

AGENDA
PLANNING AND ZONING COMMISSION
CITY OF MANSFIELD, TEXAS
CITY HALL COUNCIL CHAMBERS
MONDAY, JUNE 3, 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. CONSENT AGENDA:** All matters listed under the consent agenda are considered routine. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. SD#17-030: Final Plat of The Oaks Preserve Phase 1

END OF CONSENT AGENDA

5. COMMISSION ANNOUNCEMENTS

6. STAFF ANNOUNCEMENTS

7. ADJOURNMENT OF MEETING

8. NEXT MEETING DATE: June 17, 2019

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on **Thursday, May 30, 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 June 3, 2017*

**SD#17-030: The Oaks Preserve Ph 1
66 residential lots**

SD#17-030: The Oaks Preserve Ph 1
66 residential lots

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

May 20, 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:

Lisa Sudbury	Interim Director of Planning
Shirley Emerson	Planner
Delia Jones	Planning & Zoning Secretary

Call to Order

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

Minutes

Chairman Wilshire called for approval of the May 6, 2019, minutes. Commissioner Knight made a motion to approve the minutes. Commissioner Klenzendorf seconded the motion which carried by the following vote:

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

Nays: 0

Abstain: 0

Citizen Comments

None

Consent Agenda

SD#19-009: Final Plat of Rockwood Addition, Phase 1

SD#19-020: Preliminary Plat of Silver Oak

Commissioner Neuman made a motion to approve the plats. Commissioner Knight 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

Vice-Chairman Smithee 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 6:32 p.m.

Wayne Wilshire, Chairman

Delia Jones, Planning & Zoning Secretary

PLANNING AND ZONING COMMUNICATION

Agenda: June 3, 2019

Subject: SD#17-030: Final Plat of The Oaks Preserve Phase 1

GENERAL INFORMATION

Applicant:	Ashton Holdings, owner/developer MKP Development, owner/developer Hickman Consulting Engineers, engineer
Location:	See Location Map
Existing Zoning:	PD
Proposed Use:	Single-family residential
Size:	51.914 acres
Total Number of Lots:	66
R.O.W. Dedication:	30' from the centerline of Lillian Road and internal residential streets
Compliance with Ordinances:	Yes

COMMENTS & CONSIDERATIONS

The purpose of this plat is to create the first phase of The Oaks Preserve. There are 60 single-family residential lots and 6 open space lots in this phase.

The plat substantially conforms to the approved preliminary plat. There are minor changes to accommodate drainage as follows:

- Lots 9 and 10X, Block 1 on the preliminary plat have been combined as Lot 9X, Block 1, on this final plat to provide a larger drainage area.
- Lot 1X, Block 3, has been slightly enlarged by relocating the rear lot line between Lot 1X and Lot 25, Block 3.

The lots comply with the minimum lot width, depth and area requirements for this development.

