

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 2, 2018, 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#17-053: Final Plat of Lot 1, Block 1, Heritage Mansfield K-8 School

END OF CONSENT AGENDA

5. PUBLIC HEARINGS:

A. SD#17-046: Public hearing on a replat to create Lot 1R, Block 1, Mansfield ISD Athletic Complex and Lots 2R and 3, Block 2, Jacob Back Addition

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: Tuesday, January 16, 2018

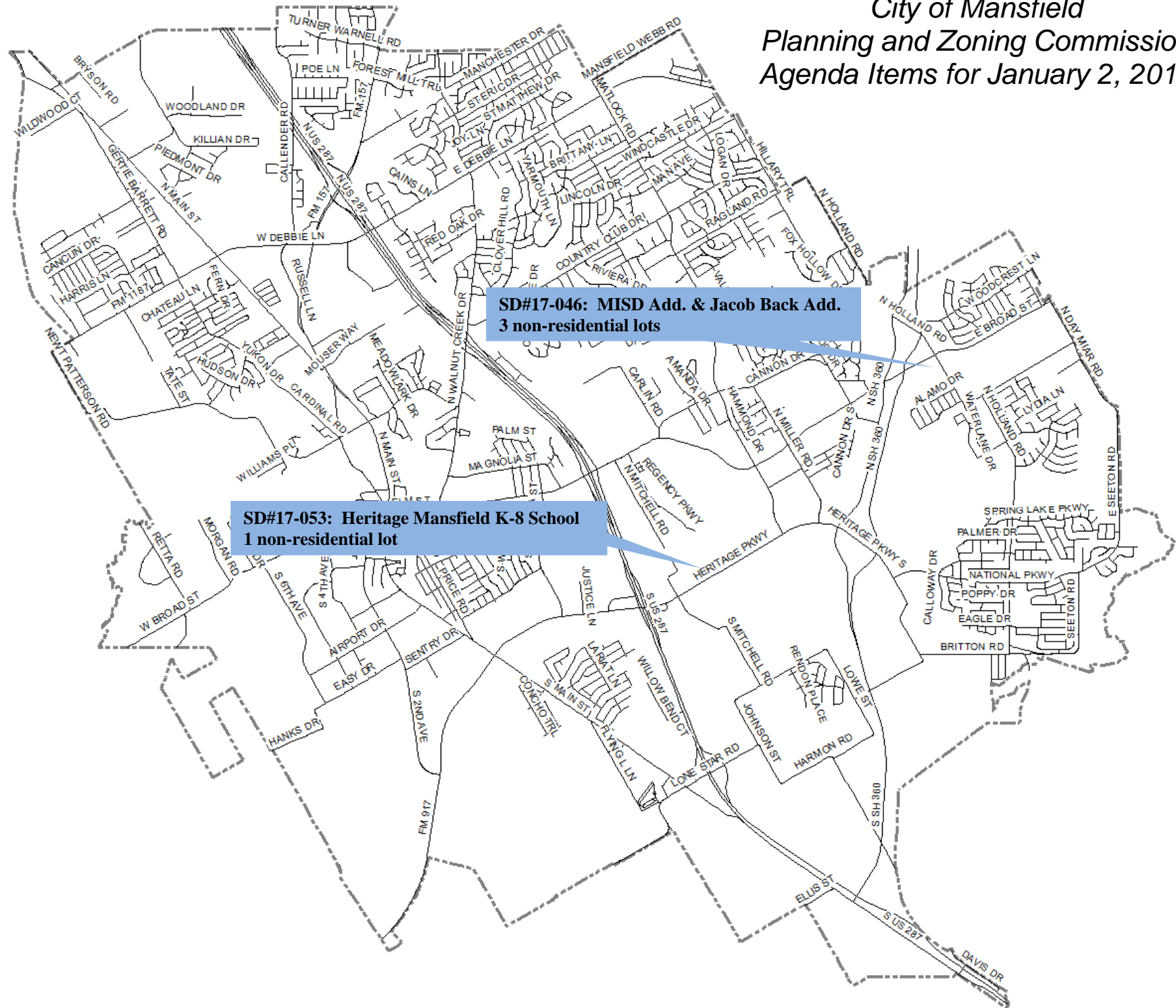
I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, December 28, 2017**, in accordance with Chapter 551 of the Texas Government Code.

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 January 2, 2018*



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

December 4, 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
Mel Neuman	Commissioner
Larry Hudson	Commissioner
Kent Knight	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

Cory Smithee	Vice-Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	P&Z Secretary
Sammy Cox	Fire Department

Call to Order

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

Minutes

Chairman Wilshire called for approval of the November 20, 2017, minutes. Commissioner Hudson made a motion to approve the minutes. Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Citizen Comments

None

Consent Agenda

SD#17-049: Final Plat of Lots 1-3, Block 1, Steadfast Heritage Addition

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

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

SD#17-052: Public hearing on a replat to create Lots 1R and 2, Block 1, Community of Hope Addition

Sara White, representing the applicant, was available to answer questions.

