

## AGENDA

### PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, AUGUST 20, 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. PUBLIC HEARINGS:

- A. SD#18-004: Public hearing on a Replat to create Lots 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R through 12, Block 1, The Shops at Broad Street
- B. ZC#18-019: Public hearing for a change of zoning from PR Pre-Development District to OP Office Park District on approximately 0.647 acres out of the Joab Watson Survey, Abstract No. 1632, located at 4451 E. Broad St.

#### 5. COMMISSION ANNOUNCEMENTS

#### 6. STAFF ANNOUNCEMENTS

#### 7. ADJOURNMENT OF MEETING

#### 8. NEXT MEETING DATE: Tuesday, September 4, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, August 16, 2018**, in accordance with Chapter 551 of the Texas Government Code.

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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.

**ZC#18-019: PR to OP  
0.647 acres**

**SD#18-004: The Shops at Broad Street  
17 commercial lots, 1 multi-family lot**

**SD#18-004: The Shops at Broad Street**  
**17 commercial lots, 1 multi-family lot**

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

**August 6, 2018**

Chairman Wilshire called the meeting to order at 5:03 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
Larry Hudson	Commissioner
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

**Absent:**

None

**Staff:**

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Scott Lingo	Fire Department
Joe Smolinski	Deputy City Manager

**Call to Order**

Chairman Wilshire called the meeting to order at 5:03 p.m.

**Joint Work Session with the City Council in the Multi-Purpose Room at City Hall:**

- A. Discussion Regarding Food Truck Regulations
- B. Discussion Regarding 12/22 Zoning Issues
- C. Discussion Regarding Legal Issues Associated with Zoning
- D. Discussion Regarding Vested Rights
- E. Discussion Regarding Various Zoning Issues

**Recess into Executive Session at 6:32 p.m.**

**Adjourn Executive Session at 6:45 p.m.**

**Reconvene into Regular Meeting in the Council Chambers at 6:54 p.m.**

**Minutes**

Chairman Wilshire called for approval of the July 16, 2018, minutes. Commissioner Knight made a motion to approve the minutes as presented. Commissioner Hudson seconded the motion, which carried by the following vote:

**Ayes: 7** - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf  
**Nays: 0**  
**Abstain: 0**

**Citizen Comments**

None

*At this time, Chairman Wilshire removed SD#18-012 from the Consent Agenda for discussion*

**SD#18-012: Final Plat of Queensgate**

Chairman Wilshire had a question regarding the two open space lots appearing to look like one lot. Mr. Wright explained that in addition to the green space lot (Lot 32-X) adjacent to the creek, the median in the enhanced entryway counted as the second open space lot.

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

**Ayes:** 7 - Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

**ZC#18-011: Public Hearing for a change of zoning from C-2 Community Business District to PD Planned Development District for Single Family Attached Townhomes on approximately 0.885 acres out of Lot 4, Block 1, Cooper Square and approximately 7.155 acres out of the T.O. Harris Survey, Abstract No. 645, totaling approximately 8.05 acres located at 1400-1420 Turner Warnell Road**

Felix Wong, planning consultant and Jack Romigh, architect, gave an overview of the request, power point presentation and were available to answer questions.

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

Hector Escamilla, Mark Fueling, Dana Hammack, Asilme Montemayor, Ty Williams and John Hardge spoke in support of the request.

Sue Ochsner, Louis Arrivillaga, Erin Arrivillaga, Adele Lindar, Shauna Friend, Angela Martin, Phillip Worobey, Migiel Aure, Anthony Lamontia, Tracey Collins and Tamera Bounds spoke in opposition of the request. Chairman Wilshire read for the record the following cards of opposition: Don Ochsner, Pablo Orellana, Ann Cooper, Barbara George, Marah Loglah, Dayse Orellana, Jennifer Orellana, Carol Denise Rodrigues, Matthew Steele, Moacir Rodrigues, Robert Rodriguez, Jenny Rodriguez, Margaret Steele, Kelly Lamantia, Ashlee Newson, Kristen Fleming Wood, David Martin, Pamela Meyer, Jeffrey Meyer, Lance Irwin, Kimberly Wallace, William Wallace, Houston Mitchell, John M. Collins Jr. and Teresa Robbins.

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

**Rebuttal**

Mr. Wong stated that quality townhomes are being proposed and he understands the traffic congestion concerns, however, Turner Warnell Road will be 4-lanes very soon.

After discussion regarding density, traffic congestion, overcrowding the school system, lack of adequate space between garages and alley, drainage issues and lack of green space, Commissioner Neuman made a motion to deny the request. Commissioner Hudson seconded the motion which carried by the following vote:

**Ayes:** 7 – Wilshire, Smithee, Hudson, Neuman, Knight, Mills and Klenzendorf  
**Nays:** 0  
**Abstain:** 0

**ZC#18-018: Public Hearing for a request for a Specific Use Permit for Eating Place with Drive-Through Service on approximately 1.28 acres out of the Jacob Back Survey, Abstract No. 126, generally located on the north side of E. Broad Street, the east side of Cannon Drive and the west side of SH 360**

Scott Brown, representing the applicant, gave an overview of the request, power point presentation and was available to answer questions. Sarah Scott, project engineer, was also 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.

After discussion, Commissioner Hudson made a motion to approve the request with the condition that the 7 ft x 60 ft visibility triangle be moved to the intersection of the drive approach and the new front property line in accordance with the requirements of the Engineering Department. Commissioner Mills seconded the motion which carried by the following vote:

**Ayes:** 6 – Smithee, Hudson, Neuman, Knight, Mills and Klenzendorf  
**Nays:** 1 - Wilshire  
**Abstain:** 0

### **Commissioner Announcements**

Chairman Wilshire thanked Jeff Price for taking Commissioners on a tour of the Water Treatment Plant.

### **Staff Announcements**

None

### **Adjournment**

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

**Ayes:** 7 – Wilshire, Smithee, Neuman, Hudson, Knight, Mills and Klenzendorf

**Nays:** 0

**Abstain:** 0

With no further business, Chairman Wilshire adjourned the meeting at 8:47 p.m.

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary

## **PLANNING AND ZONING COMMUNICATION**

Agenda: August 20, 2018

Subject: SD#18-004: Public hearing on a Replat to create Lots 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R through 12, Block 1, The Shops at Broad Street

### **GENERAL INFORMATION**

Applicant:	Shops at Broad LLC, owner City of Mansfield, 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:	84.621 acres
Total Number of Lots:	18
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

### **COMMENTS & CONSIDERATIONS**

The property is being replatted for the following reasons:

1. To subdivide the existing Lot 3 into two lots;
2. To subdivide the existing Lot 4 into three lots;
3. To subdivide the existing Lot 6 into four lots;
4. To add, abandon or relocate access and utility easements throughout the development;  
and
5. To incorporate approximately 4.215 acres adjacent to the development as Lot 12.

These lots will accommodate retail, entertainment and multi-family residential uses. There are buildings under construction or currently in the permit review process on the following lots:

- Lot 1R, At Home
- Lot 5R, Multi-tenant retail shell building
- Lot 6R1, Belk, T.J. Maxx and multi-tenant retail shell building

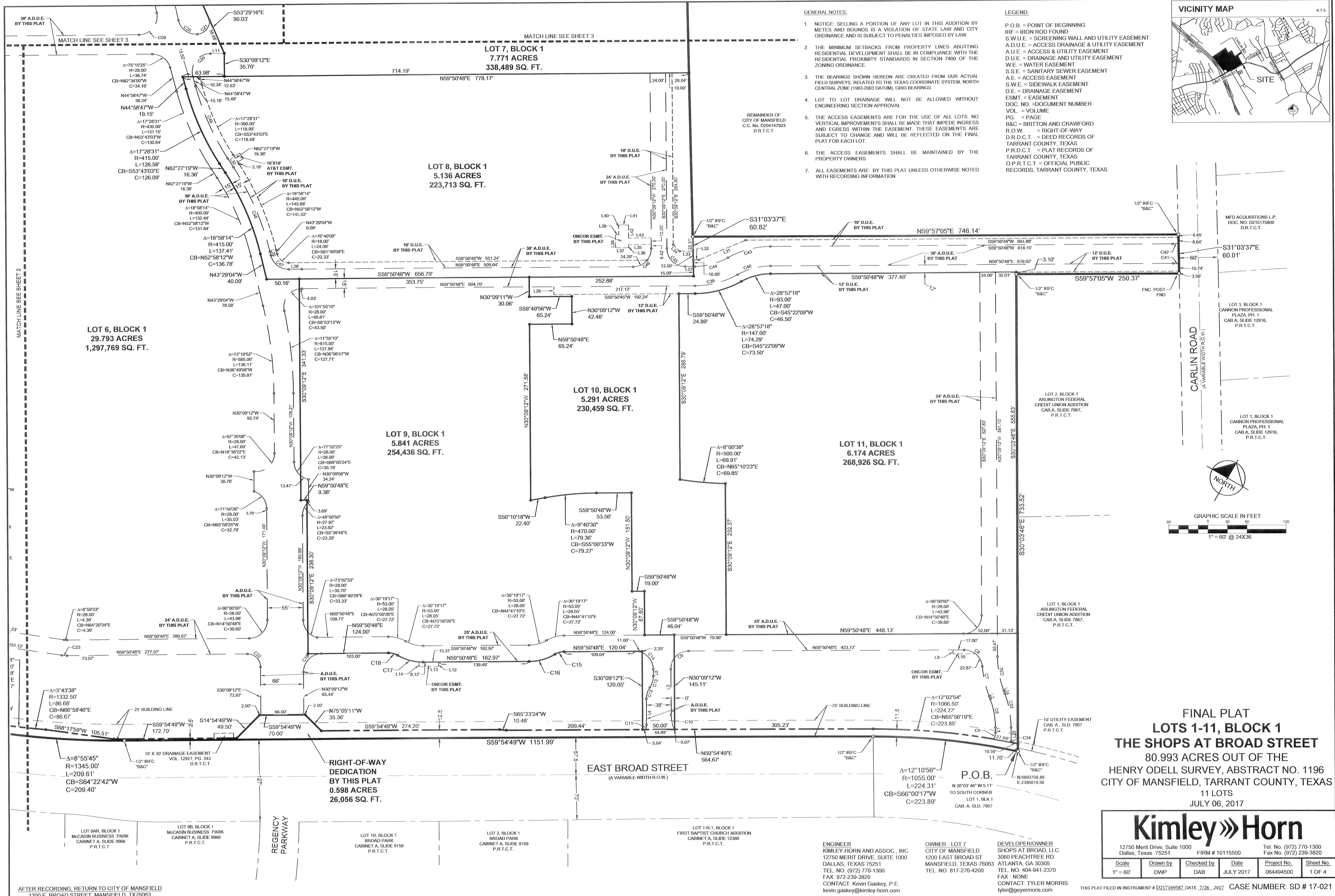
- Lot 6R4, Multi-tenant retail shell building
- Lot 8R, Star Center
- Lot 9R, Academy Sports and Outdoors

Although the copies in the packet have not been signed by the Mayor, the original copy for filing has been signed.

Staff recommends approval.

