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" <u>or</u> 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

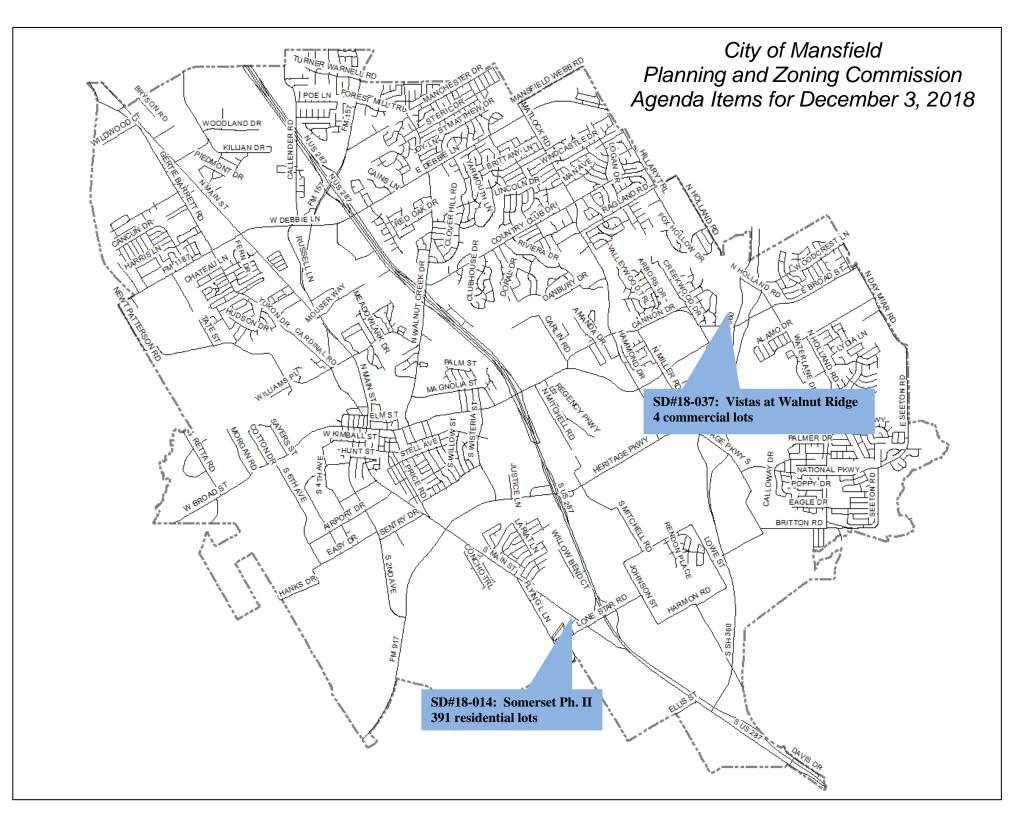
9. NEXT MEETING DATE: December 17, 2018

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.



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.

Chairman
Commissioner
Vice-Chairman
Interim Director of Planning
Planner
Planning & Zoning Secretary
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 PappNays:0Abstain: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 PappNays:0Abstain: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 the applicant provide a masonry wall alone 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 KlenzendorfNays:2 – Bounds and PappAbstain: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

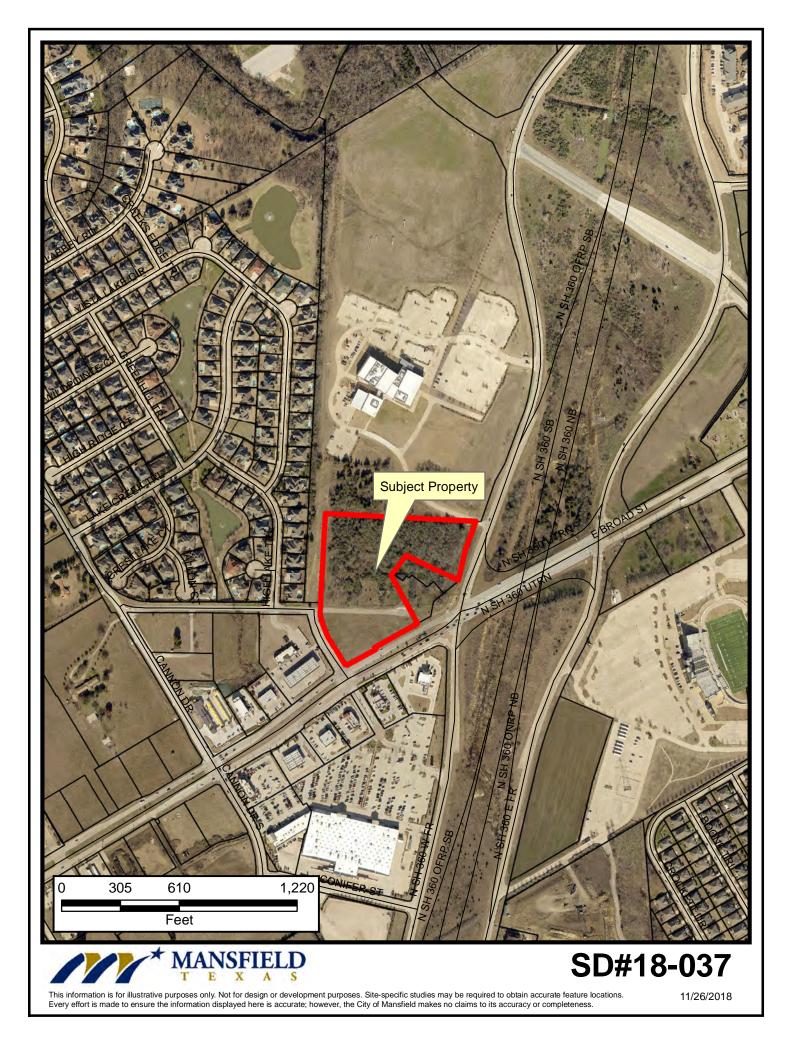
Applicant:	CWA Vistas LP, owner/developer TXCR16 LLC, owner Stantec Engineering, engineer/surveyor
Existing Zoning:	PD
Existing/Proposed Use:	Commercial/restaurant/retail
Total Number of Lots:	4
R.O.W. Dedication:	None required
Compliance with Ordinances:	Yes
Location:	Northwest corner of E. Broad Street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

COMMENTS & CONSIDERATIONS

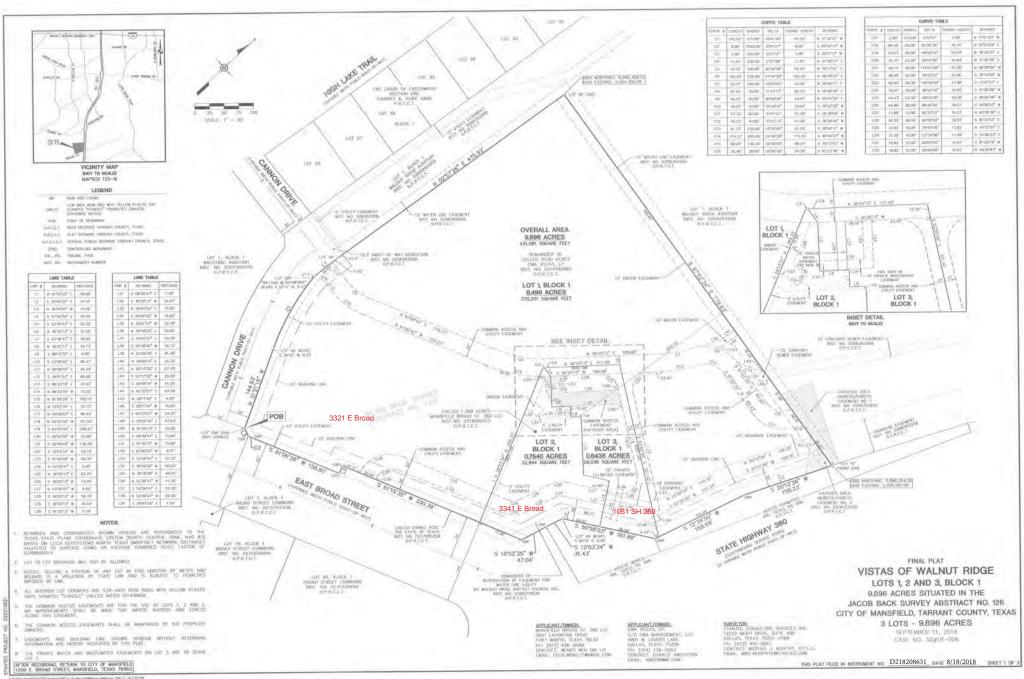
The purpose of the replat is to create 4 separate commercial lots from the existing Lot 1, Block 1, Vistas of Walnut Ridge and for the dedication of access, drainage, and utility easements to serve the new lots.

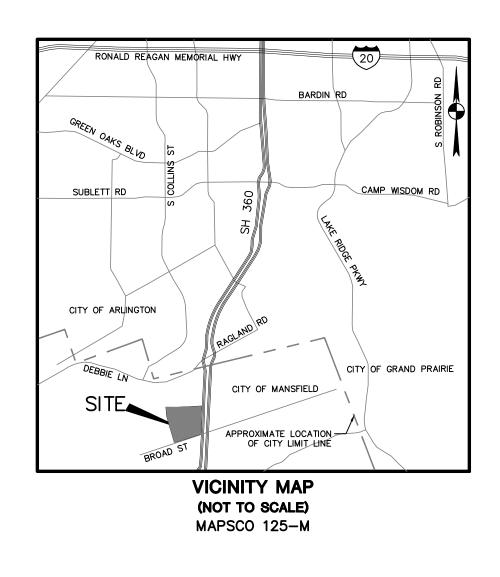
Staff recommends approval.

Attachments: Aerial Map Previously Approved Plat



PREVIOUSLY APPROVED PLAT





LEGEND

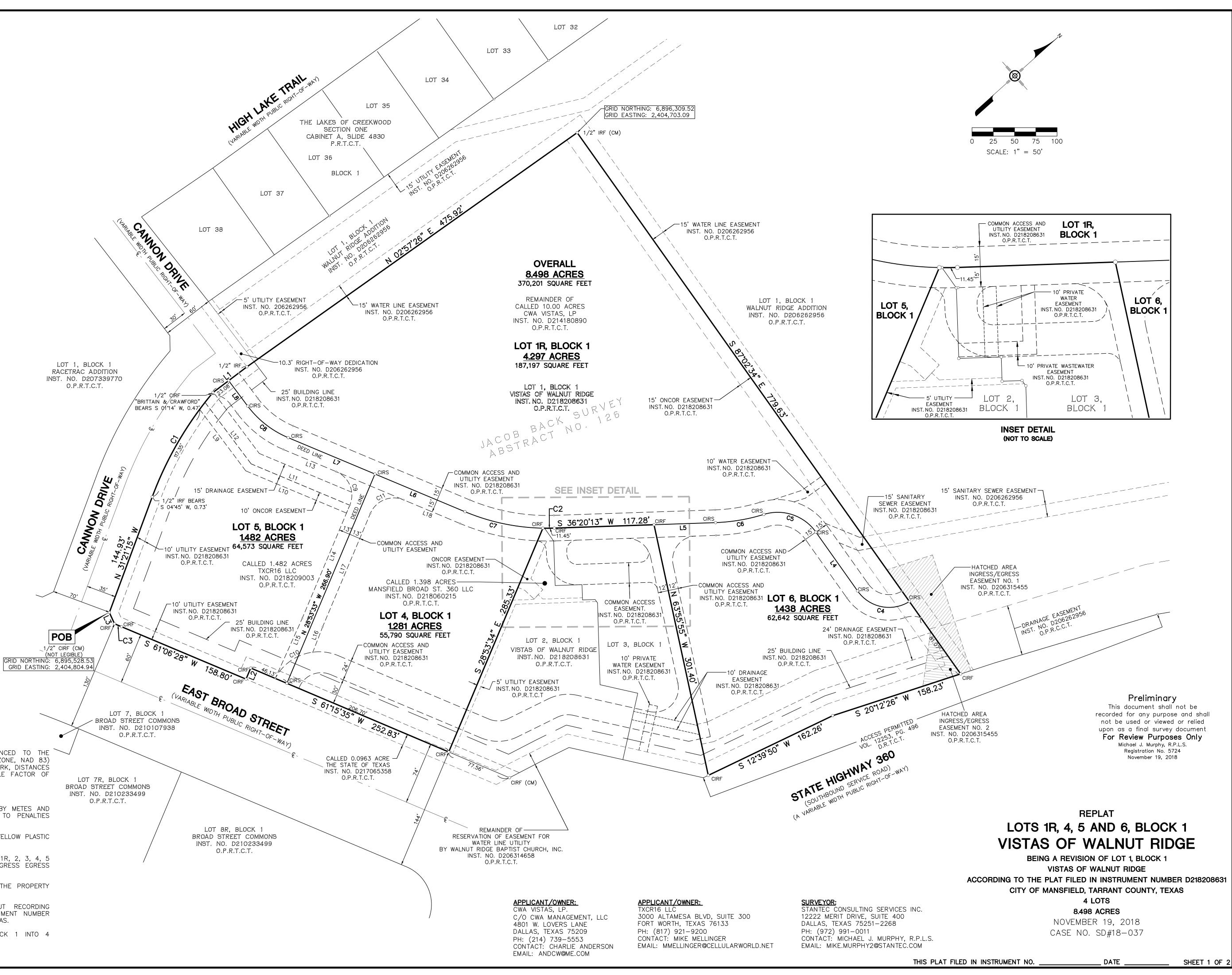
IRF	IRON ROD FOUND
CIRF/S	5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND/SET (UNLESS OTHERWISE NOTED)
POB	POINT OF BEGINNING
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
0.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING 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 TAI	BLE	
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.
- 2. LOT TO LOT DRAINAGE WILL NOT 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-INCH IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "STANTEC" UNLESS NOTED OTHERWISE.
- 5. 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
- 6. EASEMENTS AND BUILDING LINES SHOWN HEREON WITHOUT RECORDING INFORMATION ARE DEDICATED BY PLAT RECORDED IN INSTRUMENT NUMBER D218208631, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.
- 7. 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
- V:\2222\active\222210621\survey\10621v_rp_lot1.dwg modified by jhoward on Nov 19, 18 2:39 PM



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 126, 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, 0.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_____

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'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

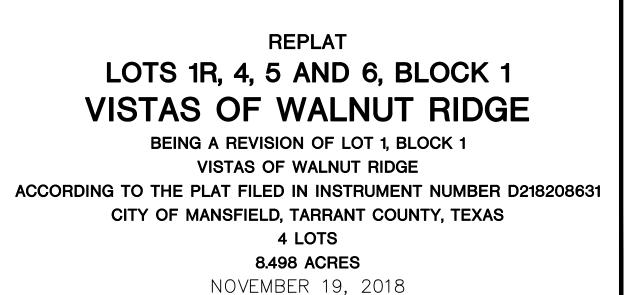
STATE OF TEXAS COUNTY OF DALLAS §

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



CASE NO. SD#18-037

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

SURVEYOR:

THIS PLAT FILED IN INSTRUMENT NO.