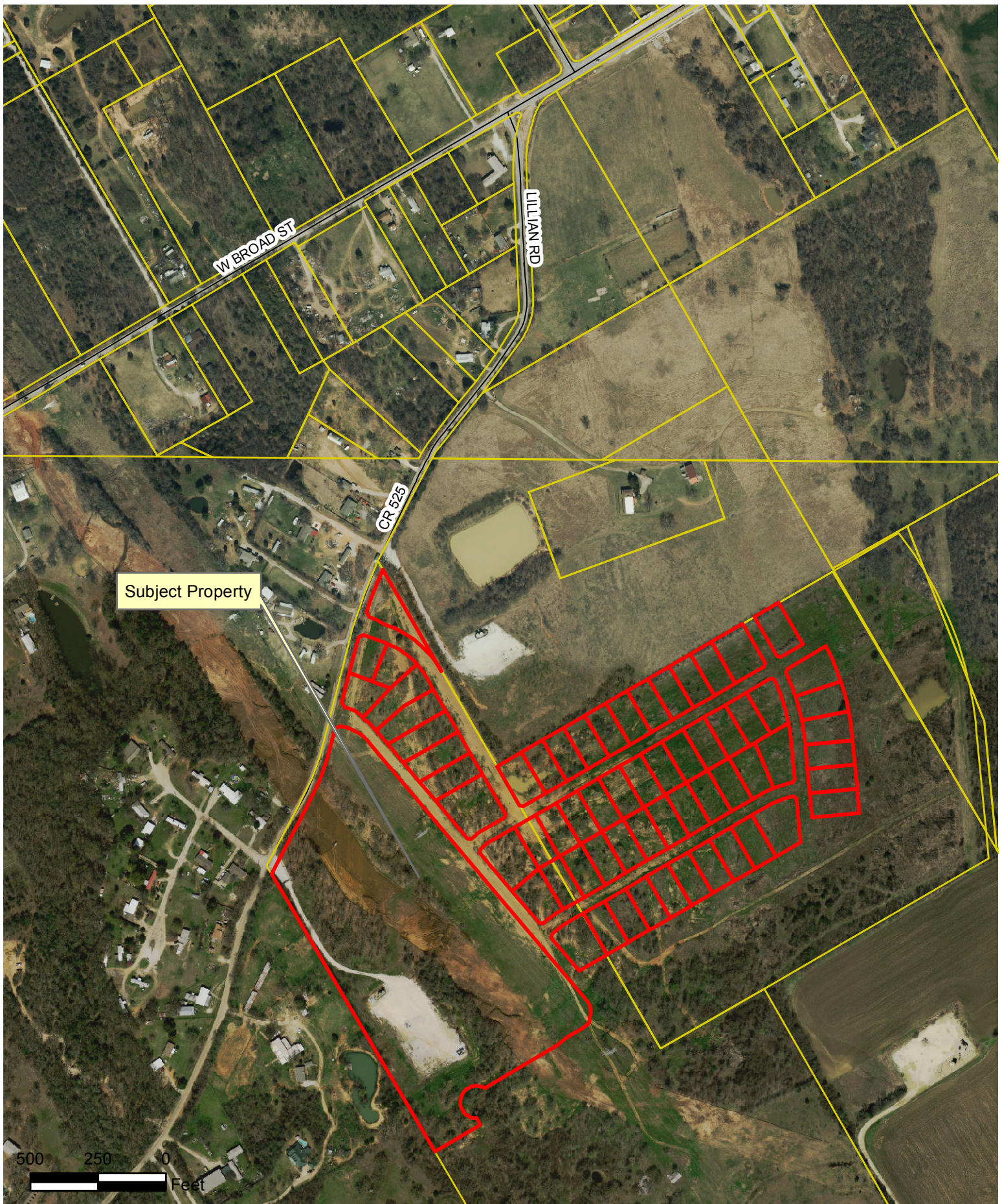
Although the copies of the plat in the Commission's packet do not have the owner's signature, the copies for filing have been signed.

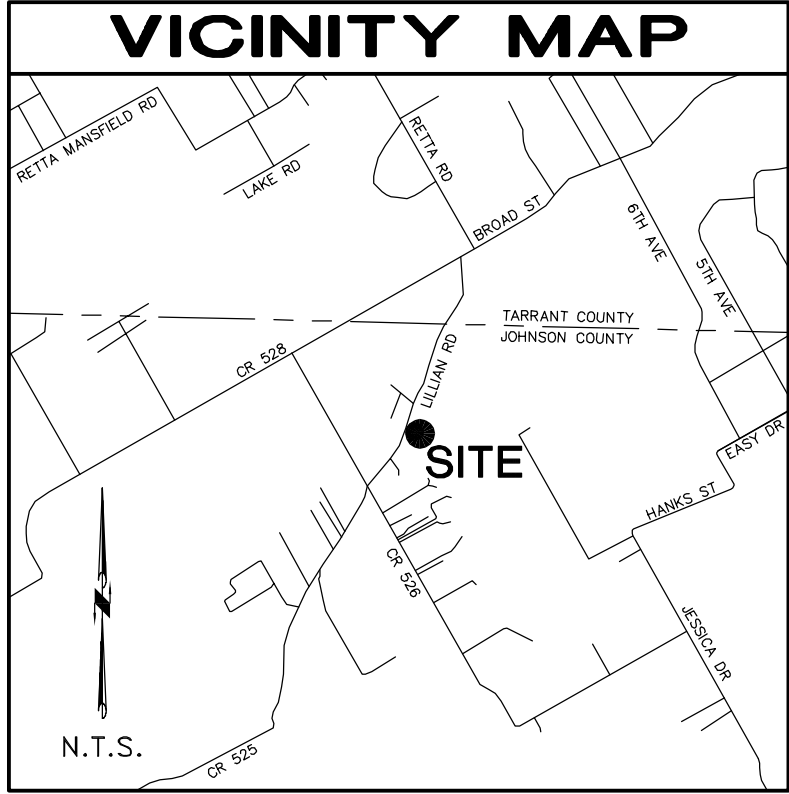
Staff recommends approval.

