

AGENDA

PLANNING AND ZONING COMMISSION CITY OF MANSFIELD, TEXAS CITY HALL COUNCIL CHAMBERS MONDAY, APRIL 1, 2019, 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. ZC#19-003: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for office, church, and special event uses on approximately 0.68 acres known as Lots 2 & 3, Block 15, Original Town of Mansfield, generally located at 403 E. Broad St. & 400 Elm St.
- B. OA#19-001: Public hearing and consideration of a proposed amendment of Section 8600.A of the Zoning Ordinance to revise the regulations for issuing or revoking Specific Use Permits by City Council.

5. OTHER AGENDA ITEMS:

- A. SD#18-039: Final Plat of Southpointe Ph. 4
- B. SD#18-040: Final Plat of Southpointe Ph. 5
- C. SD#18-046: Final Plat of Southpointe Phase 7
- D. SD#18-047: Final Plat of Southpointe Phase 8A
- E. SD#19-008: Preliminary Plat of M3 Ranch Ph. 1
- F. SD#19-012: Final Plat of Butler Masonry Addition

6. COMMISSION ANNOUNCEMENTS

7. STAFF ANNOUNCEMENTS

8. ADJOURNMENT OF MEETING

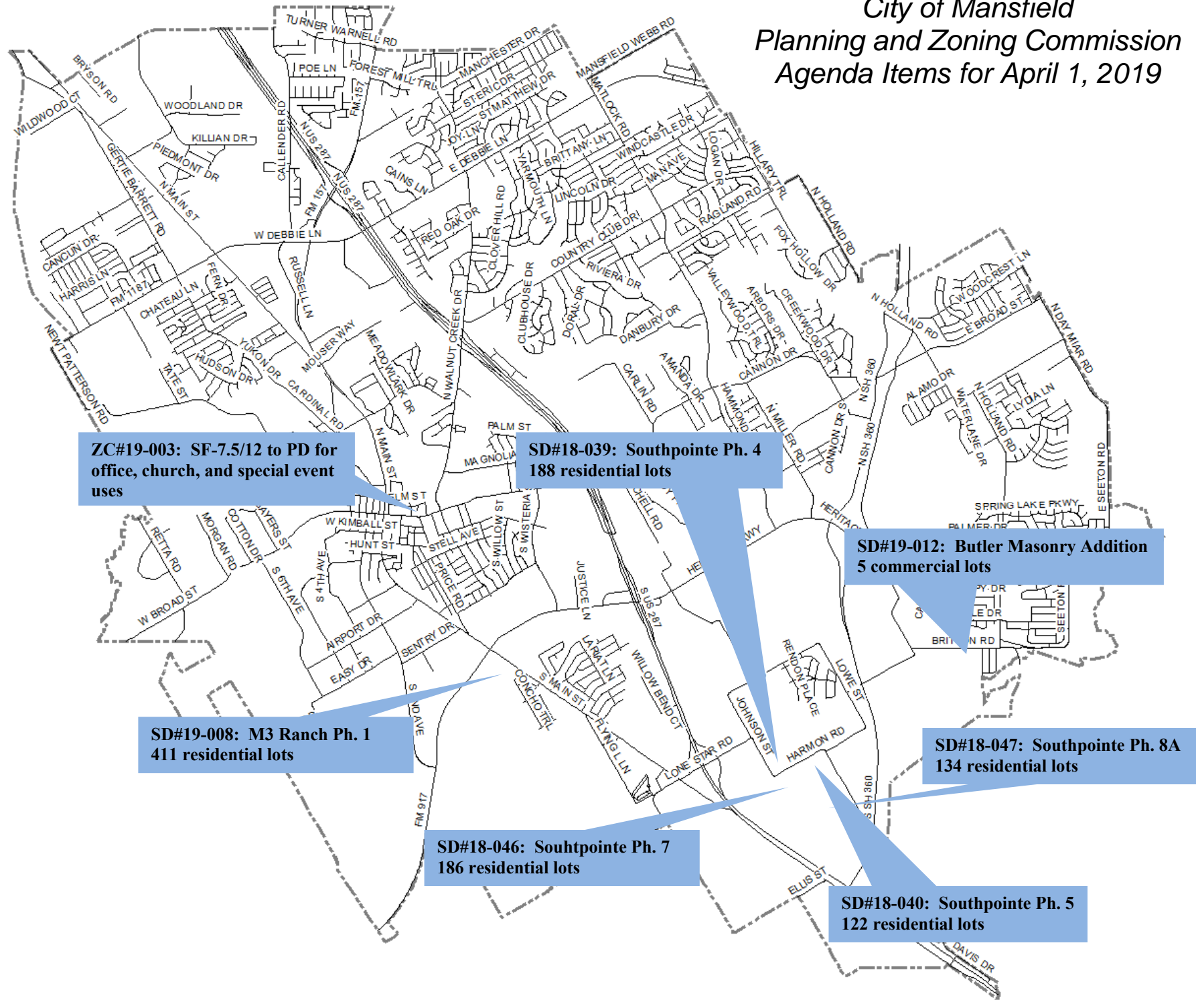
9. NEXT MEETING DATE: April 15, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Friday, March 29, 2019**, 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 April 1, 2019*



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

March 18, 2019

Chairman Wilshire called the meeting to order at 6:31 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

Wayne Wilshire	Chairman
Mel Neuman	Commissioner
Kent Knight	Commissioner
Robert Klenzendorf	Commissioner
Andrew Papp	Commissioner
Tamera Bounds	Commissioner

Absent:

Cory Smithee	Vice-Chairman
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Staff:

Lisa Sudbury	Interim Director of Planning
Art Wright	Planner
Delia Jones	Planning & Zoning Secretary

Call to Order

Chairman Wilshire called the meeting to order at 6:31 p.m.

Minutes

Chairman Wilshire called for approval of the March 11, 2019, minutes. Commissioner Neuman made a motion to approve the minutes. Commissioner Klenzendorf seconded the motion which carried by the following vote:

Ayes: 4 - Wilshire, Neuman, Klenzendorf and Bounds

Nays: 0

Abstain: 2 – Knight and Papp

Citizen Comments

None

At this time, Chairman Wilshire removed SD#18-034 from the Consent Agenda for discussion.

SD#18-034: Preliminary Plat of Lots 1, 2, 3, 4 and 5, Block 1, Lone Star Development Park

Chairman Wilshire stated that the adjacent property owner label on the plat was incorrect.

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

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

Nays: 0

Abstain: 0

Other Agenda Items

SD#19-004: Preliminary Plat of Lots 1 and 2, Block 48, Somerset Addition

John Carter, representing the applicant, gave a brief overview of the request and was available for questions. Jon Featherston was also available to answer questions.

Commissioner Neuman made a motion to approve the plat with the condition that the recording information for the sanitary sewer easement be provided on the plat. Commissioner Bounds seconded the motion which carried by the following vote:

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

SD#18-044: Final Plat of Lot 1, Block 48, Somerset Addition

John Carter and Jon Featherston, representing the applicant, were available for questions.

Commissioner Neuman made a motion to approve the plat with the condition that the easement information be provided on the plat prior to filing in the county records. Commissioner Papp seconded the motion which carried by the following vote:

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

Commissioner Announcements

Commissioner Klenzendorf stated that the Pickle Parade was well attended and appeared to have doubled from last year. Chairman Wilshire stated that there were approximately 100 floats this year.

Staff Announcements

None

Adjournment

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

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

With no further business, Chairman Wilshire adjourned the meeting at 6:39 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: ZC#19-003: Public hearing for a change of zoning from SF-7.5/12 Single-Family Residential District to PD Planned Development District for office, church, and special event uses on approximately 0.68 acres known as Lots 2 & 3, Block 15, Original Town of Mansfield, generally located at 403 E. Broad St. & 400 Elm St.

GENERAL INFORMATION

Applicant:	Sheri Bumgardner, SSB Designs (site planner) Felix Wong (planning consultant) Pastor Andrew Hayward of Central Baptist Church (owner) David Cook of Anchora Properties, LLC (owner/developer)
Size:	0.68 acres
Proposed Use:	Office, church, special event center
Existing Land Use:	Church and associated uses
Surrounding Land Use & Zoning:	North - Elm St.; Funeral home (C-2) across the street South - Broad St.; Office (OP) and single-family residential (SF-8.4/16) across the street East - Single-family residential (SF-7.5/12) West - Sycamore St.; Office (PD) and single-family residential (SF-7.5/12) across the street

COMMENTS AND CONSIDERATIONS

The subject property consists of 0.68 acres on the north side of E. Broad St., the east side of Sycamore St., and the south side of Elm St. The property comprises Lot 2 (403 E. Broad St.) and Lot 3 (400 Elm St.) of Block 15 of the Original Town of Mansfield. Lot 2 is currently improved with a 6,000 sq. ft. brick and frame church building with parking spaces off of Sycamore Street, while Lot 3 is improved with a 1,440 sq. ft. frame building and small paved surface. The applicant is requesting to re-zone the property from SF-7.5/12 Single-Family Residential District to PD Planned Development District for office, church, and special event center uses.

Development Plan and Regulations

The applicant plans to keep the existing structures as-is without any exterior remodeling or alteration except minor, cosmetic, or decorative treatments. The 6,000 sq. ft. building at 403 E. Broad St. will include 3,000 sq. ft. for office uses and 3,000 sq. ft. for church and special event uses. The 1,440 sq. ft. building at 400 Elm St. will be for office uses. The applicant notes that the existing structures comply with the area and height regulations applicable to the OP Office Park district (as stated in Section 4500 of the Zoning Ordinance), however they deviate from the

70% masonry construction requirement (stated in Section 4600) and the residential proximity requirement (stated in Section 7400) as the buildings predate these sections of the Zoning Ordinance.

The applicant will be improving the land and paving in front of 400 Elm St. with an 18-space parking lot (one of which will be accessible) with a one-way drive aisle that will connect from Sycamore St. to Elm St. Furthermore, the tandem parking directly off of Sycamore St. in front of 403 E. Broad St. will terminate on December 31, 2020 when the current tenant, Central Baptist Church, ceases operation. At this time, the tandem parking will be reduced to one row of 12 parking spaces, one of which will be relocated to the north in order to better accommodate turning radius requirements off of Broad Street; one of the parking spaces in this row will be accessible. The parking areas will be connected to each other and to the two buildings by sidewalks. Sidewalks also connect the property to the sidewalk along Broad St. The development will provide a total of 30 parking spaces, which meets the parking requirements for the different combination of uses planned for the property. The parking calculation does not include the 30 parking spaces required for the special event center since the special event center will not operate at the same time as the church and office uses.

The applicant will not be adding a dumpster to the property, but notes that they will continue to handle trash service in a manner that is in compliance with the City's Solid Waste Ordinance. The development will not have open storage nor open display of merchandise and materials. Furthermore, any new equipment will be screened in accordance with Section 7301 of the Zoning Ordinance.

Landscaping and Screening

Due to the space constraints, the pre-existing improvements, and the need for parking, the development will deviate from the 20' buffer yard and 8' masonry screening wall requirement adjacent to residential property, the 20' street landscape setback requirement, and the parking lot perimeter landscaping requirements, all as noted in Section 7300 of the Zoning Ordinance. However, the applicant will retain the seven existing oak trees in the middle of the property and adjacent to the existing residential property to the east. In addition, the applicant will plant two dogwood trees in front of the 1,440 sq. ft. building at 400 Elm St. and will screen the new parking lot with seven crepe myrtle trees, 14 dwarf bayberry shrubs, and 10 dwarf wax myrtle shrubs. The existing chain link fence along the east property line will remain.

Signage

The applicant will retain the existing pole sign along Broad Street as-is, except with possible sign face changes (to accommodate a change in tenants or additional tenants) or repainting. Future name plates, directory signs, and general business signs may be constructed in the future, as needed, but all will be in compliance with Section 7100 of the Zoning Ordinance as it relates to quantity, size, and other sign standards.

Recommendation

The proposed development will allow for the continued productive use of the property with uses that are compatible with each other and appropriate for this part of downtown. While the property has some size constraints, the applicant has endeavored to provide additional parking and landscaping to serve and enhance the development. Staff recommends approval.

Attachments:

Maps and Supporting Information

Exhibit A – Property Description

Exhibit B – Development Plan and PD Regulations

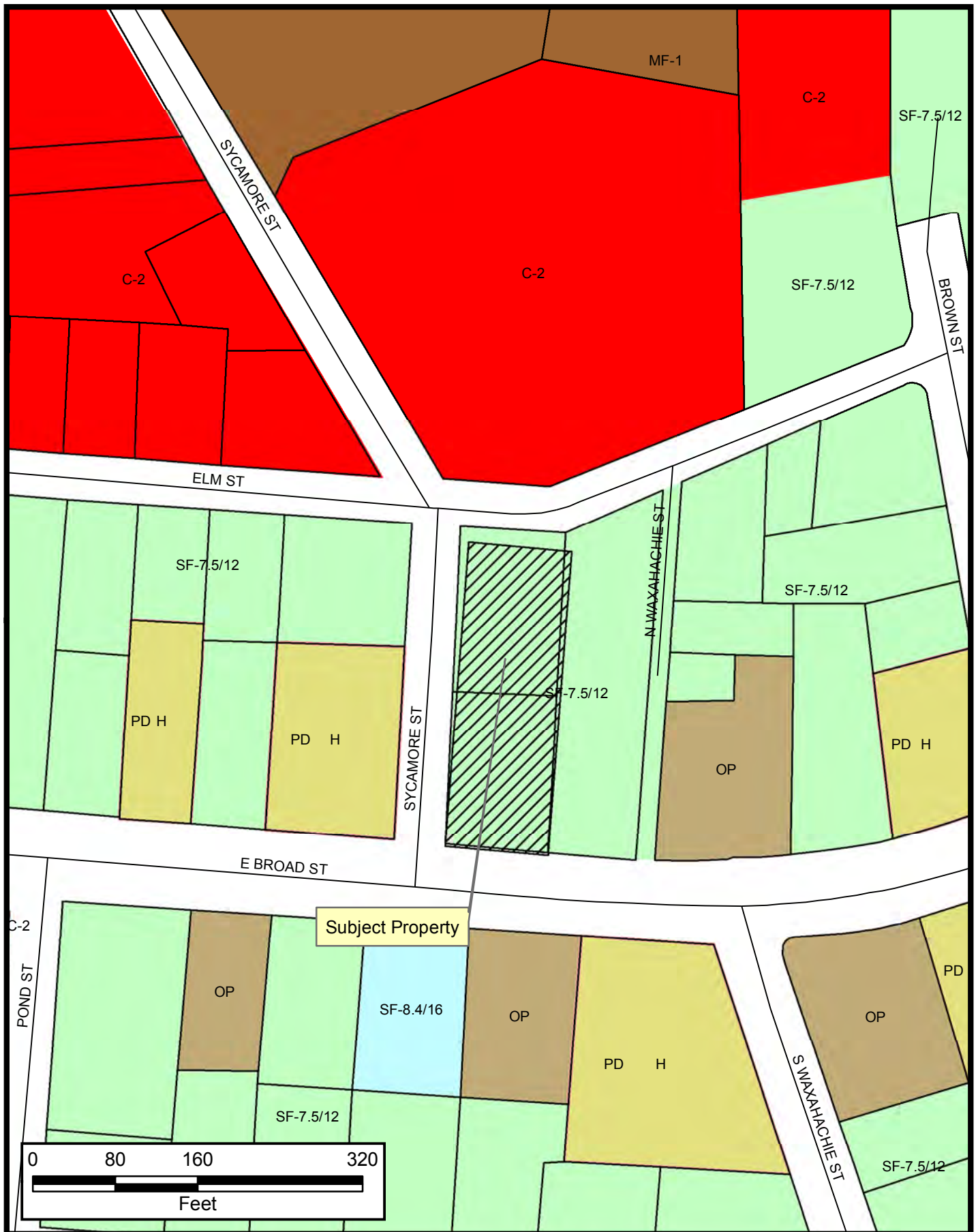
Exhibit C – Existing Conditions Photos



ZC#19-003

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.

3/19/2019



ZC#19-003

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3/19/2019

Property Owner Notification for ZC#19-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BLESSING ADDITION	BLK 1	JNL TEXAS HOLDINGS LLC	PO BOX 1587	HURST, TX	76053-1587
MANSFIELD, CITY OF	BLK 10	EUBANK, MARY ANN	306 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 10	ERNST REALTY INVESTMENTS LLC	101 N MAIN ST STE A	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 11	TOUCAN PROPERTIES INC	1110 PEBBLE BEACH CT	MANSFIELD, TX	76063-2647
MANSFIELD, CITY OF	BLK 14	MARTIN, GARY P & DONNA T	306 ELM ST	MANSFIELD, TX	76063-1719
MANSFIELD, CITY OF	BLK 14	BUCHHOLZ, STEPHEN B & PATRICIA	107 SYCAMORE ST	MANSFIELD, TX	76063-1735
MANSFIELD, CITY OF	BLK 14	MANN, ANN WATSON	307 E BROAD ST	MANSFIELD, TX	76063-1705
MANSFIELD, CITY OF	BLK 14	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	KALUPA, DALE R & LESLIE D	405 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	ANCHORA PROPERTIES LLC	309 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 15	CENTRAL BAPT CH MANSFIELD	PO BOX 59	MANSFIELD, TX	76063-0059
MANSFIELD, CITY OF	BLK 16	DANIELS, CAROL	500 ELM ST	MANSFIELD, TX	76063-1722
MANSFIELD, CITY OF	BLK 16	DANIELS, CAROL A	500 ELM ST	MANSFIELD, TX	76063-1722
MANSFIELD, CITY OF	BLK 16	DIFEE, SUE ANN	109 BROWN ST	MANSFIELD, TX	76063-1711
MANSFIELD, CITY OF	BLK 16	DIFEE, SUE ANN	109 BROWN ST	MANSFIELD, TX	76063-1711
MANSFIELD, CITY OF	BLK 16	MANSFIELD TX MOB LP	4849 GREENVILLE AVE STE 1480	DALLAS, TX	75206
MANSFIELD, CITY OF	BLK 16	MANSFIELD TX MOB LP	5910 N CENTRAL EXPWY STE 1000	DALLAS, TX	75206
MANSFIELD, CITY OF	BLK 64	BENNETT, RICKY G & BILLIE G	309 ELM ST	MANSFIELD, TX	76063-1718
MANSFIELD, CITY OF	BLK 9	PATTERSON INS AGENCY INC	400 E BROAD ST	MANSFIELD, TX	76063-1708
MANSFIELD, CITY OF	BLK 9	MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX	76063-6152

EXHIBIT A
PROPERTY DESCRIPTION FOR ZC#19-003

BEING Lots 2 and 3, Block 15, Original Town of Mansfield, as shown in the plat recorded in Volume 63, Pages 53-54 of the Plat Records of Tarrant County, Texas.

VARIABLE WIDTH R.O.W.

SCALE: 1"=30'

3-27-19

403 E. BROAD ST.: LOT 2, BLOCK 15-ORIGINAL TOWN OF MANSFIELD

400 ELM ST.: LOT 3, BLOCK 15-ORIGINAL TOWN OF MANSFIELD



403 E. BROAD ST. (6817 TOTAL):
OFFICE USE - 3000 S.F. @ 1:300 = 10 SPACES
CHURCH USE - 3000 S.F. @ 1:4 SEATS (60) = 15 SPACES
SPECIAL EVENT CENTER - 3000 S.F. @ 1:100 = 30 SPACES**

400 ELM ST:
OFFICE USE - 1440 S.F. @ 1:300 = 5 SPACES
5 TOTAL SPACES REQUIRED

TOTAL PARKING REQUIRED- 30 SPACE**
TOTAL SPACES PROVIDED- 30 SPACES

****NOTE: THE CALCULATION FOR TOTAL SPACES REQUIRED DOES NOT INCLUDE THE 30 SPACES FOR THE SPECIAL EVENT CENTER BECAUSE PARKING WILL BE SHARED BETWEEN THE SPECIAL EVENT CENTER AND OPERATIONS OF THE CHURCH AND OFFICE - WHICH WILL HAVE SEPARATE, NON-OVERLAPPING HOURS OF OPERATION.**

DESIGNS, INC.

**900 N. WALNUT CREEK DR.
SUITE 100 - PMB 366
MANSFIELD, TX. 76063
PH: (817)300-7052
FAX: (817)477-3397**

PROJECT NUMBER
ZC#19-003

DATE: 3-27-19

PROPERTY OWNERS:

LOT 2 (403 E. BROAD ST.)
CENTRAL BAPTIST CHURCH
403 E. BROAD ST.
MANSFIELD, TX. 76063
817-473-4140

LOT 3 (400 ELM ST.)
ANCHORA PROPERTIES, LLC
309 E. BROAD ST.
MANSFIELD, TX. 76063
817-473-3332

SHEET

1 OF 2



**PLANNED DEVELOPMENT REGULATIONS FOR
403 E BROAD STREET AND 400 ELM STREET**
Being Lots 2 and 3, Block 15, Original Town of Mansfield

Permitted Use: Office, church, special event center

Area and Height Requirements: The existing buildings will be permitted and used as they are without any exterior remodeling or alteration except minor, cosmetic or decorative treatments. These buildings currently comply with the requirements in Section 4500B, Area and Height Regulations of the Zoning Ordinance that are applicable to the OP, Office Park District except for the following:

- 70% masonry construction required by Section 4600
- 35' minimum setback to the adjacent residential zoning district required by Section 7400

Signage: The existing pole sign on E Broad Street will be permitted and used as it is with changes in sign display to accommodate Permitted Uses and perhaps a new paint color. Future Name Plates, Directory Signs and General Business Signs may be erected as needed and will be in compliance with the regulations in Section 7100, Sign Standards of the Zoning Ordinance. Maximum sign quantity on each lot will be governed by Section 7100D, Schedule of Sign Standards. If the property owner opts to erect a new General Business Sign on E Broad Street, the existing pole sign will be removed.

Parking: The existing tandem parking on Lot 2 is a legal nonconforming use, which will terminate on December 31, 2020 and be replaced by the existing head-in parking shown in the development plan when the current owner, Central Baptist Church, ceases its on-site operation. New parking on Lot 3 will be permitted as shown in the development plan.