**Attachments:**

Previously approved plat

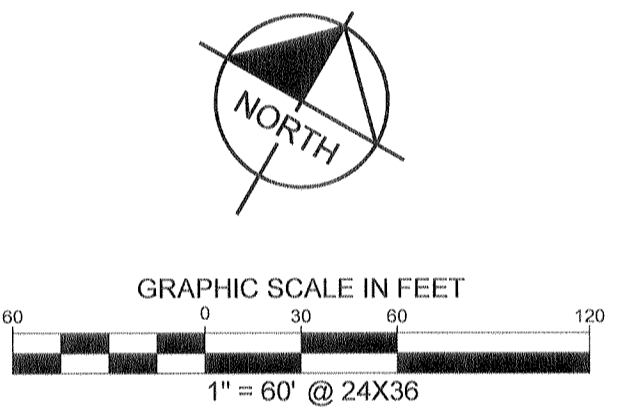
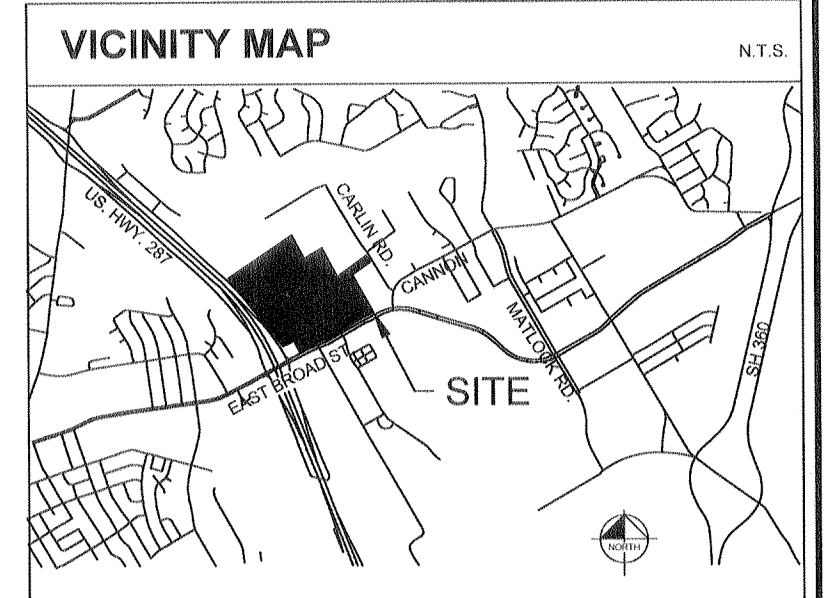


GENERAL NOTES:

- 1. 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.
- 2. THE MINIMUM SETBACKS FROM PROPERTY LINES ABUTTING RESIDENTIAL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL PROXIMITY STANDARDS IN SECTION 7400 OF THE ZONING ORDINANCE.
- 3. THE BEARINGS SHOWN HEREON ARE CREATED FROM OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2003 DATUM), GRID BEARINGS.
- 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 5. THE ACCESS EASEMENTS ARE FOR THE USE OF ALL LOTS. NO VERTICAL IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS WITHIN THE EASEMENT. THESE EASEMENTS ARE SUBJECT TO CHANGE AND WILL BE REFLECTED ON THE FINAL PLAT FOR EACH LOT.
- 6. THE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- 7. ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED WITH RECORDING INFORMATION.

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  
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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. 1 OF 4

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

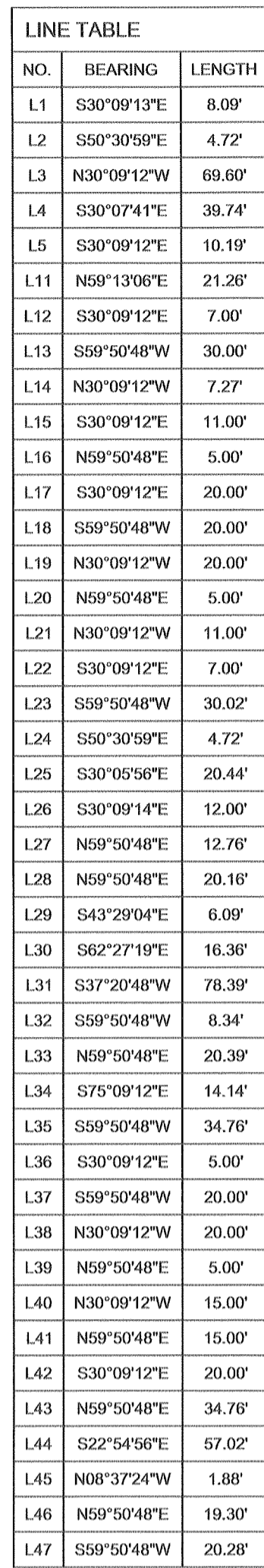
OWNER - LOT 7  
CITY OF MANSFIELD  
1200 EAST BROAD ST  
MANSFIELD, TEXAS 76063  
TEL. NO. 817-276-4200

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

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

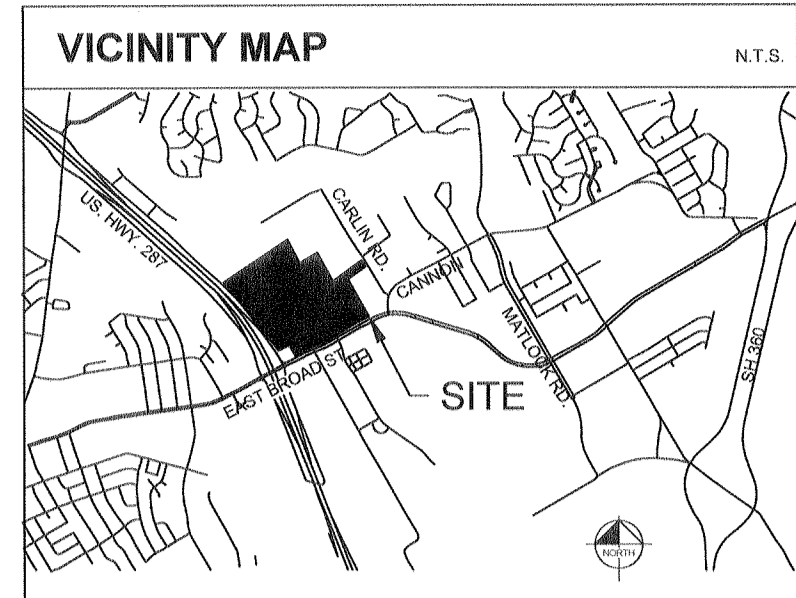
THIS PLAT FILED IN INSTRUMENT # D217169587, DATE: 7/26/2017 CASE NUMBER: SD # 17-021

PREVIOUSLY APPROVED FINAL PLAT



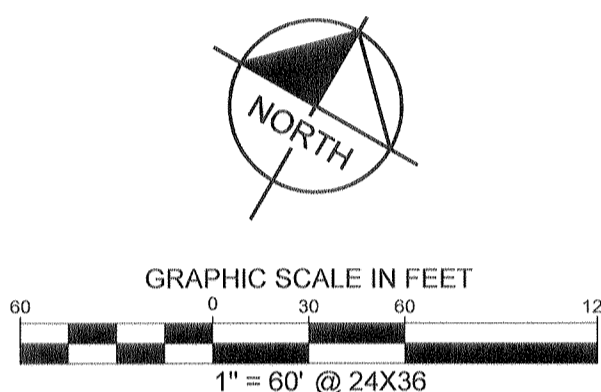
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	90°22'06"	28.00	44.16	N74°58'09"W	39.73
C3	90°00'00"	28.00	43.98	S14°50'48"W	39.60
C4	90°00'00"	28.00	43.98	S75°09'12"E	39.60
C5	2°58'14"	20.50	10.01	S16°04'39"E	9.91
C6	20°21'47"	126.00	44.78	S40°20'06"E	44.55
C7	15°23'05"	174.00	46.72	S42°49'27"E	46.55
C8	85°01'18"	28.00	45.55	S77°38'35"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"	30.00	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°11'10"W	14.65
C16	30°19'17"	78.00	41.28	S44°11'10"W	40.80
C17	30°19'17"	78.00	41.28	S75°00'25"W	40.80
C18	30°19'17"	28.00	14.82	S75°00'25"W	14.65
C19	90°00'00"	28.00	43.98	S14°50'48"W	39.60
C20	105°13'44"	20.01	51.44	S07°39'28"W	44.51
C21	92°49'14"	20.00	32.40	N08°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	88°59'46"	28.00	43.98	N24°50'28"E	39.60
C25	81°21'20"	28.00	39.76	S83°09'19"E	36.50
C26	90°00'00"	28.00	45.02	S13°46'54"W	40.33
C27	92°07'48"	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	8.72	S68°10'15"W	8.69
C42	17°21'14"	30.00	9.01	N51°10'11"E	9.05
C43	28°57'18"	135.00	68.22	N45°22'09"E	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	S14°50'48"W	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°26'31"	430.00	122.00	S53°43'05"E	121.53

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C50	141°46'20"	110.00'	176.19'	N76°02'22"W	157.95'
C51	66°41'52"	28.00'	32.59'	S24°43'32"W	30.79'
C52	85°15'08"	28.00'	41.86'	N72°46'46"W	37.92'
C53	90°00'00"	20.00'	31.42'	N14°50'48"E	28.28'
C54	110°15'48"	28.00'	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°03'33"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°26'11"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'



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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	DWP	DAB	JULY 2017	064494500	2 OF 4

CASE NUMBER: SD # 17-021

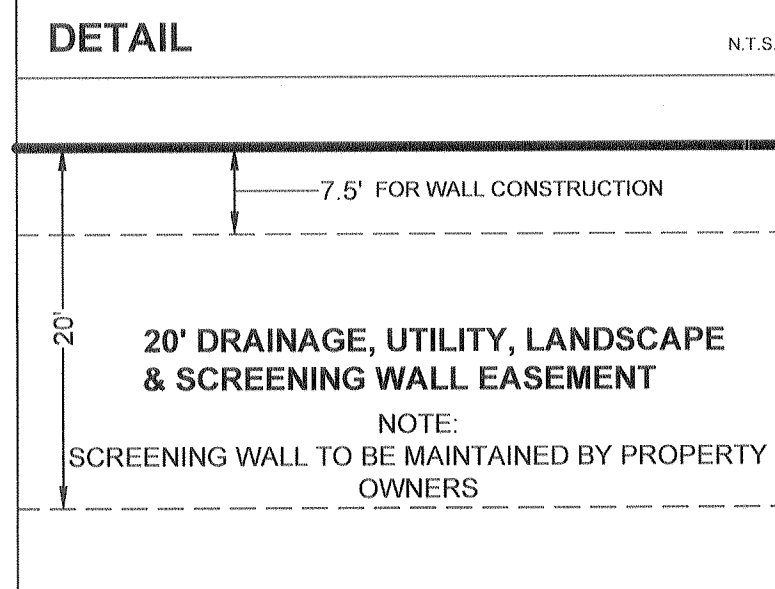
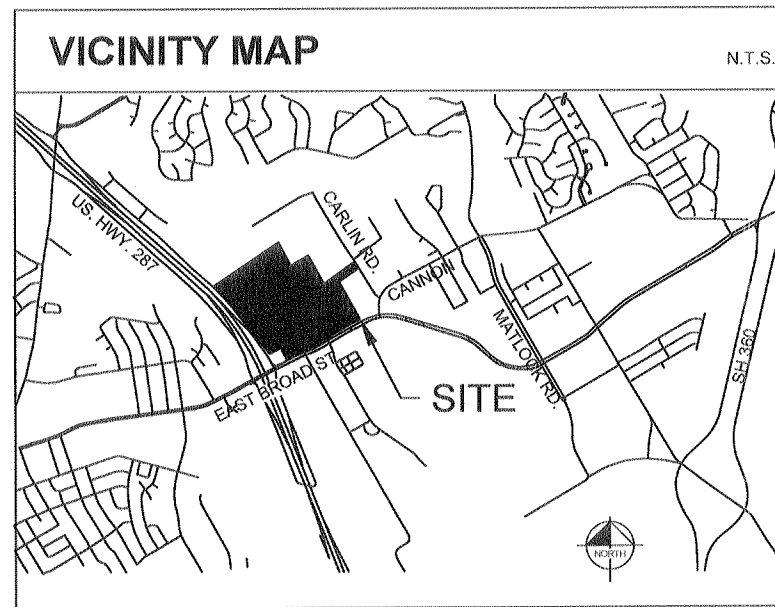
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FAX: 972-239-3820  
CONTACT: Kevin Gaskey, P.E.  
kevin.gaskey@kimley-horn.com