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

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

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

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Commissioner Announcements

Commissioners Hudson and Klenzendorf stated that they will not be able to attend the December 18th meeting.

Staff Announcements

Ms. Sudbury stated that there will be a couple of plats on the next meeting agenda and reminded Commissioners to come at 6:00 p.m. for the annual Christmas treats.

Adjournment

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

Ayes: 6 – Wilshire, Neuman, Hudson, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:34 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: January 2, 2018

Subject: SD#17-053: Final Plat of Lot 1, Block 1, Heritage Mansfield K-8 School

GENERAL INFORMATION

Applicant:	Stephen Clare Horning-Lockwood, owner Athlos Academies, developer Brittain and Crawford, LLC, engineer/surveyor
Location:	2441 Heritage Pkwy
Existing Zoning:	PD
Proposed Use:	Charter School
Size:	17.951 acres
Total Number of Lots:	1
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

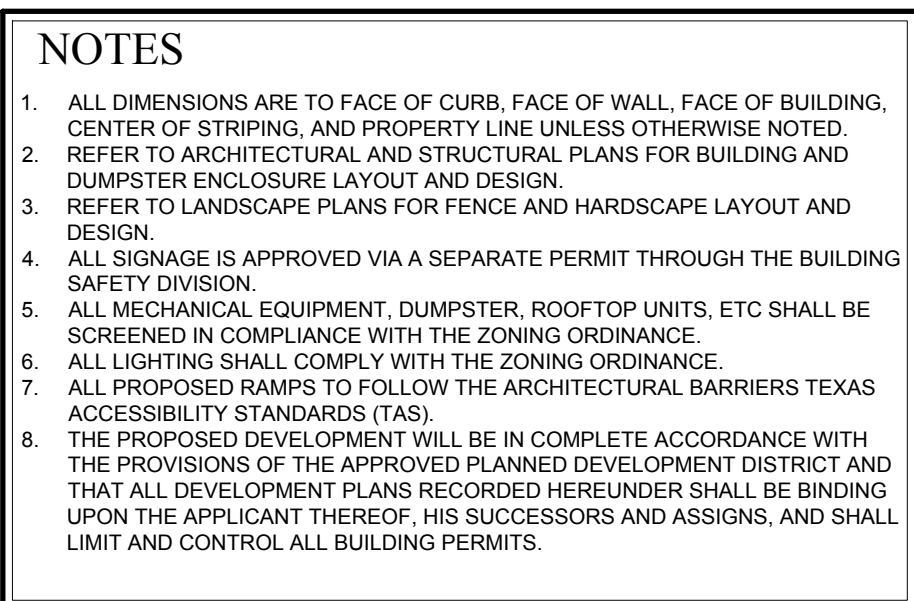
COMMENTS & CONSIDERATIONS

The purpose of this plat is to create a lot to accommodate a kindergarten through 8th grade charter school. The plat conforms to the approved detailed site plan.

Staff recommends approval.

Attachments:

Approved Detailed Site Plan



Existing Zoning	PD
Land Use Designation	CHARTER SCHOOL
Lot Area (Acres)	17.951 Ac.
Building (Footprint sq. ft)	97,168.89 s.f.
Lot Coverage (percent of building cover)	12.4%
Area of Impervious Coverage (building and paving)	26.4%
Building Height	30'-4"
Elementary Total Parking Required (1 per 20 students)	48
Junior High Total Parking Required (1 per 18 students)	26
Total Parking required	74
ADA Parking Required (1 per 50 parking stalls)	2
ADA Parking Provided	8

ARCHITECT
PARKWAY CONSTRUCTION-ARCHITECTURE
1000 CIVIC CIRCLE
LEWISVILLE, TEXAS 75067
PHONE: (972) 221-1979
CONTACT: ROBERT RINKER

APPROVED DETAILED SITE PLAN

PLANNING AND ZONING COMMUNICATION

Agenda: January 2, 2018

Subject: SD#17-046: Public hearing on a replat to create Lot 1R, Block 1, Mansfield ISD Athletic Complex and Lots 2R and 3, Block 2, Jacob Back Addition

GENERAL INFORMATION

Applicant:	Mansfield Independent School District, owner Holland Crossing, LP, developer Wier & Associates, engineer
Location:	3700 and 3750 E. Broad St.
Existing Zoning:	C-2, Community Business District, PD, Planned Development District, MF-1, Multi-family Residential District
Existing/Proposed Use:	MISD Stadium/restaurants
Total Number of Lots:	3
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