Landscaping and Screening: Existing trees in the middle of the property and adjacent to the residential zoning district will be preserved. New landscaping will be permitted as shown in the development plan. As a property with pre-existing improvements, this Planned Development will be permitted with deviations to the following requirements in Section 7300, Landscaping and Screening Standards of the Zoning Ordinance:

- 20' buffer yard and 8' masonry screening wall adjacent to residential zoning district
- 20' street landscape setback
- Parking lot perimeter landscaping

Equipment Screening: Any new ground equipment that is not a replacement of existing equipment will be screened as provided in Section 7301, Supplemental Requirements for Screening of Mechanical Equipment and Service Areas of the Zoning Ordinance.

Trash Service: Trash disposal will be handled in a manner that is in compliance with the City's Solid Waste Ordinance.

Outside Storage and Screening Requirements: There will be no open storage or open display of merchandise or materials.

Compliance with PD: The proposed development will be in complete accordance with the provisions of the Planned Development District and the Development Plan shall be binding upon the property owners, their successors and assigns, and shall limit and control all building permits.

EXHIBIT C FOR ZC#19-003

FRONT AND SIDE ELEVATIONS OF EXISTING BUILDINGS AT 403 E BROAD STREET AND 400 ELM STREET



EXHIBIT C FOR ZC#19-003

REAR OF EXISTING BUILDINGS AT 403 E BROAD STREET AND 400 ELM STREET



PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: OA#19-001: Public hearing and consideration of a proposed amendment of Section 8600.A of the Zoning Ordinance to revise the regulations for issuing or revoking Specific Use Permits by City Council

COMMENTS & CONSIDERATIONS

Based on recent direction by the City Council, Specific Use Permits (SUP) are now approved by City Council at one meeting after a recommendation by the Planning & Zoning Commission. Previously, SUPs were approved by ordinance with three readings. The purpose of the proposed amendment is to clarify the approval procedure for SUPs.

A zoning change on a property requires the passage of an ordinance amending the Zoning Ordinance. A SUP is not a zoning change and does not require an ordinance for its approval. To reflect this, staff proposes an amendment to Section 8600.A to separate the provisions for zoning changes and SUPs and to clarify that only one meeting is required.

The proposed amendment will revise Section 8600.A to read as follows:

- A. **Authority to Amend:** The City Council may, from time to time, on its own motion or on the petition of an interested property owner or owners:
1. Amend, supplement, or change by ordinance the zoning classification of any property or the regulations herein established; or
 2. Issue or revoke Specific Use Permits. Issuance or revocation of a Specific Use Permit shall only require the approval of City Council at one (1) meeting.

Staff recommends approval.

Attachment:

Redlined amendment

Section 8600. Changes and Amendments

A. **Authority to Amend:** The City Council may, from time to time, on its own motion or on the petition of an interested property owner or owners:

1. Amend, supplement, or change by ordinance the zoning classification of any property or the regulations herein established; or
2. Issue or revoke Specific Use Permits. Issuance or revocation of a Specific Use Permit shall only require the approval of City Council at one (1) meeting.

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#18-039: Final Plat of Southpointe Ph. 4

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner/developer Graham & Associates, Inc., engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	59.003 acres
Total Number of Lots:	188
R.O.W. Dedication:	70 feet for Southpointe Crossing and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

Phase 4 contains 178 residential lots and 12 open space lots. There are two drill sites, located side by side, in this phase together with land reserved by the gas well operator for a future drill site. The Mansfield Independent School District (MISD) owns a tract of land for a future school at the northeast corner of Phase 4. This phase also backs up to the site for the new Texas Health Resources hospital. Portions of the existing Harmon Road and Johnson Road rights-of-way will be abandoned by this plat to accommodate the development. The new Harmon Road will be realigned through Southpointe.

The plat substantially complies with the approved site plan except that some lot dimensions have been adjusted to increase or decrease lot size as space on the block allows. All lots meet the required minimum lot area, lot width and lot depth.

There is a blank space on Sheet 4 for the recording information for a temporary access easement to accommodate a turn-around on Birch Street. The temporary turn-around is required until the connecting section of Birch Street is constructed with Phase 7. The plat cannot be filed at the County until the applicant provides the recording information for the easements on the plat.

Staff recommends approval with the condition that the easement information be provided on the plat prior to filing in the county records.

Attachments:

Approved Detail Site Plan
Location Map

RESIDENTIAL PRODUCT SUMMARY						
Phase	Type	Lot Size	Units	% of Sub-Total	Acreage	Density
4	Cottage	50' x 110'	90	50.6%	36.45	3.0 units/ac.
	Village	65' x 115'	55	30.9%		
	Manor	75' x 120'	33	18.5%		
	Park / Open Space					
	Other					
Sub-Total			178	100.0%	59.04	

Note: Overall Phases do not include gas well acreages and city parks.

PROJECT DENSITY
178 LOTS/59.04 ACRES = 3.01 LOTS/ACRE

NOTES:

- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALLS, INCLUDING PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY WITHIN THE RIGHTS-OF-WAY.
- THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MAXIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION. ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

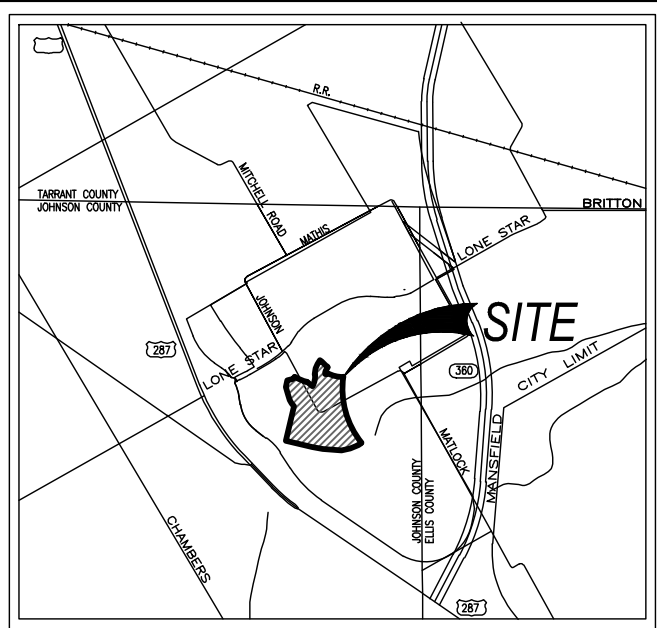
LOTS 1-19, BLOCK 1; LOTS 1-6, 17 AND 18, BLOCK 5; LOTS 1-7, 11 AND 12, BLOCK 6; LOTS 2-16, BLOCK 7; LOTS 1-2, 6-12, BLOCK 8; ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

NOTES:

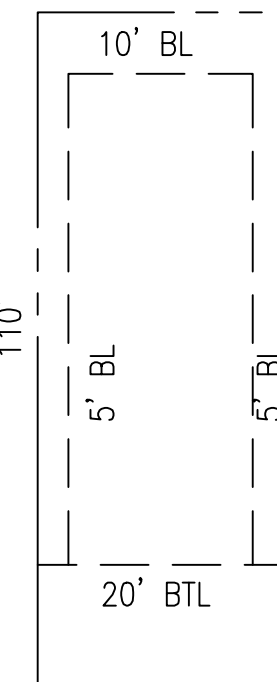
- ALL X LOTS WITHIN EACH BLOCK ARE NON-BUILDABLE LOTS, WITH THE EXCEPTION OF LOT 1X, BLOCK 31.
- NO TREES, FENCES, WALL OR ANYTHING OVER 2' IN HEIGHT IS ALLOWABLE IN VISIBILITY EASEMENT.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- LOT 1X/BLOCK 2, BLOCK 4, BLOCK 15, BLOCK 16, BLOCK 17, BLOCK 18, BLOCK 19, BLOCK 20, LOT 12X/BLOCK 6, LOT 22X/BLOCK 9, LOT 15X/BLOCK 11, AND LOT 6X/BLOCK 10 ARE DESIGNATED AS OPEN SPACE.

BEARING BASIS NOTES:

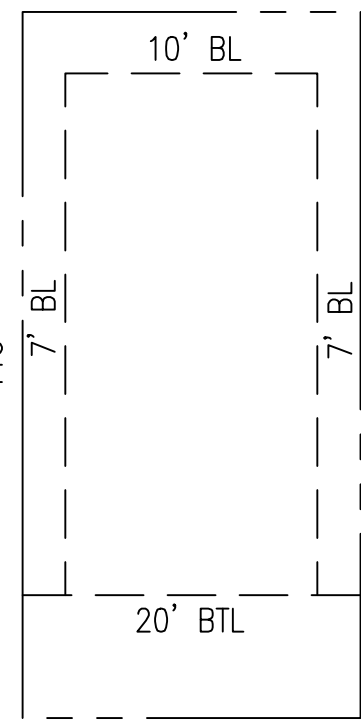
- THE BEARING BASIS FOR THE SURVEY HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF MANSFIELD HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM. (NAD 83) (2011)
- SCALE FACTOR OF 0.9999113748 TO ADJUST TO GRID.



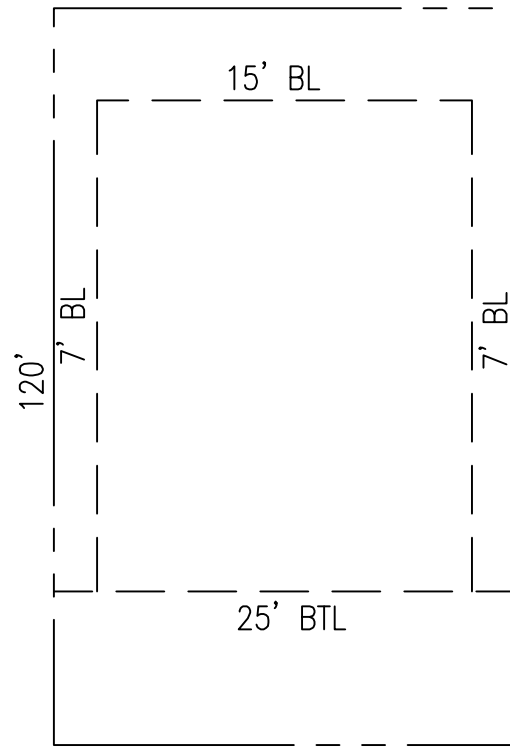
VICINITY MAP



TYPE 'C'
COTTAGE LOTS



TYPE 'B'
VILLAGE LOTS



TYPE 'A'
MANOR LOTS

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	1° 44' 44"	200.00'	3.05'	6.09'	N6° 01' 19"E	6.09'
C-2	29° 57' 00"	520.00'	139.09'	271.82'	N43° 24' 46"W	268.73'
C-3	11° 29' 51"	440.00'	44.30'	88.29'	N34° 11' 12"W	88.15'
C-4	4° 18' 44"	1460.00'	54.97'	109.88'	N50° 13' 45"E	109.86'
C-5	11° 29' 51"	510.00'	51.34'	102.34'	S34° 11' 12"E	102.17'
C-6	47° 22' 38"	450.00'	197.43'	372.10'	S52° 07' 35"E	361.59'
C-7	13° 17' 58"	450.00'	52.46'	104.45'	N7° 32' 07"E	104.22'
C-8	27° 42' 05"	510.00'	125.75'	246.57'	N14° 44' 12"E	244.18'
C-9	16° 40' 25"	270.00'	39.57'	78.57'	S51° 50' 12"E	78.30'
C-10	27° 02' 39"	230.00'	55.31'	108.56'	S15° 03' 54"W	107.56'
C-11	4° 46' 50"	180.00'	7.51'	15.02'	N3° 56' 00"E	15.01'
C-12	22° 43' 30"	825.00'	165.79'	327.22'	S72° 53' 44"E	325.08'
C-13	3° 29' 28"	2000.00'	60.95'	121.86'	S3° 59' 47"W	121.84'
C-14	5° 45' 38"	2000.54'	100.65'	201.14'	S2° 38' 10"E	201.05'
C-15	0° 29' 32"	2000.00'	8.59'	17.19'	S5° 45' 48"E	17.19'
C-16	3° 18' 15"	2000.00'	57.68'	115.34'	S9° 39' 50"E	115.32'
C-17	8° 00' 08"	2000.00'	139.89'	279.33'	S17° 19' 54"E	279.10'
C-18	6° 52' 07"	2000.00'	120.03'	239.76'	S26° 46' 24"E	239.62'
C-19	3° 46' 00"	2000.00'	65.76'	131.48'	S34° 05' 47"E	131.46'
C-20	19° 35' 04"	330.00'	56.95'	112.80'	S63° 48' 45"W	112.25'
C-21	22° 09' 52"	630.00'	123.40'	243.71'	S84° 41' 12"W	242.19'
C-22	2° 57' 09"	510.00'	13.14'	26.28'	N7° 14' 43"E	26.28'
C-23	6° 34' 54"	775.00'	44.56'	89.03'	N80° 56' 25"W	88.98'
C-24	124° 09' 05"	50.00'	94.34'	108.34'	N61° 08' 48"W	88.36'

DETAILED SITE PLAN
Southpointe Phase 4

BEING 59.04 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACT 720
AND THE CRESANTO VELA SURVEY, ABSTRACT 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

PREPARED 9/18/2018
178 RESIDENTIAL LOTS
10 OPEN SPACE LOTS

LEGEND

● DESIGNATES LOTS WITH DEVIATION FROM P.D.

Lot	Block	Description of Deviation
8 thru 15	1	Cottage Lot Frontage Deviation
10 thru 12	6	Exception to BTL due to exist. Easement
18 thru 21	9	Cottage Lot Frontage Deviation
1 thru 4	14	Cottage Lot Frontage Deviation

APPROVED DETAILED SITE PLAN



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX PLAZAS DRIVE, SUITE 500
ARLINGTON, TEXAS 76010 (817) 640-8555
TYPE FIRM: F-11917BPLS.FRM; 101538-00

CONTACT: BRIAN M. AVIRETT, P.E.
(817) 640-8535
bavirett@grahamcivil.com

OWNER / DEVELOPER:
IPRR SOUTHPOINTE-4, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER RD., STE. 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
CONTACT: DAVID BRANCH
davidbranch@nrockre.com

SHEET
DSP-4

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#18-040: Final Plat of Southpointe Ph. 5

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner/developer Graham & Associates, Inc., engineer
Location:	See Location Map from SD#18-039
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	45.728 acres
Total Number of Lots:	122
R.O.W. Dedication:	80 feet for Julian Feild Street and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

Phase 5 contains 116 residential lots and 6 open space lots. There is one drill site in this phase. Portions of the existing Harmon Road right-of-way will be abandoned by this plat to accommodate the development. The new Harmon Road will be realigned through Southpointe.

The plat substantially complies with the approved site plan except that some lot dimensions have been adjusted to increase or decrease lot size as space on the block allows. All lots meet the required minimum lot area, lot width and lot depth.

There is a blank space on Sheet 2 for the recording information for a visibility easement Friedrich Drive on a portion of Lot 1X, Block 4 and the drill site. The plat cannot be filed at the County until the applicant provides the recording information for the easements on the plat.

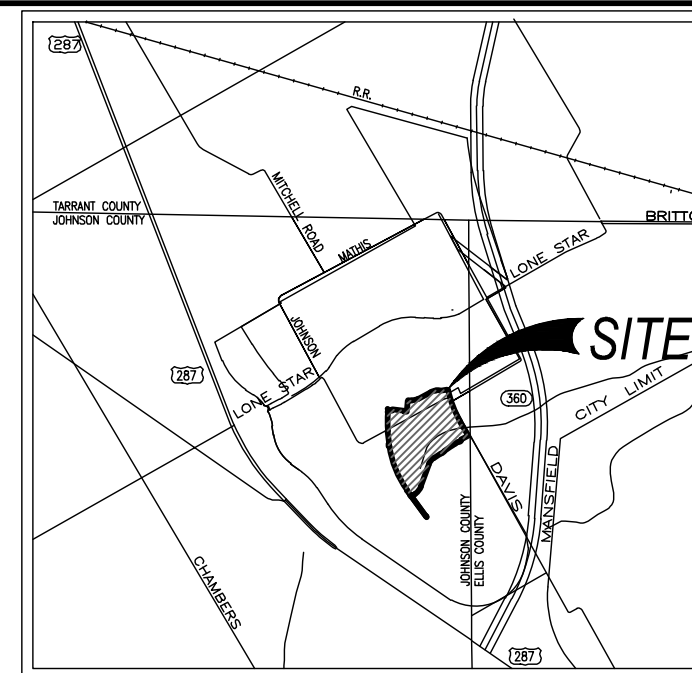
Staff recommends approval with the condition that the easement information be provided on the plat prior to filing in the county records.

Attachments:

Approved Detail Site Plan

NOTES:

- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALLS, INCLUDING PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY WITHIN THE RIGHTS-OF-WAY.
- THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MAXIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.



VICINITY MAP

RESIDENTIAL PRODUCT SUMMARY

Phase	Type	Lot Size	Units	% of Sub-Total	Acreage	Density
5	Cottage	50' x 110'	48	41.4%	23.93	2.5 units/ac.
	Village	65' x 115'	44	37.9%		
	Manor	75' x 120'	24	20.7%		
	Park / Open Space					
	Other				8.05	
Sub-Total			116	100.0%	45.70	

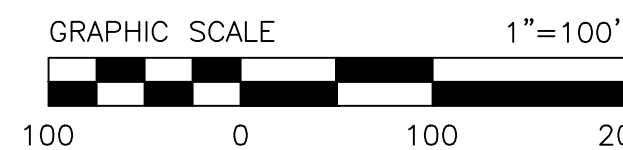
PROJECT DENSITY
116 LOTS/45.70 ACRES = 2.54 LOTS/ACRE

LOTS 1 AND 2, BLOCK 1; LOTS 2-10, BLOCK 4; LOTS 1 AND 2 AND 5-7, BLOCK 7; LOTS 1-9, BLOCK 9; LOTS 1-8, BLOCK 11; AND LOTS 1 AND 2, BLOCK 12, ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

LEGEND

● DESIGNATES LOTS WITH DEVIATION FROM P.D.

Lot	Block	Description of Deviation
1 thru 6	11	Cottage Lot Frontage Deviation



DETAILED SITE PLAN

Southpointe Phase 5

BEING 45.70 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACT 720 AND THE
CRESANTO VELA SURVEY, ABSTRACT 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
PREPARED 9/18/2018
116 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

SHEET
DSP-5

ENGINEER/SURVEYOR:



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
808 S. KILPATRICK DRIVE, SUITE 100
ARLINGTON, TEXAS 76011 (817) 640-8535
TXPE FIRM: F-11917BPLS FIRM: 101538-00
CONTACT: BRIAN M. AVIRETT, P.E.
(817) 640-8535
bavirett@grahamcivil.com

OWNER / DEVELOPER:

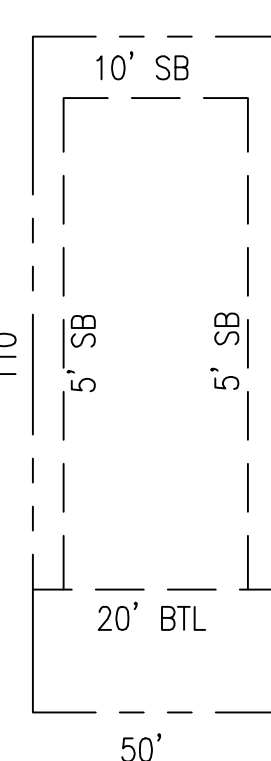
IPRR SOUTHPOINTE-5, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER RD., STE. 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
CONTACT: DAVID BRANCH
davidbranch@rockre.com

NOTES:

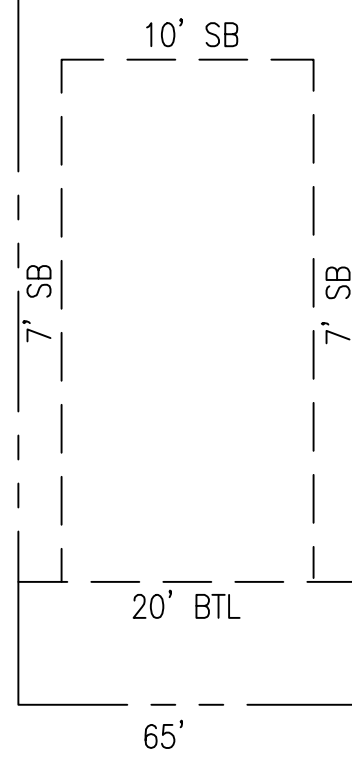
- ALL X LOTS WITHIN EACH BLOCK ARE NON-BUILDABLE LOTS.
- NO TREES, FENCES, WALL OR ANYTHING OVER 2' IN HEIGHT IS ALLOWABLE IN VISIBILITY EASEMENT.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- LOT 8X/BLOCK 1, LOT 1X/BLOCK 4, LOT 1X/BLOCK 5, LOT 9X/BLOCK 11, LOT 9X/BLOCK 12 AND LOT 1X/BLOCK 13 ARE DESIGNATED AS OPEN SPACE.

