

AGENDA

**PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, DECEMBER 3, 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#18-037: Public hearing on a replat to create Lots 1R, 4, 5, and 6, Block 1, Vistas of Walnut Ridge

5. OTHER AGENDA ITEMS:

A. SD#18-014: Final Plat of Somerset Addition, Phase II

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

9. NEXT MEETING DATE: December 17, 2018

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, November 29, 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 December 3, 2014**

**SD#18-037: Vistas at Walnut Ridge
4 commercial lots**

**SD#18-014: Somerset Ph. II
391 residential lots**

SD#18-037: Vistas at Walnut Ridge
4 commercial lots

SD#18-014: Somerset Ph. II
391 residential lots

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

November 19, 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
Robert Klenzendorf	Commissioner
Tamera Bounds	Commissioner
Andrew Papp	Commissioner

Absent:

Cory Smithee	Vice-Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Andrew Bogda	Planner
Delia Jones	Planning & Zoning Secretary
Clay Cawood	Fire Marshal

Call to Order

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

Minutes

Chairman Wilshire called for approval of the November 5, 2018, minutes. Commissioner Bounds made a motion to approve the minutes as presented. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

Citizen Comments

None

ZC#18-027: Public Hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for a bar, eating place and outdoor entertainment uses on approximately 0.29 acres located at 101 E. Kimball Street

Matthew Schneider and Uriel Carrillo, both representing the applicant, gave an overview of the request, power point presentation and were available for questions.

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

Debi McGill and Tracy Thompson registered in support of the request.

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

After discussion, Commissioner Neuman made a motion to approve the request with the condition that the landscape plan is revised to include the deviations as it relates to required landscape setbacks along street frontages. Commissioner Klenzendorf seconded the motion. Before the vote was taken, Commissioner Bounds amended the motion to change two regular parking spaces to handicapped parking spaces. The motion carried by the following vote:

Ayes: 6 - Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp
Nays: 0
Abstain: 0

ZC#18-028: Public hearing for a change of zoning from C-2, Community Business District to PD, Planned Development District for C-2 uses with additional use for campground or recreational vehicle park on approximately 15.115 acres known as Lot 1-R, Block 1, Eaton Estates Campground, located at 1961 Lone Star Road

Ernie Bryant, representing the applicant, gave an overview of the request, power point presentation and was available for 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 Knight made a motion to approve the request with the condition that the applicant provide a masonry wall along Main Street. Commissioner Papp seconded the motion, which carried by the following vote:

Ayes: 6 - Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0

Abstain: 0

ZC#18-029: Public hearing for a request for a Specific Use Permit for an auto repair garage on approximately 1.96 acres known as Lots 5R1 and 5R2, Block 1, Golden Acres Addition, located at 130 W. Debbie Lane and 1821 Town Crossing Boulevard

Sidney Stratton, representing the applicant, gave an overview of the request, power point presentation and was available for 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 Neuman made a motion to approve the request. Commissioner Knight seconded the motion, which carried by the following vote:

Ayes: 4 – Wilshire, Neuman, Knight and Klenzendorf

Nays: 2 – Bounds and Papp

Abstain: 0

Commissioner Announcements

None

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: 6 – Wilshire, Neuman, Knight, Klenzendorf, Bounds and Papp

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 7:40 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: December 3, 2018

Subject: SD#18-037: Public hearing on a replat to create Lots 1R, 4, 5, and 6, Block 1, Vistas of Walnut Ridge

GENERAL INFORMATION

Applicant:	CWA Vistas LP, owner/developer TXCR16 LLC, owner Stantec Engineering, engineer/surveyor
Existing Zoning:	PD
Existing/Proposed Use:	Commercial/restaurant/retail
Total Number of Lots:	4
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Location:	Northwest corner of E. Broad Street and SH 360

COMMENTS & CONSIDERATIONS

The purpose of the replat is to create 4 separate commercial lots from the existing Lot 1, Block 1, Vistas of Walnut Ridge and for the dedication of access, drainage, and utility easements to serve the new lots.

Staff recommends approval.

Attachments:

Aerial Map
Previously Approved Plat



SD#18-037

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.

11/26/2018



VICINITY MAP
NOT TO SCALE
MAPSCO 125-M

LEGEND

1/2" IRON ROD (TYP.)
5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "SURVEY" (UNLESS NOTED OTHERWISE)

POB POINT OF BEGINNING

DA, C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

PLAT RECORDS, TARRANT COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

(DAP) CONTROLLING DOCUMENT

Vol. No. VOLUME, PAGE

Inst. No. INSTRUMENT NUMBER

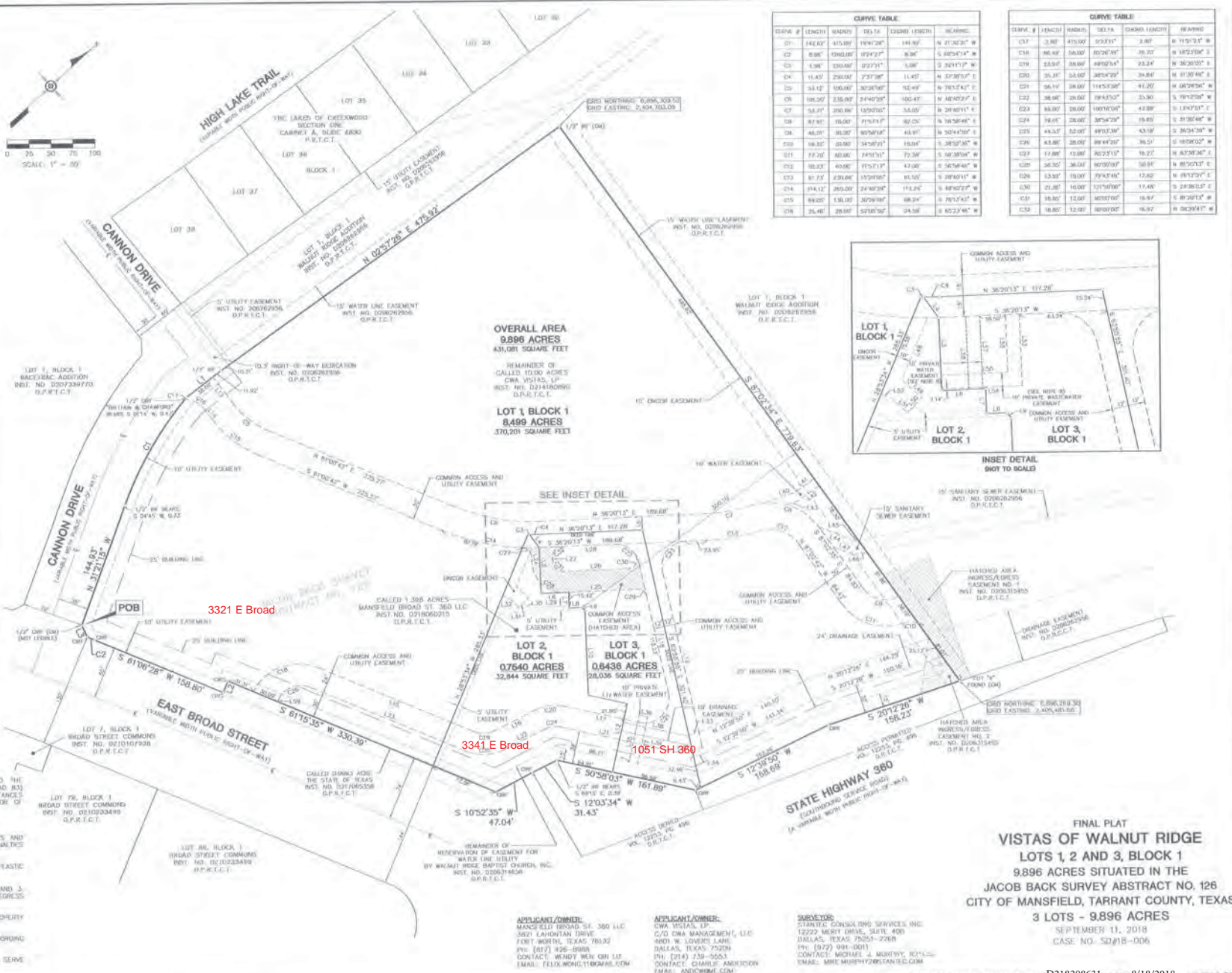
LINE #	BEARING	DISTANCE
11	S 01°10'30" E	30.00'
12	S 30°44'25" E	14.16'
13	N 70°50'00" W	14.68'
14	S 87°10'34" E	18.88'
15	S 32°30'47" E	52.32'
16	N 30°20'14" E	31.26'
17	S 32°30'47" E	18.00'
18	N 30°20'13" E	14.77'
19	S 80°12'30" E	4.85'
20	S 57°10'00" E	88.27'
21	N 70°50'00" W	65.48'
22	S 80°12'30" E	80.80'
23	S 80°23'17" E	37.47'
24	N 80°32'50" W	14.50'
25	N 81°06'28" E	150.14'
26	N 12°03'34" E	52.13'
27	N 30°50'00" W	68.84'
28	N 30°50'00" W	151.50'
29	S 82°10'00" E	206.47'
30	S 20°10'00" E	23.90'
31	S 30°50'00" W	170.29'
32	S 12°03'34" E	52.10'
33	S 81°06'28" E	161.90'
34	S 52°30'47" E	5.40'
35	N 30°50'00" W	83.24'
36	S 30°50'00" W	73.90'
37	N 52°30'47" E	4.80'
38	S 30°50'00" W	78.70'
39	S 30°50'00" W	46.24'
40	S 81°06'28" E	7.50'

LINE #	BEARING	DISTANCE
121	S 08°30'47" E	7.50'
122	S 30°50'00" W	24.87'
123	N 28°50'00" W	12.00'
124	S 30°50'00" W	14.87'
125	N 30°50'00" W	56.18'
126	N 30°50'00" W	10.00'
127	S 30°50'00" W	105.18'
128	S 30°50'00" W	76.70'
129	N 30°50'00" E	61.26'
130	N 30°50'00" E	25.32'
131	N 02°12'30" E	27.00'
132	S 52°30'47" E	25.20'
133	S 30°50'00" W	14.20'
134	N 80°32'50" E	43.50'
135	N 20°14'44" E	8.50'
136	N 20°14'44" E	16.00'
137	N 30°50'00" W	24.20'
138	N 20°14'44" E	41.93'
139	N 30°50'00" W	15.00'
140	S 08°30'47" E	15.00'
141	S 30°50'00" W	15.00'
142	S 08°30'47" E	8.71'
143	N 52°30'47" E	31.22'
144	S 30°50'00" W	26.00'
145	N 30°50'00" E	48.00'
146	S 52°30'47" E	41.33'
147	N 52°30'47" E	52.50'
148	N 52°30'47" E	52.50'
149	S 20°14'44" E	4.50'

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LICA GEODESIC SURVEY. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999888001.
2. LOT TO LOT DRAINAGE WILL BE ALLOWED.
3. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
4. ALL INTERIOR LOT CORNERS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "SURVEY" (UNLESS NOTED OTHERWISE).
5. THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 1, 2 AND 3. NO IMPROVEMENTS SHALL BE MADE THAT IMPAIR, HINDER, AND OBSTRUCT ALONG THIS EASEMENT.
6. THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
7. EASEMENTS AND BUILDING LINE SHOWN HEREON WITHOUT RECORDING INFORMATION ARE HEREBY DEDICATED BY THIS PLAT.
8. THE PRIVATE WATER AND WASTEWATER EASEMENTS ON LOT 3 ARE TO SERVE LOT 2.

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



CURVE TABLE

CHORD #	LENGTH	BEARING	DELTA	CHORD LENGTH	BEARING
C1	142.02'	N 15°10'30" E	141.80'	N 21°30'17" W	
C2	8.86'	S 08°30'47" E	8.86'	S 08°30'47" W	
C3	1.96'	S 08°30'47" E	1.96'	S 20°14'44" W	
C4	11.42'	S 20°14'44" E	11.42'	N 57°30'47" E	
C5	10.42'	S 20°14'44" E	10.42'	N 70°50'00" E	
C6	101.20'	S 20°14'44" E	100.47'	N 57°30'47" E	
C7	51.87'	S 20°14'44" E	51.80'	N 20°14'44" E	
C8	87.87'	S 20°14'44" E	87.80'	N 30°50'00" E	
C9	48.01'	S 20°14'44" E	48.01'	N 30°50'00" E	
C10	18.82'	S 20°14'44" E	18.82'	S 30°50'00" W	
C11	17.92'	S 20°14'44" E	17.92'	S 30°50'00" W	
C12	10.23'	S 20°14'44" E	10.23'	S 30°50'00" W	
C13	81.72'	S 20°14'44" E	81.50'	S 30°50'00" W	
C14	214.12'	S 20°14'44" E	213.24'	S 30°50'00" W	
C15	68.02'	S 20°14'44" E	68.24'	S 30°50'00" W	
C16	25.40'	S 20°14'44" E	25.50'	S 30°50'00" W	

CURVE TABLE

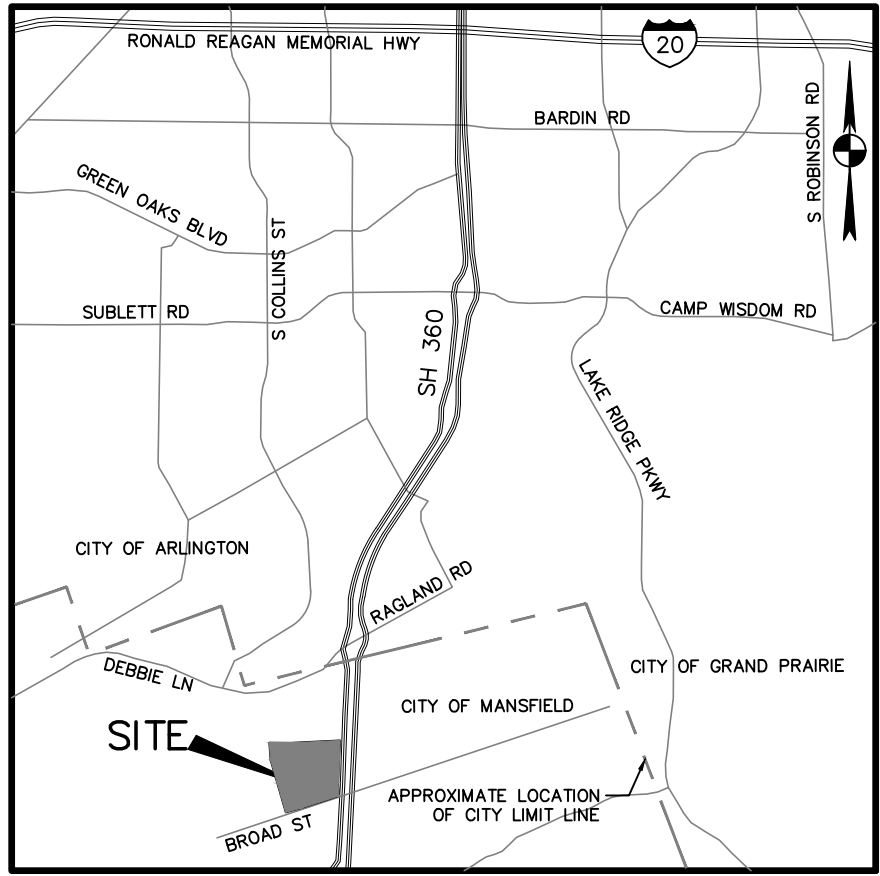
CHORD #	LENGTH	BEARING	DELTA	CHORD LENGTH	BEARING
C17	2.80'	N 15°10'30" E	2.80'	N 15°10'30" E	
C18	88.48'	S 08°30'47" E	88.70'	N 15°10'30" E	
C19	23.00'	S 08°30'47" E	23.24'	N 15°10'30" E	
C20	35.24'	S 08°30'47" E	35.48'	N 15°10'30" E	
C21	56.14'	S 08°30'47" E	56.38'	N 15°10'30" E	
C22	36.96'	S 08°30'47" E	37.20'	N 15°10'30" E	
C23	88.00'	S 08°30'47" E	88.24'	N 15°10'30" E	
C24	34.01'	S 08°30'47" E	34.25'	N 15°10'30" E	
C25	44.57'	S 08°30'47" E	44.81'	N 15°10'30" E	
C26	43.80'	S 08°30'47" E	44.04'	N 15°10'30" E	
C27	11.88'	S 08°30'47" E	12.12'	N 15°10'30" E	
C28	36.50'	S 08°30'47" E	36.74'	N 15°10'30" E	
C29	13.93'	S 08°30'47" E	14.17'	N 15°10'30" E	
C30	21.20'	S 08°30'47" E	21.44'	N 15°10'30" E	
C31	38.80'	S 08°30'47" E	39.04'	N 15°10'30" E	
C32	18.00'	S 08°30'47" E	18.24'	N 15°10'30" E	