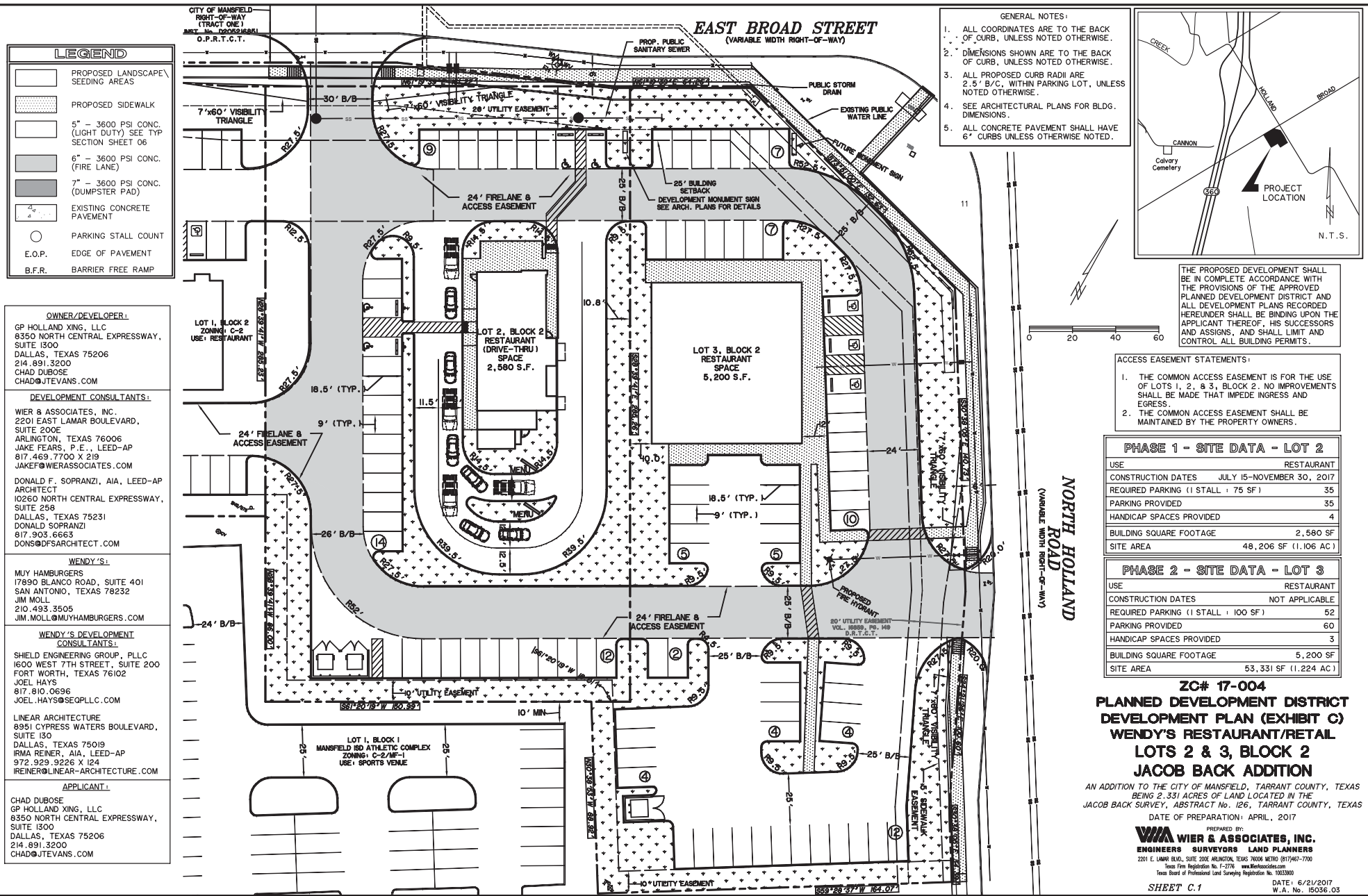
COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing Lot 2, Block 2, Jacob Back Addition into Lots 2R and 3 to accommodate new restaurants at the corner of E. Broad Street and N. Holland Road. To ensure that the commercial lots had sufficient space, the developer acquired a portion of land from Lot 1, Block 1, Mansfield ISD Athletic Complex.

Staff recommends approval.