Attachments:

Location Map

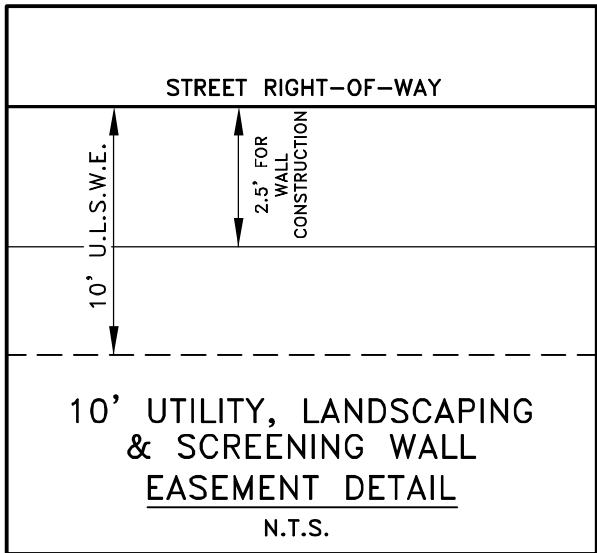
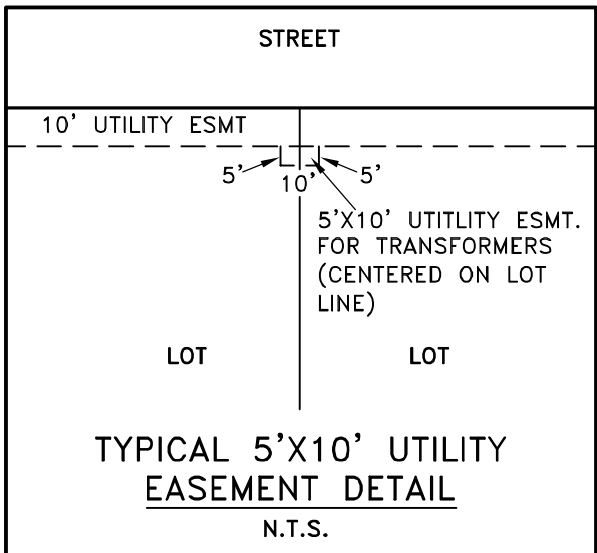
Approved Preliminary Plat





LOT SUMMARY TABLE	
TOTAL GROSS ACREAGE OF THE SUBDIVISION	157.940 AC
1.0 ACRE LOTS	43
1/3 ACRE LOTS	108
OPEN SPACE LOTS	18

FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0100J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