INSET DETAIL
NOT TO SCALE

FINAL PLAT
VISTAS OF WALNUT RIDGE
LOTS 1, 2 AND 3, BLOCK 1
9.896 ACRES SITUATED IN THE
JACOB BACK SURVEY ABSTRACT NO. 126
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3 LOTS - 9.896 ACRES
SEPTEMBER 11, 2018
CASE NO. SD18-006

PREVIOUSLY APPROVED PLAT



VICINITY MAP
(NOT TO SCALE)
MAPSCO 125-M

LEGEND

IRF	IRON ROD FOUND
CIRF/S	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND/SET (UNLESS OTHERWISE NOTED)
POB	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER

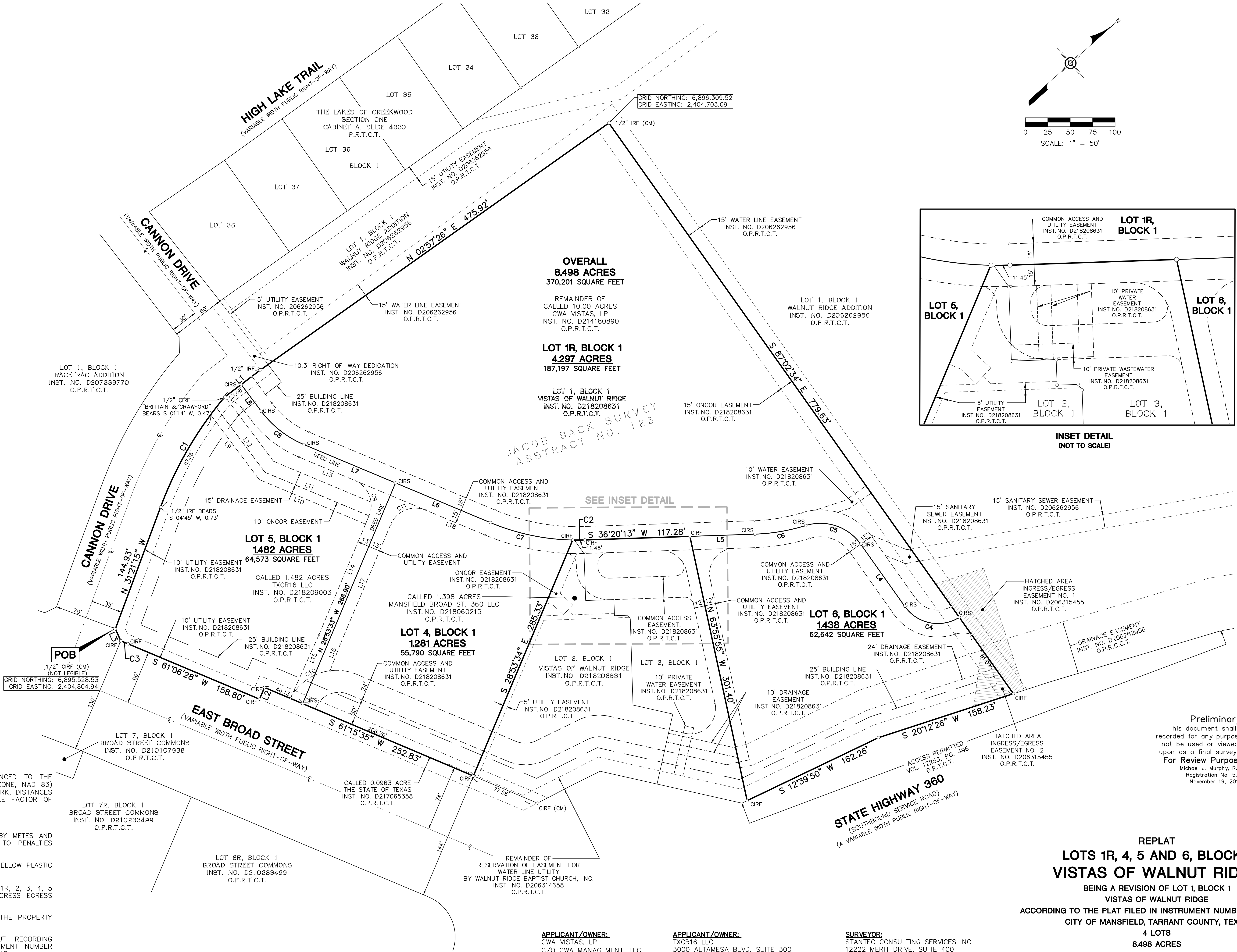
LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 01°10'52" E	50.00'	L10	N 61°00'42" E	128.47'
L2	S 28°44'25" E	14.19'	L11	S 61°00'42" W	125.76'
L3	N 76°10'07" W	14.59'	L12	N 88°33'19" W	90.38'
L4	S 87°02'35" E	84.74'	L13	N 61°00'42" E	225.27'
L5	N 36°20'13" E	72.39'	L14	S 28°53'33" E	144.44'
L6	N 61°00'17" E	114.80'	L15	S 27°32'22" E	77.36'
L7	N 61°00'17" E	110.56'	L16	N 30°33'05" W	31.95'
L8	S 88°33'19" E	37.36'	L17	N 28°53'33" W	144.42'
L9	S 88°33'19" E	90.26'	L18	N 61°00'42" E	225.27'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	142.62'	415.00'	19°41'28"	141.92'	N 21°30'31" W
C2	13.43'	250.00'	3°04'39"	13.43'	S 37°52'33" W
C3	8.96'	1260.00'	0°24'27"	8.96'	S 60°54'14" W
C4	68.67'	45.00'	87°25'58"	62.20'	N 49°52'27" E
C5	69.07'	55.00'	71°57'17"	64.62'	S 56°58'46" W
C6	57.72'	215.66'	15°20'05"	57.55'	N 28°40'11" E
C7	94.14'	249.98'	21°34'35"	93.58'	N 50°13'00" E
C8	61.08'	114.97'	30°26'17"	60.36'	N 76°13'33" E
C9	47.18'	30.00'	90°06'09"	42.46'	S 73°56'38" E
C10	56.05'	58.00'	55°22'11"	53.89'	N 03°20'54" E
C11	47.07'	30.00'	89°53'51"	42.39'	N 16°03'22" E

NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999880014.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "STANTEC" UNLESS NOTED OTHERWISE.
- THE COMMON ACCESS EASEMENTS ARE FOR THE USE OF LOTS 1R, 2, 3, 4, 5 AND 6. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS EGRESS ALONG THIS EASEMENT.
THE COMMON ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS
- EASEMENTS AND BUILDING LINES SHOWN HEREON WITHOUT RECORDING INFORMATION ARE DEDICATED BY PLAT RECORDED IN INSTRUMENT NUMBER D218208631, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
- THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1, BLOCK 1 INTO 4 SEPARATE LOTS AND FOR THE DEDICATION OF EASEMENTS.

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



APPLICANT/OWNER:
CWA VISTAS, LP.
C/O CWA MANAGEMENT, LLC
4801 W. LOVERS LANE
DALLAS, TEXAS 75209
PH: (214) 739-5553
CONTACT: CHARLIE ANDERSON
EMAIL: ANDCW@ME.COM

APPLICANT/OWNER:
TXCR16 LLC
3000 ALTAMESA BLVD, SUITE 300
FORT WORTH, TEXAS 76133
PH: (817) 921-9200
CONTACT: MIKE MELLINGER
EMAIL: MMELLINGER@CELLULARWORLD.NET

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
EMAIL: MIKE.MURPHY2@STANTEC.COM

REPLAT
LOTS 1R, 4, 5 AND 6, BLOCK 1
VISTAS OF WALNUT RIDGE
BEING A REVISION OF LOT 1, BLOCK 1
VISTAS OF WALNUT RIDGE
ACCORDING TO THE PLAT FILED IN INSTRUMENT NUMBER D218208631
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
4 LOTS
8.498 ACRES
NOVEMBER 19, 2018
CASE NO. SD#18-037

STANTEC PROJECT NO. 222210621

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **CWA VISTAS, LP**, AND **TXCR16 LLC** ARE THE OWNERS OF A 8.498 ACRE TRACT OF LAND SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NUMBER 128, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF VISTAS OF WALNUT RIDGE AN ADDITION TO THE CITY OF MANSFIELD, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D218208631, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), AND BEING THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CWA VISTAS, LP, RECORDED IN INSTRUMENT NUMBER D214180890, O.P.R.T.C.T., AND BEING ALL OF A CALLED 1.482 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO TXCR16 LLC, RECORDED IN INSTRUMENT NUMBER D2182009003, O.P.R.T.C.T.; SAID 8.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP (STAMPING NOT LEGIBLE) FOUND FOR THE WEST END OF A CORNER CLIP AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CANNON DRIVE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST BROAD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANNON DRIVE, THE FOLLOWING CALLS:

NORTH 31°21'15" WEST, A DISTANCE OF 144.93 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 04°45' WEST, A DISTANCE OF 0.73 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°41'28" FOR AN ARC LENGTH OF 142.62 FEET, A CHORD BEARING OF NORTH 21°30'31" WEST AND A CHORD DISTANCE OF 141.92 FEET TO THE END OF SAID CURVE AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAIN & CRAWFORD" BEARS SOUTH 01°14" WEST, A DISTANCE OF 0.47 FEET;

NORTH 01°10'52" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 10.3-FOOT RIGHT-OF-WAY DEDICATION CREATED BY WALNUT RIDGE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D206262956, O.P.R.T.C.T.;

THENCE, NORTH 02°57'26" EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, AT A DISTANCE OF 10.31 FEET PASSING THE SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID WALNUT RIDGE ADDITION, CONTINUING ALONG AN EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF LOT 1, BLOCK 1 OF SAID VISTAS OF WALNUT RIDGE, IN ALL FOR A TOTAL DISTANCE OF 475.92 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID VISTAS AT WALNUT RIDGE AND THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT OF LAND;

THENCE, SOUTH 87°02'34" EAST ALONG THE COMMON LINE OF LOT 1, BLOCK 1 OF SAID VISTAS AT WALNUT RIDGE, AND LOT 1, BLOCK 1 OF SAID WALNUT RIDGE ADDITION, A DISTANCE OF 779.63 FEET TO A CUT "X" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID VISTAS AT WALNUT RIDGE, SAME BEING THE EASTERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID WALNUT RIDGE ADDITION, AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 360, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, THE FOLLOWING CALLS:

SOUTH 20°12'26" WEST, A DISTANCE OF 158.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 12°39'50" WEST, A DISTANCE OF 162.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE MOST EASTERLY CORNER OF LOT 3, BLOCK 1 OF SAID VISTAS AT WALNUT RIDGE;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, ALONG THE COMMON LINE OF LOT 1, BLOCK 1 AND LOTS 2 AND 3, BLOCK 1 OF SAID VISTAS OF WALNUT RIDGE, THE FOLLOWING CALLS:

NORTH 63°55'55" WEST, A DISTANCE OF 301.40 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 36°20'13" WEST, A DISTANCE OF 117.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°04'39" FOR AN ARC LENGTH OF 13.43 HAVING A CHORD BEARING OF MOST SOUTHERLY 37°52'33" WEST AND A CHORD DISTANCE OF 13.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 28°53'34" EAST, A DISTANCE OF 285.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE SOUTH CORNER OF SAID LOT 2, BLOCK 1, AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST BROAD STREET, THE FOLLOWING CALLS:

SOUTH 61°15'35" WEST, A DISTANCE OF 252.83 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 28°44'25" EAST, A DISTANCE OF 14.19 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR CORNER;

SOUTH 61°06'28" WEST, A DISTANCE OF 158.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 29°17'59" WEST, A DISTANCE OF 1,260.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°24'27" FOR AN ARC LENGTH OF 8.96 FEET, A CHORD BEARING OF SOUTH 60°54'14" WEST AND A CHORD DISTANCE OF 8.96 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE EAST END OF THE AFOREMENTIONED CORNER CLIP AT THE INTERSECTION OF SAID EAST BROAD STREET AND SAID CANNON DRIVE;

THENCE, NORTH 76°10'07" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.59 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 370,201 SQUARE FEET OR 8.498 ACRES OF LAND, MORE OF LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CWA VISTAS, LP**, AND **TXCR16 LLC**, BEING THE OWNERS OF THE HEREIN DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS **VISTAS OF WALNUT RIDGE**, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS:

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

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2018.

BY: **CWA VISTAS, LP**

BY: CWA MANAGEMENT, LLC

CHARLIE ANDERSON, OWNER

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLIE ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

BY: **TXCR16 LLC**

MIKE MELLINGER, DIRECTOR OF REAL ESTATE

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE MELLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT I, MICHAEL J. MURPHY, 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..

DATED THIS THE ____ DAY OF _____, 2018.

MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
November 19, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

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

REPLAT
LOTS 1R, 4, 5 AND 6, BLOCK 1
VISTAS OF WALNUT RIDGE

BEING A REVISION OF LOT 1, BLOCK 1
VISTAS OF WALNUT RIDGE
ACCORDING TO THE PLAT FILED IN INSTRUMENT NUMBER D218208631
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
4 LOTS
8.498 ACRES
NOVEMBER 19, 2018
CASE NO. SD#18-037

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

APPLICANT/OWNER:
CWA VISTAS, LP
C/O CWA MANAGEMENT, LLC
4801 W. LOVERS LANE
DALLAS, TEXAS 75209
PH: (214) 739-5553
CONTACT: CHARLIE ANDERSON
EMAIL: ANDOW@ME.COM

APPLICANT/OWNER:
TXCR16 LLC
3000 ALTAMESA BLVD, SUITE 300
FORT WORTH, TEXAS 76133
PH: (817) 921-9200
CONTACT: MIKE MELLINGER
EMAIL: MMELLINGER@CELLULARWORLD.NET

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
EMAIL: MIKE.MURPHY2@STANTEC.COM

PLANNING AND ZONING COMMUNICATION

Agenda: December 3, 2018

Subject: SD#18-014: Final Plat of Somerset Addition, Phase II

GENERAL INFORMATION

Applicant:	HPC Somerset Development Corp., owner JBI Partners, surveyor/engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	119.171 acres
Total Number of Lots:	391
R.O.W. Dedication:	15' for Chambers Street, 35' from the centerline of Ellis Street, and internal residential streets
Compliance with Ordinances:	Variances will be required

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 376 residential lots and 15 open space lots. This plat substantially conforms to the approved preliminary plat except for the following:

- To provide better access, additional streets have been required along Block 10, separating some lots from Block 10 and creating new Blocks 30 and 34;
- Montrose Drive has been extended from Melrose Drive to Ashmont Way, creating a new Block 33 and necessitating the reconfiguration of Block 32;
- Additional lots have been added to several of the blocks with the changes in street layout. For example, Block 11 shows 9 lots on the preliminary plat and 13 lots on this final plat;
- The design and shape of the drainage ponds have been modified around the amenity center lot on Lot 1X, Block 29;
- Streets have been realigned due to the changes in drainage;

- Because of limited access to the lots along U.S. 287 from Ambrose Parkway in Phase 1, Blocks 24, 25 and 27 have been added to Phase 2 to provide a second point of access from Chambers Street.

All lots meet the required minimum lot area, lot width and lot depth.