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  
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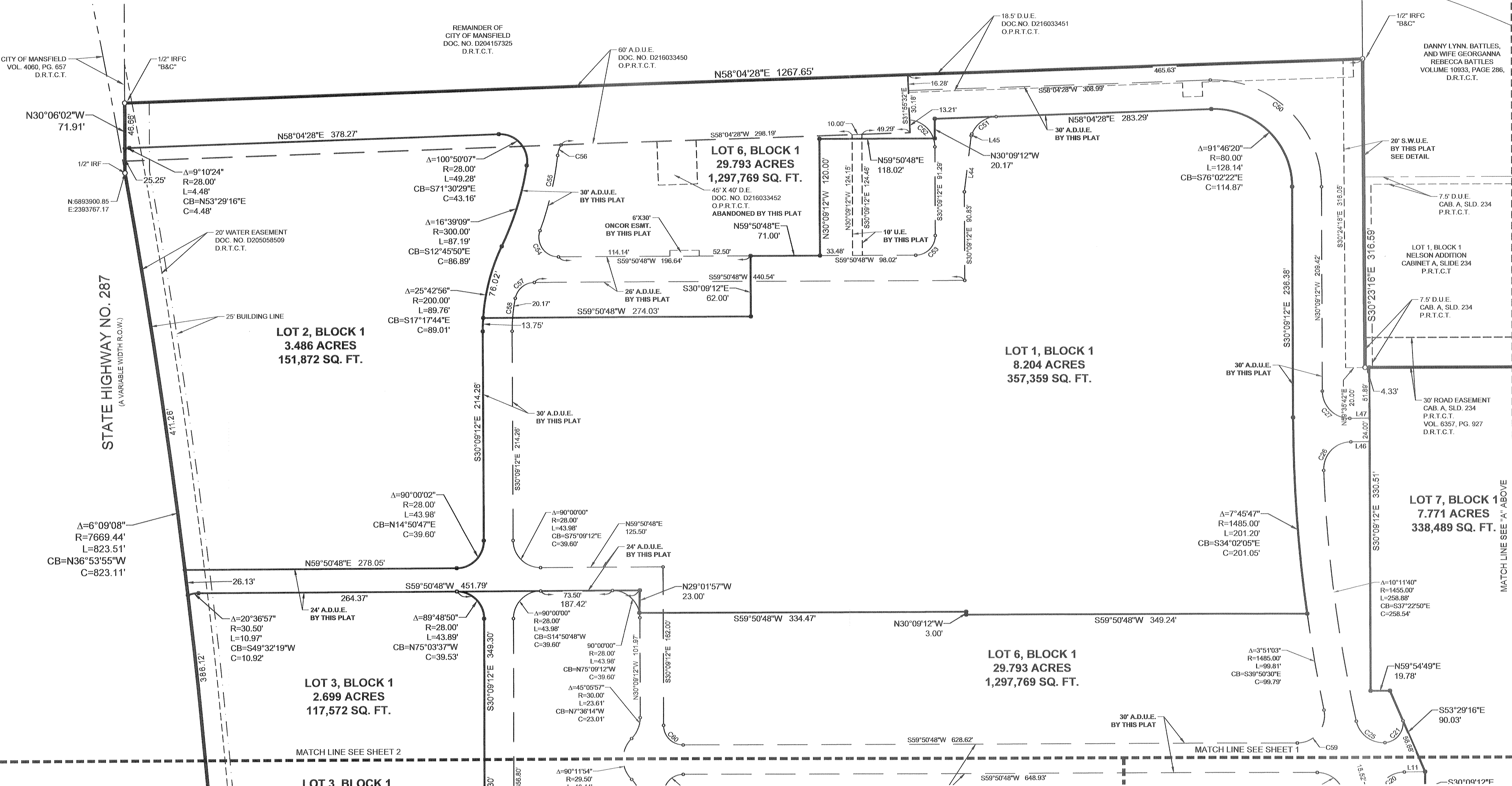
PREVIOUSLY APPROVED FINAL PLAT

DWG NAME: K:DAI SIRJEVNE494500-MANSEI D. THE SHOPS AT BROAD STREET/DGTHE SHOPS AT BROAD STREET EP MOVED TO BITION DWG PLOTTED BY: PATRICK DAVID 7/4/2017 10:28 AM LAST SAVED 7/4/2017 10:25 AM



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S.S.E. = SANITARY SEWER EASEMENT  
A.E. = ACCESS EASEMENT  
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O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



LOT 7, BLOCK 1  
7.771 ACRES  
338,489 SQ. FT.

LOT 7, BLOCK 1  
7.771 ACRES

LOT 7, BLOCK 1  
7.771 ACRES  
338,489 SQ. FT.

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
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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  
3080 PEACHTREE RD.  
ATLANTA, GA 30305  
TEL. NO. 404-941-2370  
FAX: NONE  
CONTACT: TYLER MORRIS  
tyler@geyer-morris.com

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.
1" = 60'	DWP	DAB	JULY 2017	064494500	3 OF 4

CASE NUMBER: SD # 17-021

PREVIOUSLY APPROVED FINAL PLAT

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;

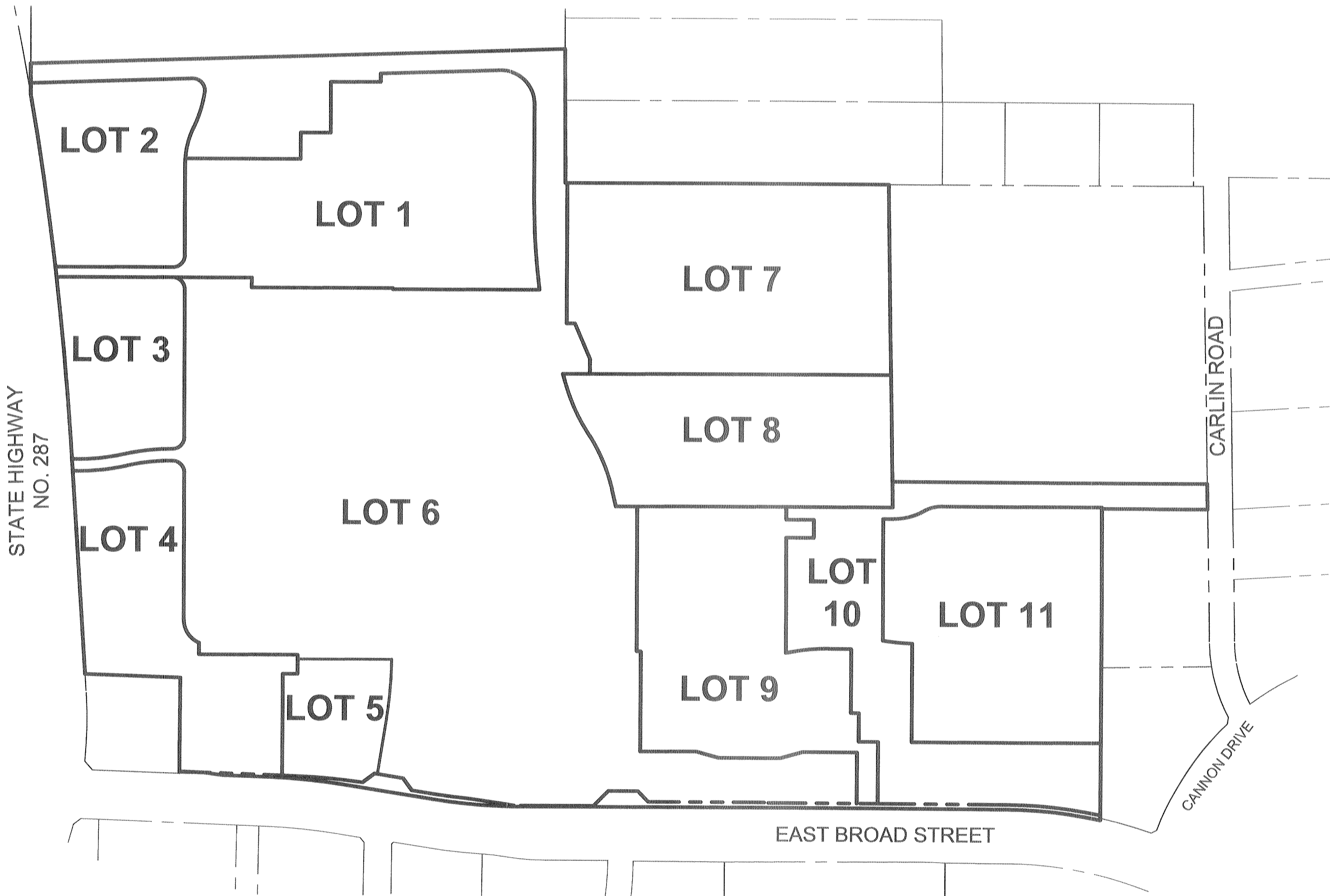
THENCE departing said southeast line and with a northeast line of said 81.000 acre tract, South 31°03'37" East, a distance of 700.37 feet to a 1/2-inch capped iron found;

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.

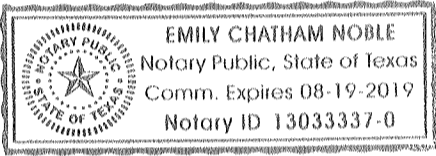
By: SHOPS AT BROAD, LLC, a Texas Limited Liability Company

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

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

Tyler Morris, Manager

STATE OF TX §  
COUNTY OF DALLAS §



BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kris Ramo, 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 1th day of JULY, 2017.

Notary Public, State of Texas

EMILY CHATHAM NOBLE  
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



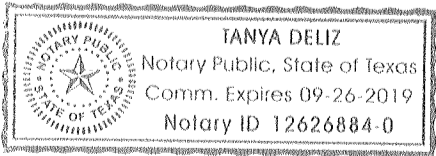
STATE OF TEXAS §  
COUNTY OF DALLAS §

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 10 day of July, 2017.

Notary Public, State of Texas

Tanya Deliz  
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

By: The City of Mansfield, a Texas municipal corporation

David L. Cook, Mayor

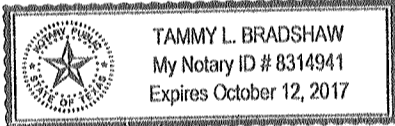
STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kris Ramo, 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 11th day of July, 2017.

Notary Public, State of Texas

Tanya L. Bradshaw  
Printed Name



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY:

P & Z COMMISSION CHAIRMAN

7-17-17  
DATE

ATTEST:

P & Z COMMISSION SECRETARY

7/17/17  
DATE

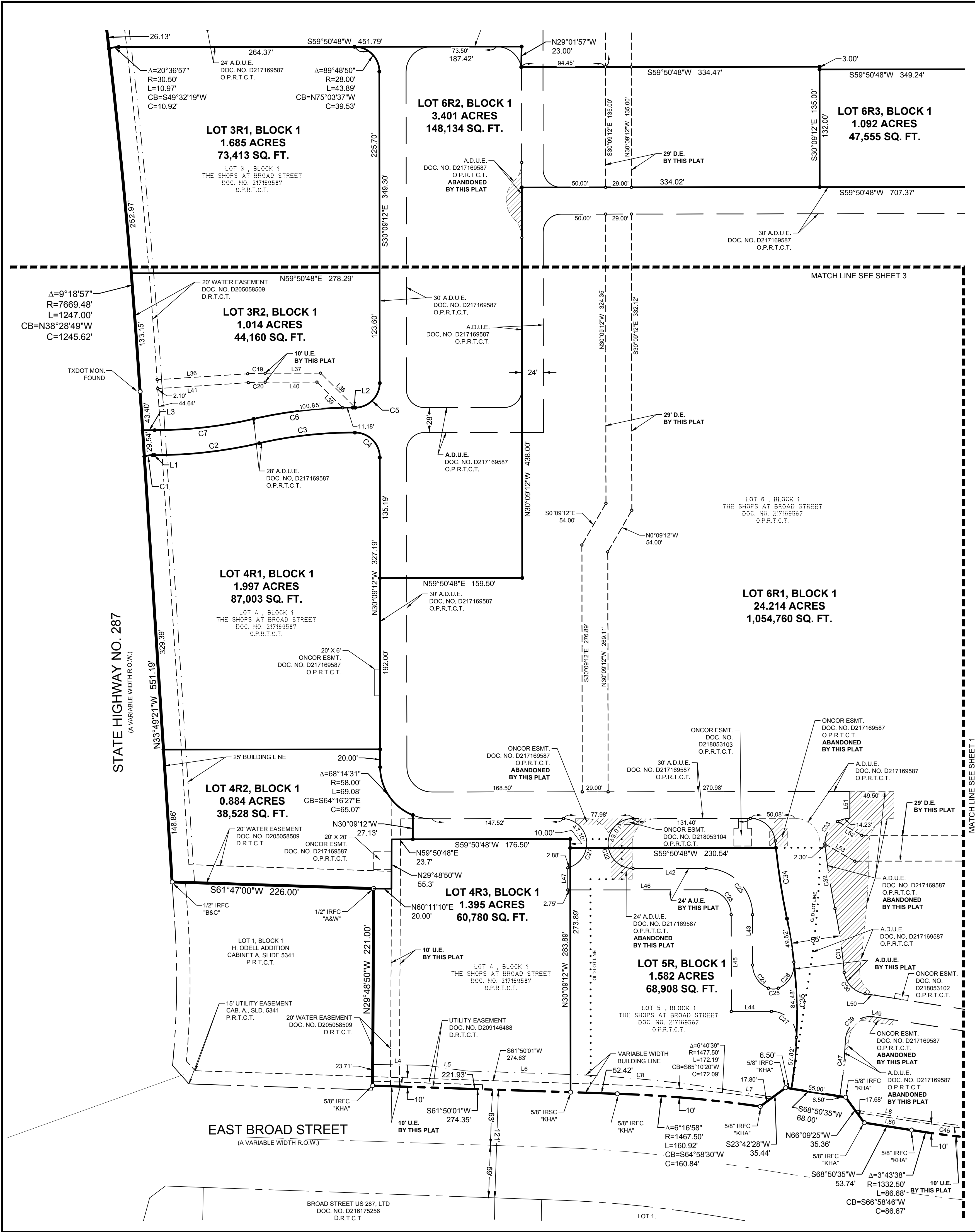
FINAL PLAT  
**LOTS 1-11, BLOCK 1**  
**THE SHOPS AT BROAD STREET**  
80.993 ACRES OUT OF THE  
HENRY ODELL SURVEY, ABSTRACT NO. 1196  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
11 LOTS  
JULY 06, 2017

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

PREVIOUSLY APPROVED FINAL PLAT





LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S59°50'48\"W	2.13'	L28	N75°09'12\"W	28.28'	L55	S33°44'41\"E	6.53'
L2	S59°50'48\"W	2.74'	L29	N30°09'12\"W	18.58'	L56	S68°50'35\"W	63.74'
L3	S59°50'48\"W	13.40'	L30	S59°50'48\"W	30.00'	L57	N30°09'12\"W	14.93'
L4	S60°48'58\"W	59.17'	L31	N30°09'12\"W	71.47'	L58	S59°50'48\"W	11.50'
L5	S67°47'49\"W	45.72'	L32	S49°32'36\"W	54.01'	L59	N30°09'12\"W	29.54'
L6	S61°50'01\"W	109.39'	L33	S30°09'12\"E	14.93'	L60	N60°27'20\"W	15.85'
L7	S68°50'35\"W	55.41'	L34	S30°09'12\"E	75.10'	L61	N30°09'12\"W	40.34'
L8	S68°50'35\"W	66.24'	L35	S33°44'41\"E	10.20'	L63	S30°09'12\"E	71.58'
L9	S59°54'48\"W	195.20'	L36	N56°10'39\"E	101.70'	L64	S60°27'20\"E	63.11'
L10	S30°09'12\"E	26.53'	L37	N59°50'48\"E	62.23'	L65	S30°09'12\"E	22.23'
L11	N75°05'10\"W	24.22'	L38	S75°09'12\"E	54.86'	L66	S59°50'48\"W	11.50'
L12	S59°54'50\"W	16.77'	L39	N75°09'12\"W	40.91'			
L13	N75°05'10\"W	9.14'	L40	S59°50'48\"W	58.09'			
L14	N30°05'10\"W	14.57'	L41	S56°10'39\"W	101.70'			
L15	S59°54'49\"W	861.79'	L42	S59°50'48\"W	81.83'			
L16	N30°09'12\"W	21.86'	L43	N30°09'12\"W	56.42'			
L17	S59°50'48\"W	3.55'	L44	N59°50'48\"E	44.99'			
L18	S30°09'12\"E	49.83'	L45	S30°09'12\"E	108.42'			
L19	N30°09'12\"W	48.66'	L46	N59°50'48\"E	155.08'			
L20	S59°50'48\"W	10.00'	L47	S30°09'12\"E	24.83'			
L21	N14°50'48\"E	76.78'	L48	N24°27'55\"W	63.02'			
L22	S14°50'48\"W	71.91'	L49	N68°50'21\"E	3.81'			
L23	N75°09'12\"W	10.00'	L50	N68°50'21\"E	17.84'			
L24	N46°37'47\"W	18.91'	L51	N30°09'12\"W	30.00'			
L25	S46°37'47\"W	20.09'	L52	N89°50'48\"E	31.09'			
L26	S75°09'12\"E	52.43'	L53	S89°50'48\"W	38.70'			
L27	S30°09'12\"E	37.29'	L54	S60°25'54\"E	0.91'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°54'14"	30.50'	9.53'	S50°53'40"W	9.49'
C2	12°50'19"	528.00'	118.31'	N53°25'39"E	118.06'
C3	13°07'43"	472.00'	108.15'	S53°34'20"W	107.92'
C4	89°42'36"	28.00'	43.84'	N75°00'30"W	39.50'
C5	87°58'18"	28.00'	42.99'	S14°50'48"W	38.89'
C6	12°50'19"	500.00'	112.04'	S53°25'39"W	111.80'
C7	12°50'19"	500.00'	112.04'	N53°25'39"E	111.80'
C8	7°00'34"	1480.00'	181.06'	S65°20'18"W	180.95'
C9	8°55'45"	1320.00'	205.72'	N64°22'42"E	205.51'
C10	27°13'42"	49.84'	23.68'	N16°36'42"W	23.46'
C11	26°09'29"	50.13'	22.89'	S16°06'32"E	22.69'
C12	11°53'48"	1080.00'	224.24'	S65°51'43"W	223.84'
C13	6°02'06"	20.50'	2.16'	S33°10'15"E	2.16'
C14	85°11'47"	5.00'	7.43'	S11°52'13"W	6.77'
C15	77°13'12"	5.00'	6.74'	S81°32'36"E	6.24'
C16	16°19'44"	156.00'	44.46'	N51°05'52"W	44.31'
C17	23°48'33"	50.00'	20.78'	S47°21'28"E	20.63'
C19	3°40'09"	305.00'	19.53'	N58°00'44"E	19.53'
C20	3°40'09"	295.00'	18.89'	S58°00'44"W	18.89'
C21	161°36'48"	28.09'	79.22'	N35°02'47"W	55.45'
C22	180°00'00"	28.00'	87.96'	S30°09'12"E	56.00'
C23	90°00'00"	52.00'	81.68'	N75°09'12"W	73.54'
C24	68°14'28"	28.00'	33.35'	S64°16'25"E	31.41'
C25	43°31'09"	15.00'	11.39'	N59°50'48"E	11.12'
C26	74°34'51"	28.00'	36.45'	N00°47'48"E	33.93'
C27	92°34'56"	28.00'	45.24'	N73°51'44"W	40.48'
C28	90°00'00"	28.00'	43.98'	N75°09'12"W	39.60'
C29	96°19'16"	28.00'	47.07'	S20°40'43"W	41.72'
C30	73°37'06"	28.00'	35.98'	S74°21'06"E	33.55'
C31	6°43'36"	614.52'	72.14'	N38°18'47"W	72.10'
C32	5°26'26"	750.35'	71.25'	S39°04'55"E	71.22'
C33	96°12'29"	28.00'	47.02'	S11°44'33"W	41.68'
C34	5°34'00"	827.50'	80.40'	S38°56'27"E	80.36'
C35	20°15'37"	542.50'	191.83'	N31°35'39"W	190.83'
C36	45°00'00"	110.00'	86.39'	S52°39'12"E	84.19'
C37	45°00'00"	90.00'	70.69'	S52°39'12"E	68.88'
C38	63°33'11"	75.00'	83.19'	N17°46'00"E	78.99'
C39	19°44'06"	125.00'	43.06'	N23°52'38"W	42.84'
C40	10°24'10"	125.00'	22.70'	N38°56'46"W	22.66'
C41	16°41'13"	100.00'	29.12'	N42°05'18"W	29.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C42	19°44'06"	75.00'	25.83'	N23°52'38"W	25.71'
C43	63°33'11"	25.00'	27.73'	N17°46'00"E	26.33'
C45	3°44'21"	1322.50'	86.31'	N66°58'24"E	86.29'
C46	0°40'22"	1332.50'	15.64'	N60°15'00"E	15.64'
C47	6°01'20"	599.92'	63.06'	N24°27'55"W	63.03'
C48	37°25'43"	75.00'	48.99'	S30°49'44"W	48.13'
C49	64°03'33"	20.00'	22.36'	N04°37'36"W	21.22'
C50	79°41'48"	25.00'	34.77'	S09°41'42"W	32.04'
C51	42°16'05"	75.00'	55.33'	S09°01'10"E	54.08'

OWNER - LOT 7R  
BV CAPITAL MULTIFAMILY FUND I LLC  
8390 LBJ FRYWAY, SUITE 565  
DALLAS, TX 75243  
TEL. NO. 214-477-7877  
CONTACT: STEVEN MAY

OWNER - LOT 9R  
MANSFIELD NLA, LLC  
105 TALLAPOOSA STREET, STE 307  
MONTGOMERY, AL 36104  
TEL. NO. (334) 247-6145  
CONTACT: SAM COLSON

OWNER - LOT 1R  
602 US HWY 287 LLC  
13455 NOEL ROAD, TWO  
GALLERIA TOWER, SUITE 700  
DALLAS, TEXAS 75251  
TEL. NO. (972) 770-1300  
FAX: 972-239-3820  
CONTACT: KEVIN GASKEY, P.E.  
kevin.gaskey@kimley-horn.com

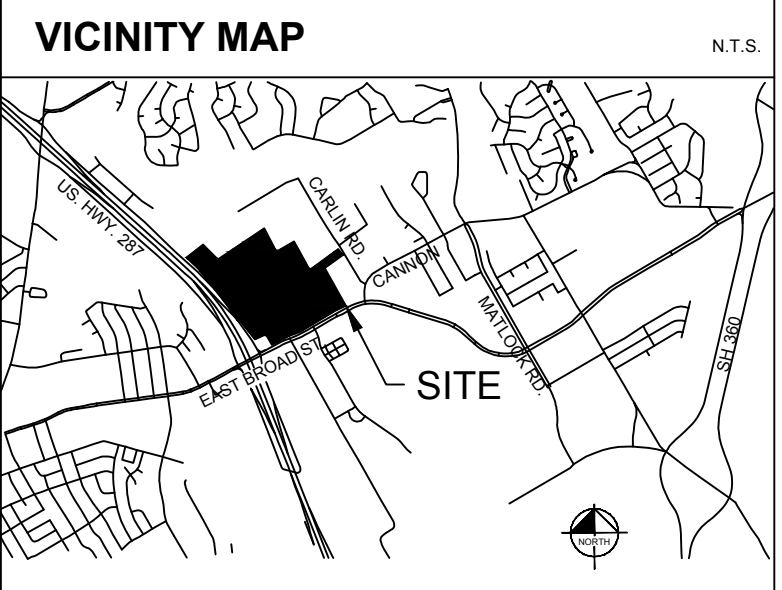
OWNER - LOT 8R  
CITY OF MANSFIELD  
1200 EAST BROAD ST  
MANSFIELD, TEXAS 76063  
TEL. NO. 817-276-4200