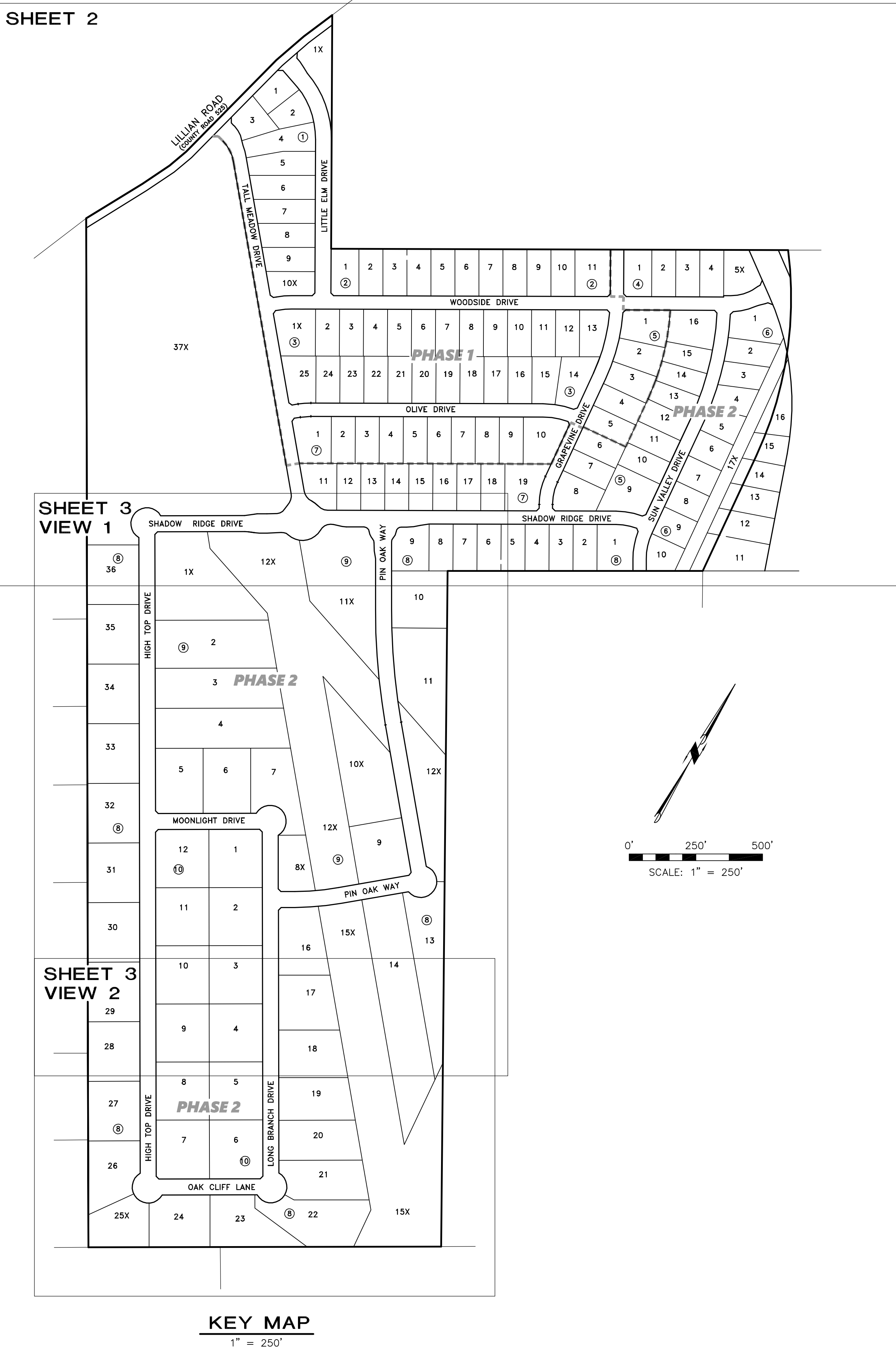


LOTS 1-8, BLOCK 1, LOTS 1-6, BLOCK 2, AND LOT 11 & 36, BLOCK 8, ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

OWNER/DEVELOPER:
ASHTON HOLDINGS INC./
MKP DEVELOPMENT, LLC
1375 GILMAN ROAD
FORT WORTH, TEXAS 76140
PENNINGTON@MKPASSOCIATES.COM
PH (817)561-7949
FX (817)561-7952

ENGINEER:
HICKMAN CONSULTING ENGINEERS, INC.
3094 COUNTY ROAD 1024
FARMERSVILLE, TEXAS 75442
PH (972)784-2499
FAX (972)793-8654

SURVEYOR:
DFW
Geodesy
1108 SOUTH DOBSON STREET
BURLESON, TX 76028
mpowell@dfwgeodesy.com
PH (817)447-4122
FX (817)447-4129



- NOTES:**
1. BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.
 2. THE CONTOURS SHOWN HEREON WERE DERIVED FROM AERIAL DATA PROVIDED BY NCTCOG DATED 2015.
 3. THE SUBJECT PROPERTY SHOWN HEREON HAS A CITY OF MANSFIELD ZONING DESIGNATION OF "PD" (PLANNED DEVELOPMENT).
 4. LOT A, BLOCK 11 IS A PRIVATE ACCESS, EMERGENCY ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT.
 5. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 6" SCREENING FENCE ALONG LILLIAN ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING FENCE AND THE STREET; THE OPEN SPACE LOTS AND RECREATION FACILITIES; THE PRIVATE STREETS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, MEDIANS, LANDSCAPING, ANY NON-STANDARD PAVEMENT, AND THE ENTRY MONUMENTS WITH SIGNAGE.
 6. 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.
 7. THE 24' ACCESS EASEMENT IS FOR THE USE OF LOTS 11 THROUGH 16, BLOCK 6. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
 8. THE 24' ACCESS EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 9. THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'X10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF THE LOTS.
 10. LOTS 6-10, BLOCK 1, LOTS 1 AND 25, BLOCK 3, AND LOTS 1 AND 11, BLOCK 7, WILL NOT HAVE DRIVEWAY ACCESS OR HOUSES THAT FRONT ON TALL MEADOW DRIVE.
 11. NO TREES, BUSHES, WALLS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
 12. ALL X-LOTS AND OPEN SPACES WILL BE MAINTAINED BY THE HOA.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