There are blank spaces on the plat for the deed information for off-site utility and drainage easements. The plat cannot be filed at the County until the applicant provides the recording information for the easements on the plat.

The Subdivision Control Ordinance requires that residential lots have a minimum frontage of 45 feet on the street. The Commission previously granted variances to the lot frontage on 14 lots with the approved preliminary plat. Due to the changes between the preliminary plat and this final plat noted above, the variances no longer correspond to the correct lots. The applicant is requesting variances to the lot frontage requirement for the following lots in Phase 2:

Lot 2, Block 10;
Lot 21, Block 10;
Lot 20, Block 23; and
Lot 23, Block 12

The applicant is also seeking a variance to the minimum width of the corner lot. The Subdivision Control Ordinance requires that corner residential lots have a minimum width 15 feet greater than the adjacent lot. The applicant proposes corner lots that are 10 feet greater in width than the minimum lot width required for the applicable Residential Product. The applicant is requesting variances to the corner lot width on the following lots in Phase 2:

Lots 1, 3, 15 and 16, Block 31;
Lots 15 and 16, Block 34;
Lots 5 and 6, Block 30; and
Lots 1, 6, and 7, Block 11.

Due to the nature of the lot sizes in Phase 2 and for the reasons stated in the applicant's letter of request, Staff believes the variance requests are reasonable and consistent with similar variances granted by the Commission in Phase 1 of the Somerset development.

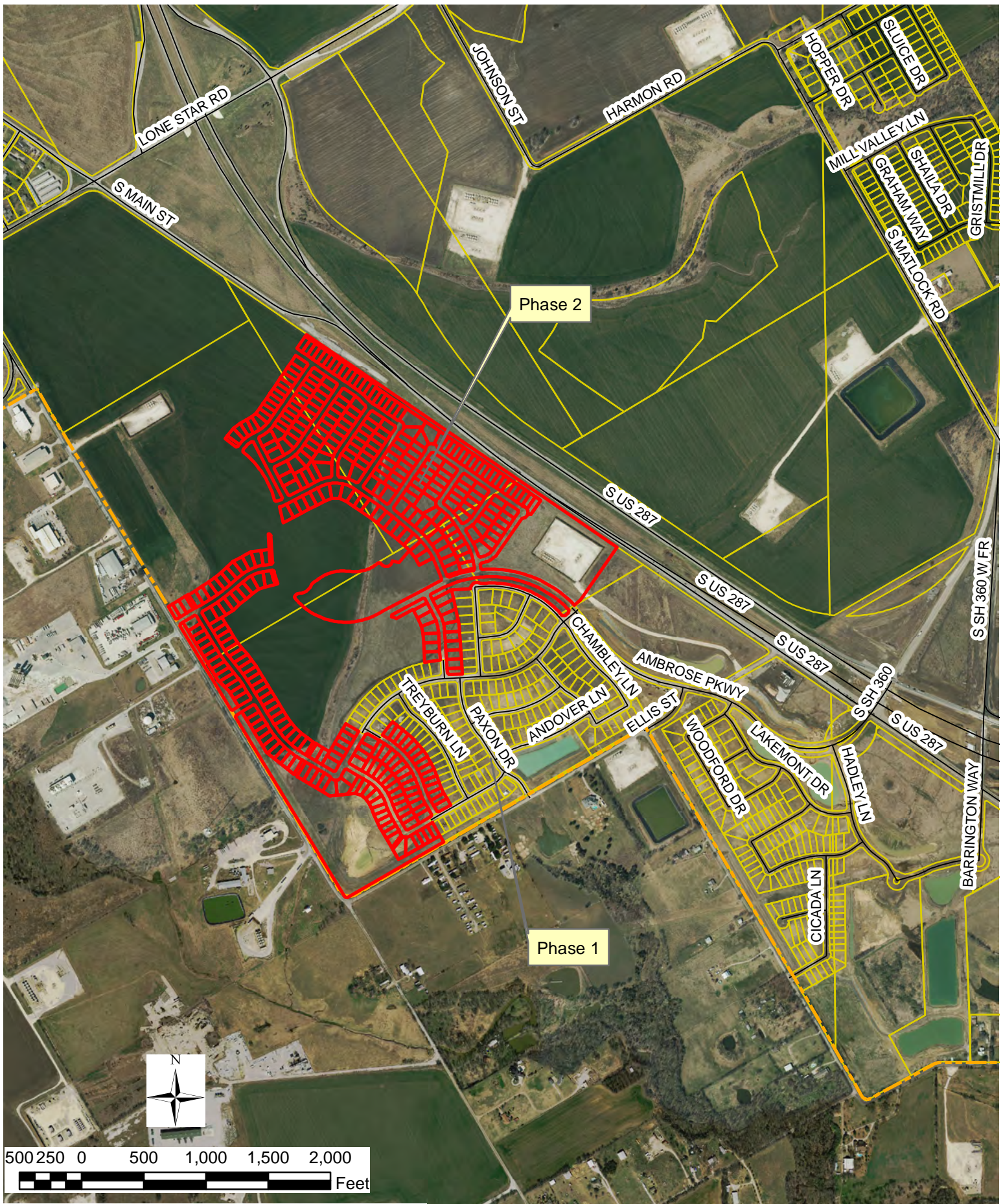
Staff recommends approval with the requested variances.

Attachments:

Location Map

Letter of request

Approved Preliminary Plat



Somerset Ph. 2 Location Map

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.



1999 Bryan Street, Suite 1200
Dallas, Texas 75201
United States
T +1.214.583.8500
F +1.214.638.0447
www.jacobs.com

October 1, 2018

Attn: Lisa Sudbury
Planning Department
City of Mansfield
1200 E. Broad Street
Mansfield, Texas 76063

Subject: Somerset Phase II Final Plat Variance Request

Dear Ms. Sudbury

At the Planning and Zoning Commission meeting for the above referenced final plat, Jacobs Engineering Group Inc. (Jacobs) will respectfully request a variance for the minimum lot frontage of 45-feet measured along the right-of-way line for the following lots: Lot 2, Block 10; Lot 21, Block 10; Lot 20, Block 23; and Lot 23, Block 12.

These lots are all contained in knuckles where the street makes an approximate 90-degree turn. The lots all contain the minimum required lot width at the front building line and exceed the minimum lot square footage requirements.

Two of the lots discussed in this variance request, Lot 21, Block 10 and Lot 20, Block 23, were previously granted a variance from this requirement under the associated preliminary plat by JBI, Inc., and, as such, we are merely renewing the already-approved variance request for those two lots.

Additionally, we respectfully request a variance from the provision of the Subdivision Control Ordinance that corner lots be at least 15' wider than the adjacent lot for the following lots: Lots 1, 3, 15, and 16, Block 32; Lots 15 and 16, Block 34; Lots 5 and 6, Block 30; Lots 1, 6, and 7, Block 11. The lots in question are at least 10 feet wider than what is required in accordance with the Planned Development and meet the minimum exterior side yard setback criteria set out in the Planned Development.

In total, this variance request is for fifteen lots (including the two that were previously granted) out of 376 total residential lots. The number of lots for which variances are requested considering the total number of residential lots being platted represents a negligible departure from the subdivision ordinance and is in keeping with the overall intent of that ordinance.



October 1, 2018

Subject: Somerset Phase II Final Plat Variance Request

For the foregoing reasons, Jacobs would like the support of the City of Mansfield Planning Department in this variance request.

If you have any additional comments or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Landon King". The signature is fluid and cursive, with the first and last names being clearly legible.

Landon King P.E.

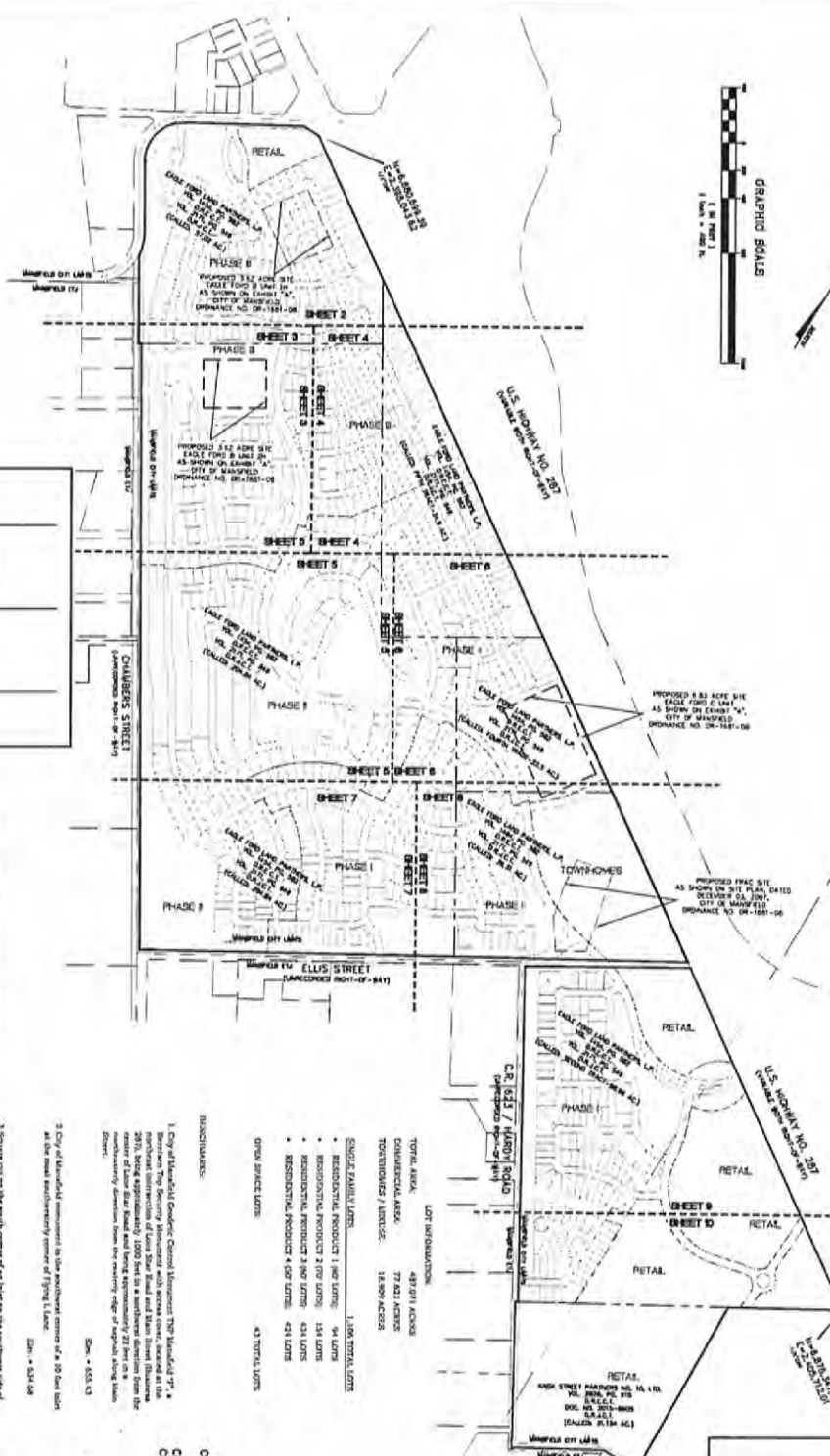
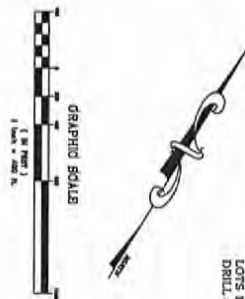
Project Manager

214.920.8004 o.

Landon.King@jacobs.com

CC: Ben Luedtke, Max Miller, Kyle Salzman, Andrew Kubiak

LOT 1, BLOCK 9; LOTS 2-7, 101 AND 102, BLOCK 10; LOTS 1-9, BLOCK 11; LOTS 1, 2, 28-30, BLOCK 12; LOTS 6 AND 7, BLOCK 14; LOTS 1-9, BLOCK 15; LOT 11, BLOCK 16; LOTS 36-42, BLOCK 24; LOTS 1-23, BLOCK 36; LOTS 1, 2, AND 30, BLOCK 37; LOTS 1-4 AND 26-29, BLOCK 38; LOTS 2-27, BLOCK 39; LOTS 1, 2, 20, AND 21, BLOCK 40; AND LOTS 1-3, BLOCK 42 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL, DRILL SITE.

[illegible][illegible]

county) A PART OF THE C. WEST SURVEY, ABSTRACT NO. 517 (JOHNSON COUNTY); A PART OF THE C. VELA SURVEY, ABSTRACT NO. 851 (JOHNSON COUNTY);

1,106 RESIDENTIAL LOTS: 48 OPENSPACE / RETAIL / TOWNHOME LOTS

Phone: (214) 445-2205
5001 Knox Street, Suite 207
Dallas, Texas 75205
Email: ben@ondorp.org
Contact: Ben Ondorp

4526 Greenville Ave. Suite 101
Dallas, Texas 75206
Phone: (214) 695-0575

3001 Knox Street, Suite 207 Phone: (214) 445-2205
DEVELOPER

JBI PAINTERS, INC.
SURVEYOR/ENGINEER
16301 Overum Drive
Dulles/O'Falls 748-7876

Revised September 29, 2015

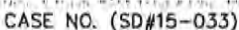
Sheet 1 of 13

CASE NO. (SD#15-033)

TYPICAL 8 X 10 OFFICE
 EASEMENT DETAIL
 (NOT TO SCALE)

SHEET INDEX

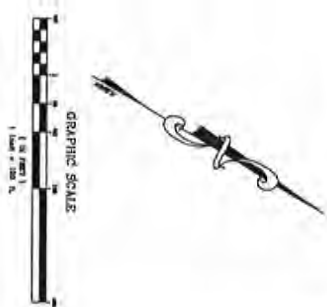
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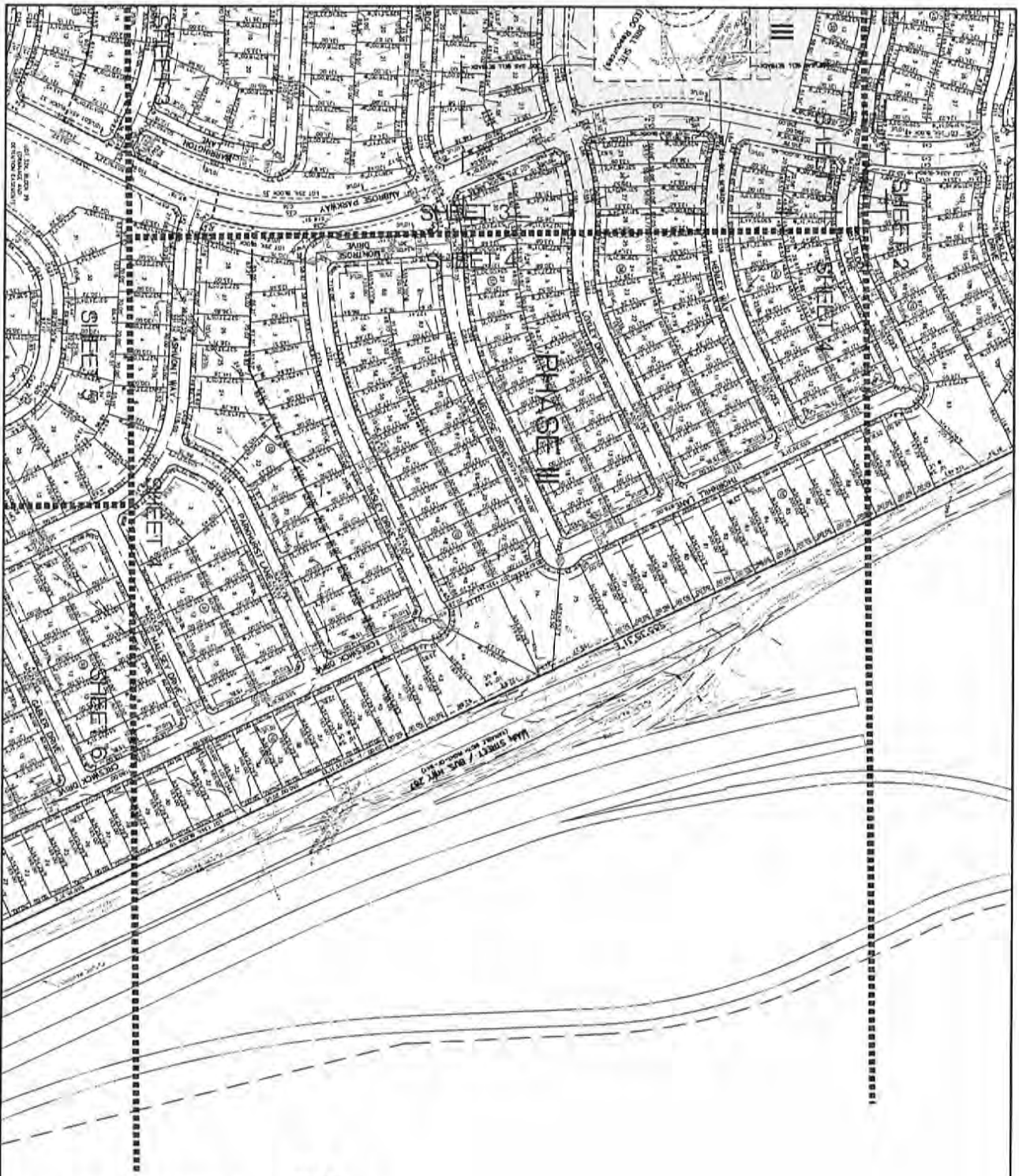