DATE

SHEET 2 OF

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



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

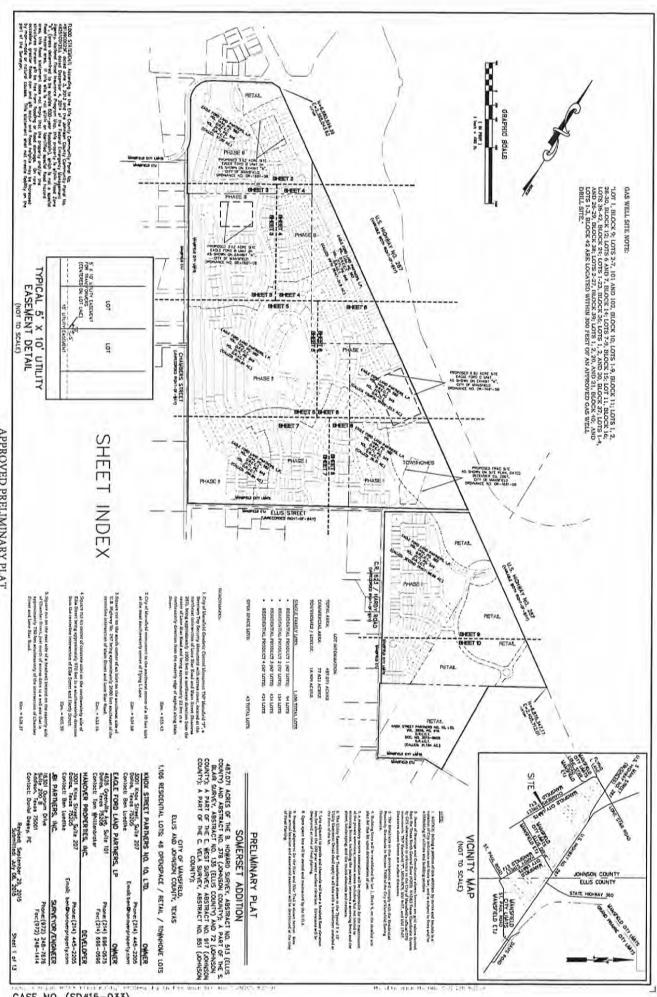
For the foregoing reasons, Jacobs would like the support of the City of Mansfield Planning Department in this variance request.

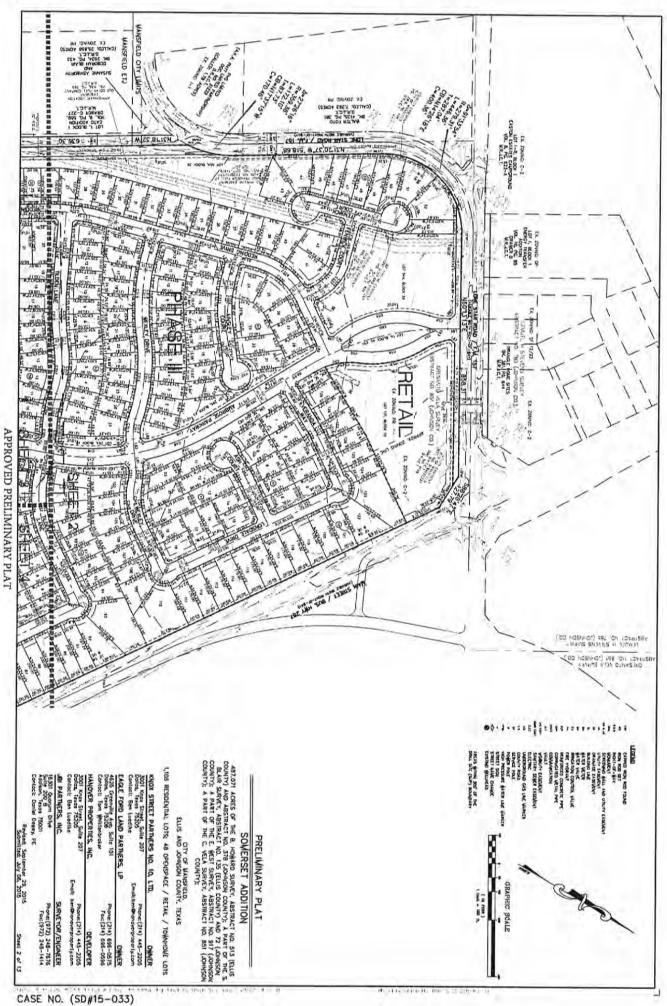
If you have any additional comments or concerns, please feel free to contact me.

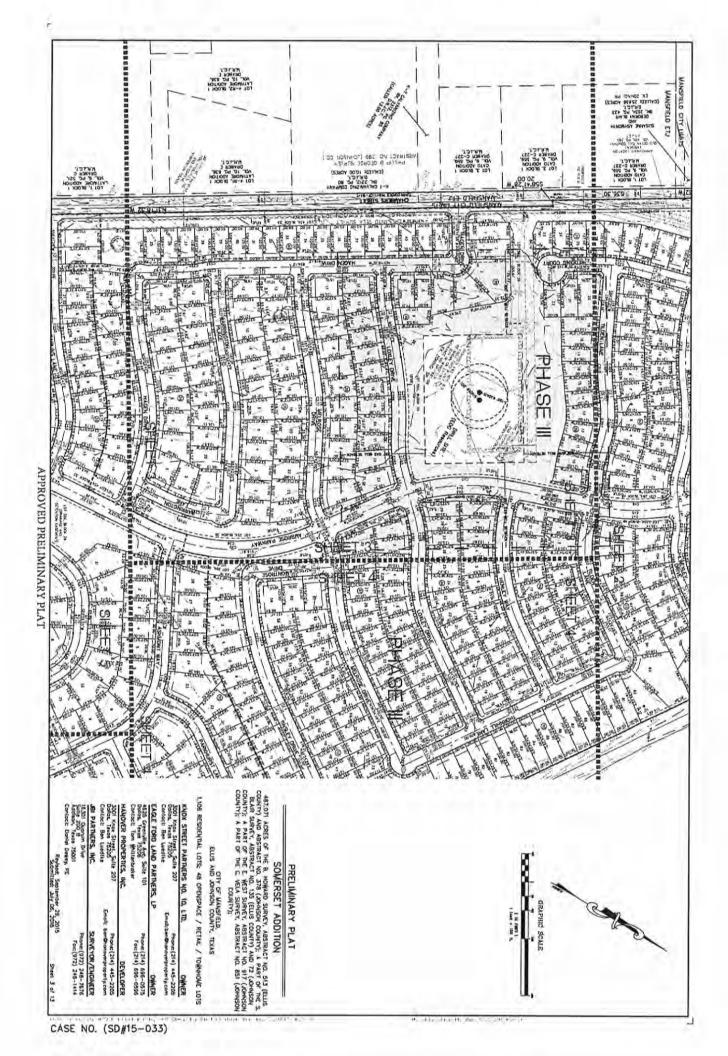
Sincerely,

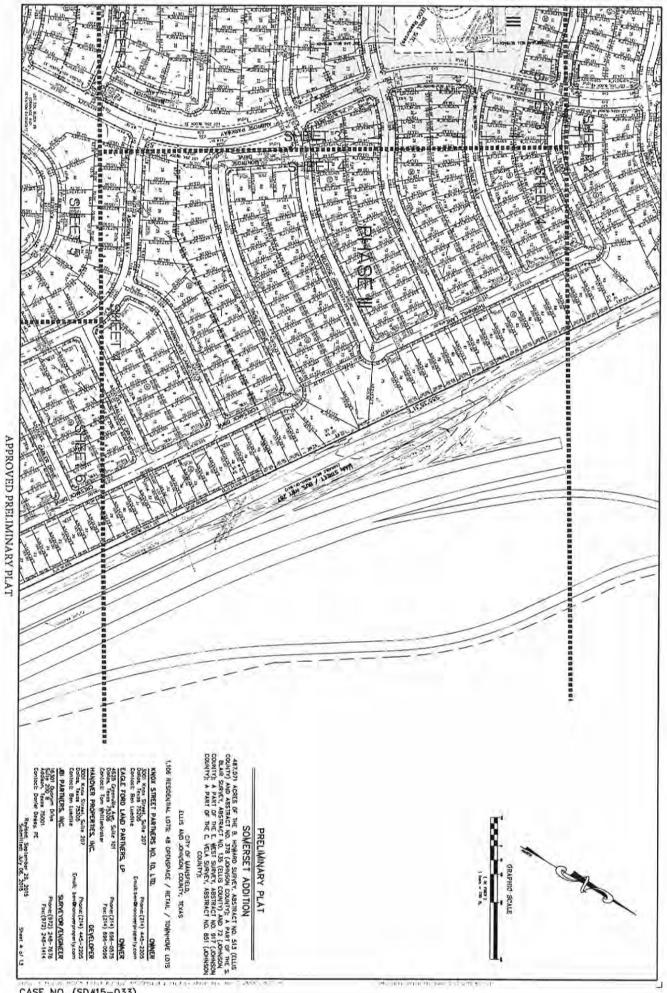
Landon King P.E. Project Manager 214.920.8004 o. Landon.King@jacobs.com