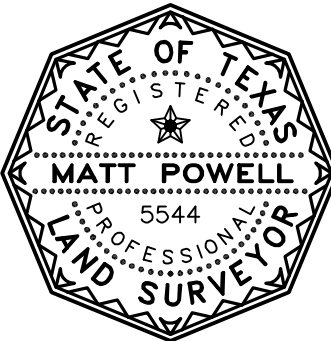
THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

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.

SURVEYOR'S CERTIFICATE:
PREPARED UNDER MY DIRECTION.



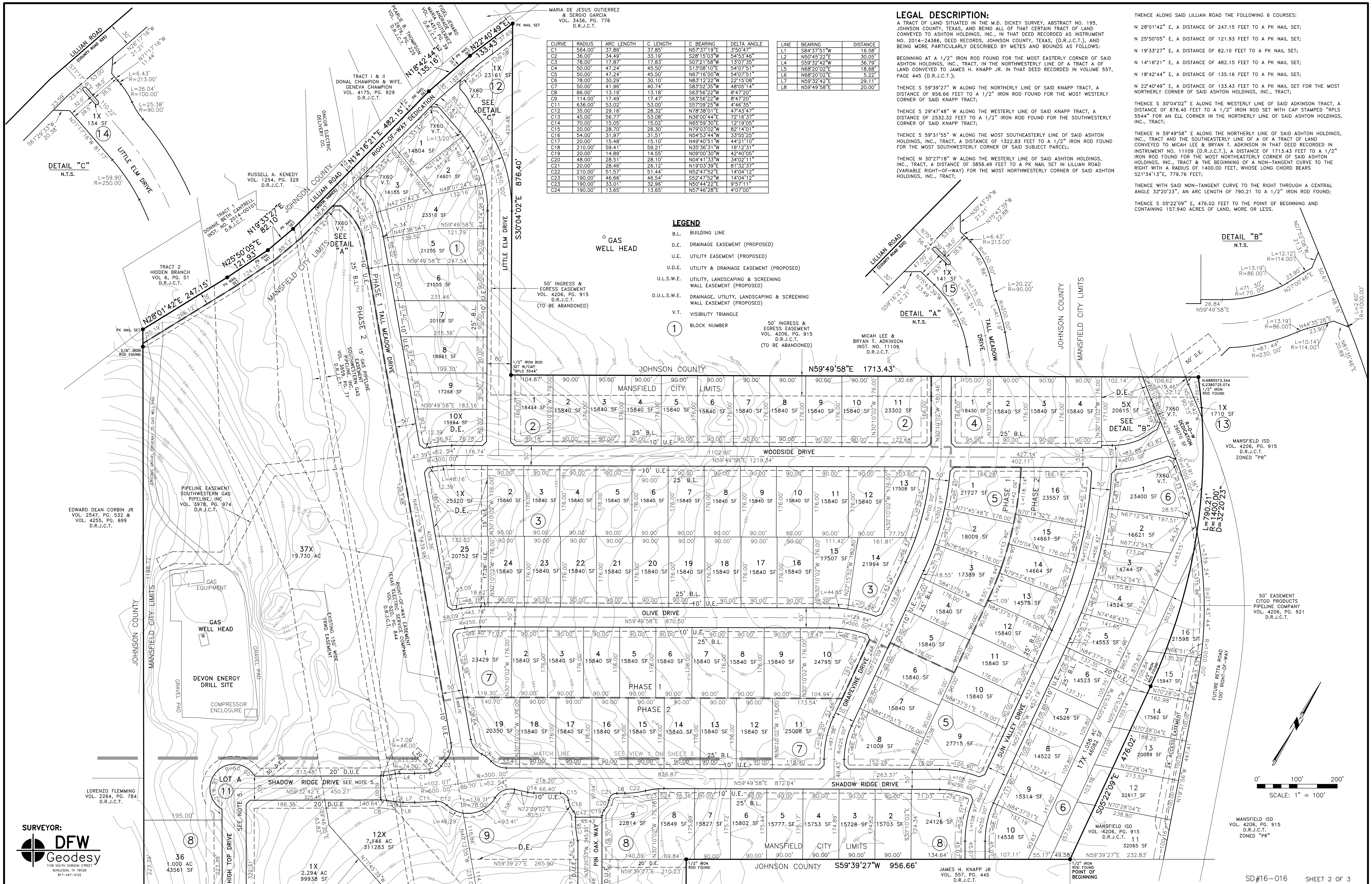
Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 11/06/17

