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| AGENDA |
| PLANNING AND ZONING COMMISSION |
| CITY OF MANSFIELD, TEXAS |
| CITY HALL COUNCIL CHAMBERS |
| MONDAY, MAY 6, 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. OTHER AGENDA ITEMS:

A. SD#19-014: Final Plat of Lot 1, Block 1, Lone Star Development Park

B. SD#19-016: Final Plat of Triple Diamond Ranch, Phase 1

C. SD#19-018: Final Plat of Triple Diamond Ranch, Phase 2

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: May 20, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, May 2, 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 May 6, 2019*

**SD#19-016: Triple Diamond Ranch Ph. 1
122 residential lots**

**SD#19-018: Triple Diamond Ranch Ph. 2
64 residential lots**

SD#19-014: Lone Star Development Park
1 commercial lot

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

April 15, 2019

Chairman Wilshire called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Present:

| | |
|--------------------|---------------|
| Wayne Wilshire | Chairman |
| Cory Smithee | Vice-Chairman |
| Mel Neuman | Commissioner |
| Kent Knight | Commissioner |
| Robert Klenzendorf | Commissioner |
| Andrew Papp | Commissioner |
| Tamera Bounds | Commissioner |

Absent:

None

Staff:

| | |
|-----------------|-----------------------------|
| Art Wright | Planner |
| Andrew Bogda | Planner |
| Delia Jones | Planning & Zoning Secretary |
| Raymond Coffman | City Engineer |
| Clay Cawood | Fire Marshal |
| Joe Smolinski | Deputy City Manager |

Call to Order

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

Minutes

Chairman Wilshire called for approval of the April 1, 2019, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 5 – Knight, Neuman, Papp, Klenzendorf and Bounds

Nays: 0

Abstain: 1 – Wilshire

Citizen Comments

None

Consent Agenda

SD#18-015: Final Plat of Lots 1 & 2, Block 1, Charles Brooks Addition

SD#19-013: Final Plat of Lots 1-19, 20X and Lot A, Block 1, Mansfield-Webb Town Homes

Aaron Keller was available to answer questions on SD#18-015.

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

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

Nays: 0

Abstain: 0

Public Hearings

SD#19-015: Public hearing on a replat to create Lots 10-R1 and 10-R2, Block 1, English Farms Addition

The applicant was not present.

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

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

Commissioner Neuman made a motion to approve the plat. Commissioner Bounds seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Vice-Chairman Smithee arrived at 6:38 p.m.

ZC#17-022: Public hearing to consider a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and C-2, Community Business District to PD, Planned Development District for single-family residential on approximately 65.2525 acres out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, Tarrant County, Texas, and approximately 15.9256 acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, Texas, altogether totaling approximately 81.1781 acres generally located on the west side of Callender Road, north of the MISD Center for the Performing Arts, and southeast of the Woodland Estates subdivision.

Commissioner Bounds left the meeting at 6:39 p.m.

Andrew Bogda gave a Staff presentation, power point presentation and was available for questions.

Charles Dibrell, representing the applicant, continued the power point presentation, overview of the request and was available for questions. John Pierret was also available to answer questions.

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

Dennis Webb, Sarah Wilkinson, Kadee Williams, Blake Axen, Erik Orsak, Christina Drauden and Diane Lindsey spoke in support of the request. James Bounds, Krista Dragoo, Arnold Treadway, Phillip Womby and Shauna Friend registered in support of the request.

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

Chairman Wilshire made a motion to approve the request as presented with staff's recommendations except that Meriwether be stubbed on either side of Hogpen Branch to provide a future street connection, that the minimum lot coverage be lowered to 55%, and that the minimum floor area of the Arbor product be increased to 1,800 square feet. Vice-Chairman Smithee seconded the motion which carried by the following vote:

Ayes: 6 – Wilshire, Smithee, Knight, Neuman, Papp and Klenzendorf

Nays: 0

Abstain: 0

Commissioner Bounds returned to the meeting at 7:58 p.m.

ZC#19-001: Public hearing for a change of zoning from SF-12/22, Single-Family Residential District and PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 7.7 acres out of Lot 1R1, Change of Scenery; 1.2 acres out of Lot 1R2, Change of Scenery; and 1.122 acres out of the William Childress Survey, Abstract No. 1949, Tarrant County, Texas, totaling approximately 10.022 acres located at the southeast corner of Seeton Road and National Parkway

Andrew Bogda, gave a Staff presentation, power point presentation and was available for questions. He also noted that the applicant is proposing a different screening wall that will be a more neutral shade of brick rather than red.

Don Dykstra, the applicant, continued the power point presentation, overview of the request and was available for questions. Brent Caldwell was also available for questions.

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

Brian Chappell stated that he is opposed to the request. He is concerned primarily about his family's loss of privacy if the request is approved and his home will back up to 3 lots/homes.

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

After discussion, Vice-Chairman Smithee made a motion to approve the request with staff recommendations and to approve the change of color of the masonry along National Parkway, and to erect an 8-foot wood fence along the property line between Lake Park and Spring Lake Estates. Commissioner Bounds seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#19-002: Public hearing for a change of zoning from C-2, Community Business District and PR, Pre-Development District to PD, Planned Development District for single-family residential uses on approximately 11.82 acres out of the Treese Crawford Survey, Abstract No. 831, Johnson County, Texas, located on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive

Andrew Bogda gave a Staff presentation, power point presentation and was available for questions.

Rich Darragh, representing the applicant, continued the power point presentation, overview of the request and was available for questions. John Arnold was also available to answer questions,

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

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

Commissioner Neuman made a motion to approve the request with the condition that the decorative metal fence along the north property line be maintained by the homeowners association to ensure continual consistency in its design and upkeep and that a screening wall easement be provided for its maintenance. Chairman Wilshire added that lots should be a minimum of two feet above flood level. Commissioner Papp seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds
Nays: 0
Abstain: 0

ZC#19-004: Public hearing for a request for a Specific Use Permit for an Auto Repair Garage on approximately 0.8656 acres out of the Jacob Back Survey, located at 800 N. SH 360

Andrew Bogda gave the Staff presentation, power point presentation and was available for questions.

Johnathan Wakefield, representing the applicant, continued the power point presentation, gave an overview of the request and was available for questions. Kyle Vria was also available to answer questions.

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

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

After discussion, Commissioner Neuman made a motion to approve the request with the condition that the applicant provide a direct access point to SH 360 at a location to be approved by TXDOT and to erect a 6-foot masonry wall to screen any vehicles parked outside awaiting repair. Commissioner Papp seconded the motion which carried by the following vote:

Ayes: 7 – Wilshire, Smithee, Knight, Neuman, Papp, Klenzendorf and Bounds
Nays: 0
Abstain: 0

Commissioner Announcements

None

Staff Announcements

None

Adjournment

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

Ayes: 7 – Wilshire, Smithee, Neuman, Knight, Klenzendorf, Papp and Bounds

Nays: 0

Abstain: 0

With no further business, Chairman Wilshire adjourned the meeting at 8:48 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: May 6, 2019

Subject: SD#19-014: Final Plat of Lot 1, Block 1, Lone Star Development Park

GENERAL INFORMATION

| | |
|-----------------------------|--|
| Applicant: | Mansfield Development LLC, owner Dean Surveyors, surveyor |
| Location: | 1855 Lone Star Road |
| Existing Zoning: | I-1, Light Industrial District |
| Proposed Use: | Commercial/industrial |
| Size: | 5 acres |
| Total Number of Lots: | 1 |
| R.O.W. Dedication: | None |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

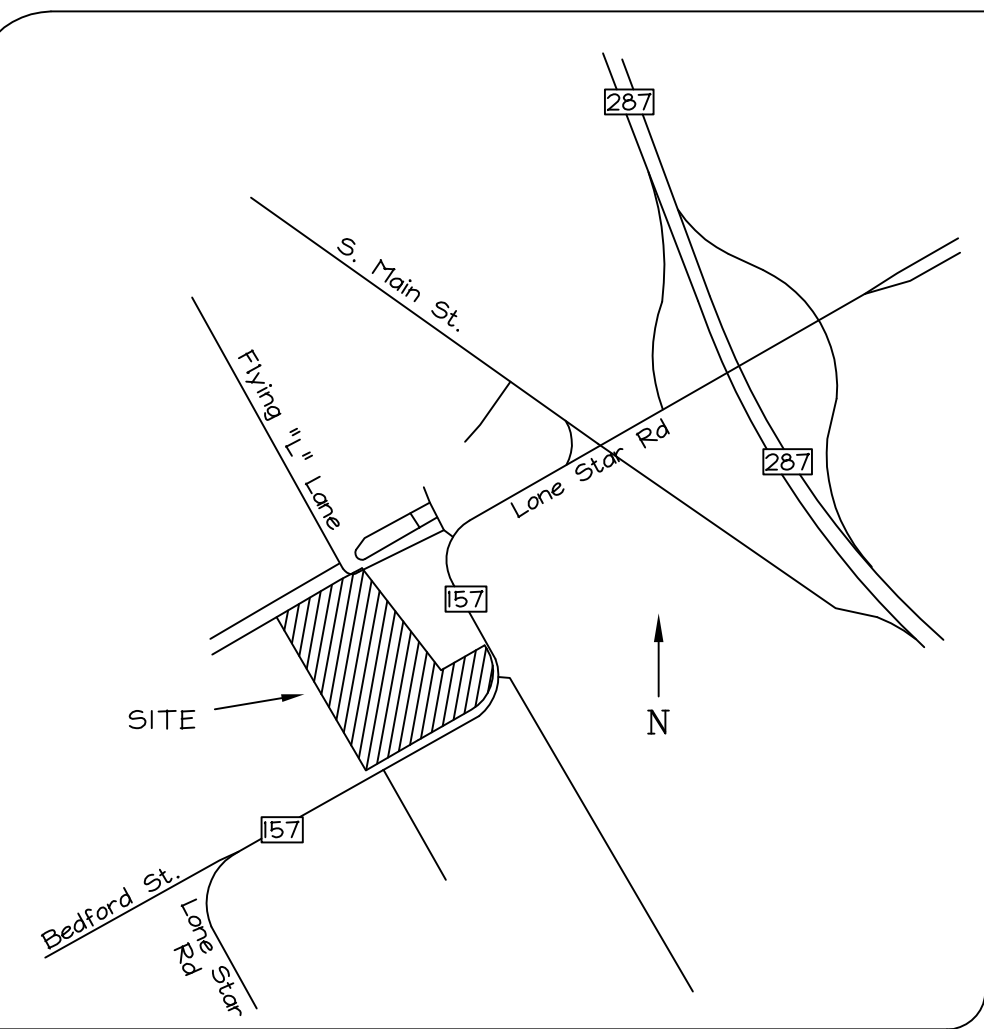
The purpose of this plat is to create one lot for commercial development.

There are several blanks on the plat for the recording information for off-site access and utility easements. The owner of the proposed lot also owns the property where the easements are located and is the process of executing the documents.

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

Attachments:

Approved Preliminary Plat



VICINITY MAP (NTS)

NOTES:

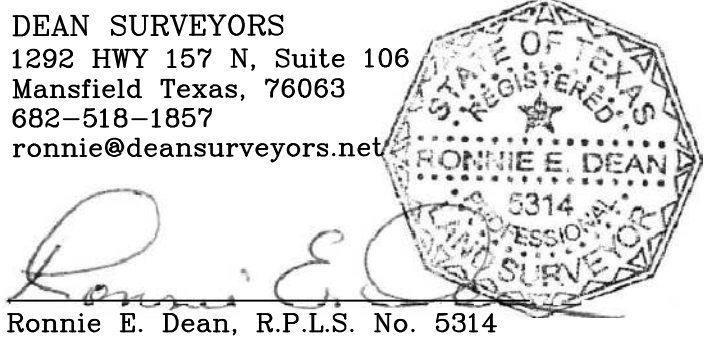
- The common access easement is for the use of Lots 1, 2 and 4, Block 1. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- All monuments set are yellow capped 1/2" iron rods stamped "DEAN 5314" unless otherwise noted.
- This surveyor takes no responsibility for the accuracy and/or location of any above ground easements depicted on referenced documents and underground easements marked by signs and/or ground evidence as found during survey.

| CURVE TABLE | | | | |
|-------------|---------|-----------|-------------|-----------------|
| CURVE | LENGTH | RADIUS | DELTA | CH. BEARING |
| C-1 | 890.74' | 2,000.00' | 25° 31' 04" | S 47° 24' 12" W |
| C-2 | 147.98' | 600.00' | 14° 07' 50" | S 37° 34' 47" E |
| C-3 | 277.68' | 525.00' | 30° 18' 17" | S 59° 47' 51" E |
| C-4 | 445.37' | 603.27' | 43° 55' 29" | S 52° 59' 15" E |
| C-5 | 277.65' | 1,940.00' | 08° 12' 00" | S 38° 44' 40" W |
| C-6 | 300.08' | 2,060.00" | 08° 20' 47" | S 38° 49' 03" W |
| C-7 | 416.37' | 1,940.00' | 12° 17' 49" | S 54° 00' 50" W |
| C-8 | 447.38' | 2,060.00' | 12° 26' 35" | S 53° 56' 27" W |
| C-9 | 486.07' | 318.08' | 48° 27' 52" | N 54° 44' 48" W |
| C-10 | 119.72' | 278.08' | 24° 39' 58" | N 47° 34' 06" W |
| C-11 | 153.30' | 278.08' | 31° 35' 09" | S 15° 39' 39" E |
| C-12 | 443.38' | 278.08' | 91° 21' 19" | S 14° 13' 26" W |
| C-13 | 152.56' | 490.00' | 17° 50' 20" | N 66° 01' 49" W |
| C-14 | 106.61' | 490.00' | 12° 27' 57" | N 50° 52' 41" W |
| C-15 | 296.19' | 560.00' | 30° 18' 17" | S 59° 47' 51" E |

| LINE TABLE | | |
|------------|-----------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L-1 | S 44° 38' 42" E | 115.02' |
| L-2 | S 88° 48' 38" E | 71.73' |
| L-3 | S 00° 28' 46" E | 71.73' |
| L-4 | S 01° 14' 27" W | 69.61' |
| L-5 | N 89° 28' 08" E | 69.61' |
| L-6 | N 25° 39' 06" E | 60.78' |
| L-7 | S 43° 38' 14" W | 60.78' |
| L-8 | S 35° 38' 55" W | 145.12' |
| L-9 | N 33° 38' 25" E | 213.48' |
| L-10 | S 31° 30' 33" E | 27.00' |
| L-11 | S 74° 57' 00" E | 77.74' |
| L-12 | N 57° 25' 29" E | 63.88' |
| L-13 | N 20° 01' 19" W | 61.52' |
| L-14 | N 25° 41' 33" W | 81.86' |
| L-15 | S 74° 36' 56" W | 69.58' |
| L-16 | S 44° 38' 42" E | 390.83' |
| L-17 | S 44° 38' 42" E | 177.04' |

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

After recording, return to: City of Mansfield, 1200 E. Broad St., Mansfield, Tx. 76063

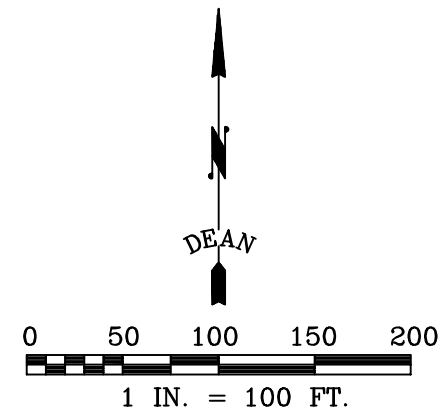


Job No. 180818P

I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have platted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground 07/12/2018 – Revised 12/17/2018 – Revised 02/27/2019

Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate system, North Central Zone (4202), NAD 83.



