

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, OCTOBER 1, 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#18-032: Public hearing on a replat to create Lot 1R1A and Lot 3, Block 1, Lee’s Broad Addition
- B. ZC#18-021: Public hearing for zoning change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial uses on approximately 241.69 acres, generally located at the northwest corner of Lone Star Road and S. Miller Road; the northeast corner of Britton Road and S. Miller Road; and south of Lone Star Road and Britton Road approximately 660 feet east of SH 360 and approximately 1500 feet west of S. Holland Road.

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

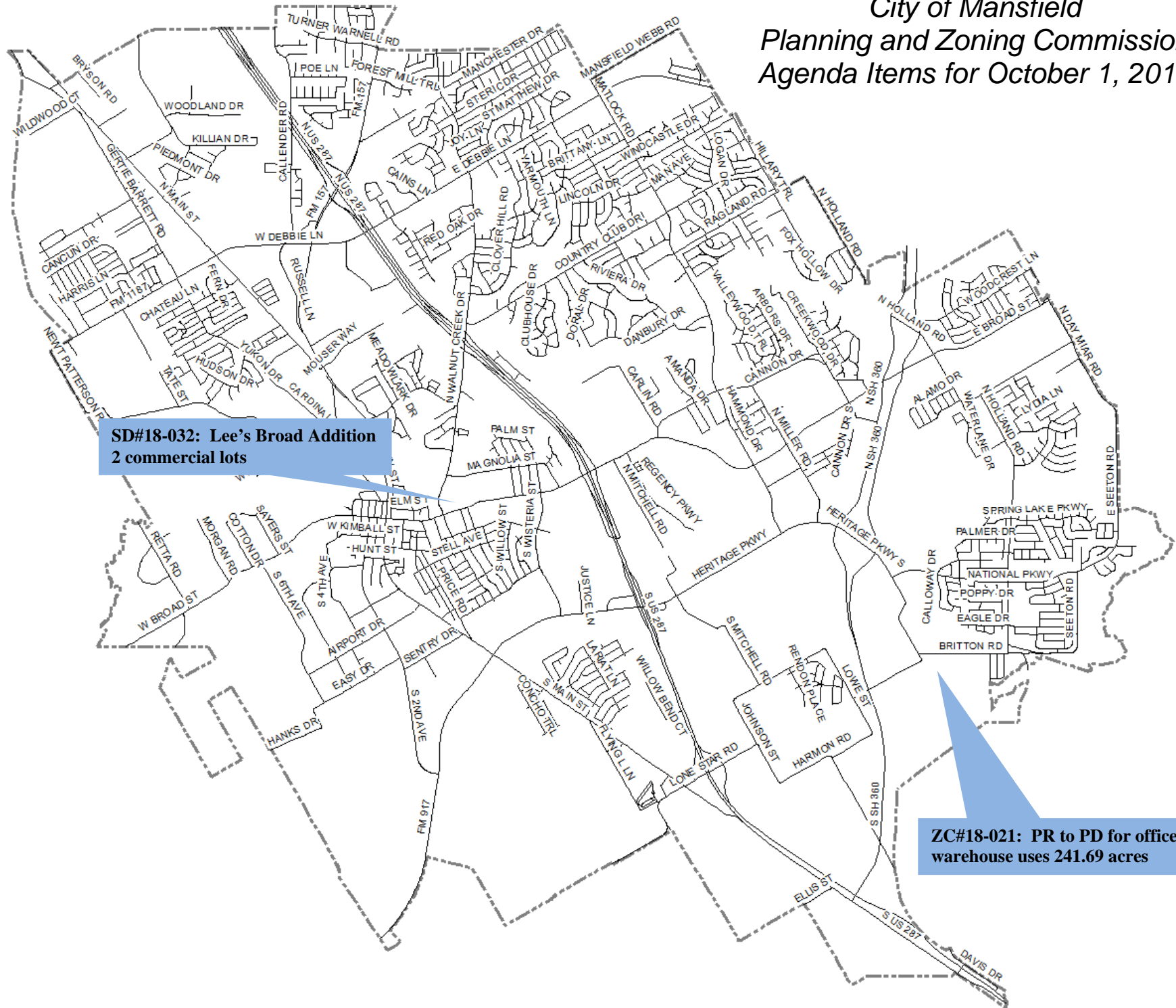
8. NEXT MEETING DATE: October 15, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, September 27, 2018**, 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 October 1, 2018*



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

September 17, 2018

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
Kent Knight	Commissioner
Mel Neuman	Commissioner
Gary Mills	Commissioner
Robert Klenzendorf	Commissioner

Absent:

Cory Smithee	Vice-Chairman
Larry Hudson	Commissioner

Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal
Raymond Coffman	City Engineer
Joe Smolinski	Deputy City Manager

Call to Order

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

Minutes

Chairman Wilshire called for approval of the September 4, 2018, minutes. Commissioner Mills made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Neuman, Knight, Mills and Klenzendorf
Nays: 0
Abstain: 0

Citizen Comments

None

Consent Agenda

SD#18-022: Preliminary Plat of Rockwood Addition (Miguel Sanchez, Robin English and Roy English, representing the applicant, registered in support of the request and were available for questions)

SD#18-026: Final Plat of Riverwalk

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

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

SD#18-023: Public Hearing on a Preliminary Plat of Triple Diamond Ranch

Cody Brooks, representing the applicant, gave a brief overview of the request and 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 Mills made a motion to approve the plat. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Neuman, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

DS#18-004 through DS#18-008: Consideration of Detailed Site Plans for Southpointe Phase 4, 5, 7, 8A and 8B on approximately 180.4 acres, Phase 8B, generally located at the southwest corner of the intersection of Matlock Road and the Union Pacific Railroad and approximately 650 feet west of SH 360; and Phases 4, 5, 7 and 8A generally located east of US 287, west of S. Matlock Road, approximately 400 feet south of Lone Star Road and approximately 1,100 feet north of the intersection of S. Matlock Road and SH 360

Brian Avirett, representing the applicant, gave an overview of the request, power point presentation and was available to answer questions. David Branch was also available to answer questions.

After discussion, Commissioner Neuman made a motion to approve the detailed site plans with the requested modifications:

Phase 4 – Lots 9 through 15, Block 1: these lots face a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space; **Lots 18 through 21, Block 9:** these lots are concentrated near open spaces but face other Cottage lots. These lots are in effect framing the open spaces; **Lots 1 through 4, Block 14:** these lots are concentrated near open spaces but face other Cottage lots. These lots are in effect framing the open spaces.

Phase 5 – Lots 1 through 6, Block 11: these lots front a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space.

Phase 7 – Lots 1 through 4, Block 4: these four lots face a bufferyard rather than open space.

Phase 8A - Lots 10 through 14, Block 5: these lots face a drill site where there is not enough space between the drill site's screening wall and the street to accommodate sufficient open space.

Phase 8B – Lots 43 and 44, Block 1, and Lot 15, Block 7: these lots are concentrated near open spaces but face other Cottage lots.

Commissioner Mills seconded the motion, which carried by the following vote:

Ayes: 5 - Wilshire, Neuman, Knight, Mills and Klenzendorf

Nays: 0

Abstain: 0

Commissioner Announcements

Commissioner Neuman thanked Staff for the thorough comments on each request.

Staff Announcements

None

Adjournment

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

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

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 6:43 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: October 1, 2018

Subject: SD#18-032: Public hearing on a replat to create Lot 1R1A and Lot 3, Block 1, Lee's Broad Addition

GENERAL INFORMATION

Applicant:	Mansfield Mission Center, Inc., owner Herbert S. Beasley Land Surveyors, surveyor
Location:	703 E. Broad Street/120 N. Walnut Creek Drive
Existing Zoning:	C-2
Existing/Proposed Use:	Retail and commercial uses
Total Number of Lots:	2
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes

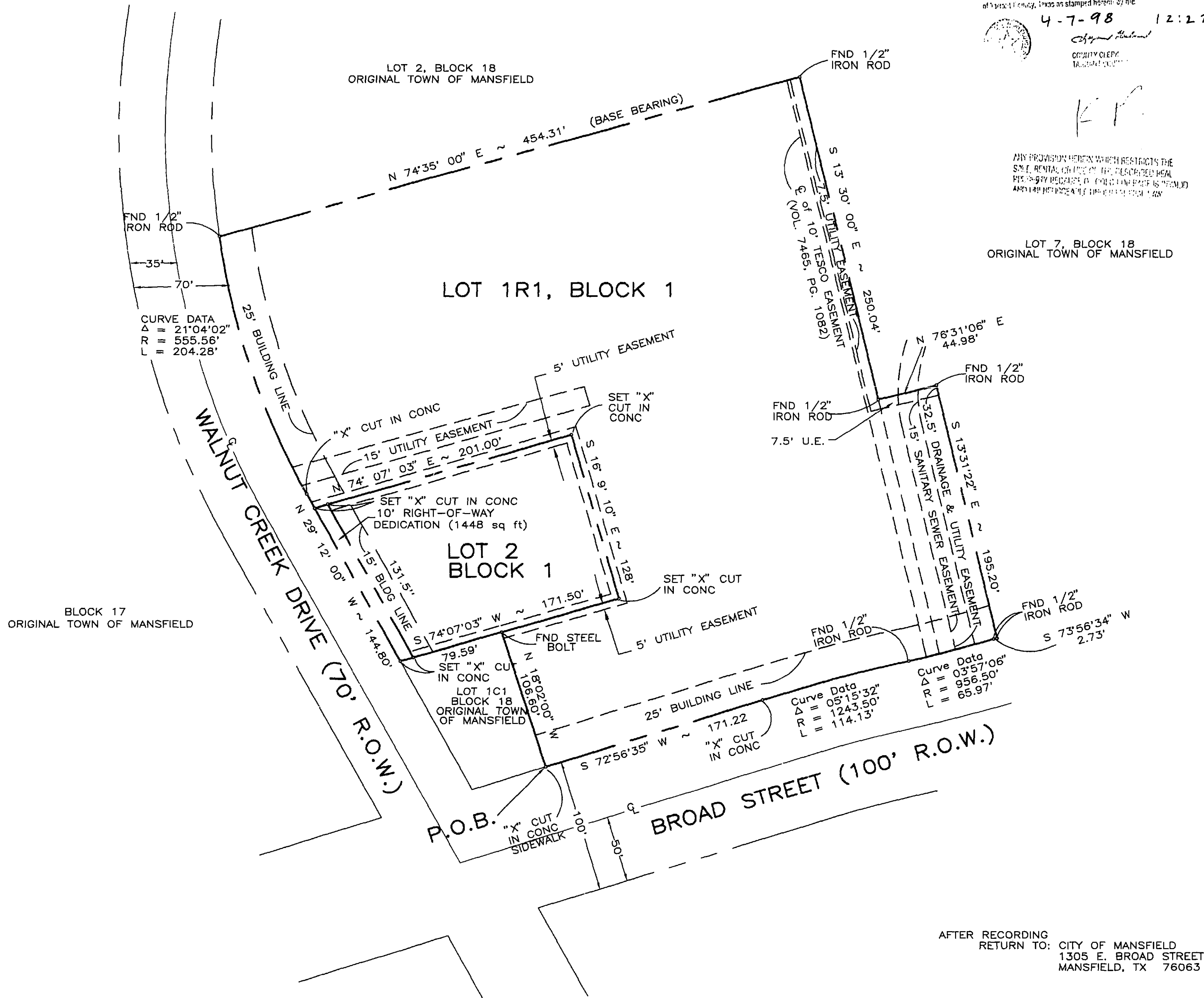
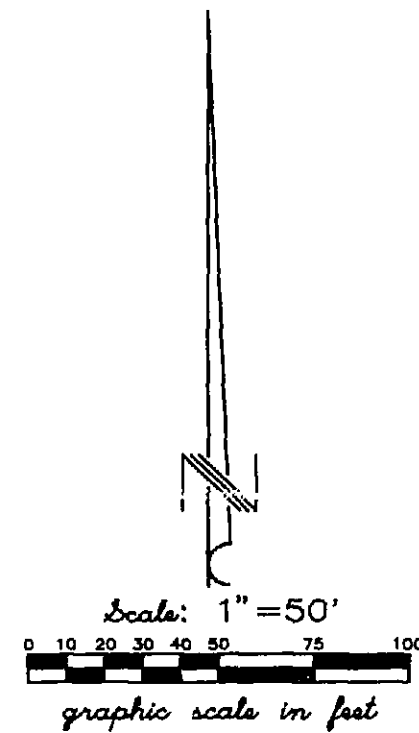
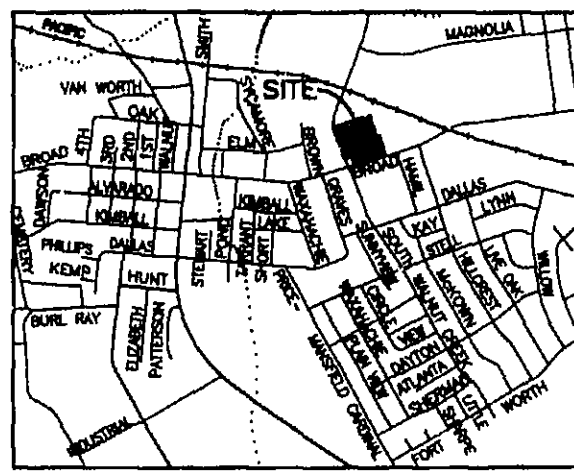
COMMENTS & CONSIDERATIONS