Attachments:

Approved Development Plan
Previously Approved Plats

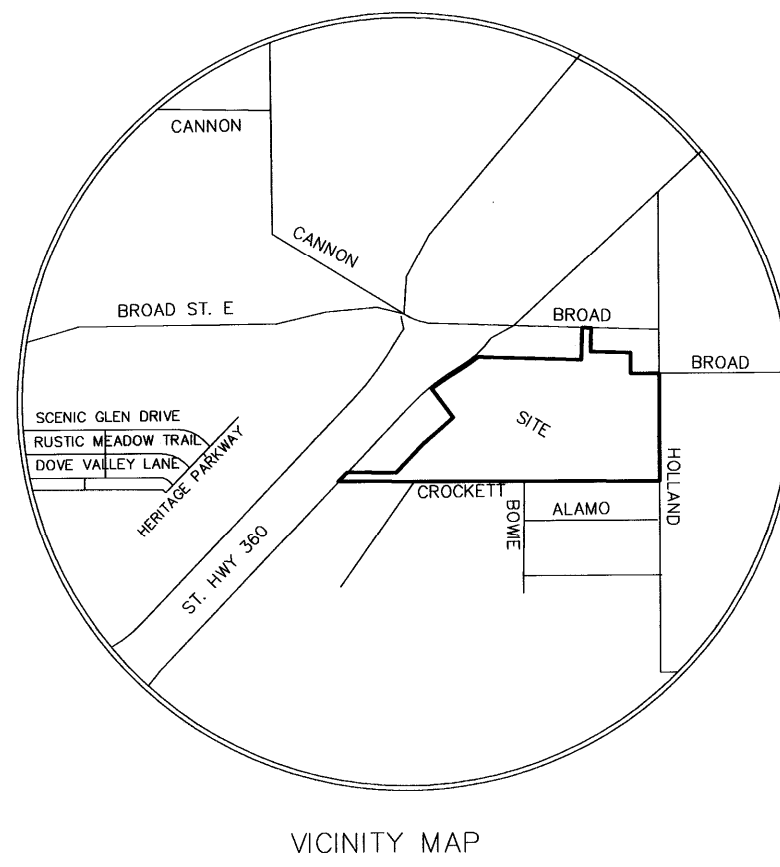


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REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING

P. O. BOX 8873
FORT WORTH, TEXAS 76124

METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com



VICINITY MAP

This is to Certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY 4050". Irons that are damaged, disturbed, or not so marked are not original

Herbert S. Beasley
Herbert S. Beasley R.P.L.S.
Texas Registration No. 4050



Δ=6°51'11"
R=2261.83
L=270.53
LC=N27°02'03"E
270.37

Δ=11°30'50"
R=984.93
L=197.93
LC=N24°44'38"E
197.59

APPROVED BY THE CITY OF MANSFIELD
11/15/2004 *James Thompson*
APPROVED BY: P & Z COMMISSION CHAIRMAN
11/15/2004 *Julia Jones*
ATTEST: PLANNING & ZONING SECRETARY
TXU ELECTRIC DELIVERY
APPROVED BY: *Stephen F. M. R.*
ATMOS ENERGY
APPROVED BY: *W. J. Stan*
SBC
APPROVED BY: *Ana Top*
CHARTER COMMUNICATIONS
APPROVED BY: *Ana Top*