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

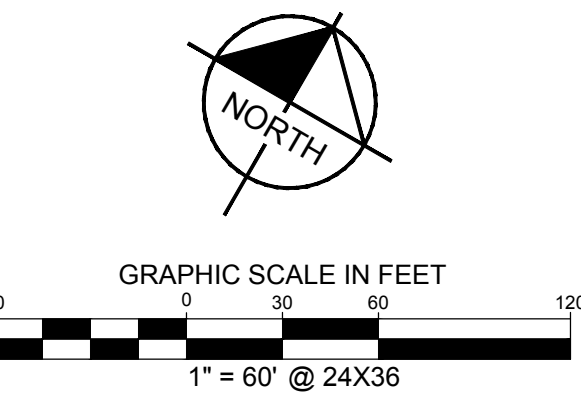
REPLAT  
LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3,  
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,  
10R, 11R, AND 12, BLOCK 1,  
THE SHOPS AT BROAD STREET  
BEING A REVISION OF  
LOTS 1 THROUGH 11, BLOCK 1  
THE SHOPS AT BROAD STREET  
ACCORDING TO THE PLAT FILED IN  
INSTRUMENT NO. D217169587, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
18 LOTS  
84.621 ACRES

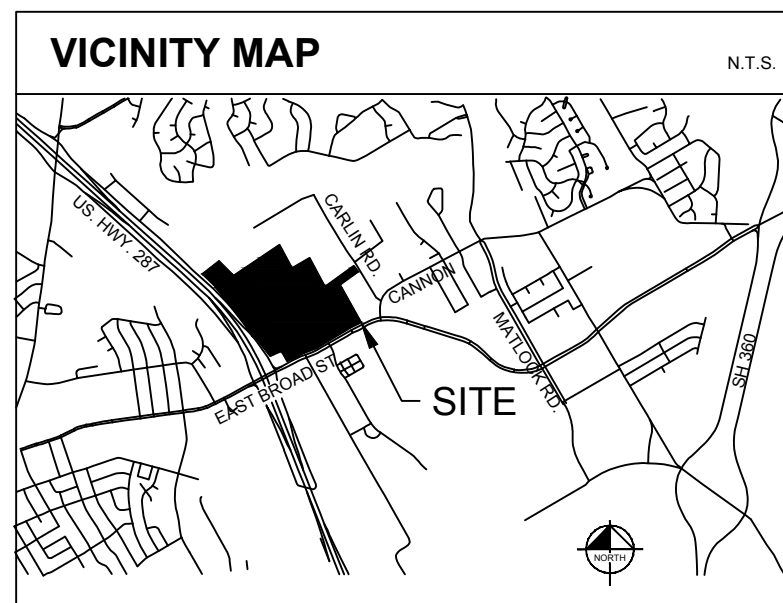
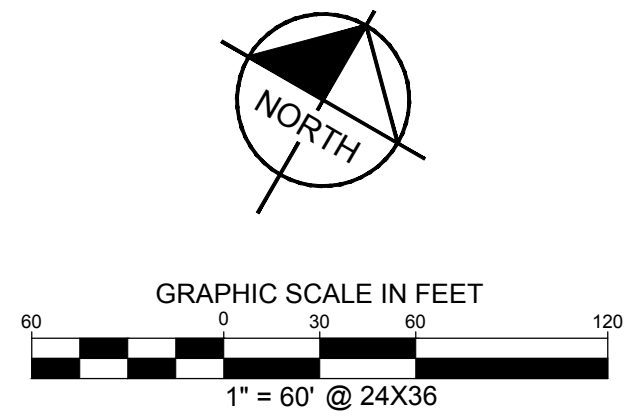
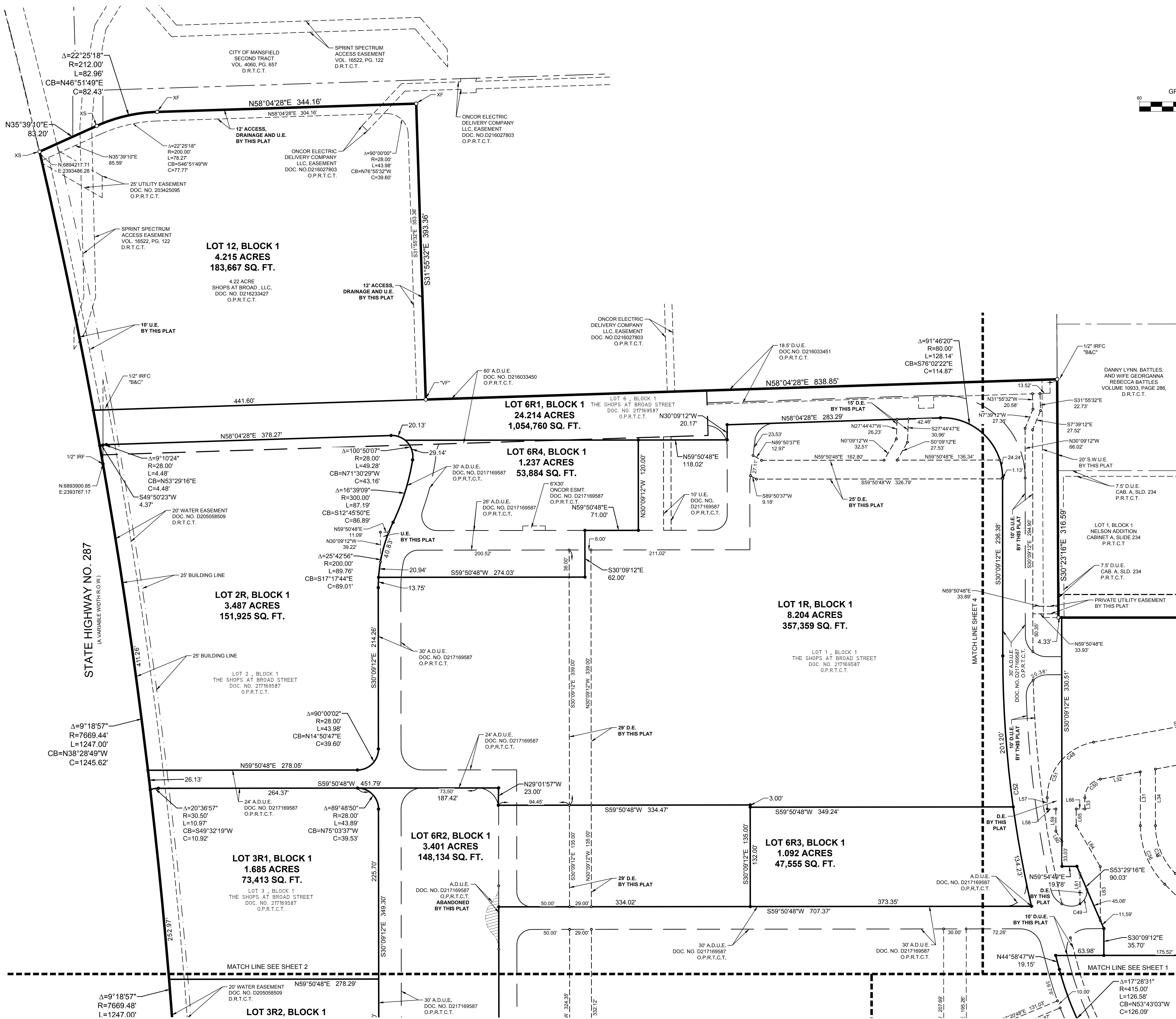
Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 60'	Drawn by DWP	Checked by DAB	Date JULY 2017	Project No. 064494500	Sheet No. 2 OF 5

CASE NUMBER: SD # 18-004



LEGEND:  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
U.E. = UTILITY EASEMENT  
S.W.U.E. = SCREENING WALL AND UTILITY EASEMENT  
A.D.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 = BRITTON 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





DETAIL	N.T.S.
FOR WALL CONSTRUCTION	
20' DRAINAGE, UTILITY, LANDSCAPE & SCREENING WALL EASEMENT	
NOTE: SCREENING WALL TO BE MAINTAINED BY PROPERTY OWNERS	

LEGEND:

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O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER - LOT 9R  
MANSFIELD NLA, LLC  
105 TALLAPOOSA STREET, STE 307  
MONTGOMERY, AL 36104  
TEL. NO. (334) 247-6145  
CONTACT: SAM COLSON

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

OWNER - LOT 7R  
BY CAPITAL MULTIFAMILY FUND I LLC  
8390 LBJ FRWY, SUITE 565  
DALLAS, TX 75243  
TEL. NO. 214-477-7877  
CONTACT: STEVEN MAY