The purpose of the replat is to subdivide the existing Lot 1R1 into two lots. The existing shopping center will remain on Lot 1R1A. A commercial building will be constructed on the new Lot 3.

Staff recommends approval.

Attachments:

Previously Approved Plat



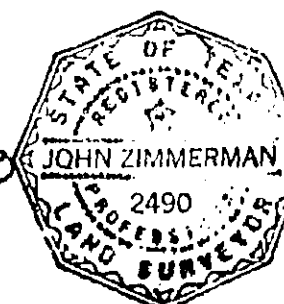
"APPROVED BY THE CITY OF MANSFIELD"
PLANNING AND ZONING COMMISSION.

Vice CHAIRMAN M. E. Nauman
SECRETARY Vicki Redmon 3-16-98

APPROVED BY:
Marcus Cable Beverly Sellers 3-11-98
TU Electric Mike Sherman 3-11-98
Lone Star Gas Company Don Ben 3-11-98
Southwestern Bell Telephone Co. R. G. Gentry 3-11-98

This is to certify that I, John D. Zimmerman, 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 corners, 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 supervision.

John D. Zimmerman, R.P.S.
Registration No. 2490



STATE OF TEXAS
COUNTY OF TARRANT

0198072069

WHEREAS, KENNETH LEE, IS THE SOLE OWNER OF LOT 1R, BLOCK 1, LEE'S BROAD ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-197, PAGE 78, PLAT RECORDS, TARRANT COUNTY, EXCEPT FOR THE PORTION OF LOT 1R, BLOCK 1, CONVEYED TO THE CITY OF MANSFIELD IN VOLUME 12735, PAGE 338, DEED RECORDS TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND "X" CUT IN THE CONCRETE WALK AT THE SOUTHWEST CORNER OF LOT 1R, BLOCK 1, LEE'S BROAD ADDITION, SAID POINT BEING IN THE NORTH LINE OF BROAD STREET AND BEING N 72°56'35" E, A DISTANCE OF 58.10 FEET FROM THE INTERSECTION OF THE EAST LINE OF WALNUT CREEK DRIVE AND THE NORTH LINE OF BROAD STREET;

THENCE N 18°02'00" W, WITH THE EAST LINE OF LOT 1C1, BLOCK 18, ORIGINAL TOWN OF MANSFIELD, A DISTANCE OF 106.60 FEET TO A FOUND STEEL BOLT FOR A CORNER;

THENCE S 74°07'03" W, WITH THE NORTH LINE OF SAID LOT 1C1, BLOCK 18, A DISTANCE OF 79.59 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER, SAID POINT BEING IN THE EAST LINE OF WALNUT CREEK DRIVE;

THENCE N 29°12'00" W, WITH THE EAST LINE OF WALNUT CREEK DRIVE, A DISTANCE OF 144.80 FEET TO A FOUND "X" CUT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS N 60°46'44" E, A DISTANCE OF 555.56 FEET AND A CENTRAL ANGLE OF 21°04'02";

THENCE WITH THE ARC OF SAID CURVE, A DISTANCE OF 204.28 FEET TO A 1/2" IRON ROD FOR A CORNER AND DEPARTING SAID CURVE;

THENCE N 74°35'00" E, A DISTANCE OF 454.31 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER;

THENCE S 13°30'00" E, A DISTANCE OF 250.04 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER;

THENCE N 76°31'06" E, A DISTANCE OF 44.98 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER;

THENCE S 13°31'22" E, A DISTANCE OF 195.20 FEET TO A FOUND 1/2" IRON ROD FOR A CORNER, SAID POINT BEING IN THE NORTH LINE OF BROAD STREET;

THENCE S 73°56'34" W, WITH THE NORTH LINE OF BROAD STREET A DISTANCE OF 2.73 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS N 16°17'16" W, A DISTANCE OF 956.50 FEET AND A CENTRAL ANGLE OF 3°57'06";

THENCE WITH THE ARC OF SAID CURVE AND THE NORTHLINE OF BROAD STREET, A DISTANCE OF 65.97 FEET TO A FOUND 1/2" IRON ROD AT A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1243.50 FEET AND A CENTRAL ANGLE OF 5°15'32";

THENCE WITH THE ARC OF SAID CURVE AND THE NORTHLINE OF BROAD STREET A DISTANCE OF 114.13 FEET TO A FOUND "X" CUT IN THE CONCRETE PARKING LOT;

THENCE S 72°56'35" W, WITH THE NORTHLINE OF BROAD STREET, A DISTANCE OF 171.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.38 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT, KENNETH LEE, DOES HEREBY ADOPT THE PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1R1 AND LOT 2, BLOCK 1, LEE'S BROAD ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND IT DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESSE MY HAND AT MANSFIELD, TARRANT COUNTY, TEXAS, THIS THE 11th DAY OF March, 1998.

KENNETH LEE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED KENNETH LEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11th DAY OF March, 1998.

Cindy L. Jackson
NOTARY PUBLIC IN AND FOR
TARRANT COUNTY

Cindy L. Jackson
PRINTED NAME
MY COMMISSION EXPIRES: 12-5-98

REPLAT
LOT 1R1 AND LOT 2, BLOCK 1,
LEE'S BROAD ADDITION
AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOT 1R, BLOCK 1, LEE'S BROAD ADDITION AS RECORDED IN
VOLUME 388-197, PAGE 78, PLAT RECORDS, TARRANT COUNTY, TEXAS.

This plat is filed in Cabinet A, Slide 4168 dated 4-7-98.

OWNER/DEVELOPER
KENNETH LEE
P. O. BOX 271
MANSFIELD, TX 76063
(817) 473-9985

SURVEYOR
JOHN D. ZIMMERMAN P.E., R.P.S.
908 West Main Street
Arlington, Texas 76013
(817) 461-0188
(817) 795-7880 fax

FEBRUARY 25, 1998

PREVIOUSLY APPROVED PLAT

98-18

Lees Broad 1-3 FP.dwg

PLANNING AND ZONING COMMUNICATION

Agenda: October 1, 2018

Subject: ZC#18-021: Public hearing for zoning change from PR, Pre-Development District to PD, Planned Development District for I-1, Light Industrial uses on approximately 241.69 acres, generally located at the northwest corner of Lone Star Road and S. Miller Road; the northeast corner of Britton Road and S. Miller Road; and south of Lone Star Road and Britton Road approximately 660 feet east of SH 360 and approximately 1500 feet west of S. Holland Road.

GENERAL INFORMATION

Applicant:	Logistics Property Company, owner/developer Pacheco Koch, engineer/surveyor
Size:	241.69 acres
Proposed Use:	Light industrial uses
Existing Land Use:	Vacant/residential
Surrounding Land Use & Zoning:	North - Union Pacific Railroad, Big League Dreams (MF), Drill Site (PR with SUP), Mansfield National Golf Course (PR), Single-family residential (SF-7.5/16), Oncor Substation (C-2) South - Vacant (PR) and the City of Grand Prairie vacant land East - Single-family residential (SF-7.5/12 and SF-12/22), Industrial (I-1 and I-2) West - Vacant land/SH 360 (PR within the Freeway Overlay and the Secondary Freeway Overlay districts)
Thoroughfare Plan Specification:	Lone Star Road, 4-lane divided major arterial, Britton Road, 4-lane undivided major collector Heritage Parkway South, 4-lane divided major arterial

COMMENTS AND CONSIDERATIONS

The subject property consists of 241.69 acres of land located on the north and south side of Britton Road and Lone Star Road and the south side of the Southern Pacific Railroad, west of the Original Town of Britton and east of SH 360.

The applicant is requesting to re-zone several tracts of vacant land (with the exception of one house) to PD for light industrial uses such as office warehouse. Where a use requires special

conditions under Sections 4400B of the Zoning Ordinance, the development will comply with those conditions.

The applicant plans to construct seven buildings ranging in size from 107,640 square feet to 1,076,320 square feet. Five buildings will be located south of Britton Road with two buildings on separate lots north of Britton Road/Lone Star Road. There is an existing drill site located in the center of Buildings 1 through 5. Access to the drill site will need to be provided through this development.

The development will be constructed in 3 phases. The schedule for the phases is set in the following table:

Building Schedule of Values	Building Square Footage	Estimated Start Date	Estimated Completion Date
Offsite Improvements		3/1/2019	3/1/2020
Area Site Work	2,767,000	3/1/2019	3/1/2020
Building 1	561,600	3/1/2019	3/1/2020
Building 2	141,960	5/1/2019	5/1/2020
Building 3	152,880	5/1/2019	5/1/2020
Building 4	107,640	3/1/2021	3/1/2022
Building 5	273,000	3/1/2021	3/1/2022
Building 6	453,600	3/1/2021	3/1/2022
Building 7	1,076,320	9/1/2020	9/1/2021
TOTALS	2,767,000		

The applicant is proposing to start with Building 1 at the southern end of the development. The site plan and building elevations for Building 1 are included with this Development Plan. The applicant is proposing that future buildings be approved by City Council through a Detailed Site Plan before any plat or building permit can be issued.

As can be seen from the elevations for Building 1, the exterior of the buildings may be 100% texture coated tilt wall, cast-in place concrete walls, or precast concrete walls. Tilt wall and concrete wall construction are permitted for buildings in the I-1 District. Metal panels or cladding are prohibited in this development.

Building 1 is proposed to be approximately 1080 feet long by 520 feet deep with a height of approximately 45 feet. To break up the solid facade the applicant is providing vertical articulation at the top of the building. At a minimum, vertical articulation should be provided on any facade of the future buildings that face a street.

Except for Building 5, roof top equipment on these buildings is not required to be screened from view. To mitigate the visibility of this equipment, the applicant proposes to set the units back from the edge of the buildings out of line of site as shown in the diagram on Exhibit D. Due to proximity of a residential lot, any roof top equipment on Building 5 must be screened by an architectural element such as a parapet wall that is at least one foot taller than the height of the equipment.