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

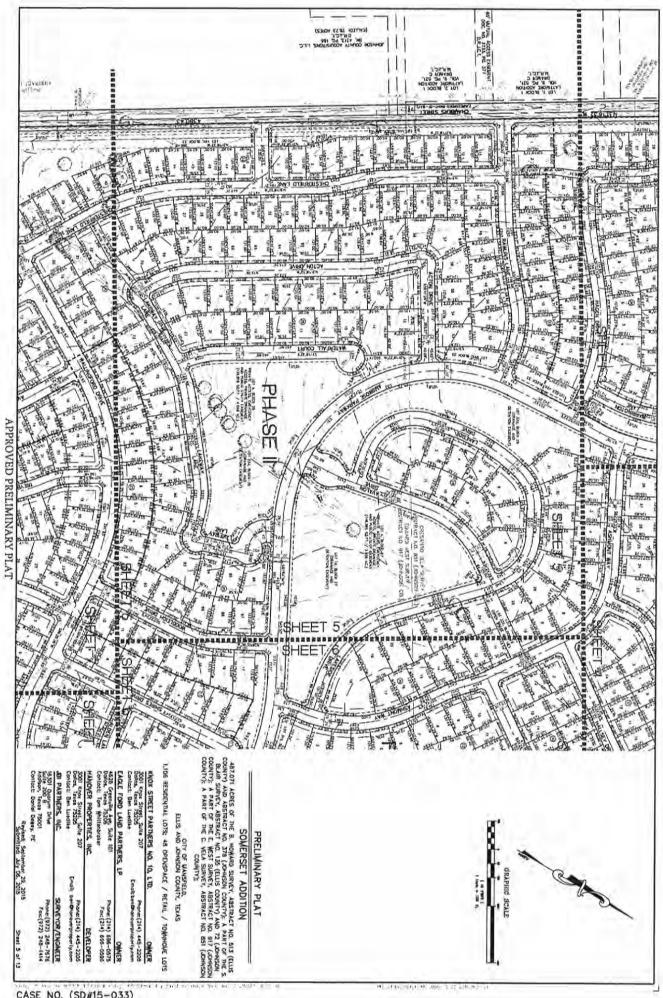




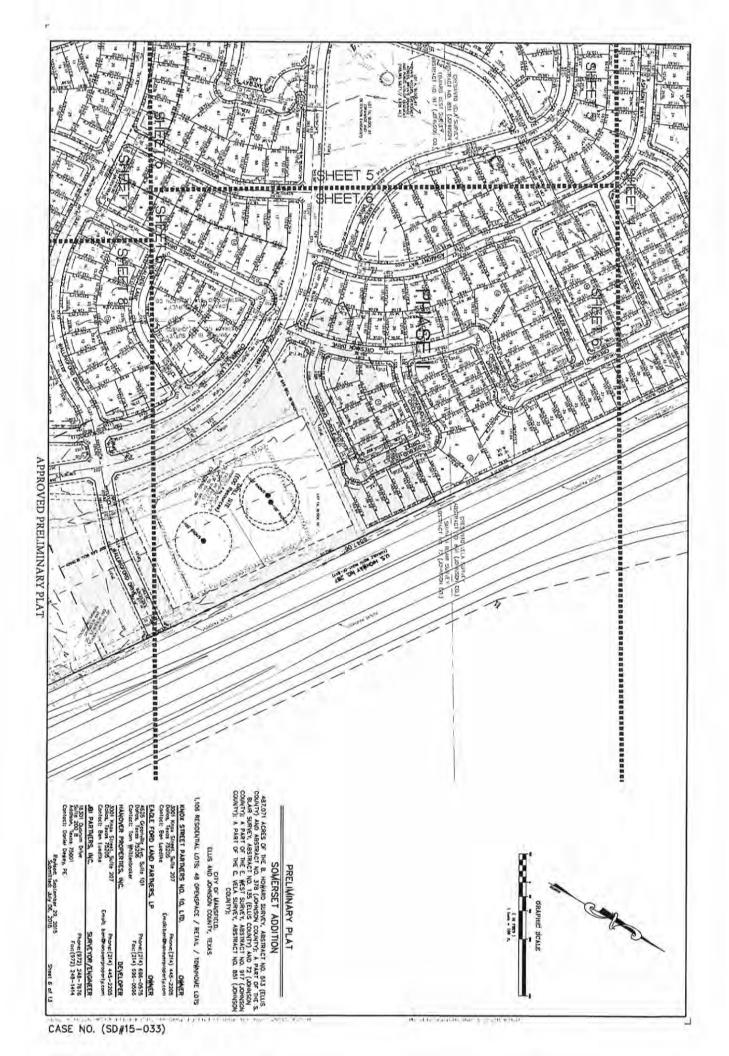


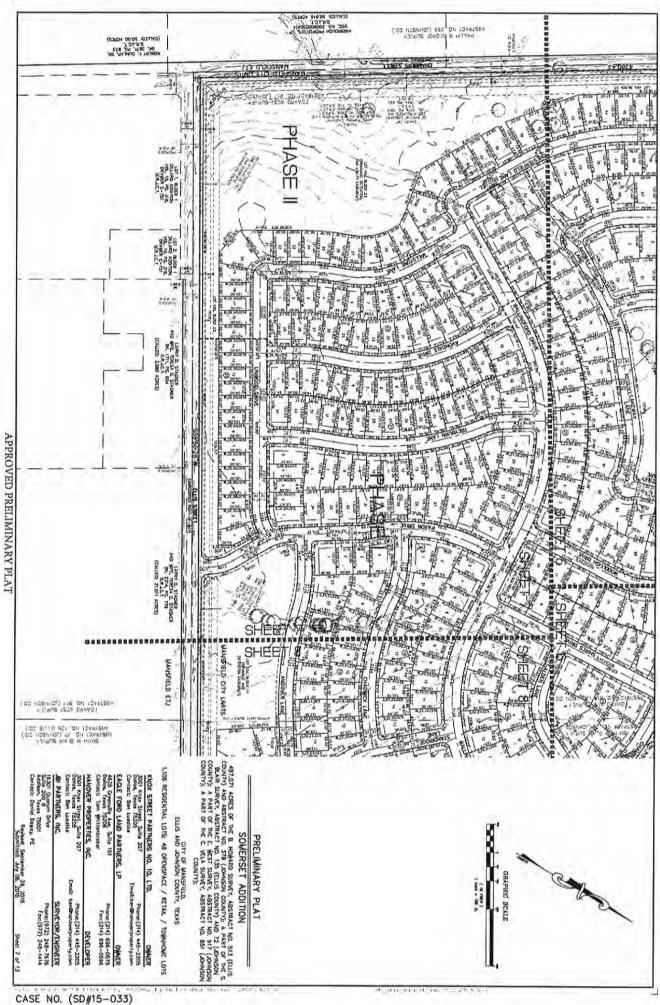


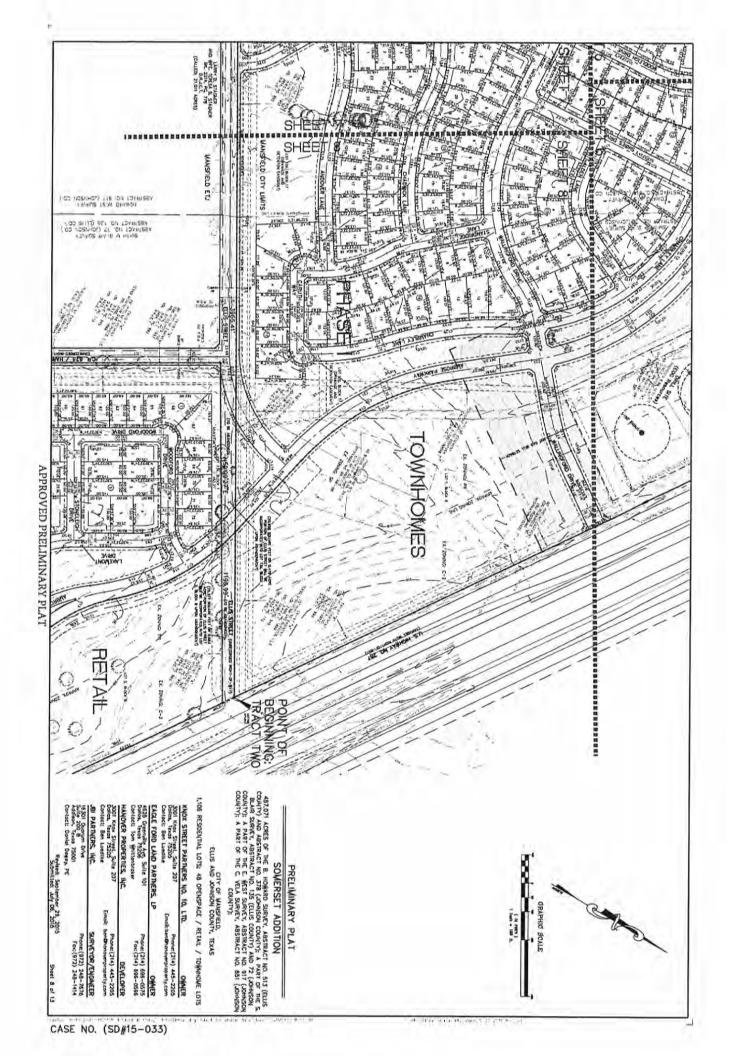
CASE NO. (SD#15-033)

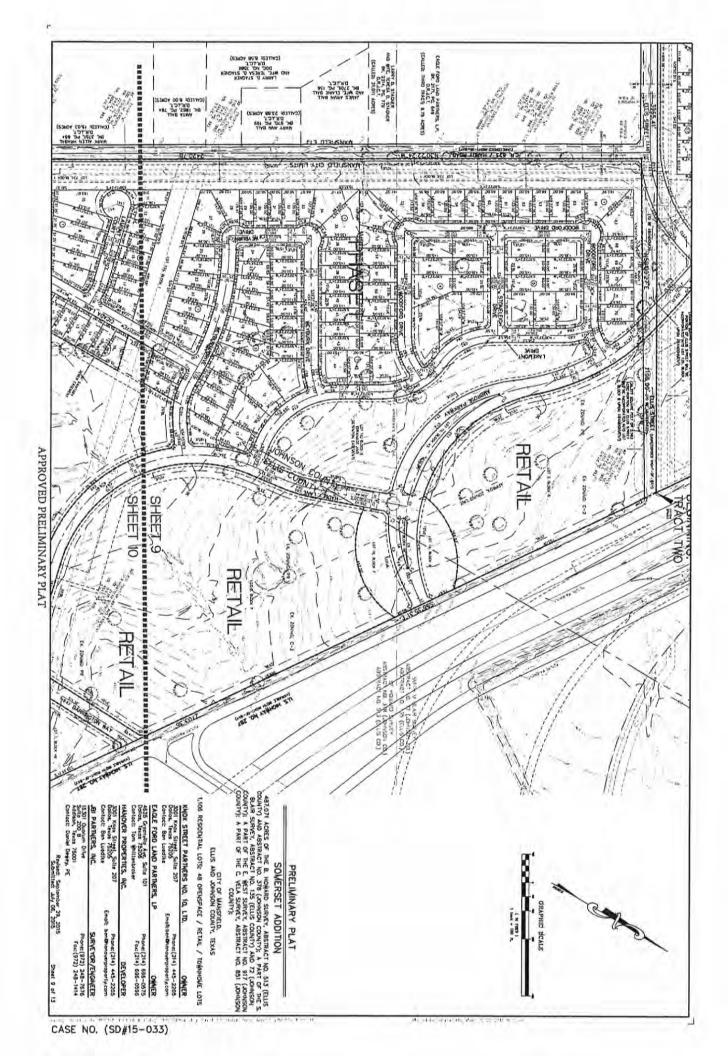


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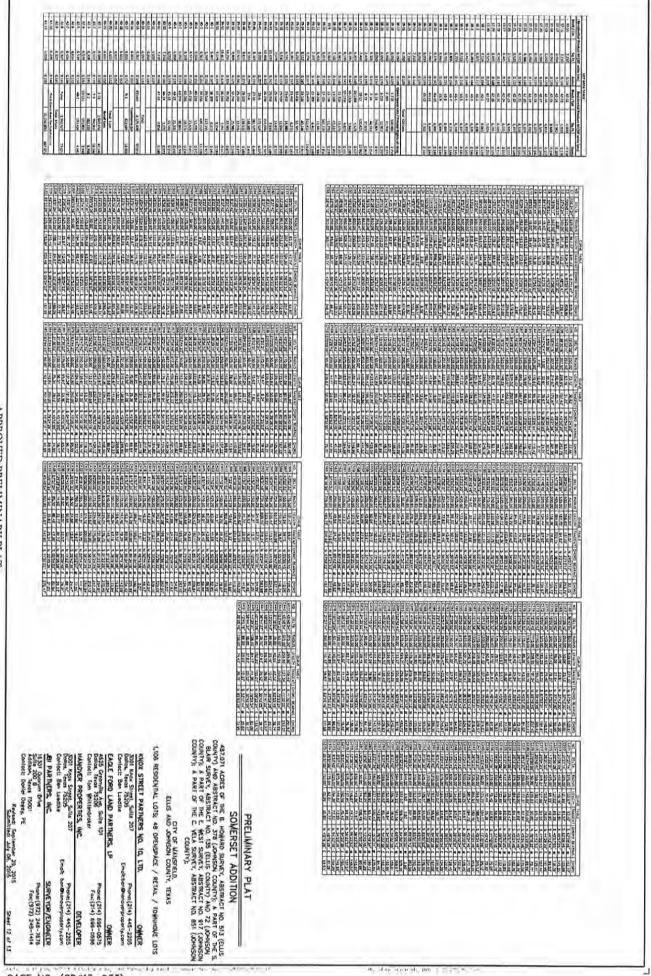