APPROVED PRELIMINARY PLAT

FLOOD NOTE:
This property appears to be located in Zone "X", areas outside the 500-Year Floodplain. According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0125 J, effective date Dec. 4, 2012.

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2019 P & Z COMMISSION CHAIRMAN

ATTEST: _____, 2019 PLANNING & ZONING SECRETARY

| LOT NO. | ACRES | SQ. FT. |
|---------|--------|---------|
| LOT 1 | 5.000 | 217,801 |
| LOT 2 | 4.949 | 215,562 |
| LOT 3 | 0.6958 | 30,309 |
| LOT 4 | 4.512 | 196,534 |
| LOT 5 | 1.339 | 58,308 |
| EXTRA | 0.0385 | 1,675 |
| HWY 157 | 1.975 | 87,719 |
| MAIN ST | 1.783 | 60,478 |
| TOTAL | 19.935 | 868,386 |

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, MANSFIELD DEVELOPMENT, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of an 19.935 acre tract of land located in the Phillip B. George Survey, Abstract No. 299, City of Mansfield, Johnson County, Texas as recorded in Instrument No. 2018-23354, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4" iron pipe found, (SPC N=6,879,507.51, E=2,395,938.10) at the northeast corner of a called 8.964 acre tract conveyed to Shebli El-Etoun and wife Torry El-Etoun, recorded in Instrument No. 2009-36196, D.R.J.C.T., in the south line of a called 4.354 acre tract, conveyed to Dalton's Best Maid Products, Inc., recorded in Volume 2092, Page 623, D.R.J.C.T., and being the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, N 59° 40' 29" E, along and with the south line of said, Dalton's Best Maid Products, 4.534 acre tract, 473.75 feet to a 1/2" iron rod set at an angle point, at the southeast corner of said 4.354 acre tract, in the south right-of-way line of Flying "L" Lane;

THENCE, N 61° 52' 29" E, continuing along and with the south right-of-way line of Flying "L" Lane, 152.43 feet to a 1/2" iron rod found at a fence corner, at the northwest corner of a called 7.062 acre tract, conveyed to Leang K. Houn, Susie U. Lim and Ou N. Ung, recorded in Instrument No. 2016-30564, D.R.J.C.T.;

THENCE, S 37° 43' 45" E, along and with the southwest line of said 7.062 acre tract and generally with a fence, 820.00 feet to a 1/2" iron rod found at a fence corner and being an interior corner of said 7.062 acre tract;

THENCE, N 60° 19' 27" E, along and with the southeast line of said 7.062 acre tract and generally with a fence, 319.41 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a radius of 278.08, a delta of 91° 21' 18" and a chord that bears, S 14° 13' 28" W, 397.89 feet;

THENCE, S 31° 30' 33" E, along and with the southwest right-of-way line of Farm to Market Highway 157, 27.00 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a radius of 278.08, a delta of 91° 21' 18" and a chord that bears, S 14° 13' 28" W, 397.89 feet;

THENCE, SOUTHERLY, continuing along and with the southwest right-of-way line of Farm to Market Highway 157 and said curve to the right, 443.38 feet to a 1/2" iron set at the end of said curve, from which an old wood fence post bears, S 42° 46' 04" E, 3.00 feet;

THENCE, S 60° 03' 00" W, continuing along and with the northwest right-of-way line of Farm to Market Highway 157, 775.82 feet to a 3/4" iron pipe found at the southeast corner of said El-Etoun 8.964 acre tract;

THENCE, N 30° 09' 39" W, departing said Farm to Market Highway 157 and continuing along and with the northeast line of said El-Etoun 8.964 acre tract and generally with a fence, 1,128.10 feet to the POINT OF BEGINNING, containing 868,386 square feet or 19.935 acres of land.

PRELIMINARY PLAT

LOTS 1, 2, 3, 4 & 5, BLOCK 1,
LONE STAR DEVELOPMENT PARK

Being 19.935 acres located in the
Phillip B. George Survey,
Abstract No. 299, City of Mansfield,
Johnson County, Texas

5 Lots

October 20, 2018

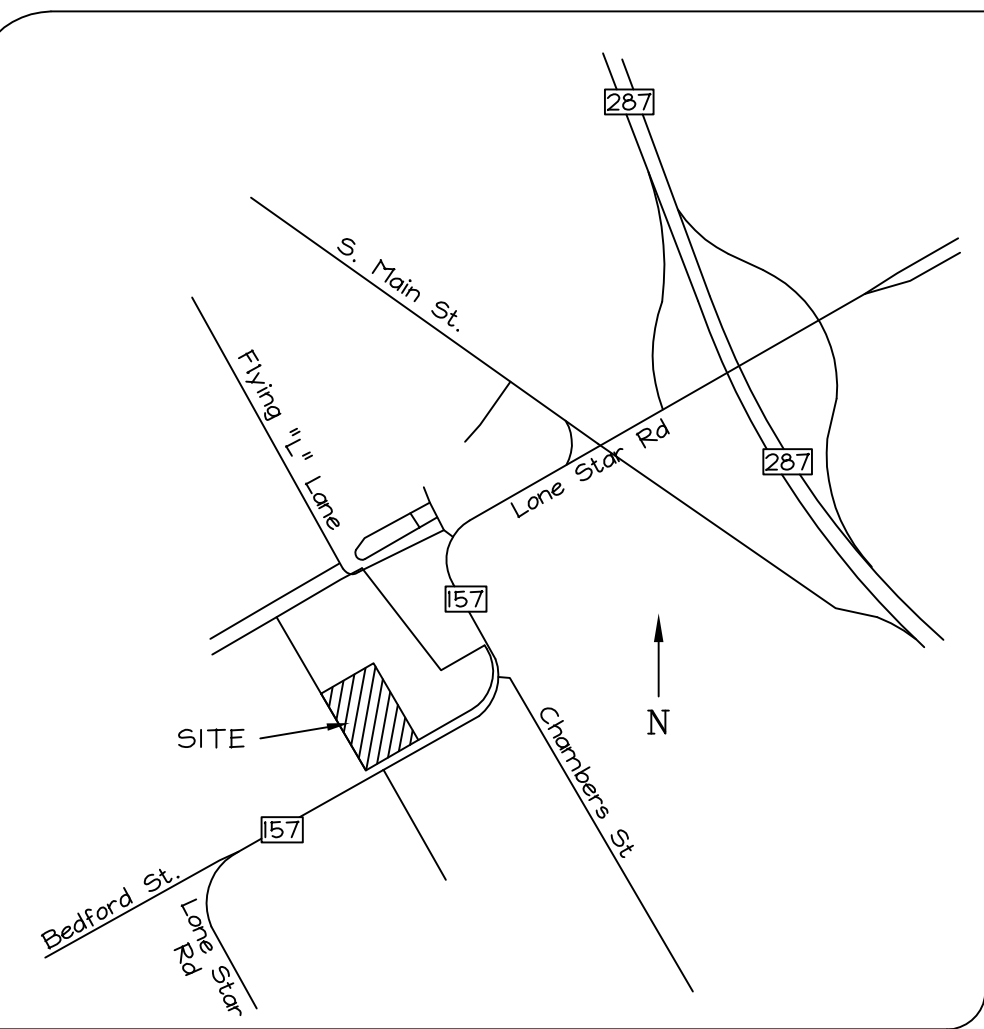
Case No. SD# 18-034

Revision 4

Revised 02/27/2019

SURVEYOR:
Dean Surveyors
1292 Highway 157 N., Ste. 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net

OWNER:
Mansfield Development, LLC
1714 Commerce Drive
Mansfield Texas, 76063
713-385-1095
michael.paul.morgan@gmail.com



VICINITY MAP (NTS)

NOTES:

- The common access easement is for the use of Lot 1, Block 1 and the remainder of the property. No improvements shall be made that impede ingress and egress along this easement.
- The common access easement shall be maintained by the property owners.
- All monuments set are yellow capped 1/2" iron rods stamped "DEAN 5314" unless otherwise noted.

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 Owners. If at any time the Property Owners fail to satisfy any of their aforementioned responsibilities or obligations, The City of Mansfield. Upon ten (10) days prior notice to the Owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the Property Owners the cost incurred, or place a Lien on said Properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, The City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

After recording, return to: City of Mansfield, 1200 E. Broad St., Mansfield, Tx. 76063

DEAN SURVEYORS
1292 HWY 157 N, Suite 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net

Ronnie E. Dean, R.P.L.S. No. 5314 Job No. 180818P

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, having plotted the above subdivision from an actual survey made on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Surveyed on the ground 07/12/2018 - Revised 12/17/2018 - Revised 02/27/2019

LEGEND

IRS - Iron Rod Set IRF - Iron Rod Found
PP - Power Pole OHE - Over Head Electric
SD - Storm Drain ROW - Right Of Way
SMH - Sewer Manhole MC - Metal Culvert
UE - Utility Easement FH - Fire Hydrant
IGUB - In Ground Utility Box (ATT)
CC - Corner Clip UGCS - Under Ground Cable Sign (ATT)
DNG & UE - Drainage & Utility Easement



| DRAINAGE EASEMENT | | |
|-------------------|-----------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L-1 | N 30° 09' 39" W | 200.62' |
| L-2 | N 59° 50' 21" E | 91.08' |
| L-3 | S 30° 09' 35" E | 200.95' |
| L-4 | S 60° 03' 00" W | 91.08' |

FILED FOR RECORD _____, 2019

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: _____, 2019 P & Z COMMISSION CHAIRMAN

ATTEST: _____, 2019 PLANNING & ZONING SECRETARY

Bearings and coordinates shown hereon are referenced to the Texas State Plane Coordinate system, North Central Zone (4202), NAD 83.

FLOOD NOTE:
This property appears to be located in Zone "X", areas outside the 500-Year Floodplain. According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0125 J, effective date Dec. 4, 2012.

OWNERS DEDICATION:

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, MANSFIELD DEVELOPMENT, LLC, acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 5.000 acre tract of land located in the Phillip B. George Survey, Abstract No. 299, City of Mansfield, Johnson County, Texas and being a portion of a 19.935 acre tract as described in Instrument No. 2018-23354, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found, (SPC N=6,878,532.13, E=2,396,504.89) at the southwest corner of said 19.935 acre tract, the southeast corner of a called 8.964 acre tract conveyed to Shebli El-Etoun and wife Torry El-Etoun, recorded in Instrument No. 2018-23354, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

THENCE, N 30° 09' 39" W, departing said Farm to Market Highway 157 and continuing along and with the southwest line of said 19.935 acre tract, the northeast line of said El-Etoun 8.964 acre tract and generally with a fence, 563.99 feet to a 1/2" iron rod set at (SPC N=6,879,019.77, E=2,396,221.53), at the northwest corner of the herein described tract;

THENCE, N 59° 50' 21" E, departing the west line of said 19.935 acre tract, 385.69 feet to a 1/2" iron rod set at the northeast corner of the herein deccribed tract;

THENCE, S 30° 09' 41" E, 565.41 feet to a 3/8" iron rod found in the northwest right-of-way line of Farm to Market Highway 157, at the southeast corner of the herein described tract;

THENCE, S 60° 03' 00" W, along and with the northwest right-of-way line of Farm to Market Highway 157, 385.70 feet to the POINT OF BEGINNING, containing 217,800 square feet or 5.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Mansfield Development, LLC, being the owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Lot 1, Block 1, Lone Star Development Park, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Brandy Bryan, Owner

BEFORE ME, the undersigned authority, on this day personally appeared, BRANDY BRYAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this _____ day of _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS:

FINAL PLAT
LOT 1, BLOCK 1,
LONE STAR DEVELOPMENT PARK

Being 5.000 acres out of the
Phillip B. George Survey, Abstract No. 299
City of Mansfield, Johnson County, Texas

1 Lot Case No. SD#19-014

Rev 4 April 30, 2019

SURVEYOR:
Dean Surveyors
1292 Highway 157 N., Ste. 106
Mansfield Texas, 76063
682-518-1857
ronnie@deansurveyors.net

OWNER:
Mansfield Development, LLC
1714 Commerce Drive
Mansfield Texas, 76063
713-385-1095
michael.paul.morgan@gmail.com

PLANNING AND ZONING COMMUNICATION

Agenda: May 6, 2019

Subject: SD#19-016: Final Plat of Triple Diamond Ranch, Phase 1

GENERAL INFORMATION

| | |
|-----------------------------|--|
| Applicant: | Morrow Development LLC, owner/developer Banister Engineering, surveyor/engineer |
| Location: | 2451 and 2789 Gertie Barrett Road |
| Existing Zoning: | PR and SF-12/22 |
| Proposed Use: | Single-family residential |
| Size: | 44.066 acres |
| Total Number of Lots: | 122 lots |
| R.O.W. Dedication: | 35' from the centerline of Gertie Barrett Road and interior residential streets |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 115 residential lots and 7 open space lots.

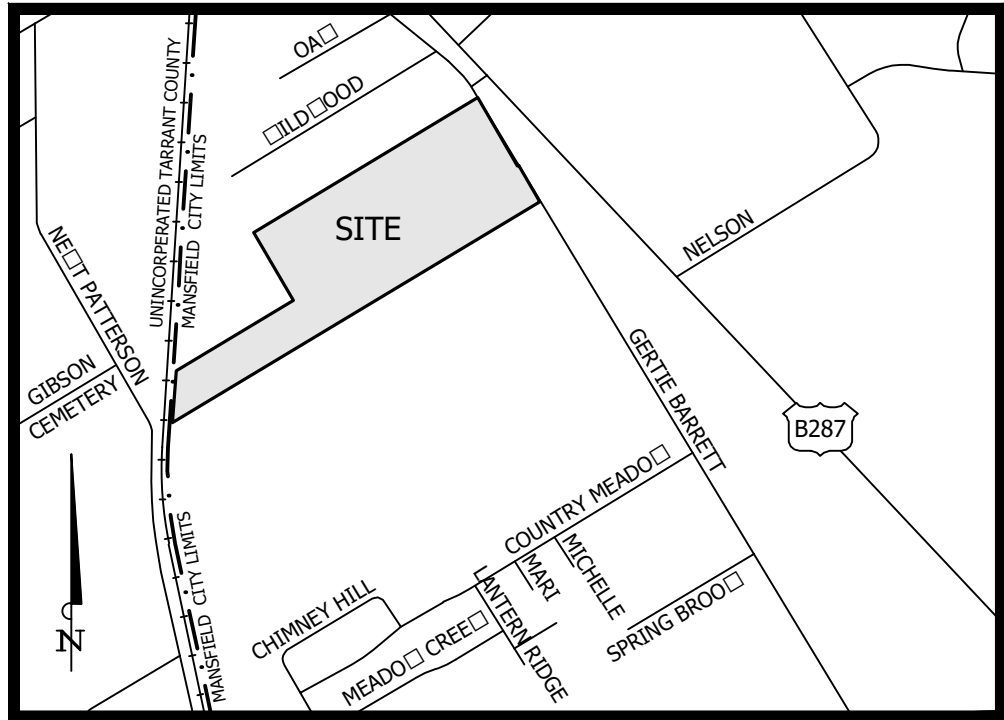
Phase 1 includes 26 reduced-sized lots as allowed by Section 4600.D.15 of the Zoning Ordinance. These lots are identified on the plat with an asterisk (*) symbol. The remaining residential lots meet the requirements for lots in the PR and SF-12/22 Districts.

The plat substantially conforms to the approved Preliminary Plat. A few lot dimensions have been adjusted to ensure that all of the lots meet the minimum lot widths, depths and lot areas.