The applicant is proposing to comply with landscaping and screening requirements in Section 7300. To reduce the visual impact of the development, the applicant is proposing to plant rows of trees, either alone or on top of a berm, to screen the loading areas. The overall height of the loading area screening must be a minimum of ten feet, measured from the base of the berm or tree.

The applicant agrees to comply with the standard regulations in the Zoning Ordinance for the following:

- The buildings will comply with the area, setback and height requirements in Section 4500.
- Signage will comply with the Sign Standards in Section 7100.
- The development will provide parking and loading spaces/areas as required in Section 7200.
- Open storage and screening in the Planned Development will comply with Section 7500.E including screening from any public right-of-way by an eight foot high opaque fence.
- This development will completely surround an occupied residential lot (Lot 1R, Block 1, Maranatha Ranch Addition). The applicant will comply with all Residential Proximity regulations including an 8' masonry wall, a 40-foot minimum setback, and a minimum 30-foot side buffer yard along the entire boundary of this lot. Lighting from Buildings 5 and 6 including parking lots must be shielded and directed away from this lot.

The applicant is seeking deviations from the standard zoning requirements for the following:

- Screening requirements for trash containers, refuse or recycling storage will comply with Section 7301.B except buildings that exceed 50,000 square feet with a loading area (i.e. truck court) may have trash or recycling containers located openly within the loading area if the loading areas are screened. The standard requirement is to enclose trash and recycling containers within a screening wall with an opaque gate.

The Engineering Department has the following outstanding staff review comments:

- Conceptual approval from Oncor has not yet been provided. This may impact the alignment of the roadways.
- The Traffic Impact Analysis (TIA) has not yet been accepted. Staff has comments on the TIA and has passed these comments on to the Traffic Engineer to address. Staff is concerned with additional truck traffic at the intersection of SH 360 and Lone Star Road.
- The proposed roadway alignments, geometry and ROW for Lone Star Road and Heritage Parkway have not been reviewed for compliance with design criteria. Alignment information for the ROW widths, center line radii, tangents, and other design information will need to be submitted. The review of this information may require modifications to the layout.
- Access points to SH 360 frontage road should be planned and may be required with the development. The TIA will be used to assist in a determination.
- The revised downstream assessment has not been received yet.
- The remainder of the wastewater basin will be very small after the proposed development diverts the northern portion of the southern basin to the north. It will be impractical for future development to construct a separate trunk line to serve the remainder of the basin. If a significant amount of the southern wastewater basin is diverted to the north as proposed, the city would want to pursue the accommodation of the remainder of the southern basin within the proposed northern trunk line being constructed with this development.

The Fire Department has the following outstanding staff review comments:

- A minimum of 2 points of access will be required during construction and in the final development. The development plan only refers to 2 points of access during construction.
- The space around the drill site will need to be coordinated with the gas well operator, including foam lines.
- Turning radius on the south side of Building 1 will need to be addressed.

The Development Plan is conceptual in nature and may need to be modified at the time of platting in order to address the City's platting and development regulations.

Due to the nature of this land use, Staff is seeking the Commission's guidance and recommendation on the suitability of the proposed development.

Attachments:

Maps and supporting information

Exhibit A – Property Description

Exhibit B – Development Regulations

Exhibit C – Development Plan

Exhibit D – Elevations

Exhibit E – Landscape and Site Plan for Building 1



ZC#18-021

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.

9/21/2018



ZC#18-021

9/21/2018

Property Owner Notification for ZC#18-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
10 1 O T BRITTON 0.516 ACRES		SCHUTZA ALTON T & JOANN	4709 ALAMO CT	GRAND PRAIRIE, TX	75052
2;PT3 1 O T BRITTON		BRITTON UNITED METHODIST	4510 BRITTON RD	MIDLOTHIAN, TX	76065
385 M GREGG 16.5 ACRES		REUNION CONSTRUCTION MANAGEMEN	1451 HERITAGE PKWY	MANSFIELD, TX	76063
385 M GREGG 19.1659 ACRES		REUNION CONSTRUCTION MANAGEMEN	1451 HERITAGE PKWY	MANSFIELD, TX	76063
385 M GREGG 6.688 ACRES		WESTERFELD BETTY ETAL	3705 FIELD ST	HALTOM CITY, TX	76117
385 M GREGG 8.912 ACRES		WESTERFELD BETTY ETAL	3705 FIELD ST	HALTOM CITY, TX	76117
4;PT3& 5;6 1 O T BRITTON 2.388 ACRES		MARTIN J W & MARIA	932 COOK ST	MIDLOTHIAN, TX	76065
432 LOTS 1-3 & PT4, 10, 11 & PT 12 BLK 10 H HENDERSON 24.298		BOMER RICHARD	2004 ROYALWOOD	ARLINGTON, TX	76006
432 H HENDERSON 0.5 ACRES		BALLARD JOE ETAL	1200 N HOUSTON ST	COMANCHE, TX	76442
432 H HENDERSON 1.5 ACRES		BRITTON CEMETERY	4510 BRITTON RD	MIDLOTHIAN, TX	76065
432 H HENDERSON 65.603 ACRES		ABRAMS MYRNA P	2315 MEADOW DR SOUTH	WILMETTE, IL	60091
432 H HENDERSON & 616 J LAWRENCE		MC VEAN MELINDA LOU & FRED BAL	1200 N HOUSTON ST	COMANCHE, TX	76442
616 385 J LAWRENCE M GREGG 19.575 ACRES		THREE SIXTY REALTY INC	790 ANDREWS AVE APT A301	DELRAY BEACH, FL	33483
616 385 J LAWRENCE M GREGG 16.263 ACRES		THREE SIXTY REALTY INC	790 ANDREWS AVE APT A301	DELRAY BEACH, FL	33483
616 385 J LAWRENCE M GREGG 36.26 ACRES		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	75234
616 J LAWRENCE 0.667 ACRES		PHILLIPS JUDITH A	3320 CHADWELL DR	FARMERS BRANCH, TX	75234
616 J LAWRENCE 101.284 ACRES		SUNBELT LAND INVESTMENTS LTD	3015 NEW YORK AVENUE #201	GRAND PRAIRIE, TX	75052
616 J LAWRENCE; 432 H HENDERSON 356.999 ACRES		WM SUB GT LP	14614 N KIERLAND BLVD STE 120	SCOTTSDALE, AZ	85254

Friday, September 21, 2018

Page 1 of 3

Property Owner Notification for ZC#18-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
8 1 O T BRITTON 0.517 ACRES		CLARK RONALD CHARLES	920 NOAH ST	MIDLOTHIAN, TX	76065
BIG LEAGUE DREAMS ADDITION	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
BIG LEAGUE DREAMS ADDITION	BLK 1	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
BRITTON ROAD SUBSTATION	BLK 1	ONCOR ELECTRIC CO	PO BOX 139100	DALLAS, TX	75313
E 225 OF 1 1 O T BRITTON 1.031 ACRES		MASSEY DANIEL J	4150 BRITTON RD	MANSFIELD, TX	76063
GREGG, MELTON SURVEY	A 560	PRIEST, BETTY	PO BOX 2192	MANSFIELD, TX	76063-0039
GREGG, MELTON SURVEY	A 560	MATHIS, BEATRICE ETAL	3705 FIELD ST	FORT WORTH, TX	76117-2321
GREGG, MELTON SURVEY	A 560	REUNION CONSTRUCTION MGMT LLC	8271 COUNTY RD 205	GRANDVIEW, TX	76050
J LAWRENCE 5.068 AC		TARRANT CO WATER	800 E NORTHSIDE DR	FORT WORTH, TX	76102
LOT 1R BLK 1 MARANATHA RANCH 5.392 AC		MASSEY DAN J	4000 BRITTON RD	MANSFIELD, TX	76063
LOT 7 BLK 2 O T BRITTON-REV 1.0506 AC		DAVES JO E	936 COPE ST	MIDLOTHIAN, TX	76065
LOT 9 BLK 1 O T BRITTON-REV .691 AC		WRIGHT RHONDA MARIE	928 NOAH ST	MIDLOTHIAN, TX	76065
LOT PT 4 BLK 6 O T BRITTON-REV 0.881 AC		MASSEY DAN J	4150 BRITTON RD	MANSFIELD, TX	76063
LOT PT 5 BLK 1 O T BRITTON-REV 0.37 AC		STORY HAROLD R & SUE	4224 BRITTON RD	MANSFIELD, TX	76063
LOT PT 7 BLK 1 O T BRITTON-REV .496 AC		LEVERIDGE SHAWN	528 COBBLESTONE CIR	MANSFIELD, TX	76063
LOT S PT 6 BLK 2 O T BRITTON-REV 0.594 AC		HARDING JULIE R & RUSSELL A	924 COPE ST	MIDLOTHIAN, TX	76065
MANSFIELD NATL SECTION A & B	BLK 1	BARTLE, CATHERINE S	704 TEE BOX CT	MANSFIELD, TX	76063-5865
MANSFIELD NATL SECTION A & B	BLK 1	GASPAKREK-WEXLER, DEBRA	706 TEE BOX CT	MANSFIELD, TX	76063
NEILL, SAMUEL C SURVEY	A 1159	PRIEST, BETTY R EST	2316 CASTLE CREEK DR	MANSFIELD, TX	76063-5326

Property Owner Notification for ZC#18-021

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
NEILL, SAMUEL C SURVEY	A 1159	BUTLER & BUTLER CONSTRUCTION L	4621 S COOPER ST STE 131	ARLINGTON, TX	76017
NEILL, SAMUEL C SURVEY	A 1159	MANSFIELD PARK FACILITIES DEV	1200 E BROAD ST	MANSFIELD, TX	76063-1805
NEILL, SAMUEL C SURVEY	A 1159	PRIEST, BETTY R EST	2316 CASTLE CREEK DR	MANSFIELD, TX	76063-5326
NEILL, SAMUEL C SURVEY	A 1159	SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA, NE	68179-1001
NEILL, SAMUEL C SURVEY	A 1159	PRIEST, BETTY R EST	2316 CASTLE CREEK DR	MANSFIELD, TX	76063-5326
PT 3 6 O T BRITTON 0.254 ACRES		REED CHESTER & RUBY	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
PT 5 6 O T BRITTON 7760842 0.2 ACRES		REED CHESTER & RUBY	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
PT 5 6 O T BRITTON 7760842 0.2 ACRES		REED CHESTER & RUBY	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
PT 5 6 O T BRITTON 7760842 0.2 ACRES		REED CHESTER & RUBY	1105 HUNTINGTON TRL	MANSFIELD, TX	76063
PT 6 O T BRITTON 0.17 ACRES		MUWAQUET MARWAN F	P O BOX 734	WAXAHACHIE, TX	75168
RAPE, JAMES SURVEY	A 1321	MATHIS, BEATRICE ETAL	3705 FIELD ST	FORT WORTH, TX	76117-2321
W 150 OF 1 1 O T BRITTON 0.689 ACRES		MASSEY FRANK A	3953 BETTY LN	CLEBURNE, TX	76031
WPT 5 1 O T BRITTON 0.5 ACRES		MASSEY DANIEL JAY	4150 BRITTON RD	MANSFIELD, TX	76063

**TRACT 1
ZONING DESCRIPTION**

Reunion Construction Management, LLC Tracts
Milton Gregg Survey, Abstract No. 560 and Milton Gregg Survey, Abstract No. 385
City of Mansfield, Tarrant County and Ellis County, Texas