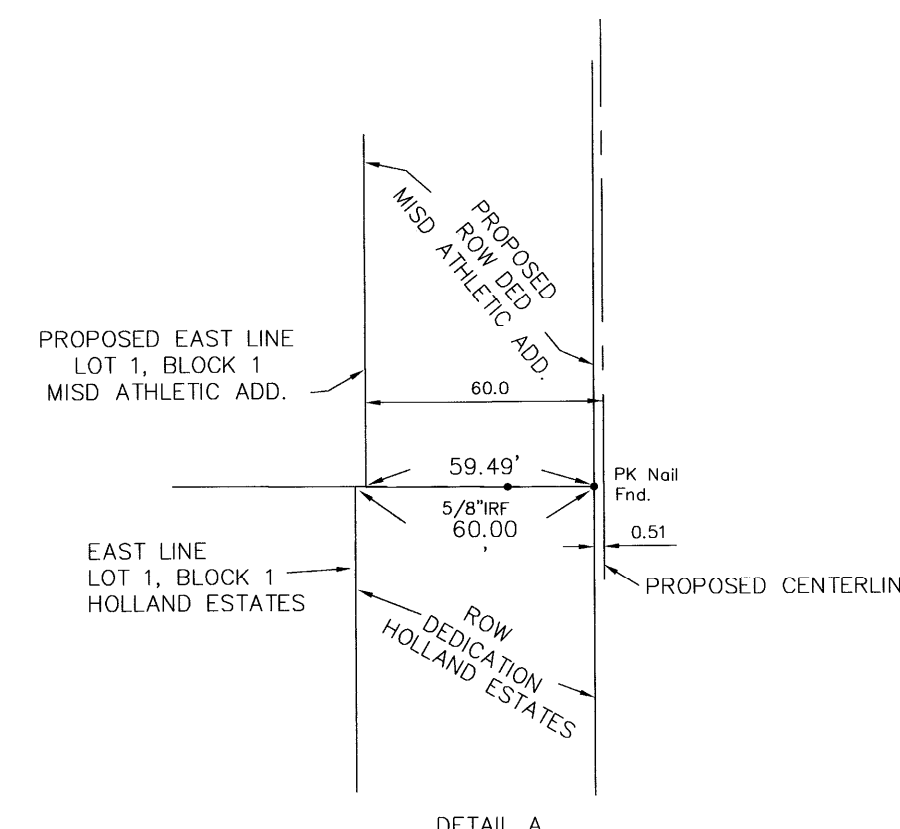
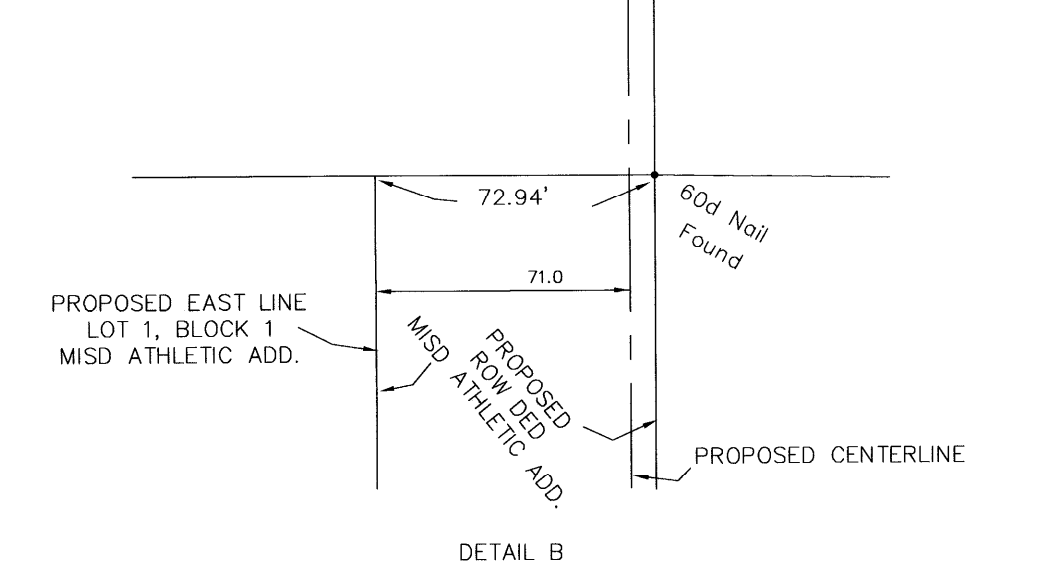
STATE OF TEXAS
V. 1011, P. 136,
D.R.T.C.T.

State Highway No. 360

REMAINDER
360 MATLOCK ROAD-BROAD STREET PARTNERSHIP
V. 16224, P. 136,
D.R.T.C.T.

LOT 1, BLOCK 1

43.771 acres



LOUIS INVESTOR GROUP
V. 14075, P. 140,
D.R.T.C.T.

SEE DETAIL B

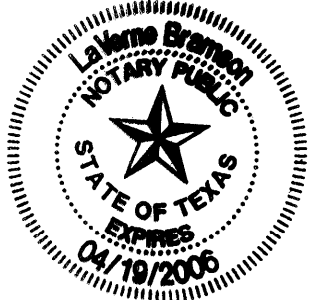
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Mansfield Independent School District, by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block 1, Mansfield ISD Athletic Complex, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas, this the 2nd day of November, 2004.
Mansfield Independent School District
Joy Keller
Joy Keller, Board of Trustees
Mansfield Independent School District

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Joy Keller, President, Board of Trustees, Mansfield Independent School District, 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 Board of Trustees.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of November, 2004.
Patricia Branson
Notary Public, State of Texas