APPROVED PRELIMINARY PLAT

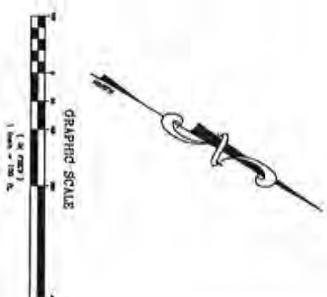


PRELIMINARY PLAT
SOMERSET ADDITION
487,071 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 915 (ELLIS COUNTY) AND ABSTRACT NO. 378 (JOHNSON COUNTY), A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 917 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 851 (JOHNSON COUNTY),
COUNTY:
CITY OF WANSFELD,
ELLIS AND JOHNSON COUNTY, TEXAS
1,106 RESIDENTIAL LOTS, 48 OPENSPACE / RETAIL / TOURIST LOTS
KNOX STREET PARTNERS NO. 10, LTD. OWNER
2001 Knox Street, Suite 207 Phone: (214) 444-2206
Dallas, Texas 75201 Email: knox@knoxpartners.com
Contact: Ben Luehrke
EDGE FORD LAND PARTNERS LP OWNER
4428 Greenville Ave, Suite 101 Phone: (214) 666-0125
Dallas, Texas 75206 Fax: (214) 666-0988
Contact: Tom Miller
HANOVER PROPERTIES, INC. DEVELOPER
2001 Knox Street, Suite 207 Phone: (214) 444-2206
Dallas, Texas 75201 Email: ben@hanoverproperties.com
Contact: Ben Luehrke
ABI PARTNERS, INC. SURVEYOR/ENGINEER
18201 Dorian Drive Phone: (972) 248-7676
Addicks, Texas 75001 Fax: (972) 248-7676
Contact: Doreen Dorey, PE
Prepared: September 29, 2015
Submitted: July 06, 2016
Sheet 3 of 13





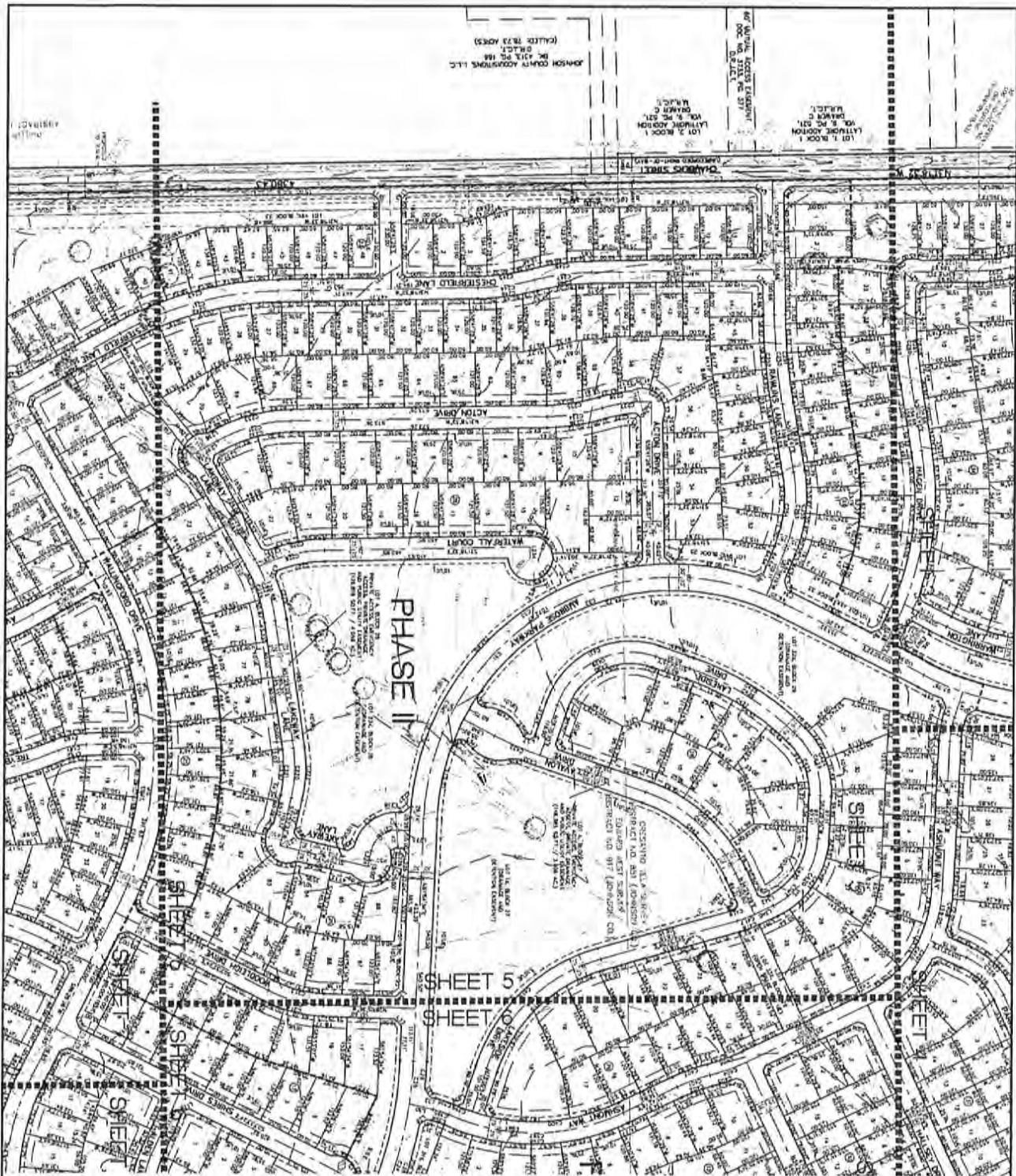
APPROVED PRELIMINARY PLAT



PRELIMINARY PLAT
SOMERSET ADDITION
 487,071 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 513 (ELLIS COUNTY) AND ABSTRACT NO. 378 (JOHNSON COUNTY), A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 917 (JOHNSON COUNTY), A PART OF THE C. VELA SURVEY, ABSTRACT NO. 651 (JOHNSON COUNTY),
 CITY OF WAINWRIGHT,
 ELLIS AND JOHNSON COUNTIES, TEXAS

1,106 RESIDENTIAL LOTS, 48 OFFSPRINGS / RETAIL / TOWNHOME LOTS
KNOW STREET PARTNERS NO. 10, L.P.
 2001 Know Street, Suite 207
 Dallas, Texas 75205
 Contact: Ben Lucette
 Email: ben@knowstreetpartners.com
EDGE FORD LAND PARTNERS, LP
 4525 Greenwood Ave, Suite 101
 Dallas, Texas 75205
 Contact: Tom Williams
 Email: tom@edgeland.com
HANOVER PROPERTIES, INC.
 2001 Know Street, Suite 207
 Dallas, Texas 75205
 Contact: Ben Lucette
 Email: ben@hanoverproperties.com
DEVELOPER
DEVELOPER
 16201 Quorum Drive
 Suite 200, B
 Dallas, Texas 75244
 Contact: Donnie Dwyer, PE
 Email: donnie@dwyerpe.com
 Surveyor/Engineer
 Project(972) 248-7676
 Fax(972) 248-1414
 Registered September 28, 2015
 Submitted July 06, 2015
 Sheet 4 of 13

APPROVED PRELIMINARY PLAT



PRELIMINARY PLAT
SOMERSET ADDITION

487,071 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 513 (ELLIS COUNTY) AND ABSTRACT NO. 378 (JOHNSON COUNTY); A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY); A PART OF THE E. WEST SURVEY, ABSTRACT NO. 817 (JOHNSON COUNTY); A PART OF THE C. VELA SURVEY, ABSTRACT NO. 651 (JOHNSON COUNTY).

**CITY OF VANHOUTEN,
ELLIS AND JOHNSON COUNTIES, TEXAS**

1,108 RESIDENTIAL LOTS, 48 OPENSPACE / RETAIL / TOWNHOME LOTS

KNOX STREET PARTNERS NO. 10, LTD. OWNER
2001 Knox Street, Suite 207
Dallas, Texas 75205
Phone: (214) 445-2205
Email: knox@knoxpartners.com
Contact: Ben Luedke

EDGE FOOD LAND PARTNERS LP OWNER
4028 Greenville Ave, Suite 101
Dallas, Texas 75205
Phone: (214) 896-0075
Fax: (214) 896-0085
Contact: Tom Whitehouse

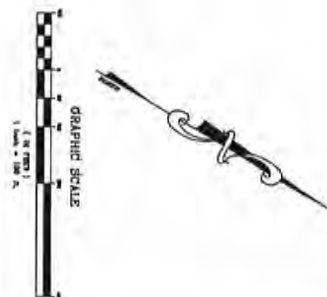
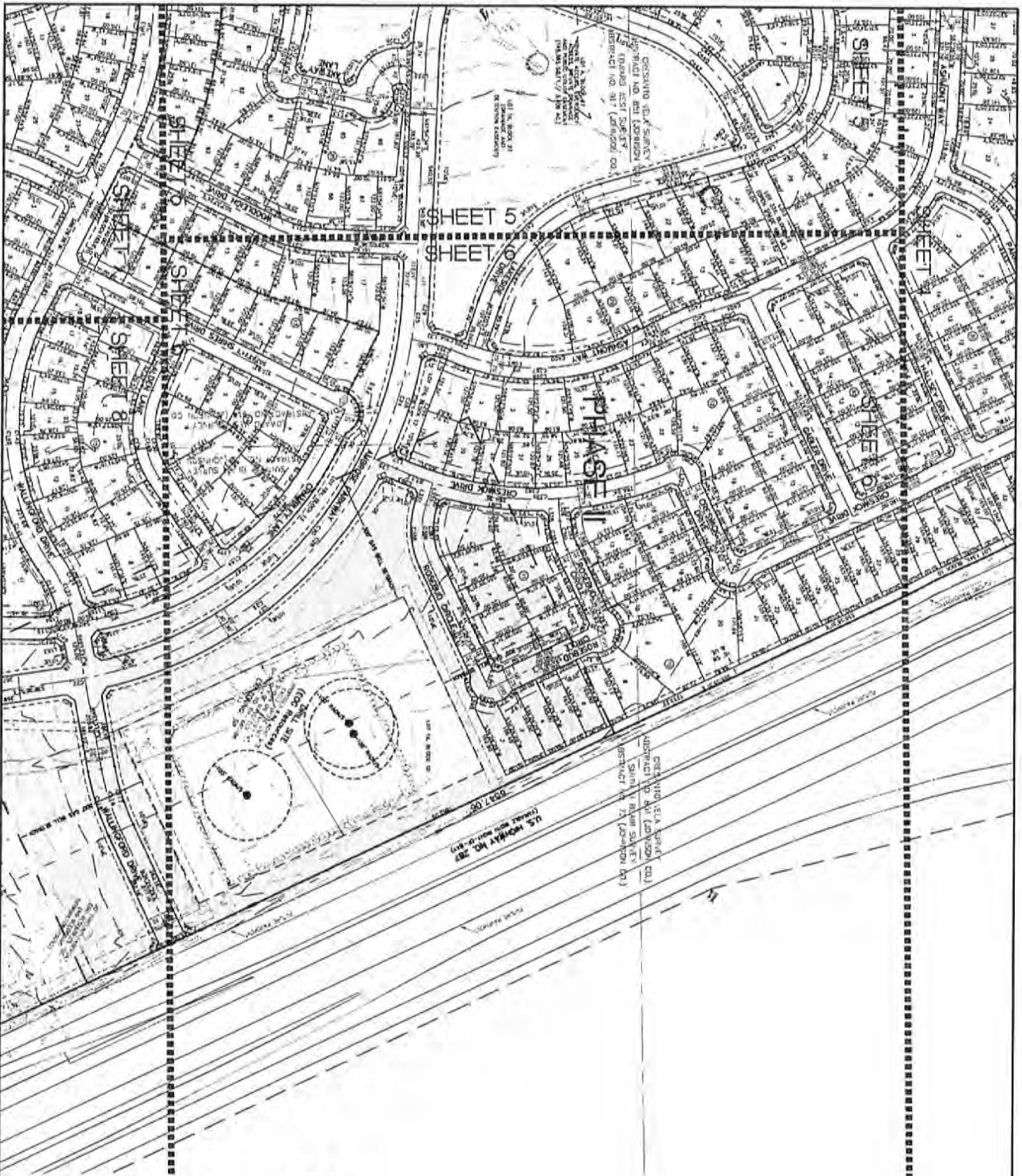
HANOVER PROPERTIES, INC. DEVELOPER
2001 Knox Street, Suite 207
Dallas, Texas 75205
Phone: (214) 445-2205
Email: info@hanoverproperties.com
Contact: Ben Luedke

JO PARTNERS, INC. SURVEYOR/ENGINEER
16301 Doughton Drive
Addicks, Texas 75001
Phone: (282) 246-7876
Fax: (972) 246-1444
Contact: David Deery, PE

Revised: September 29, 2015
Submitted: July 06, 2015

Sheet 5 of 13

APPROVED PRELIMINARY PLAT



PRELIMINARY PLAT
SOMERSET ADDITION
 48,707 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 513 (ELLIS COUNTY) AND ABSTRACT NO. 318 (JOHNSON COUNTY), A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 917 (JOHNSON COUNTY), A PART OF THE E. WELLS SURVEY, ABSTRACT NO. 801 (JOHNSON COUNTY),
 CITY OF VAN HOUTEN,
 ELLIS AND JOHNSON COUNTIES, TEXAS

1,106 RESIDENTIAL LOTS, 48 GROUNDSPACE / RETAIL / TOWNHOME LOTS
KNOX STREET PARTNERS NO. 16, LTD. OWNER
 2001 West 15th Street, Suite 207
 Dallas, Texas 75202
 Contact: Ben Lucette
 Email: ben@knoxstreet.com
 Phone: (214) 444-2205
EDGE FOOD LAND PARTNERS LP OWNER
 4015 Greenville Ave, Suite 101
 Dallas, Texas 75205
 Contact: Tom Willemsen
 Phone: (214) 644-0515
 Fax: (214) 958-0505
HANDOVER PROPERTIES, INC. DEVELOPER
 2001 West 15th Street, Suite 207
 Dallas, Texas 75202
 Contact: Ben Lucette
 Email: ben@handoverproperties.com
 Phone: (214) 444-2205
AB PARTNERS, INC. SURVEYOR/ENGINEER
 18201 Dargatzis Drive
 Houston, Texas 77060
 Contact: David Deasy, PE
 Phone: (281) 248-7176
 Fax: (281) 248-1414

Revised: September 29, 2015
 Submitted: July 06, 2015
 Sheet 8 of 13



APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT
SOMERSET ADDITION

497.07 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 515 (ELLIS COUNTY) AND ABSTRACT NO. 278 (JOHNSON COUNTY), A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 651 (JOHNSON COUNTY), A PART OF THE C. KELLY SURVEY, ABSTRACT NO. 651 (JOHNSON COUNTY).