DESCRIPTION, of a 46.802 acre tract of land situated in the Milton Gregg Survey, Abstract No. 560 and the Milton Gregg Survey, Abstract No. 385, Tarrant County and Ellis County, Texas; said tract being all of that tract of land described as a 28.5959 acre tract in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas and being all of that tract of land described as a 15.8105 acre tract in General Warranty Deed to Reunion Construction Management, LLC recorded in Instrument No. D209089081 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 517 of the Deed Records of Ellis County, Texas; said 46.802 acre tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of that tract of land described in Warranty Deed to Betty and Kelly Priest recorded in Instrument No. D208125603 of the Official Public Records of Tarrant County, Texas and a re-entrant corner for that tract of land described as Tract 1 in Trustee's Deed to Beatrice Mathis recorded in Volume 11889, Page 2264 of the Deed Records of Tarrant County, Texas;

THENCE, South 30 degrees, 00 minutes, 00 seconds East, along the west line of said Betty and Kelly Priest tract and the east line of said Tract 1, a distance of 691.15 feet to the POINT OF BEGINNING; said point being the northwest corner of the called 28.5959 acre tract and the southwest corner of said Betty and Kelly Priest tract;

THENCE, Due East, departing the said east line of Tract 1, a distance of 1,435.28 feet to a point for corner in South Miller Road (no record of dedication found) and in the west line of that tract of land described as Second Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 216 of the Deed Records of Tarrant County, Texas; said point being the northeast corner of called 28.5959 acre tract and the southeast corner of said Betty and Kelly Priest tract;

THENCE, South 29 degrees, 30 minutes, 00 seconds East, along the said east line of called 28.5959 and called 15.8105 acre tracts and along the west line of said Second Tract and the west line of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas, a distance of 1,298.80 feet to a wooden fence corner post for corner; said point being the southeast corner of called 15.8105 acre tract and a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); And Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, South 61 degrees, 06 minutes, 22 seconds West, along the south line of called 15.8105 acre tract and a north line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); And Joseph Patterson Ballard (2/5 Interest) tract and a north line of that tract of land described in Trustees Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas, a distance of 1,233.25 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of called 15.8105 acre tract and a re-entrant corner of said Judith Ann Phillips tract;

**TRACT 1
ZONING DESCRIPTION**

Reunion Construction Management, LLC Tracts
Milton Gregg Survey, Abstract No. 560 and Milton Gregg Survey, Abstract No. 385
City of Mansfield, Tarrant County and Ellis County, Texas

THENCE, North 29 degrees, 51 minutes, 24 seconds West, a distance of 545.89 feet to a PK-Nail found for corner; said point being the northwest corner of called 15.8105 acre tract, the southwest corner of called 28.5959 acre tract, the northeast corner of said Judith Ann Phillips tract and the southeast corner of that tract of land described as Tract 2 in said Trustee's Deed to Beatrice Mathis;

THENCE, North 30 degrees, 00 minutes, 00 seconds West, along the east line of said Tract 2 and the said east line of Tract 1, a distance of 1,446.69 feet to the POINT OF BEGINNING;

CONTAINING: 2,038,705 square feet or 46.802 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Paul Daniel


Date

Registered Professional Land Surveyor No. 6534
Pacheco Koch
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



Tract1(ZONING).doc

TRACT 2
ZONING DESCRIPTION
Betty and Kelly Priest Tract
Milton Gregg Survey, Abstract No. 560
City of Mansfield, Tarrant County, Texas

DESCRIPTION, of a 28.190 acre tract of land situated in the Milton Gregg Survey, Abstract No. 560, Tarrant County, Texas; said tract being all of that tract of land described in Warranty Deed to Betty and Kelly Priest recorded in Instrument No. D208125603 of the Official Public Records of Tarrant County, Texas; said 28.190 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest corner of said Betty and Kelly Priest tract and a re-entrant corner for that tract of land described as Tract 1 in Trustee's Deed to Beatrice Mathis recorded in Volume 11889, Page 2264 of the Deed Records of Tarrant County, Texas;

THENCE, North 60 degrees, 54 minutes, 00 seconds East, along the north line of said Betty and Kelly Priest tract and a south line of said Tract 1, a distance of 869.50 feet to a 1/2-inch iron rod with red cap found for corner in the southwest line of the Union Pacific Railroad; said point being the most northerly northeast corner of said Betty and Kelly Priest tract and the most easterly corner of said Tract 1;

THENCE, South 74 degrees, 40 minutes, 54 seconds East, along the said north line of Betty and Kelly Priest tract and the said southwest line of the Union Pacific Railroad, a distance of 543.82 feet to a PK-Nail set in South Miller Road (no record of dedication found); said point being the northeast corner of said Betty and Kelly Priest tract and the northwest corner of that tract of land described as First Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 217 of the said Deed Records;

THENCE, South 29 degrees, 30 minutes, 00 seconds East, departing the said southwest line of the Union Pacific Railroad and along the east line of said Betty and Kelly Priest tract, the west line of said First Tract and west line of that tract of land described as Second Tract in said Warranty Deed to Betty Priest recorded in Volume 6887, Page 216, a distance of 1,008.51 feet to a point for corner in said South Miller Road; said point being the southeast corner of said Betty and Kelly Priest tract;


THENCE, Due West, departing the said west line of said Second Tract and along the south line of said Betty and Kelly Priest tract, a distance of 1,435.28 feet to a point for corner in the east line of said Tract 1; said point being the southwest corner of said Betty and Kelly Priest tract;

TRACT 2
ZONING DESCRIPTION
Betty and Kelly Priest Tract
Milton Gregg Survey, Abstract No. 560
City of Mansfield, Tarrant County, Texas

THENCE, North 30 degrees, 00 minutes, 00 seconds West, along the said west line of said Betty and Kelly Priest tract and the east line of said Tract 1, a distance of 691.15 feet to the POINT OF BEGINNING;

CONTAINING: 1,227,976 square feet or 28.190 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Paul Daniel
Registered Professional Land Surveyor No. 6534
Pacheco Koch
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001

8/20/2013
Date



Tract2(ZONING).doc

TRACT 3
ZONING DESCRIPTION

Betty and Kelly Priest Tract
Samuel C. Neill Survey, Abstract No. 1159
City of Mansfield, Tarrant County, Texas

DESCRIPTION, of a 30.782 acre tract of land situated in the Samuel C. Neill Survey, Abstract No. 1159, Tarrant County, Texas; said tract being part of those tracts of land described as First Tract and Second Tract in Warranty Deed to Betty and Kelly Priest recorded in Volume 6887, Page 216 Records of the Deed Records of Tarrant County, Texas; said 30.782 acre tract being more particularly described as follows:

BEGINNING, at a PK-nail set at the intersection of South Miller Road (no record of dedication found) and Britton Road (no record of dedication found); said point being in the east line of that tract of described in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas; said point also being the southwest corner of said Second Tract and the northwest corner of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas;

THENCE, North 29 degrees, 30 minutes, 00 seconds West, along the west line of said Second Tract and along the said east line of Reunion Construction Management, LLC tract, a distance of 493.53 feet to a PK-nail set for corner at the terminus of Heritage Parkway South (a 60-foot wide right-of-way) as dedicated by Britton Road Substation, an addition to the City of Mansfield according to the plat recorded in Instrument No. D208162255 of the Official Public Records of Tarrant County, Texas;

THENCE, South 89 degrees, 59 minutes, 01 seconds East, departing the said west line of Second Tract and the east line of said Reunion Construction Management, LLC tract and along the said south terminus of Heritage Parkway South and the south line of Lot 1, Block 1, said Britton Road Substation, a distance of 616.18 feet to a 1/2-inch iron rod with "HALFF ASSOC., INC." cap found for corner; said point being the southeast corner of said Lot 1, Block 1;

THENCE, North 00 degrees, 03 minutes, 49 seconds West, along the east line of said Lot 1, Block 1, a distance of 573.90 feet to a point for corner in the south line of the Union Pacific Railroad; from said point a 1/2-inch iron rod with "HALFF ASSOC., INC." cap found bears South 00 degrees, 03 minutes, 49 seconds East, a distance of 0.74 feet;

THENCE, South 74 degrees, 40 minutes, 54 seconds East, along the said south line of Union Pacific Railroad, a distance of 1,443.69 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Second Tract;

THENCE, South 01 degrees, 39 minutes, 11 seconds East, continuing along the said south line of Union Pacific Railroad, a distance of 158.29 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of said First Tract and an interior ell corner of that tract of land described in General Warranty Deed to Butler & Butler Construction, LLC recorded in Instrument No. D216019171 of the Official Public Records of Tarrant County, Texas;

THENCE, North 89 degrees, 55 minutes, 16 seconds West, along the south line of said First Tract and the north line of said Butler & Butler Construction, LLC tract, a distance of 4.44 feet to a 1/2-

TRACT 3
ZONING DESCRIPTION
Betty and Kelly Priest Tract
Samuel C. Neill Survey, Abstract No. 1159
City of Mansfield, Tarrant County, Texas

inch iron rod found for corner; said point being the northeast corner of said Second Tract and the northwest corner of said Butler & Butler Construction, LLC tract;

THENCE, South 00 degrees, 05 minutes, 49 seconds West, departing the said south line of First Tract, a distance of 460.53 feet to a PK-nail set for corner in said Britton Road and in said north line of Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract; said point being the southeast corner of said Second Tract and the southwest corner of said Butler & Butler Construction, LLC tract;

THENCE, South 89 degrees, 53 minutes, 54 seconds West, a distance of 1,764.27 feet to the POINT OF BEGINNING;

CONTAINING: 1,340,876 square feet or 30.782 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Paul Daniel


Date

Registered Professional Land Surveyor No. 6534
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6100 Western Place, #1001, Fort Worth TX 76107
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TX Reg. Surveying Firm LS-10008001



Tract3(ZONING).doc

**TRACT 4
ZONING DESCRIPTION**

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);
and Joseph Patterson Ballard (2/5 Interest) Tract
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 70.292 acre tract of land situated in the Hugh Henderson Survey, Abstract No. 432 and the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the Deed Records of Ellis County, Texas; said 70.292 acre tract being more particularly described as follows:

BEGINNING, at a PK-nail set at the intersection of South Miller Road (no record of dedication found) and Britton Road (no record of dedication found); said point being in the east line of that tract of described in Warranty Deed With Vendor's Lien to Reunion Construction Management, LLC recorded in Instrument No. D209089080 of the Official Public Records of Tarrant County, Texas and Volume 2364, Page 486 of the Deed Records of Ellis County, Texas; said point also being the northwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southwest corner of that tract of land described as Second Tract in Warranty Deed to Betty and Kelly Priest recorded in Volume 6887, Page 216 Records of the Deed Records of Tarrant County, Texas;

THENCE, North 89 degrees, 53 minutes, 54 seconds East, departing the said east line of the Reunion Construction Management, LLC tract and along the south line of said Second Tract, a distance of 1,495.45 feet to a PK-nail set for corner in said Britton Road; said point being the northeast corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, departing the said south line of said Second Tract and along the east line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the north and west line of Lot 1, Block 1, Maranatha Ranch Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet D, Slide 256 of the Deed Records of Ellis County, Texas, the following four (4) calls:

South 00 degrees, 31 minutes, 24 seconds East, a distance of 215.19 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 20 degrees, 28 minutes, 36 seconds West, a distance of 181.44 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

North 64 degrees, 31 minutes, 24 seconds West, a distance of 192.67 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 65 degrees, 09 minutes, 36 seconds West, a distance of 578.74 feet to a 1/2-inch iron rod with "BRITTAINE & CRAWFORD" cap found for corner; said point being a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the northwest corner of that tract of land described as Tract II in Special Warranty Deed to Dan J. Massey recorded in Instrument No. 2015-1518332 of the Deed Records of Ellis County, Texas;