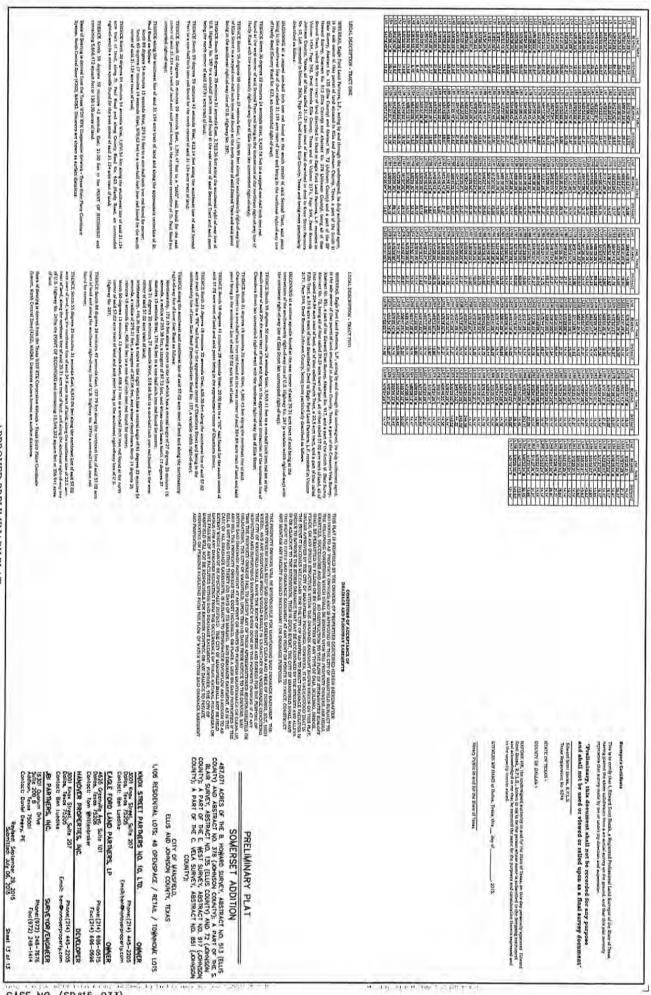


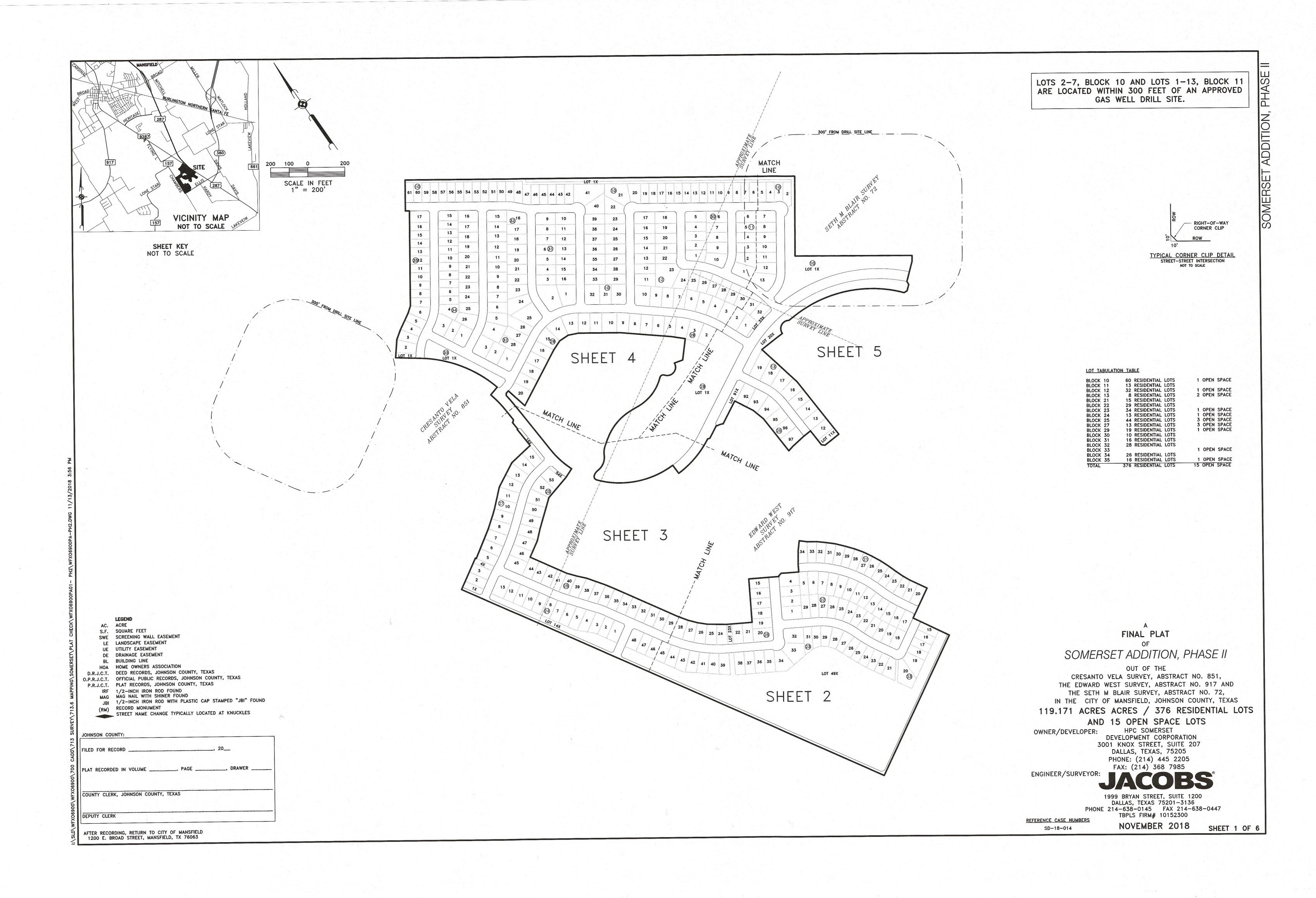


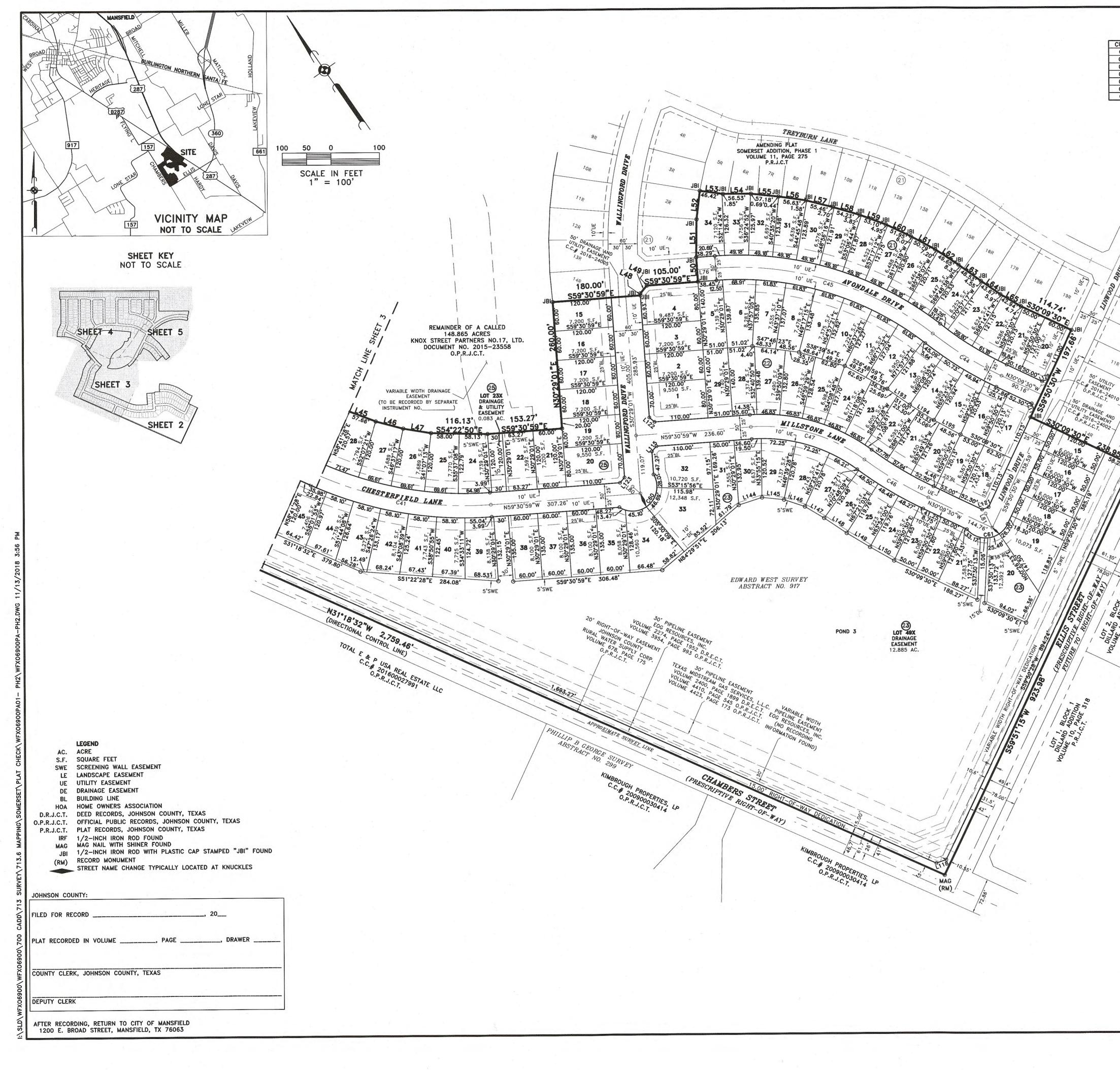
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CASE NO. (SD#15-033)







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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°59'36"	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'

INE	BEARING	DISTANCE
.45	S34°35'35"E	69.32'
.46	S40°37'41"E	58.07'
_47	S46°07'46"E	58.07'
_48	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°17'38"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°55'43"E	56.86'
62	S22°19'53"E	56.84'
_63	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'
_80	S14°30'59"E	21.21'
L81	S08°54'35"W	32.20'
115	S75°29'01"W	14.14'
118	S75°44'02"E	21.36'
.121	N75°09'30"W	14.14'
122	N14°30'59"W	14.14'
.123	S75°29'01"W	14.14'
.127	N14°50'30"E	14.14'
129	N75°09'30"W	14.14'
144	S73°22'56"E	50.33'
145	S49°23'32"E	45.33'
146	S36°58'25"E	45.31'
147	S24°36'23"E	45.81'
148	S21°39'57"E	55.73 [°]
149	S24°22'34"E	55.69'
150	S25°57'31"E	56.85'
193	S20°13'33"E	56.69'
194	S22°32'18"E	58.63'
195	S27°00'25"E	61.62'

ASI L ADDITION, S Ш

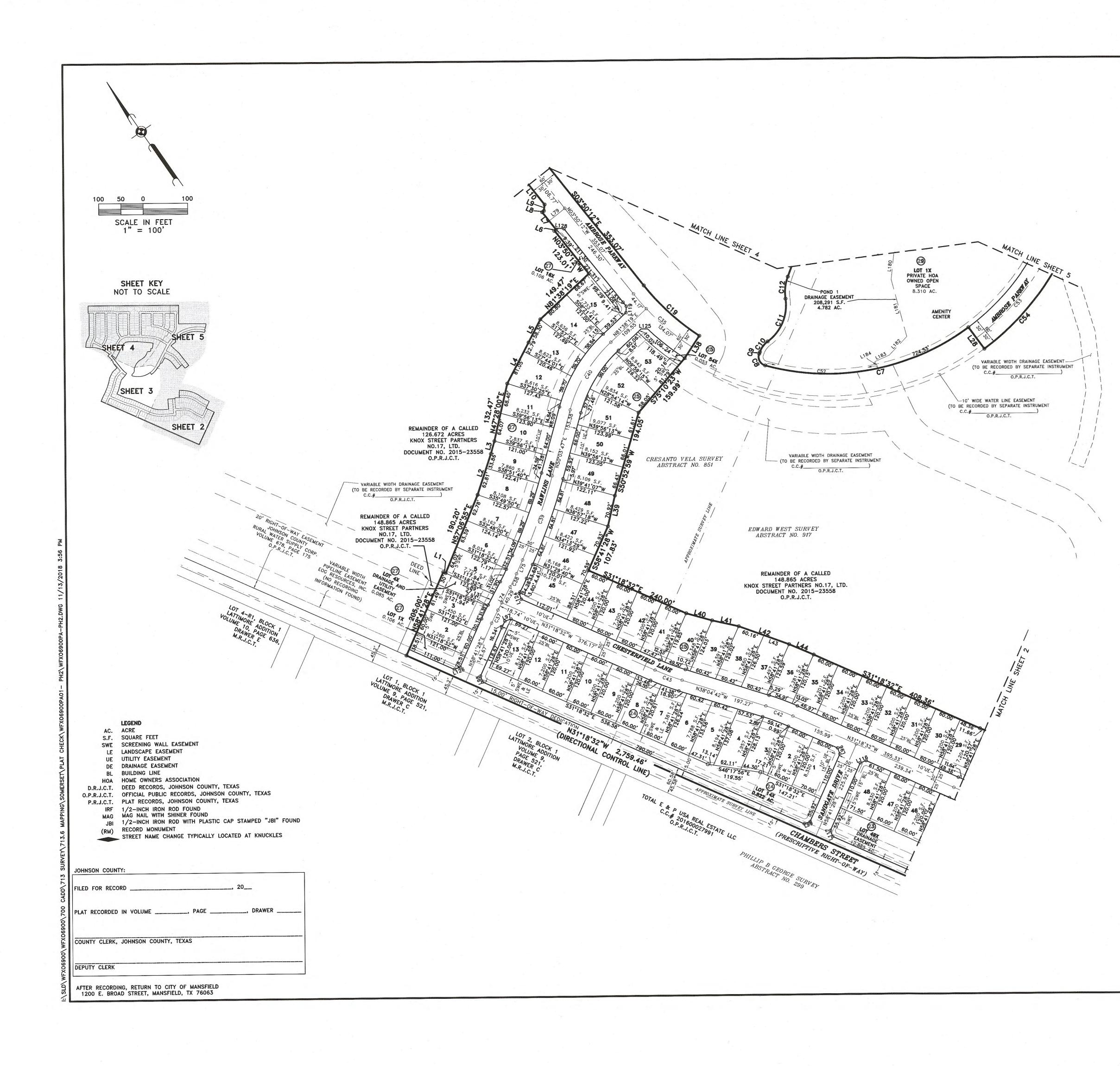
FINAL PLAT OF SOMERSET ADDITION, PHASE II OUT OF THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND THE SETH M BLAIR SURVEY, ABSTRACT NO. 72, IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS 119.171 ACRES ACRES / 376 RESIDENTIAL LOTS AND 15 OPEN SPACE LOTS HPC SOMERSET OWNER/DEVELOPER: DEVELOPMENT CORPORATION 3001 KNOX STREET, SUITE 207 DALLAS, TEXAS, 75205 PHONE: (214) 445 2205 FAX: (214) 368 7985 ENGINEER/SURVEYOR: ADC 1999 BRYAN STREET, SUITE 1200 DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM# 10152300 NOVEMBER 2018