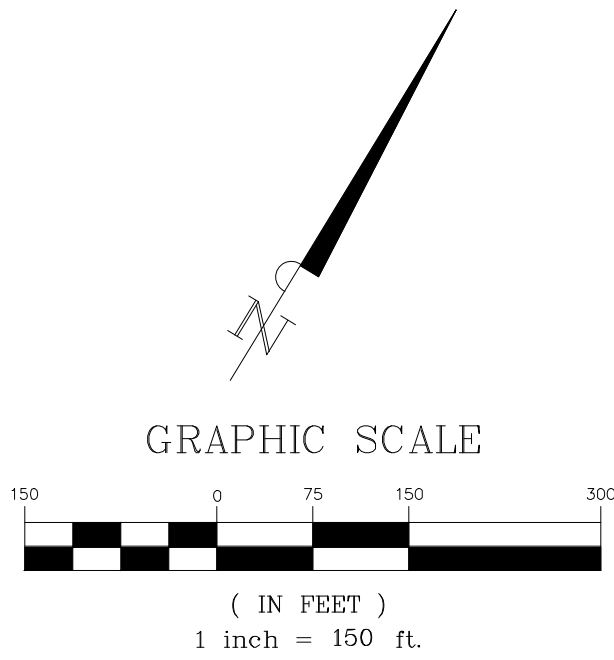
Staff recommends approval.

Attachments:

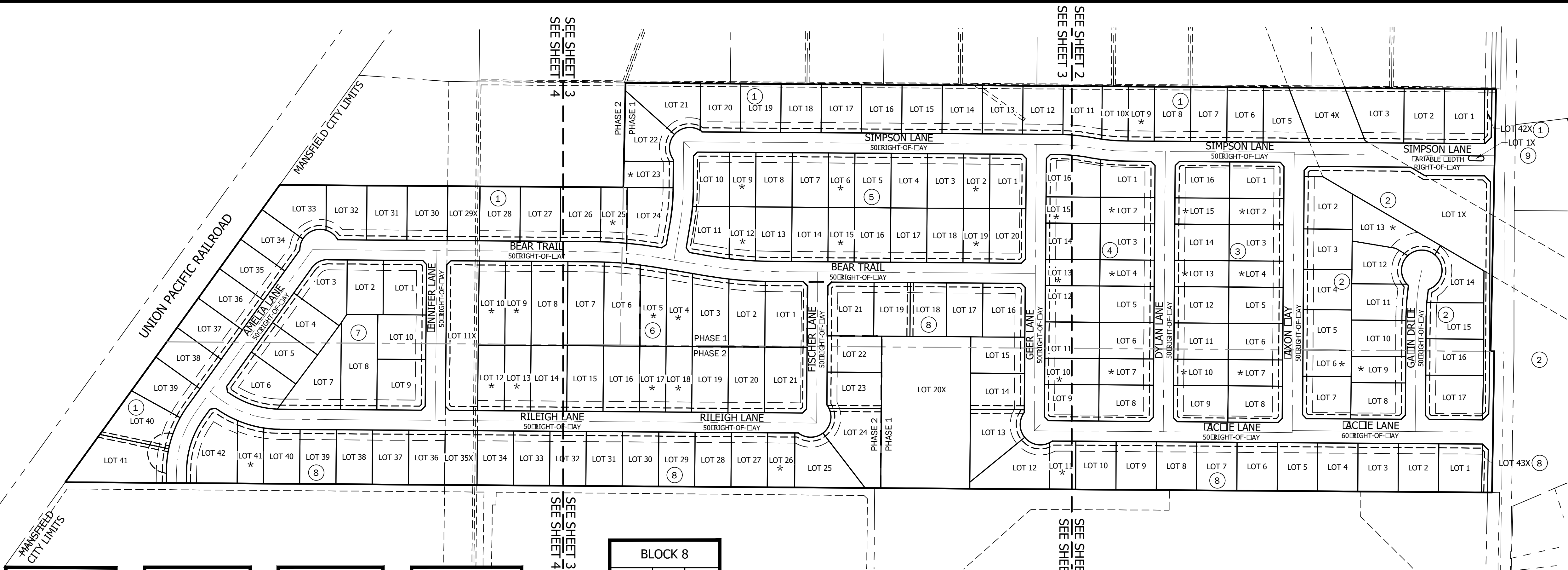
Approved Preliminary Plat



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



- LEGEND
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° DEGREES
 - ' MINUTES/FEET
 - " SECONDS/INCHES
 - SQ. FT. SQUARE FEET
 - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
 - = DIMENSION POINT, NOTHING FOUND OR SET
 - * = REDUCED LOT SIZE
 - = STREET NAME CHANGE



| BLOCK 1 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.310 | 13500 |
| LOT 2 | 0.310 | 13500 |
| LOT 3 | 0.373 | 16230 |
| LOT 4X | 0.433 | 18865 |
| LOT 5 | 0.276 | 12025 |
| LOT 6 | 0.279 | 12150 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10X | 0.200 | 8698 |
| LOT 11 | 0.276 | 12025 |
| LOT 12 | 0.276 | 12001 |
| LOT 13 | 0.275 | 12000 |
| LOT 14 | 0.275 | 12000 |
| LOT 15 | 0.275 | 12000 |
| LOT 16 | 0.275 | 12000 |
| LOT 17 | 0.275 | 12000 |
| LOT 18 | 0.275 | 12000 |
| LOT 19 | 0.275 | 12000 |
| LOT 20 | 0.276 | 12006 |
| LOT 21 | 0.371 | 16166 |
| LOT 22 | 0.333 | 14488 |
| LOT 23* | 0.183 | 7992 |
| LOT 24 | 0.357 | 15539 |
| LOT 25* | 0.204 | 8870 |
| LOT 26 | 0.310 | 13501 |
| LOT 27 | 0.310 | 13500 |
| LOT 28 | 0.311 | 13530 |
| LOT 29X | 0.248 | 10800 |
| LOT 30 | 0.310 | 13512 |
| LOT 31 | 0.310 | 13500 |
| LOT 32 | 0.302 | 13172 |
| LOT 33 | 0.351 | 15274 |
| LOT 34 | 0.276 | 12007 |
| LOT 35 | 0.279 | 12150 |
| LOT 36 | 0.279 | 12150 |
| LOT 37 | 0.279 | 12150 |
| LOT 38 | 0.279 | 12153 |
| LOT 39 | 0.296 | 12905 |
| LOT 40 | 0.370 | 16112 |
| LOT 41 | 0.508 | 22120 |
| LOT 42X | 0.051 | 2205 |

| BLOCK 2 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 1.441 | 62775 |
| LOT 2 | 0.323 | 14056 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6* | 0.179 | 7800 |
| LOT 7 | 0.288 | 12550 |
| LOT 8 | 0.278 | 12100 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.279 | 12150 |
| LOT 11 | 0.283 | 12306 |
| LOT 12 | 0.280 | 12209 |
| LOT 13* | 0.356 | 15486 |
| LOT 14 | 0.308 | 13437 |
| LOT 15 | 0.295 | 12850 |
| LOT 16 | 0.296 | 12879 |
| LOT 17 | 0.358 | 15606 |

| BLOCK 3 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6 | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.278 | 12100 |

| BLOCK 4 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.280 | 12178 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6* | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.314 | 13669 |

| BLOCK 5 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4 | 0.279 | 12150 |
| LOT 5 | 0.279 | 12150 |
| LOT 6* | 0.202 | 8785 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.278 | 12122 |
| LOT 11 | 0.277 | 12067 |
| LOT 12* | 0.197 | 8577 |
| LOT 13 | 0.279 | 12137 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.202 | 8785 |
| LOT 16 | 0.279 | 12150 |
| LOT 17 | 0.279 | 12150 |
| LOT 18 | 0.279 | 12150 |
| LOT 19* | 0.201 | 8775 |
| LOT 20 | 0.278 | 12100 |

| BLOCK 6 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.391 | 17014 |
| LOT 2 | 0.340 | 14824 |
| LOT 3 | 0.360 | 15671 |
| LOT 4* | 0.278 | 12110 |
| LOT 5* | 0.293 | 12783 |
| LOT 6 | 0.424 | 18487 |
| LOT 7 | 0.431 | 18763 |
| LOT 8 | 0.431 | 18767 |
| LOT 9* | 0.311 | 13554 |
| LOT 10* | 0.313 | 13613 |
| LOT 11X | 0.679 | 29582 |
| LOT 12* | 0.246 | 10708 |
| LOT 13* | 0.242 | 10562 |
| LOT 14 | 0.336 | 14625 |
| LOT 15 | 0.336 | 14625 |
| LOT 16 | 0.336 | 14625 |
| LOT 17* | 0.242 | 10562 |
| LOT 18* | 0.242 | 10562 |
| LOT 19 | 0.336 | 14625 |
| LOT 20 | 0.336 | 14625 |
| LOT 21 | 0.391 | 17012 |

| BLOCK 7 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.331 | 14416 |
| LOT 2 | 0.279 | 12150 |
| LOT 3 | 0.326 | 14199 |
| LOT 4 | 0.286 | 12443 |
| LOT 5 | 0.283 | 12319 |
| LOT 6 | 0.322 | 14010 |
| LOT 7 | 0.388 | 16880 |
| LOT 8 | 0.485 | 21112 |
| LOT 9 | 0.345 | 15013 |
| LOT 10 | 0.304 | 13260 |

| BLOCK 8 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.297 | 12937 |
| LOT 2 | 0.275 | 12000 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6 | 0.275 | 12000 |
| LOT 7 | 0.275 | 12000 |
| LOT 8 | 0.275 | 12000 |
| LOT 9 | 0.275 | 12000 |
| LOT 10 | 0.275 | 12000 |
| LOT 11* | 0.179 | 7786 |
| LOT 12 | 0.388 | 16880 |
| LOT 13 | 0.375 | 16324 |
| LOT 14 | 0.277 | 12060 |
| LOT 15 | 0.277 | 12060 |
| LOT 16 | 0.320 | 13957 |
| LOT 17 | 0.276 | 12006 |
| LOT 18 | 0.276 | 12006 |
| LOT 19 | 0.276 | 12006 |
| LOT 20X | 1.910 | 83212 |
| LOT 21 | 0.351 | 15291 |
| LOT 22 | 0.279 | 12154 |
| LOT 23 | 0.278 | 12131 |
| LOT 24 | 0.466 | 20277 |
| LOT 25 | 0.370 | 16123 |
| LOT 26* | 0.210 | 9165 |
| LOT 27 | 0.279 | 12150 |
| LOT 28 | 0.279 | 12150 |
| LOT 29 | 0.279 | 12150 |
| LOT 30 | 0.279 | 12150 |
| LOT 31 | 0.279 | 12150 |
| LOT 32 | 0.279 | 12150 |
| LOT 33 | 0.279 | 12150 |
| LOT 34 | 0.279 | 12142 |
| LOT 35X | 0.249 | 10827 |
| LOT 36 | 0.278 | 12131 |
| LOT 37 | 0.279 | 12150 |
| LOT 38 | 0.279 | 12150 |
| LOT 39 | 0.279 | 12150 |
| LOT 40 | 0.280 | 12189 |
| LOT 41* | 0.217 | 9457 |
| LOT 42 | 0.447 | 19455 |
| LOT 43X | 0.038 | 1649 |

KEY MAP

| BLOCK 9 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 0.010 | 428 |

| LAND USE TABLE | | |
|---------------------|--------------|-------------------|
| Total Gross Acreage | 68.543 Acres | 2,985,739 Sq. Ft. |
| LOT COUNT | | |
| Residential Lots | 176 | |
| Open Space Lots | 10 | |
| Total Lots | 186 | |

PRELIMINARY PLAT
Triple Diamond Ranch
68.543 acres o of the James McDonald Survey, Abstract Number 997
City of Mansfield, Tarrant County, Texas
and bein a reision of Lot 1, Bloc1, Sherrill Estate,
accordin to the the plat filed in
Cabinet A, Slide 2749, P.R.T.C.T.
176 Lots
10 Open Space Lots

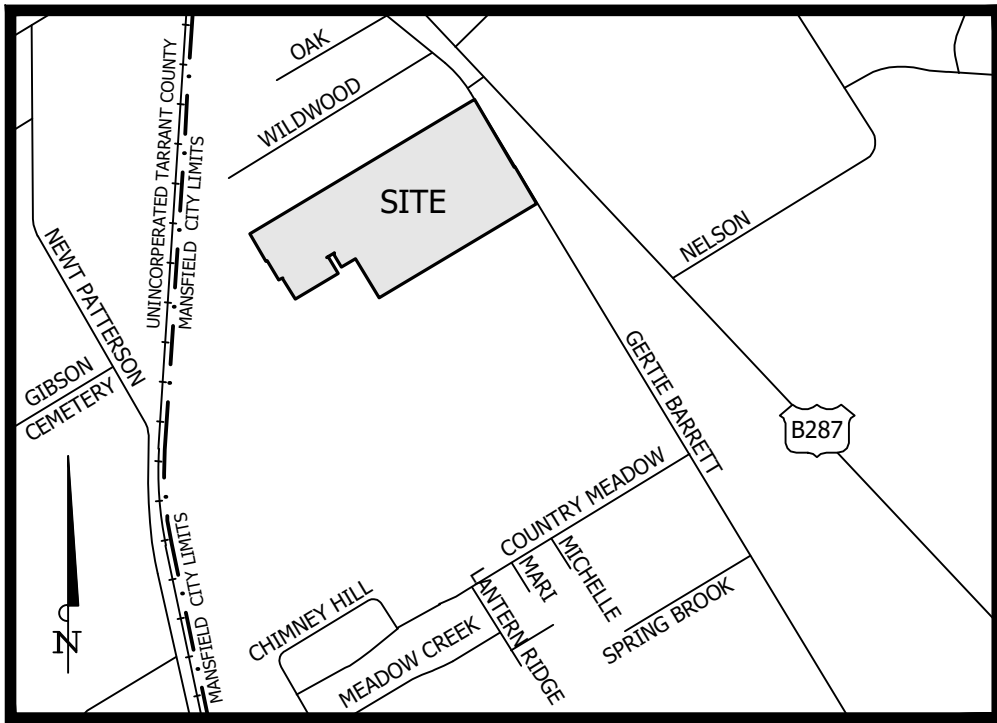
Date of Preparation: 11th 2018
SHEET 1 OF 5

CASE SD# 18-023

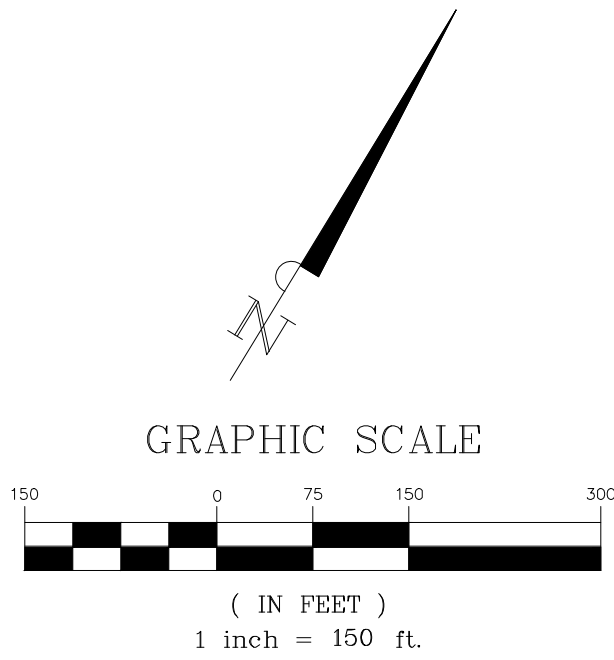
ENGINEER(SURVEYOR):
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
michael@bannistereng.com

OWNER(S):
ROBERT SHERRILL
2789 GERTIE BARRETT ROAD
MANSFIELD, TEXAS 76063
AND
DR. LEE BLACK
389 CLOUD COURT
MANSFIELD, TEXAS 76063
EMAIL: GRA-SON@BELL.NET