TRACT 4
ZONING DESCRIPTION

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);
and Joseph Patterson Ballard (2/5 Interest) Tract
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616
City of Mansfield, Ellis County, Texas

THENCE, South 29 degrees, 53 minutes, 07 seconds East, a distance of 2,478.18 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the north line of that tract of land described in Special Warranty Deed to WM Sub GT, LP recorded in Volume 2805, Page 57 of the Deed Records of Ellis County, Texas; said point being the southeast corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southwest corner of that tract of land described in Correction Distribution Deed to Myrna P. Abrams recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas;

THENCE, South 89 degrees, 45 minutes, 16 seconds West, along the south line of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract, a distance of 327.51 feet to a 1/2-inch iron rod found for corner; said point being the northwest corner of said WM Sub GT, LP tract and the northeast corner of that tract of land described as Tract 1 in Special Warranty Deed to Sunbelt Land Investment/360 Ltd. recorded in Volume 2746, Page 1136 of the Deed Records of Ellis County, Texas;

THENCE, South 62 degrees, 24 minutes, 43 seconds West, continuing along the said south line of Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and along the north line of said Sunbelt Land Investment/360 Ltd. tract, a distance of 738.63 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southeast corner of that tract of land described as Tract 1 in Trustee's Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas;

THENCE, North 29 degrees, 53 minutes, 07 seconds West, departing the said north line of the Sunbelt Land Investment/360 Ltd. tract, a distance of 2,330.13 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the south line of said Reunion Construction Management, LLC tract; said point being the northwest corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the northeast corner of said Judith Ann Phillips tract; from said point a Bolt Found bears South 29°53' East, a distance of 2.2 feet;

THENCE, North 61 degrees, 06 minutes, 22 seconds East, a distance of 650.72 feet to a wood fence post found for corner; said point being a re-entrant corner of said Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract and the southeast corner of said Reunion Construction Management, LLC tract;

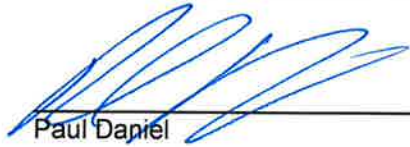
**TRACT 4
ZONING DESCRIPTION**

Melinda Lou Mcvean (1/5 Interest); Fred Ballard, Jr. (2/5 Interest);
and Joseph Patterson Ballard (2/5 Interest) Tract
Hugh Henderson Survey, Abstract No. 432 and Joseph Lawrence Survey, Abstract No. 616
City of Mansfield, Ellis County, Texas

THENCE, North 29 degrees, 30 minutes, 00 seconds West, a distance of 804.46 feet to the
POINT OF BEGINNING;

CONTAINING: 3,061,905 square feet or 70.292 acres of land, more or less.

*This document was prepared under 22 TAC §663.21, does not reflect the results of an on the
ground survey, and is not to be used to convey or establish interests in real property except those
rights and interests implied or established by the creation or reconfiguration of the boundary of
the political subdivision for which it was prepared.*


Paul Daniel
8/20/2018
Date
Registered Professional Land Surveyor No. 6534
Pacheco Koch
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



Tract4(ZONING).doc

TRACT 5
ZONING DESCRIPTION

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 65.624 acre tract of land situated in the Hugh Henderson Survey, Abstract No. 432, Ellis County, Texas; said tract being part of that tract of land described in Corrected Distribution Deed to Myrna P. Abrams recorded in Volume 2575, Page 2189 of the Deed Records of Ellis County, Texas; said 65.624 acre tract being more particularly described as follows:

BEGINNING, at a point for corner in Britton Road and in the south line of that tract of land described as Second Tract in Warranty Deed to Betty Priest recorded in Volume 6887, Page 216 of the Deed Records of Tarrant County, Texas; said point being the most northerly northwest corner of said Myrna P. Abrams tract and being the northeast corner of right-of-way dedicated by Maranatha Ranch Addition, an addition to the City of Mansfield according to the plat recorded in Cabinet D, Slide 256 of the said Deed Records of Ellis County, Texas;

THENCE, North 89 degrees, 53 minutes, 54 seconds East, along the said south line of Second Tract, a distance of 221.56 feet to a point for the northeast corner of said Myrna P. Abrams tract;

THENCE, departing the said south line of Second Tract and along the east line of said Myrna P. Abrams tract the following eight (8) calls:

South 00 degrees, 05 minutes, 49 seconds West, a distance of 239.06 feet to a point for corner;

North 89 degrees, 41 minutes, 53 seconds East, a distance of 306.38 feet to a point for corner;

South 35 degrees, 18 minutes, 07 seconds East, a distance of 991.11 feet to a point for corner;

South 17 degrees, 41 minutes, 53 seconds West, a distance of 423.06 feet to a point for corner;

South 76 degrees, 26 minutes, 53 seconds West, a distance of 176.67 feet to a point for corner;

South 11 degrees, 48 minutes, 07 seconds East, a distance of 336.11 feet to a point for corner;

North 70 degrees, 56 minutes, 53 seconds East, a distance of 188.89 feet to a point for corner;

South 06 degrees, 23 minutes, 07 seconds East, a distance of 939.03 feet to a point for the southeast corner of said Myrna P. Abrams tract;

THENCE, South 89 degrees, 45 minutes, 16 seconds West, a distance of 777.49 feet to a point for the southwest corner of said Myrna P. Abrams;

THENCE, North 29 degrees, 53 minutes, 07 seconds West, a distance of 2,158.02 feet to a point for corner;

THENCE, North 65 degrees, 09 minutes, 36 seconds East, a distance of 693.88 feet to a point for corner;

**TRACT 5
ZONING DESCRIPTION**

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas

THENCE, North 16 degrees, 17 minutes, 24 seconds West, a distance of 125.68 feet to a point for corner;

THENCE, North 20 degrees, 28 minutes, 36 seconds East, a distance of 195.03 feet to a point for corner;

THENCE, North 69 degrees, 31 minutes, 24 seconds West, a distance of 15.00 feet to a point for corner;

THENCE, North 00 degrees, 46 minutes, 09 seconds West, a distance of 106.25 feet to a point for corner;

THENCE, North 44 degrees, 28 minutes, 36 seconds East, a distance of 77.78 feet to a point for corner;

THENCE, North 00 degrees, 31 minutes, 24 seconds West, a distance of 61.36 feet the POINT OF BEGINNING;

CONTAINING: 2,858,578 square feet or 65.624 acres of land, more or less.

SAVE & EXCEPT TRACT (BRITTON UNIT DRILL PAD – 3.471 ACRES)

Being a tract of land situated in the H. Henderson Survey, Abstract Number 432, City of Mansfield, Ellis County, Texas, and being a portion of that tract of land described by deed to Dorothea Karell, as recorded in Volume 558, Page 970 County Records, Ellis County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod found at the southwest corner of that tract of land described by deed to Fred B. Ballard as recorded in Volume 3934, Page 240 County Records, Ellis County, Texas and being in the north line of said Dorthea Karell tract;

THENCE, South 24 degrees, 27 minutes, 14 seconds East, 613.00 feet to the point of beginning;

THENCE, South 29 degrees, 24 minutes, 36 seconds East, 540.00 feet;

THENCE, South 60 degrees, 35 minutes, 24 seconds West, 280.00 feet;

THENCE, North 29 degrees, 24 minutes, 36 seconds West, 540.00 feet;

**TRACT 5
ZONING DESCRIPTION**

Myrna P. Abrams Tract Save & Except Britton Unit Drill Pad
Hugh Henderson Survey, Abstract No. 432
City of Mansfield, Ellis County, Texas

THENCE, North 60 degrees, 35 minutes, 24 seconds East, 280.00 feet to the point of beginning and containing 151,200 square feet or 3.471 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Paul Daniel


Date

Registered Professional Land Surveyor No. 6534
Pacheco Koch
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



Tract5(ZONING).doc

TRACT 6
ZONING DESCRIPTION
Part of Judith Ann Phillips Tract
Joseph Lawrence Survey, Abstract No. 616
City of Mansfield, Ellis County, Texas

DESCRIPTION, of a 6.921 acre tract of land situated in the Joseph Lawrence Survey, Abstract No. 616, Ellis County, Texas; said tract being part of that tract of land described as Tract 1 in Trustee's Deed to Judith Ann Phillips recorded in Volume 1106, Page 599 of the Deed Records of Ellis County, Texas; said 6.921 acre tract being more particularly described as follows:

BEGINNING, at 1/2-inch iron rod found in the north line of that tract of land described as Tract 1 in Special Warranty Deed to Sunbelt Land Investments/360 Ltd. recorded in Volume 2746, Page 1136 of said Deed Records; said point being the southeast corner of said Judith Ann Phillips tract and the southwest corner of that tract of land described in Special Warranty Deed to Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) recorded in Volume 2392, Page 483 of the said Deed Records;

THENCE, South 63 degrees, 16 minutes, 28 seconds West, along the south line of said Judith Ann Phillips tract and the said north line of Sunbelt Land Investments/360 Ltd. tract, a distance of 398.80 feet to a 1/2-inch iron rod found for corner; said point being southeast corner of that tract of land described in Deed to Tarrant County Water Control and Improvement District No. 1 recorded in Volume 531, Page 538 of the said Deed Records;

THENCE, North 52 degrees, 31 minutes, 02 seconds West, departing the said south line of Judith Ann Phillips tract and the said north line of Sunbelt Land Investments/360 Ltd. tract and along the northeast line of said Tarrant County Water Control and Improvement District No. 1 tract, a distance of 181.90 feet to a point for corner in the east line of an existing Texas Electric Service Company easement recorded in Volume 556, Page 1031 of the said Deed Records;

THENCE, North 03 degrees, 56 minutes, 49 seconds West, departing the said northeast line of Tarrant County Water Control and Improvement District No. 1 tract and along the said east line of the existing Texas Electric Service Company easement, a distance of 1,066.62 feet to a point for corner in the east line of said Judith Ann Phillips tract and the west line of said Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract;

THENCE, South 29 degrees, 58 minutes, 02 seconds East, departing the said east line of the existing Texas Electric Service Company easement and along the east line of said Judith Ann Phillips tract and the west line of said Melinda Lou Mcvian (1/5 Interest); Fred Ballard, Jr. (2/5 Interest); and Joseph Patterson Ballard (2/5 Interest) tract, a distance of 1,149.06 feet to the POINT OF BEGINNING;

CONTAINING: 301,490 square feet or 6.921 acres of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Paul Daniel
Date 9/19/2018
Registered Professional Land Surveyor No. 6534
Pacheco Koch
6100 Western Place, #1001, Fort Worth TX 76107
(817) 412-7155
TX Reg. Surveying Firm LS-10008001
Tract6(ZONING) doc



EXHIBIT B
PLANNED DEVELOPMENT REGULATIONS
for
PARK 360 SOUTH

General Purpose: Creation of an Industrial Park for development of e-commerce, manufacturing, processing, assembly, warehousing, distribution, logistics, and other light industrial uses, as well as accessory business (office) uses.

Permitted Uses: Uses permitted in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 4400B, Permitted Use Table of the Zoning Ordinance and shall be subject to the Special Conditions specified in Section 4400B for certain uses.

Area, Setback and Height Requirements: Area, setback and height regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Sections 4500 and 4500B, Area and Height Regulations Table of the Zoning Ordinance.