CURVE TABLE

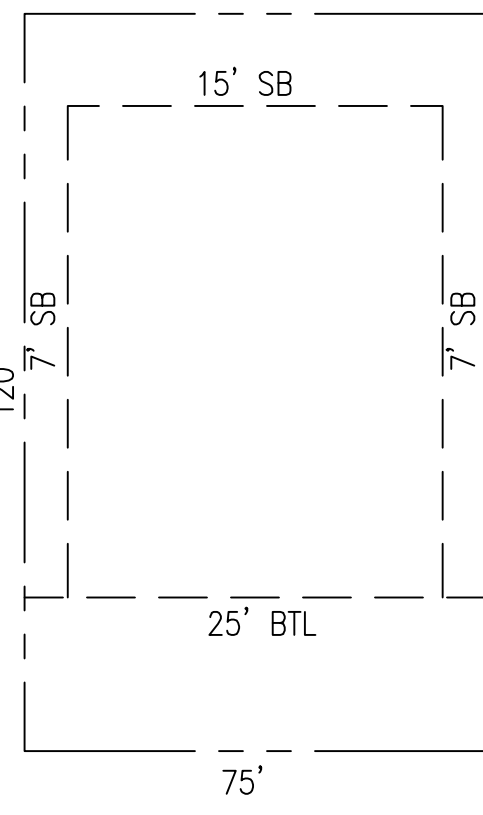
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	77° 21' 41"	50.00'	40.03'	67.51'	S67° 06' 22"W	62.50'
C-2	5° 15' 42"	725.00'	33.31'	66.58'	S57° 34' 59"W	66.56'
C-3	34° 12' 24"	295.00'	90.77'	176.12'	S37° 50' 56"W	173.52'
C-4	33° 16' 29"	330.00'	98.61'	191.65'	S37° 22' 58"W	188.97'
C-5	8° 50' 28"	140.00'	10.82'	21.60'	N31° 33' 32"W	21.58'
C-6	3° 46' 00"	2000.00'	65.76'	131.48'	N34° 05' 47"W	131.46'
C-7	6° 52' 07"	2000.00'	120.03'	239.76'	N26° 46' 24"W	239.62'
C-8	8° 00' 10"	2000.00'	139.90'	279.35'	N17° 19' 55"W	279.12'
C-9	3° 18' 15"	2000.00'	57.68'	115.34'	N9° 39' 50"W	115.32'
C-10	5° 45' 44"	2000.00'	100.65'	201.14'	N2° 38' 10"W	201.05'
C-11	3° 29' 28"	2000.00'	60.95'	121.86'	N3° 59' 47"E	121.84'
C-12	30° 39' 30"	250.00'	68.53'	133.77'	N77° 15' 27"E	132.18'
C-13	3° 15' 10"	375.00'	10.65'	21.29'	N63° 33' 17"E	21.29'
C-14	11° 20' 37"	375.00'	37.24'	74.24'	N74° 42' 32"E	74.12'
C-15	17° 41' 24"	2250.00'	350.13'	694.69'	S20° 56' 28"E	691.93'
C-16	1° 27' 09"	950.00'	12.04'	24.08'	S29° 05' 17"E	24.08'
C-17	0° 22' 58"	1050.00'	3.51'	7.01'	S28° 31' 30"E	7.01'



TYPE 'C'
COTTAGE LOTS



TYPE 'B'
VILLAGE LOTS



TYPE 'A'
MANOR LOTS

APPROVED DETAILED SITE PLAN

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#18-040: Final Plat of Southpointe Ph. 5

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner/developer Graham & Associates, Inc., engineer
Location:	See Location Map from SD#18-039
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	45.728 acres
Total Number of Lots:	122
R.O.W. Dedication:	80 feet for Julian Feild Street and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

Phase 5 contains 116 residential lots and 6 open space lots. There is one drill site in this phase. Portions of the existing Harmon Road right-of-way will be abandoned by this plat to accommodate the development. The new Harmon Road will be realigned through Southpointe.

The plat substantially complies with the approved site plan except that some lot dimensions have been adjusted to increase or decrease lot size as space on the block allows. All lots meet the required minimum lot area, lot width and lot depth.

There is a blank space on Sheet 2 for the recording information for a visibility easement Friedrich Drive on a portion of Lot 1X, Block 4 and the drill site. The plat cannot be filed at the County until the applicant provides the recording information for the easements on the plat.

Staff recommends approval with the condition that the easement information be provided on the plat prior to filing in the county records.

Attachments:

Approved Detail Site Plan

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#18-046: Final Plat of Southpointe Phase 7

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner Graham Associates, engineer
Location:	See Location Map from SD#18-039
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	62.918 acres
Total Number of Lots:	186
R.O.W. Dedication:	80 feet for Julian Feild Street, 70 feet for Southpointe Crossing, 70 feet for Ralph Man Street, and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

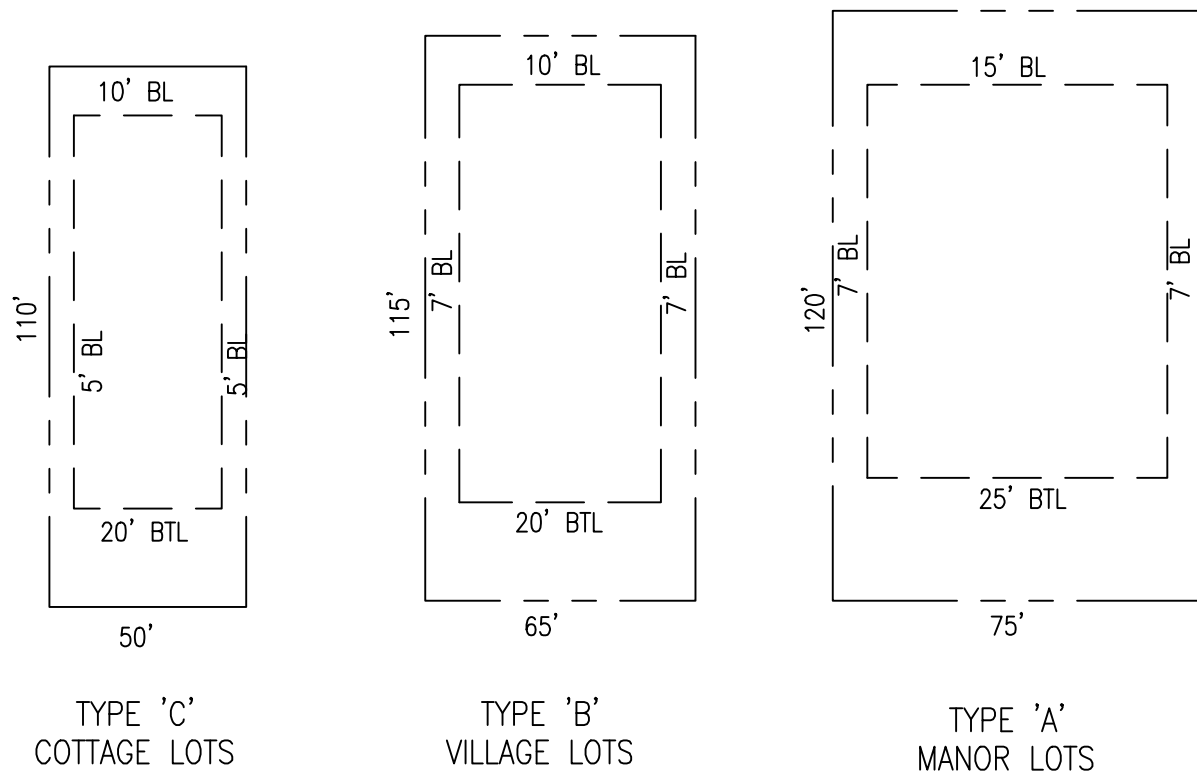
Phase 7 contains 180 residential lots and 6 open space lots. There are no drill sites in this phase, but there is one located directly south of the Phase 7. The plat substantially conforms to the approved Detailed Site Plan except for the following:

- Some lot dimensions have been adjusted to increase or decrease lot size as space on the block allows;
- The open space areas have been reconfigured on Block 1;
- A lot has been removed from Block 7;
- An extra lot has been added to Block 11;
- Ralph Man Street south of Block 11 has been realigned, and the block has been reshaped to follow the new alignment;
- The developer has included the right-of-way for Connerton Drive with this plat to provide access to the new intermediate school.

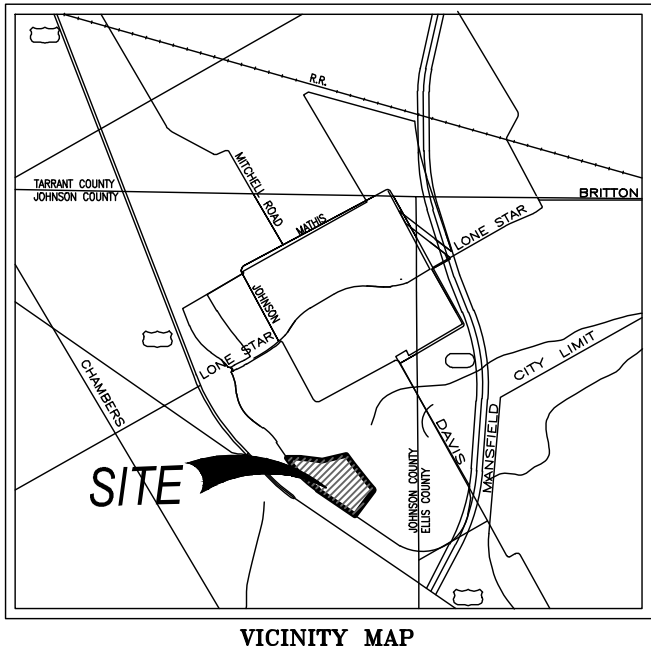
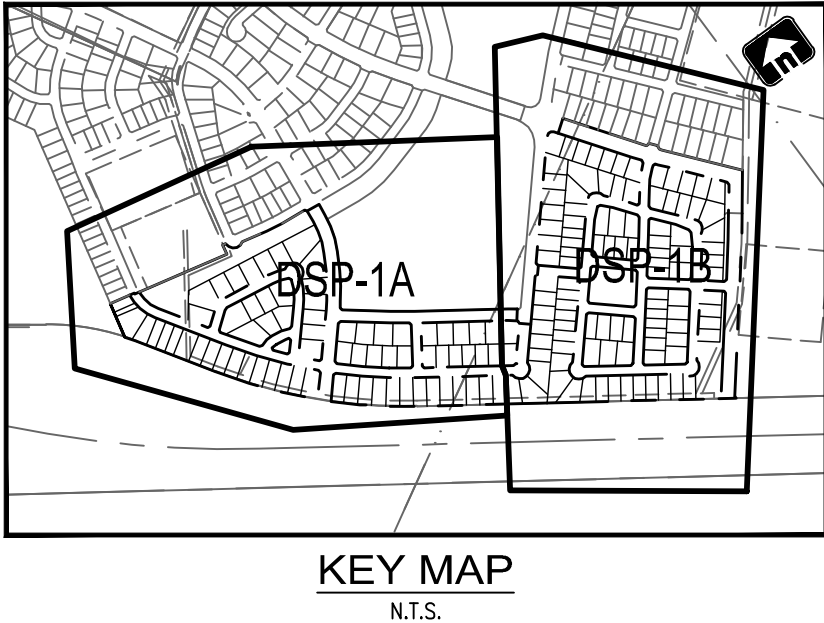
All lots meet the minimum lot width, lot depth and lot area required by the Southpointe PD. Staff recommends approval.

Attachments:

Approved Detailed Site Plan



LOTS 1-7, BLOCK 1; LOTS 1-4, BLOCK 2; LOTS 1-8, BLOCK 3; LOTS 40 AND 41, 43-46, BLOCK 6; LOT 1-6 AND 13 AND 14, BLOCK 11; LOTS 6-8, BLOCK 12; AND LOTS 8-12, BLOCK 13, ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.



RESIDENTIAL PRODUCT SUMMARY

Phase	Type	Lot Size	Units	% of Sub-Total	Acreage	Density
7	Cottage	50' x 110'	37	20.6%	37.44	3.0 units/ac.
	Village	65' x 115'	106	58.9%		
	Manor	75' x 120'	37	20.6%	6.36	
	Park / Open Space				16.65	
	Other				60.45	
Sub-Total			180	100.0%		

PROJECT DENSITY
180 LOTS/60.45 ACRES = 2.98 LOTS/ACRE

180 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
60.45 ACRES

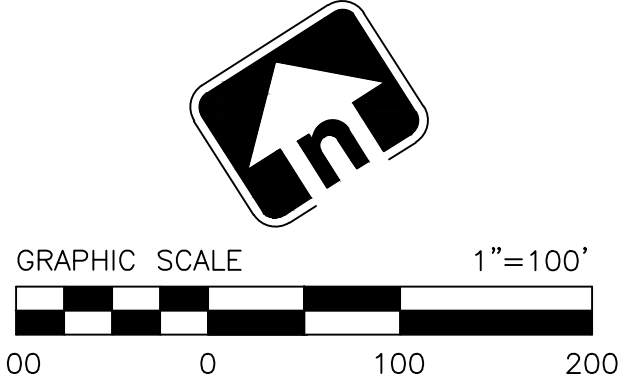
- NOTES:
- ALL X LOTS WITHIN EACH BLOCK ARE NON-BUILDABLE LOTS.
 - NO TREES, FENCES, WALL OR ANYTHING OVER 2' IN HEIGHT IS ALLOWABLE IN VISIBILITY EASEMENT.
 - SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - LOTS 2X & 8X/BLOCK 1, LOT 1X/BLOCK 14, LOT 15X/BLOCK 3, LOT 42X/BLOCK 6, LOT 15X/BLOCK 11 AND 1X/BLOCK 9 ARE DESIGNATED AS OPEN SPACE.

- NOTES:
- A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALLS, INCLUDING PARKWAY BETWEEN THE SCREENING WALL AND THE STREET, THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY WITHIN THE RIGHTS-OF-WAY.
 - THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MAXIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LEGEND

● DESIGNATES LOTS WITH DEVIATION FROM P.D.

Lot	Block	Description of Deviation
1 thru 4	4	Cottage Lot Frontage Deviation



CURVE TABLE					
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB
C-1	1° 44' 44"	200.00'	3.05'	6.09'	S6° 01' 19"W
C-2	124° 09' 05"	50.00'	94.34'	108.34'	S61° 08' 48"E
C-3	6° 34' 54"	775.00'	44.56'	89.03'	S80° 56' 25"E
C-4	22° 44' 39"	510.00'	102.58'	202.45'	S17° 08' 27"W
C-5	9° 04' 09"	510.00'	40.45'	80.73'	S33° 02' 52"W
C-6	3° 10' 44"	2229.79'	61.87'	123.71'	S54° 00' 25"E
C-7	4° 51' 33"	580.00'	24.61'	49.19'	S53° 10' 01"E
C-8	0° 56' 05"	4470.00'	36.47'	72.93'	N41° 20' 47"E
C-9	102° 12' 19"	25.40'	31.48'	45.31'	S87° 04' 57"E
C-10	1° 34' 10"	1960.00'	26.85'	53.69'	S36° 45' 52"E
C-11	0° 23' 38"	1960.00'	6.74'	13.48'	S39° 47' 35"E
C-12	22° 31' 40"	2724.79'	542.68'	1071.34'	N44° 21' 14"W
C-13	2° 50' 47"	1285.92'	31.95'	63.88'	N34° 30' 51"W

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	60.05'	S39° 17' 27"W
L2	3.89'	S50° 26' 07"E
L3	13.67'	S6° 00' 14"E
L4	4.20'	S40° 52' 44"W
L5	14.14'	N85° 52' 44"E
L6	3.50'	S49° 07' 16"E
L7	50.00'	N40° 52' 44"E
L8	3.50'	N49° 07' 16"W
L9	14.14'	N4° 07' 16"W

FUTURE MISD
INTERMEDIATE SCHOOL
SAVE & EXCEPT M.J.S.D. TRACT 2
Called 20.020 ACRES
MANSFIELD INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2009-21030
D.R.I.C.T.
DOC. NO. D209164537
O.P.R.T.C.T.
ZONE:PD

ENGINEER/SURVEYOR:
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 800
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP# FIRM: F-1191/TBPLS FIRM: 101538-00
CONTACT: BRIAN M. AVIRETT, P.E.
(817) 640-8535
bavirett@grahamcivil.com

OWNER / DEVELOPER:
IPRR SOUTHPONTE-7, LLC
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER RD., STE. 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
CONTACT: DAVID BRANCH
DAVIDBRANCH@NROCKRE.COM

DETAILED SITE PLAN
Southpointe Phase 7
BEING 60.45 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACT 720
AND THE CRESANTO VELA SURVEY, ABSTRACT 851
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
PREPARED 9/18/2018
180 RESIDENTIAL LOTS
6 OPEN SPACE LOTS

SHEET
DSP-7A

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#18-047: Final Plat of Southpointe Phase 8A

GENERAL INFORMATION

Applicant:	Ruby-07-SPMTGE, LLC, owner Graham Associates, engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	42.644 acres
Total Number of Lots:	134
R.O.W. Dedication:	70 feet for Ralph Man Street and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

Phase 8A contains 125 residential lots and 9 open space lots. There is one drill site in this phase. The plat substantially conforms to the approved Detailed Site Plan except for the following:

- Some lot dimensions have been adjusted to increase or decrease lot size as space on the block allows;
- An extra lot has been added to Block 5;
- A portion of the right-of-way for Ralph Man Street has been dedicated on the south side of this phase;
- The developer has included the right-of-way for Connerton Drive with this plat to provide access to the new schools from Matlock Road.

There is a blank space on the plat for the recording information for a drainage easement. The plat cannot be filed at the County until the applicant provides this information on the plat.

Staff recommends approval with the condition that the easement information be provided on the plat prior to filing in the county records.

Attachments:

Approved Detail Site Plan

PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#19-008: Preliminary Plat of M3 Ranch Ph. 1

GENERAL INFORMATION

Applicant:	Set Back Partners, owner Hanover Property Co., developer LJA Engineering, engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	132.004 acres
Total Number of Lots:	411
R.O.W. Dedication:	Variable width for Street 1; 60' for Street 11; and internal residential streets
Compliance with Ordinances:	A variance is required

COMMENTS & CONSIDERATIONS

Phase 1 of M3 Ranch contains 399 residential lots and 12 open space lots. There are three drill adjacent to, but not within, this phase. The plat complies with the revised development plan approved by the City Council on January 14, 2019. The revision allows the use of slip roads along Street 1 in place of rear alley-served lots as originally proposed.

The Subdivision Control Ordinance requires that residential lots have a minimum frontage of 45 feet on a public street. Lot 2, Block 4 does not meet this requirement. Lot 2 is a unique property with an open space lot located directly in front as part of the traffic system for the slip roads along Street 1. Because of this open space, Lot 2 has frontage on two different streets, with 30 feet of frontage on Street 2 and 38 feet on Street 1. The applicant is requesting a variance to the frontage requirement for Lot 2, Block 4.

Staff recommends approval with the requested variance.

Attachments:

Location Map
Letter of request
Revised Development Plan



March 28, 2019

Planning and Development
City of Mansfield
1200 E. Broad Street,
Mansfield, TX 76063
Attn: Lisa Sudbury

Re: Response letter for Case No. SD#19-008 Preliminary Plat
M3 Ranch Ph. 1
LJA Job No. NT360-0013

Dear Ms. Sudbury

At the Planning and Zoning Commission meeting for the above referenced preliminary plat, LJA will respectfully request a variance for the minimum lot frontage requirement for Lot 2, Block 4.

The combined frontage is greater than minimum required 45' on a residential lot.

In total, this variance request is for 1 lot out of 399 total residential lots. The number of lots for which this variance is 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.

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

If you have any questions or require additional information, please contact me at 214.451.0863

Sincerely,

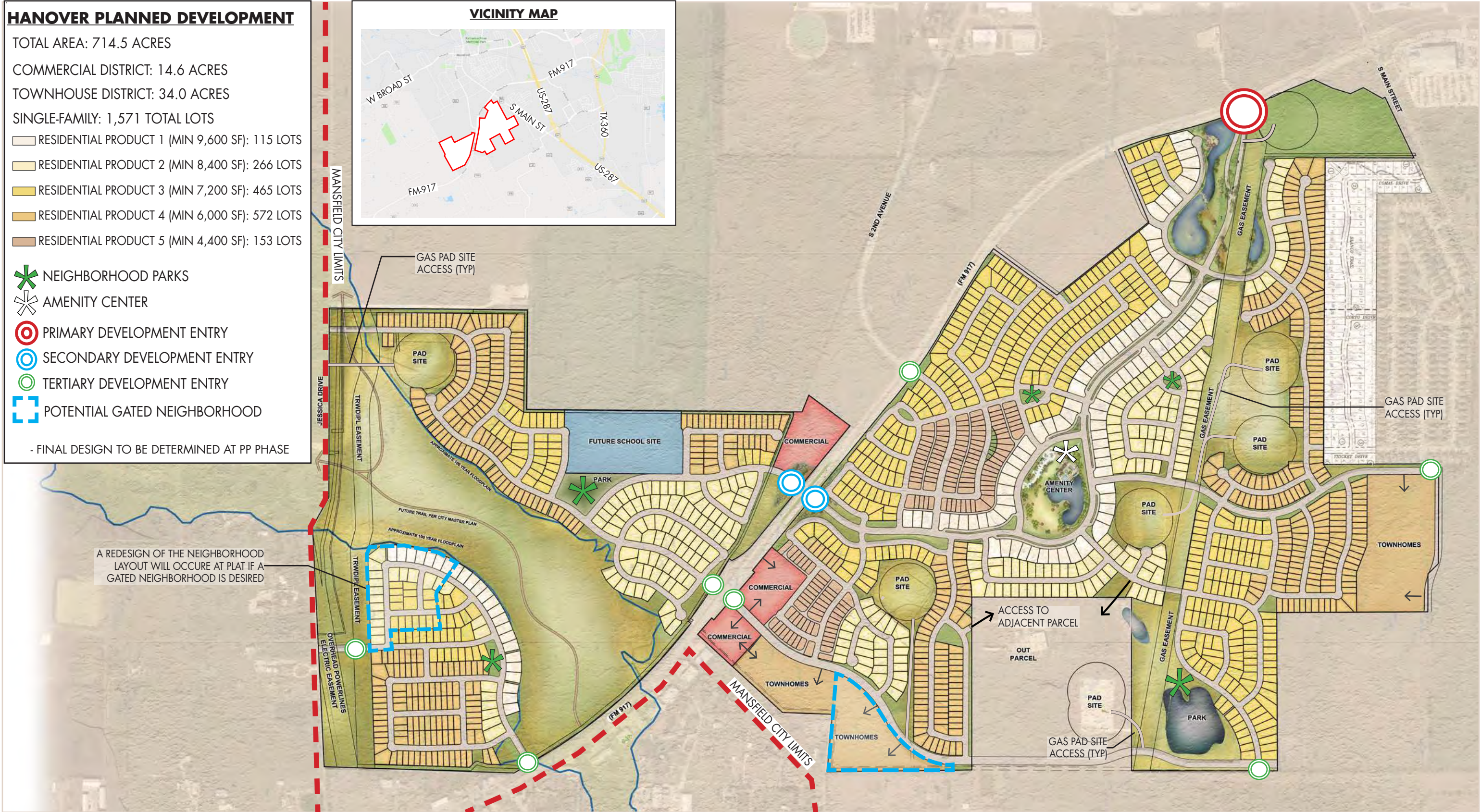
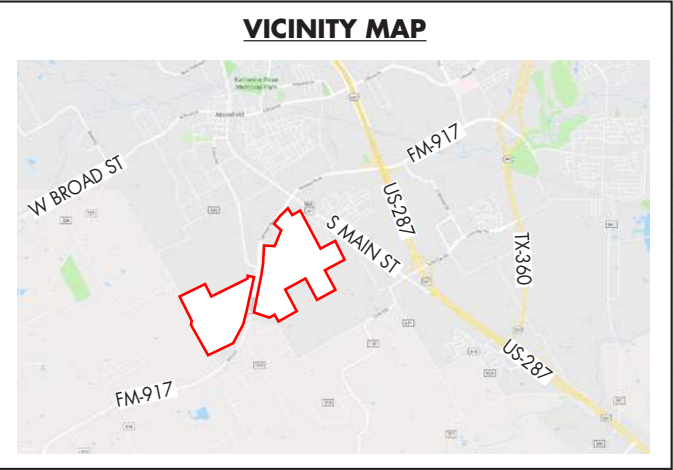