DEVELOPER:
HAROLD DIXON
3524 FAIRMONT STREET
DALLAS, TEXAS 75219
PHONE: 214-871-3339
EMAIL: GRA-SON@BELL.NET



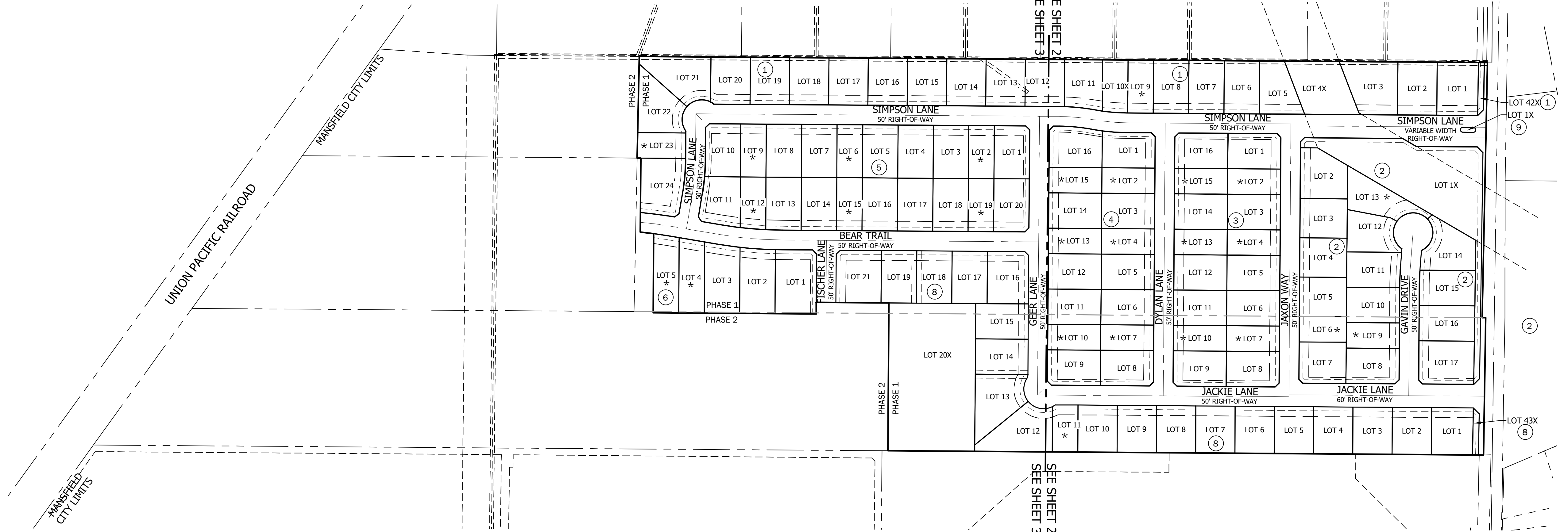
VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



| LEGEND | |
|--|--|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| ° | DEGREES |
| ' | MINUTES/FEET |
| " | SECONDS/INCHES |
| SQ. FT. | SQUARE FEET |
| D.R.T.C.T. | DEED RECORDS TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS TARRANT COUNTY, TEXAS |
| IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND | |
| ○ | = DIMENSION POINT, NOTHING FOUND OR SET |
| * | = REDUCED LOT SIZE |
| ◄ | = STREET NAME CHANGE |

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

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 126-18-002



KEY MAP

| BLOCK 1 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.324 | 14100 |
| LOT 2 | 0.310 | 13500 |
| LOT 3 | 0.381 | 16617 |
| LOT 4X | 0.433 | 18860 |
| LOT 5 | 0.276 | 12022 |
| LOT 6 | 0.279 | 12150 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10X | 0.199 | 8672 |
| LOT 11 | 0.276 | 12010 |
| LOT 12 | 0.275 | 12001 |
| LOT 13 | 0.275 | 12000 |
| LOT 14 | 0.275 | 12000 |
| LOT 15 | 0.275 | 12000 |
| LOT 16 | 0.275 | 12000 |
| LOT 17 | 0.275 | 12000 |
| LOT 18 | 0.275 | 12000 |
| LOT 19 | 0.275 | 12000 |
| LOT 20 | 0.277 | 12054 |
| LOT 21 | 0.362 | 15778 |
| LOT 22 | 0.333 | 14488 |
| LOT 23* | 0.183 | 7992 |
| LOT 24 | 0.357 | 15539 |
| LOT 42X | 0.044 | 1913 |

| BLOCK 2 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 1.470 | 64050 |
| LOT 2 | 0.318 | 13866 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6* | 0.179 | 7800 |
| LOT 7 | 0.288 | 12550 |
| LOT 8 | 0.278 | 12100 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.279 | 12150 |
| LOT 11 | 0.282 | 12286 |
| LOT 12 | 0.276 | 12006 |
| LOT 13* | 0.313 | 13635 |
| LOT 14 | 0.322 | 14030 |
| LOT 15 | 0.293 | 12765 |
| LOT 16 | 0.292 | 12718 |
| LOT 17 | 0.354 | 15413 |

| BLOCK 9 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 0.010 | 428 |

| BLOCK 3 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6 | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.278 | 12100 |

| BLOCK 4 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.280 | 12178 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6 | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.314 | 13669 |

| BLOCK 5 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4 | 0.279 | 12150 |
| LOT 5 | 0.279 | 12150 |
| LOT 6* | 0.202 | 8785 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.278 | 12122 |
| LOT 11 | 0.277 | 12067 |
| LOT 12* | 0.197 | 8577 |
| LOT 13 | 0.279 | 12137 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.202 | 8785 |
| LOT 16 | 0.279 | 12150 |
| LOT 17 | 0.279 | 12150 |
| LOT 18 | 0.279 | 12150 |
| LOT 19* | 0.201 | 8775 |
| LOT 20 | 0.278 | 12100 |

| BLOCK 6 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.391 | 17014 |
| LOT 2 | 0.340 | 14824 |
| LOT 3 | 0.360 | 15671 |
| LOT 4* | 0.278 | 12110 |
| LOT 5* | 0.293 | 12783 |

| BLOCK 8 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.297 | 12937 |
| LOT 2 | 0.275 | 12000 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6 | 0.275 | 12000 |
| LOT 7 | 0.275 | 12000 |
| LOT 8 | 0.275 | 12000 |
| LOT 9 | 0.275 | 12000 |
| LOT 10 | 0.275 | 12000 |
| LOT 11* | 0.179 | 7786 |
| LOT 12 | 0.388 | 16880 |
| LOT 13 | 0.375 | 16324 |
| LOT 14 | 0.277 | 12060 |
| LOT 15 | 0.277 | 12060 |
| LOT 16 | 0.320 | 13957 |
| LOT 17 | 0.276 | 12006 |
| LOT 18 | 0.276 | 12006 |
| LOT 19 | 0.276 | 12006 |
| LOT 20X | 1.910 | 83212 |
| LOT 21 | 0.351 | 15291 |
| LOT 43X | 0.038 | 1649 |

| LAND USE TABLE | | |
|---------------------|--------------|-------------------|
| Total Gross Acreage | 44.066 Acres | 1,919,491 Sq. Ft. |
| LOT COUNT | | |
| Residential Lots | 115 | |
| Open Space Lots | 7 | |
| Total Lots | 122 | |

FINAL PLAT
Triple Diamond Ranch, Phase 1
44.066 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
115 Residential Lots
7 Open Space Lots
Date of Preparation: November 2018
SHEET 1 OF 4

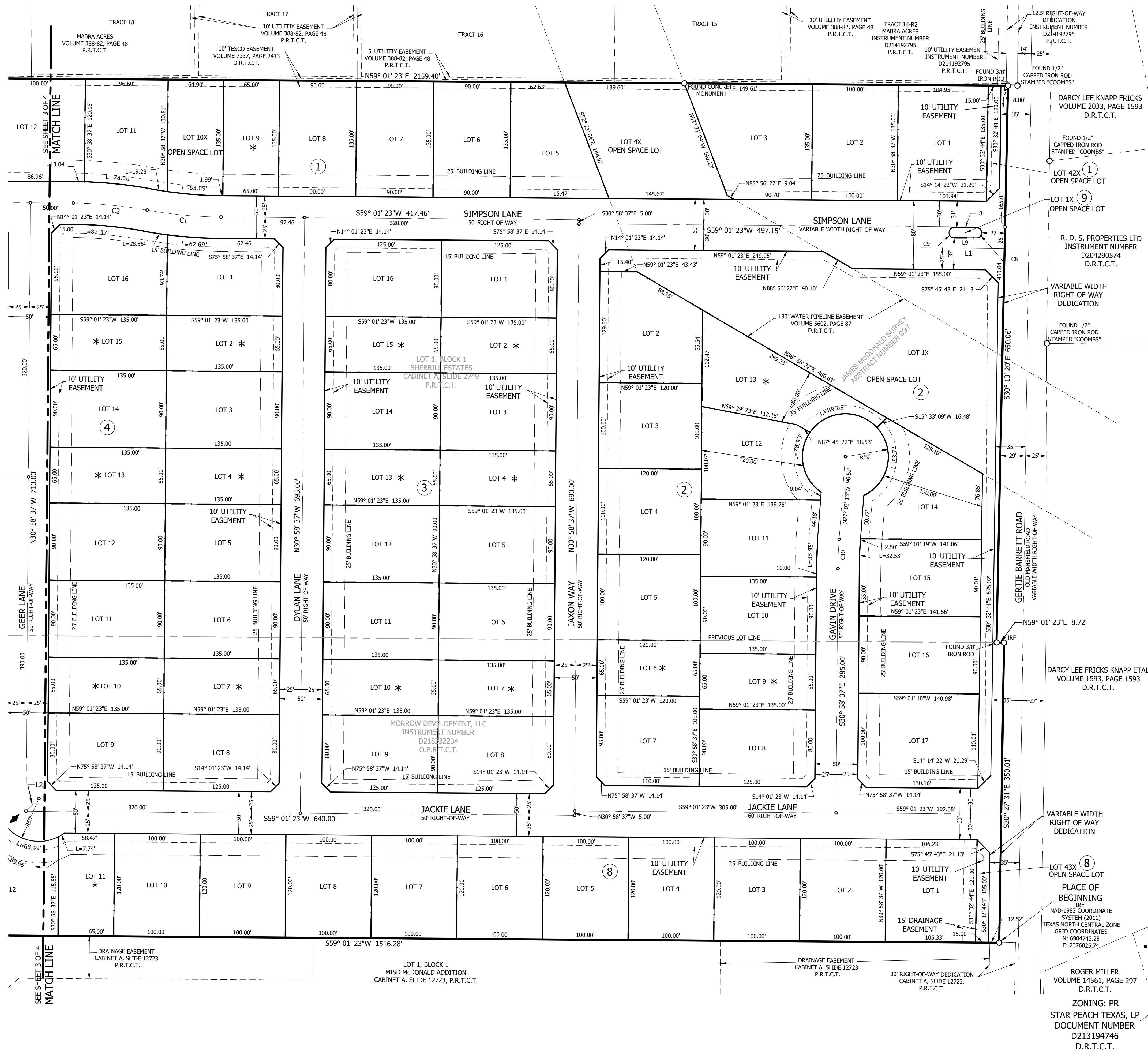
CASE SD# 19-016

| |
|--------------------------------------|
| APPROVED BY THE CITY OF MANSFIELD |
| _____ 2019 |
| APPROVED BY: P&Z COMMISSION CHAIRMAN |
| _____ 2019 |
| ATTEST: PLANNING & ZONING SECRETARY |

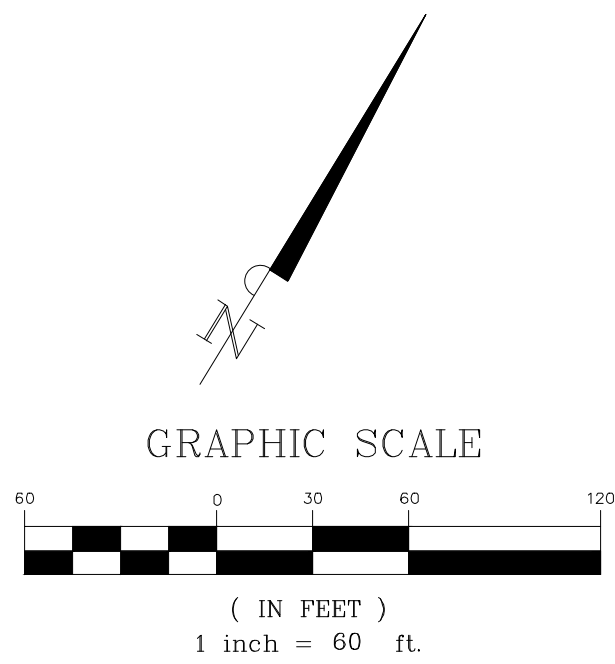
This plat filed in Instrument No. _____, Date: _____

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MORROW DEVELOPMENT, LLC
P.O. BOX 2293
MANSFIELD, TEXAS 76063
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET



- LEGEND
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - DEGREES
 - MINUTES/FEET
 - SECONDS/INCHES
 - SQ. FT. SQUARE FEET
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
 - = DIMENSION POINT, NOTHING FOUND OR SET
 - * = REDUCED LOT SIZE
 - ◆ = STREET NAME CHANGE



