffic regulatory signs along the private streets must conform to the Texas Manual of Uniform Traffic Control Devices. Street name markers for private streets shall have a white background with green letters.

(12) The HOA and Lot Owners agree to release, indemnify, defend and hold harmless the City, its officers, agents, licensees, servants and employees, from and against any and all claims or suits for property damage or loss and/or personal injury, including death, to any and all persons, of whatsoever kind of character, whether real or asserted, arising out of or in connection with, directly or indirectly: a) the reasonable use of the private streets, emergency access, utility easements, entrance gate or structure by the City, its officers, agents, licensees, servants and employees; b) the condition of the private streets, private street lights, private entrance gates or structures, private walls and fences, private pedestrian access, private storm drainage systems and emergency access; or c) any use of the Addition by the City, its officers, agents, licensees, servants and employees for any purpose stated hereinabove, whether or not caused, in whole or in part, by alleged negligence or officers, agents, servants, employees, contractors, subcontractors, licensees or invitees of City. The HOA shall be responsible for carrying liability insurance to meet the requirements in this paragraph.

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 FOREMENTIONED 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.

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

LEGAL DESCRIPTION

WHEREAS, Ruby-07-SPMTGE, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 69.856 acre tract of land located in the Lewis Russell Survey, Abstract No. 720, City of Mansfield, Johnson County, and recorded in Instrument No. D212265300, County Clerk Records, Tarrant County, Texas, being more particularly described as follows:

Being a 69.856 acre tract of land situated in the Lewis Russell Survey, Abstract No.720, City of Mansfield, Johnson County, Texas and being a portion of that certain parcel conveyed to Ruby-07-SPMTGE by the deed recorded 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, being the northwest corner of said Ruby tract, and being the northwest corner of a tract of land conveyed to Mansfield Independent School District, as recorded in Instrument No. D209164537, County Clerk Records, Tarrant County, Texas, and also being in the existing southeast right-of-way line of Lane Star Road (having a variable width R.O.W.);

THENCE North 31°27'18" East, along the north line of said Ruby tract, and along said existing southeast right-of-way line, being a common line, a distance of 42.70 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the right having a radius of 1340.00 feet, a central angle of 29°18'15", and a long chord which bears North 46°06'25" East, 677.91 feet;

THENCE along said tangent curve to the right, along said common line, an arc distance of 685.35 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 60°45'32" East, along said common line, a distance of 592.19 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the right having a radius of 1240.00 feet, a central angle of 34°33'12", and a long chord which bears North 78°02'08" East, 736.53 feet;

THENCE along said tangent curve to the right, along said common line, an arc distance of 747.81 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 84°41'16" East, along said common line, a distance of 157.85 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 83°44'07" East, along said common line, a distance of 200.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a non-tangent curve to the left having a radius of 1470.00 feet and a central angle of 2°06'31" and a long chord which bears North 88°47'44" East, 54.10 feet;

THENCE along said non-tangent curve to the left, along said common line, an arc distance of 54.10 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 87°44'28" East, along said common line, a distance of 64.50 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 91°00'07" and a long chord which bears South 46°45'36" East, 114.12 feet;

THENCE along said non-tangent curve to the right, along said common line, an arc distance of 127.06 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 88°44'28" East, leaving said common line, a distance of 110.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), being in the proposed east right-of-way line of South Matlock Road (having a variable width R.O.W.);

THENCE South 01°15'32" East, along said east right-of-way line, a distance of 106.67 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 02°33'49" West, along said east right-of-way line, a distance of 150.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 01°15'32" East, along said east right-of-way line, a distance of 588.41 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the left having a radius of 2150.00 feet, a central angle of 10°50'14", and a long chord which bears South 06°40'39" East, 406.05 feet;

THENCE along said tangent curve to the left, along said east right-of-way line, an arc distance of 406.66 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 77°54'14" West, leaving said east right-of-way line, a distance of 100.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 54°55'38" West, a distance of 14.12 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 80°22'51" West, a distance of 124.95 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 84°15'05" West, a distance of 71.69 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 80°22'51" West, a distance of 43.32 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the left having a radius of 375.00 feet, a central angle of 18°27'09", and a long chord which bears South 71°09'16" West, 120.25 feet;