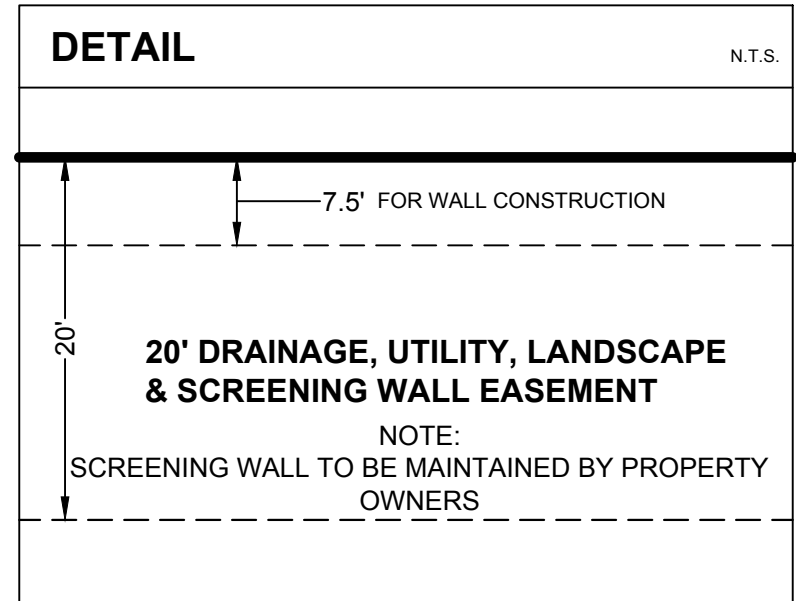
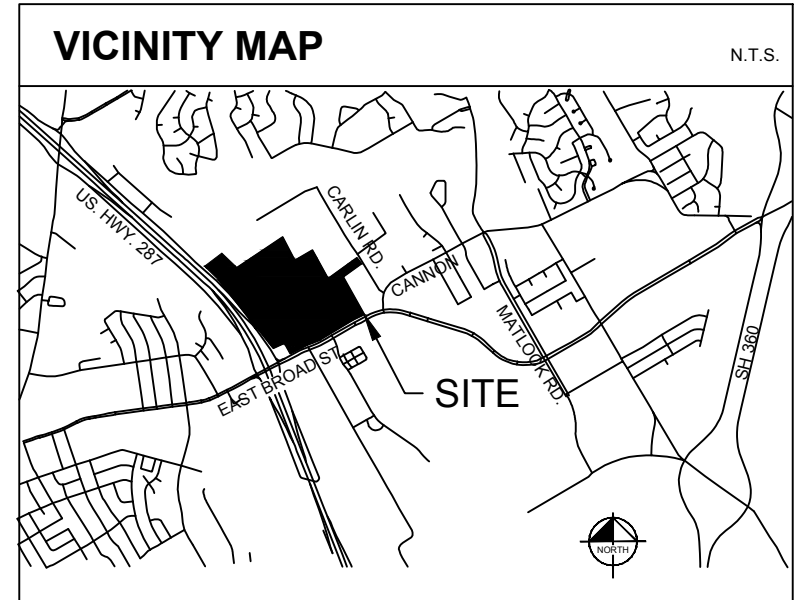
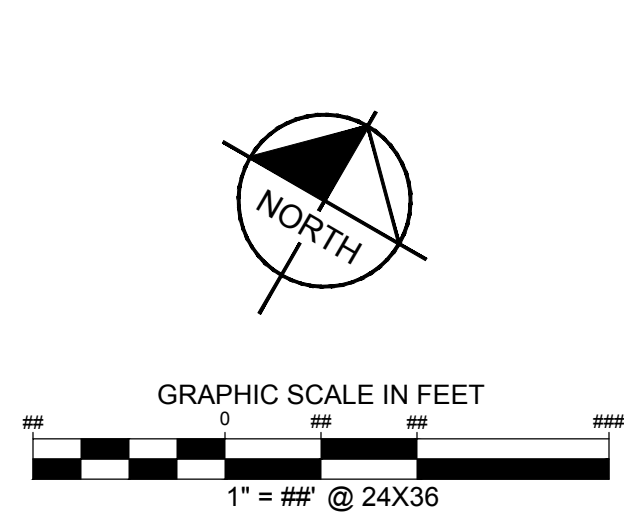
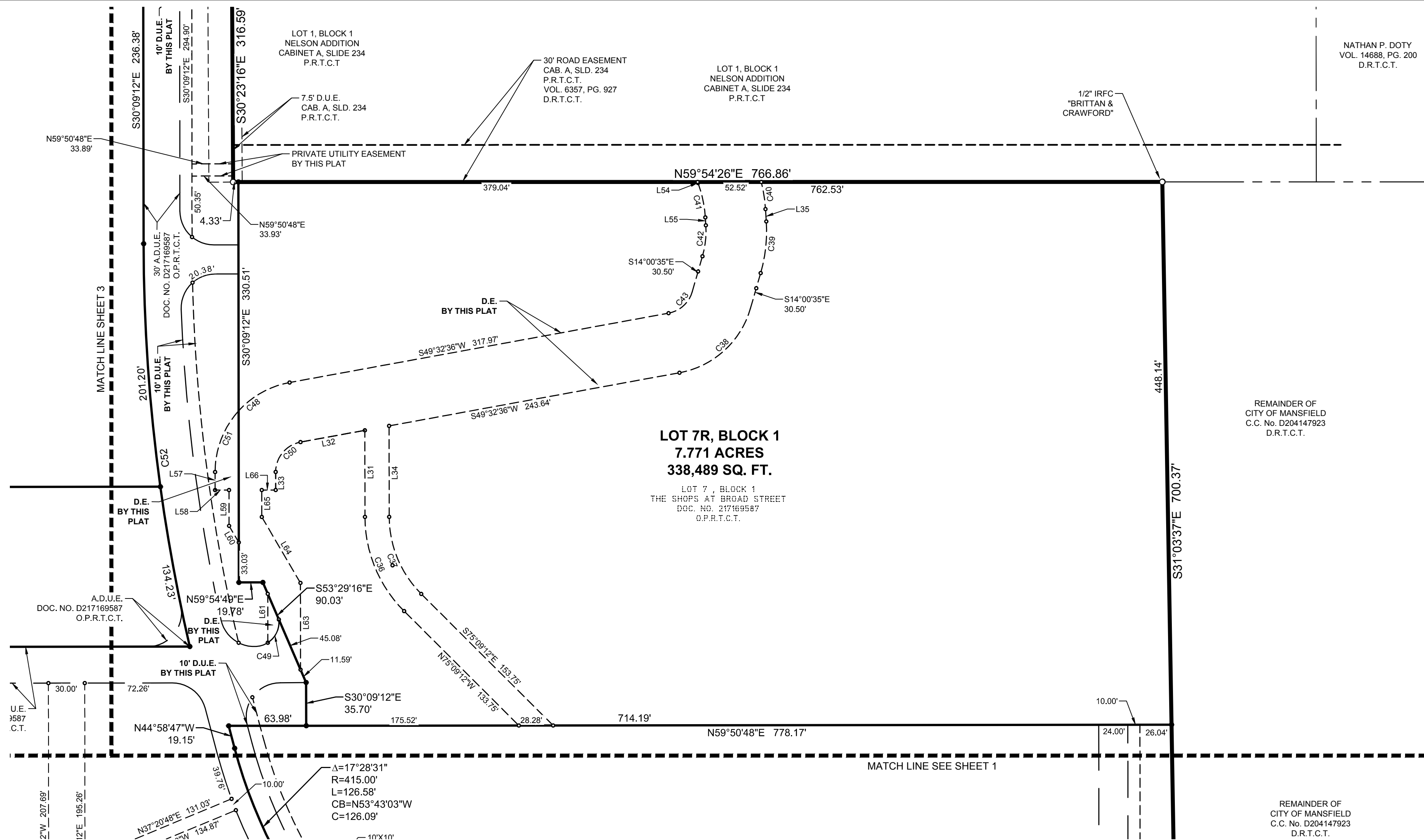
OWNER - LOT 1R  
602 US HWY 287 LLC  
1600 EAST PLANO PARKWAY  
PLANO, TEXAS 75074  
TEL. NO. 972-265-1304  
CONTACT: DEAN ZURMELY

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO  
GALLERIA TOWER, SUITE 700  
DALLAS, TEXAS 75251  
TEL. NO. (972) 770-1300  
FAX: 972-239-3820  
CONTACT: Kevin Gaskey, P.E.  
kevin.gaskey@kimley-horn.com

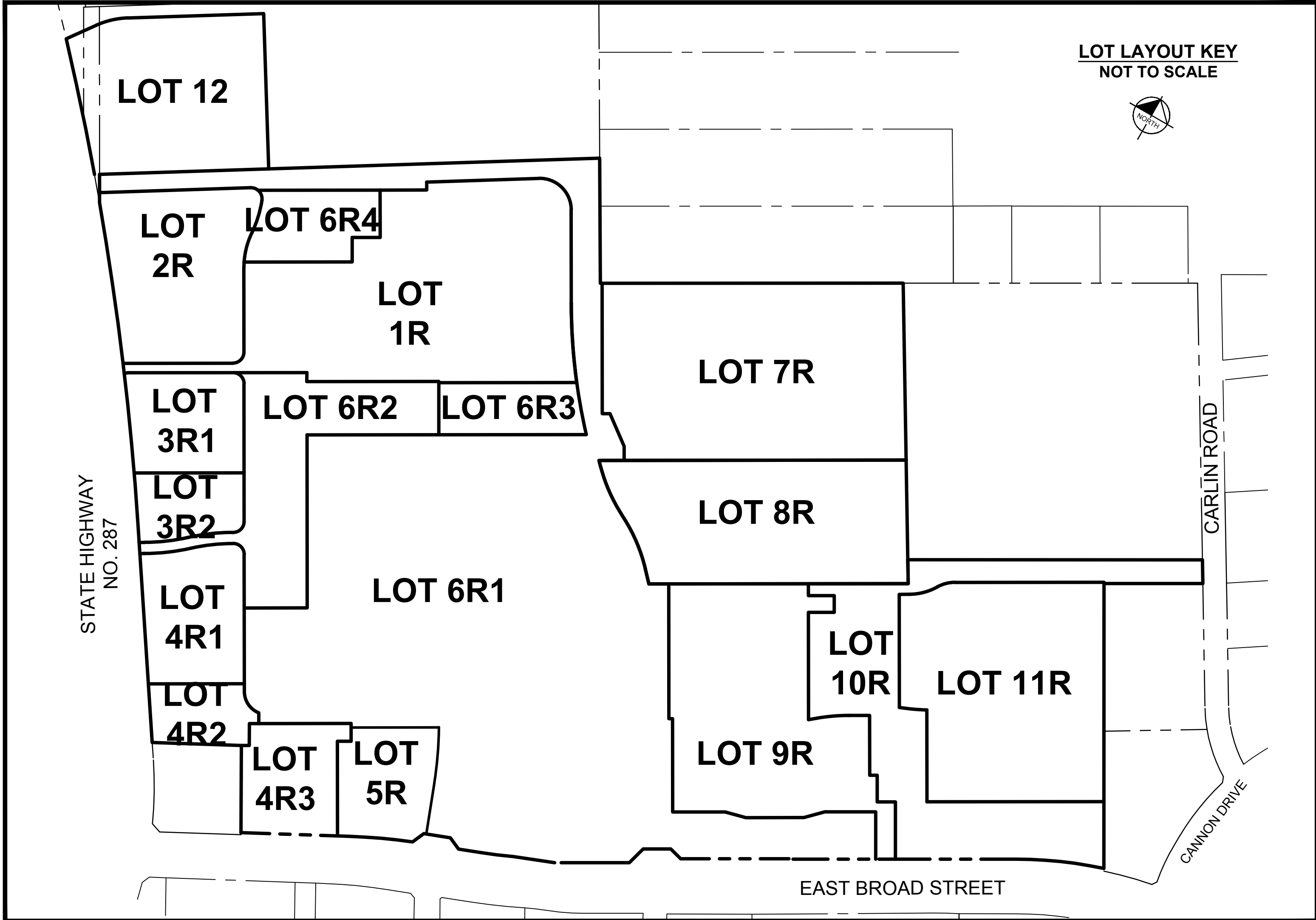
REPLAT  
LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3,  
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,  
10R, 11R, AND 12, BLOCK 1,  
THE SHOPS AT BROAD STREET  
BEING A REVISION OF  
LOTS 1 THROUGH 11, BLOCK 1  
THE SHOPS AT BROAD STREET  
ACCORDING TO THE PLAT FILED IN  
INSTRUMENT NO. D217169587, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
18 LOTS  
84.621 ACRES

Kimley»Horn				
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820				
Scale	Drawn by	Checked by	Date	Project No.
1" = 60'	DWP	DAB	JULY 2017	064494500
				Sheet No.
				3 OF 5

CASE NUMBER: SD # 18-004



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**ENGINEER**  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO  
TOWER, SUITE 700, DALLAS, TEXAS 75240  
TEL. NO. (972) 770-1300  
FAX: 972-239-3820  
CONTACT: Kevin Gaskey, P.E.  
kevin.gaskey@kimley-horn.com

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

**OWNER - LOT 7R**  
BY CAPITAL MULTIFAMILY FUND I LLC  
8390 LBJ FRWY, SUITE 565  
DALLAS, TX 75243  
TEL. NO. 214-477-7877  
CONTACT: STEVEN MAY

**OWNER - LOT 1R**  
602 US HWY 287 LLC  
1600 EAST PLANO PARKWAY  
PLANO, TEXAS 75074  
TEL. NO. 972-265-1304  
CONTACT: DEAN ZURMELY

**OWNER - LOT 8R**  
CITY OF MANSFIELD  
1200 EAST BROAD ST  
MANSFIELD, TEXAS 76063  
TEL. NO. 817-276-4200

**OWNER - LOT 9R**  
MANSFIELD NLA, LLC  
105 TALLAPOOSA STREET, STE 307  
MONTGOMERY, AL 36104  
TEL. NO. (334) 247-6145  
CONTACT: SAM COLSON

REPLAT  
LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3,  
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,  
10R, 11R, AND 12, BLOCK 1,  
THE SHOPS AT BROAD STREET  
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LOTS 1 THROUGH 11, BLOCK 1  
THE SHOPS AT BROAD STREET  
ACCORDING TO THE PLAT FILED IN  
INSTRUMENT NO. D217169587, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
18 LOTS  
84.621 ACRES

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			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. 4 OF 5