Landon King
Project Manager

AK/rr
Enclosures

HANOVER PLANNED DEVELOPMENT

- TOTAL AREA: 714.5 ACRES
- COMMERCIAL DISTRICT: 14.6 ACRES
- TOWNHOUSE DISTRICT: 34.0 ACRES
- SINGLE-FAMILY: 1,571 TOTAL LOTS
- RESIDENTIAL PRODUCT 1 (MIN 9,600 SF): 115 LOTS
 - RESIDENTIAL PRODUCT 2 (MIN 8,400 SF): 266 LOTS
 - RESIDENTIAL PRODUCT 3 (MIN 7,200 SF): 465 LOTS
 - RESIDENTIAL PRODUCT 4 (MIN 6,000 SF): 572 LOTS
 - RESIDENTIAL PRODUCT 5 (MIN 4,400 SF): 153 LOTS
- NEIGHBORHOOD PARKS
 - AMENITY CENTER
 - PRIMARY DEVELOPMENT ENTRY
 - SECONDARY DEVELOPMENT ENTRY
 - TERTIARY DEVELOPMENT ENTRY
 - POTENTIAL GATED NEIGHBORHOOD
- FINAL DESIGN TO BE DETERMINED AT PP PHASE



Revised Development Plan

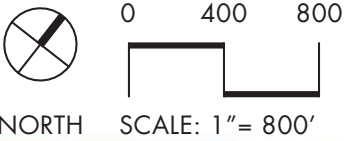
THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

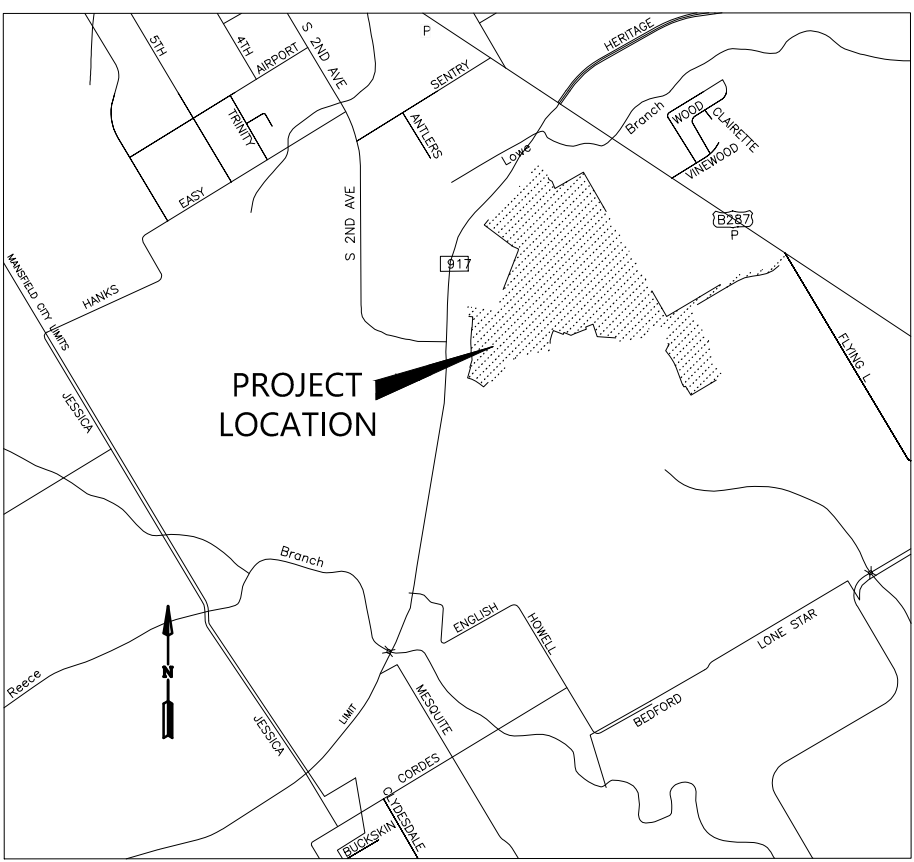
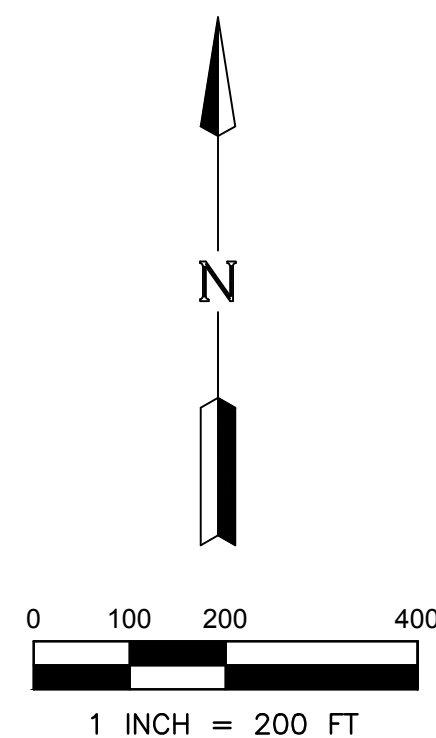
APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-445-2200 F: 214-445-2261



MASTER PLAN : EXHIBIT C-1
M3 RANCH | MANSFIELD, TEXAS

DECEMBER 19, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC# 18-004A P: 214-871-0568

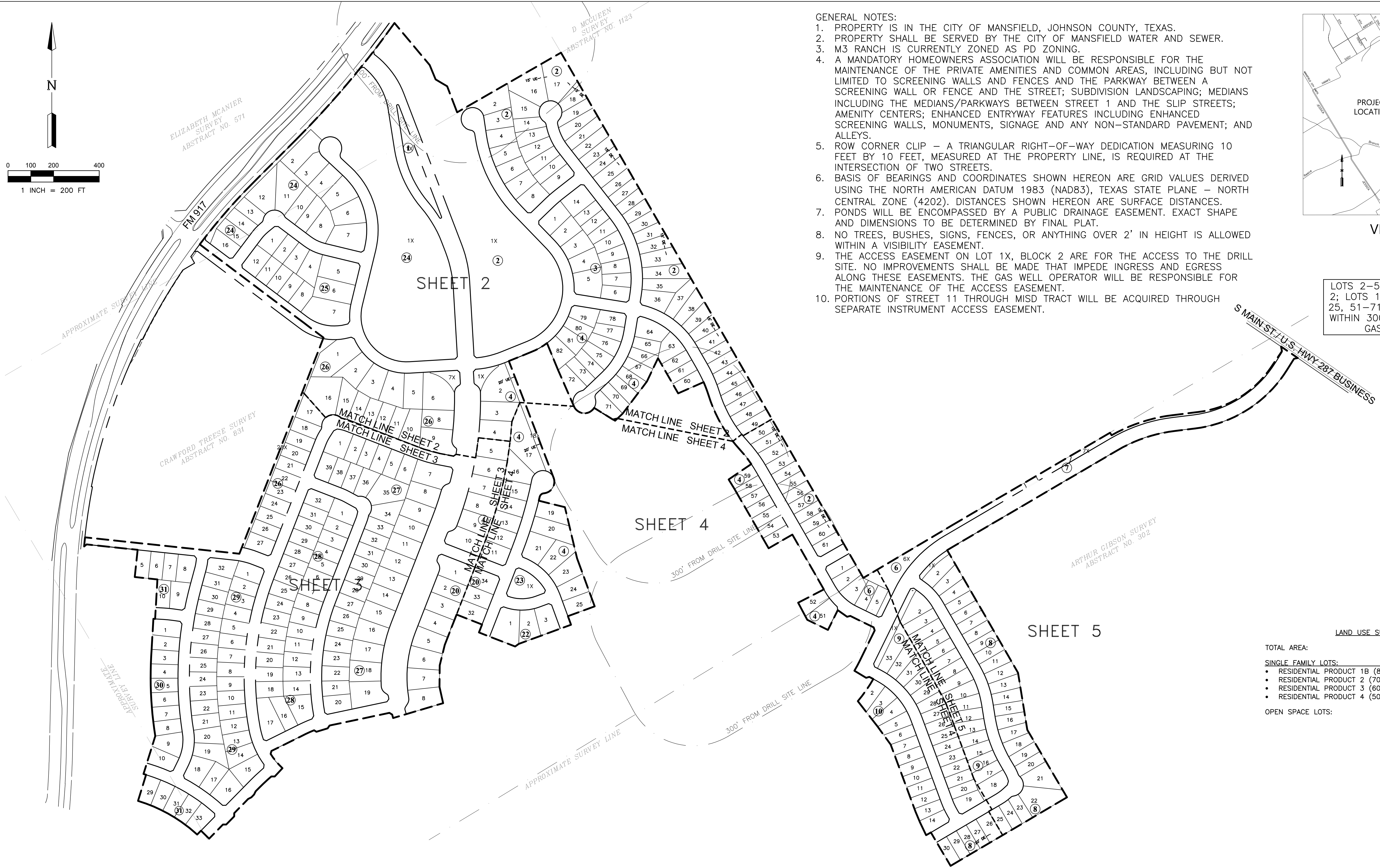




VICINITY MAP
NOT TO SCALE

LOTS 2-5, 13-18, 41-61, BLOCK 2; LOTS 1-5, BLOCK 6; AND LOTS 25, 51-71, BLOCK 4 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

- GENERAL NOTES:
1. PROPERTY IS IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.
 2. PROPERTY SHALL BE SERVED BY THE CITY OF MANSFIELD WATER AND SEWER.
 3. M3 RANCH IS CURRENTLY ZONED AS PD ZONING.
 4. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS INCLUDING THE MEDIANS/PARKWAYS BETWEEN STREET 1 AND THE SLIP STREETS; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT; AND ALLEYS.
 5. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
 6. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE - NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
 7. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
 8. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
 9. THE ACCESS EASEMENT ON LOT 1X, BLOCK 2 ARE FOR THE ACCESS TO THE DRILL SITE. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS. THE GAS WELL OPERATOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT.
 10. PORTIONS OF STREET 11 THROUGH MISD TRACT WILL BE ACQUIRED THROUGH SEPARATE INSTRUMENT ACCESS EASEMENT.



LAND USE SUMMARY TABLE:

TOTAL AREA:	132.004 ACRES
SINGLE FAMILY LOTS:	399 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	47 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	32 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	149 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	171 LOTS
OPEN SPACE LOTS:	12 LOTS

PRELIMINARY PLAT

M3 Ranch, Phase 1

132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571

City of Mansfield, Johnson County, Texas
399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



LJA ENGINEERING

ENGINEER:

LJA ENGINEERING, INC.
100 LEXINGTON STREET
SUITE 20
FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

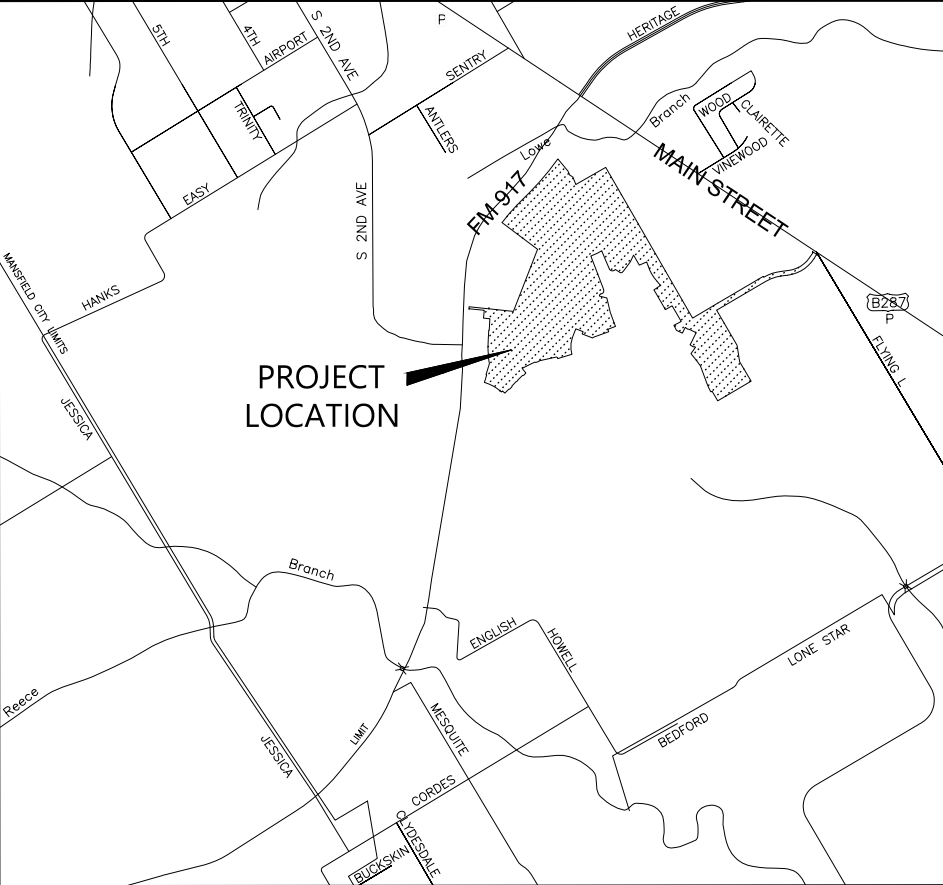
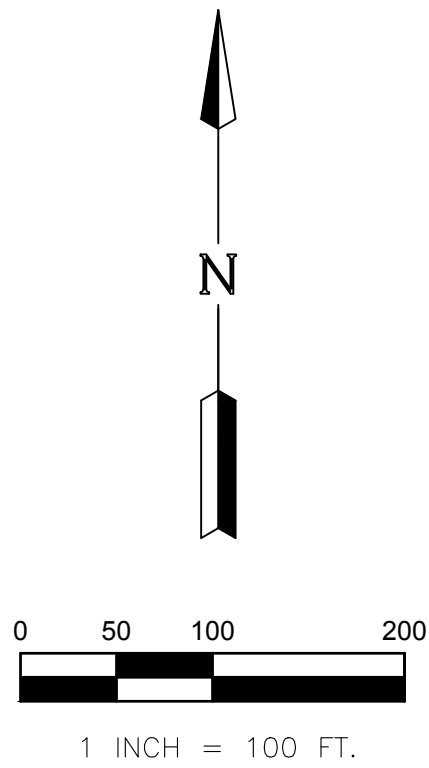
HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
CONTACT: BEN LUEDTKE
PHONE: (214) 445-2205
ben@hanoverproperty.com

RECORD OWNER:

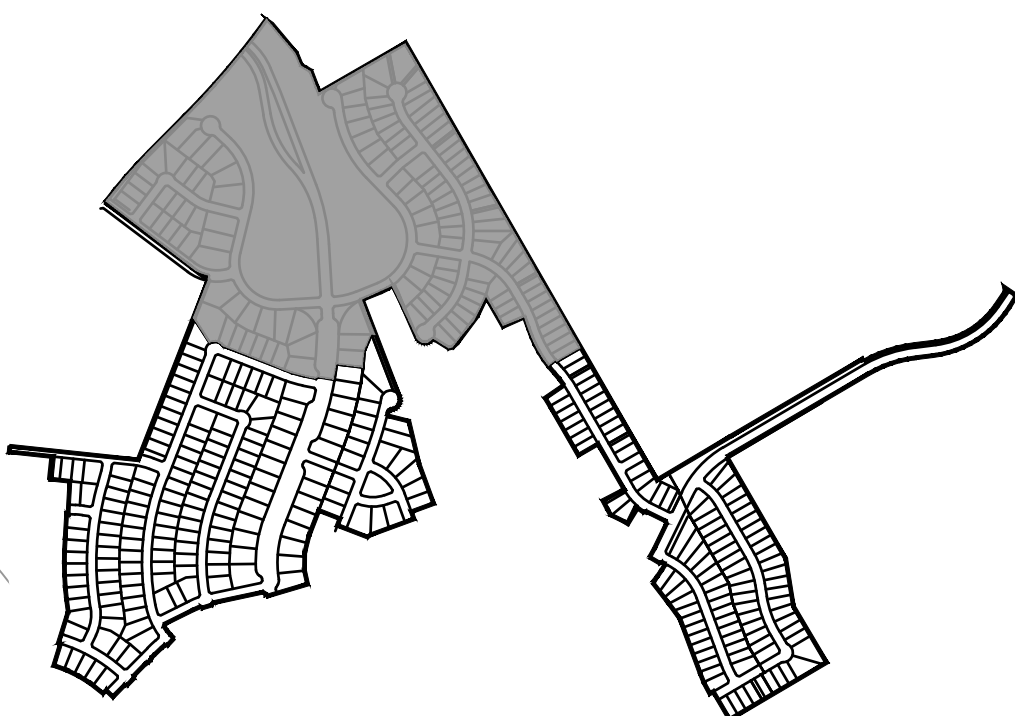
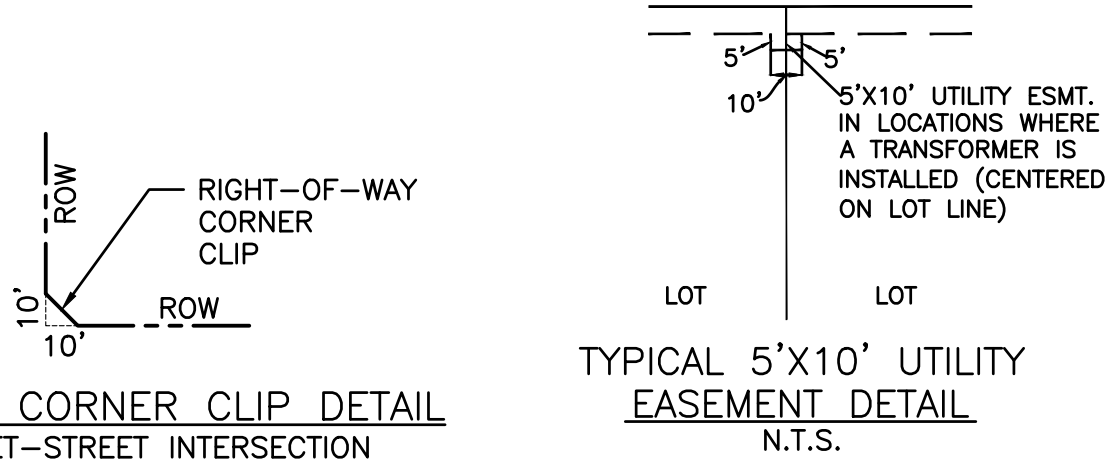
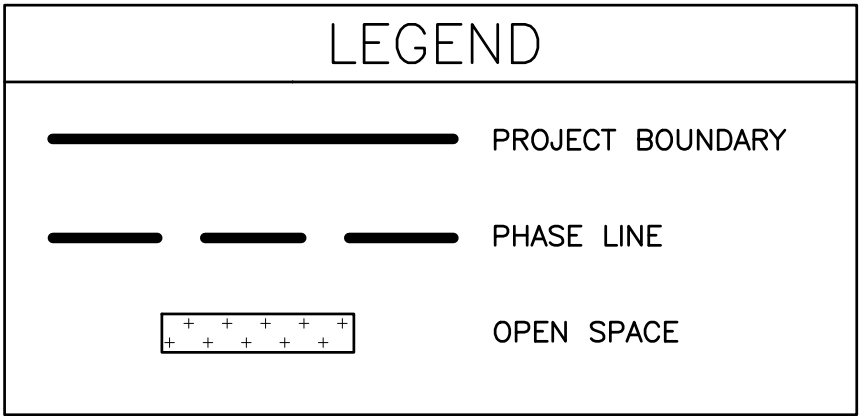
SET BACK PARTNERS, LTD.
100 NO. MITCHELL RD.
MANSFIELD, TX 76063
PHONE: (817) 477-0797
FAX: (817) 473-4686
bob@mrdevelopment.net

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100 NO. MITCHELL RD.
MANSFIELD, TX 76063
PHONE: (817) 477-0797
FAX: (817) 473-4686
bob@mrdevelopment.net



VICINITY MAP
NOT TO SCALE



EASEMENT NO.	DESCRIPTION	STATUS
1	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.T.C.T.	TO REMAIN
2	PERMANENT VALVE SITE TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
3	20' ELECTRIC EASEMENT JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION BOOK 1952 PAGE 531 O.P.R.J.C.T.	TO BE ABANDONED
4	10' UTILITY EASEMENT BOOK 2106 PAGE 913 O.P.R.J.C.T.	TO BE ABANDONED
5	EXHIBIT A 20' PERMANENT PIPELINE EASEMENT TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
6	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT 'A' EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN

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Date: Time : 3/28/2019 9:50 PM User Name : Shannon Lowless
Path Name : s:\ntr-land\0013\400 land\415 preliminary plat\001301pp01.dwg

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LJA ENGINEERING, INC.
100 LEXINGTON STREET
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FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