THENCE along said tangent curve to the left, an arc distance of 120.77 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), being in the north line of a tract of land conveyed to Pad Site, as recorded in Document No. D208450744, Official Public, Records, Tarrant County, Texas;

THENCE South 61°55'42" West, and along the north line of said Pad Site, a distance of 285.68 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the right having a radius of 250.00 feet, a central angle of 30°39'30", and a long chord which bears South 77°15'27" West, 132.18 feet;

THENCE along said tangent curve to the right, leaving the north line of said Pad Site, an arc distance of 133.77 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 87°24'48" West, a distance of 67.12 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 49°09'51" West, a distance of 14.53 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 05°44'31" West, a distance of 225.06 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 84°15'29" West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 05°44'31" East, a distance of 10.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 39°15'29" West, a distance of 14.14 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 84°15'29" West, a distance of 232.47 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 50°44'31" West, a distance of 14.14 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 05°44'31" West, a distance of 15.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 84°15'29" West, a distance of 80.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 05°44'31" East, a distance of 15.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 39°15'29" West, a distance of 14.14 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 84°15'29" West, a distance of 77.59 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a tangent curve to the right having a radius of 825.00 feet, a central angle of 22°43'30", and a long chord which bears North 72°53'44" West, 325.08 feet;

THENCE along said tangent curve to the right, an arc distance of 327.22 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 63°21'53" West, a distance of 11.34 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a non-tangent curve to the left having a radius of 180.00 feet and a central angle of 4°46'50" and a long chord which bears South 03°56'00" West, 15.01 feet;

THENCE along said non-tangent curve to the left, an arc distance of 15.02 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 88°27'25" West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a non-tangent curve to the right, having a radius of 230.00 feet and a central angle of 27°02'39", and a long chord which bears North 15°03'54" East, 107.56 feet;

THENCE along said non-tangent curve to the right, an arc distance of 108.56 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 28°35'15" East, a distance of 92.92 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 16°13'54" West, a distance of 14.19 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), for the beginning of a non-tangent curve to the right having a radius of 270.00 feet and a central angle of 16°40'25" and a long chord which bears North 51°50'12" West, 78.30 feet;

THENCE along said non-tangent curve to the right, an arc distance of 78.57 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 43°30'00" West, a distance of 139.86 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 81°19'35" West, a distance of 12.21 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 28°35'15" West, a distance of 10.27 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 61°24'45" West, a distance of 50.00 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), being in the east line of said Mansfield Independent School District tract;

THENCE North 28°35'15" East, and along the east line of said Mansfield Independent School District tract, a distance of 18.77 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 15°45'41" West, along said east line, a distance of 14.30 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA), being the northeast corner of said Mansfield Independent School District tract, for the beginning of a non-tangent curve to the right having a radius of 1539.96 feet and a central angle of 3°49'08" and a long chord which bears North 58°00'54" West, 102.62 feet;

THENCE along said non-tangent curve to the right, along the north line of said Mansfield Independent School District, an arc distance of 102.64 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE North 56°06'20" West, along said north line, a distance of 520.78 feet to a set 1/2 inch iron rod with cap stamped "Graham Assoc. Inc." (GA);

THENCE South 77°40'29" West, along said north line, a distance of 28.12 feet to the POINT OF BEGINNING and CONTAINING 3,042,941 square feet, 69.856 acres of land, more or less.