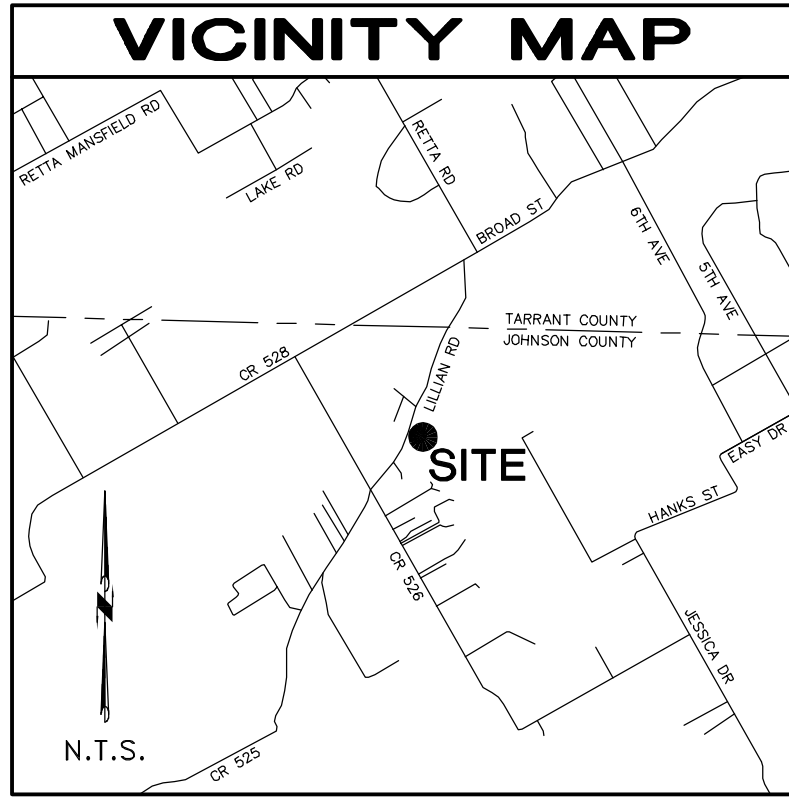
A PRELIMINARY PLAT OF
THE OAKS PRESERVE
PHASES 1 & 2
157.94 ACRES OUT OF THE
M.D. DICKEY SURVEY, ABSTRACT No. 195 &
THOMAS J. HANKS SURVEY, ABSTRACT No. 1109
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
169 LOTS