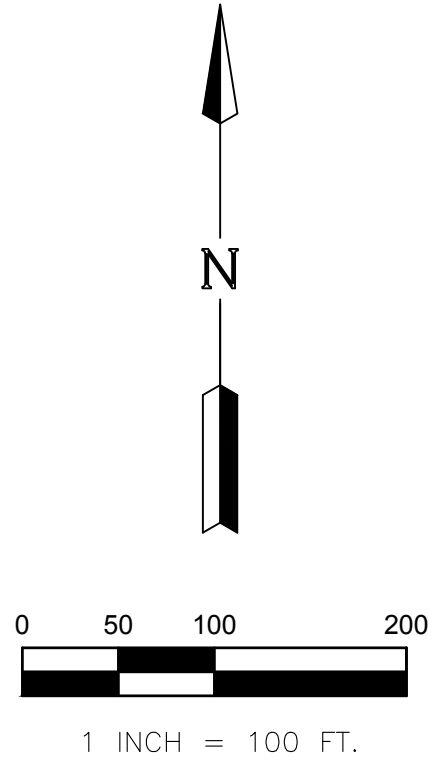
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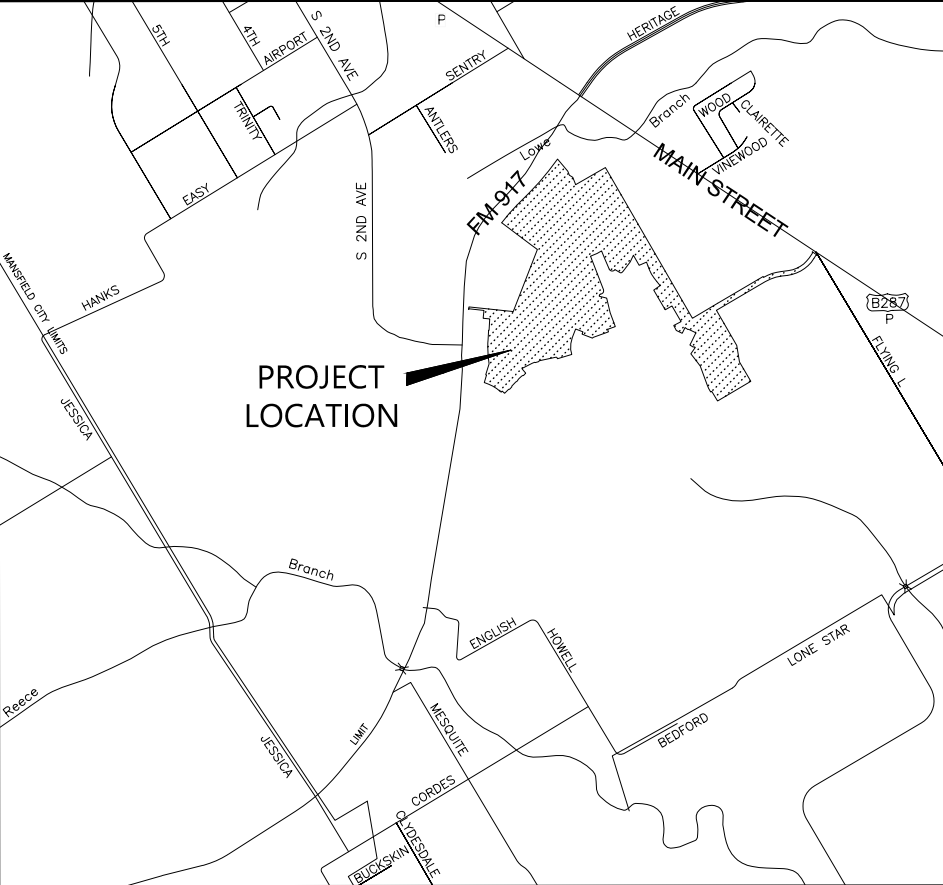
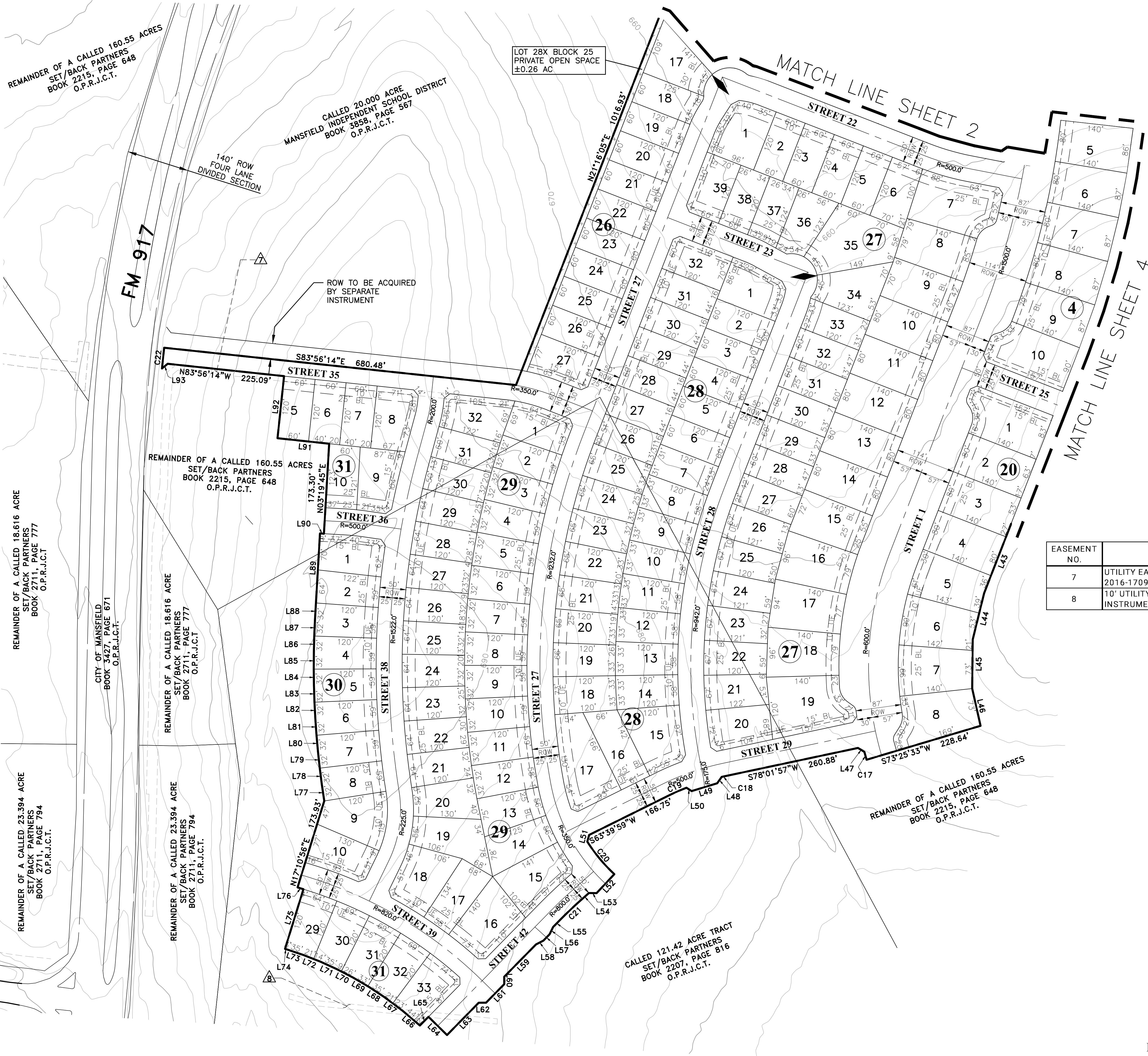
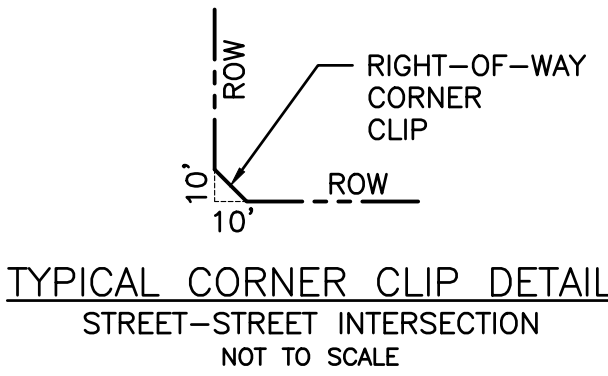
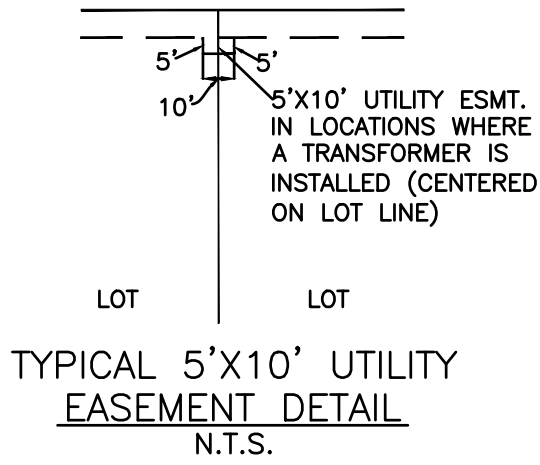
SET BACK PARTNERS, LTD.
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MANSFIELD, TX 76063
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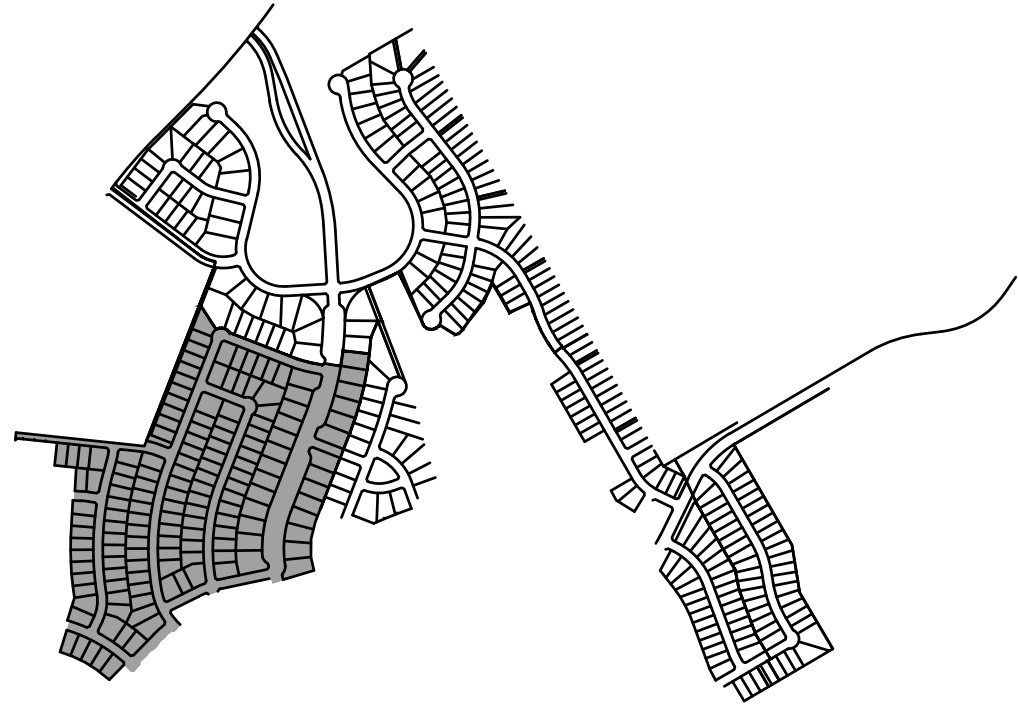
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LEGEND	
	PROJECT BOUNDARY
	PHASE LINE
	OPEN SPACE

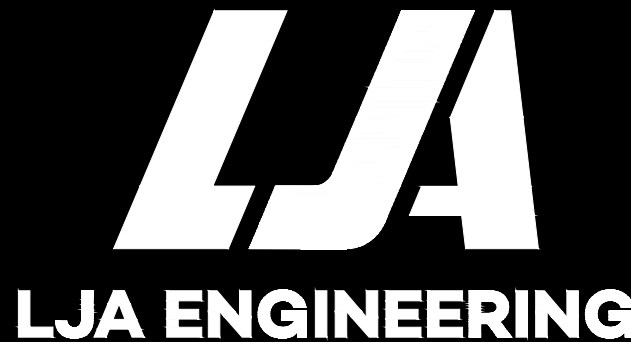
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EASEMENT NO.	DESCRIPTION	STATUS
7	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
8	10' UTILITY EASEMENT EXHIBIT A-3 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED



PRELIMINARY PLAT
M3 Ranch, Phase 1
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Date/Time : 3/28/2019 9:50 PM User Name : Shannon Lawless
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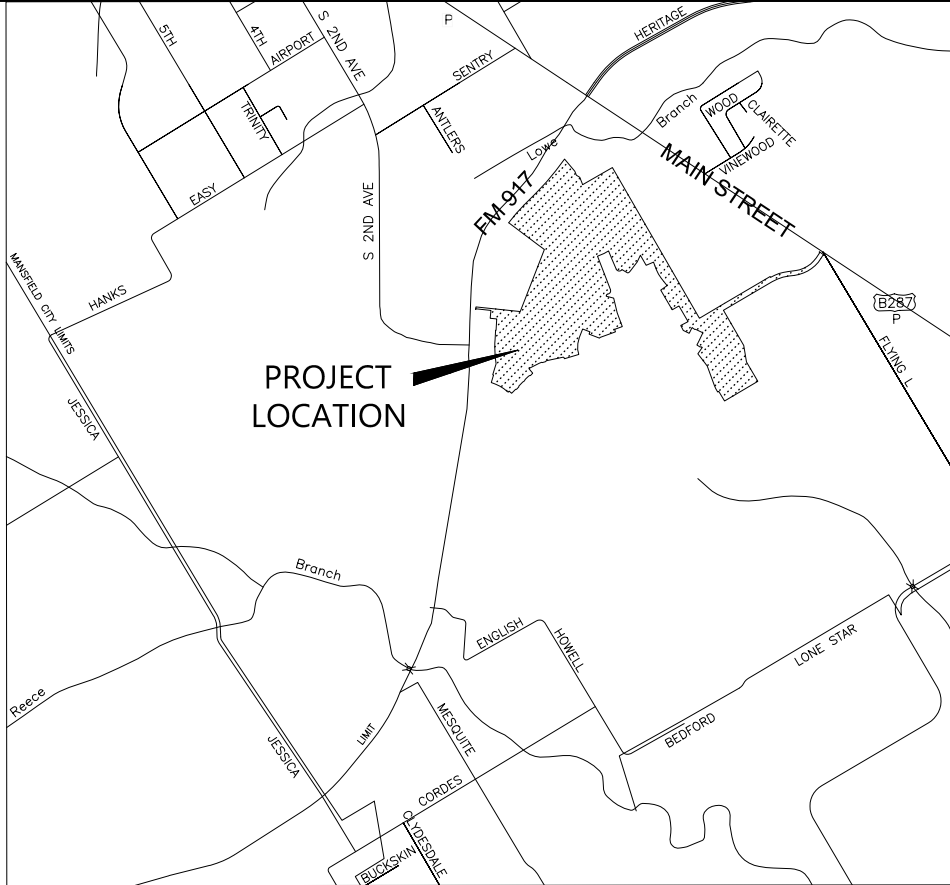
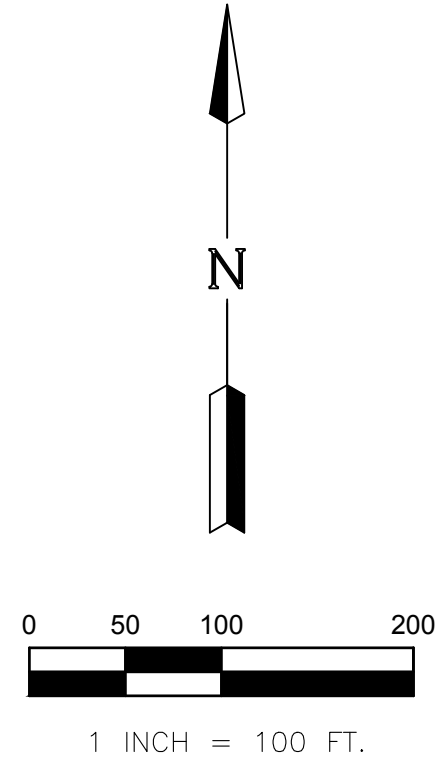


ENGINEER:
LJA ENGINEERING, INC.
100 LEXINGTON STREET
SUITE 20
FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:
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VICINITY MAP
NOT TO SCALE

LEGEND	
	PROJECT BOUNDARY
	PHASE LINE
	OPEN SPACE

EASEMENT NO.	DESCRIPTION	STATUS
9	20' PIPELINE EASEMENT PEREGRINE PIPELINE COMPANY, LP COUNTY CLERKS NO. 2009-26873 O.P.R.J.C.T.	TO REMAIN
10	50' EASEMENT LONESTAR GAS COMPANY VOLUME 629, PAGE 466 O.P.R.J.C.T.	TO REMAIN
11	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT 'A' EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
12	10' UTILITY EASEMENT EXHIBIT A-7 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
13	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-23864 O.P.R.J.C.T.	TO BE ABANDONED
14	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-22800 O.P.R.J.C.T.	TO BE ABANDONED
15	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
16	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
17	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
18	10' UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD O.P.R.J.C.T.	TO BE ABANDONED

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KEY MAP
SCALE: 1"=2000'

PRELIMINARY PLAT
M3 Ranch, Phase 1

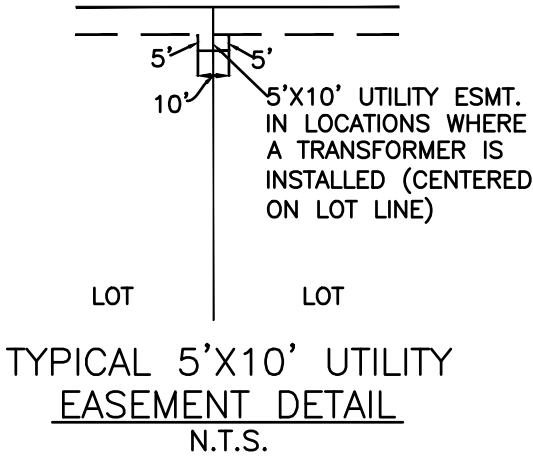
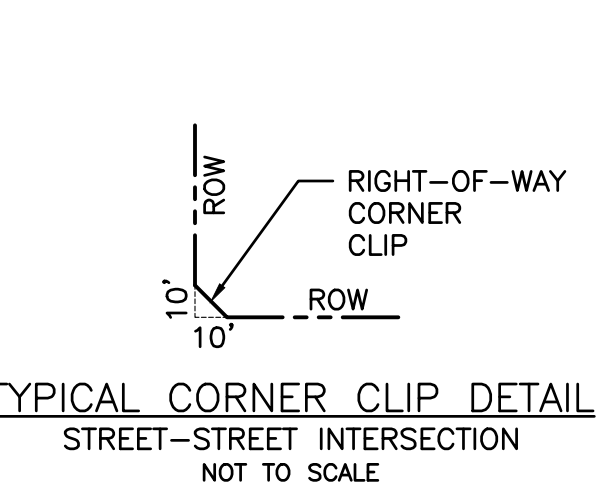
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City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



MATCH LINE SHEET 2

MATCH LINE SHEET 5

REMAINDER OF A CALLED 160.55 ACRES
SET/BACK PARTNERS
BOOK 2215, PAGE 648
O.P.R.J.C.T.

UNRECORDED
SETBACK "B"
UNIT #4H
4.05 ACRES

CALLED 110.19 ACRES
SET/BACK PARTNERS
BOOK 2169, PAGE 160
O.P.R.J.C.T.

LOT 1X BLOCK 8
PRIVATE OPEN SPACE
±0.21 AC

LOT 6X BLOCK 6
PRIVATE OPEN SPACE
±0.79 AC

LOT 18X BLOCK 4
PRIVATE OPEN SPACE
±0.24 AC

TRUSTEE KAREN SCHROEDER TRUST
BOOK 1916, PAGE 485
O.P.R.J.C.T.

NAD, 83
SURFACE
COORDINATE
N:6882547.926
E:2392476.207

POINT OF
BEGINNING

MCCASLIN CONSULTING, INC.
DOCUMENT NO. 2015-27690
O.P.R.J.C.T.

LOTS 1-5, BLOCK 6; 41-61,
BLOCK 2; LOTS 25, 51-63, 65-71,
BLOCK 4; AND LOTS 1-5, BLOCK 6
ARE LOCATED WITHIN 300 FEET OF
AN APPROVED GAS WELL DRILL SITE

ENGINEER:

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100 LEXINGTON STREET
SUITE 20
FORT WORTH, TX 76102
PHONE: (469) 621-0710
TEXAS REGISTRATION F-1386
lking@lja.com

DEVELOPER:

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CONTACT: BEN LUEDTKE
PHONE: (214) 445-2205
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RECORD OWNER:

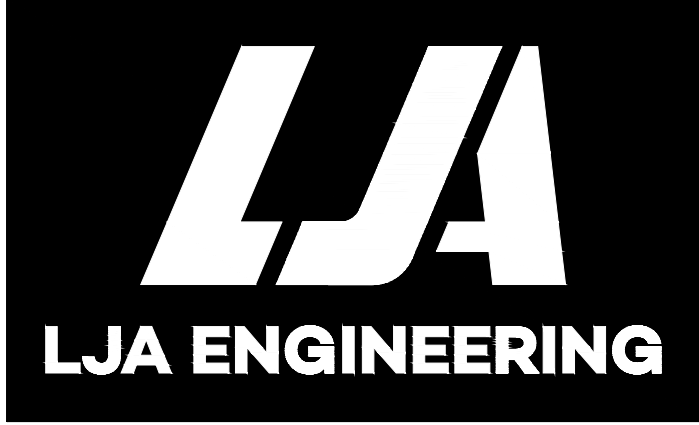
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Date/Time : 3/28/2019 9:50 PM User Name : Shannon Lowless
Path/Name : s:\nls-land\0013\400 land\415 preliminary plat\0013011pp01.dwg



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March 2019

CASE NO. SD#19-008

LOT 1X BLOCK 8
PRIVATE OPEN SPACE
±0.21 AC

MATCH LINE SHEET 4

CALLED 30.09 ACRES
KAREN SCHROEDER,
TRUSTEE OF THE LOUIS WOCHNER
REVOCABLE TRUST
BOOK 616, PAGE 485
O.P.R.J.C.T.

LOT 6X BLOCK 6
PRIVATE OPEN SPACE
AND D.E.
±0.79 AC

FOX GLEN VILLAGE
VOLUME 9, PAGE 242
P.R.J.C.T.

LOT 1X BLOCK 7
PRIVATE OPEN SPACE
±0.34 AC

LONE STAR RANCH
PHASE 1
VOL. 10, PG. 483
P.R.J.C.T.

LONE STAR RANCH
PHASE 1
VOL. 10, PG. 483
P.R.J.C.T.