FILED FOR RECORD _____, 2017.
PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

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 Phase 3, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

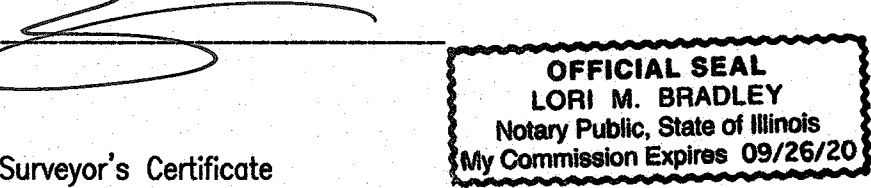
Ruby-07-SPMTGE, LLC.,
David Blanch
Signature

Director Land Development
Name, Title

STATE OF Illinois :
COUNTY OF Winnebago :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared David Blanch 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 5th day of July, 2017



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 07/05/2017
Michael L. Peterson
Texas Registration No. 5999

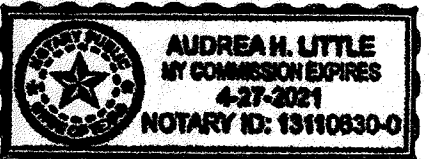


STATE OF TEXAS
COUNTY OF TARRANT

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 03 day of July, 2017

Audrea H. Little
Notary Public in and for the State of Texas
My commission expires 4-27-2021



APPROVED BY THE CITY OF MANSFIELD _____, 2017
APPROVED BY: _____ PLANNING & ZONING COMMISSION CHAIRMAN _____, 2017
APPROVED BY: _____ PLANNING & ZONING SECRETARY

FINAL PLAT
Southpointe Phase 3

69.856 Acres of the Lewis Russell Survey, Abstract No. 720
City of Mansfield, Johnson County, Texas, and
Being a revision of Lot 1XR, Block 37, Southpointe, according
to the plat recorded in Vol. 10, Page 792, Slide F, P.R.J.C.T.
120 Residential Lots
19 Open Space Lots

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



JULY 2017
PREPARED BY

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FROM: F-119107BPLS FROM: 101538-00

CASE NO. SD#17-035

SHEET 6 OF 6

Summary of City Council Actions

July 10, 2017

Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Single-Family Residential Attached Townhomes on approximately 16.13 acres out of the T.J. Hanks Survey, Abstract #644, Tarrant County, TX, generally located east of S. Main Street and Airport Drive; Skorburg Company (ZC#17-005)

Tabled 5 – 0 to the July 24th meeting - City Council requested more information (Lindsey and Newsom absent)

Public Hearing Continuation and Second Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD, Planned Development District for Retail on approximately 5.307 acres out of the James Grimsley Survey, Abstract #578, Tarrant County, TX, generally located south of E. Debbie Lane and approximately 1,300 feet east of Matlock Road; Kimley Horn (ZC#17-007)

Approved 4 – 1 (Moore)

Public Hearing and First Reading on an Ordinance approving a zoning change from C-2, Community Business District to PD, Planned Development District for eating place with drive-through service and retail on approximately 2.063 acres out of the Jacob Back Survey, Tarrant County, TX, generally located at the southwest corner of Holland Road and E. Broad Street plus the removal of a Specific Use Permit for eating place with drive-through service at Lot 2, Block 1, Jacob Back Addition located at 3550 E. Broad Street, GP Holand Xing, LLC (ZC#17-004)

Approved 5 – 0

Public Hearing and First Reading of an Ordinance approving a zoning change from PD, Planned Development District to PD for grocery store, office and retail on approximately 11.01 acres, generally located at 3000 E. Broad Street, 1.075 feet east of Miller Road and south of E. Broad Street, OSK Investments, LP (ZC#17-006)

Approved 4 – 1 (Moore)

Consideration of Request to Revise the Development Standards for the 404 E. Broad Street Planned Development to add the use of Family Viewings and Visitation for the deceased on property generally located at the SW corner of E. Broad Street and Waxahachie Street; Prestige Mortuary, LLC (ZC#02-008A)

Tabled 5 – 0 to the July 24th meeting - City Council requested more information

Public Hearing and Consideration of a request for an alternate location for a roof-mounted Solar Panel System under Section 7800.B.37.H of the Zoning Ordinance to allow solar panels on the front roof slope of the house facing a public street at 5005 Havenside Way; Elias Nkerbu (SP#17-002)

Tabled 5 – 0 to the July 24th meeting - The applicant was not present