SHEET 2 OF 6

POINT OF BEGINNING GRID (RM) COORDINATE: N=6,875,372.346 E=2,400,815.054

REFERENCE CASE NUMBERS

SD-18-014



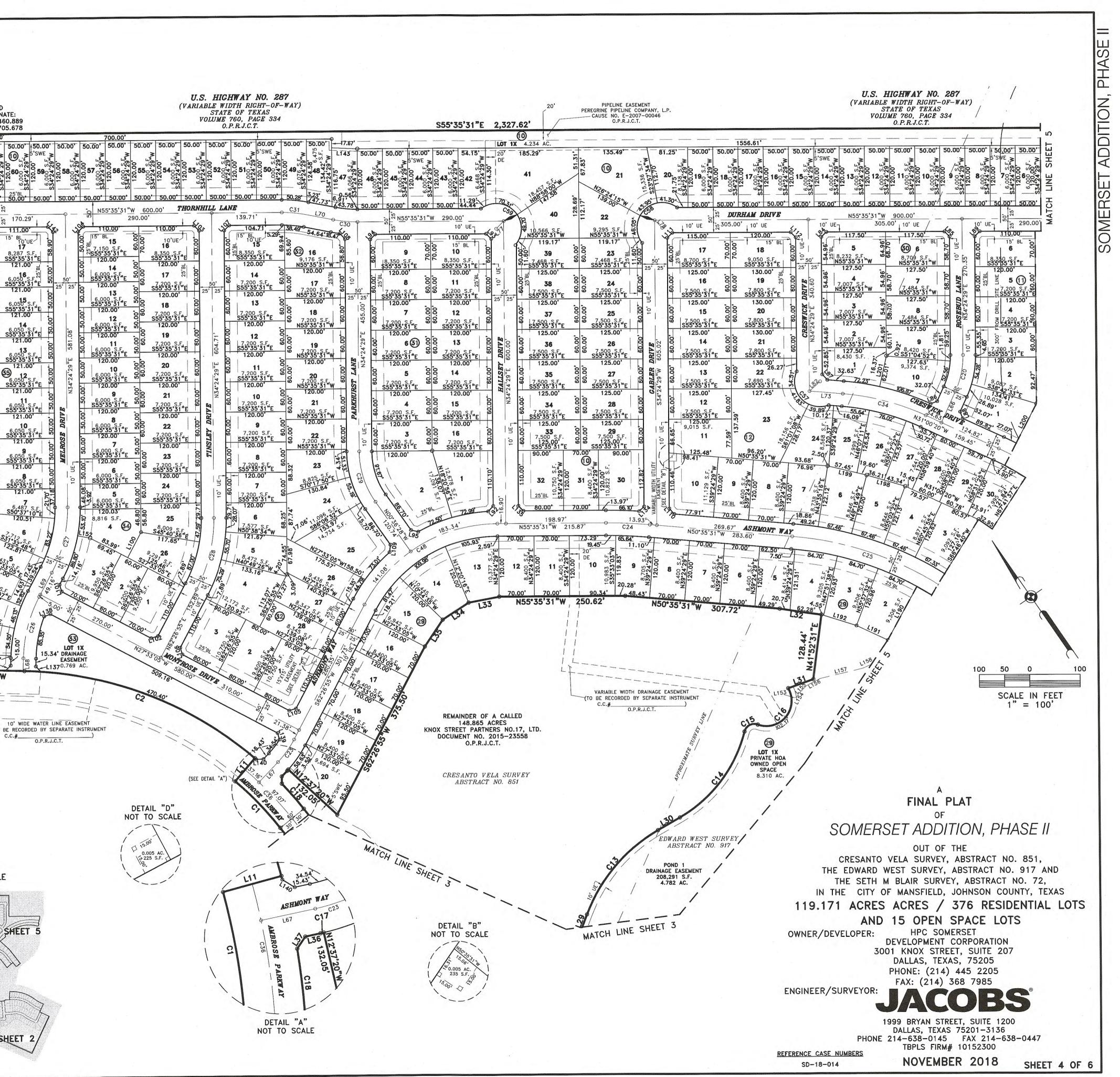
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	52°01'14"	530.00'	N65°46'30"W	464.84'	481.20'
C8	94°54'53"	20.00'	N07°41'34"E	29.47'	33.13'
C9	0°28'45"	525.00'	N54°54'38"E	4.39'	4.39'
C10	34°12'27"	50.00°	N71°46'29"E	29.41'	29.85'
C11	62°32'10"	100.00'	N57°36'37"E	103.81'	109.15'
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"	560.00'	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°41'37"W	64.94'	64.98'
C43	6°46'10"	550.00°	N34°41'37"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°17'29"	590.00°	S75°04'09"W	268.37'	270.73'

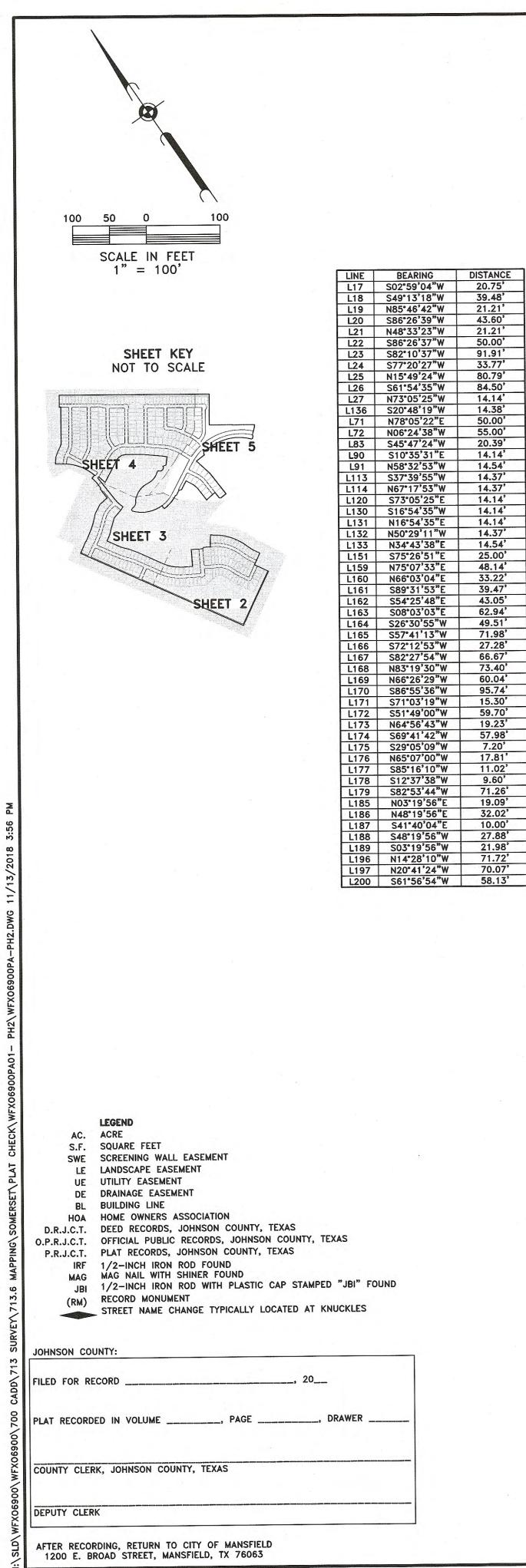
OMERSET ADDITION, PH

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°55'37"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"W	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	35.66'
L184	S05°20'36"W	16.87'



C1	CENTRAL ANGLE 10°59'11"	RADIUS 670.00'	CHORD BEARING N09°19'47"W	CHORD LENGTH 128.27'	ARC LENGTH 128.47'		
C2 C13	39°10'15" 39°19'17"	730.00' 325.00'	N34°24'30"W N74°57'29"E	489.41' 218.69'	499.07' 223.04'		
C14 C15	45°38'30" 95°59'13"	275.00' 20.00'	N71°47'53"E S83°01'45"E	213.32' 29.72'	219.06' 33.51'		
C16 C17	140°10'24" 0°50'26"	50.00' 225.00'	N74°52'39"E S77°47'53"W	94.02' 3.30'	122.32' 3.30'		
C18 C20	5°11'51" 24°35'11"	730.00' 175.00'	S06°26'08"E N46°42'04"E N70°20'01"E	66.20' 74.52' 54.87'	66.22' 75.09' 55.05'		
C23 C24 C25	15°46'11" 5°00'00" 27°22'11"	200.00' 1,000.00' 650.00'	N70'20'01'E N53'05'31"W N36'54'25"W	87.24 [°] 307.56 [°]	87.27' 310.50'	N55°35'31"W	COC N=6,8
C26 C27	26°26'33" 28°02'26"	275.00' 275.00'	N49°13'39"E N48°25'42"E	125.79' 133.25'	126.91' 134.59'	2,014.97' 1/2" IRON ROD	E=2,3
C28 C29	28°02'26" 35°00'57"	300.00' 175.00'	N48°25'42"E N16°54'01"E	145.36' 105.29'	146.82' 106.95'	WITH PLASTIC CAP STAMPED	185.00
C30 C31	11°08'53" 11°08'53"	250.00' 250.00'	N50°01'04"W N50°01'04"W	48.57' 48.57'	48.64' 48.64'	"TOPOGRAPHIC" FOUND	0.
C34 C36	19°35'11" 10°59'11"	500.00' 700.00'	N40°47'56"W N09°19'47"W	170.09' 134.02'	170.92' 134.22' 324.42'	(RM)	_
C48 C57 C58	61°57'34" 133°11'18" 163°44'54"	300.00' 50.00' 50.00'	N86°34'18"W N08°05'31"W N79°24'29"E	308.84' 91.77' 99.00'	<u> </u>		24'2
C59	163°44'54"	50.00'	N10°35'31"W	99.00'	142.90']	N34°2
LINE	BEARING	DISTANCI			TANCE 4.14'		
L11 L12 L13	N75°10'37"E N54°51'39"E N60°04'14"E	60.00' 65.04' 60.64'	L102 S7	2°33'05"E 1	4.14' 4.14'		SEMENT NSTRUN
L14 L15	N59°56'14"E N51°58'18"E	48.45'	L104 S7	9°24'29"W 1	4.14 [°] 4.14 [°]		GE EA
L16 L29	N55°35'31"W N55°17'50"E	24.29' 50.77'	L106 N1 L107 N7	7°26'55"E 1 '9°24'29"E 1	4.14' 4.14'		VARIABLE WIDTH DRAINAGE EASEMENT BE RECORDED BY SEPARATE INSTRUMENT CC.#
L30 L31	S85°22'52"E S75°19'44"E	50.22' 52.72'	L109 S4	1°44'44"W 1	4.89' 4.78'		OED BY
L32 L33	N46°50'19"W N66°10'06"W	83.04 [°] 61.88 [°]	L111 N7	'9°24'29"E 1	4.75' 4.14' 4.14'		ARIABLE V E RECORI
L34 L35	N89°07'10"W S68°31'22"W	61.58 [°] 63.82 [°]	L134 S8	1°23'43"W 1	4.14' 3.64' 4.14'		VARI (TO BE I C.C
L36 L37 L66	S78°13'06"W S34°23'45"W N58°59'40"E	15.43' 14.43' 67.07'	L137 NO	7°55'04"W 1	4.14 4.41' 3.42'		
L66 L67 L68	N38 59 40 E S78°13'06"W N36°00'23"E	55.00 [°]	L139 S1	8°51'36"W 1 7°57'33"W 1	3.79' 4.43'		
L69 L70	N62°26'55"E N44°26'38"W	54.16 [°] 54.64 [°]	L141 N8 L142 N1	31°00'23"E 1 0°35'31"W 1	4.14' 4.14'		
L73 L77	N50°35'31"W S79°24'29"W	65.53' 21.21'	L143 S5 L152 S4	52°57'55"E 5	0.90' 5.00'		
L78 L82	S10°35'31"E S81°54'29"W	21.21 [°] 28.00 [°]	L154 N6	65°47'31"E	0.00' 7.36'		
L84 L85	N79°24'29"E S10°35'31"E	14.14' 14.14' 14.14'	L156 S8	32°49'45"E 3	22.97' 30.61' 37.03'		
L86 L87 L88	N76°00'21"W N08°05'31"W N13°59'40"E	14.14 14.75' 14.14'	L158 S7	79°23'13"E 4	4.45' 20.93'	REMAINDER OF A CALLED	
L88 L89 L92	N79°24'29"E N78°15'12"E	14.14'	L191 N3	50°30'58"W 6	58.26' 72.80'	126.672 ACRES KNOX STREET PARTNERS NO.17, LT	D.
L93 L94	N10°35'31"W S79°24'29"W	14.14 [°] 14.14 [°]	L198 N3 L199 N4	42°01'26"W 7	79.55' 79.55'	DOCUMENT NO. 2015-23558 O.P.R.J.C.T.	
L95 L100	S42°57'40"E S62°26'55"W	14.78' 56.84'			37.71' 52.93') .
					/		
					·	300. FROM	17
						300' FROM DRILL SITE LINE	E
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						PROPOSED 3.62 ACRE SITE EAGLE FORD B UNIT 2H	-0 -0 -0
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				~		AS SHOWN ON EXHIBIT "A", CITY OF MANSFIELD ORDINANCE NO. OR-1681-08	0 8 050 G
				///	1		2 2 1 120.27
				///	11	CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources)	35 N53*59'
						CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources)	× 1111.77'
						CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 CORNER	(53) (53) (53) (53) (53) (53) (53) (53)
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	LEGEND					CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources)	(53) (53) (53) (53) (53) (53) (53) (53)
5	AC. ACRE S.F. SQUARE F					CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 327' TO PROPERTY CORNER 0. 327' TO PROPERTY CORNER 0. 320'	(111.77) (55) (5
5	AC. ACRE S.F. SQUARE F SWE SCREENING LE LANDSCAP	G WALL EASI E EASEMENT				CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 327' TO PROPERTY CORNER 0. 327' TO PROPERTY CORNER 0. 320'	(111.77) (55) (5
5	AC. ACRE S.F. SQUARE F WE SCREENING LE LANDSCAP UE UTILITY EA DE DRAINAGE	G WALL EASI E EASEMENT SEMENT EASEMENT				CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 327' TO PROPERTY CORNER 0. 327' TO PROPERTY CORNER 0. 320'	(111.77) (55) (5
s S	AC. ACRE S.F. SQUARE F WE SCREENING LE LANDSCAP UE UTILITY EA DE DRAINAGE BL BUILDING IOA HOME OWN	G WALL EASE E EASEMENT SEMENT EASEMENT LINE NERS ASSOC	IATION			CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 327' TO PROPERTY CORNER 0. 327' TO PROPERTY CORNER 0. 320'	(111.77) (55) (5
5 5 D.R.J.(0.P.R.J.(AC. ACRE S.F. SQUARE F SWE SCREENING LE LANDSCAP UE UTILITY EA DE DRAINAGE BL BUILDING IOA HOME OWI C.T. DEED REC C.T. OFFICIAL I	G WALL EASE E EASEMENT SEMENT EASEMENT LINE NERS ASSOC ORDS, JOHN PUBLIC RECC	IATION SON COUNTY, TEXA DRDS, JOHNSON CO	UNTY, TEXAS		CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRILL SITE (EOG Resources) 300 327' TO PROPERTY CORNER 0.	(111.77) (55) (5
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H D.R.J.C O.P.R.J.C P.R.J.C M (I JOHNSON	AC. ACRE S.F. SQUARE F WE SCREENING LE LANDSCAP UE UTILITY EA DE DRAINAGE BL BUILDING HOA HOME OWN C.T. DEED REC C.T. OFFICIAL I C.T. PLAT RECO IRF 1/2-INCH MAG MAG NAIL JBI 1/2-INCH MAG MAG NAIL JBI 1/2-INCH RM) RECORD M STREET N.	G WALL EASI E EASEMENT SEMENT EASEMENT LINE VERS ASSOC ORDS, JOHN PUBLIC RECC ORDS, JOHNS IRON ROD WITH SHINE IRON ROD IONUMENT AME CHANGE	IATION SON COUNTY, TEXA ORDS, JOHNSON CO SON COUNTY, TEXA FOUND R FOUND WITH PLASTIC CAP E TYPICALLY LOCAT	DUNTY, TEXAS S STAMPED "JBI" F ED AT KNUCKLES	OUND	CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRUL SITE (EOG Resources) 500 500 500 500 500 500 500 50	SHEET K NOT TO SO
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H D.R.J.C O.P.R.J.C P.R.J.C M ((I JOHNSON FILED FO PLAT REC	AC. ACRE S.F. SQUARE F WE SCREENING LE LANDSCAP UE UTILITY EA DE DRAINAGE BL BUILDING HOA HOME OWN C.T. DEED REC C.T. OFFICIAL I C.T. PLAT RECO IRF 1/2-INCH MAG MAG NAIL JBI 1/2-INCH MAG MAG NAIL JBI 1/2-INCH RM) RECORD M STREET NA COUNTY: R RECORD CORDED IN VOLU	B WALL EASI E EASEMENT SEMENT EASEMENT LINE NERS ASSOC ORDS, JOHN PUBLIC RECC ORDS, JOHNS IRON ROD WITH SHINE IRON ROD IONUMENT AME CHANGE	IATION SON COUNTY, TEXA ORDS, JOHNSON CO SON COUNTY, TEXA FOUND WITH PLASTIC CAP TYPICALLY LOCAT	DUNTY, TEXAS S STAMPED "JBI" F ED AT KNUCKLES	OUND	CITY OF MANSFIELD ORDINANCE NO. OR-1681-08 DRUL SITE (EOG Resources) 500 500 500 500 500 500 500 50	SHEET K NOT TO SO