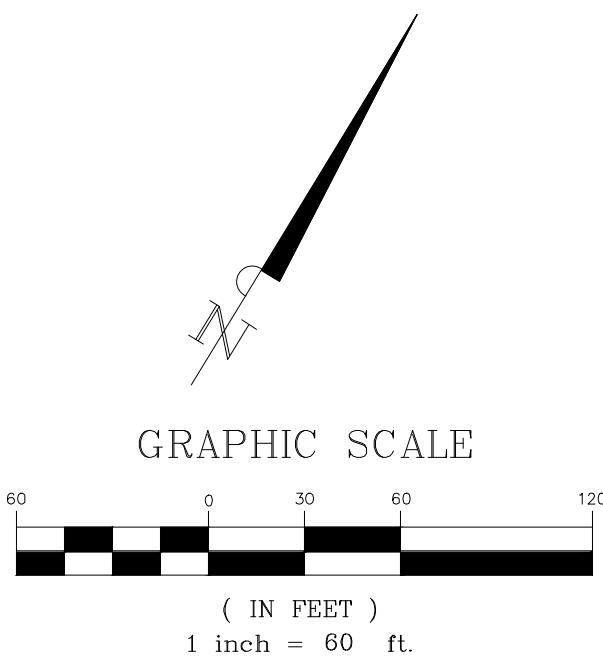
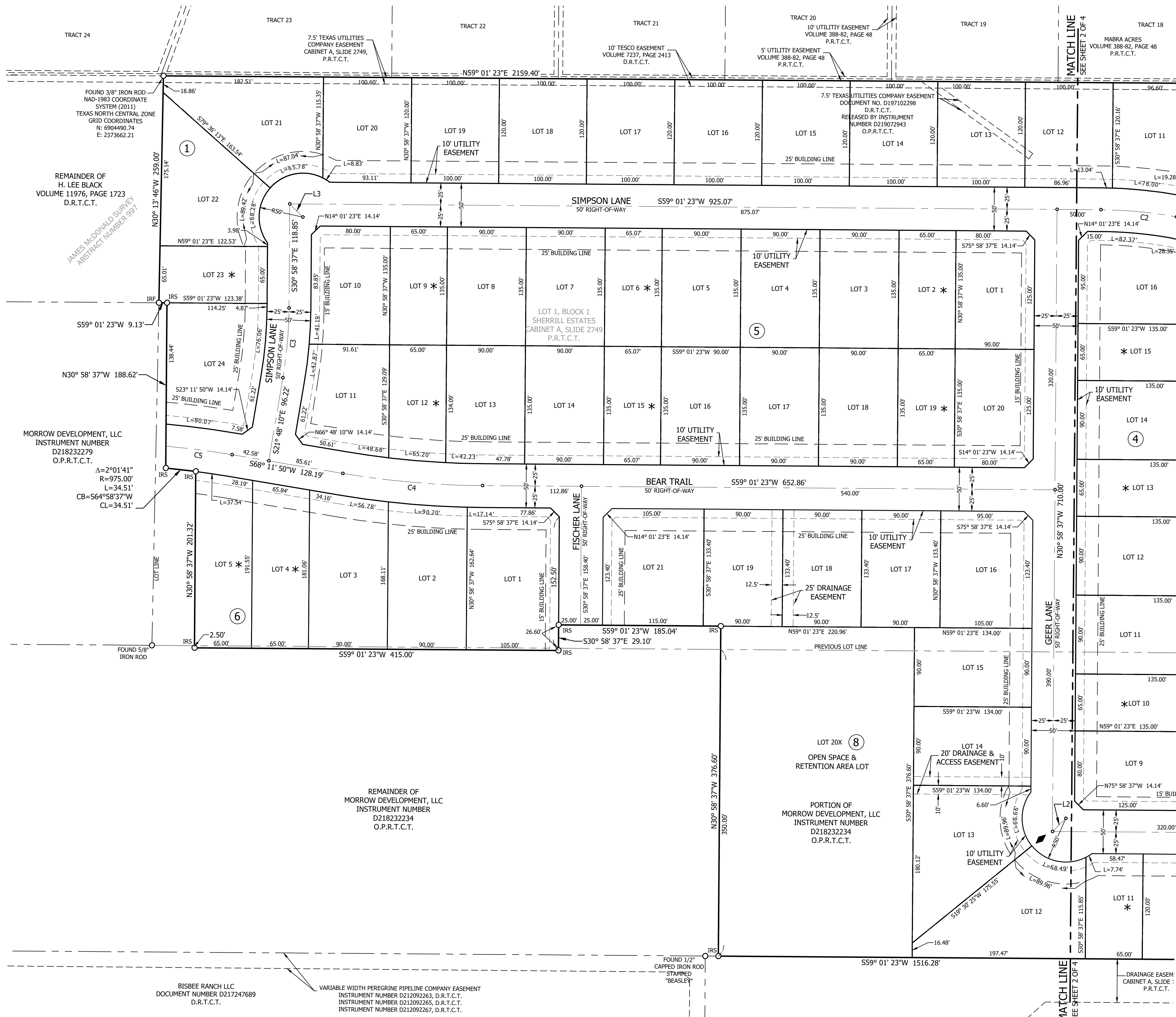
FINAL PLAT
Triple Diamond Ranch, Phase 1
44.066 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
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115 Residential Lots
7 Open Space Lots
Date of Preparation: November 2018
SHEET 2 OF 4
CASE SD# 19-016

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

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 126-18-002

ENGINEER/SURVEYOR:
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MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MORROW DEVELOPMENT, LLC
P.O. BOX 2293
MANSFIELD, TEXAS 76063
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET



| LEGEND | |
|--------------------------|---|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| ° | DEGREES |
| ' | MINUTES/FEET |
| '' | SECONDS/INCHES |
| SQ. FT. | SQUARE FEET |
| D.R.T.C.T. | DEED RECORDS |
| TARRANT COUNTY, TEXAS | |
| P.R.T.C.T. | PLAT RECORDS |
| TARRANT COUNTY, TEXAS | |
| IRF = 5/8" IRON ROD WITH | |
| CAP STAMPED "RPLS | |
| 4838" FOUND | |
| ○ | = DIMENSION POINT, NOTHING FOUND OR SET |
| * | = REDUCED LOT SIZE |
| ◆ | = STREET NAME CHANGE |

FINAL PLAT
Triple Diamond Ranch, Phase 1
44.066 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
115 Residential Lots
7 Open Space Lots
Date of Preparation: November 2018
SHEET 3 OF 4
CASE SD# 19-016

OWNERS DEDICATION:

WHEREAS **Morrow Development, LLC**, acting by and through the undersigned, its duly authorized agent, is the owner of a 44.066 acres (1,919,491 square feet) of land in the James J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 44.066 acres (1,919,491 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Morrow Development, LLC (hereinafter referred to as Morrow Development tract), as recorded in Instrument Number D218232234, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 44.066 acres (1,919,491 square feet) of land being all that certain tract of land described as Lot 1, Block 1, Sherrill Estates (hereinafter referred to as Sherrill Estates) , an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas, said 44.066 acres (1,919,491 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Easterly corner of said Morrow Development tract, same being the existing Southwesterly right-of-way line of Gertie Barrett Road, also known as Old Mansfield Road and County Road No. 2033 (50' right-of-way), same also being the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 59 degrees 01 minute 23 seconds West, departing the existing Southwesterly right-of-way line of said Gertie Barrett Road and with the common line between said Morrow Development tract and the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, P.R.T.C.T., passing at a distance of 10.97 feet, the Northerly corner of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12723, P.R.T.C.T. and continue with said course and the common line between said Morrow Development tract and said Lot 1, passing at a distance of 1531.28 feet, a one-half inch iron rod with plastic cap stamped "BEASLEY" found for the Westerly corner of said Lot 1, same being a Northerly corner of that certain tract of land described in a deed to Bisbee Ranch LLC (hereinafter referred to as Bisbee Ranch tract), as recorded in Instrument Number D217247689, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and continue with said course and the common line between said Morrow Development tract and said Bisbee Ranch tract for a total distance of 1516.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 30 degrees 58 minutes 37 seconds West, departing the Northwesterly line of said Lot 1 and crossing said Morrow Development tract, passing at a distance of 350.00 feet, the Southeastery line of said Sherrill Estates and continue with said course and crossing said Sherrill Estates for a total distance of 376.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 01 minute 23 seconds West, continue crossing said Sherrill Estates, a distance of 185.04 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 58 minutes 37 seconds East, continue crossing said Sherrill Estates, pass at a distance of 26.60 feet, the Southeastery line of said Sherrill Estates and continue with said course and crossing said Morrow Development tract for a total distance of 29.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 01 minute 23 seconds West, continue crossing said Morrow Development tract, a distance of 415.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 30 degrees 58 minutes 37 seconds West, continue crossing said Morrow Development tract, pass at a distance of 2.50 feet, the Southeastery line of said Sherrill Estates and continue with said course and crossing said Sherrill Estates for a total distance of 201.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 64 degrees 58 minutes 37 seconds West, a distance of 34.51 feet;

THENCE Southwesterly, continue crossing said Sherrill Estates and with said non-tangent curve to the left having a radius of 975.00 feet, through a central angle of 02 degrees 01 minute 41 seconds, for an arc distance of 34.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 30 degrees 58 minutes 37 seconds West, continue crossing said Sherrill Estates, a distance of 188.62 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 01 minute 23 seconds West, continue crossing said Sherrill Estates, a distance of 9.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being in the Southwesterly line of said Sherrill Estates, same being a Northwesterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Morrow Development, LLC, as recorded in Instrument Number D218232279, O.P.R.T.C.T., same also being in the Northeastery line of that certain tract of land described deed to H. Lee Black (hereinafter referred to as Black tract), as recorded in Volume 11976, Page 1723, Deed Records, Tarrant County, Texas;

THENCE North 30 degrees 13 minutes 46 seconds West with the common line between said Sherrill Estates and Black tract, a distance of 259.00 feet to a three-eighths inch iron rod found for corner for the Southwesterly corner of said Sherrill Estates, same being the Northwesterly corner of said Black tract, same also being the Southeastery line of that certain tract of land described as Mabra Acres (hereinafter referred to as Mabra Acres), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 48, P.R.T.C.T.;

THENCE North 59 degrees 01 minute 23 seconds East with the common line between said Sherrill Estates and said Mabra Acres, a distance of 2159.40 feet to a three-eighths inch iron rod found for the Northerly corner of said R.D.S. Properties tract, same being the existing Southwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 2749, P.R.T.C.T.;

THENCE South 30 degrees 13 minutes 20 seconds East with the common line between said Sherrill Estates and the existing Southwesterly right-of-way line of said Gertie Barrett Road, a distance of 650.06 feet to a three-eighths inch iron rod found for an angle point in the existing Southwesterly right-of-way line of said Gertie Barrett Road;

THENCE North 59 degrees 01 minute 23 seconds East continue with the common line between said Morrow Development tract and the existing Southwesterly right-of-way line of said Gertie Barrett Road, a distance of 8.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

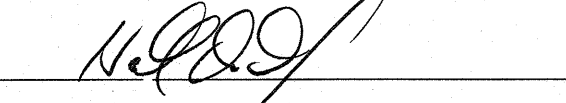
THENCE South 30 degrees 27 minutes 31 seconds East continue with the common line between said Morrow Development tract and the existing Southwesterly right-of-way line of said Gertie Barrett Road, a distance of 350.01 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 44.066 acres (1,919,491 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **Morrow Development, LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **TRIPLE DIAMOND RANCH, PHASE 1**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Tarrant County, Texas, this 25 day of April, 2019.

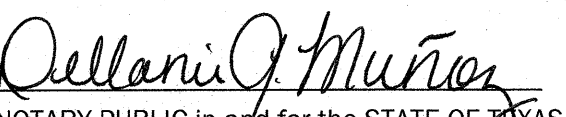
Morrow Development, LLC, a Texas limited liability company

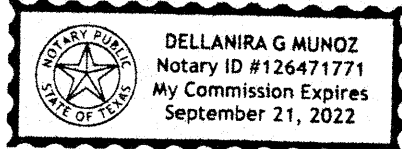

Name: **Harold Dixon**, Managing Partner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Harold Dixon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 25th DAY OF April, 2019.


NOTARY PUBLIC in and for the STATE OF TEXAS



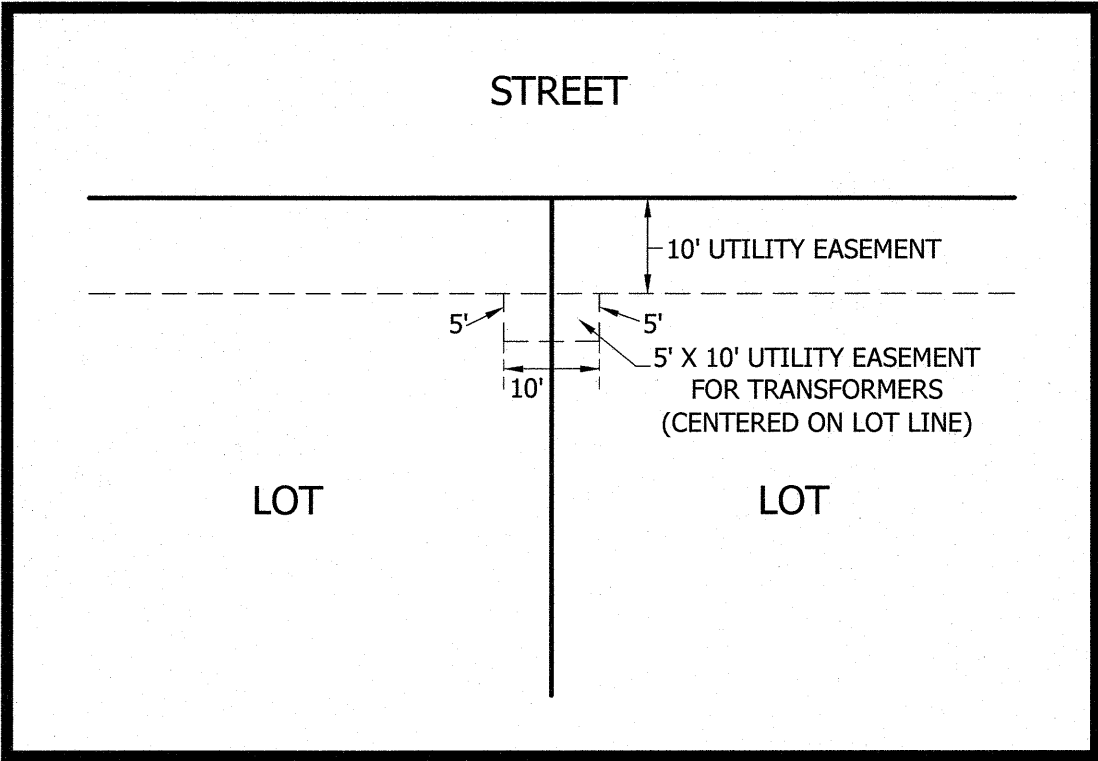
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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 OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



TYPICAL 5' X 10' UTILITY
EASEMENT DETAIL

NOT TO SCALE

GENERAL NOTES:

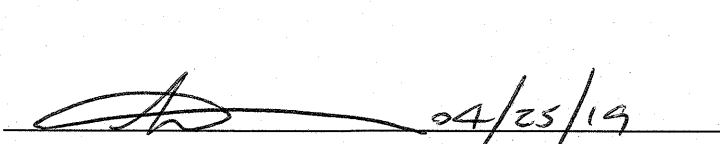
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- Notice: Setting 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.
- All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
- A mandatory homeowners association will be responsible for the open space lots and any landscaping contained therein; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced walls or fences with signage.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

| LINE TABLE | | |
|------------|------------------|--------|
| Line # | Direction | Length |
| L1 | S59° 01' 23.06"W | 97.33' |
| L2 | N14° 01' 23.06"E | 21.21' |
| L3 | S75° 58' 36.94"E | 21.21' |
| L8 | N59° 00' 53.10"E | 26.27' |
| L9 | S59° 00' 53.10"W | 26.27' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|--------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 86.71' | 500.00' | 9.94 | S63° 59' 27"W | 86.60' |
| C2 | 86.71' | 500.00' | 9.94 | S63° 59' 27"W | 86.60' |
| C3 | 80.06' | 500.00' | 9.17 | S26° 23' 23"E | 79.97' |
| C4 | 160.12' | 1000.00' | 9.17 | S63° 36' 37"W | 159.95' |
| C5 | 76.06' | 1000.00' | 4.36 | S66° 01' 06"W | 76.04' |
| C8 | 18.85' | 6.00' | 180.00 | S31° 00' 59"E | 12.00' |
| C9 | 18.85' | 6.00' | 180.00 | N31° 01' 04"W | 12.00' |
| C10 | 34.24' | 500.00' | 3.92 | S29° 00' 55"E | 34.23' |

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.


Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



FINAL PLAT
Triple Diamond Ranch, Phase 1
44.066 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
115 Residential Lots
7 Open Space Lots
Date of Preparation: November 2018
SHEET 4 OF 4
COST \$19,016

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MORROW DEVELOPMENT, LLC
P.O. BOX 2293
MANSFIELD, TEXAS 76063
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET

PLANNING AND ZONING COMMUNICATION

Agenda: May 6, 2019

Subject: SD#19-018: Final Plat of Triple Diamond Ranch, Phase 2

GENERAL INFORMATION

| | |
|-----------------------------|--|
| Applicant: | Morrow Development LLC, owner/developer Banister Engineering, surveyor/engineer |
| Location: | 2451 and 2789 Gertie Barrett Road |
| Existing Zoning: | PR and SF-12/22 |
| Proposed Use: | Single-family residential |
| Size: | 24.478 acres |
| Total Number of Lots: | 64 lots |
| R.O.W. Dedication: | Interior residential streets |
| Compliance with Ordinances: | Yes |

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create 176 residential lots and 10 open space lots.

Phase 2 includes 9 reduced-sized lots as allowed by Section 4600.D.15 of the Zoning Ordinance. These lots are identified on the plat with an asterisk (*) symbol. These lots are identified on the plat with an asterisk (*) symbol. The remaining residential lots meet the requirements for lots in the PR and SF-12/22 Districts.