Exterior Construction Materials: The Community Design Standards described in Section 4600 of the Zoning Ordinance, inasmuch as they are applicable to structures in the I-1, Light Industrial District, shall apply to this Planned Development, provided however that tilt-up concrete walls, cast-in-place concrete walls, or precast concrete walls shall be an acceptable exterior construction material. Corrugated, ribbed or standing seam metal panels; galvanized or aluminum coated metal cladding; or reflective glass are prohibited materials.

Signage: Signage regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7100, Sign Standards of the Zoning Ordinance.

Parking and Loading: The permitted uses in this Planned Development shall comply with the regulations in Section 7200, Off-Street Parking and Loading Standards of the Zoning Ordinance.

Landscaping and Screening: Except as otherwise described here, landscaping and screening regulations in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7300, Landscaping and Screening Requirements of the Zoning Ordinance. Trees may be used, either alone or in conjunction with berming, as a means of screening for loading areas, provided the overall height of such screening solution is a minimum of ten (10) feet, measured from the base of the berm or tree.

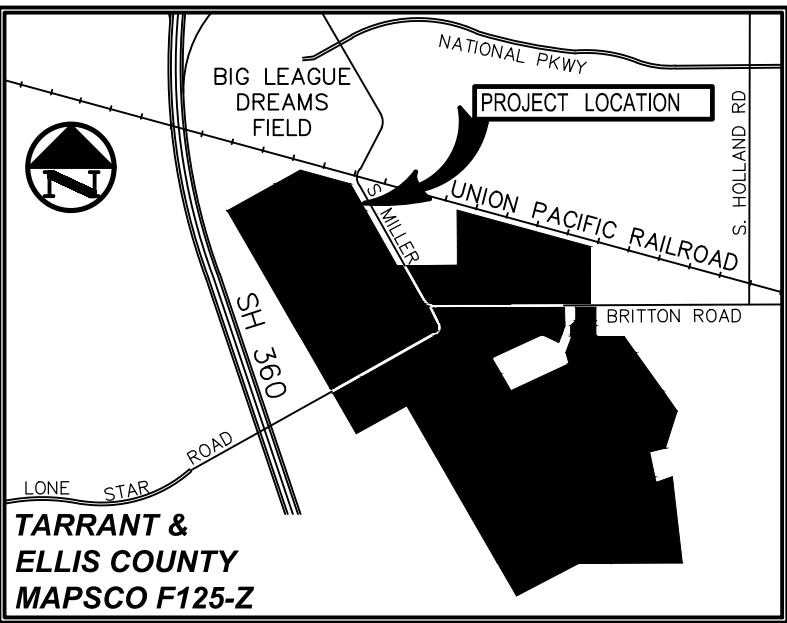
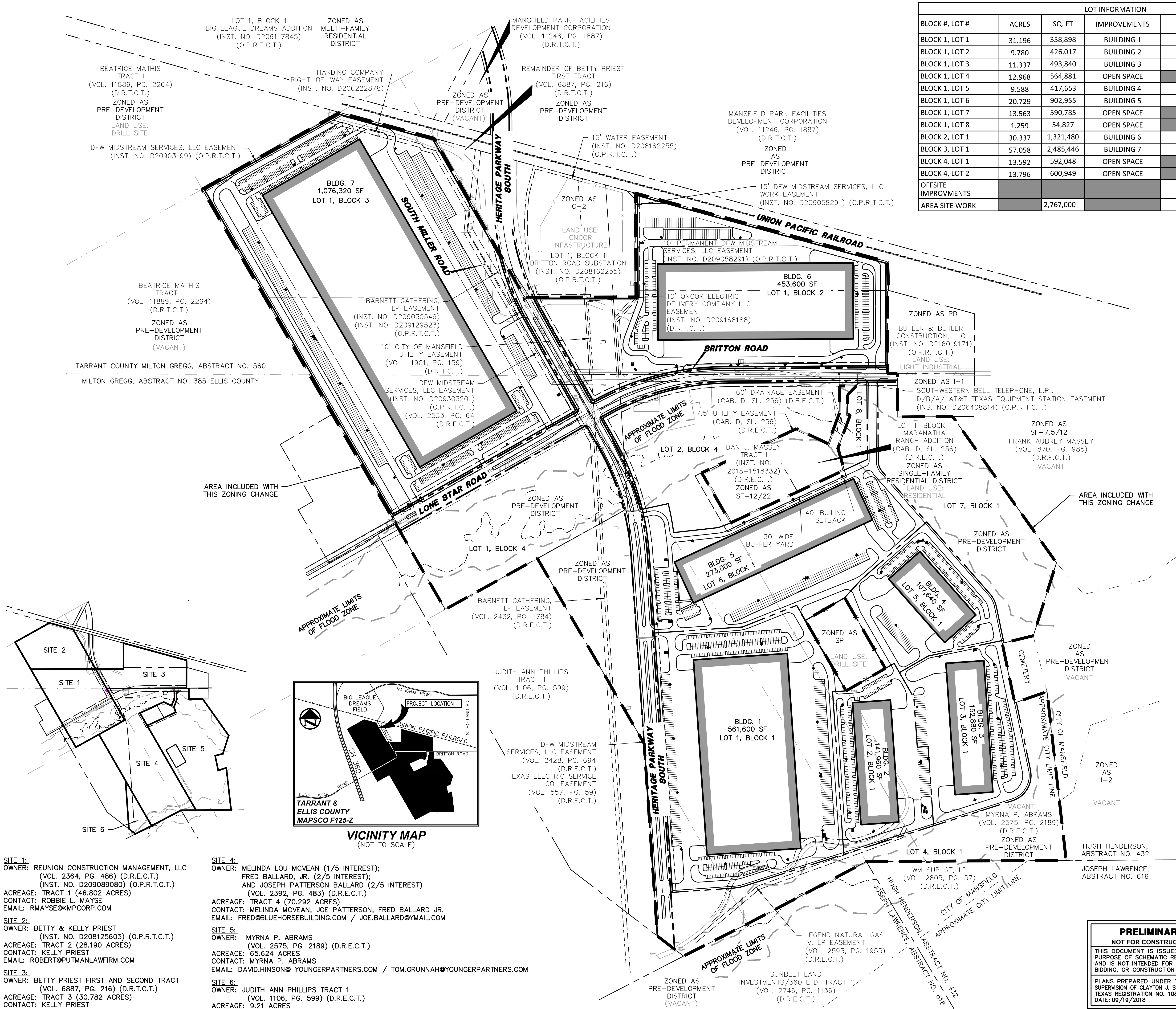
Trash Containers, Refuse or Recycling Storage Screening: Screening requirements in this Planned Development for containers for the disposal of trash, refuse, or recycling shall be those as set forth in Section 7301-B of the Zoning Ordinance, except that buildings exceeding 50,000 square feet and containing a serviceable loading area (i.e. truck court) may have such container(s) located openly within such loading area, provided all other screening requirements for loading areas are met.

EXHIBIT B
PLANNED DEVELOPMENT REGULATIONS
for
PARK 360 SOUTH
(continued)

Residential Proximity Requirements: Residential Proximity Standards in this Planned Development shall be those set forth for the I-1, Light Industrial District in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Outside Storage and Screening Requirements: Open storage in this Planned Development shall be placed on a gravel, asphalt or concrete surface and shall be screened from any public right-of-way by an eight foot high opaque fence designed to meet the minimum requirements of Section 7302-B of the Zoning Ordinance. Outside storage may not be stacked or raised to a level above the top of the opaque fence.

Development Plan Approval: Prior to future applications for a subdivision plat or building permit, the Developer shall submit a Detailed Site Plan for the approval of the City Council. The Detailed Site Plan shall be prepared in accordance with the provisions of Section 5100-F of the Zoning Ordinance. A public hearing or ordinance will not be required for the Detailed Site Plan approval. In case the development requires deviations to these Planned Development Regulations, the City Council may authorize such deviations through the Detailed Site Plan approval if the City Council deems them to be minor modifications.



VICINITY MAP
(NOT TO SCALE)

SITE 1:
OWNER: REUNION CONSTRUCTION MANAGEMENT, LLC
(VOL. 2364, PG. 486) (D.R.E.C.T.)
(INST. NO. D209089080) (O.P.R.T.C.T.)
ACREAGE: TRACT 1 (46.802 ACRES)
CONTACT: ROBBIE L. MAYSE
EMAIL: RMAYSE@KMPCORP.COM

SITE 2:
OWNER: BETTY & KELLY PRIEST
(INST. NO. D208125603) (O.P.R.T.C.T.)
ACREAGE: TRACT 2 (28.190 ACRES)
CONTACT: KELLY PRIEST
EMAIL: ROBERT@PUTMANLAWFIRM.COM

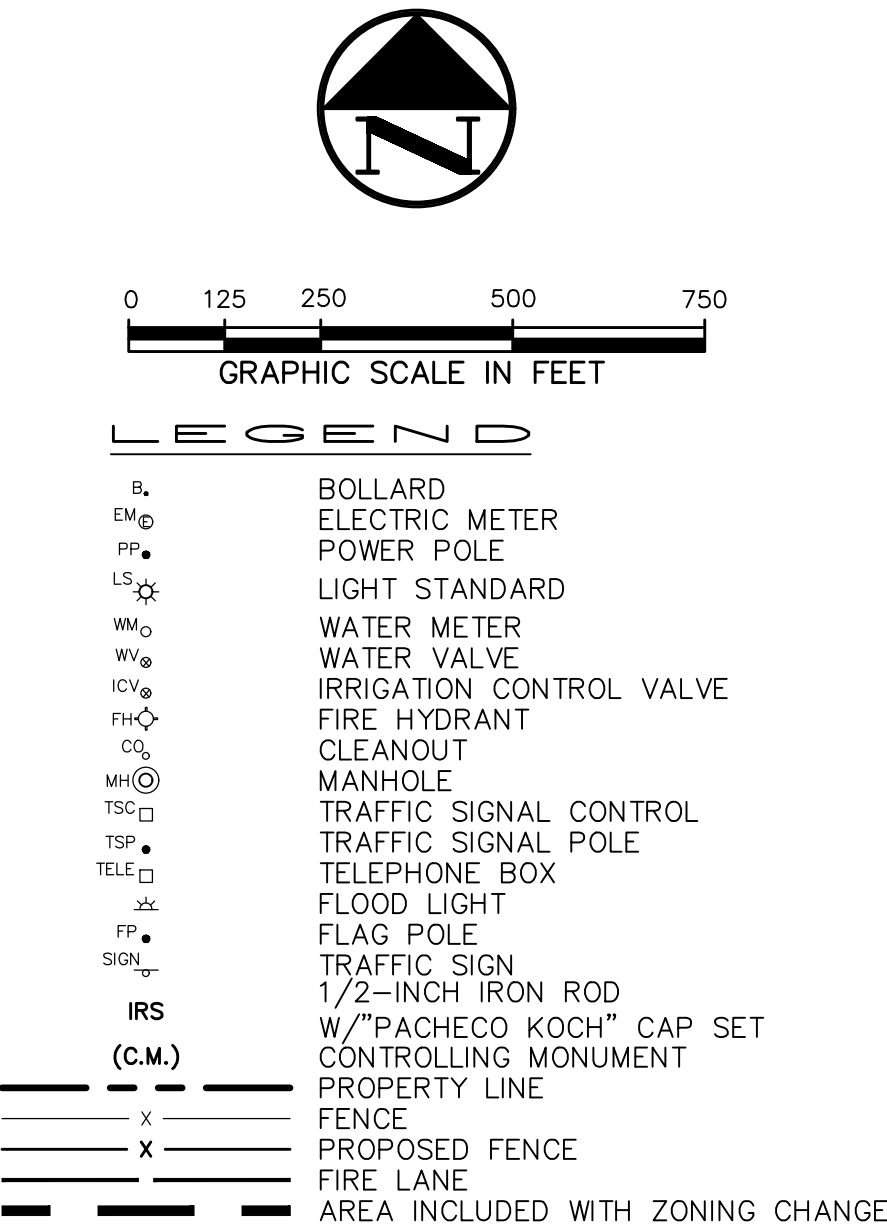
SITE 3:
OWNER: BETTY PRIEST FIRST AND SECOND TRACT
(VOL. 6887, PG. 216) (D.R.T.C.T.)
ACREAGE: TRACT 3 (30.782 ACRES)
CONTACT: KELLY PRIEST
EMAIL: ROBERT@PUTMANLAWFIRM.COM