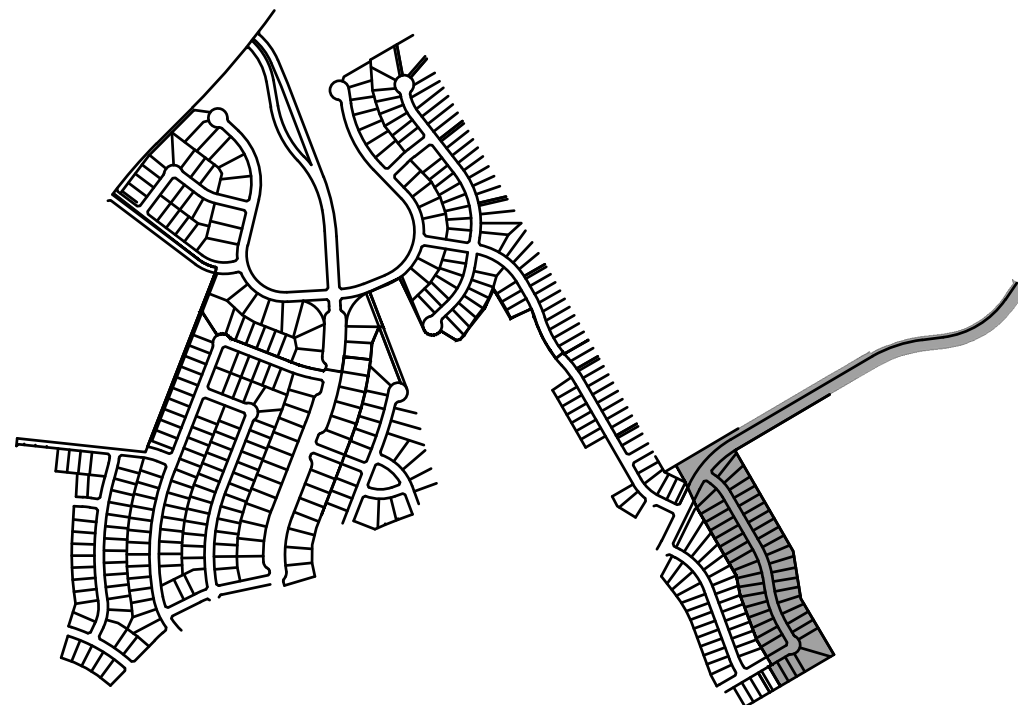
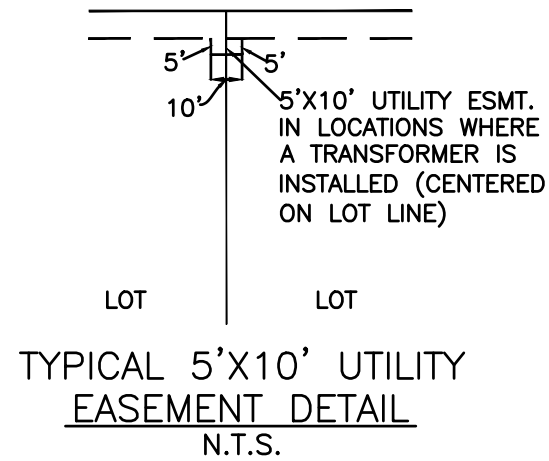
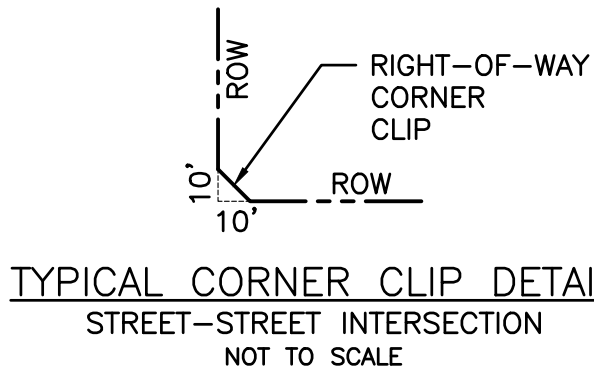
DOVE CHASE
PHASE 1
VOL. 11, PG. 20
P.R.J.C.T.

CALLED 78.455 ACRES
MANSFIELD INDEPENDENT SCHOOL DISTRICT
VOLUME 3330, PAGE 422
O.P.R.J.C.T.

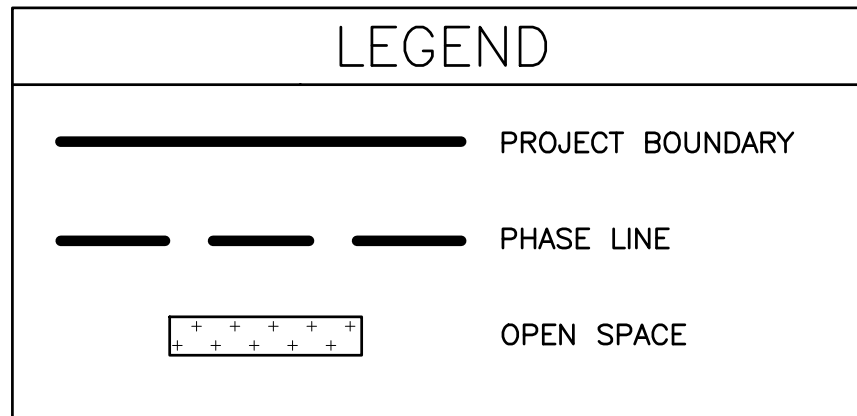
MCCASLIN CONSULTING, INC.
DOCUMENT NO. 2015-27690
O.P.R.J.C.T.

CALLED 41.00 ACRES
MANSFIELD INDEPENDENT SCHOOL DISTRICT
BOOK 857, PAGE 272
O.P.R.J.C.T.

EASEMENT NO.	DESCRIPTION	STATUS
19	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-2280 O.P.R.J.C.T.	TO BE ABANDONED



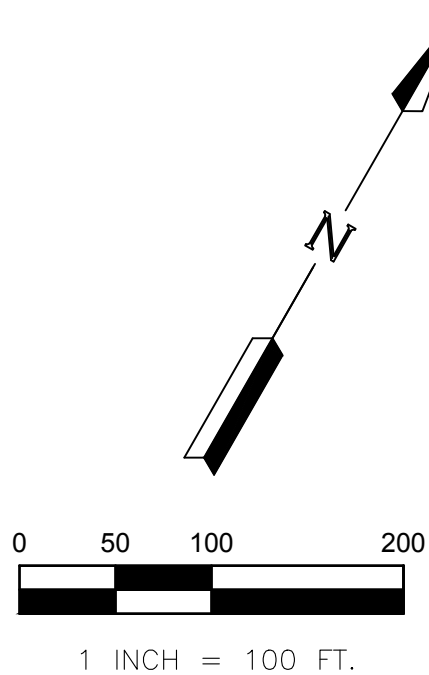
KEY MAP
SCALE: 1"=2000'



VICINITY MAP
NOT TO SCALE

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OPEN SPACE LOTS:	12 LOTS



RESIDENTIAL LOTS TABLE

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 3 LOT 2	13,213	0.30
TYPE 2	BLOCK 3 LOT 3	9,482	0.22
TYPE 2	BLOCK 3 LOT 4	9,303	0.21
TYPE 2	BLOCK 3 LOT 5	9,519	0.22
TYPE 2	BLOCK 3 LOT 6	9,518	0.22
TYPE 2	BLOCK 3 LOT 7	9,503	0.22
TYPE 2	BLOCK 3 LOT 8	10,309	0.24
TYPE 4	BLOCK 3 LOT 9	8,802	0.20
TYPE 4	BLOCK 3 LOT 10	7,543	0.17
TYPE 4	BLOCK 3 LOT 11	8,342	0.19
TYPE 4	BLOCK 3 LOT 12	8,363	0.19
TYPE 4	BLOCK 3 LOT 13	8,140	0.19
TYPE 4	BLOCK 3 LOT 14	7,008	0.16
TYPE 4	BLOCK 3 LOT 15	10,598	0.24
TYPE 4	BLOCK 3 LOT 16	18,811	0.43
TYPE 4	BLOCK 3 LOT 17	21,215	0.49
TYPE 4	BLOCK 3 LOT 18	7,881	0.18
TYPE 4	BLOCK 3 LOT 19	7,783	0.18
TYPE 4	BLOCK 3 LOT 20	9,421	0.22
TYPE 4	BLOCK 3 LOT 21	8,950	0.21

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 22	8,603	0.20
TYPE 4	BLOCK 3 LOT 23	8,249	0.19
TYPE 4	BLOCK 3 LOT 24	7,896	0.18
TYPE 4	BLOCK 3 LOT 25	9,009	0.21
TYPE 4	BLOCK 3 LOT 26	7,119	0.16
TYPE 4	BLOCK 3 LOT 27	6,765	0.16
TYPE 4	BLOCK 3 LOT 28	6,579	0.15
TYPE 4	BLOCK 3 LOT 29	6,565	0.15
TYPE 4	BLOCK 3 LOT 30	6,547	0.15
TYPE 4	BLOCK 3 LOT 31	6,892	0.16
TYPE 4	BLOCK 3 LOT 32	7,627	0.18
TYPE 4	BLOCK 3 LOT 33	11,354	0.26
TYPE 4	BLOCK 3 LOT 34	11,137	0.26
TYPE 4	BLOCK 3 LOT 35	10,098	0.23
TYPE 4	BLOCK 3 LOT 36	10,371	0.24
TYPE 4	BLOCK 3 LOT 37	9,597	0.22
TYPE 4	BLOCK 3 LOT 38	9,002	0.21
TYPE 4	BLOCK 3 LOT 39	7,710	0.18
TYPE 4	BLOCK 3 LOT 40	7,223	0.17
TYPE 4	BLOCK 3 LOT 41	7,502	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 42	6,250	0.14
TYPE 4	BLOCK 3 LOT 43	6,289	0.14
TYPE 4	BLOCK 3 LOT 44	6,502	0.15
TYPE 4	BLOCK 3 LOT 45	6,917	0.16
TYPE 4	BLOCK 3 LOT 46	7,376	0.17
TYPE 4	BLOCK 3 LOT 47	7,632	0.18
TYPE 4	BLOCK 3 LOT 48	7,669	0.18
TYPE 4	BLOCK 3 LOT 49	7,487	0.17
TYPE 4	BLOCK 3 LOT 50	7,086	0.16
TYPE 4	BLOCK 3 LOT 51	6,620	0.15
TYPE 4	BLOCK 3 LOT 52	7,591	0.17
TYPE 4	BLOCK 3 LOT 53	6,250	0.14
TYPE 4	BLOCK 3 LOT 54	6,250	0.14
TYPE 4	BLOCK 3 LOT 55	6,250	0.14
TYPE 4	BLOCK 3 LOT 56	6,250	0.14
TYPE 4	BLOCK 3 LOT 57	6,250	0.14
TYPE 4	BLOCK 3 LOT 58	6,250	0.14
TYPE 4	BLOCK 3 LOT 59	6,250	0.14
TYPE 4	BLOCK 3 LOT 60	7,500	0.17
TYPE 4	BLOCK 3 LOT 61	7,450	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 4 LOT 1	10,702	0.25
TYPE 2	BLOCK 4 LOT 2	9,428	0.22
TYPE 2	BLOCK 4 LOT 3	9,925	0.23
TYPE 2	BLOCK 4 LOT 4	10,130	0.23
TYPE 2	BLOCK 4 LOT 5	13,883	0.32
TYPE 4	BLOCK 4 LOT 6	7,808	0.18
TYPE 4	BLOCK 4 LOT 7	7,077	0.16
TYPE 4	BLOCK 4 LOT 8	7,054	0.16
TYPE 4	BLOCK 4 LOT 9	7,136	0.16
TYPE 4	BLOCK 4 LOT 10	7,064	0.16
TYPE 4	BLOCK 4 LOT 11	6,943	0.16
TYPE 4	BLOCK 4 LOT 12	6,250	0.14
TYPE 4	BLOCK 4 LOT 13	6,250	0.14
TYPE 4	BLOCK 4 LOT 14	11,633	0.27
TYPE 1B	BLOCK 5 LOT 2	18,933	0.43
TYPE 1B	BLOCK 5 LOT 3	12,906	0.30
TYPE 1B	BLOCK 5 LOT 4	11,649	0.27
TYPE 1B	BLOCK 5 LOT 5	11,649	0.27
TYPE 1B	BLOCK 5 LOT 6	11,649	0.27
TYPE 1B	BLOCK 5 LOT 7	11,649	0.27

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 1B	BLOCK 5 LOT 8	11,649	0.27
TYPE 1B	BLOCK 5 LOT 9	11,667	0.27
TYPE 1B	BLOCK 5 LOT 10	14,262	0.33
TYPE 2	BLOCK 5 LOT 11	9,550	0.22
TYPE 2	BLOCK 5 LOT 12	8,644	0.20
TYPE 2	BLOCK 5 LOT 13	8,624	0.20
TYPE 2	BLOCK 5 LOT 14	8,625	0.20
TYPE 2	BLOCK 5 LOT 15	8,628	0.20
TYPE 2	BLOCK 5 LOT 16	11,700	0.27
TYPE 2	BLOCK 5 LOT 17	23,374	0.54
TYPE 2	BLOCK 5 LOT 18	9,857	0.23
TYPE 2	BLOCK 5 LOT 19	13,034	0.30
TYPE 2	BLOCK 5 LOT 20	12,577	0.29
TYPE 2	BLOCK 5 LOT 21	12,787	0.29
TYPE 2	BLOCK 5 LOT 22	11,164	0.26
TYPE 2	BLOCK 5 LOT 23	9,405	0.22
TYPE 2	BLOCK 5 LOT 24	8,750	0.20
TYPE 4	BLOCK 5 LOT 51	10,438	0.24
TYPE 4	BLOCK 5 LOT 52	7,280	0.17
TYPE 4	BLOCK 5 LOT 53	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 54	6,000	0.14
TYPE 4	BLOCK 5 LOT 55	6,000	0.14
TYPE 4	BLOCK 5 LOT 56	6,000	0.14
TYPE 4	BLOCK 5 LOT 57	6,000	0.14
TYPE 4	BLOCK 5 LOT 58	6,000	0.14
TYPE 4	BLOCK 5 LOT 59	6,440	0.15
TYPE 4	BLOCK 5 LOT 60	6,692	0.15
TYPE 4	BLOCK 5 LOT 61	6,238	0.14
TYPE 4	BLOCK 5 LOT 62	6,238	0.14
TYPE 4	BLOCK 5 LOT 63	9,493	0.22
TYPE 4	BLOCK 5 LOT 64	11,057	0.25
TYPE 4	BLOCK 5 LOT 65	6,612	0.15
TYPE 4	BLOCK 5 LOT 66	6,787	0.16
TYPE 4	BLOCK 5 LOT 67	6,858	0.16
TYPE 4	BLOCK 5 LOT 68	6,976	0.16
TYPE 4	BLOCK 5 LOT 69	7,070	0.16
TYPE 4	BLOCK 5 LOT 70	6,957	0.16
TYPE 4	BLOCK 5 LOT 71	7,963	0.18
TYPE 4	BLOCK 5 LOT 72	9,090	0.21
TYPE 4	BLOCK 5 LOT 73	6,776	0.16

LINE	BEARING	DISTANCE
L1	S32°30'45"E	12.99'
L2	N82°58'36"E	112.62'
L3	N34°07'45"E	89.66'
L4	N10°26'54"W	20.74'
L5	S55°36'23"E	89.26'
L6	S79°15'41"W	17.21'
L7	S32°02'05"W	58.06'
L8	S82°58'36"W	90.19'
L9	S59°30'03"W	7.70'
L10	N25°34'42"W	63.64'
L11	N22°48'43"W	50.05'
L12	N36°04'31"W	97.66'
L13	N37°51'12"W	141.02'
L14	N62°05'32"W	20.02'
L15	S74°13'13"W	14.46'
L16	N59°01'48"W	60.00'
L17	N26°02'29"E	146.81'
L18	N18°57'31"W	14.14'
L19	N63°53'15"W	114.05'
L20	S74°40'38"W	14.33'
L21	N54°49'40"W	50.24'
L22	S26°23'41"W	96.69'
L23	N63°57'31"W	100.81'
L24	N28°02'22"W	33.23'
L25	N28°02'22"W	51.79'
L26	N62°34'43"E	126.94'
L27	S60°05'07"W	120.00'
L28	N31°26'53"W	48.95'
L29	N55°44'13"E	120.00'
L30	S66°08'08"W	121.94'
L31	S25°20'41"W	112.45'
L32	S46°13'48"W	30.94'
L33	S77°27'36"W	21.30'
L34	N58°04'56"W	96.69'
L35	N22°25'59"W	127.91'
L36	S67°55'05"W	107.15'
L37	S76°04'09"E	117.89'
L38	S69°53'51"W	125.00'
L39	S20°06'09"E	40.00'
L40	S53°49'28"W	19.59'
L41	N21°16'05"E	37.44'
L42	N68°43'55"W	119.97'
L43	S21°16'46"W	143.14'
L44	S13°49'50"W	92.02'
L45	S00°35'33"W	94.18'
L46	S12°37'30"E	73.31'
L47	N58°19'55"W	14.47'
L48	S35°01'34"W	14.97'
L49	S73°03'15"W	51.47'
L50	N56°51'51"W	11.78'

LINE	BEARING	DISTANCE
L50	N56°51'51"W	11.78'
L51	S16°01'11"W	13.47'
L52	S43°06'24"W	49.83'
L53	N89°19'03"W	14.81'
L54	S48°27'27"W	21.51'
L55	S44°30'11"W	19.91'
L56	S25°50'48"W	15.62'
L57	S44°30'11"W	17.01'
L58	S62°41'37"W	16.00'
L59	S44°30'11"W	87.19'
L60	S00°29'49"E	14.14'
L61	S44°30'11"W	50.00'
L62	S89°30'11"W	14.14'
L63	S44°30'11"W	86.96'
L64	N45°29'49"W	50.00'
L65	S44°30'11"W	23.51'
L66	N49°31'49"W	44.25'
L67	N53°13'28"W	44.30'
L68	N56°37'09"W	34.91'
L69	N59°34'58"W	34.91'
L70	N62°32'47"W	34.91'
L71	N65°30'36"W	34.91'
L72	N68°28'25"W	34.91'
L73	N71°26'14"W	34.91'
L74	N74°24'03"W	2.79'
L75	N17°10'56"E	120.08'
L76	N72°49'00"W	11.83'
L77	N08°23'03"W	31.81'
L78	N07°17'26"W	31.81'
L79	N06°11'49"W	31.81'
L80	N05°06'13"W	31.81'
L81	N04°00'36"W	31.81'
L82	N02°55'00"W	31.81'
L83	N01°49'23"W	31.81'
L84	N00°43'46"W	31.81'
L85	N00°21'50"E	31.81'
L86	N01°27'27"E	31.81'
L87	N02°31'35"E	31.82'
L88	N03°19'45"E	31.82'
L89	N03°19'45"E	133.85'
L90	S86°40'15"E	7.62'
L91	N83°56'14"W	99.91'
L92	N06°03'46"E	120.00'
L93	S50°53'20"W	14.10'
L94	N52°59'43"W	110.66'
L95	S22°19'02"E	68.10'
L96	S59°26'15"E	28.10'
L97	S59°26'15"E	30.67'
L98	S21°02'39"E	92.64'
L99	S21°02'45"E	29.82'

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 74	6,941	0.16
TYPE 4	BLOCK 5 LOT 75	7,917	0.18
TYPE 4	BLOCK 5 LOT 76	7,861	0.18
TYPE 4	BLOCK 5 LOT 77	7,268	0.17
TYPE 4	BLOCK 5 LOT 78	7,259	0.17
TYPE 4	BLOCK 5 LOT 79	8,551	0.20
TYPE 4	BLOCK 5 LOT 80	6,905	0.16
TYPE 3	BLOCK 5 LOT 81	8,270	0.19
TYPE 3	BLOCK 5 LOT 82	9,253	0.21
TYPE 4	BLOCK 7 LOT 1	7,450	0.17
TYPE 4	BLOCK 7 LOT 2	6,901	0.16
TYPE 4	BLOCK 7 LOT 3	8,037	0.18
TYPE 4	BLOCK 7 LOT 4	6,528	0.15
TYPE 4	BLOCK 7 LOT 5	6,250	0.14
TYPE 4	BLOCK 8 LOT 2	9,075	0.21
TYPE 4	BLOCK 8 LOT 3	7,930	0.18
TYPE 4	BLOCK 8 LOT 4	7,121	0.16
TYPE 4	BLOCK 8 LOT 5	6,500	0.15
TYPE 4	BLOCK 8 LOT 6	6,500	0.15
TYPE 4	BLOCK 8 LOT 7	6,500	0.15