The plat substantially conforms to the approved Preliminary Plat except for the following:

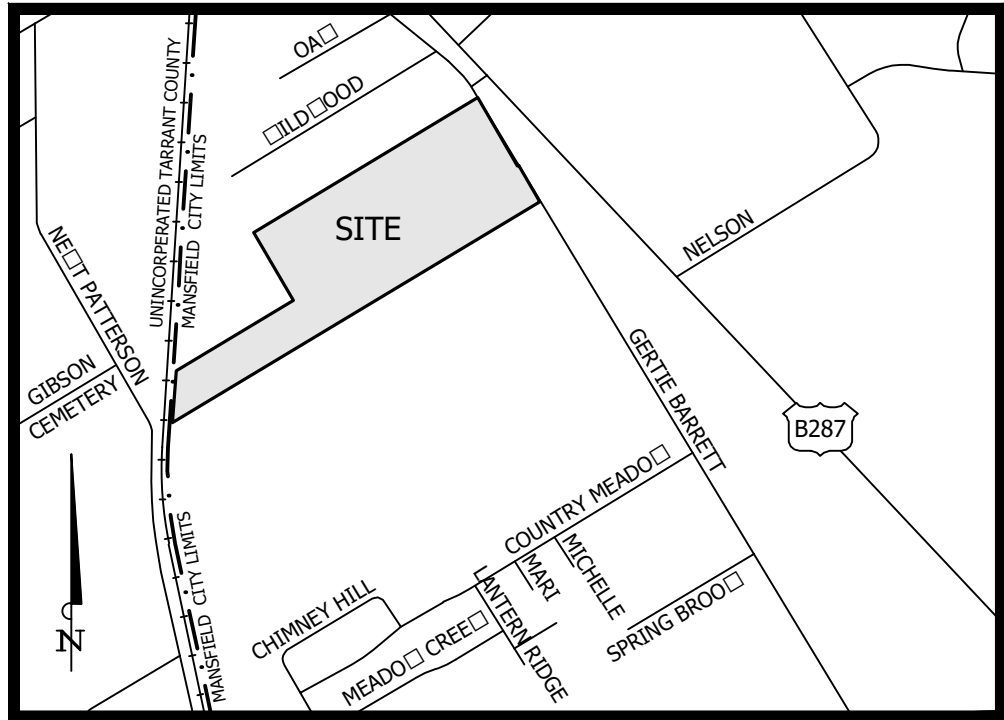
- There is a 75-foot wide Oncor utility easement that accommodates electrical transmission lines through this property. Raleigh Lane has been shifted at the intersection with Jennifer Lane to go around one of Oncor's poles that supports the overhead power lines.
- Some of the lot dimensions have been adjusted due to the realignment of Raleigh Lane and Jennifer Lane, and to ensure that all lots meet the minimum lot width, depth and area requirements.
- Two of the reduced size lots on Block 8 have been relocated to different places on the block due to the realignment of Raleigh Lane.

- A plat must show the recording information for adjacent properties within 200 feet of the subdivision. As Phase 1 is being platted simultaneously with Phase 2, the filing information for Phase 1 is not yet available. The applicant has left blanks on the Phase 2 plat for this information. Phase 1 will be filed first and its recording information will be added to the Phase 2 plat prior to filing.

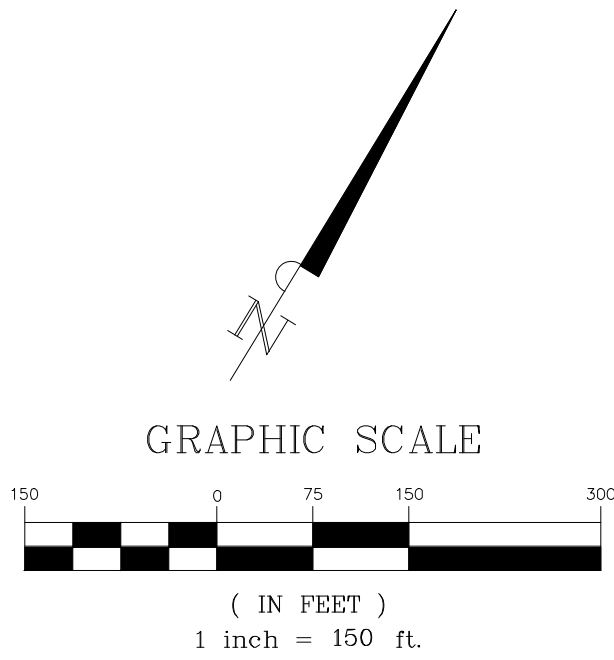
Staff recommends approval.

Attachments:

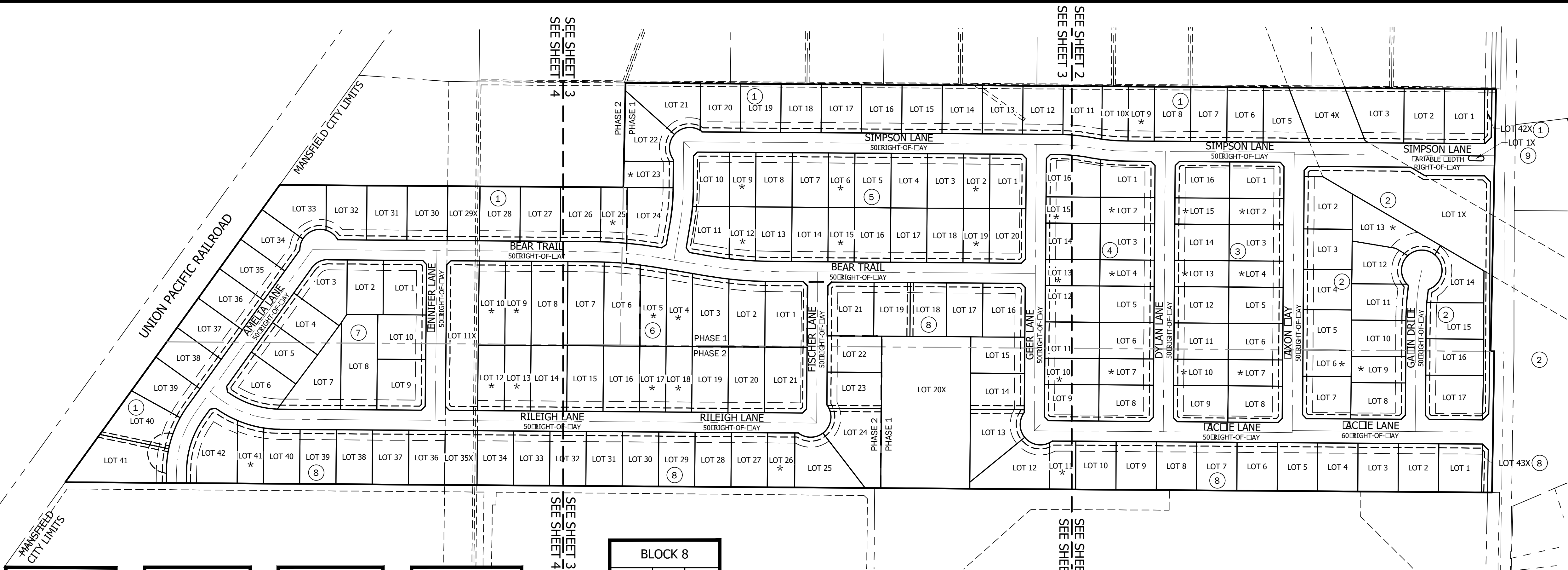
Approved Preliminary Plat



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



- LEGEND
- N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° DEGREES
 - ' MINUTES/FEET
 - " SECONDS/INCHES
 - SQ. FT. SQUARE FEET
 - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
 - = DIMENSION POINT, NOTHING FOUND OR SET
 - * = REDUCED LOT SIZE
 - = STREET NAME CHANGE



| BLOCK 1 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.310 | 13500 |
| LOT 2 | 0.310 | 13500 |
| LOT 3 | 0.373 | 16230 |
| LOT 4X | 0.433 | 18865 |
| LOT 5 | 0.276 | 12025 |
| LOT 6 | 0.279 | 12150 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10X | 0.200 | 8698 |
| LOT 11 | 0.276 | 12025 |
| LOT 12 | 0.276 | 12001 |
| LOT 13 | 0.275 | 12000 |
| LOT 14 | 0.275 | 12000 |
| LOT 15 | 0.275 | 12000 |
| LOT 16 | 0.275 | 12000 |
| LOT 17 | 0.275 | 12000 |
| LOT 18 | 0.275 | 12000 |
| LOT 19 | 0.275 | 12000 |
| LOT 20 | 0.276 | 12006 |
| LOT 21 | 0.371 | 16166 |
| LOT 22 | 0.333 | 14488 |
| LOT 23* | 0.183 | 7992 |
| LOT 24 | 0.357 | 15539 |
| LOT 25* | 0.204 | 8870 |
| LOT 26 | 0.310 | 13501 |
| LOT 27 | 0.310 | 13500 |
| LOT 28 | 0.311 | 13530 |
| LOT 29X | 0.248 | 10800 |
| LOT 30 | 0.310 | 13512 |
| LOT 31 | 0.310 | 13500 |
| LOT 32 | 0.302 | 13172 |
| LOT 33 | 0.351 | 15274 |
| LOT 34 | 0.276 | 12007 |
| LOT 35 | 0.279 | 12150 |
| LOT 36 | 0.279 | 12150 |
| LOT 37 | 0.279 | 12150 |
| LOT 38 | 0.279 | 12153 |
| LOT 39 | 0.296 | 12905 |
| LOT 40 | 0.370 | 16112 |
| LOT 41 | 0.508 | 22120 |
| LOT 42X | 0.051 | 2205 |

| BLOCK 2 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 1.441 | 62775 |
| LOT 2 | 0.323 | 14056 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6* | 0.179 | 7800 |
| LOT 7 | 0.288 | 12550 |
| LOT 8 | 0.278 | 12100 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.279 | 12150 |
| LOT 11 | 0.283 | 12306 |
| LOT 12 | 0.280 | 12209 |
| LOT 13* | 0.356 | 15486 |
| LOT 14 | 0.308 | 13437 |
| LOT 15 | 0.295 | 12850 |
| LOT 16 | 0.296 | 12879 |
| LOT 17 | 0.358 | 15606 |

| BLOCK 3 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6 | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.278 | 12100 |

| BLOCK 4 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.280 | 12178 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4* | 0.201 | 8775 |
| LOT 5 | 0.279 | 12150 |
| LOT 6* | 0.279 | 12150 |
| LOT 7* | 0.201 | 8775 |
| LOT 8 | 0.278 | 12100 |
| LOT 9 | 0.278 | 12100 |
| LOT 10* | 0.201 | 8775 |
| LOT 11 | 0.279 | 12150 |
| LOT 12 | 0.279 | 12150 |
| LOT 13* | 0.201 | 8775 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.201 | 8775 |
| LOT 16 | 0.314 | 13669 |

| BLOCK 5 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.278 | 12100 |
| LOT 2* | 0.201 | 8775 |
| LOT 3 | 0.279 | 12150 |
| LOT 4 | 0.279 | 12150 |
| LOT 5 | 0.279 | 12150 |
| LOT 6* | 0.202 | 8785 |
| LOT 7 | 0.279 | 12150 |
| LOT 8 | 0.279 | 12150 |
| LOT 9* | 0.201 | 8775 |
| LOT 10 | 0.278 | 12122 |
| LOT 11 | 0.277 | 12067 |
| LOT 12* | 0.197 | 8577 |
| LOT 13 | 0.279 | 12137 |
| LOT 14 | 0.279 | 12150 |
| LOT 15* | 0.202 | 8785 |
| LOT 16 | 0.279 | 12150 |
| LOT 17 | 0.279 | 12150 |
| LOT 18 | 0.279 | 12150 |
| LOT 19* | 0.201 | 8775 |
| LOT 20 | 0.278 | 12100 |

| BLOCK 6 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.391 | 17014 |
| LOT 2 | 0.340 | 14824 |
| LOT 3 | 0.360 | 15671 |
| LOT 4* | 0.278 | 12110 |
| LOT 5* | 0.293 | 12783 |
| LOT 6 | 0.424 | 18487 |
| LOT 7 | 0.431 | 18763 |
| LOT 8 | 0.431 | 18767 |
| LOT 9* | 0.311 | 13554 |
| LOT 10* | 0.313 | 13613 |
| LOT 11X | 0.679 | 29582 |
| LOT 12* | 0.246 | 10708 |
| LOT 13* | 0.242 | 10562 |
| LOT 14 | 0.336 | 14625 |
| LOT 15 | 0.336 | 14625 |
| LOT 16 | 0.336 | 14625 |
| LOT 17* | 0.242 | 10562 |
| LOT 18* | 0.242 | 10562 |
| LOT 19 | 0.336 | 14625 |
| LOT 20 | 0.336 | 14625 |
| LOT 21 | 0.391 | 17012 |

| BLOCK 7 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.331 | 14416 |
| LOT 2 | 0.279 | 12150 |
| LOT 3 | 0.326 | 14199 |
| LOT 4 | 0.286 | 12443 |
| LOT 5 | 0.283 | 12319 |
| LOT 6 | 0.322 | 14010 |
| LOT 7 | 0.388 | 16880 |
| LOT 8 | 0.485 | 21112 |
| LOT 9 | 0.345 | 15013 |
| LOT 10 | 0.304 | 13260 |

| BLOCK 8 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.297 | 12937 |
| LOT 2 | 0.275 | 12000 |
| LOT 3 | 0.275 | 12000 |
| LOT 4 | 0.275 | 12000 |
| LOT 5 | 0.275 | 12000 |
| LOT 6 | 0.275 | 12000 |
| LOT 7 | 0.275 | 12000 |
| LOT 8 | 0.275 | 12000 |
| LOT 9 | 0.275 | 12000 |
| LOT 10 | 0.275 | 12000 |
| LOT 11* | 0.179 | 7786 |
| LOT 12 | 0.388 | 16880 |
| LOT 13 | 0.375 | 16324 |
| LOT 14 | 0.277 | 12060 |
| LOT 15 | 0.277 | 12060 |
| LOT 16 | 0.320 | 13957 |
| LOT 17 | 0.276 | 12006 |
| LOT 18 | 0.276 | 12006 |
| LOT 19 | 0.276 | 12006 |
| LOT 20X | 1.910 | 83212 |
| LOT 21 | 0.351 | 15291 |
| LOT 22 | 0.279 | 12154 |
| LOT 23 | 0.278 | 12131 |
| LOT 24 | 0.466 | 20277 |
| LOT 25 | 0.370 | 16123 |
| LOT 26* | 0.210 | 9165 |
| LOT 27 | 0.279 | 12150 |
| LOT 28 | 0.279 | 12150 |
| LOT 29 | 0.279 | 12150 |
| LOT 30 | 0.279 | 12150 |
| LOT 31 | 0.279 | 12150 |
| LOT 32 | 0.279 | 12150 |
| LOT 33 | 0.279 | 12150 |
| LOT 34 | 0.279 | 12142 |
| LOT 35X | 0.249 | 10827 |
| LOT 36 | 0.278 | 12131 |
| LOT 37 | 0.279 | 12150 |
| LOT 38 | 0.279 | 12150 |
| LOT 39 | 0.279 | 12150 |
| LOT 40 | 0.280 | 12189 |
| LOT 41* | 0.217 | 9457 |
| LOT 42 | 0.447 | 19455 |
| LOT 43X | 0.038 | 1649 |

KEY MAP

| BLOCK 9 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1X | 0.010 | 428 |

| LAND USE TABLE | | |
|---------------------|--------------|-------------------|
| Total Gross Acreage | 68.543 Acres | 2,985,739 Sq. Ft. |
| LOT COUNT | | |
| Residential Lots | 176 | |
| Open Space Lots | 10 | |
| Total Lots | 186 | |

PRELIMINARY PLAT
Triple Diamond Ranch
68.543 acres o of the James McDonald Survey, Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a redivision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, P.R.T.C.T.
176 Lots
10 Open Space Lots