CITY OF WANSFELD, TEXAS

1,106 RESIDENTIAL LOTS, 48 OPENSPACE / RETAIL / TOWNHOME LOTS

KNOX STREET PARTNERS NO. 10, LTD.	OWNER
3001 Knox Street, Suite 207 Dallas, Texas 75205 Contact: Ben Luecke Email: ben@knoxpartners.com	Phone: (214) 445-2205 Email: ben@knoxpartners.com
ELITE FORD LAND PARTNERS, LP	OWNER
4625 Greenleaf Ave, Suite 101 Dallas, Texas 75206 Contact: Ben Luecke	Phone: (214) 445-0531 Fax: (214) 445-0546
HANOVER PROPERTIES, INC.	DEVELOPER
3001 Knox Street, Suite 207 Dallas, Texas 75205 Contact: Ben Luecke	Phone: (214) 445-2205 Email: ben@hanoverproperties.com
JB PARTNERS, INC.	ENGINEER
16501 Dogwood Drive Houston, Texas 77060 Contact: David Berry, PE	Phone: (972) 248-7576 Fax: (972) 248-1414

GRAPHIC SCALE

1" = 100' 0"

1" = 200' 0"

1" = 300' 0"

1" = 400' 0"

1" = 500' 0"

1" = 600' 0"

1" = 700' 0"

1" = 800' 0"

1" = 900' 0"

1" = 1000' 0"

1" = 1100' 0"

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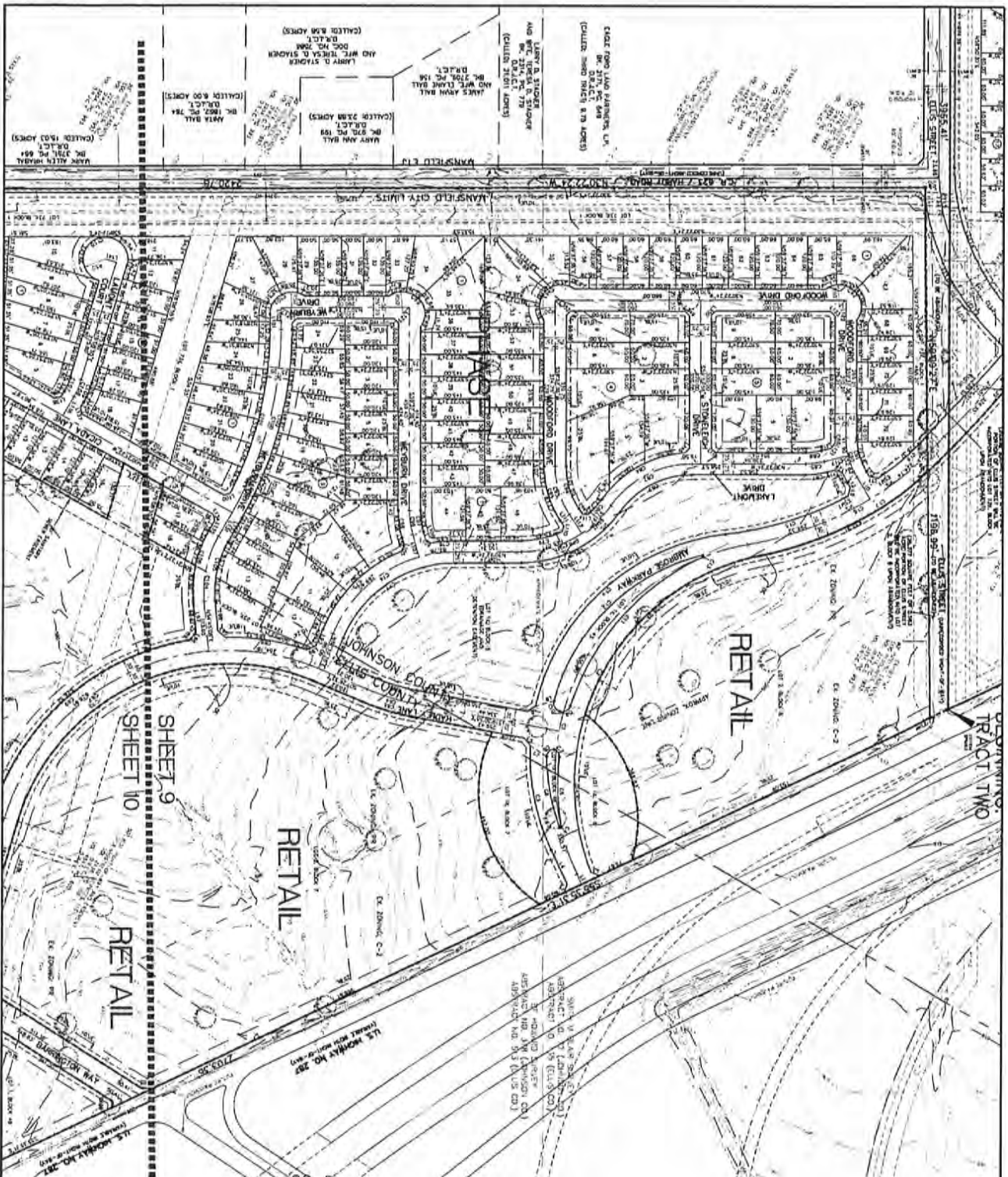
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1" = 10000' 0"

Revised: September 29, 2015

Submitted: May 06, 2016

Sheet 7 of 13



APPROVED PRELIMINARY PLAT

PRELIMINARY PLAT
SOMERSET ADDITION
 487,077 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 515, TELLIS COUNTY, TEXAS, ABSTRACT NO. 378 (JOHNSON COUNTY), A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 72 (JOHNSON COUNTY), A PART OF THE E. WEST SURVEY, ABSTRACT NO. 917 (JOHNSON COUNTY), A PART OF THE E. VELA SURVEY, ABSTRACT NO. 851 (JOHNSON COUNTY), TEXAS

CITY OF WANSFIELD, TEXAS
 1,106 RESIDENTIAL LOTS - 48 OPENSPACE / RETAIL / TOWNHOME LOTS

OWNER
 HNOX STREET PARTNERS NO. 10, L.P.
 2001 Kora Street, Suite 207
 Dallas, Texas 75205
 Contact: Ben Luedtke
 Email: ben@hnoxstreet.com
 Phone: (214) 445-2205

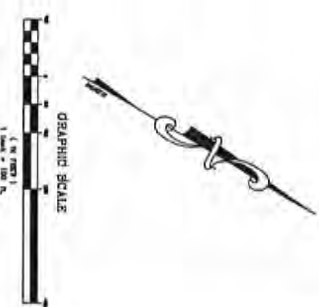
DEVELOPER
 HANOVER PROPERTIES, INC.
 2001 Kora Street, Suite 207
 Dallas, Texas 75205
 Contact: Ben Luedtke
 Email: ben@hanoverproperties.com
 Phone: (214) 445-2205

OWNER
 AGES OF TEXAS, L.P.
 2001 Kora Street, Suite 207
 Dallas, Texas 75205
 Contact: Ben Luedtke
 Email: ben@agesofthetexas.com
 Phone: (214) 445-2205

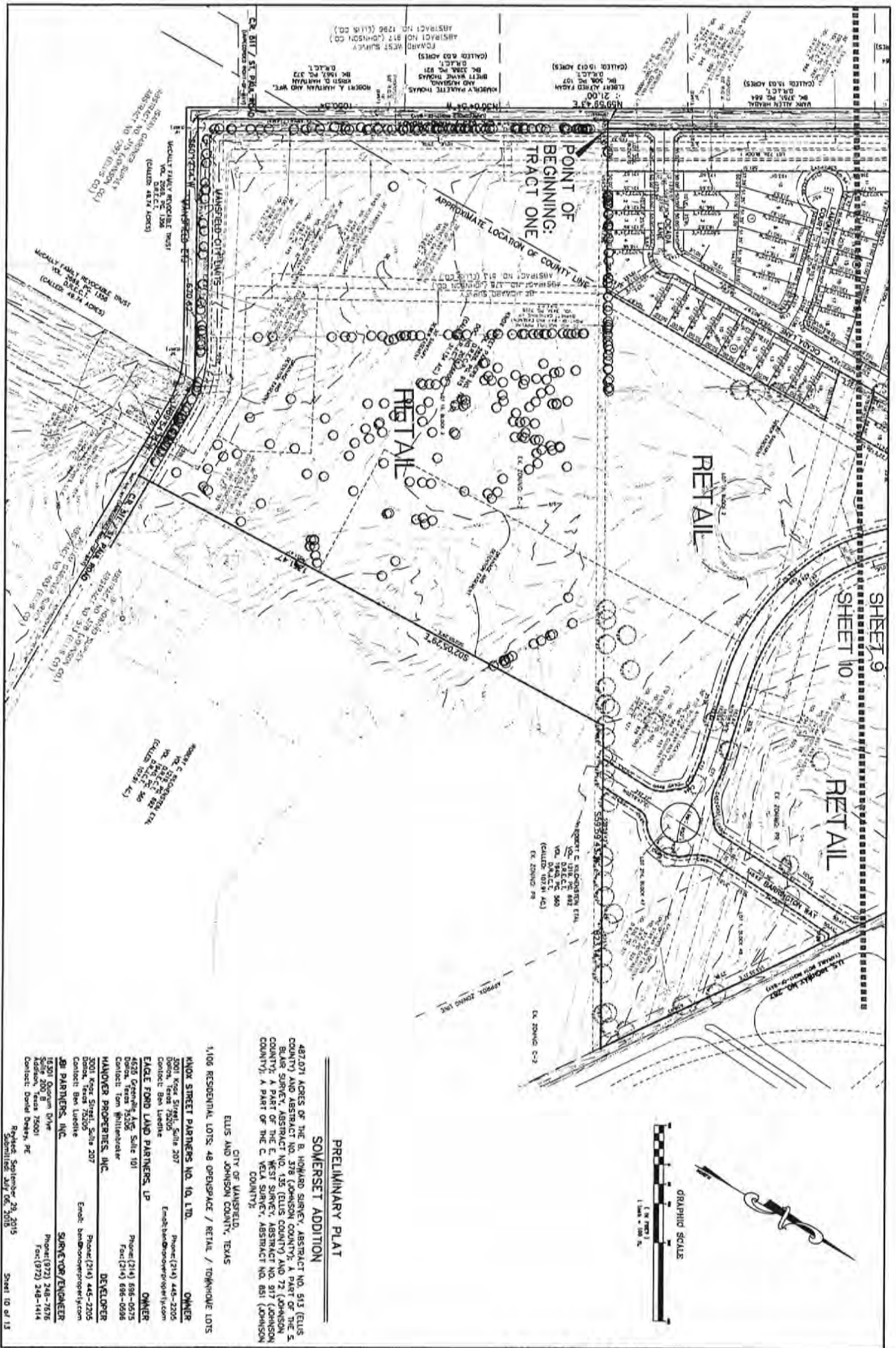
DEVELOPER
 SURVEYOR/ENGINEER
 10201 Douglas Drive
 Addison, Texas 75001
 Contact: David Deery, P.E.
 Phone: (972) 248-7576
 Fax: (972) 248-1414

Recorded: September 29, 2015
 Submitted: July 06, 2015

Sheet 9 of 13



APPROVED PRELIMINARY PLAT



PRELIMINARY PLAT
SOMERSET ADDITION

487.071 ACRES OF THE B. HOWARD SURVEY, ABSTRACT NO. 513 (ELLIS COUNTY) AND ABSTRACT NO. 378 (JOHNSON COUNTY); A PART OF THE S. BLAIR SURVEY, ABSTRACT NO. 135 (ELLIS COUNTY) AND 71 (JOHNSON COUNTY); A PART OF THE E. WEST SURVEY, ABSTRACT NO. 917 (JOHNSON COUNTY); A PART OF THE C. VEDA SURVEY, ABSTRACT NO. 681 (JOHNSON COUNTY).

CITY OF MANFRED, TEXAS

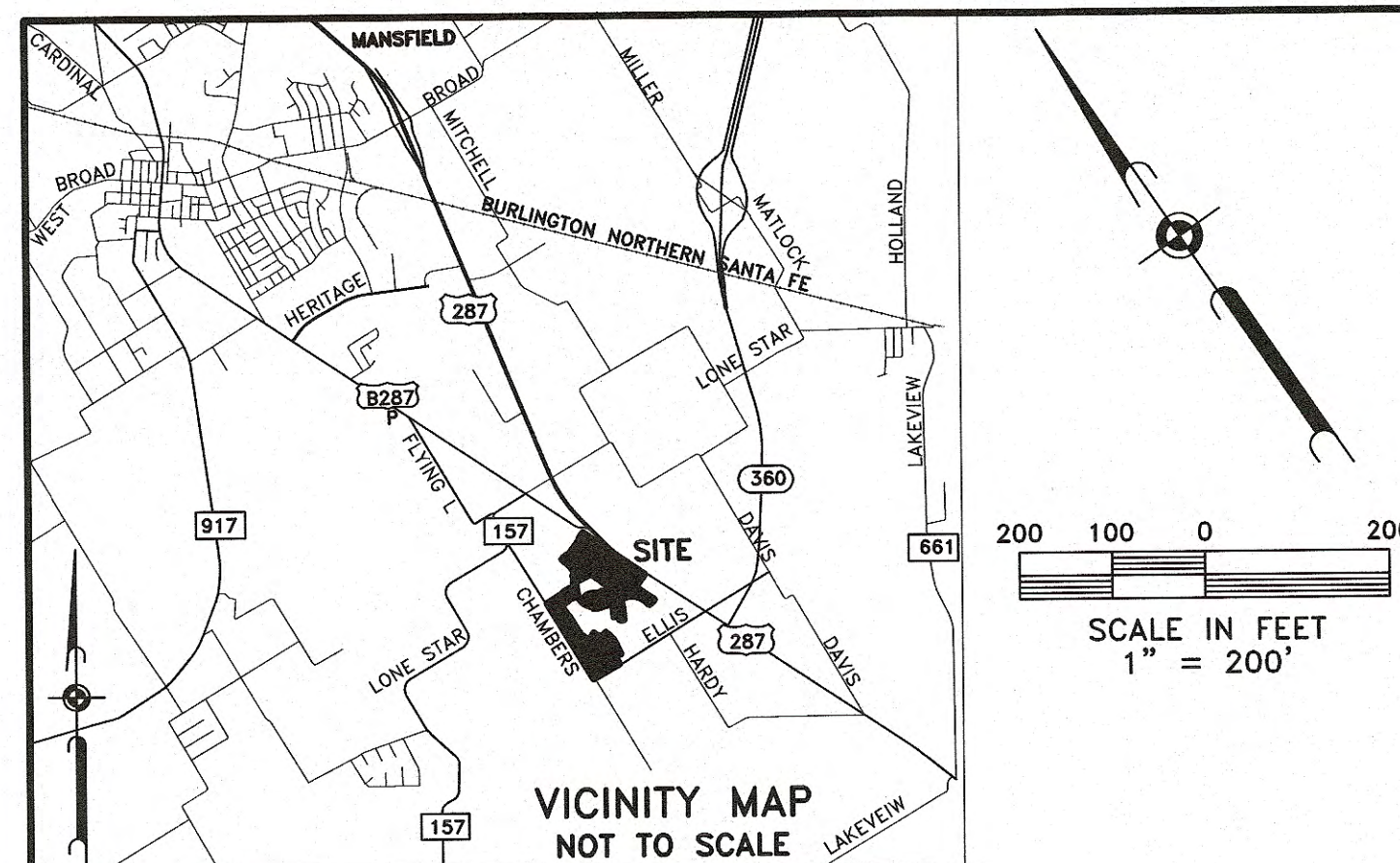
1,106 RESIDENTIAL LOTS, 48 OPENSPACE / RETAIL / TOWNHOUSE LOTS