POB
SOUTHEAST CORNER J.C. BACK SURVEY

SEE DETAIL A

FINAL PLAT
LOT 1, BLOCK 1,
MANSFIELD ISD ATHLETIC COMPLEX
being 45.205 acres of land located in the
Jacob Back Survey, Abstract No. 126,
City of Mansfield, Tarrant County, Texas

prepared August, 2004

This Plat Recorded in Cabinet A Slide 10068 Date: 4/11/05

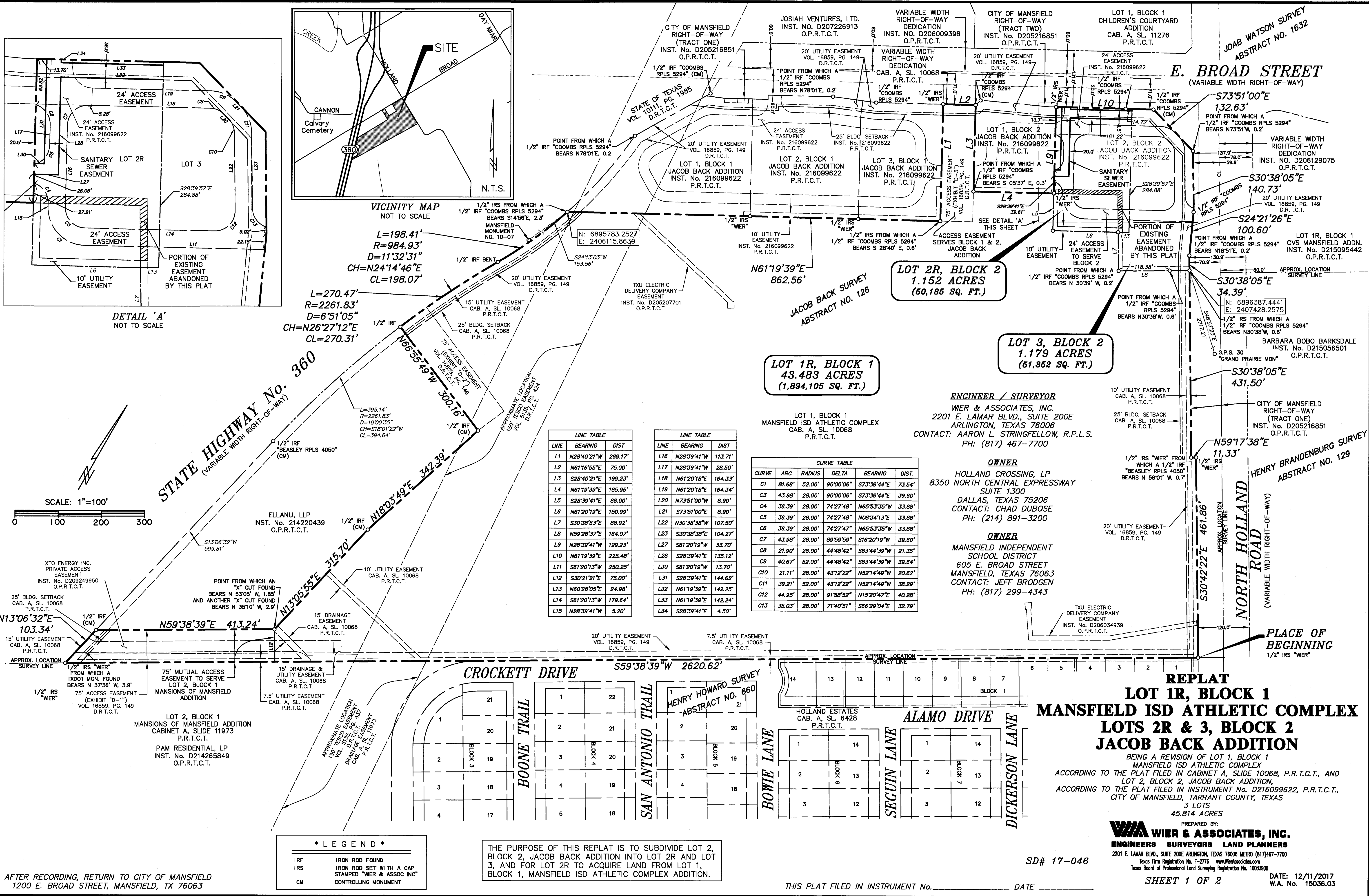
Owner/Developer
Mansfield Independent School District
605 E. Broad Street
Mansfield, Texas 76063
817-473-5333
817-473-5737 FAX
SURVEYOR
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
817-429-0194

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

SCALE 1"=100'