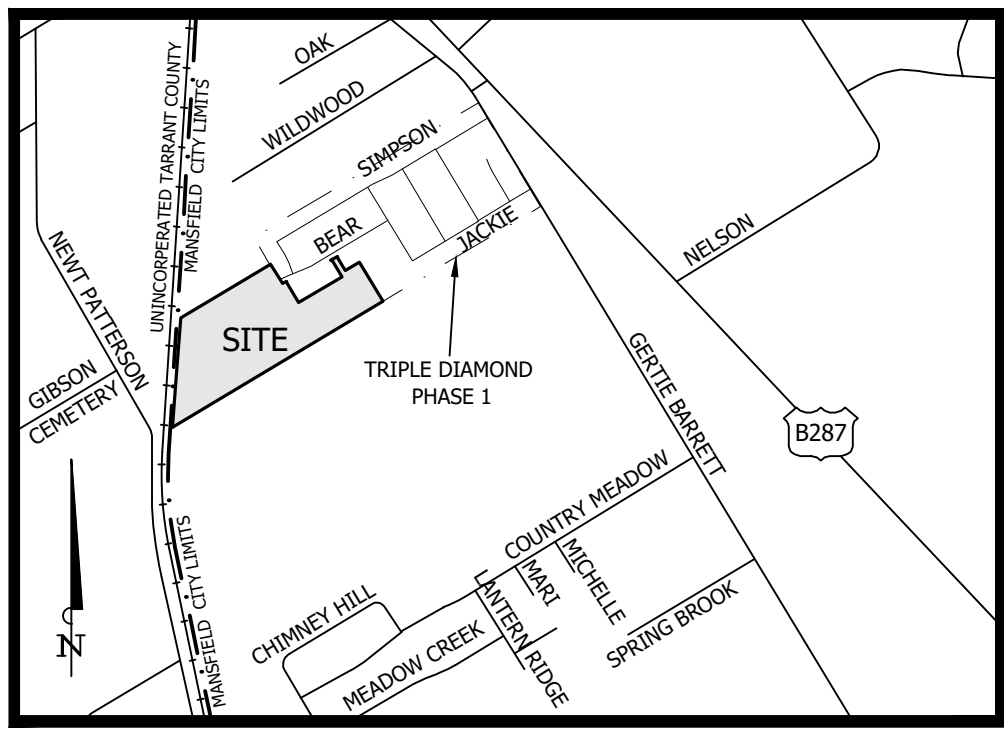
Date of Preparation: June 2018
SHEET 1 OF 5

CASE SD# 18-023

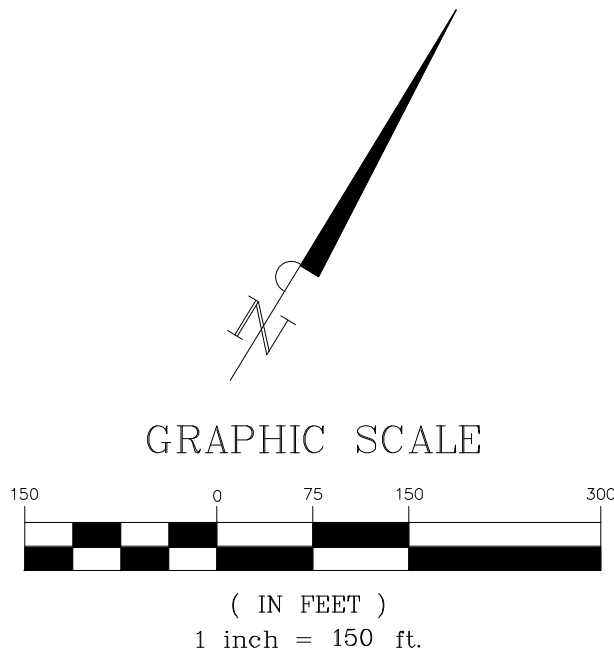
ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
michael@bannistereng.com

OWNER(S):
ROBERT SHERRILL
2789 GERTIE BARRETT ROAD
MANSFIELD, TEXAS 76063
AND
DR. LEE BLACK
389 CLOUD COURT
MANSFIELD, TEXAS 76063
EMAIL: GRA-SON@BELL.NET

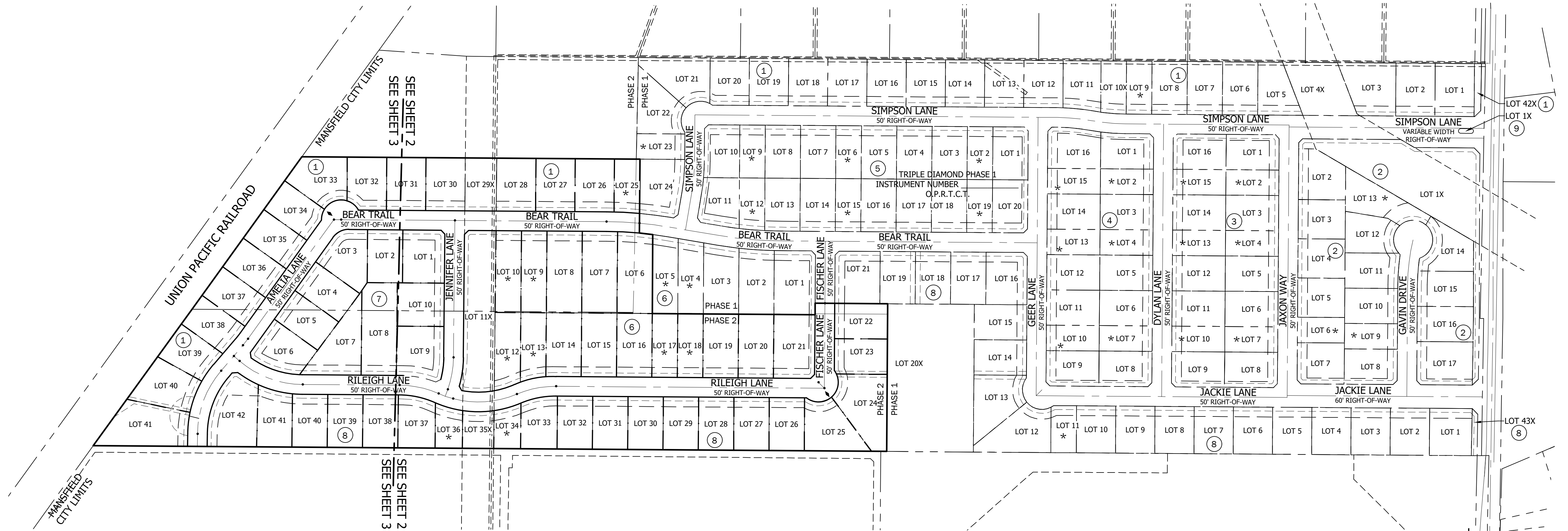
DEVELOPER:
HAROLD DIXON
3524 FAIRMONT STREET
DALLAS, TEXAS 75219
PHONE: 214-871-3339
EMAIL: GRA-SON@BELL.NET



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



| LEGEND | |
|--|--|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| ° | DEGREES |
| ' | MINUTES/FEET |
| " | SECONDS/INCHES |
| SQ. FT. | SQUARE FEET |
| D.R.T.C.T. | DEED RECORDS TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS TARRANT COUNTY, TEXAS |
| IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND | |
| o | = DIMENSION POINT, NOTHING FOUND OR SET |
| * | = REDUCED LOT SIZE |
| — | = STREET NAME CHANGE |



KEY MAP

| BLOCK 1 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 25* | 0.204 | 8870 |
| LOT 26 | 0.310 | 13501 |
| LOT 27 | 0.310 | 13500 |
| LOT 28 | 0.311 | 13530 |
| LOT 29X | 0.248 | 10800 |
| LOT 30 | 0.310 | 13512 |
| LOT 31 | 0.310 | 13500 |
| LOT 32 | 0.302 | 13172 |
| LOT 33 | 0.351 | 15274 |
| LOT 34 | 0.276 | 12007 |
| LOT 35 | 0.279 | 12150 |
| LOT 36 | 0.279 | 12150 |
| LOT 37 | 0.279 | 12150 |
| LOT 38 | 0.276 | 12005 |
| LOT 39 | 0.280 | 12212 |
| LOT 40 | 0.351 | 15299 |
| LOT 41 | 0.488 | 21259 |

| BLOCK 6 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 6 | 0.424 | 18487 |
| LOT 7 | 0.431 | 18763 |
| LOT 8 | 0.431 | 18767 |
| LOT 9* | 0.311 | 13554 |
| LOT 10* | 0.313 | 13613 |
| LOT 11X | 0.761 | 33166 |
| LOT 12* | 0.288 | 12535 |
| LOT 13* | 0.251 | 10949 |
| LOT 14 | 0.336 | 14628 |
| LOT 15 | 0.336 | 14625 |
| LOT 16 | 0.336 | 14625 |
| LOT 17* | 0.242 | 10562 |
| LOT 18* | 0.242 | 10562 |
| LOT 19 | 0.336 | 14625 |
| LOT 20 | 0.336 | 14625 |
| LOT 21 | 0.391 | 17012 |

| BLOCK 7 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 1 | 0.331 | 14416 |
| LOT 2 | 0.279 | 12150 |
| LOT 3 | 0.326 | 14199 |
| LOT 4 | 0.286 | 12443 |
| LOT 5 | 0.283 | 12319 |
| LOT 6 | 0.322 | 14010 |
| LOT 7 | 0.388 | 16880 |
| LOT 8 | 0.485 | 21112 |
| LOT 9 | 0.359 | 15641 |
| LOT 10 | 0.304 | 13260 |

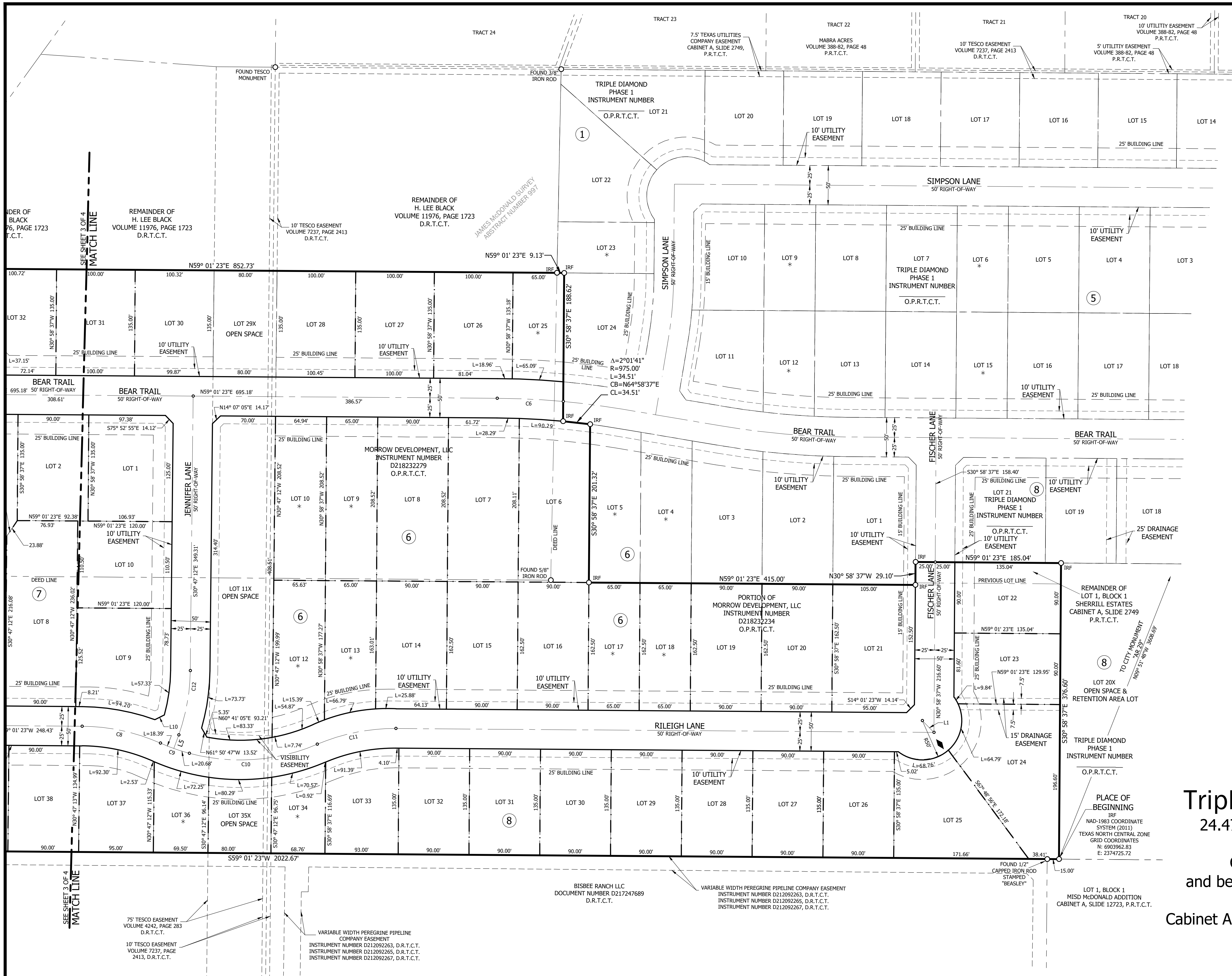
| BLOCK 8 | | |
|---------|-------|---------|
| LOT # | Acres | Sq. Ft. |
| LOT 22 | 0.279 | 12154 |
| LOT 23 | 0.278 | 12131 |
| LOT 24 | 0.458 | 19957 |
| LOT 25 | 0.367 | 15974 |
| LOT 26 | 0.279 | 12150 |
| LOT 27 | 0.279 | 12150 |
| LOT 28 | 0.279 | 12150 |
| LOT 29 | 0.279 | 12150 |
| LOT 30 | 0.279 | 12150 |
| LOT 31 | 0.279 | 12150 |
| LOT 32 | 0.279 | 12150 |
| LOT 33 | 0.276 | 12023 |
| LOT 34* | 0.165 | 7208 |
| LOT 35X | 0.174 | 7559 |
| LOT 36* | 0.166 | 7246 |
| LOT 37 | 0.281 | 12230 |
| LOT 38 | 0.279 | 12149 |
| LOT 39 | 0.279 | 12150 |
| LOT 40 | 0.279 | 12161 |
| LOT 41 | 0.295 | 12830 |
| LOT 42 | 0.463 | 20151 |

| LAND USE TABLE | | |
|---------------------|--------------|-------------------|
| Total Gross Acreage | 24.478 Acres | 1,066,248 Sq. Ft. |
| LOT COUNT | | |
| Residential Lots | 61 | |
| Open Space Lots | 3 | |
| Total Lots | 64 | |

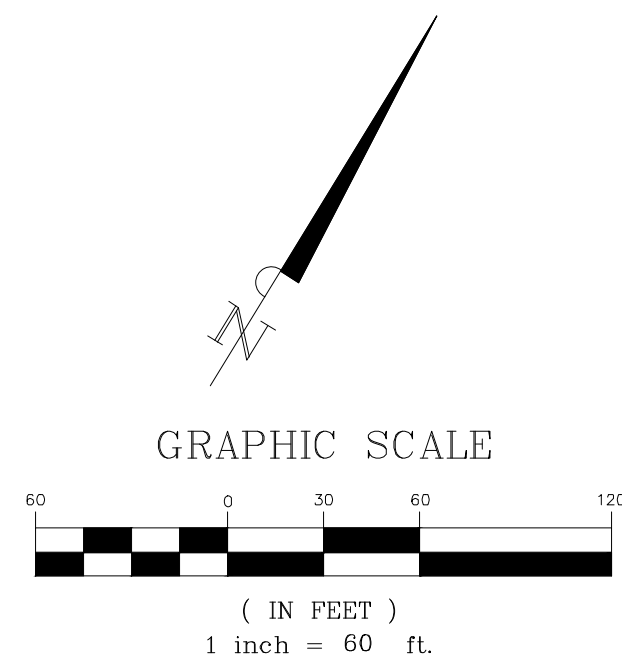
FINAL PLAT
Triple Diamond Ranch, Phase 2
24.478 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
61 Residential Lots
3 Open Space Lots
Date of Preparation: March 2019
SHEET 1 OF 4