CASE NUMBER: SD # 18-004

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS Shops at Broad, LLC, 602 US HWY 287 LLC, MANSFIELD NLA, LLC, BV CAPITAL MULTIFAMILY FUND I 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 all a 4.22 acre tract of land described in Special Warranty Deed to The Shops at Broad, LLC, recorded in Document No. D216233427, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in Special Warranty Deed to BV CAPITAL MULTIFAMILY FUND I LLC, recorded in Document No. D218036476, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in Special Warranty Deed to Mansfield NLA, LLC, recorded in Instrument No. D218083528, Official Public Records, Tarrant County, Texas and being all of a tract of land described in Special Warranty Deed to, 602 US HWY 287 LLC, recorded in Document No. D218033866, Official Public Records, Tarrant County, Texas, and being all of Lots 1-11, Block 1, of plat of Lots 1-11, Block 1, The Shops at Broad Street, an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Document No. D217169587, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found (herein after referred as "5/8-inch capped iron found") for the east corner of said Lot 10, Block 1 and being 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 South 30°03'48" East, a distance of 6.65 feet, and being the beginning of a curve to the left having a central angle of 12°02'59", a radius of 1066.50 feet, a chord bearing and distance of South 65°56'16" West, 223.88 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 224.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found;  
South 59°54'49" West, a distance of 564.65 feet to a 5/8-inch capped iron found;  
South 65°23'24" West, a distance of 10.48 feet to a 5/8-inch capped iron found;  
South 59°54'49" West, a distance of 274.20 feet to a 5/8-inch capped iron found;  
North 75°05'11" West, a distance of 35.36 feet to a 5/8-inch capped iron found;  
South 59°54'49" West, a distance of 70.00 feet to a 5/8-inch capped iron found;  
South 14°54'49" West, a distance of 49.50 feet to a 5/8-inch capped iron found;  
South 59°54'49" West, a distance of 172.70 feet to a 5/8-inch capped iron found at the beginning of a tangent curve to the right having a central angle of 0°42'05", a radius of 1342.50 feet, a chord bearing and distance of South 60°15'52" West, 16.44 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 16.44 feet to a 5/8-inch capped iron found;  
South 68°17'59" West, a distance of 105.51 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 3°43'38", a radius of 1332.50 feet, a chord bearing and distance of South 66°58'46" West, 86.67 feet;  
In a southwesterly direction, with said curve to the right, an arc distance of 86.68 feet to a 5/8-inch capped iron found;  
South 68°50'35" West, a distance of 53.74 feet to a 5/8-inch capped iron found;  
North 66°09'25" West, a distance of 35.36 feet to a 5/8-inch capped iron found;  
South 68°50'35" West, a distance of 68.00 feet to a 5/8-inch capped iron found;  
South 23°42'28" West, a distance of 35.44 feet to a 5/8-inch capped iron found at the beginning of a non-tangent curve to the left having a central angle of 6°16'58", a radius of 1467.50 feet, a chord bearing and distance of South 64°58'30" West, 160.84 feet;  
In a southwesterly direction, with said curve to the left, an arc distance of 160.92 feet to a 5/8-inch capped iron found;  
South 61°50'01" West, a distance of 274.35 feet to a 5/8-inch capped iron found for the south corner of said Lot 4, Block 1 and being 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 H, 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 221.00 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 9°18'57", a radius of 7669.44 feet, a chord bearing and distance of North 38°28'49" West, 1245.62 feet;  
In a northwesterly direction, with said curve to the left, an arc distance of 1247.00 feet to an "X" cut in concrete set for the west corner of said 4.22 acre tract of land;

**THENCE** departing said northeast right-of-way line and with the northwest line of said 4.22 acre tract of land, the following courses and distances to wit:

North 35°39'10" East, a distance of 83.20 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 22°25'18", a radius of 212.00 feet, a chord bearing and distance of North 46°51'49" East, 82.43 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 82.96 feet to a "X" cut in concrete found;  
North 58°04'28" East, a distance of 344.16 feet to an "X" cut in concrete found for the north corner of said 4.22 acre tract;

**THENCE** with the northeast line of said 4.22 acre tract, South 31°55'32" East, a distance of 393.36 feet to a "V" cut in concrete found in the northwest line of said Lot 6, Block 1;

**THENCE** with the northwest line of said Lot 6, Block 1, North 58°04'28" East, a distance of 838.85 feet to 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 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 721.76 feet to the **POINT OF BEGINNING** and containing 84.621 acres or 3,686,100 square feet of land.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SHOPS AT BROAD, LLC, 602 US HWY 287 LLC, MANSFIELD NLA, LLC, and THE CITY OF MANSFIELD** being the owners of the above described parcel, acting by and through the undersigned, their duly authorized agents, do hereby adopt the herein above described property as **LOTS 1R, 2R, 3R1,3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R, AND 12, 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.

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

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

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 Tyler Morris, 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 \_\_\_\_\_, 2018.

Notary Public, State of \_\_\_\_\_

Printed Name

By: 602 US HWY 287 LLC, a Delaware limited liability company

By: \_\_\_\_\_

Print Name and Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2018.

Notary Public, State of \_\_\_\_\_

Printed Name

By: Mansfield NLA, LLC, an Alabama limited liability company  
By:Net Lease Alliance, LLC, a Tennessee limited liability company,  
its Manager

By: \_\_\_\_\_

Sam Colson, - Title

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Sam Colson, 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 \_\_\_\_\_, 2018.

Notary Public, State of \_\_\_\_\_

Printed Name

By: The City of Mansfield, a Texas municipal corporation

David L. Cook, Mayor

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 David L. Cook, 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 \_\_\_\_\_, 2018.

Notary Public, State of Texas

Printed Name

BV Capital Multifamily Fund I LLC, a Texas limited liability company

By: BV Multifamily Management LLC, a Texas limited liability company

By: Bridgeview Multifamily LLC, a Texas limited liability company

By: \_\_\_\_\_  
Steven D. May, Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, personally appeared Steven D. May, the manager of Bridgeview Multifamily LLC, the manager of BV Multifamily Management LLC, the manager of BV Capital Multifamily Fund I LLC, known to me (or proved to me through the presentation of a valid driver's license), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Bridgeview Multifamily, LLC, a Texas limited liability company, and that he had executed the same as the act of such limited liability company for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of \_\_\_\_\_

Printed Name

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.

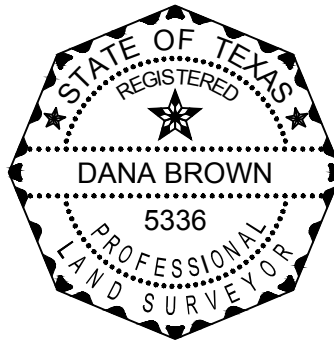
The Property Owners will be responsible for maintaining said drainage easement. the property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of 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.

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.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
Ph. 972-770-1300  
dana.brown@kimley-horn.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 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 \_\_\_\_\_, 2018.

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

REPLAT  
LOTS 1R, 2R, 3R1,3R2 4R1, 4R2, 4R3,  
5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R,  
10R, 11R, AND 12, BLOCK 1,  
THE SHOPS AT BROAD STREET  
BEING A REVISION OF  
LOTS 1 THROUGH 11, BLOCK 1  
THE SHOPS AT BROAD STREET  
ACCORDING TO THE PLAT FILED IN  
INSTRUMENT NO. D217169587, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
18 LOTS  
84.621 ACRES

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240  
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	5 OF 5

CASE NUMBER: SD # 17-021

OWNER - LOT 1R  
602 US HWY 287 LLC  
1600 EAST PLANO PARKWAY  
PLANO, TEXAS 75074  
TEL. NO. 972-265-1304  
CONTACT: DEAN ZURMELY

OWNER - LOT 8R  
CITY OF MANSFIELD  
1200 EAST BROAD ST  
MANSFIELD, TEXAS 76063  
TEL. NO. 817-276-4200

OWNER - LOT 7R  
BV CAPITAL MULTIFAMILY FUND I LLC  
8390 LBJ FRWY, SUITE 565  
DALLAS, TX 75243  
TEL. NO. 214-477-7877  
CONTACT: STEVEN MAY

ENGINEER  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO  
GALLERIA TOWER, SUITE 700  
DALLAS, TEXAS 75251  
TEL. NO. (972) 770-1300  
FAX: 972-239-3820  
CONTACT: Kevin Gaskey, P.E.  
kevin.gaskey@kimley-horn.com

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

## **PLANNING AND ZONING COMMUNICATION**

Agenda: August 20, 2018

Subject: ZC#18-019: Public hearing for a change of zoning from PR Pre-Development District to OP Office Park District on approximately 0.647 acres out of the Joab Watson Survey, Abstract No. 1632, located at 4451 E. Broad St.

### **GENERAL INFORMATION**

Applicant:	Bob Blackwelder of HCC Contracting, Inc. (engineering consultant) Smart & Stella Ajayi of Harplet Marketing, LLC (owners)
Size:	0.647 acres
Proposed Use:	Office
Existing Land Use:	Vacant land
Surrounding Land Use & Zoning:	North - Single-family residential (SF-8.4/18) South - Broad St.; Danny Jones Middle School (PR) across the street East - Genesis Dr.; Neighborhood amenity center (PR) across the street West - Church (PR)
Thoroughfare Plan Specification:	Broad Street – Principal Arterial (six-lane divided)

### **COMMENTS AND CONSIDERATIONS**

The subject property consists of 0.647 acres of vacant land located at the northwest corner of E. Broad St. and Genesis Dr., addressed as 4451 E. Broad St.

The property is located at the entrance to the Bankston Meadows subdivision. A single-family residence is located to the north, a neighborhood amenity center is located across Genesis Drive to the east, a church is located to the west, and Danny Jones Middle School is located across Broad Street to the south. Broad Street is a principal arterial.

#### **Zoning Request**

The applicant is requesting to re-zone the property from PR Pre-Development District to OP Office Park District. OP zoning is intended for office, medical, and limited neighborhood retail & service uses. In meetings the applicant has had with staff, the applicant intends to construct a small single-story office building that meets all of the Zoning Ordinance requirements, particularly as it relates to residential proximity, parking, landscaping, architecture, etc.

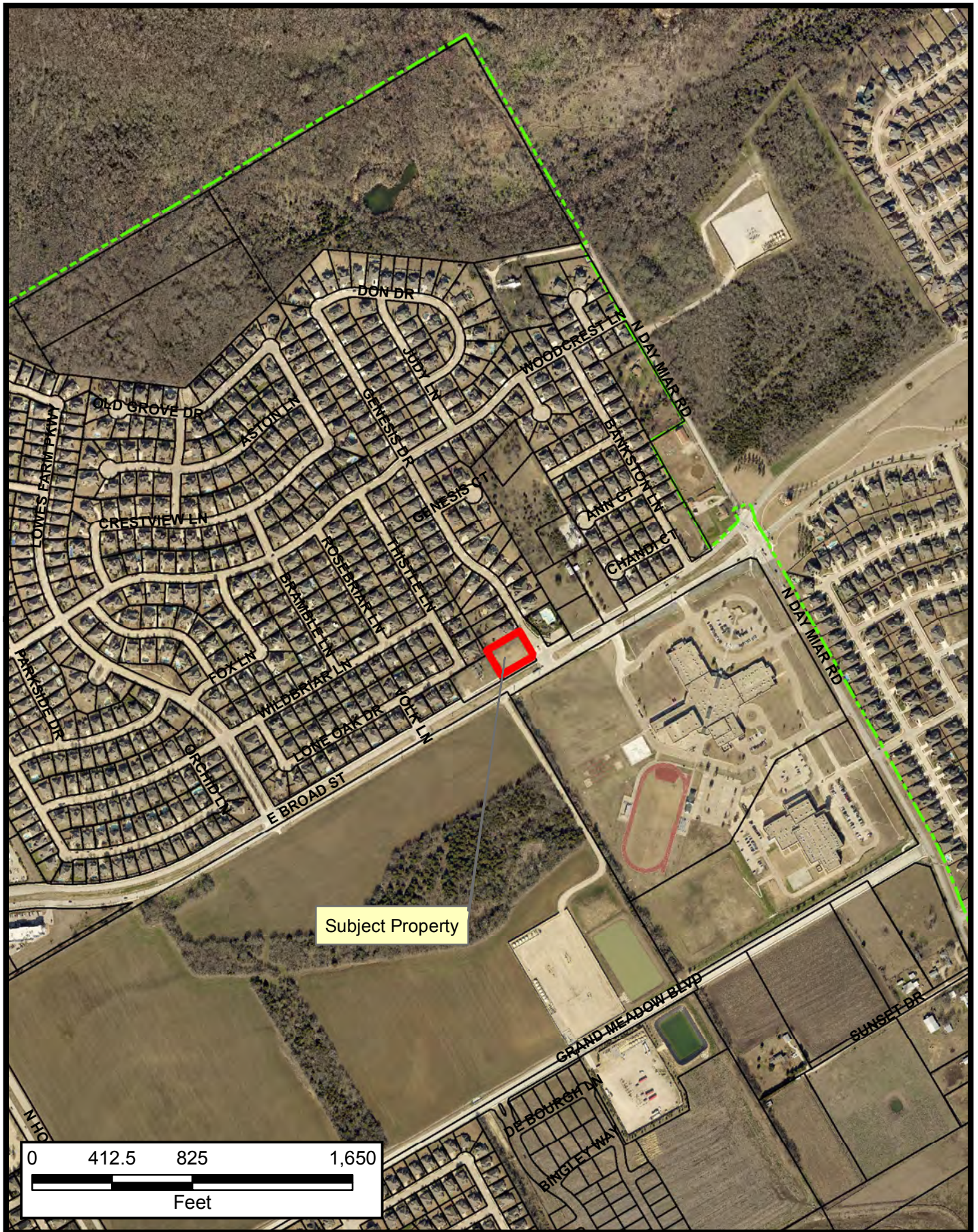
### Summary

The adopted Official Land Use Plan encourages mixed use and commercial uses along Broad Street, as well as the development of limited retail and service uses on a neighborhood level. Due to the property's location on a principal arterial at a neighborhood entrance, staff believes that commercial is the highest and best use of this property. Furthermore, OP is a zoning category that allows very limited uses (in comparison to C-1 or C-2). Due to the small size of the property, the residential proximity requirements, the landscaping requirements, the parking requirements, and the limited uses allowed by OP zoning, only development of a small scale and low intensity is feasible at this location. In meetings with staff, the applicant intends to build a small office building. A small office building typically has very limited traffic, limited hours of operation, does not generate much in the form of nuisance (i.e. lighting, noise, etc.), and is often seen as a good buffer between residential uses and high-traffic arterial roadways. Staff recommends approval.