PREVIOUSLY APPROVED PLAT

SD#04-042



PRINTED: 12/11/2017 STB FILE: WIER-SURVEY.STB LAST SAVED: 12/11/2017 2:51 PM SAVED BY: DANNYC FILE: 15036.03 REPLAT.DWG

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MANSFIELD INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVE, AND HOLLAND CROSSING, L.P., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVE, ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 16859, PAGE 146, DEED RECORDS, TARRANT COUNTY, TEXAS (O.R.T.C.T.), BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO HOLLAND CROSSING, L.P., RECORDED IN INSTRUMENT NO. D215284351, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF A LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10068, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), BEING ALL OF LOT 2, BLOCK 2, JACOB BACK ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D216099622, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE NORTH CORNER OF LOT 1, BLOCK 1, HOLLAND ESTATES, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 6428, P.R.T.C.T., AND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH HOLLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 59°38'39" W, ALONG THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE NORTHWEST LINE OF SAID HOLLAND ESTATES, AND DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH HOLLAND ROAD, 2620.62 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MONUMENT FOUND BEARS N 37°36' W, 3.9 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE NORTHWEST CORNER OF LOT 2, BLOCK 1, MANSIONS OF MANSFIELD ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11973, P.R.T.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 360 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 13°06'32" E, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY No. 360 (S.H. 360), 103.34 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ELLANU, LLP, RECORDED IN INSTRUMENT NUMBER D214220439, O.P.R.T.C.T.;

THENCE ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AND SAID ELLANU TRACT AS FOLLOWS:

- 1) N 59°38'39" E, DEPARTING EAST RIGHT-OF-WAY LINE OF SAID S.H. 360, A DISTANCE OF 413.24 FEET TO A POINT, FROM WHICH AN "X" CUT FOUND BEARS N 53°05' W, 1.85 FEET AND ANOTHER "X" CUT FOUND BEARS N35°10' W, 2.9 FEET;
- 2) N 13°05'55" E, 315.70 FEET TO A 1/2" IRON ROD FOUND;
- 3) N 18°03'49" E, 342.39 FEET TO A 1/2" IRON ROD FOUND;
- 4) N 66°55'49" W, 300.16 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID ELLANU TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID S.H. 360 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 270.47 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S.H. 360 AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2261.83 FEET, A DELTA ANGLE OF 6°51'05", AND A CHORD BEARING N 26°27'12" E, 270.31 FEET TO A BENT 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 198.41 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SH 360 AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 11°32'31", AND A CHORD BEARING N 24°14'46" E, 198.07 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS S 14°56' E, 2.3 FEET, SAID IRON ROD SET BEING A NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID JACOB BACK ADDITION;

THENCE N 61°19'39" E, ALONG A NORTHWEST LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE SOUTHEAST LINE OF BLOCK 1 OF SAID JACOB BACK ADDITION, 862.56 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS S 28°40' E, 0.6 FEET, SAID POINT BEING AN ELL CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AND THE EAST CORNER OF LOT 3, BLOCK 1 OF SAID JACOB BACK ADDITION;

THENCE N 28°40'21" W, ALONG A SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 269.17 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING A NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE NORTH CORNER OF SAID LOT 3, AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST BROAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 61°16'55" E, ALONG A NORTH LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE SOUTH RIGHT-OF-WAY LINE OF SAID BROAD STREET, 75.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294", SAID IRON ROD BEING A NORTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID JACOB BACK ADDITION;

THENCE S 28°40'21" E, ALONG A NORTHEAST LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 2, A DISTANCE OF 199.23 FEET, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BROAD STREET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294", BEARS S 05°37' E, 0.3 FEET, SAID POINT BEING AN ELL CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AND THE SOUTH CORNER OF SAID LOT 1, BLOCK 2, JACOB BACK ADDITION;

THENCE N 61°19'39" E, ALONG A NORTH LINE OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 2, JACOB BACK ADDITION, 185.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE EAST CORNER OF SAID LOT 1, BLOCK 2, JACOB BACK ADDITION AND THE SOUTH CORNER OF LOT 2, BLOCK 2, JACOB BACK ADDITION;

THENCE N 28°39'41" W, ALONG A NORTHEAST LINE OF SAID LOT 1, BLOCK 2, JACOB BACK ADDITION AND A SOUTHWEST LINE OF LOT 2, BLOCK 2, JACOB BACK ADDITION, A DISTANCE OF 199.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE WEST CORNER OF SAID LOT 2, BLOCK 2, JACOB BACK ADDITION, THE NORTH CORNER OF SAID LOT 1 BLOCK 2, JACOB BACK ADDITION AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BROAD STREET;

THENCE N 61°19'39" E, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 2, JACOB BACK ADDITION AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BROAD STREET AT 161.22 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294", CONTINUING IN ALL, A TOTAL DISTANCE OF 225.48 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294", SAID IRON ROD BEING THE WEST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BROAD STREET WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH HOLLAND ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 73°51'00" E, ALONG SAID CORNER CLIP, 132.63 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS N 73°51' W, 0.2 FEET;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH HOLLAND ROAD THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2, JACOB BACK ADDITION, AND THE NORTHEAST LINE OF OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX AS FOLLOWS:

- 3) S 30°38'05" E, 140.73 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294";
- 4) S 24°21'26" E, 100.60 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS NORTH 18°51' EAST, 0.2 FEET;
- 5) S 30°38'05" E, 34.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS N 30°38' W, 0.6 FEET, SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, AND THE EAST CORNER OF SAID LOT 2, BLOCK 2, JACOB BACK ADDITION;
- 6) S 30°38'05" E, 431.50 FEET TO TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "BEASLEY RPLS 4050" BEARS N 58°01' W, 0.7 FEET;
- 7) N 59°17'38" E, 11.33 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 8) THENCE S 30°42'22" E, 461.86 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 45.814 ACRES (1,995,642 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

MANSFIELD ISD AND HOLLAND CROSSING, L.P., BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PARCELS, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK 1 OF THE MANSFIELD ISD ATHLETIC COMPLEX & LOTS 2R & 3, BLOCK 2 OF THE JACOB BACK ADDITION, ADDITIONS TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DO DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

MANSFIELD ISD:

WITNESS MY HAND AT MANSFIELD, TEXAS THIS THE 20th DAY OF December 2017.

BY: Carol Gonzales

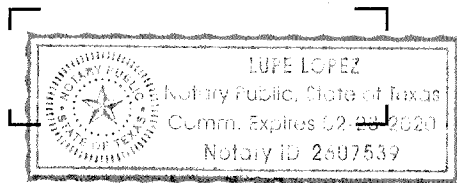
Printed Name: RAUL H GONZALEZ

Title: School Board President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Raul Gonzalez, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 20th DAY OF December 2017.



NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: 12/23/2020

HOLLAND CROSSING L.P.:

WITNESS MY HAND AT DALLAS, TEXAS THIS THE 13th DAY OF December 2017.

BY: Chad Dubose

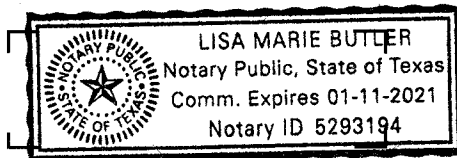
Printed Name: Chad Dubose

Title: Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Dubose, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 13th DAY OF December 2017.



NOTARY PUBLIC OF THE STATE OF TEXAS

COMMISSION EXPIRES: 1-11-21

* GENERAL NOTES *

1. ALL 1/2" IRON RODS SET ARE WITH A CAP STAMPED "WIER & ASSOC INC" UNLESS NOTED OTHERWISE.
2. ALL EASEMENTS SHOWN HEREON ARE BY THIS PLAT, UNLESS NOTED OTHERWISE.
3. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

* BASIS OF BEARINGS NOTE *

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY WESTERN DATA SYSTEMS.

APPROVED BY THE CITY OF MANSFIELD

2017
APPROVED BY: P & Z COMMISSION CHAIRMAN

2017
ATTEST: PLANNING & ZONING SECRETARY

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT I, AARON L. STRINGFELLOW, 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.

Aaron L. Stringfellow
2/11/17
AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AaronLS@WierAssociates.com



REPLAT
LOT 1R, BLOCK 1
MANSFIELD ISD ATHLETIC COMPLEX
LOTS 2R & 3, BLOCK 2
JACOB BACK ADDITION

BEING A REVISION OF LOT 1, BLOCK 1
MANSFIELD ISD ATHLETIC COMPLEX
ACCORDING TO THE PLAT FILED IN CABINET A, SLIDE 10068, P.R.T.C.T., AND
LOT 2, BLOCK 2, JACOB BACK ADDITION.
ACCORDING TO THE PLAT FILED IN INSTRUMENT No. D216099622, P.R.T.C.T.,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS
45.814 ACRES

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

SD# 17-046

SHEET 2 OF 2

DATE: 12/11/2017
W.A. No. 15036.03

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

Summary of City Council Actions

December 11, 2017

Public Hearing Continuation and Second Reading on an ordinance approving a zoning change from SF-7.5/12 to PD for office, retail, artist studio, and live-work unit uses and retaining the existing Historic Landmark Overlay District on approximately 0.3 acres located at 303 E. Broad Street (ZC#17-020)

Approved 6 – 0 – 1 (Cook abstained)

Third and Final Reading on 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 East Broad Street, OSK Investments (ZC#17-006)

Applicant requested that Third Reading be tabled to January 8, 2018

Review and Consideration of a Detailed Site Plan for a 17,844 square foot Two-Story Medical Office Building on 1.159 acres located at 2925 E. Broad Street; Jeremy Pearce of Environments for Health Architecture on behalf of Jeff Brockett of TRA Mansfield/Texas Retina (DS#17-003)

Approved 7 – 0