CASE SD# 19-018

| |
|--------------------------------------|
| APPROVED BY THE CITY OF MANSFIELD |
| _____ 2019 |
| APPROVED BY: P&Z COMMISSION CHAIRMAN |
| _____ 2019 |
| ATTEST: PLANNING & ZONING SECRETARY |

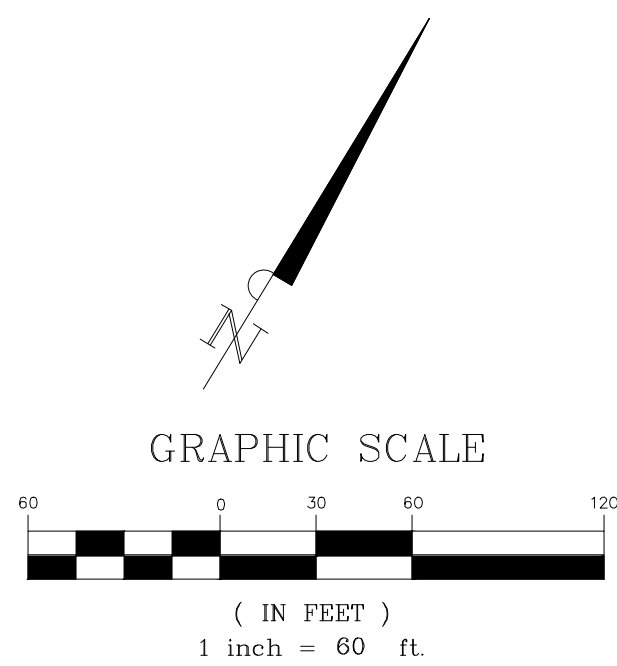


| LEGEND | |
|------------|---|
| N | NORTH |
| S | SOUTH |
| E | EAST |
| W | WEST |
| ' | DEGREES |
| " | MINUTES/FEET |
| " | SECONDS/INCHES |
| SQ. FT. | SQUARE FEET |
| D.R.T.C.T. | DEED RECORDS |
| | TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS |
| | TARRANT COUNTY, TEXAS |
| IRF | = 5/8" IRON ROD WITH CAP, STAMPED "RPLS 4838" FOUND |
| • | = DIMENSION POINT, NOTHING FOUND OR SET |
| * | = REDUCED LOT SIZE |
| ◆ | = STREET NAME CHANGE |
| ① | = BLOCK NOTATION |



FINAL PLAT
Triple Diamond Ranch, Phase 2
 24.478 acres out of the James McDonald Survey,
 Abstract Number 997
 City of Mansfield, Tarrant County, Texas
 and being a revision of Lot 1, Block 1, Sherrill Estate,
 according to the the plat filed in
 Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
 61 Residential Lots
 3 Open Space Lots
 Date of Preparation: March 2019
 SHEET 2 OF 4

CASE SD# 19-018



| LINE TABLE | | |
|------------|------------------|--------|
| Line # | Direction | Length |
| L1 | N75° 58' 36.94"W | 21.21' |
| L3 | S9° 09' 17.27"W | 35.85' |
| L4 | S72° 20' 49.71"W | 24.62' |
| L5 | S11° 41' 08.20"E | 18.43' |
| L6 | N80° 50' 42.73"W | 19.41' |
| L7 | S9° 09' 17.27"W | 49.89' |
| L8 | S30° 58' 36.94"E | 32.09' |
| L9 | N9° 09' 25.95"E | 13.92' |
| L10 | S32° 23' 19.75"W | 13.56' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|-------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C5 | 20.98' | 250.00' | 4.81 | S6° 45' 02"W | 20.97' |
| C6 | 84.06' | 1000.00' | 4.82 | S61° 25' 52"W | 84.03' |
| C7 | 47.71' | 50.00' | 54.68 | N31° 41' 05"E | 45.92' |
| C8 | 102.56' | 250.00' | 23.51 | S70° 46' 33"W | 101.84' |
| C9 | 39.06' | 250.00' | 8.95 | N78° 03' 07"E | 39.02' |
| C10 | 166.06' | 250.00' | 38.06 | N54° 32' 48"E | 163.02' |
| C11 | 102.56' | 250.00' | 23.51 | S47° 16' 14"W | 101.84' |
| C12 | 83.34' | 250.00' | 19.10 | N21° 14' 10"W | 82.96' |
| C13 | 175.11' | 250.00' | 40.13 | S10° 54' 40"E | 171.55' |
| C14 | 175.11' | 250.00' | 40.13 | N79° 05' 20"E | 171.55' |

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
SQ. FT. SQUARE FEET
D.R.T.C.T. DEED RECORDS
TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
TARRANT COUNTY, TEXAS
IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND
○ = DIMENSION POINT,
NOTHING FOUND OR SET
* = REDUCED LOT SIZE
◆ = STREET NAME CHANGE
① = BLOCK NOTATION

FINAL PLAT
Triple Diamond Ranch, Phase 2
24.478 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
61 Residential Lots
3 Open Space Lots
Date of Preparation: March 2019
SHEET 3 OF 4
CASE SD# 19-018

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MORROW DEVELOPMENT, LLC
P.O. BOX 2293
MANSFIELD, TEXAS 76063
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 126-18-002

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

OWNERS DEDICATION:

WHEREAS **Morrow Development, LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 24.478 acres (1,066,248 square feet) of land in the James J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 24.478 acres (1,066,248 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Morrow Development, LLC (hereinafter referred to as Morrow Development Tract 1), as recorded in Instrument Number D218232234, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 24.478 acres (1,066,248 square feet) of land being a portion of that certain tract of land described as Lot 1, Block 1, Sherrill Estates (hereinafter referred to as Sherrill Estates), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and certain tract of land described in a Warranty Deed with Vendor's Lien to Morrow Development, LLC (hereinafter referred to as Morrow Development Tract 2), as recorded in Instrument Number D218232279, O.P.R.T.C.T.; said 24.478 acres (1,066,248 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for Southeasterly line of said Morrow Development Tract 1, same being the most Southerly corner of that certain tract of land described as Triple Diamond Phase 1, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number _____, O.P.R.T.C.T., same also being the Northwesterly line of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12723, P.R.T.C.T.

THENCE South 59 degrees 01 minute 23 seconds West with the common line between said Morrow Development Tract 1 and said Lot 1, pass at a distance of 15.00 feet, a one-half inch iron rod with plastic cap stamped "BEASLEY" found for the Southwesterly corner of said Lot 1, same being the Northwesterly corner of that certain tract of land described in a Special Warranty Deed to Bisbee Ranch, LLC (hereinafter referred to as Bisbee Ranch tract), as recorded in Instrument Number 217247689, O.P.R.T.C.T. and continue with said course and the common line between said Morrow Development Tract 1 and said Bisbee Ranch tract for a total distance of 2022.67 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeasterly corner of said Morrow Development Tract 1, same being the Southwesterly corner of said Bisbee Ranch tract, same being the existing Easterly right-of-way line of Union Pacific Railroad (100' right-of-way), as recorded in Volume _____, Page _____, Deed Records, Tarrant County, Texas;

THENCE North 04 degrees 29 minutes 25 seconds East with the common line between said Morrow Development Tract 1 and the existing Easterly right-of-way line of said Union Pacific Railroad, a distance of 429.74 feet to a one-half inch iron rod found for the Southwesterly corner of said Morrow Development Tract 1, same being the Southeasterly corner of said Morrow Development Tract 2;

THENCE North 04 degrees 20 minutes 47 seconds East with the common line between said Morrow Development Tract 2 and the existing Easterly right-of-way line of said Union Pacific Railroad, a distance of 479.25 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southeasterly corner of the remainder of that certain tract of land described deed to H. Lee Black (hereinafter referred to as Black tract), as recorded in Volume 11976, Page 1723, Deed Records, Tarrant County, Texas;

THENCE North 59 degrees 01 minute 23 seconds East, departing the existing Easterly right-of-way line of said Union Pacific Railroad and with the common line between said Morrow Development Tract 2 and said Black tract, a distance of 852.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner in the Southwesterly line of said Sherrill Estates, same being Northwesterly corner of said Morrow Development Tract 2, same also being a Southwesterly line of said Morrow Development Tract 1;

THENCE with the common line between said Triple Diamond Phase 1 and the remainder of said Morrow Development Tract 1 for the following **B** courses:

1. North 59 degrees 01 minute 23 seconds East, a distance of 9.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. South 30 degrees 58 minutes 37 seconds East, a distance of 188.62 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the beginning of a non-tangent curve to the right, whose long chord bears North 64 degrees 58 minutes 37 seconds East, a distance of 34.51 feet;
3. Northeastly with said non-tangent curve to the right having a radius of 975.00 feet, through a central angle of 02 degrees 01 minute 41 seconds, for an arc distance of 34.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
4. South 30 degrees 58 minutes 37 seconds East, a distance of 201.32 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
5. North 59 degrees 01 minute 23 seconds East, a distance of 415.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
6. North 30 degrees 58 minutes 37 seconds West, a distance of 29.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
7. North 59 degrees 01 minute 23 seconds East, a distance of 185.04 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;
8. South 30 degrees 58 minutes 37 seconds East, a distance of 376.60 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 24.478 acres (1,066,248 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **Morrow Development, LLC**, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **TRIPLE DIAMOND RANCH, PHASE 2**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Tarrant County, Texas, this 25th day of April, 2019.

Morrow Development, LLC, a Texas limited liability company

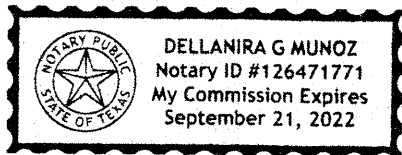
Name: Harold Dixon, Managing Partner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Harold Dixon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 25th DAY OF April, 2019.

Dellanira G. Munoz
NOTARY PUBLIC in and for the STATE OF TEXAS



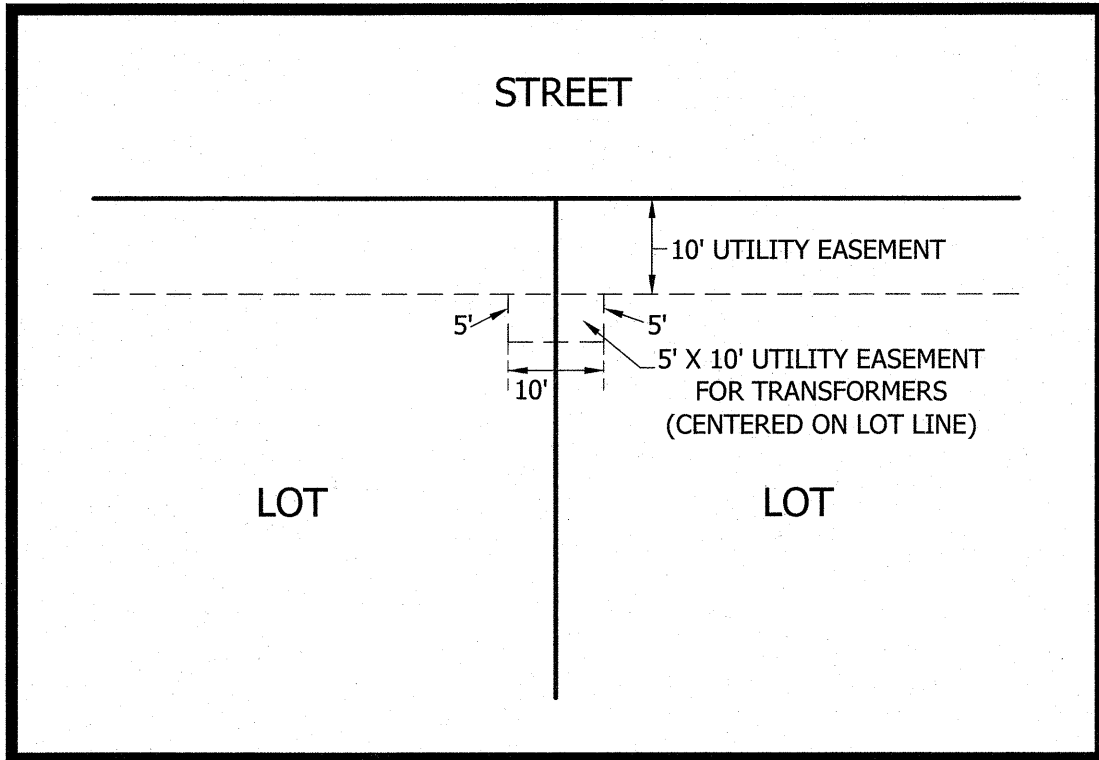
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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 OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



TYPICAL 5' X 10' UTILITY
EASEMENT DETAIL

NOT TO SCALE

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439CD460K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
3. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
4. All iron rods found (IRF) are 5/8-inch with a plastic cap stamped "RPLS 4838". All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
5. A mandatory homeowners association will be responsible for the open space lots and any landscaping contained therein; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced walls or fences with signage.
6. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances. All coordinates shown hereon are on Texas grid.
7. No trees, bushes, walls, signs or anything over 2' is allowed within visibility easements.
8. A Building Permit will not be issued for Lots 40 and 41, Block 1 until the Temporary Turnaround Easement has been removed and/or released.

SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, having platted the above described 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 direct supervision.

Michael Dan Davis DATE: 4/25/19
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



FINAL PLAT
Triple Diamond Ranch, Phase 2
24.478 acres out of the James McDonald Survey,
Abstract Number 997
City of Mansfield, Tarrant County, Texas
and being a revision of Lot 1, Block 1, Sherrill Estate,
according to the the plat filed in
Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas
61 Residential Lots
3 Open Space Lots
Date of Preparation: March 2019
SHEET 4 OF 4
CASE SD# 19-018

ENGINEER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, R.P.L.S.
PHONE: 817-842-2094
mike@bannistereng.com

OWNER/DEVELOPER:
MORROW DEVELOPMENT, LLC
P.O. BOX 2293
MANSFIELD, TEXAS 76063
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
EMAIL: GRA-SON@SWBELL.NET

Summary of City Council Actions

April 22, 2019

Public Hearing and First Reading of an Ordinance to consider a change of zoning from PR, Pre-Development District, SF-12/22, Single-Family Residential District and C-2, Community Business District to PD, Planned Development District for Single-Family Residential uses on approximately 65.2525 acres out of the Esquire Hendricks Survey, Abstract No. 659, and the William H. Herrall Survey, Abstract No. 724, Tarrant County, Texas, and approximately 15.9256 acres out of the Esquire Hendricks Survey, Abstract No. 659, Tarrant County, Texas, altogether totaling approximately 81.1781 acres, generally located on the West side of Callender Road, north of the MISD Center for the Performing Arts and southeast of the Woodland Estates subdivision; Charles F. Dibrell III of Terra Associates on behalf of Dolce Vita Development Group, LLC (developer) and Michael Balloun of Balloun ACCP, LP, et.al. (Owner) (ZC#17-022)

Approved as presented without Meriwether connection – 7 - 0

Public Hearing and First Reading of an Ordinance approving 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 Street and 400 Elm Street; Sheri Bumgardner of SSB Designs on behalf of Central Baptist Church and Anchora Properties, LLC (ZC#19-003)

Approved – 6 – 0 (Cook abstained)

Public Hearing and First Reading of an Ordinance amending Section 8600.A of the Zoning Ordinance to revise the regulations for issuing or revoking Specific Use Permits by City Council (OA#19-001)

Approved 6 – 1 (Moore)