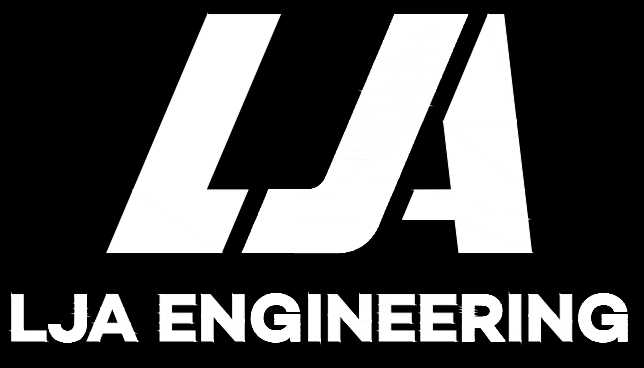
TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 8	6,500	0.15
TYPE 4	BLOCK 8 LOT 9	6,500	0.15
TYPE 4	BLOCK 8 LOT 10	6,500	0.15
TYPE 4	BLOCK 8 LOT 11	6,993	0.16
TYPE 4	BLOCK 8 LOT 12	7,383	0.17
TYPE 4	BLOCK 8 LOT 13	7,334	0.17
TYPE 4	BLOCK 8 LOT 14	6,920	0.16
TYPE 4	BLOCK 8 LOT 15	6,500	0.15
TYPE 4	BLOCK 8 LOT 16	6,946	0.16
TYPE 4	BLOCK 8 LOT 17	6,832	0.16
TYPE 4	BLOCK 8 LOT 18	7,111	0.16
TYPE 4	BLOCK 8 LOT 19	6,499	0.15
TYPE 4	BLOCK 8 LOT 20	6,575	0.15
TYPE 4	BLOCK 8 LOT 21	12,870	0.30
TYPE 4	BLOCK 8 LOT 22	17,012	0.39
TYPE 4	BLOCK 8 LOT 23	6,294	0.14
TYPE 4	BLOCK 8 LOT 24	6,026	0.14
TYPE 4	BLOCK 8 LOT 25	6,000	0.14
TYPE 4	BLOCK 8 LOT 26	7,800	0.18
TYPE 4	BLOCK 8 LOT 27	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 28	6,000	0.14
TYPE 4	BLOCK 8 LOT 29	6,000	0.14
TYPE 4	BLOCK 8 LOT 30	6,000	0.14
TYPE 4	BLOCK 9 LOT 1	10,085	0.23
TYPE 4	BLOCK 9 LOT 2	7,812	0.18
TYPE 4	BLOCK 9 LOT 3	7,812	0.18
TYPE 4	BLOCK 9 LOT 4	7,812	0.18
TYPE 4	BLOCK 9 LOT 5	7,812	0.18
TYPE 4	BLOCK 9 LOT 6	7,812	0.18
TYPE 4	BLOCK 9 LOT 7	7,812	0.18
TYPE 4	BLOCK 9 LOT 8	7,812	0.18
TYPE 4	BLOCK 9 LOT 9	8,266	0.19
TYPE 4	BLOCK 9 LOT 10	8,278	0.19
TYPE 4	BLOCK 9 LOT 11	7,972	0.18
TYPE 4	BLOCK 9 LOT 12	7,009	0.16
TYPE 4	BLOCK 9 LOT 13	7,003	0.16
TYPE 4	BLOCK 9 LOT 14	6,434	0.15
TYPE 4	BLOCK 9 LOT 15	6,417	0.15
TYPE 4	BLOCK 9 LOT 16	6,576	0.15
TYPE 4	BLOCK 9 LOT 17	6,897	0.16
TYPE 4	BLOCK 9 LOT 18	10,119	0.23

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 9 LOT 19	8,134	0.19
TYPE 4	BLOCK 9 LOT 20	6,000	0.14
TYPE 4	BLOCK 9 LOT 21	6,000	0.14
TYPE 4	BLOCK 9 LOT 22	6,000	0.14
TYPE 4	BLOCK 9 LOT 23	6,000	0.14
TYPE 4	BLOCK 9 LOT 24	6,000	0.14
TYPE 4	BLOCK 9 LOT 25	6,000	0.14
TYPE 4	BLOCK 9 LOT 26	6,000	0.14
TYPE 4	BLOCK 9 LOT 27	6,128	0.14
TYPE 4	BLOCK 9 LOT 28	6,531	0.15
TYPE 4	BLOCK 9 LOT 29	6,600	0.15
TYPE 4	BLOCK 9 LOT 30	7,012	0.16
TYPE 4	BLOCK 9 LOT 31	7,992	0.18
TYPE 4	BLOCK 9 LOT 32	9,685	0.22
TYPE 4	BLOCK 9 LOT 33	13,198	0.27
TYPE 4	BLOCK 20 LOT 2	7,500	0.17
TYPE 4	BLOCK 20 LOT 3	8,156	0.19
TYPE 4	BLOCK 20 LOT 4	8,244	0.19
TYPE 4	BLOCK 20 LOT 5	7,617	0.17
TYPE 4	BLOCK 20 LOT 6	6,354	0.15

Date\Time : 3/28/2019 9:51 PM User Name : Shannon Lowless
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<div>PROPERTY DESCRIPTION 132.004 ACRES</div> <div>BEING A 132.004 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, THE CRAWFORD TREESE SURVEY, ABSTRACT NO. 831, AND THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND CONVEYED TO SET/BACK PARTNERS, AS RECORDED IN, VOLUME 2555, PAGE 254, VOLUME 2215, PAGE 648, VOLUME 2169, VOLUME 160, VOLUME 2207, PAGE 816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, PART OF A TRACT OF LAND CONVEYED TO MCCASLIN CONSULTING, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-27690, AND PART OF A 78.455 ACRE TRACT OF LAND CONVEYED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 3330, PAGE 422, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, SAID 132.004 ACRE TRACT WITH BEARING OF 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 "17-07" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT FOR CORNER; THENCE, NORTH 59 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 450.85 FEET TO A POINT FOR CORNER; THENCE, NORTH 59 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 804.23 FEET TO A POINT FOR CORNER; THENCE, SOUTH 32 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 38 MINUTES 44 SECONDS, A RADIUS OF 718.86 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 282.28 FEET; THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 284.12 FEET TO A POINT FOR CORNER; NORTH 82 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 35 MINUTES 07 SECONDS, A RADIUS OF 450.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 370.26 FEET; THENCE, ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 381.59 FEET TO A POINT FOR CORNER; THENCE, NORTH 34 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 89.66 FEET TO A POINT FOR CORNER; THENCE, NORTH 10 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 20.74 FEET TO A POINT FOR CORNER; THENCE, SOUTH 55 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 89.26 FEET TO A POINT FOR CORNER; THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 79 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 17.21 FEET TO A POINT FOR CORNER; SOUTH 32 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 58.06 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 56 MINUTES 30 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 57 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 477.36 FEET; ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 493.45 FEET TO A POINT FOR CORNER; SOUTH 82 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 90.19 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 32 MINUTES 34 SECONDS, A RADIUS OF 648.86 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 264.75 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 266.62 FEET TO A POINT FOR CORNER; SOUTH 59 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 844.36 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 495.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST, A DISTANCE OF 21.35 FEET; ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 21.35 FEET TO A POINT FOR CORNER; SOUTH 30 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 620.96 FEET TO A POINT FOR CORNER; SOUTH 09 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 253.72 FEET TO A POINT FOR CORNER; SOUTH 30 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 342.98 FEET TO A POINT FOR CORNER; THENCE, SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 592.40 FEET TO A POINT FOR CORNER; THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:</div>	<div>NORTH 30 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER; SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 7.70 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 52 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.25 FEET; ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.25 FEET TO A POINT FOR CORNER; NORTH 25 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 63.64 FEET TO A POINT FOR CORNER; NORTH 22 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT FOR CORNER; NORTH 20 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 313.03 FEET TO A POINT FOR CORNER; NORTH 36 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 97.66 FEET TO A POINT FOR CORNER; NORTH 37 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 141.02 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 35 SECONDS, A RADIUS OF 685.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 118.53 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 118.68 FEET TO A POINT FOR CORNER; NORTH 62 DEGREES 05 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.02 FEET TO A POINT FOR CORNER; SOUTH 74 DEGREES 13 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.46 FEET TO A POINT FOR CORNER; NORTH 59 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 55 MINUTES 43 SECONDS, A RADIUS OF 595.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 51.17 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 51.18 FEET TO A POINT FOR CORNER; NORTH 26 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.81 FEET TO A POINT FOR CORNER; NORTH 18 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER; NORTH 63 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 114.05 FEET TO A POINT FOR CORNER; SOUTH 74 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.33 FEET TO A POINT FOR CORNER; NORTH 54 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.24 FEET TO A POINT FOR CORNER; SOUTH 26 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER; NORTH 63 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 100.81 FEET TO A POINT FOR CORNER; NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 33.23 FEET TO A POINT FOR CORNER; NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.79 FEET TO A POINT FOR CORNER; NORTH 62 DEGREES 34 MINUTES 43 SECONDS EAST, A DISTANCE OF 126.94 FEET TO A POINT FOR CORNER; NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 277.14 FEET TO A POINT FOR CORNER; SOUTH 60 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER; NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER; NORTH 31 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 48.95 FEET TO A POINT FOR CORNER; NORTH 55 DEGREES 44 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 44 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.51 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 82.58 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 09 MINUTES 17 SECONDS, A RADIUS OF 625.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 272.20 FEET; ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A</div>	<div>REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 16 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 62.74 FEET; ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 62.77 FEET TO A POINT FOR CORNER; SOUTH 66 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 121.94 FEET TO A POINT FOR CORNER; NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 177.77 FEET TO A POINT FOR CORNER; SOUTH 25 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 112.45 FEET TO A POINT FOR CORNER; SOUTH 37 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 176.97 FEET TO A POINT FOR CORNER; SOUTH 46 DEGREES 13 MINUTES 48 SECONDS WEST, A DISTANCE OF 30.94 FEET TO A POINT FOR CORNER; SOUTH 77 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 21.30 FEET TO A POINT FOR CORNER; NORTH 58 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 39 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 88.96 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 109.66 FEET TO A POINT FOR CORNER; NORTH 23 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 172.88 FEET TO A POINT FOR CORNER; NORTH 22 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 127.91 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 78.08 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.30 FEET TO A POINT FOR CORNER; SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 107.15 FEET TO A POINT FOR CORNER; SOUTH 20 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 548.34 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 19 MINUTES 26 SECONDS WEST, A DISTANCE OF 80.33 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.28 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72 DEGREES 22 MINUTES 38 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 23.62 FEET; ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 25.26 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 28 SECONDS, A RADIUS OF 1867.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 17.63 FEET; ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.63 FEET TO A POINT FOR CORNER; SOUTH 76 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 117.89 FEET TO A POINT FOR CORNER; SOUTH 13 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 231.25 FEET TO A POINT FOR CORNER; SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 223.78 FEET TO A POINT FOR CORNER; SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER; SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER; SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 244.18 FEET TO A POINT FOR CORNER; SOUTH 53 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 19.59 FEET TO A POINT FOR CORNER; NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER; NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.44 FEET TO A POINT FOR CORNER; NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.97 FEET TO A POINT FOR CORNER; SOUTH 21 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT FOR CORNER; SOUTH 13 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.02 FEET TO A POINT FOR CORNER; SOUTH 00 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 94.18 FEET TO A POINT FOR CORNER; SOUTH 12 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 73.31 FEET TO A POINT FOR CORNER; SOUTH 73 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 228.64 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 23 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.65 FEET; ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.65 FEET TO A POINT FOR CORNER; NORTH 58 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A POINT FOR CORNER; SOUTH 78 DEGREES 01 MINUTE 57 SECONDS WEST, A DISTANCE OF 260.88 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 04 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 7.06 FEET; ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.06 FEET TO A POINT FOR CORNER; SOUTH 35 DEGREES 01 MINUTE 34 SECONDS WEST, A DISTANCE OF 14.97 FEET TO A POINT FOR CORNER; SOUTH 73 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 51.47 FEET TO A POINT FOR CORNER; NORTH 56 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 11.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 57 MINUTES 51 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 08 MINUTES 55 SECONDS WEST, A DISTANCE OF 41.14 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 41.16 FEET TO A POINT FOR CORNER; SOUTH 63 DEGREES 39 MINUTES 59 SECONDS WEST, A DISTANCE OF 166.75 FEET TO A POINT FOR CORNER; SOUTH 16 DEGREES 01 MINUTE 11 SECONDS WEST, A DISTANCE OF 13.47 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 06 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 81.38 FEET; ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 81.60 FEET TO A POINT FOR CORNER; SOUTH 43 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE OF 49.83 FEET TO A POINT FOR CORNER; NORTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.81 FEET TO A POINT FOR CORNER; SOUTH 48 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.51 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 53.48 FEET; ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 53.49 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 19.91 FEET TO A POINT FOR CORNER; SOUTH 25 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 15.62 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 17.01 FEET TO A POINT FOR CORNER; SOUTH 62 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 87.19 FEET TO A POINT FOR CORNER; SOUTH 00 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER; SOUTH 89 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 86.96 FEET TO A POINT FOR CORNER; NORTH 45 DEGREES 29 MINUTES 49 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER; SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 23.51 FEET TO A POINT FOR CORNER;</div>	<div>NORTH 49 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 44.25 FEET TO A POINT FOR CORNER; NORTH 53 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 44.30 FEET TO A POINT FOR CORNER; NORTH 56 DEGREES 37 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 59 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 62 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 65 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 68 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 71 DEGREES 26 MINUTES 14 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER; NORTH 74 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 2.79 FEET TO A POINT FOR CORNER; NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 120.08 FEET TO A POINT FOR CORNER; NORTH 72 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.83 FEET TO A POINT FOR CORNER; NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 173.93 FEET TO A POINT FOR CORNER; NORTH 08 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 07 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 06 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 05 DEGREES 06 MINUTES 13 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 04 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 02 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 01 DEGREE 49 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 01 DEGREE 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER; NORTH 02 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER; NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER; NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 133.85 FEET TO A POINT FOR CORNER; SOUTH 86 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 7.62 FEET TO A POINT FOR CORNER; NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 173.30 FEET TO A POINT FOR CORNER; NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 99.91 FEET TO A POINT FOR CORNER; NORTH 06 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER; NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 225.09 FEET TO A POINT FOR CORNER; SOUTH 50 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.10 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 53 MINUTES 03 SECONDS, A RADIUS OF 2592.30 FEET, AND A LONG CHORD THAT BEARS NORTH 05 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.00 FEET TO A POINT FOR CORNER; THENCE, SOUTH 83 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 680.48 FEET TO A POINT FOR CORNER; THENCE, NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 1016.93 FEET TO A POINT FOR CORNER;</div>	<div>THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 110.66 FEET TO A POINT FOR CORNER; THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 569.01 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 47 MINUTES 44 SECONDS, A RADIUS OF 2597.80 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 353.18 FEET; THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 353.46 FEET TO A POINT FOR CORNER; THENCE, NORTH 44 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 270.77 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 24 MINUTES 46 SECONDS, A RADIUS OF 4080.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 669.52 FEET; THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 670.28 FEET TO A POINT FOR CORNER; THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 39 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 240.45 FEET TO A POINT FOR CORNER; SOUTH 22 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 68.10 FEET TO A POINT FOR CORNER; SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.10 FEET TO A POINT FOR CORNER; SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.67 FEET TO A POINT FOR CORNER; SOUTH 21 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 92.64 FEET TO A POINT FOR CORNER; SOUTH 21 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.82 FEET TO A POINT FOR CORNER; NORTH 60 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 525.07 FEET TO A POINT FOR CORNER; THENCE, SOUTH 29 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 2657.70 TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5,750,088 SQUARE FEET OR 132.004 ACRES OF LAND.</div> <div>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 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 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.</div>
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<div><div>LJA ENGINEERING</div></div>	<div>ENGINEER:</div> <div>LJA ENGINEERING, INC. 100 LEXINGTON STREET SUITE 20 FORT WORTH, TX 76102 PHONE: (469) 621-0710 TEXAS REGISTRATION F-1386 lking@lja.com</div>	<div>DEVELOPER:</div> <div>HANOVER PROPERTY COMPANY 3001 KNOX STREET, SUITE 207 DALLAS, TX 75205 CONTACT: BEN LUEDTKE PHONE: (214) 445-2205 ben@hanoverproperty.com</div>	<div>RECORD OWNER:</div> <div>SET BACK PARTNERS, LTD. 100 NO. MITCHELL RD. MANSFIELD, TX 76063 PHONE: (817) 477-0797 FAX: (817) 473-4686 bob@mrdevelopment.net</div>	<div>RECORD OWNER:</div> <div>MCCASLIN CONSULTING, INC. 100 NO. MITCHELL RD. MANSFIELD, TX 76063 PHONE: (817) 477-0797 FAX: (817) 473-4686 bob@mrdevelopment.net</div>	<div>PRELIMINARY PLAT M3 Ranch, Phase 1 132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571 City of Mansfield, Johnson County, Texas 399 Residential Lots, 12 Open Space Lots March 2019 CASE NO. SD#19-008</div>
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PLANNING AND ZONING COMMUNICATION

Agenda: April 1, 2019

Subject: SD#19-012: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition

GENERAL INFORMATION

Applicant:	Butler & Butler Construction, LLC, owner Homeyer Engineering, Inc., engineer
Location:	4101 Britton Road
Existing Zoning:	PD
Proposed Use:	Office and mini-warehouses
Size:	4.36 acres
Total Number of Lots:	5
R.O.W. Dedication:	15,651 square feet of Britton Road
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

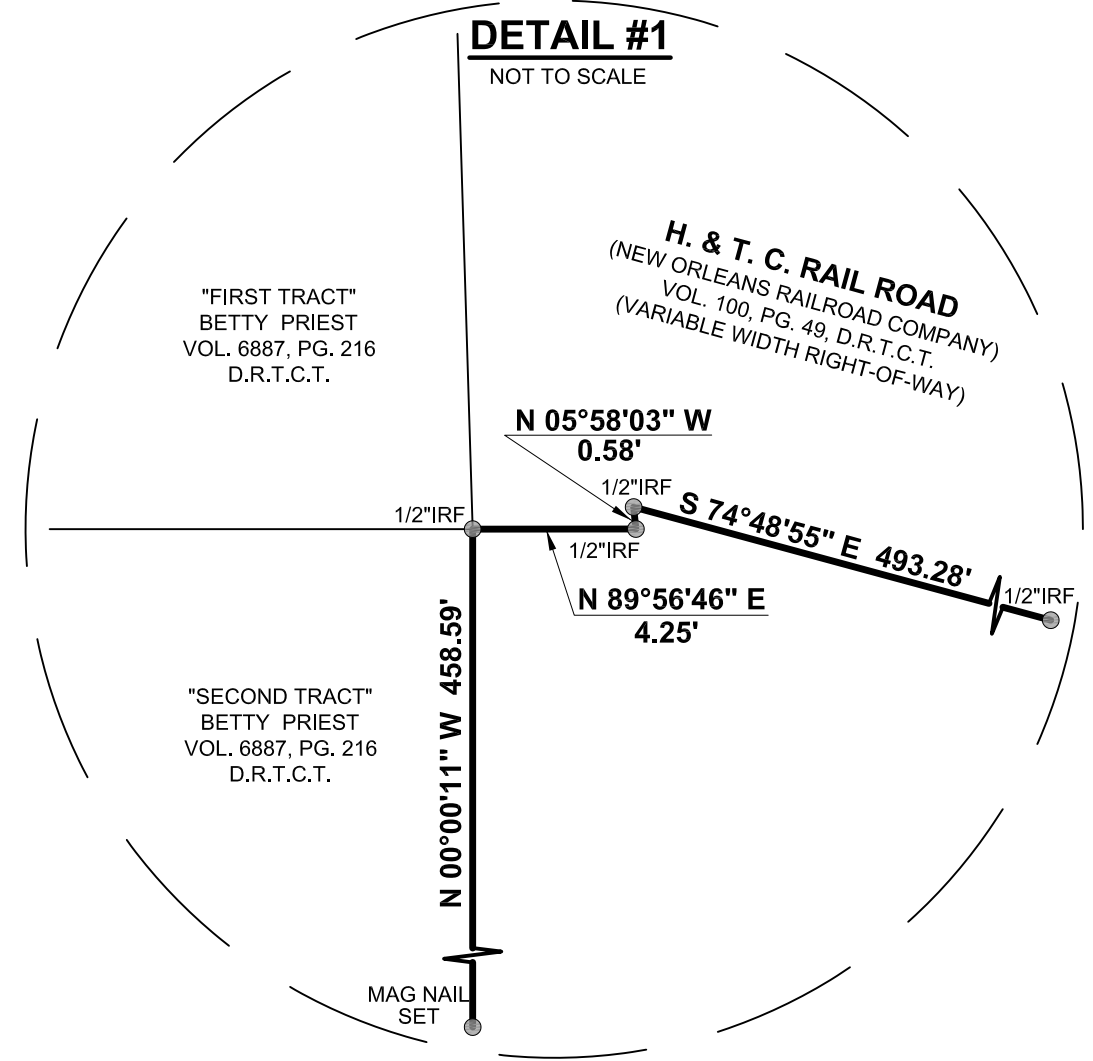
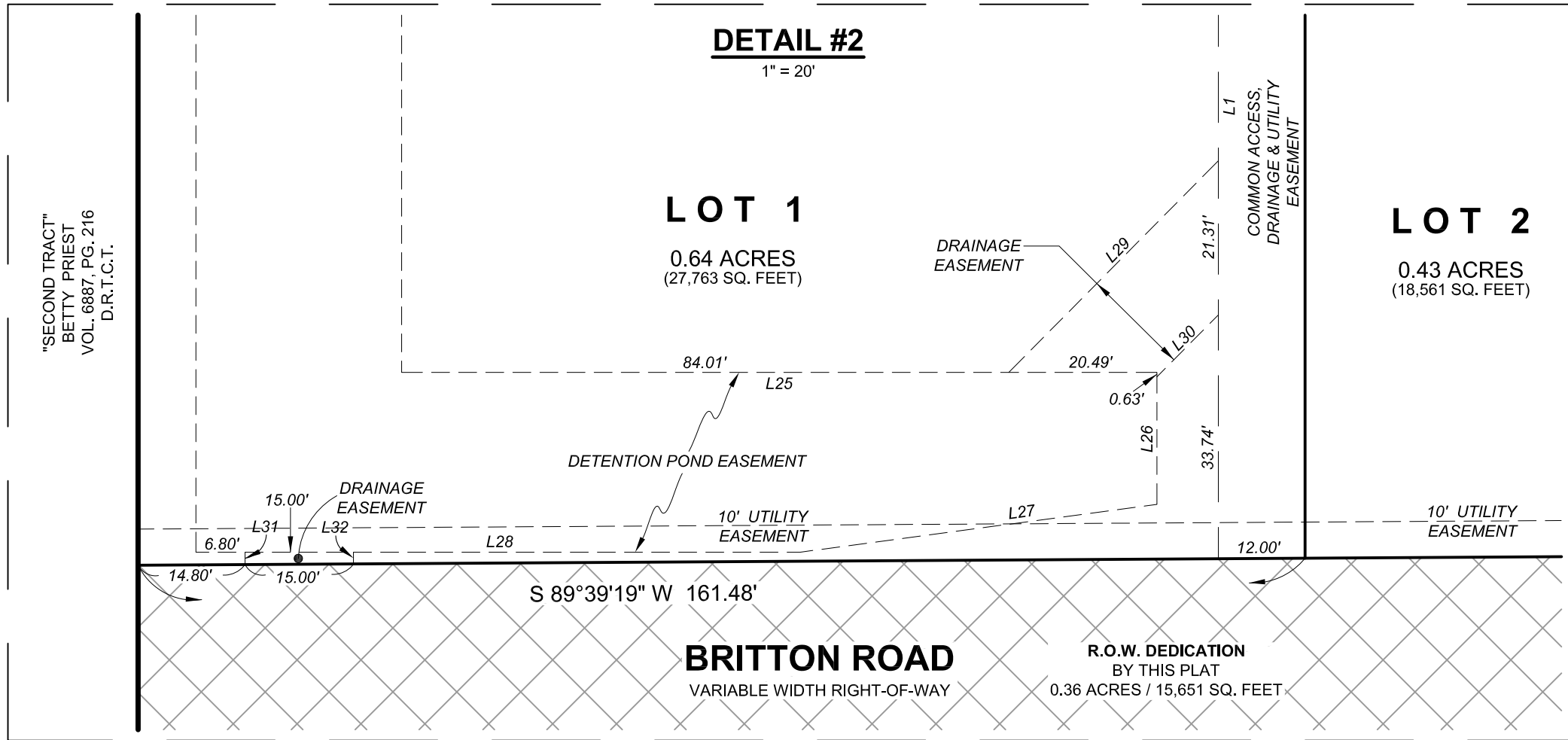
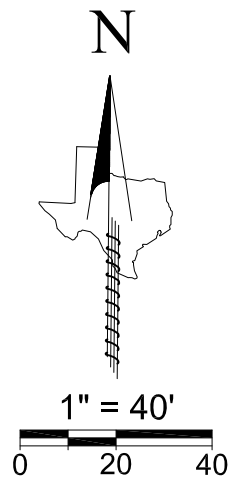
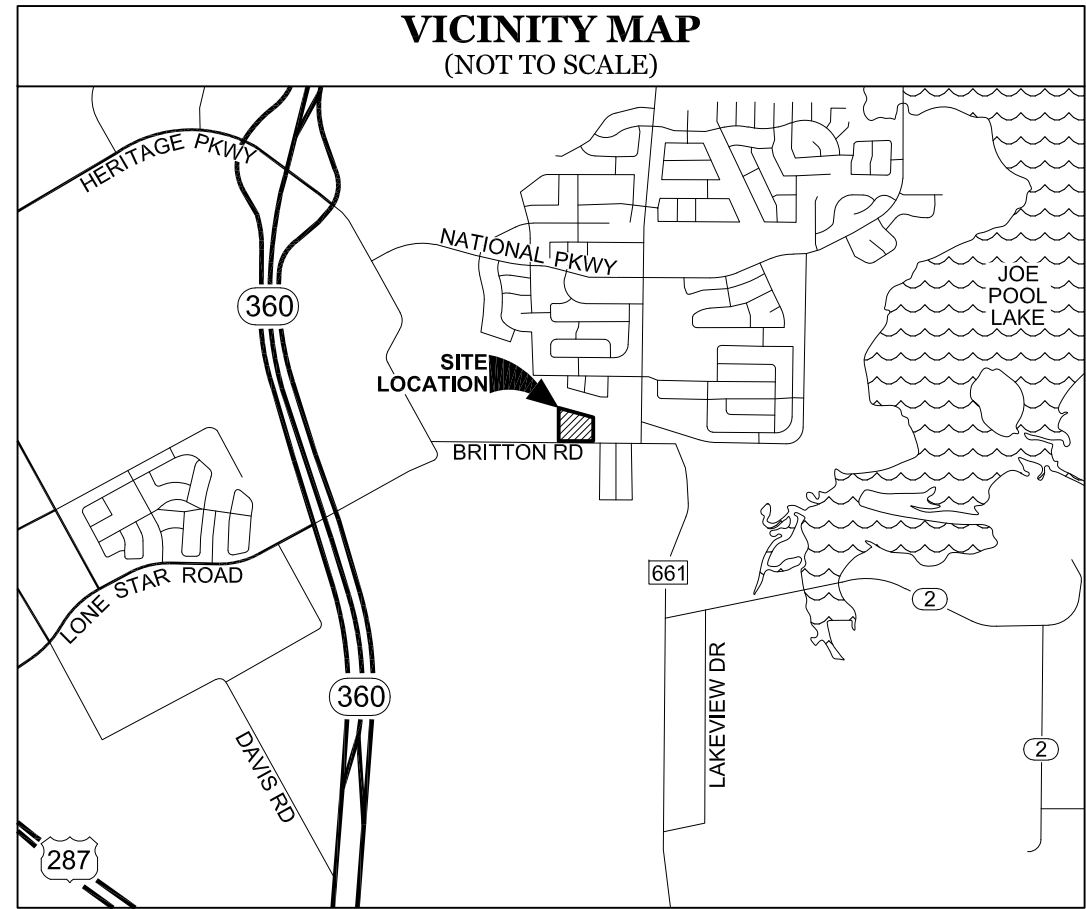
The purpose of this plat is to create 5 commercial lots. Lots 1-4 will be used for office businesses. Lot 5, in the rear of the property, will be used for a gated mini-warehouse facility.