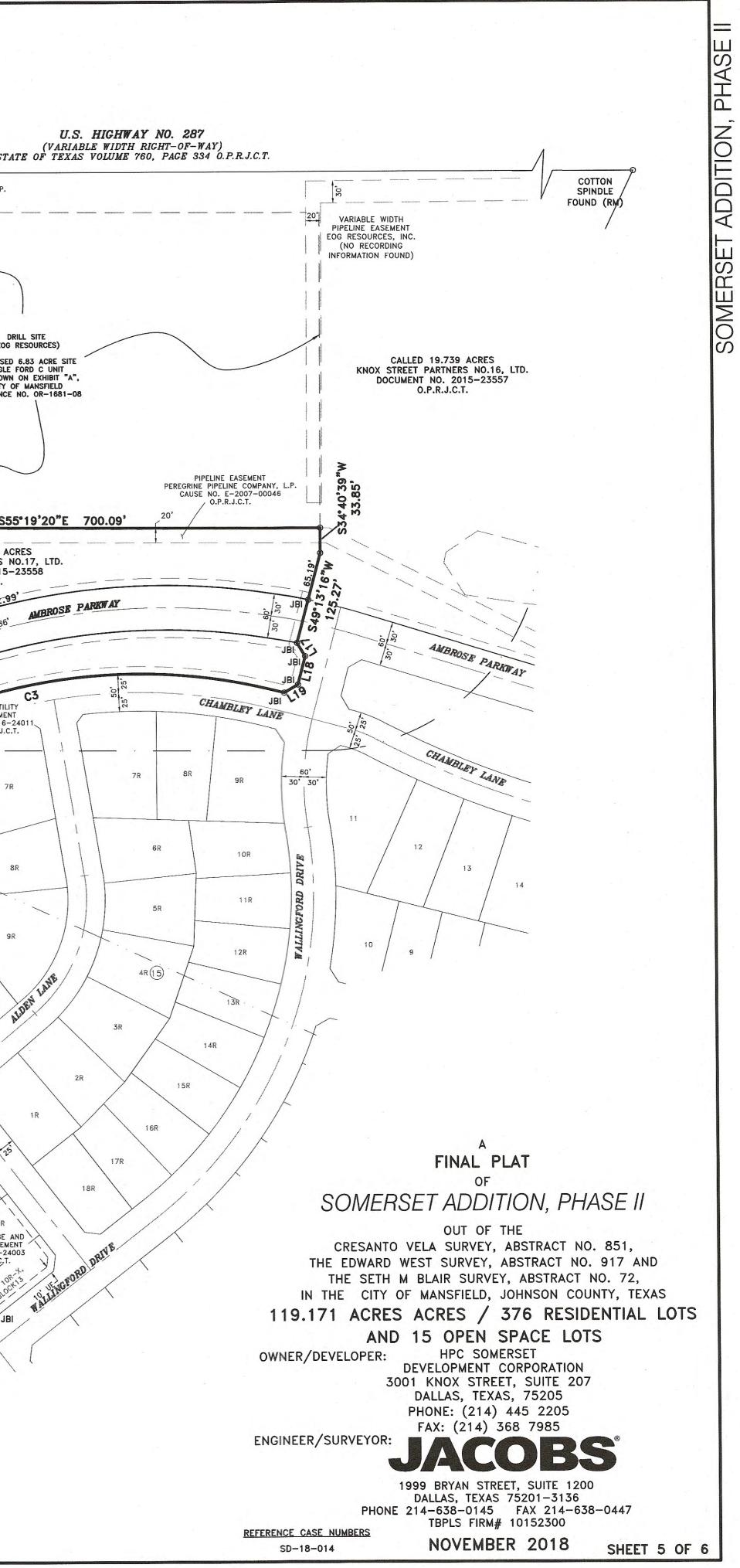
CURVE CENTRAL ANGLE RADIUS 746.85' C21 C22 74°26'48" C32 43°40'53" 175.00
 C51
 58 23 52
 52.21

 C53
 26*17'32"
 560.00'

 C54
 26*17'29"
 590.00'

 C56
 170*22'23"
 50.00'

	STA1
	S55°35'31"E 2,327.62; ²⁰ S55°35'31"E 2,204.46' PIPELINE EASEMENT PEREGRINE PIPELINE COMPANY, L.P. CAUSE NO. E-2007-00046 O.P.R.I.C.L.
CHORD BEARING CHORD LENGTH ARC LENGTH	50.00 50.00 50.00 50.43 50.00 50.43 50.00
N66°58'34"W 668.54' 693.16' S61°53'08"W 88.66' 108.99' N71°58'27"W 35.74' 35.97' N55°36'09"W 6.93' 7.20'	DURHAM DRIVE
N15°49'24"W 148.73' 149.87' N80°52'01"W 1,088.86' 1,169.41' N56°14'56"E 130.21' 133.42' N18°42'29"W 212.99' 214.63' S88°27'56"W 56.72' 64.98'	DRI 110.00' 0 7 8 50' 25' 25' 8,350 S.F. 6 50' 25' 25' 8,350 S.F. 6 25' 25' 25' A A A S SHOWN
N51°47'07"W 39.40' 46.98' S51°59'06"W 31.45' 32.85' S75°04'07"W 254.73' 256.98' S75°04'09"W 268.37' 270.73'	S55'35'31"E 120.00' m 0 8 7,200 S.F. 555'35'31"E 120.00' 0 120.00' 0 0 120.00' 0 0 0 0 0 0 0 0 0 0 0 0 0
N03°44'10"E 99.65' 148.68'	G 7,200 S.F. G H H H H H H H H H H
DETAIL "C" NOT TO SCALE	²⁰ 7,200 S.F. ²⁰ Z 20'
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1/3-30- 1/3-30- 0.54 ³	13 (SEE DETAIL "C") (SEE DETAIL "C")
	10' UTILITY EASEMENT C.C.# 2016-2: 0.P.R.J.C.T 300' FROM DRILL SITE LINE
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UTILITY EASEMENT C.C.# 2016-24004	VOLUME 11, PAGE 275 P.R.J.C.T 1R
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TO BE RECORDED BY	DAINAGE EASEMENT
	SEPARATE INSTRUMENT 10' UTILITY EASEMENT R.J.C.T. C.C.# 2016-24008 O.P.R.J.C.T. 25 2R 10 UTILITY EASEMENT C.C.# 2016-24008 O.P.R.J.C.T. 2R 10 UTILITY EASEMENT 10 10 10 10 10 10 10 10 10 10 10 10 10
	3R 30.66.



CONSTRUCT OF ACCEPTANCE OF REALWARE AND FLOODWAY FASEMENTS	OWNER'S CERTIFICATE
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS) AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS	STATE OF TEXAS)(COUNTY OF JOHNSON)(
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	WHEREAS, HPC SOMERSET DEVELOPMENT CORPORATION, ACTING BY AND THROUGH T UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 119.171 // TRACT OF LAND LOCATED IN THE CRESANTO VELA SURVEY, ABSTRACT NO. 851, TH EDWARD WEST SURVEY, ABSTRACT NO. 917, AND THE SETH M. BLAIR SURVEY, ABSTRACT NO. 72, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING ALL A CALLED 119.171 ACRE TRACT CONVEYED TO HPC SOMERSET DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018–27738, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 119.171 ACRE TRACT, WITH REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH- CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUME TNP MANSFIELD "F" CALCULATED FROM DENTON CORS ARP (PID–DF8986) AND ARLINGTON RRP2 CORS (PID–DF5387), AND BEING MORE PARTICULARLY DESCRIBED
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	FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND A THE SOUTHEAST CORNER OF SAID 119.171 ACRE TRACT AND BEING THE SOUTHWES CORNER OF A 10.75 FOOT RIGHT-OF-WAY DEDICATION AS SHOWN IN AMENDED PL SOMERSET ADDITION, PHASE I, AN ADDITION TO THE CITY OF MANSFIELD, AS RECO IN VOLUME 11, PAGE 275, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND BEING T NORTHERLY RIGHT-OF-WAY LINE OF ELLIS STREET, A PRESCRIPTIVE RIGHT-OF-WAY AND FUTURE 70 FOOT RIGHT-OF-WAY DEDICATION;
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	THENCE, SOUTH 59 DEGREES 51 MINUTES 15 SECONDS WEST, ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND NORTHERLY RIGHT-OF-WAY LINE OF ELLIS STREET, A DISTANCE OF 923.98 FEET TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 119.171 ACRE TRACT AND BEING THE NORTHEASTERLY INTERSECT OF SAID ELLIS STREET AND CHAMBERS STREET, A PRESCRIPTIVE RIGHT-OF-WAY; THENCE, NORTH 31 DEGREES 18 MINUTES 32 SECONDS WEST, ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF S CHAMBERS STREET, A DISTANCE OF 2,759.46 FEET TO A 5/8 INCH IRON ROD WIT
ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.	YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; THENCE, DEPARTING SAID COMMON LINE, ALONG THE NORTHERLY LINE OF SAID 11 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:
GENERAL NOTES:	NORTH 58 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 205.00 F TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
1. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.	CORNER; SOUTH 31 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.95 FEE A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FC
2. BASIS OF BEARINGS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUMENT: TNP MANSFIELD "F" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387). COORDINATES SHOWN ARE IN GRID.	CORNER; NORTH 57 DEGREES 06 MINUTES 55 SECONDS EAST, A DISTANCE OF 190.20 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER; NORTH 52 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 96.67 FE
3. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES; COMMON AREAS INCLUDING BUT NOT LIMITED TO SCREENING FENCES, INCLUDING THE	TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
PARKWAY BETWEEN A SCREENING FENCE AND THE STREET; LANDSCAPING; AND THE ROUND-ABOUNDS AND MEDIANS.	NORTH 50 DEGREES 03 MINUTES 47 SECONDS EAST, A DISTANCE OF 29.75 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
4. LOTS ADJACENT TO POND 1 (LOTS 1X, 2 AND 3, BLOCK 29) WILL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 620.10' AND LOTS ADJACENT TO POND 3 (LOTS 15-48, BLOCK 23) WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 605.90'.	NORTH 47 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.47 I TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
5. OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE H.O.A.	NORTH 62 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 103.84 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE
6. THE UTILITY EASEMENT FOR ALL TRANSFORMER SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT OR NEAR THE FRONT LOT CORNER (SEE TYPICAL 5'X10' UTILITY EASEMENT DETAIL).	CORNER; NORTH 61 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.30 FI TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE
7. SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO	CORNER;
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0125J, REVISED DECEMBER 4, 2012.	NORTH 81 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 149.47 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
8. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET UNLESS OTHERWISE SPECIFIED.	NORTH 03 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.01 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
9. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN VISIBILITY EASEMENTS.	NORTH 86 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 4.39 FE A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET F CORNER:
STREET	NORTH 03 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 50.00 F
	TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE

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 OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE H.O.A. THE UTILITY EASEMENT FOR ALL TRANSFORMER SHALL APPLY TO ALL 	TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
LOTS WITH A TRANSFORMER INSTALLED AT OR NEAR THE FRONT LOT CORNER (SEE TYPICAL 5'X10' UTILITY EASEMENT DETAIL).	NORTH 61 DEGREES 57 MINUTES 54 SECONDS EAST, A DISTANCE OF 58.30 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET
7. SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO	CORNER;
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0125J, REVISED DECEMBER 4, 2012.	NORTH 81 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 149.47 F TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
8. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET UNLESS OTHERWISE SPECIFIED.	NORTH 03 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.01 F TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
9. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN VISIBILITY EASEMENTS.	NORTH 86 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 4.39 FEE A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FO CORNER:
STREET 10'UE	NORTH 03 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 50.00 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
5' 5' X 10' UTILITY 10' EASEMENT FOR TRANSFORMERS LOT LOT (CENTERED ON	NORTH 86 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 5.00 FEE A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FO CORNER;
TYPICAL 5'X10' UTILITY	NORTH 41 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.14 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
EASEMENT DETAIL N.T.S.	NORTH 03 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 71.77 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 59 MINUTES 11 SECONDS, A RADIUS OF 670. FEET, AND A LONG CHORD THAT BEARS, NORTH 09 DEGREES 19 MINUTES 47 SECONDS WEST, A DISTANCE OF 128.27 FEET;
	ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 128.47 FEE A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FO CORNER;
4	NORTH 75 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 60.00 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING CENTRAL ANGLE OF 39 DEGREES 10 MINUTES 15 SECONDS, A RADIUS OF 730 FEET, AND A LONG CHORD THAT BEARS, NORTH 34 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF 489.41 FEET;
	ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 499.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS SET FOR CORNER;
	NORTH 53 DEGREES 59 MINUTES 37 SECONDS WEST, A DISTANCE OF 149.36 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET CORNER;
	NORTH 38 DEGREES 56 MINUTES 52 SECONDS EAST, A DISTANCE OF 108.79 I TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
	NORTH 54 DEGREES 51 MINUTES 39 SECONDS EAST, A DISTANCE OF 65.04 FE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
	NORTH 60 DEGREES 04 MINUTES 14 SECONDS EAST, A DISTANCE OF 60.64 FI TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
	NORTH 59 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 48.45 FI TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
JOHNSON COUNTY:	NORTH 51 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 42.58 FI TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
FILED FOR RECORD, 20	NORTH 34 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 567.31 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SE CORNER;
PLAT RECORDED IN VOLUME, PAGE, DRAWER	APPROVED BY THE CITY OF MANSFIELD
COUNTY CLERK, JOHNSON COUNTY, TEXAS	APPROVED BY: P & Z COMMISSION CHAIRMAN
DEPUTY CLERK	ATTEST: 2018 PLANNING & ZONING SECRETARY
AFTER RECORDING, RETURN TO CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TX 76063	

NORTH 55 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 24.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTH 61 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 84.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR NORTH 34 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 185.00 FEET CORNER: TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR NORTH 73 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 14.14 FEET THE MOST NORTHERLY CORNER OF SAID 119.171 ACRE TRACT AND BEING THE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287, A VARIABLE WIDTH CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RIGHT-OF-WAY, TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 760, PAGE CENTRAL ANGLE OF 26 DEGREES 17 MINUTES 29 SECONDS, A RADIUS OF 590.00 334. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2 FEET, AND A LONG CHORD THAT BEARS SOUTH 75 DEGREES 04 MINUTES 09 INCH IRON ROD WITH PLASTIC CAP STAMPED "TOPOGRAPHIC" FOUND BEARS, NORTH SECONDS WEST, A DISTANCE OF 268.37 FEET; 55 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 2,014.97 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 270.73 THENCE, SOUTH 55 DEGREES 35 MINUTES 31 SECONDS EAST, ALONG THE COMMON FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" LINE OF SAID 119.171 ACRE TRACT AND SAID WESTERLY RIGHT-OF-WAY LINE, A SET FOR CORNER: DISTANCE OF 2,327.62 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP NORTH 01 DEGREE 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 60.00 FEET STAMPED "JACOBS" SET FOR CORNER, FROM WHICH A COTTON SPINDLE FOUND BEARS, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTH 55 DEGREES 35 MINUTES 31 SECONDS EAST, A DISTANCE OF 2,204.46 FEET; CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 52 DEGREES 01 MINUTE 14 SECONDS, A RADIUS OF 530.00 THENCE, DEPARTING SAID COMMON LINE, ALONG THE SOUTHERLY LINE OF SAID 119.171 FEET, AND A LONG CHORD THAT BEARS NORTH 65 DEGREES 46 MINUTES 30 ACRE TRACT, THE FOLLOWING COURSES AN DISTANCES: SECONDS WEST, A DISTANCE OF 464.84 FEET; SOUTH 34 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 476.94 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 481.20 TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, SOUTH 55 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 700.09 FEET HAVING A CENTRAL ANGLE OF 94 DEGREES 54 MINUTES 53 SECONDS, A RADIUS RDED TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR OF 20.00 FEET, AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 29.47 FEET; SOUTH 34 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 33.85 FEET ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 45 SECONDS, A RADIUS OF 525.00 SOUTH 49 DEGREES 13 MINUTES 16 SECONDS WEST, PASSING AT A DISTANCE OF 65.18 FEET, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 4.39 FEET; THE NORTHEAST CORNER OF AFORESAID SOMERSET ADDITION, PHASE I, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 125.27 FEET TO A 1/2 INCH IRON ROD ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 4.39 FEET TO A WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE MOST NORTHWESTERLY 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SAID RIGHT-OF-WAY CORNER CLIP OF AMBROSE PARKWAY, (A 60' RIGHT-OF-WAY), AS CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34 DEGREES 12 MINUTES 27 SECONDS, A RADIUS OF 50.00 SHOWN IN SAID SOMERSET ADDITION, PHASE I; FEET. AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 46 MINUTES 29 THENCE, ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND SOMERSET 19.171 SECONDS EAST, A DISTANCE OF 29.41 FEET; ADDITION, PHASE I, THE FOLLOWING COURSES AND DISTANCES: ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.85 FEET TO SOUTH 02 DEGREES 59 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.75 FEET EET A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A IN THE NORTHERLY RIGHT-OF-WAY LINE OF WALLINGFORD DRIVE, (A 60 FOOT CENTRAL ANGLE OF 62 DEGREES 32 MINUTES 10 SECONDS, A RADIUS OF 100.00 RIGHT-OF-WAY), AS SHOWN IN SAID SOMERSET ADDITION, PHASE I; FEET, AND A LONG CHORD THAT BEARS NORTH 57 DEGREES 36 MINUTES 37 ET TO SECONDS EAST, A DISTANCE OF 103.81 FEET; SOUTH 49 DEGREES 13 MINUTES 18 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 39.48 FEET TO A 1/2 INCH IRON ROD WITH ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 109.15 FEET TO PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR FEET CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.21 FEET FOR CENTRAL ANGLE OF 28 DEGREES 57 MINUTES 18 SECONDS, A RADIUS OF 100.00 TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 49 MINUTES 11 NORTHEASTERLY RIGHT-OF-WAY LINE OF CHAMBLEY LANE, (A 50 FOOT SECONDS EAST, A DISTANCE OF 50.00 FEET; RIGHT-OF-WAY), AS SHOWN IN SAID SOMERSET ADDITION, PHASE I AND ALSO FOR ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 50.54 FEET TO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53 DEGREES 10 MINUTES 36 SECONDS, A RADIUS OF 746.85 EET FEET, AND A LONG CHORD THAT BEARS NORTH 66 DEGREES 58 MINUTES 34 T FOR NORTH 55 DEGREES 17 MINUTES 50 SECONDS EAST, A DISTANCE OF 50.77 FEET SECONDS WEST, A DISTANCE OF 668.54 FEET; ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND NON-TANGENT CURVE TO FEET THE LEFT, AN ARC DISTANCE OF 693.16 FEET TO A 5/8" IRON ROD WITH YELLOW T FOR PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; SOUTH 86 DEGREES 26 MINUTES 39 SECONDS WEST, CONTINUING ALONG SAID SECONDS EAST, A DISTANCE OF 218.69 FEET; FFFT RIGHT-OF-WAY LINE, A DISTANCE OF 43.60 FEET TO A 1/2 INCH IRON ROD WITH ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 223.04 FEET ET FOR PLASTIC CAP STAMPED "JBI" FOUND COR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 124 DEGREES CORNER: 53 MINUTES 54 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT SOUTH 85 DEGREES 22 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.22 FEET BEARS SOUTH 61 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 88.66 ET FOR CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO FEET THE LEFT, AN ARC DISTANCE OF 108.99 FEET A 1/2 INCH IRON ROD WITH ET FOR PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SECONDS EAST, A DISTANCE OF 213.32 FEET; SOUTH 86 DEGREES 26 MINUTES 37 SECONDS WEST, DEPARTING SAID ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 219.06 FEET TO RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF LOT 1R, BLOCK 13 OF ET FOR A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SAID SOMERSET ADDITION, PHASE I, A DISTANCE OF 155.16 FEET TO A 1/2 INCH CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE NORTHWESTERLY CENTRAL ANGLE OF 95 DEGREES 59 MINUTES 13 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 83 DEGREES 01 MINUTE 45 CORNER OF SAID BLOCK 13; SOUTH 12 DEGREES 42 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SECONDS EAST, A DISTANCE OF 29.72 FEET; ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.51 FEET TO SAID BLOCK 13, A DISTANCE OF 283.61 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE COMMON REAR CORNER OF LOT 4R ET FOR AND 5R OF SAID BLOCK 13; SOUTH 03 DEGREES 33 MINUTES 23 SECONDS EAST, ALONG THE REAR LINE OF OF 5.00 FEET TO SAID BLOCK 13, A DISTANCE OF 400.00 FEET TO A 1/2 INCH IRON ROD WITH COBS" SET FOR SECONDS EAST, A DISTANCE OF 94.02 FEET; PLASTIC CAP STAMPED "JBI" FOUND AT THE SOUTHWESTERLY CORNER OF LOT ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 122.32 FEET TO 10R-X, BLOCK 13, AND BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID OF 14.14 FEET WALLINGFORD DRIVE; "JACOBS" SET FOR CORNER; SOUTH 86 DEGREES 26 MINUTES 37 SECONDS WEST, ALONG SAID NORTHERLY SOUTH 75 DEGREES 19 MINUTES 44 SECONDS EAST, A DISTANCE OF 52.72 FEET RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD WITH OF 71.77 FEET PLASTIC CAP STAMPED "JBI" FOUND AT THE BEGINNING OF A CORNER CLIP OF "JACOBS" SET FOR CORNER: SAID WALLINGFORD DRIVE AND WOODLEIGH DRIVE, (A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN SAID SOMERSET ADDITION, PHASE I; ADIUS OF 670.00 NORTH 48 DEGREES 33 MINUTES 23 SECONDS WEST, ALONG SAID CORNER CLIP, A CORNER: DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED NORTH 46 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 83.04 FEET F 128.47 FEET TO "JBI" FOUND FOR CORNER; NORTH 03 DEGREES 33 MINUTES 23 SECONDS WEST, ALONG THE NORTHEASTERLY COBS" SET FOR CORNER: RIGHT-OF-WAY LINE OF SAID WOODLEIGH DRIVE, A DISTANCE OF 106.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR OF 60.00 FEET "JACOBS" SET FOR CORNER; CORNER; IFFT. HAVING A SOUTH 86 DEGREES 26 MINUTES 37 SECONDS WEST, DEPARTING SAID ADIUS OF 730.00 NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR THE NORTHEASTERLY CORNER OF LOT 1R, BLOCK 25 AND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE CORNER: NCE OF 499.07 OF SAID WOODLEIGH DRIVE, AS SHOWN IN SAID SOMERSET ADDITION, PHASE I; MPED "JACOBS" SOUTH 82 DEGREES 10 MINUTES 37 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID LOT 1R, BLOCK 25, A CORNER E OF 149.36 FEET DISTANCE OF 91.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP "JACOBS" SET FOR STAMPED "JACOBS" SET FOR THE COMMON CORNER OF LOTS 1R AND 2R, BLOCK 25 OF SAID SOMERSET ADDITION, PHASE I; CORNER: OF 108.79 FEET SOUTH 77 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 2R, BLOCK 25, A DISTANCE OF 33.77 FEET TO A 5/8 INCH IRON ROD "JACOBS" SET FOR WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; CORNER: OF 65.04 FEET THENCE, DEPARTING SAID COMMON LINE, CONTINUING ALONG THE SOUTHERLY LINE OF "JACOBS" SET FOR SAID 119.171 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 03 DEGREES 33 MINUTES 23 SECONDS WEST, A DISTANCE OF 241.11 FEET CORNER: TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR E OF 60.64 FEET "JACOBS" SET FOR CORNEL NORTH 15 DEGREES 49 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR F OF 48.45 FEET "JACOBS" SET FOR CORNER SECONDS WEST, A DISTANCE OF 3.30 FEET; NORTH 28 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 123.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR E OF 42.58 FEET "JACOBS" SET FOR CORNER CORNER SOUTH 61 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 152.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR E OF 567.31 FEET "JACOBS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22 DEGREES 16 MINUTES 51 SECONDS, A RADIUS OF 92.50 CORNER: FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 35.74 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 35.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 55 DEGREES 01 MINUTE 27 SECONDS, A RADIUS OF 7.50 SECONDS EAST, A DISTANCE OF 66.20 FEET; FEET, AND A LONG CHORD THAT BEARS NORTH 55 DEGREES 36 MINUTES 09 ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 66.22 SECONDS WEST, A DISTANCE OF 6.93 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.20 FEET TO