KNOW STREET PARTNERS NO. 10, LTD.	OWNER
2001 Knox Street, Suite 207	Project (214) 445-2205
Dallas, Texas 75205	Email: info@knowstreet.com
Contact: Ben Luehrke	
ELITE TOWN LAND PARTNERS, LP	OWNER
4520 Greenleaf Ave., Suite 101	Project (214) 686-0025
Dallas, Texas 75205	Fax: (214) 686-0088
Contact: Tom Whitelaw	
HANOVER PROPERTIES, INC.	DEVELOPER
2001 Knox Street, Suite 207	Project (214) 445-2205
Dallas, Texas 75205	Email: ben@hanoverproperties.com
Contact: Ben Luehrke	
28 PARTNERS, INC.	SURVEYOR/ENGINEER
16201 Quorum Drive	Project (972) 248-7576
Irving, Texas 75061	Fax: (972) 248-1144
Contact: David Dreyer, PE	

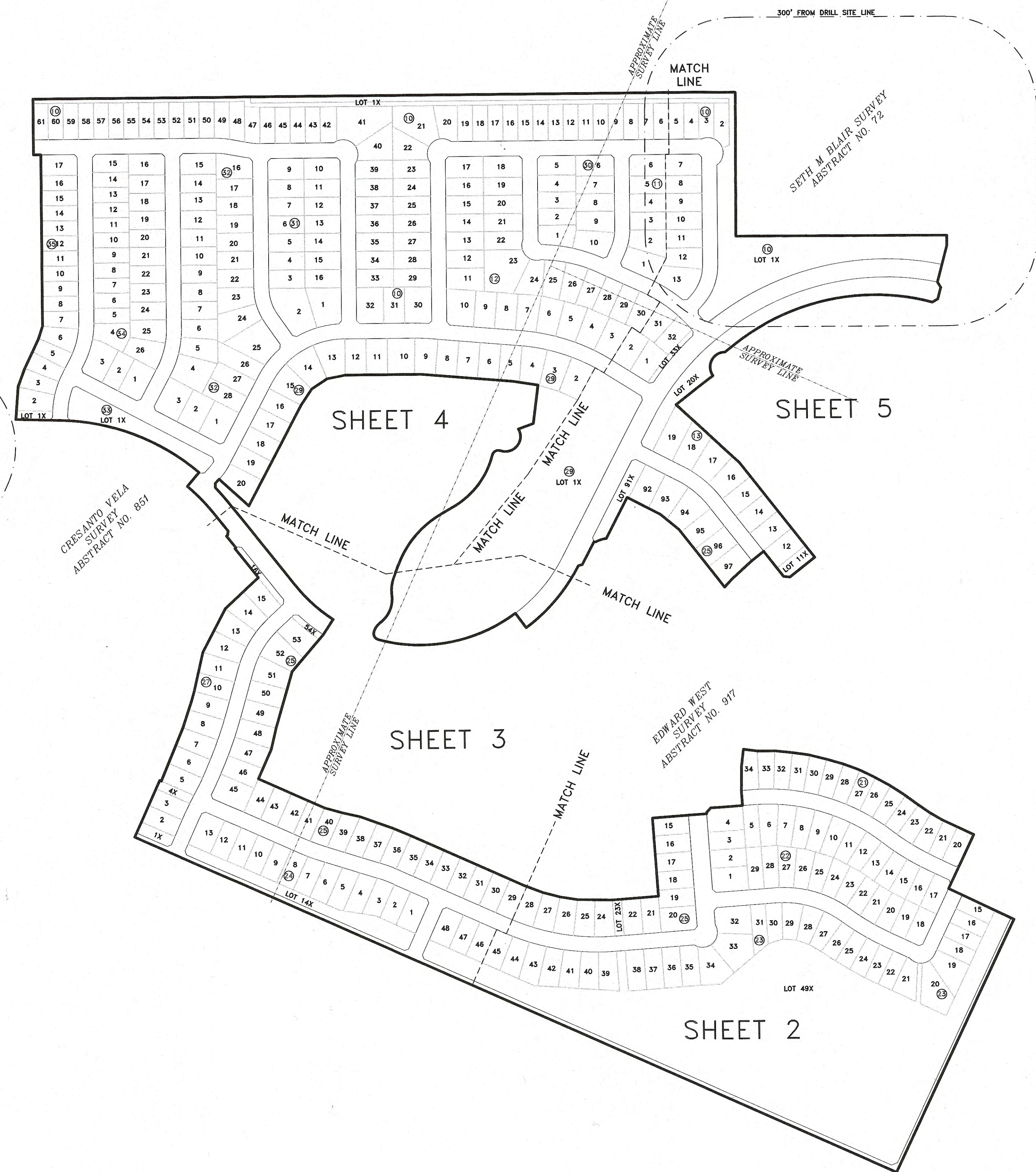
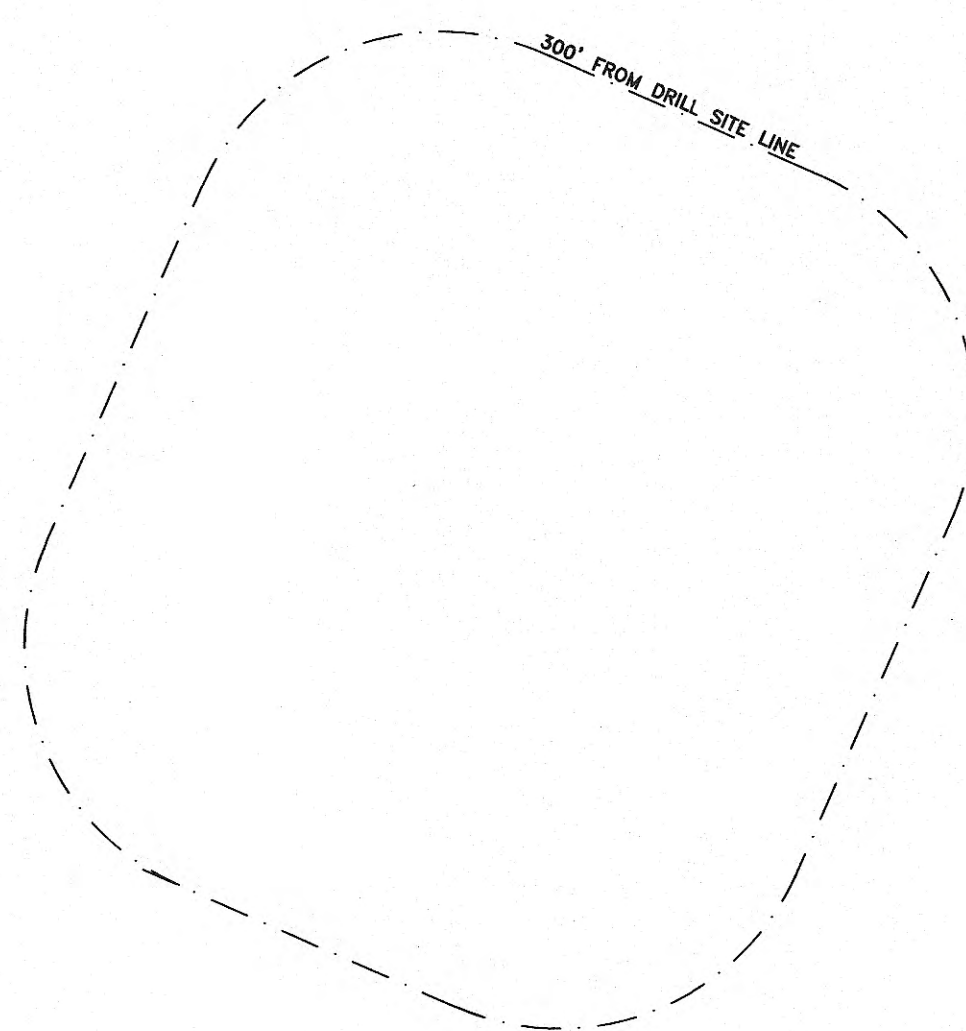
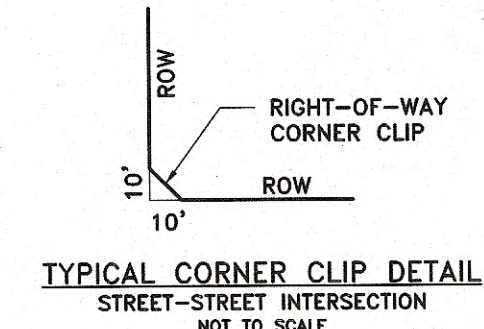
Revised: September 29, 2015
Submitted: July 06, 2015

Sheet 10 of 15

LOTS 2-7, BLOCK 10 AND LOTS 1-13, BLOCK 11
ARE LOCATED WITHIN 300 FEET OF AN APPROVED
GAS WELL DRILL SITE.



SHEET KEY
NOT TO SCALE



LOT TABULATION TABLE		
BLOCK 10	60 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 11	13 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 12	32 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 13	8 RESIDENTIAL LOTS	2 OPEN SPACE
BLOCK 21	15 RESIDENTIAL LOTS	
BLOCK 22	29 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 23	34 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 24	13 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 25	44 RESIDENTIAL LOTS	3 OPEN SPACE
BLOCK 27	13 RESIDENTIAL LOTS	3 OPEN SPACE
BLOCK 29	19 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 30	10 RESIDENTIAL LOTS	
BLOCK 31	16 RESIDENTIAL LOTS	
BLOCK 32	28 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 33		
BLOCK 34	26 RESIDENTIAL LOTS	1 OPEN SPACE
BLOCK 35	16 RESIDENTIAL LOTS	1 OPEN SPACE
TOTAL	376 RESIDENTIAL LOTS	15 OPEN SPACE

- LEGEND**
- AC. ACRE
 - S.F. SQUARE FEET
 - SWE SCREENING WALL EASEMENT
 - LE LANDSCAPE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - BL BUILDING LINE
 - HOA HOME OWNERS ASSOCIATION
 - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - IRF 1/2-INCH IRON ROD FOUND
 - MAG MAG NAIL WITH SHINER FOUND
 - JBI 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND
 - (RM) RECORD MONUMENT
 - STREET NAME CHANGE TYPICALLY LOCATED AT KNUCKLES

JOHNSON COUNTY:

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

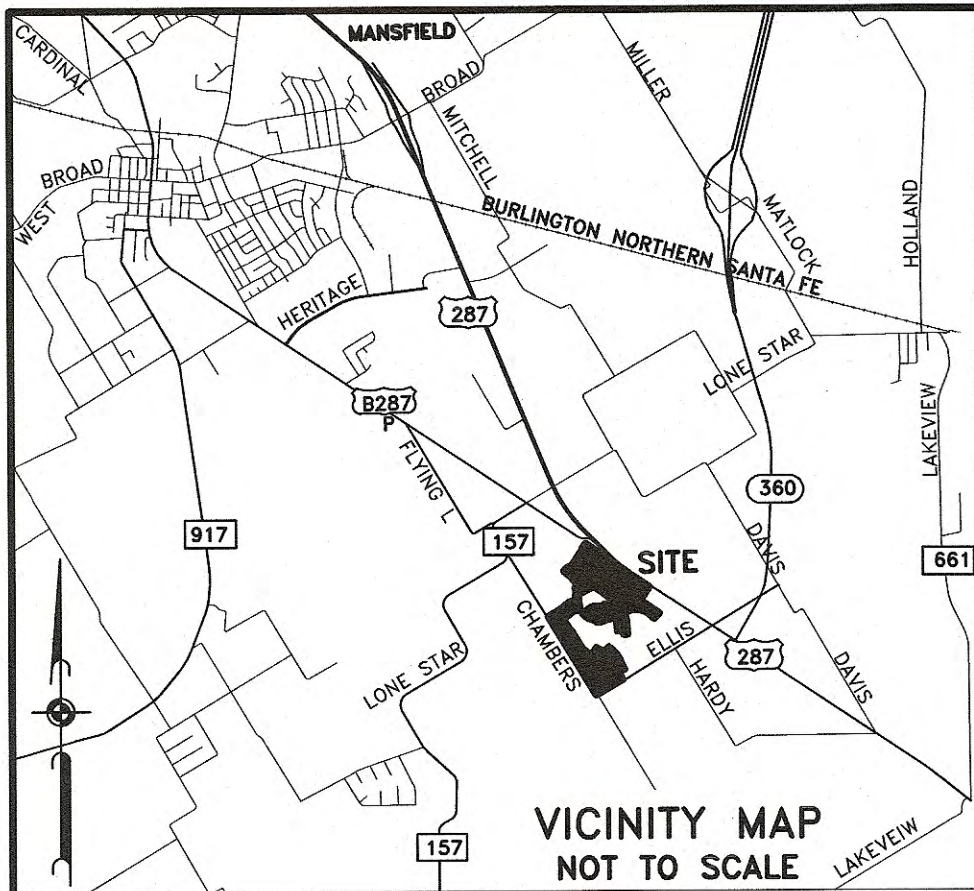
AFTER RECORDING, RETURN TO CITY OF MANSFIELD
1200 E. BROAD STREET, MANSFIELD, TX 76063

A
FINAL PLAT
OF
SOMERSET ADDITION, PHASE II
OUT OF THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851,
THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
119.171 ACRES ACRES / 376 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

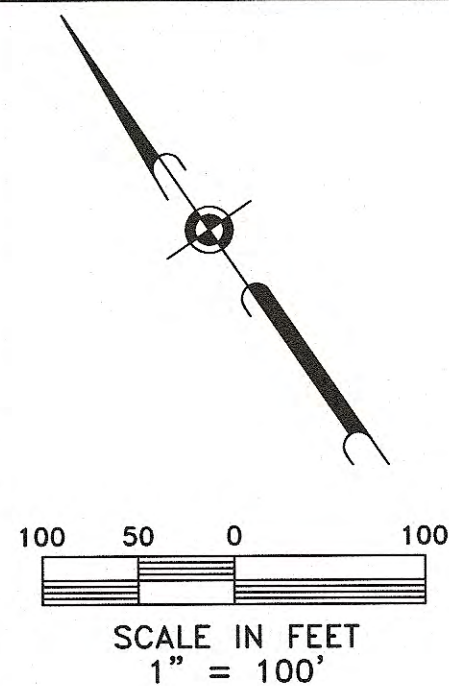
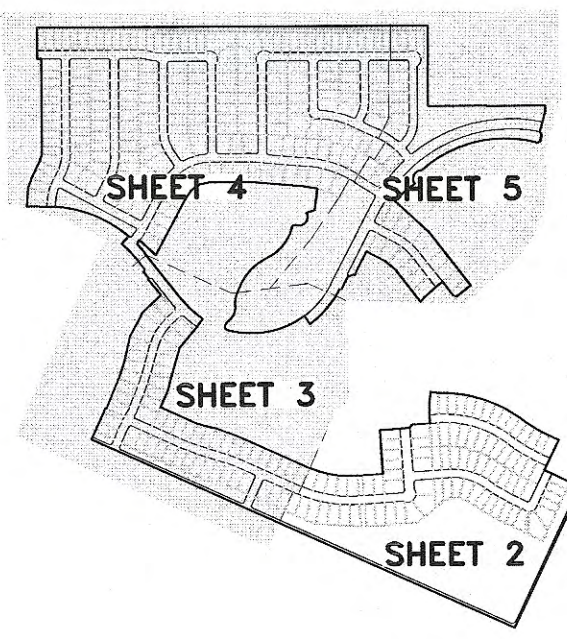
OWNER/DEVELOPER:
HPC SOMERSET
DEVELOPMENT CORPORATION
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS, 75205
PHONE: (214) 445 2205
FAX: (214) 368 7985

ENGINEER/SURVEYOR:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300

REFERENCE CASE NUMBERS
SD-18-014



SHEET KEY
NOT TO SCALE



1\ ELD\ WFX06900\ WFX06900\ 700 CAD\ 713 SURVEY\ 713.6 MAPPING\ SOMERSET PLAT CHECK\ WFX06900A-Phase II\ 11/13/2018 3:56 PM