Although the plat in the Commission's packet does not have the owner's signature, the filing copy has been signed.

Staff recommends approval.

Attachments:

Approved Development Plan



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, BUTLER & BUTLER CONSTRUCTION, LLC acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.36 acre tract of land situated in the SAMUEL C. NEILL SURVEY, ABSTRACT NUMBER 1159, City of Mansfield, Tarrant County, Texas, as recorded in Instrument Number D216019171, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for the Northeast corner of said Butler tract, being in the Southerly right-of-way line of the H. & T. C. Rail Road, also known as New Orleans Railroad Company (a variable width right-of-way), and being the Northwest corner of a tract of land described in a deed to D.W. Cope, recorded in Volume 7458, Page 1367, Deed Records of Tarrant County, Texas;

THENCE South 00°00'57" West, with the East line of said Butler tract and the common West line of said Cope tract, a distance of 329.94 feet to a mag nail set in the pavement of Britton Road for the Southeast corner of said Butler tract;

THENCE South 89°59'47" West, with the South line of said Butler tract, a distance of 480.13 feet to a mag nail set in the Pavement of said Britton Road for the Southwest corner of said Butler tract and being the Southeast corner of a called "Second Tract" described in a deed to Betty Priest, recorded in Volume 6887, Page 216, Deed Records of Tarrant County, Texas;

THENCE North 00°00'11" West, with the West line of said Butler tract and the common East line of said "Second Tract", a distance of 458.59 feet to a 1/2-inch iron rod found for the Northwest corner of said Butler tract, being the Northeast corner of said "Second Tract", being the Southeast corner of a called "First Tract" in said Betty Priest deed and being in the Southerly right-of-way line of said H. & T. C. Rail Road;

THENCE with the North line of said Butler tract and the common Southerly right-of-way line of said H. & T. C. Rail Road the following three (3) calls:

- North 89°56'46" East, a distance of 4.25 feet to a 1/2-inch iron rod found;
- North 05°58'03" West, a distance of 0.58 feet to a 1/2-inch iron rod found;
- South 74°48'55" East, a distance of 493.28 feet to the POINT OF BEGINNING, enclosing 4.36 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BUTLER & BUTLER CONSTRUCTION, LLC, being the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 1-5, Block 1, BUTLER MASONRY ADDITION, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to public use forever all streets and easements as shown thereon.

OWNER: BUTLER & BUTLER CONSTRUCTION, LLC, a limited liability company

BY: _____
Kevin Butler
President
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared KEVIN BUTLER, President of BUTLER & BUTLER CONSTRUCTION, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

This is to certify that I, TED A. GOSSETT, 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.

Ted A. Gossett, R.P.L.S. # 5991
Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared TED A. GOSSETT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF MANSFIELD, TEXAS.

APPROVED BY: _____ 2019
P & Z COMMISSION CHAIRMAN

ATTEST: _____ 2019
PLANNING & ZONING SECRETARY

FINAL PLAT
LOTS 1 - 5, BLOCK 1
BUTLER MASONRY ADDITION
4.36 ACRES OUT OF THE
SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
5 LOTS
MARCH 2019

SD#19-012
PAGE 1 OF 1

GENERAL NOTES

- 1.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0490K.
- 2.) The grid coordinates shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 3.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) Datum.
- 6.) The Common Access Easement is for the use of Lots 1-5. No improvements shall be made that impede ingress and egress along this easement.
- 7.) The Common Access Easement shall be maintained by the property owners.

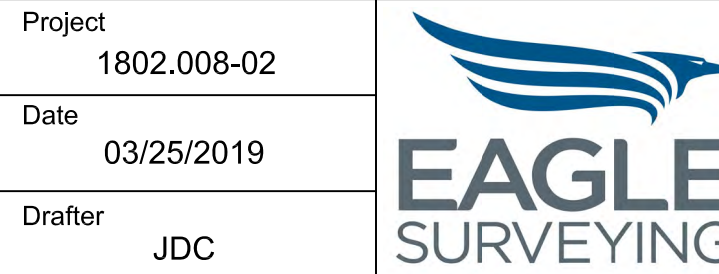
CONDITIONS OF ACCEPTANCE OF
DRAINAGE AND FLOODWAY EASEMENT

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of storm water 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 storm water 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.

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
P.R.T.C.T. = PLAT RECORDS
TARRANT COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS
ELLIS COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS
TARRANT COUNTY, TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS
ELLIS COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

After recording, return to City of Mansfield
1200 E. Broad Street, Mansfield, TX 76063



EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
dan@eaglesurveying.com

ENGINEER
Homeroy Engineering, Inc.
Contact: Steve Homeroy
P.O. Box 294527
Lewisville, TX 75029
Ph: (972) 906-9985
shomeroy@hei.us.com

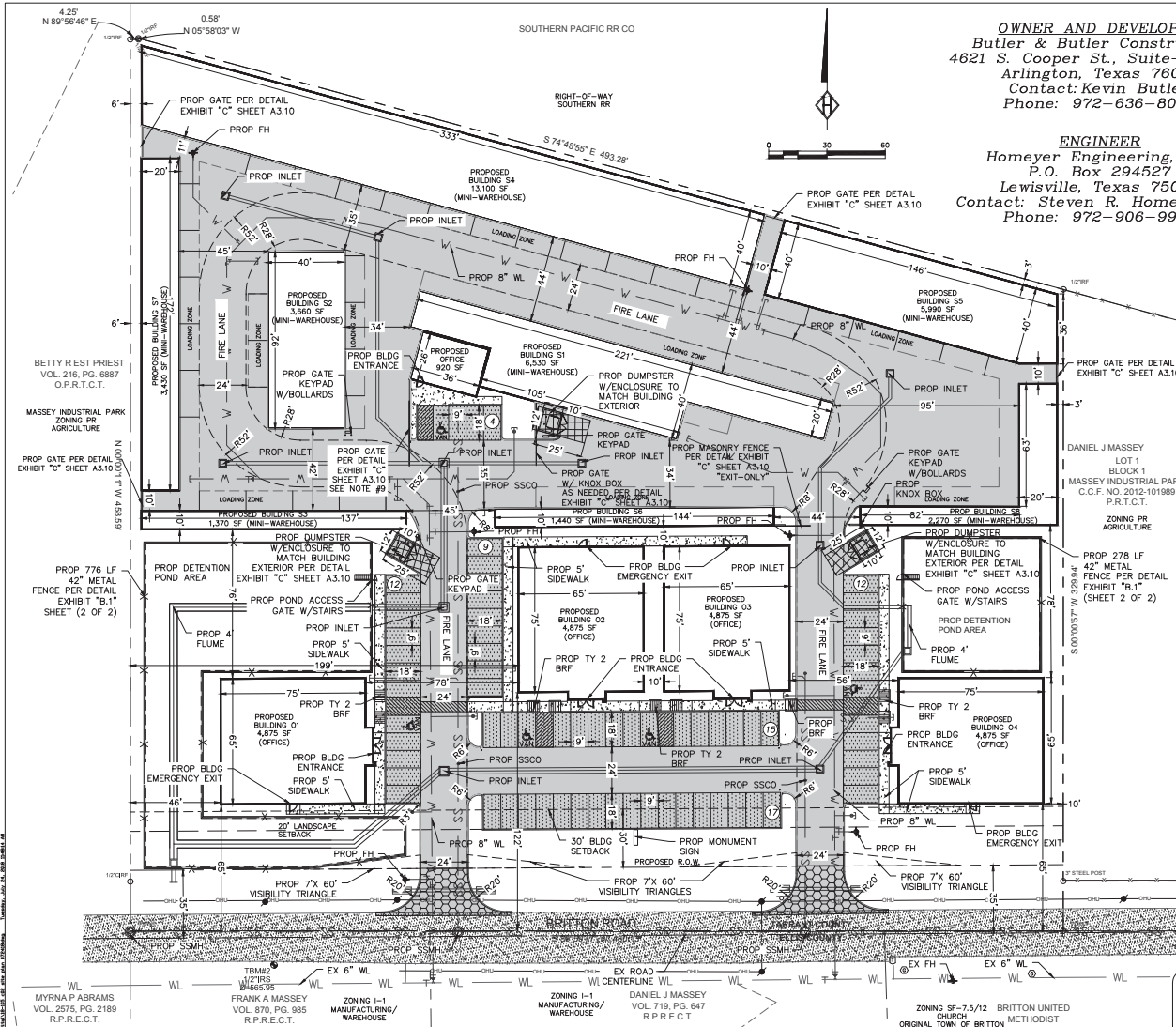
OWNER
Butler & Butler Construction, LLC
Contact: Kevin Butler
P.O. Box 297
Lancaster, TX 75146-0297
Ph: (972) 636-8053
Fax: 972-782-9143

LINE	BEARING	DISTANCE
L1	SOUTH	168.31'
L2	NORTH	100.11'
L3	N 89°39'29" E	157.54'
L4	N 00°01'08" W	103.82'
L5	S 00°16'06" W	31.26'
L6	S 00°03'56" E	140.52'
L7	N 00°01'08" W	31.97'
L8	S 89°39'29" W	157.59'
L9	S 00°00'06" W	31.94'
L10	S 54°59'44" E	37.78'
L11	NORTH	68.00'
L12	EAST	69.97'
L13	SOUTH	68.00'
L14	WEST	69.97'
L15	S 36°01'17" W	52.65'
L16	N 36°01'17" E	49.16'

LINE	BEARING	DISTANCE
L17	N 54°59'44" W	35.34'
L18	WEST	26.00'
L19	EAST	26.00'
L20	N 00°00'04" E	166.07'
L21	EAST	115.47'
L22	SOUTH	65.19'
L23	WEST	87.00'
L24	SOUTH	76.00'
L25	EAST	104.50'
L26	SOUTH	18.27'
L27	S 82°22'28" W	49.80'
L28	WEST	83.61'
L29	N 44°43'41" E	41.19'
L30	S 44°43'41" W	12.08'
L31	NORTH	1.72'
L32	SOUTH	1.63'

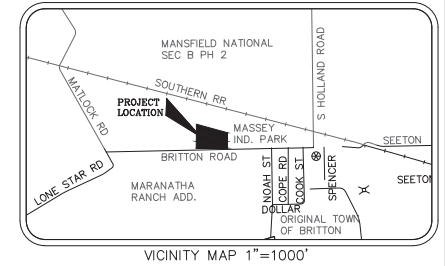
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.60'	28.00'	7°21'44"	N 03°40'52" W	3.60'
C2	3.72'	52.00'	4°06'07"	N 02°03'04" W	3.72'
C3	9.46'	6.00'	90°22'28"	S 45°11'14" E	8.51'
C4	9.39'	6.00'	89°40'41"	N 44°49'14" E	8.46'
C5	9.46'	6.00'	90°19'22"	N 45°10'49" W	8.51'
C6	9.46'	6.00'	90°20'08"	S 44°07'28" W	8.51'

This plat filed in Instrument No. _____ Date _____



OWNER AND DEVELOPER
 Butler & Butler Construction
 4621 S. Cooper St., Suite 131-729
 Arlington, Texas 76017
 Contact: Kevin Butler
 Phone: 972-636-8053

ENGINEER
 Homeyer Engineering, Inc.
 P.O. Box 294527
 Lewisville, Texas 75029
 Contact: Steven R. Homeyer, PE
 Phone: 972-906-9985



PROJECT SCHEDULE

PHASE 1:
 3 MONTHS - COMPLETE PHASE 1 CD'S & SUBMIT FOR PERMIT (12-1-18)
 2 MONTHS - FULL PHASE 1 PERMIT AND BEGIN CONSTRUCTION (2-1-19)
 6 MONTHS - COMPLETE PHASE 1 CONSTRUCTION AND PULL CERTIFICATE OF OCCUPANCY (8-1-19)

PHASE 2:
 COMPLETE PERMITTING, CONSTRUCTION, AND PULL CERTIFICATE OF OCCUPANCY FOR OFFICE BUILDINGS 2, 3, & 4 BY (8-1-22), WITH ONE OFFICE BUILDING COMPLETED PER YEAR STARTING 2020

GENERAL NOTES:

- LOADING ZONES SHOWN INDICATE LOCATION OF PROPOSED STORAGE EXTERIOR DOORS.
- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR I-1 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE.
- THE TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE.
- THERE WILL BE NO OUTSIDE STORAGE ON THE PROPERTY.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- A MILL & OVERLAY ON BRITTON ROAD WILL BE REQUIRED AFTER UTILITY IMPROVEMENTS ARE CONSTRUCTED.
- NO TREES, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.
- ALL GATES SHALL BE INSTALLED WITH FULL EIS SYSTEM.

SITE INFORMATION

PROPOSED BUILDING AREA: 58,800 SF
 LOT AREA: 174,240 SF (4.00 AC)
 PROPOSED FLOOR AREA RATIO: 0.34
 IMPERVIOUS AREA: 132,735SF (76.18%)
 PERVIOUS AREA: 41,505 SF (23.82%)

PARKING REQUIRED:
 920 SF OFFICE @ 1 SPACE / 300 SF = 4 SPACES
 19,500 SF OFFICE @ 1 SPACE / 300 SF = 65 SPACES

PARKING REQUIRED: 69 SPACES
PARKING PROVIDED: 69 SPACES
HANDICAP PARKING REQUIRED: 4 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES

PAVEMENT LEGEND

- HEAVY DUTY PAVEMENT (DRIVE AISLES)**
 PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT (PARKING)**
 PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT**
 PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- DUMPSTER PAVEMENT**
 PROPOSED 6" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 12" O.C.E.W. (DOUBLE MAT)
- DRIVE APPROACH**
 PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 12" O.C.E.W.

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- ALL PROPOSED PAVEMENT SHALL BE INSTALLED ON 6" OF FLEX BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

LEGEND

I.R.F.	IRON ROD FOUND	☼	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"x"	CUT X IN CONCRETE	☼	WATER VALVE
F.C.P.	FENCE CORNER POST	☼	SANITARY SEWER MANHOLE
///	ASPHALT	☼	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	☼	WATER METER

PROJECT PHASING

PHASE 1:
 OFFICE BUILDING 2
 MINI-WAREHOUSE OFFICE BUILDING S1
 MINI-WAREHOUSE BUILDING S1
 MINI-WAREHOUSE BUILDING S2
 MINI-WAREHOUSE BUILDING S3
 MINI-WAREHOUSE BUILDING S4
 MINI-WAREHOUSE BUILDING S5
 MINI-WAREHOUSE BUILDING S6
 MINI-WAREHOUSE BUILDING S7
 MINI-WAREHOUSE BUILDING S8

PHASE 2:
 OFFICE BUILDING 1
 OFFICE BUILDING 3
 OFFICE BUILDING 4

ZONING REQUIREMENTS
 CURRENT ZONING = I-1
 PROPOSED ZONING = PLANNED DEVELOPMENT FOR OFFICE AND MINI-WAREHOUSE USES. BASE ZONING DISTRICT = I-1

REQUIREMENTS
 LOT DIMENSION = NONE
 MAXIMUM FLOOR AREA = 2

SET BACKS
 STREET ROW = 30'
 NON RESIDENTIAL = NONE
 RESIDENTIAL = 30'
 TRASH ENCLOSURES = 50'
 MAXIMUM HEIGHT = NONE

DEVIATION
 REQUIRED: 50-FOOT SETBACK FROM RAILROAD RIGHT-OF-WAY, (SECTION 4500-C-1)
 PROVIDED: 3 FEET
 REQUIRED: 30-FOOT LANDSCAPE BUFFER FOR I-1 ADJACENT TO VACANT PR. (SECTION 7300-0-7)
 PROVIDED: NONE

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 07/24/2018

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



APPROVED DEVELOPMENT PLAN

HOMEYER ENGINEERING, INC.
 TBE FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



BUTLER DEVELOPMENT
 SAMUEL C. NEILL SURVEY
 ABSTRACT 1159, TRACT 23
 4.00 ACRES
 CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS

EXHIBIT B
DEVELOPMENT PLAN

DRAWN: JAA
 DATE: 04/23/2018
 HEI #: 18-105

SHEET NO:
 C2

Summary of City Council Actions

March 25, 2019

Public Hearing and Third and Final Reading of an Ordinance to consider the Voluntary Annexation of approximately 25.02 acres in Johnson County, Texas and being a tract of land out of the M.D. Dickey Survey, Abstract #195, generally located on the east side of Lillian Road, approximately 1,500 feet south of W. Broad Street; Micah and Bryan Adkison (ZC#18-031)

Approved 7 – 0

Third and Final Reading of an Ordinance approving a change of zoning from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential and Commercial Uses on approximately 91.7 acres out of the M.D. Dickey Survey, Abstract #195 and T.J. Hanks Survey, Abstract #1109, Johnson County and the M.D. Dickey Survey, Abstract #1986 and T.J. Hanks Survey, Abstract #644, Tarrant County, Texas, generally located at the southeast corner of the intersection of W. Broad Street and Lillian Road and south of the intersection of Retta Road and W. Broad Street; BBC Acquisitions (ZC#18-031)

Approved with changes 7 – 0 (25% of homes will be 1,800 sq ft – 2,000 sq ft; 75% of homes will be 2,000 sq ft or greater; and, add 2 enhanced entryway features on Lillian Road)

Third and Final Reading of an Ordinance approving a change of zoning from PR, Pre Development District and PD, Planned Development District to PD, Planned Development District for Single-Family Residential Uses on approximately 27.86 acres situated in the A.N. Curry Survey, Abstract #332 and the Henry Brandenburg Survey, Abstract No. 129, generally located on the west side of Day Miar Road and the south side of Grand Meadow Boulevard; Noah Flabiano of Skorburg Company on behalf of Sunset Crossing SF, LTD, and James and Yvonne Slack (ZC#18-030)

Approved with staff recommendation to correct the enhanced entryways exhibit 5 – 2 (Lewis and Newsom)