### **Attachments:**

Maps and Supporting Information

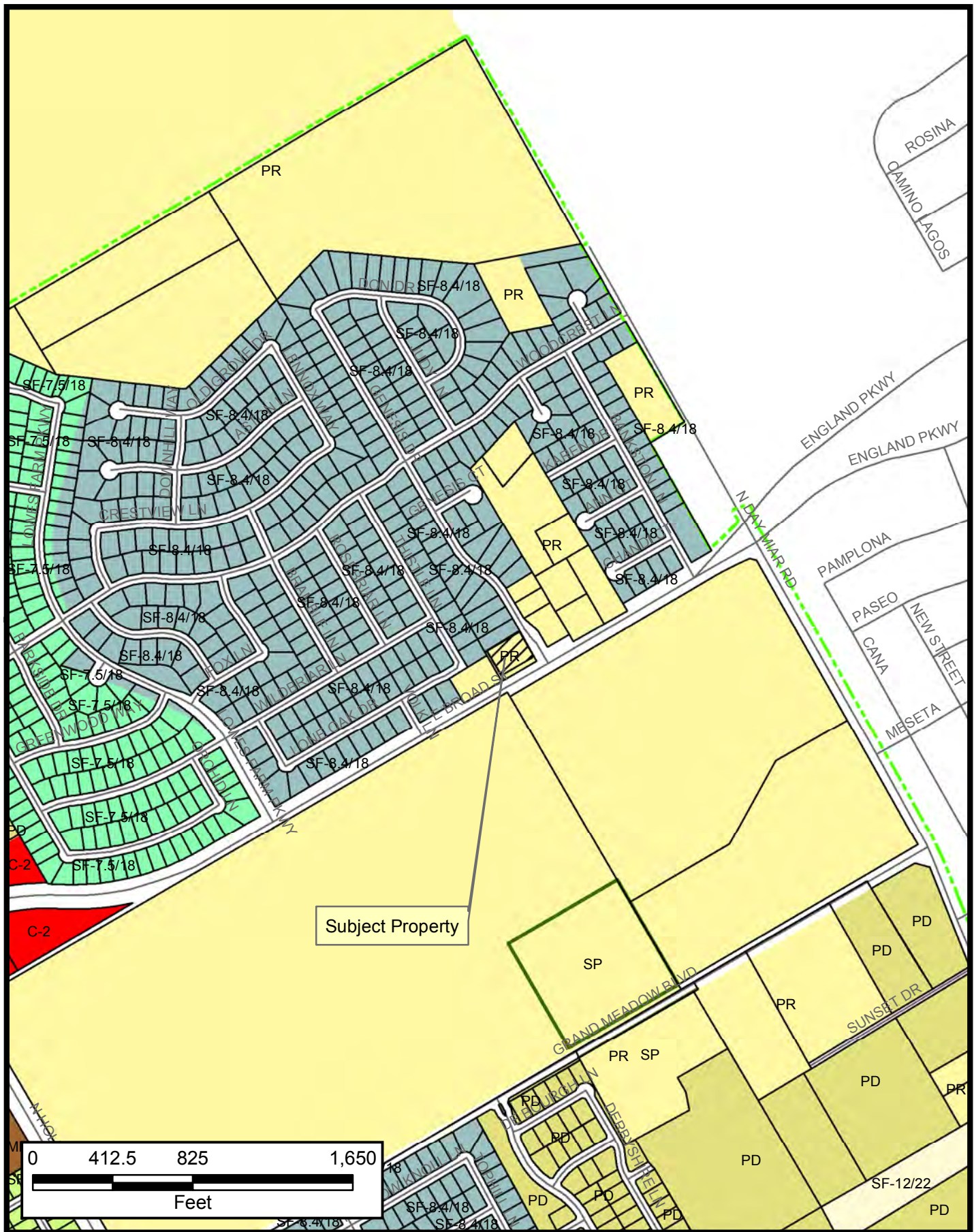
Exhibit A – Property Description



**ZC#18-019**

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

8/7/2018



**ZC#18-019**

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8/7/2018

## Property Owner Notification for ZC#18-019

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BANKSTON MEADOWS	BLK 1	REED, LARY & MICHELLE	1201 GENESIS DR	MANSFIELD, TX	76063-8651
BANKSTON MEADOWS	BLK 1	HARRIS, RICO	3203 GENESIS DR	MANSFIELD, TX	76063
BANKSTON MEADOWS	BLK 1	CURRENT OWNER	1203 GENESIS DR	MANSFIELD, TX	76063
BANKSTON MEADOWS	BLK 1	MARTINEZ, MARIA & M GUTIERREZ	1205 GENESIS DR	MANSFIELD, TX	76063-8651
BANKSTON MEADOWS	BLK 2	RIOS, JOSE MANUEL	1206 GENESIS DR	MANSFIELD, TX	76063-8650
BANKSTON MEADOWS	BLK 2	ANDERSON, MARSHALL & REBECCA	1204 GENESIS DR	MANSFIELD, TX	76063
BANKSTON MEADOWS	BLK 2	BANKSTON MEADOWS HOA	PO BOX 1304	MANSFIELD, TX	76063-1304
BRANDENBURG, H ADDITION	BLK 1	MANSFIELD, ISD	605 E BROAD ST	MANSFIELD, TX	76063-1766
BRANDENBURG, HENRY SURVEY	A 129	BARKSDALE, BARBARA BOBO	937 MEADOW OAKS DR	ARLINGTON, TX	76010-1929
LOWE'S FARM ADDITION	BLK 11	HP TEXAS I LLC	180 N STETSON AVE SUITE #3650	CHICAGO, IL	60601
LOWE'S FARM ADDITION	BLK 11	ANNAN, ALEXANDER & PEACE	1202 THISTLE LN	MANSFIELD, TX	76063-5594
LOWE'S FARM ADDITION	BLK 11	TAYLOR, LARRY	1204 THISTLE LN	MANSFIELD, TX	76063-5594
LOWE'S FARM ADDITION	BLK 9	WILLIAMS, JOSEPH & SHANTA J	4313 LONE OAK DR	MANSFIELD, TX	76063-5568
WATSON, JOAB SURVEY	A 1632	FUENTE DE MISERICORDIA	2880 GRANDVIEW DR	GRAND PRAIRIE, TX	75052-8519
WATSON, JOAB SURVEY	A 1632	LOWE, THOMAS ETAL	PO BOX 472025	FORT WORTH, TX	76147-1414
WATSON, JOAB SURVEY	A 1632	HARPLET MARKETING LLC	692 W PIONEER PKWY STE 120	GRAND PRAIRIE, TX	75051
WATSON, JOAB SURVEY	A 1632	FUENTE DE MISERICORDIA	2880 GRANDVIEW DR	GRAND PRAIRIE, TX	75052-8519

10206-Harplet-4451 E Broad

August 1, 2018

Mansfield ZC#18-019

EXHIBIT A  
FIELD NOTES  
Mansfield ZC-18-019

**REZONE TRACT**

Being all those certain lots, tracts, or parcels of land situated in the Joab Watson Survey, Abstract No.1632, City of Mansfield, Tarrant County, Texas, and being all that certain tract conveyed to Harplet Marketing, LLC, in Document D218046302, Deed Records, Tarrant County, Texas (D.R.,T.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a ½ inch iron pin found for the Northwest corner of said Harplet Tract lying in the Southeast line of Lot 1, Block 1, Bankston Meadows, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat filed in Cabinet A, Slide 10203, Plat Records, Tarrant County, Texas;

THENCE with said line, North 59 degrees 44 minutes 39 seconds East a distance of 194.47 feet to a point in the Southwesterly Right of Way (ROW) of Genesis Drive (variable width ROW);

THENCE with said Southwesterly ROW, South 30 degrees 13 minutes 00 seconds East a distance of 134.95 feet to a point for corner in the Northwesterly ROW of E. Broad Street (variable width ROW);

THENCE with said Northwesterly ROW, South 15 degrees 06 minutes 13 seconds West a distance of 14.28 feet to a point for corner;

THENCE continuing with said Northwesterly ROW, South 59 degrees 32 minutes 02 seconds East a distance of 121.86 feet to point for corner:

THENCE continuing with said Northwesterly ROW, South 59 degrees 57 minutes 46 seconds East a distance of 62.33 feet to point for corner:

THENCE North 30 degrees 16 minutes 03 seconds West a distance of 145.19 to the Point of Beginning, containing some 0.647 acres or 28,182 square feet of land.

PREPARED FROM DEED RECORDS FURNISHED

AND A SURVEY MADE ON THE GROUND JULY 25, 2018.

*George R Hill*



\_\_\_\_\_  
GEORGE R. HILL      R.P.L.S. 6022

NOTE: Bearings, distances, acreages and coordinates are based on NAD 83, Grid, North Central Zone, Texas State Plane Coordinate System.

## Summary of City Council Actions

**August 13, 2018**

**Third and Final Reading on an Ordinance approving a change of zoning from I-1, Light Industrial District to PD, Planned Development District for office and mini-warehouse uses on approximately 4.36 acres situated in the Samuel C. Neill Survey, Abstract No. 1169, generally located at 4101 Britton Road; Steven R. Homeyer of Homeyer Engineering, Inc. on behalf of Kevin Butler of Butler & Butler Construction, LLC (ZC#18-016)**

Approved 5 – 2 (Cook and Newsom) with the condition that the sign meets zoning ordinance requirements

**Public Hearing and Continuation of First Reading of an Ordinance to consider a change of zoning from PR, Pre-Development District and C-2, Community Business District to PD, Planned Development District for single-family residential uses on approximately 52.1225 acres situated in the Esquire Hendricks Survey, Abstract #659 and the William H. Herrall Survey, Abstract #724 and approximately 10.4597 acres situated in the Esquire Hendricks Survey, Abstract #659, altogether totaling approximately 62.7195 acres generally located on the west side of Callender Road, North of the MISD Center for the Performing Arts, and Southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on Behalf of Dolce Vita Development Group, LLC (developer) and ACCP, LP, Michael Balloun, and Urban Contractors (owners) (ZC#17-022)**

Tabled 60 days per applicants request

**Public Hearing and First Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for auto parts or accessory sales (indoor) uses on approximately 0.982 acres located at 1597 FM 157; David Tipton, CEI Engineering Associates, Inc. on behalf of Carolyn Thaemert of AutoZone, Inc. (ZC#18-017)**

Approved 7 – 0