A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

SECONDS EAST, A DISTANCE OF 167.98 FEET;

SET FOR CORNER:

CORNER:

CORNER:

CORNER:

CORNER:

CORNER

CORNER

CORNER:

CORNER:

ON SOMERSET ADDITION, PHASE I

CORNER

PHASE I:

A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 39 DEGREES 19 MINUTES 17 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 57 MINUTES 29

TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 45 DEGREES 38 MINUTES 30 SECONDS, A RADIUS OF 275.00 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 47 MINUTES 53

A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 140 DEGREES 10 MINUTES 24 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 74 DEGREES 52 MINUTES 39

A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

NORTH 41 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 128.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

NORTH 50 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 307.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR I, THE FOLLOWING COURSES AND DISTANCES:

NORTH 55 DEGREES 35 MINUTES 31 SECONDS WEST, A DISTANCE OF 250.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

NORTH 66 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 61.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

NORTH 89 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 61.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

SOUTH 68 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 63.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

SOUTH 62 DEGREES 26 MINUTES 55 SECONDS WEST, A DISTANCE OF 375.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

NORTH 12 DEGREES 37 MINUTES 20 SECONDS WEST, A DISTANCE OF 132.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 26 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 47 MINUTES 53

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 3.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

SOUTH 78 DEGREES 13 MINUTES 06 SECONDS WEST, A DISTANCE OF 15.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR

SOUTH 34 DEGREES 23 MINUTES 45 SECONDS WEST, A DISTANCE OF 14.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 51 SECONDS, A RADIUS OF 730.00 FEET. AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 26 MINUTES 08

FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS"

AND LOT 2R: COMMON CORNER OF SAID LOT 2R AND LOT 3R;

TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 19R, AND BEING ON THE NORTH RIGHT-OF-WAY SOUTH 03 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 353.07 FEET LINE OF LINWOOD DRIVE, (A 50 FOOT RIGHT-OF-WAY), AS SHOWN IN SAID TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR S SOMERSET ADDITION, PHASE I; CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A PHA CENTRAL ANGLE OF 18 DEGREES 14 MINUTES 11 SECONDS, A RADIUS OF 530.00 THENCE, SOUTH 59 DEGREES 50 MINUTES 30 SECONDS WEST, DEPARTING SAID BLOCK FEET, AND A LONG CHORD THAT BEARS SOUTH 12 DEGREES 57 MINUTES 18 21, CONTINUING ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND SAID SOMERSET ADDITION, PHASE I AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.66 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 168.69 FEET TO DITION CORNER: A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THENCE, SOUTH 30 DEGREES 09 MINUTES 30 SECONDS EAST, DEPARTING SAID NORTH RIGHT-OF-LINE, CONTINUING ALONG SAID 119.171 ACRE TRACT AND SAID SOMERSET SOUTH 67 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 60.00 FEET ADDITION, PHASE I, A DISTANCE OF 238.95 FEET TO THE POINT OF BEGINNING AND TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CONTAINING A CALCULATED AREA OF 119.171 ACRES OF LAND. SOUTH 75 DEGREES 10 MINUTES 23 SECONDS WEST, A DISTANCE OF 159.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTH 50 DEGREES 52 MINUTES 59 SECONDS WEST, A DISTANCE OF 194.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR TO BE KNOWN AS: LOTS 1X, 2-61, BLOCK 10; LOTS 1-13, BLOCK 11; SOUTH 47 DEGREES 33 MINUTES 16 SECONDS WEST, A DISTANCE OF 70.92 FEET LOTS 1-32 & 33X, BLOCK 12; LOTS 11X, 12-19, & 20X, BLOCK 13; LOTS 20-34, BLOCK 21; LOTS 1-29, BLOCK 22; TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR LOTS 15-48 & 49X, BLOCK 23; LOTS 1-13, & 14X, BLOCK 24 LOTS 15-22, 23X, 24-53, 54X, 91X, & 92-97, BLOCK 25; SOUTH 58 DEGREES 41 MINUTES 28 SECONDS WEST, A DISTANCE OF 107.83 FEET LOTS 1X, 2-3, 4X, 5-15, & 16X, BLOCK 27; TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR LOTS 1X, 2-20, BLOCK 29; LOTS 1-10, BLOCK 30; LOTS 1-16, BLOCK 31; LOTS 1-28, BLOCK 32; LOT 1X, BLOCK 33; LOTS 1-26, BLOCK 34; AND LOTS 1X, 2-17, BLOCK 35; SOUTH 31 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 240.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOMERSET ADDITION, PHASE II SOUTH 39 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 60.66 FEET STATE OF TEXAS TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR COUNTY OF Dallas SOUTH 42 DEGREES 43 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.21 FEET NOW THERFORE KNOW ALL MEN BY THESE PRESENTS: TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THAT, HPC SOMERSET DEVELOPMENT CORPORATION, BEING THE SOLE OWNER OF THE SOUTH 35 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.16 FEET ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AS SOMERSET ADDITION, PHASE II, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE THE STREETS SOUTH 35 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 60.16 FEET AND EASEMENTS AS SHOWN THEREON. TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTH 32 DEGREES 18 MINUTES 14 SECONDS EAST, A DISTANCE OF 60.01 FEET BY: BEN LUEDTKE TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR EXECUTIVE PRESIDENT HPC SOMERSET DEVELOPMENT CORPORATION SOUTH 31 DEGREES 18 MINUTES 32 SECONDS EAST, A DISTANCE OF 408.36 FEET 3001 KNOX STREET, SUITE 207 TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR DALLAS, TEXAS 75205 PHONE: (214) 445 2200 SOUTH 34 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 69.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR SOUTH 40 DEGREES 37 MINUTES 41 SECONDS EAST, A DISTANCE OF 58.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR STATE OF TEXAS COUNTY OF Dallas SOUTH 46 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.07 FEET TO A 5/B INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BEN LUEDTKE, KNOWN TO ME TO BE THE SOUTH 54 DEGREES 22 MINUTES 50 SECONDS EAST, A DISTANCE OF 116.13 FEET PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. SOUTH 59 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 153.27 FEET GIVEN UNDER MY HAND AND SEAL THIS 15th, DAY OF November, 2018. TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS NORTH 30 DEGREES 29 MINUTES 01 SECOND EAST, A DISTANCE OF 260.00 FEET Sandi R. Pustejovsky Notary Public, State of Texa TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR THE NORTHWEST CORNER OF LOT 14R, BLOCK 25, OF AFORESAID SOMERSET ADDITION, Commission # 223305 Expires: 01/30/2019 MY COMMISSION EXPIRES: 1/31/2019 THENCE, ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND SAID SOMERSET ADDITION, PHASE I, THE FOLLOWING COURSES AND DISTANCES SOUTH 59 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER AT THE SOUTHWEST INTERSECTION OF WALLINGFORD DRIVE, A 60 FOOT RIGHT-OF-WAY, AND AVONDALE DRIVE, (A 50 FOOT RIGHT-OF-WAY), AS SHOWN SURVEYOR'S CERTIFICATE I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY NORTH 30 DEGREES 29 MINUTES 01 SECOND EAST. ALONG THE SOUTHWESTERLY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS RIGHT-OF-WAY LINE OF SAID AVONDALE DRIVE, A DISTANCE OF 4.07 FEET TO A DETERMINED BY AN ON THE GROUND SURVEY. MADE UNDER MY DIRECTION AND THE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SUPERVISION IN MARCH, 2018, AND THAT ALL CORNERS ARE AS SHOWN. NORTH 75 DEGREES 29 MINUTES 01 SECOND EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SOUTH 59 DEGREES 30 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID AVONDALE DRIVE RIGHT-OF-WAY LINE, A DISTANCE OF 105.00 FEET TO A 1/2 ICHAEL J. BAITUP INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; REGISTERED PROFESSIONAL LAND SURVEYOR WICHAEL J. BAITUP NORTH 30 DEGREES 39 MINUTES 34 SECONDS EAST, OVER AND ACROSS SAID TEXAS REGISTRATION NO.' 4574 AVONDALE DRIVE & DISTANCE OF 50.00 FEFT TO & 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID AVONDALE DRIVE AND BEING THE SOUTHWEST CORNER OF LOT 1R, BLOCK 21 OF SAID SOMERSET ADDITION, PHASE I; THENCE, ALONG THE COMMON LINE OF SAID 119.171 ACRE TRACT AND THE REAR LOT LINE OF LOTS 1R, 2R, AND 5R-19R, BLOCK 21, OF SAID SOMERSET ADDITION, PHASE NORTH 35 DEGREES 12 MINUTES 20 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.13 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE COMMON CORNER OF SAID LOT 1R NORTH 41 DEGREES 16 MINUTES 59 SECONDS EAST, A DISTANCE OF 58.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND AT THE SOUTH 47 DEGREES 41 MINUTES 19 SECONDS EAST, A DISTANCE OF 48.27 FEET FINAL PLAT TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; OF SOUTH 55 DEGREES 34 MINUTES 57 SECONDS EAST, A DISTANCE OF 57.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SOMERSET ADDITION, PHASE II SOUTH 49 DEGREES 29 MINUTES 09 SECONDS EAST, A DISTANCE OF 57.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; OUT OF THE SOUTH 47 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 57.07 FEET CRESANTO VELA SURVEY, ABSTRACT NO. 851, TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SOUTH 41 DEGREES 17 MINUTES 38 SECONDS EAST, A DISTANCE OF 57.04 FEET THE EDWARD WEST SURVEY, ABSTRACT NO. 917 AND TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; THE SETH M BLAIR SURVEY, ABSTRACT NO. 72, SOUTH 39 DEGREES 12 MINUTES 32 SECONDS EAST, A DISTANCE OF 56.93 FEET IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; 119.171 ACRES ACRES / 376 RESIDENTIAL LOTS SOUTH 35 DEGREES 06 MINUTES 55 SECONDS EAST, A DISTANCE OF 56.93 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; AND 15 OPEN SPACE LOTS SOUTH 30 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 56.90 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; HPC SOMERSET OWNER/DEVELOPER: SOUTH 26 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 56.86 FEET DEVELOPMENT CORPORATION TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; 3001 KNOX STREET, SUITE 207 SOUTH 22 DEGREES 19 MINUTES 53 SECONDS EAST, A DISTANCE OF 56.84 FEET DALLAS, TEXAS, 75205 TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; PHONE: (214) 445 2205 SOUTH 19 DEGREES 22 MINUTES 58 SECONDS EAST. A DISTANCE OF 56.85 FEET FAX: (214) 368 7985 TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; ENGINEER/SURVEYOR SOUTH 20 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 48.22 FEET COBS TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; SOUTH 24 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 48.91 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER; 1999 BRYAN STREET, SUITE 1200 SOUTH 30 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 114.74 FEET DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM# 10152300

REFERENCE CASE NUMBERS

SD-18-014

NOVEMBER 2018

SHEET 6 OF 6

Summary of City Council Actions

November 26, 2018

<u>Third and Final Reading of an Ordinance approving a change of zoning from PR, Pre-Development</u> <u>District to OP, Office Park District on approximately 0.647 acres out of the Joab Watson Survey,</u> <u>Abstract No. 1632, located at 4451 E. Broad Street; Bob Blackwelder of HCC Contracting, Inc. on</u> <u>behalf of Smart and Stella Ajayi of Harplet Marketing, LLC (ZC#18-019)</u>

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)

<u>Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning</u> 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

<u>Public Hearing Continuation and Second Reading on an Ordinance approving a change of zoning</u> 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

<u>Third and Final Reading on an Ordinance approving a Zoning Change from PR, Pre-Development</u> 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)

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

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)

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

Approved 7-0

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

Approved 7-0