SITE 4:
OWNER: MELINDA LOU MCVEAN (1/5 INTEREST);
FRED BALLARD, JR. (2/5 INTEREST);
AND JOSEPH PATTERSON BALLARD (2/5 INTEREST)
(VOL. 2392, PG. 483) (D.R.E.C.T.)
ACREAGE: TRACT 4 (70.292 ACRES)
CONTACT: MELINDA MCVEAN, JOE PATTERSON, FRED BALLARD JR.
EMAIL: FRED@BLUEHORSEBUILDING.COM / JOE.BALLARD@YMAIL.COM

SITE 5:
OWNER: MYRNA P. ABRAMS
(VOL. 2575, PG. 2189) (D.R.E.C.T.)
ACREAGE: 65.624 ACRES
CONTACT: MYRNA P. ABRAMS
EMAIL: DAVID.HINSON@YOUNGERPARTNERS.COM / TOM.GRUNNAH@YOUNGERPARTNERS.COM

SITE 6:
OWNER: JUDITH ANN PHILLIPS TRACT 1
(VOL. 1106, PG. 599) (D.R.E.C.T.)
ACREAGE: 9.21 ACRES
CONTACT: JAMES PHILLIPS
EMAIL: JNPAGGIE@YAHOO.COM

LOT INFORMATION					
BLOCK #, LOT #	ACRES	SQ. FT	IMPROVEMENTS	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
BLOCK 1, LOT 1	31.196	358,898	BUILDING 1	3/1/2019	3/1/2020
BLOCK 1, LOT 2	9.780	426,017	BUILDING 2	5/1/2019	5/1/2020
BLOCK 1, LOT 3	11.337	493,840	BUILDING 3	5/1/2019	5/1/2020
BLOCK 1, LOT 4	12.968	564,881	OPEN SPACE		
BLOCK 1, LOT 5	9.588	417,653	BUILDING 4	3/1/2021	3/1/2022
BLOCK 1, LOT 6	20.729	902,955	BUILDING 5	3/1/2021	3/1/2022
BLOCK 1, LOT 7	13.563	590,785	OPEN SPACE		
BLOCK 1, LOT 8	1.259	54,827	OPEN SPACE		
BLOCK 2, LOT 1	30.337	1,321,480	BUILDING 6	3/1/2021	3/1/2022
BLOCK 3, LOT 1	57.058	2,485,446	BUILDING 7	9/1/2021	9/1/2022
BLOCK 4, LOT 1	13.592	592,048	OPEN SPACE		
BLOCK 4, LOT 2	13.796	600,949	OPEN SPACE		
OFFSITE IMPROVEMENTS				3/1/2019	3/1/2020
AREA SITE WORK		2,767,000		3/1/2019	3/1/2020



OWNER/DEVELOPER:
NAME: LOGISTICS PROPERTY COMPANY
ADDRESS: 909 LAKE CAROLYN PARKWAY
SUITE 775, IRVING, TEXAS 75039
CONTACT: KENT NEWSOM
PHONE: 214.850.2341
EMAIL: KNEWSOM@LOGISTICSPROPERTYCO.COM

LANDSCAPE CONSULTANT:
NAME: BELLE FIRMA
ADDRESS: 4245 NORTH CENTRAL EXPY, SUITE 501
DALLAS, TEXAS 75205
CONTACT: KORI HAUG
PHONE: 214.865.7192
EMAIL: KHAUG@BELLEFIRMA.COM

SURVEYOR/ENGINEER:
NAME: PACHECO KOCH
ADDRESS: 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
CONTACT: ALEXANDER CAMUNEZ
PHONE: 972.235.3031
EMAIL: ACAMUNEZ@PKCE.COM

- NOTES**
- A 30-FOOT BUILDING SETBACK IS REQUIRED ALONG ALL STREET FRONTAGE.
 - THIS DEVELOPMENT WILL BE IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN THE ZONING ORDINANCE RELATED TO SIGNAGE, PARKING, LANDSCAPING, SCREENING OR OTHER REQUIREMENTS.
 - THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
 - A MINIMUM 40-FOOT BUILDING SETBACK ALONG THE RESIDENTIAL LOT IS REQUIRED. NO BUILDING, LOADING DOCK, PARKING LOT, OUTSIDE STORAGE OR SERVICE AREA MAY BE LOCATED IN THIS SETBACK. AN 8-FOOT MASONRY SCREENING WALL SHALL BE PROVIDED ALONG THE BOUNDARY OF THE RESIDENTIAL LOT. A MINIMUM 30-FOOT WIDE BUFFER YARD WITH 1 CANOPY TREE FOR EVERY 25 LINEAR FEET OR PORTION THEREOF ALONG THE BOUNDARY OF THE RESIDENTIAL LOT IS REQUIRED. ANY LIGHTING FROM BUILDINGS 5 AND 6, THE PARKING LOTS, DRIVEWAYS, STORAGE AREAS, ETC., WILL BE SHIELDED AND DIRECTED AWAY FROM THE RESIDENTIAL LOT.
 - BUILDINGS FRONTING PUBLIC STREETS SHALL PROVIDE A ROW OF EVERGREEN SHRUBS ALONG THE STREET TO SCREEN THE PARKING LOT AND ANY TRUCK BAY DOORS FACING THE RIGHT OF WAY. THE SHRUBS OR SCREENING TREES MUST BE PLANTED OUT OF ANY UTILITY OR NATURAL GAS PIPELINE EASEMENTS. SHRUBS MUST BE AT LEAST 4 TO 6 FEET IN HEIGHT WHEN PLANTED.
 - ALL BUILDINGS WILL REQUIRE SPRINKLERS AND ALARMS. CONSULT A FIRE PROTECTION ENGINEER FOR FIRE FLOW, DESIGN, SIZE OF FIRE LINE, PUMPS, RACK STORAGE, AND CLASSIFICATION OF MAXIMUM HAZARD TO BE STORED ETC.
 - FIRE LANES WILL BE REQUIRED TO LOOP ALL BUILDINGS. FIRE LANES WILL BE A MINIMUM OF 26 FEET WIDE.
 - TWO POINTS OF ACCESS WILL BE REQUIRED DURING CONSTRUCTION.
 - ALL ROADS SHALL SUPPORT A MINIMUM OF 75,000 LBS. AND BE MAINTAINED DURING CONSTRUCTION.
 - ALL DRIVEWAYS SHALL BE APPROVED BY THE CITY AND/OR TxDOT, WHERE APPLICABLE.
 - ALL PROPOSED UTILITIES OF THE SUBDIVISION MUST BE PLACED UNDERGROUND.
 - ALL USES PERMITTED IN I-1, LIGHT INDUSTRIAL DISTRICT.
 - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTNENCE OF OPEN SPACE LOTS.
 - A) THE PRIVATE ACCESS/ COMMON ACCESS/INGRESS-EGRESS EASEMENT IS FOR THE USE OF BLOCK 1, LOTS 1, 2, 3, 5 & 6. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS & EGRESS ALONG THE EASEMENT.
 - B) THE PRIVATE ACCESS/COMMON ACCESS/INGRESS-EGRESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ZC # 18-021

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

EXHIBIT C

DEVELOPMENT PLAN

PARK 360 SOUTH

OUT OF MELTON GREGG SURVEY, ABST#560 AND

SAMUEL C. NEILL SURVEY, ABST#1159,

TARRANT COUNTY, TEXAS AND

THE MELTON GREGG SURVEY, ABST#385,

H.HENDERSON SURVEY ABST#432,

AND J. LAWRENCE SURVEY, ABST#616

ELLIS COUNTY, TEXAS

CITY OF MANSFIELD, TEXAS

DATE OF PREPARATION: 09/19/2018

241.69 ACRES - 7 LOTS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AJC	JQ	SEPT 2018	1"=250'			C

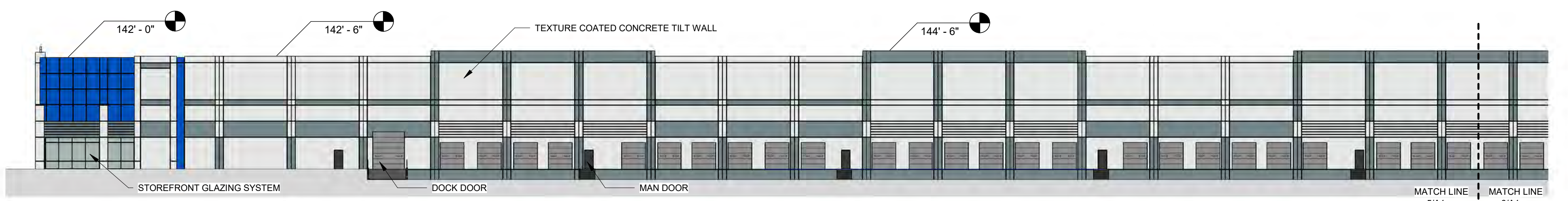
PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

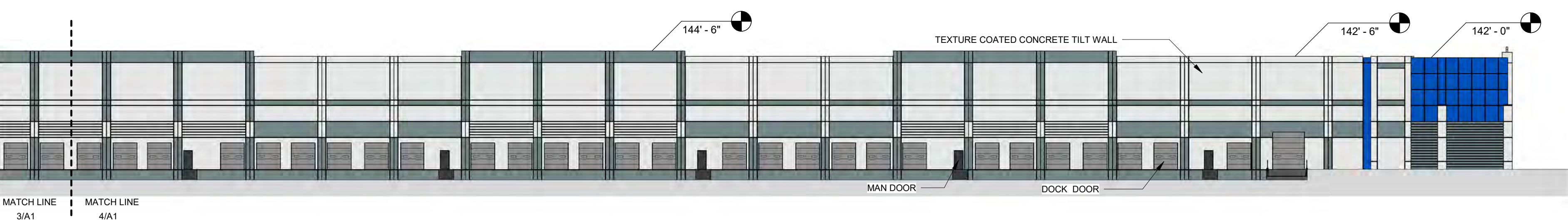
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CLAYTON J. STOLLE, P.E. TEXAS REGISTRATION NO. 108906
DATE: 09/19/2018



6 WEST SIDE B
Scale: 1" = 30'-0"



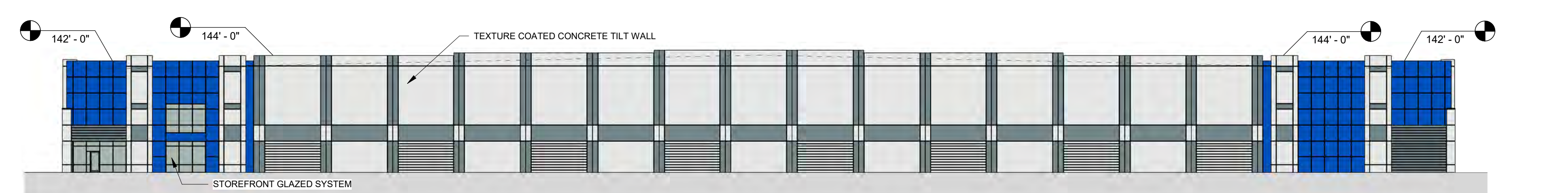
5 WEST SIDE A
Scale: 1" = 30'-0"