- LEGEND**
- AC. ACRE
 - S.F. SQUARE FEET
 - SWE SCREENING WALL EASEMENT
 - LE LANDSCAPE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - BL BUILDING LINE
 - HOA HOME OWNERS ASSOCIATION
 - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - IRF 1/2-INCH IRON ROD FOUND
 - MAG MAG NAIL WITH SHINER FOUND
 - JBI 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND
 - (RM) RECORD MONUMENT
 - STREET NAME CHANGE TYPICALLY LOCATED AT KNUCKLES

JOHNSON COUNTY:

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

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



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C41	28°12'27"	750.00'	N45°24'46"W	365.52'	369.24'
C44	12°38'07"	750.00'	N23°50'26"W	165.06'	165.39'
C45	41°59'56"	650.00'	N38°31'11"W	465.81'	476.40'
C46	11°13'30"	780.00'	N24°32'45"W	152.57'	152.81'
C47	40°34'59"	350.00'	N39°13'30"W	242.76'	247.91'
C60	152°43'20"	50.00'	N80°59'48"E	97.18'	133.28'
C61	115°03'30"	50.00'	S62°37'45"E	84.37'	100.41'

LINE	BEARING	DISTANCE
L45	S34°35'55"E	69.32'
L46	S40°37'41"E	58.07'
L47	S48°07'46"E	58.07'
L48	N30°29'01"E	4.07'
L49	N75°29'01"E	21.21'
L50	N30°39'34"E	50.00'
L51	N35°12'20"E	78.13'
L52	N41°16'59"E	58.64'
L53	S47°41'19"E	48.27'
L54	S55°34'57"E	57.21'
L55	S49°29'09"E	57.18'
L56	S47°23'44"E	57.07'
L57	S41°17'58"E	57.04'
L58	S39°12'32"E	56.93'
L59	S35°06'55"E	56.93'
L60	S30°00'56"E	56.90'
L61	S26°55'53"E	56.86'
L62	S22°19'53"E	56.84'
L63	S19°22'58"E	56.85'
L64	S20°58'17"E	48.22'
L65	S24°55'38"E	48.91'
L76	N59°30'59"W	38.37'
L80	S14°30'59"W	21.21'
L81	S08°54'55"W	32.20'
L115	S75°29'01"W	14.14'
L118	S75°44'02"E	21.36'
L121	N75°09'30"W	14.14'
L122	N14°30'59"W	14.14'
L123	S75°29'01"W	14.14'
L127	N14°50'30"W	14.14'
L129	N75°09'30"W	14.14'
L144	S73°22'56"E	50.33'
L145	S49°23'52"E	45.33'
L146	S36°58'25"E	45.31'
L147	S24°36'23"E	45.81'
L148	S21°39'57"E	55.73'
L149	S24°22'34"E	55.69'
L150	S25°57'51"E	56.85'
L193	S20°13'33"E	56.69'
L194	S22°32'18"E	58.63'
L195	S27°00'25"E	61.62'

A
FINAL PLAT
OF
SOMERSET ADDITION, PHASE II

OUT OF THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851,
THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
119.171 ACRES ACRES / 376 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

OWNER/DEVELOPER: HPC SOMERSET
DEVELOPMENT CORPORATION
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS, 75205
PHONE: (214) 445 2205
FAX: (214) 368 7985

ENGINEER/SURVEYOR: **JACOBS**
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300

REFERENCE CASE NUMBERS
SD-18-014

NOVEMBER 2018

SHEET 2 OF 6

SOMERSET ADDITION, PHASE II

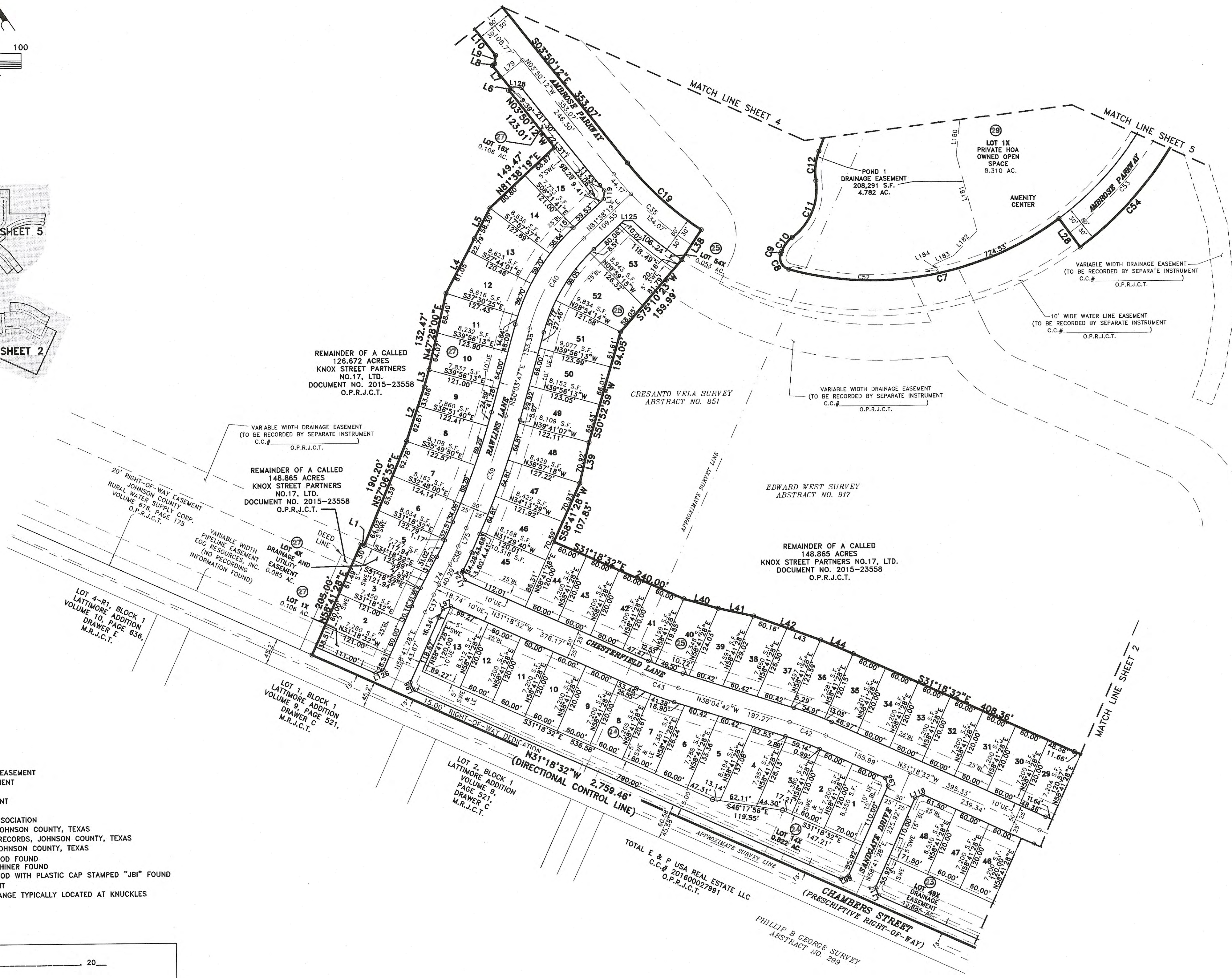
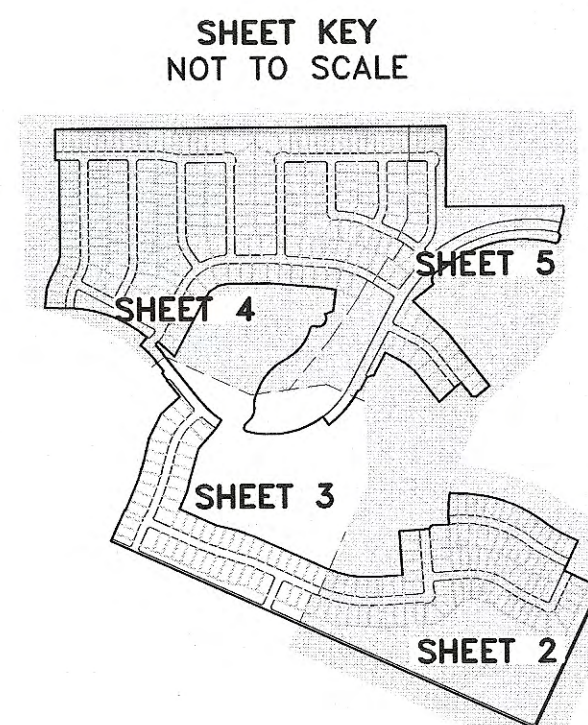
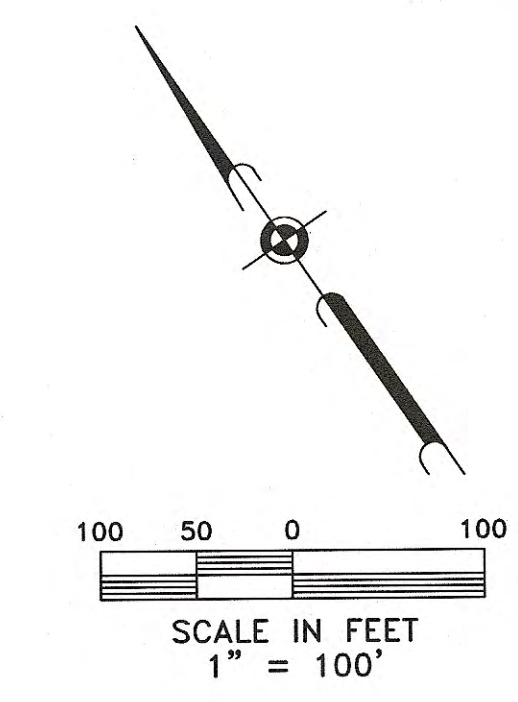
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	52°01'14"	530.00'	N65°46'30"W	464.84'	481.20'
C8	94°54'53"	20.00'	N07°41'34"E	29.47'	33.13'
C9	0°28'45"	525.00'	N54°54'38"E	4.39'	4.39'
C10	34°12'27"	50.00'	N71°46'29"E	29.41'	29.85'
C11	62°32'10"	100.00'	N57°36'57"E	103.81'	109.15'
C12	28°57'18"	100.00'	N40°49'11"E	50.00'	50.54'
C19	18°14'11"	530.00'	S12°57'18"E	167.98'	168.69'
C35	18°14'11"	580.00'	N12°57'18"W	177.49'	178.24'
C37	3°44'29"	500.00'	N60°33'42"E	32.64'	32.65'
C38	3°44'29"	500.00'	N60°33'42"E	32.64'	32.65'
C39	8°37'41"	1,335.00'	N54°22'38"E	200.84'	201.03'
C40	31°34'32"	325.00'	N65°51'03"E	176.85'	179.11'
C42	6°46'10"	550.00'	N34°41'57"W	64.94'	64.98'
C43	6°46'10"	550.00'	N34°41'57"W	64.94'	64.98'
C52	27°50'39"	530.00'	N53°41'12"W	255.04'	257.57'
C53	26°17'32"	560.00'	S75°04'07"W	254.73'	256.98'
C54	26°17'28"	590.00'	S75°04'09"W	268.37'	270.73'

LINE	BEARING	DISTANCE
L1	S31°18'32"E	5.95'
L2	N52°48'02"E	96.67'
L3	N50°03'47"E	29.75'
L4	N62°17'44"E	103.84'
L5	N61°57'54"E	58.30'
L6	N86°09'48"E	4.39'
L7	N03°50'12"W	50.00'
L8	N86°09'48"E	5.00'
L9	N41°09'48"E	14.14'
L10	N03°50'12"W	71.77'
L28	N01°47'07"W	60.00'
L38	S67°55'57"W	60.00'
L39	S47°33'16"W	70.92'
L40	S39°47'44"E	60.66'
L41	S42°43'10"E	61.21'
L42	S35°30'39"E	120.32'
L43	S35°30'39"E	60.16'
L44	S32°18'14"E	60.01'
L74	N62°25'57"E	59.04'
L75	N58°41'28"E	33.68'
L79	N86°09'48"E	45.00'
L96	N13°41'28"E	14.14'
L97	N75°01'18"W	14.46'
L98	S13°41'28"W	14.14'
L99	S76°18'32"E	14.14'
L116	N76°18'32"E	14.14'
L117	S13°41'28"W	14.14'
L119	N38°05'54"E	14.50'
L124	N15°33'42"E	13.67'
L125	S54°48'57"E	14.50'
L126	S76°18'32"E	14.14'
L128	N48°50'12"W	14.14'
L180	S40°49'56"W	59.98'
L181	S19°32'38"W	132.89'
L182	S78°22'45"W	57.29'
L183	N79°20'45"W	35.86'
L184	S05°20'56"W	16.87'

A
FINAL PLAT
OF
SOMERSET ADDITION, PHASE II

OUT OF THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851,
THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
**119.171 ACRES ACRES / 376 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS**
OWNER/DEVELOPER: HPC SOMERSET
DEVELOPMENT CORPORATION
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS, 75205
PHONE: (214) 445 2205
FAX: (214) 368 7985
ENGINEER/SURVEYOR: **JACOBS**

1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201-3136
PHONE 214-638-0145 FAX 214-638-0447
TBPLS FIRM# 10152300



- LEGEND**
- AC. ACRE
 - S.F. SQUARE FEET
 - SWE SCREENING WALL EASEMENT
 - LE LANDSCAPE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - BL BUILDING LINE
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 - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
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 - JBI 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND
 - (RM) RECORD MONUMENT
 - STREET NAME CHANGE TYPICALLY LOCATED AT KNUCKLES

JOHNSON COUNTY:

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

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

Table with 5 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains curve data for the plat.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains line data for the plat.

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JOHNSON COUNTY:

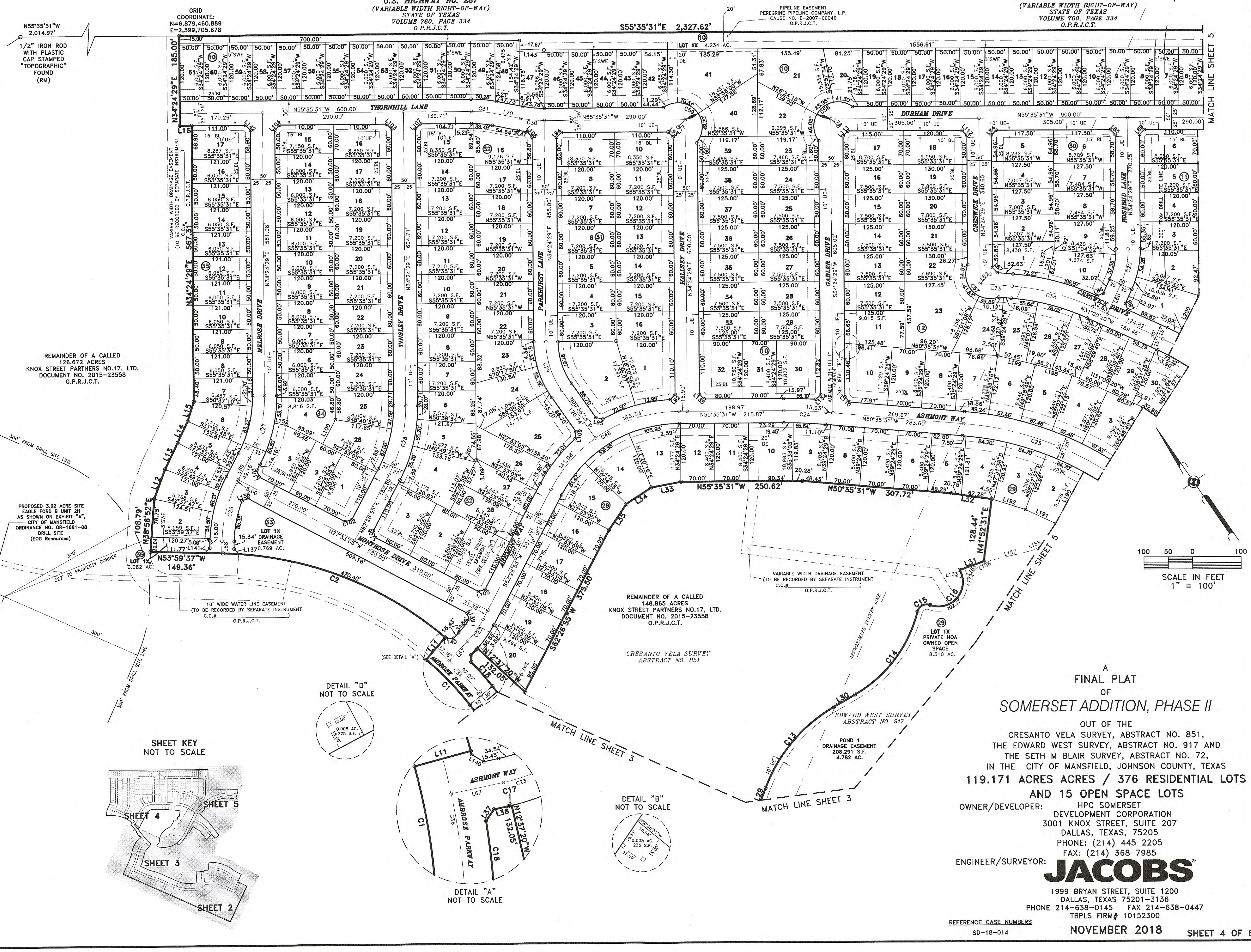
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A
FINAL PLAT
OF
SOMERSET ADDITION, PHASE II

OUT OF THE
CRESANTO VELA SURVEY, ABSTRACT NO. 851,
THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
119.171 ACRES ACRES / 376 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

OWNER/DEVELOPER:
HPC SOMERSET
DEVELOPMENT CORPORATION
3001 KNOX STREET, SUITE 207
DALLAS, TEXAS, 75205
PHONE: (214) 445 2205
FAX: (214) 368 7985

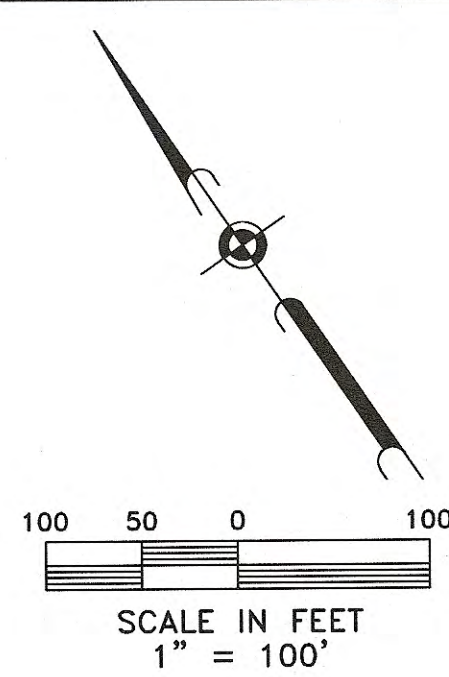
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REFERENCE CASE NUMBERS
SD-18-014

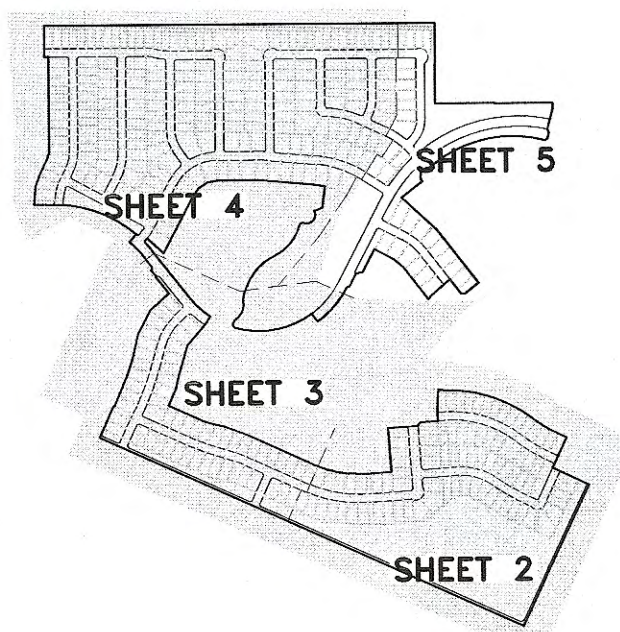
NOVEMBER 2018

SHEET 4 OF 6

SOMERSET ADDITION, PHASE II

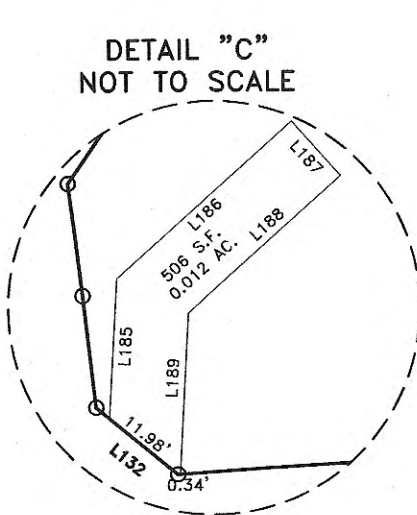


SHEET KEY
NOT TO SCALE



LINE	BEARING	DISTANCE
L17	S02°59'04"W	20.75'
L18	S49°13'18"W	39.48'
L19	N85°48'42"W	21.21'
L20	S86°26'39"W	43.60'
L21	N48°33'23"W	21.21'
L22	S86°26'37"W	50.00'
L23	S82°10'37"W	91.91'
L24	S77°20'27"W	33.77'
L25	N15°49'24"W	80.79'
L26	S61°54'35"W	84.50'
L27	N73°05'25"W	14.14'
L136	S20°48'19"W	14.38'
L71	N78°05'22"E	50.00'
L72	N06°24'38"W	55.00'
L83	S45°47'24"W	20.39'
L90	S10°35'31"E	14.14'
L91	N58°32'53"W	14.54'
L113	S37°39'55"W	14.37'
L114	N67°17'53"W	14.37'
L120	S73°05'25"E	14.14'
L130	S16°54'35"W	14.14'
L131	N16°54'35"E	14.14'
L132	N50°29'11"W	14.37'
L133	N34°43'38"E	14.54'
L151	S75°29'51"E	25.00'
L159	N75°07'33"E	48.14'
L160	N66°03'04"E	33.22'
L161	S89°31'53"E	39.47'
L162	S54°23'48"E	43.05'
L163	S08°03'03"E	62.94'
L164	S26°30'55"W	49.51'
L165	S57°41'13"W	71.98'
L166	S72°12'53"W	27.28'
L167	S82°27'54"W	66.67'
L168	N83°19'30"W	73.40'
L169	N66°26'29"W	60.04'
L170	S86°55'36"W	95.74'
L171	S71°03'19"W	15.30'
L172	S51°49'00"W	59.70'
L173	N64°56'43"W	19.23'
L174	S69°41'42"W	57.98'
L175	S29°05'09"W	7.20'
L176	N65°07'00"W	17.81'
L177	S85°16'10"W	11.02'
L178	S12°37'58"W	9.60'
L179	S82°53'44"W	71.26'
L185	N03°19'56"E	19.09'
L186	N48°19'56"E	32.02'
L187	S41°40'04"E	10.00'
L188	S49°19'56"W	27.88'
L189	S03°19'56"W	21.98'
L196	N14°28'10"W	71.72'
L197	N20°41'24"W	70.07'
L200	S61°56'54"W	58.13'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	53°10'36"	746.85'	N66°58'34"W	668.54'	693.16'
C4	124°53'54"	50.00'	S61°53'08"W	88.66'	108.99'
C5	22°16'51"	92.50'	N71°58'27"W	35.74'	35.97'
C6	35°01'27"	7.50'	N55°36'09"W	6.93'	7.20'
C21	24°32'02"	350.00'	N15°49'24"W	148.73'	149.87'
C22	74°26'48"	900.00'	N80°52'01"W	1,088.86'	1,169.41'
C32	43°40'53"	175.00'	N56°14'56"E	130.21'	133.42'
C33	24°35'42"	500.00'	N18°42'29"W	212.99'	214.63'
C49	102°03'52"	36.48'	S88°27'56"W	56.72'	64.98'
C50	115°37'16"	23.28'	N51°47'07"W	39.40'	46.98'
C51	58°25'52"	32.21'	S51°59'06"W	31.45'	32.85'
C53	26°17'32"	560.00'	S75°04'07"W	254.73'	256.98'
C54	26°17'28"	590.00'	S75°04'09"W	268.37'	270.73'
C56	170°22'23"	50.00'	N03°44'10"E	99.65'	148.68'



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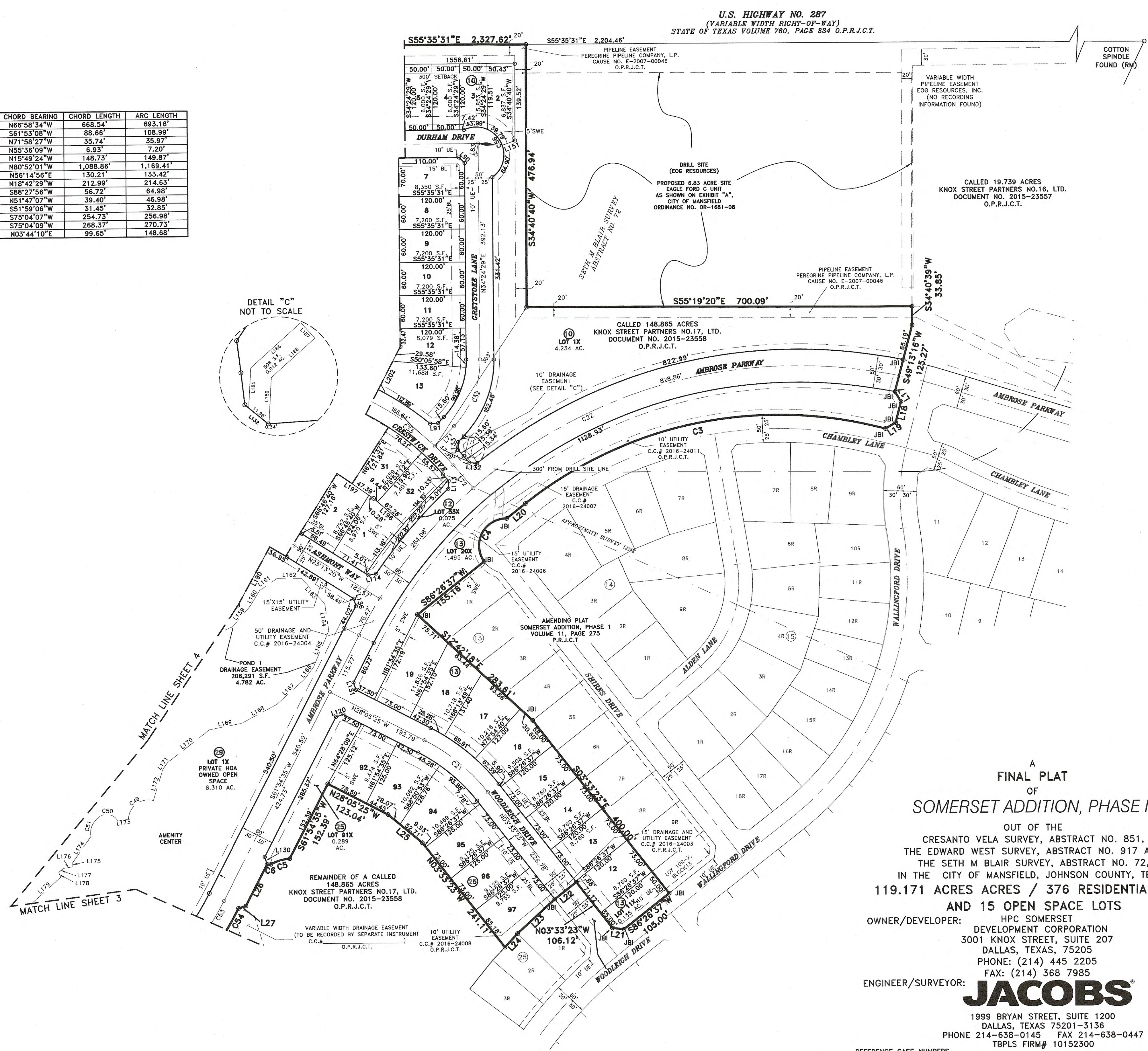
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REFERENCE CASE NUMBERS
SD-18-014

NOVEMBER 2018

SHEET 5 OF 6

Summary of City Council Actions

November 26, 2018

Third and Final 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)

Approved 4 – 3 (Lewis, Moore and Newsom)

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and I-1, Light Industrial District to PD, Planned Development District for I-1, Light Industrial uses on approximately 156.223 acres out of the J. Wheeler Survey, Abstract #571, Johnson County, TX, generally located at the southeast corner of Easy Drive and 7th Avenue and 14.395 acres out of the W. Styles Survey, Abstract No. 791, Johnson County, TX, generally located at the northwest corner of Hanks Drive and 7th Avenue, altogether totaling approximately 169.618 acres; Richard Nevins of the Mansfield Economic Development Corporation (ZC#17-010)

Approved 7 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from PR, Pre-Development District and I-1, Light Industrial District to PD, Planned Development District for Single-Family Residential and C-2 Uses on approximately 185.644 acres out of the BBB & CRR Survey, Abstract No. 83, the A. Bedford Survey, Abstract No. 60 and the P. George Survey, Abstract No. 299, Johnson County, TX, generally located at 1601 & 1651 Bedford Street and 1621 Lone Star Road; Clayton Snodgrass of BBCP Acquisitions, LLC on behalf of Brian Dalton of Dalton's Best Maid Products, Inc. (ZC#18-020)

Approved w/modifications 5 – 2 (Broseh and Leyman)

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on approximately 1.3 acres being a portion of Lot 5, Block 3 of the Original Town of Britton, generally located at 913 Cope Street; Jordan Riness of Riness Holdings, LLC (ZC#18-022)

Approved 7 – 0

Public Hearing Continuation and Second Reading on an Ordinance approving a change of zoning from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on approximately 0.28 acres known as Lot 18, Block 5 of the Hillcrest Addition, generally located at 801 Stell Avenue, City of Mansfield (ZC#18-023)

Approved 7 – 0

Third and Final Reading on an Ordinance approving a 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 1,500 feet west of S. Holland Road; Logistics Property Company (ZC#18-021)

Denied 6 – 1 (Leyman)

Public Hearing and First Reading on an Ordinance approving a Specific Use Permit for a Gasoline Service Station on approximately 1.209 acres known as Lot 1, Block 48, Somerset Addition, generally located at the southeast corner of US 287 & Barrington Way; Sherrelle Russell of The Dimension Group, on behalf of Ben Leudtke of Hanover Properties, Inc. (ZC#18-024)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance approving a change of zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on approximately 7.59 acres known as Lot 6R, Block 4, Hillcrest West Add and approximately 4.74 acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, totaling approximately 12.33 acres located at 500 & 600 E. Dallas St., 310 Graves St., and 303 & 305 S. Waxahachie St.; Justin S. Gilmore of Level 5 Design Group, on behalf of Pastor Thu Nguyen of St. Jude Catholic Church (ZC#18-026)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance amending Section 4500.B of the Zoning Ordinance to increase the minimum floor area for houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts (OA#18-002A)

Approved 6 – 1 (Lewis)

Public Hearing and First Reading on an Ordinance amending Section 4600.D.15 of the Zoning Ordinance to revise the regulations on reduced size lots (OA#18-002B)

Approved 7 – 0

Public Hearing and First Reading on an Ordinance amending Section 6300.E.6 of the Zoning Ordinance to revise the criteria for a Special Exception to allow an increase in the maximum allowable area or height, or a reduction of the minimum setback requirements for accessory buildings or structures on lots of 12,000 square feet or larger (OA#18-003)

Approved 7 – 0