4 EAST SIDE B
Scale: 1" = 30'-0"



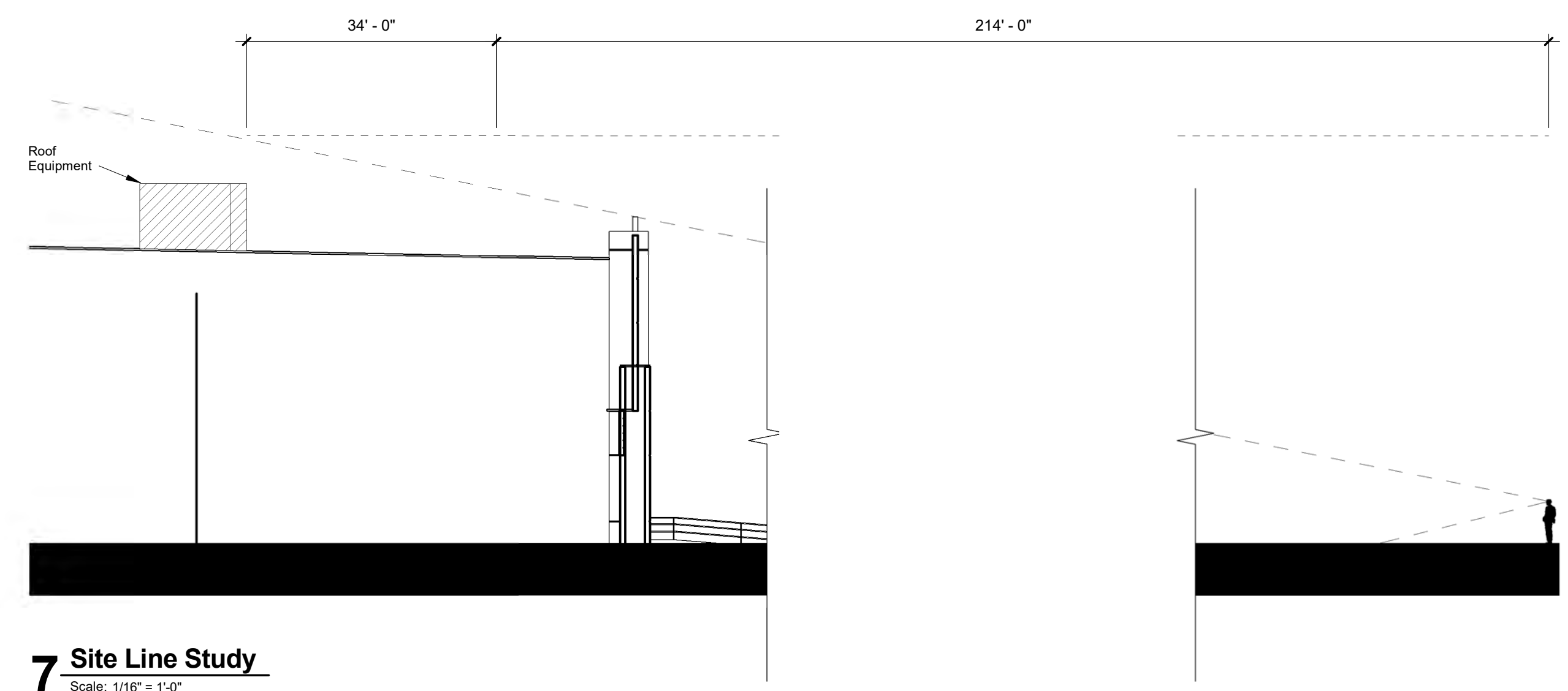
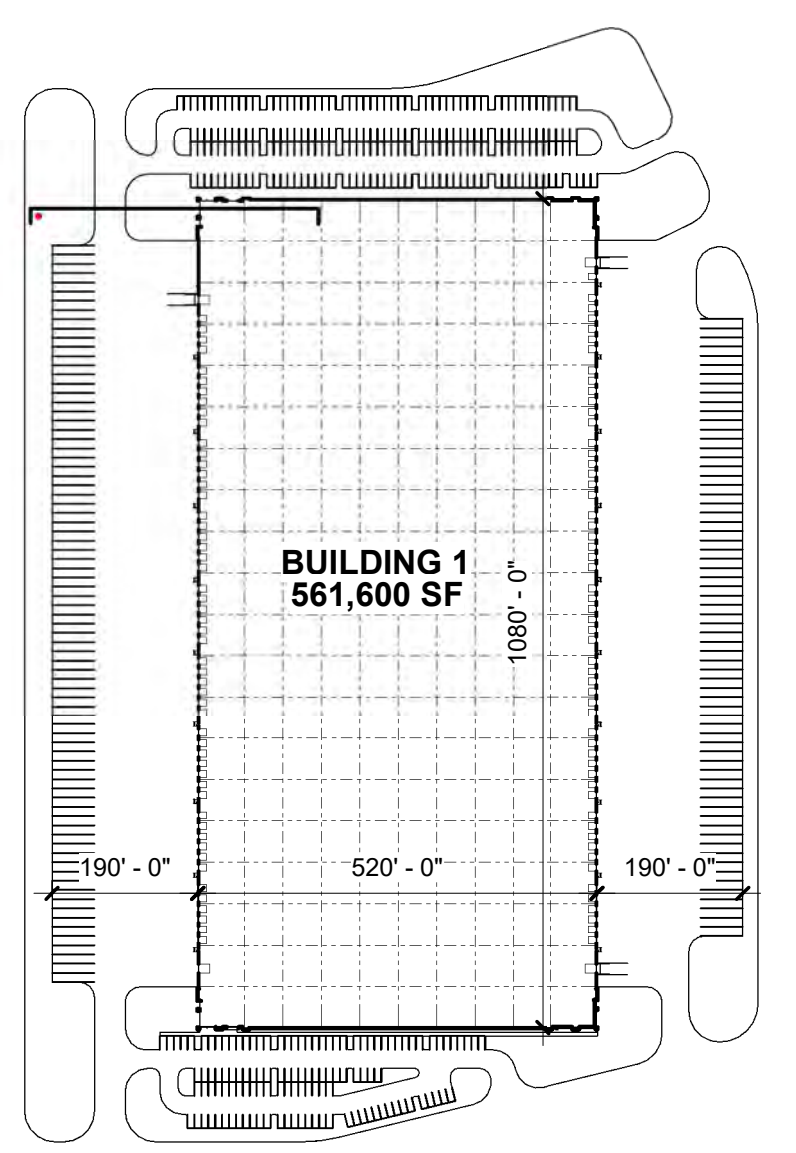
3 EAST SIDE A
Scale: 1" = 30'-0"



2 SOUTH
Scale: 1" = 30'-0"



1 NORTH
Scale: 1" = 30'-0"



7 Site Line Study
Scale: 1/16" = 1'-0"

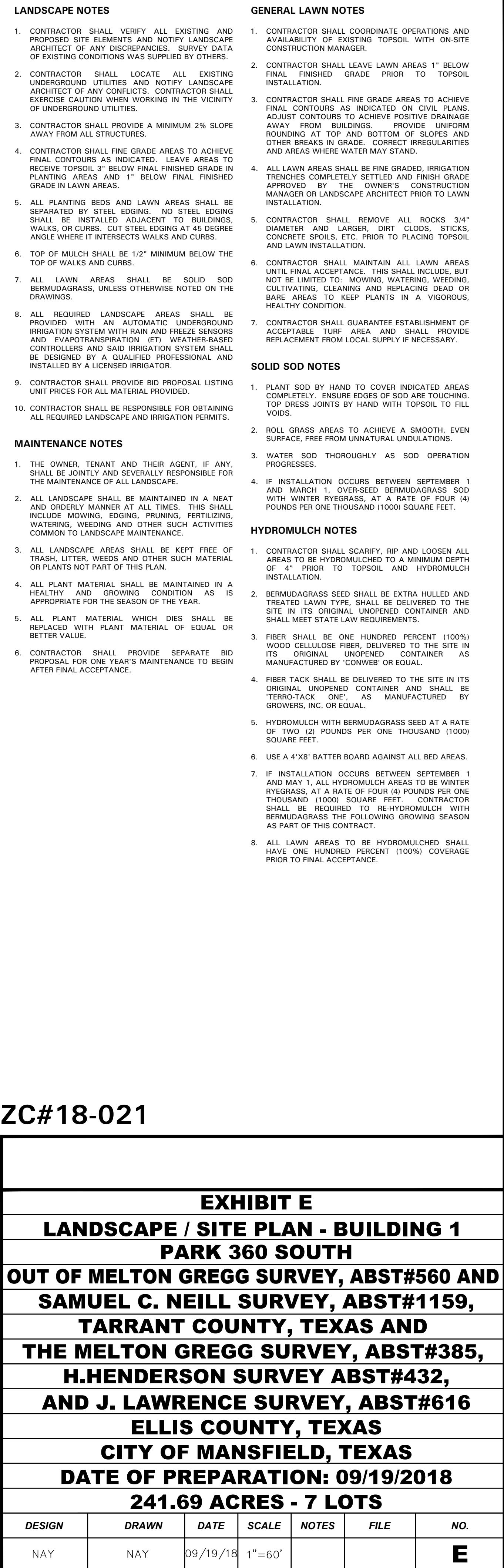
EXHIBIT D						
ELEVATIONS - BUILDING 1						
PARK 360 SOUTH						
OUT OF MELTON GREGG SURVEY, ABST#560 AND						
SAMUEL C. NEILL SURVEY, ABST#1159,						
TARRANT COUNTY, TEXAS AND						
THE MELTON GREGG SURVEY, ABST#385,						
H.HENDERSON SURVEY ABST#432,						
AND J. LAWRENCE SURVEY, ABST#616						
ELLIS COUNTY, TEXAS						
CITY OF MANSFIELD, TEXAS						
DATE OF PREPARATION: 09/19/2018						
241.69 ACRES - 7 LOTS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SAM	SAM	09/19/18				D.1

NOTE: FINISH FLOOR ELEVATION = 100'-00"

ZC#18-021

PK FILE: 2153-18.135

PARK 360 SOUTH



Summary of City Council Actions

September 24, 2018

Public Hearing Continuation and Second Reading of an Ordinance approving 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 Street; Bob Blackwelder of HCC Contracting, Inc. on behalf of Smart and Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)

Tabled to October 8th – 6 – 0 (Lewis absent)

Public Hearing and First Reading on an Ordinance approving 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 on behalf of Hector Escamilla Jr. of Escamilla Capital Corp., General Partner of Mansfield Commercial Partners, and John R. Hardee of First Momentum Enterprises, LLC (Owners) and Mark J. Fueling of Turnkee Construction and Development Group (Developer) (ZC#18-011)

Tabled to October 8th – 5 – 1 (Moore)

Review and Consideration of Detail Site Plans for Southpoint Phase 4, 5, 7, 8A and 8B on approximately 206.54 acres, Phase 8B generally located at the southwest corner of the intersection of Matlock Road and the Union Pacific Railroad and approximately 650 feet west of SH 360; and Phases 4, 5, 7 and 8A generally located east of US 287, west of S. Matlock Road, approximately 400 feet south of Lone Star Road and approximately 1,100 feet north of the intersection of S. Matlock Road and SH 360; Ruby-07SPMTGE, LLC (DS#18-004 through DS#18-008)

Approved 6 – 0 with modifications