NOVEMBER 06, 2017

SD#16-016 SHEET 1 OF 3

DFW JOB NUMBER 2016020-02



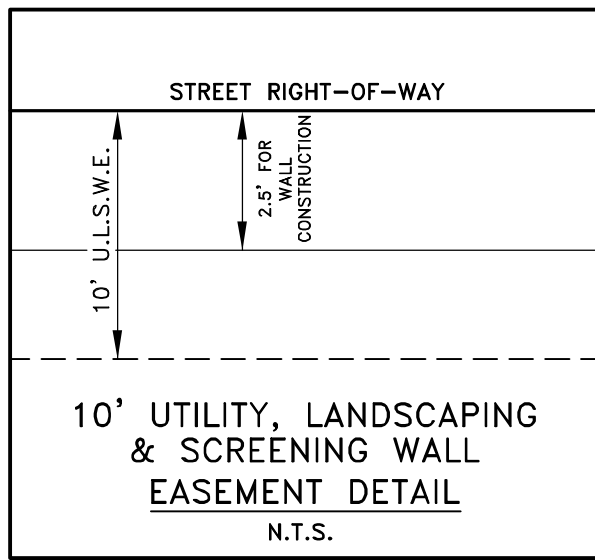
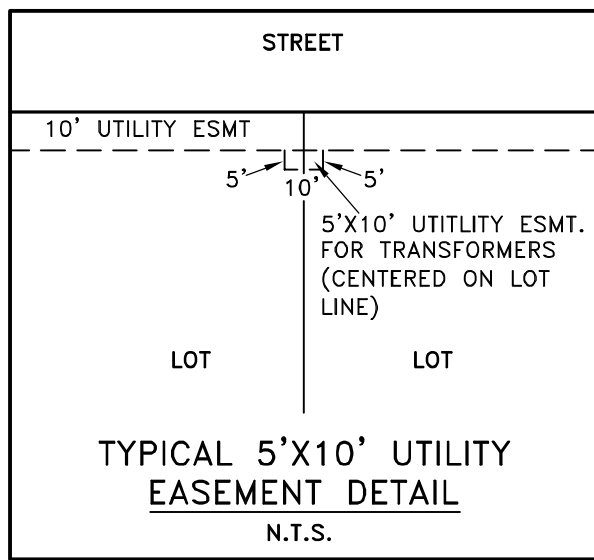


FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0100J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

- B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT (PROPOSED)
U.E. UTILITY EASEMENT (PROPOSED)
U.D.E. UTILITY & DRAINAGE EASEMENT (PROPOSED)
U.L.S.W.E. UTILITY, LANDSCAPING & SCREENING WALL EASEMENT (PROPOSED)
V.T. VISIBILITY TRIANGLE
30' RIGHT-OF-WAY DEDICATION
0.838 ACRES
1 BLOCK NUMBER



NOTES:

- THE BEARING BASIS FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF MANSFIELD HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM.
- A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE 6' SCREENING FENCE ALONG LILLIAN ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING FENCE AND THE STREET; THE OPEN SPACE LOTS AND RECREATION FACILITIES; THE PRIVATE STREETS; AND THE ENHANCED DRIVEWAY FEATURES, INCLUDING BUT NOT LIMITED TO, MEDIANS, LANDSCAPING, ANY NON-STANDARD PAVEMENT, AND THE ENTRY MONUMENTS WITH SIGNAGE.
- 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.
- THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'X10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF THE LOTS.
- LOTS 4-10X, BLOCK 1, LOTS 1X AND 25, BLOCK 3, WILL NOT HAVE DRIVEWAY ACCESS OR HOUSES THAT FRONT ON TALL MEADOW DRIVE.
- NO TREES, BUSHES, WALLS, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
- ALL X-LOTS AND OPEN SPACES WILL BE MAINTAINED BY THE HOA.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°10'02"E	14.14'
L2	S30°10'02"E	50.00'
L3	S49°17'55"W	50.00'
L4	S40°12'05"E	106.64'
L5	S59°32'42"W	36.79'
L6	S50°45'22"W	30.05'
L7	S30°27'18"E	27.18'
L8	N18°42'44"E	3.24'
L9	N14°16'21"E	7.68'
L10	N30°27'18"W	35.19'
L11	N30°27'18"W	14.14'
L12	N85°12'05"W	14.15'
L13	N14°52'58"E	14.13'
L14	N75°07'02"W	14.13'
L15	S14°49'58"W	14.14'
L16	N73°01'16"W	13.60'
L17	N16°49'51"E	14.63'
L18	N38°02'52"E	14.53'
L19	N52°14'24"W	13.67'
L20	N04°47'55"E	14.14'
L21	N85°12'05"W	14.14'
L22	N04°47'55"E	14.14'
L23	S40°12'05"E	30.26'
L24	N49°47'55"E	47.39'
L25	N49°47'55"E	58.09'
L26	N16°59'16"E	41.29'
L27	N18°42'44"E	26.15'
L28	N22°40'49"E	101.62'
L29	S84°37'51"W	12.05'
L30	S71°17'16"E	5.00'
L31	S71°17'16"E	22.86'
L32	N71°17'16"W	22.86'
L33	S75°43'39"E	5.00'
L34	S75°43'39"E	18.94'
L35	N75°43'39"W	18.94'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	C LENGTH	DELTA ANGLE
C1	143.00'	88.67'	87.25'	S57°57'52"E 35°31'33"
C2	175.00'	108.51'	106.78'	N57°57'52"W 35°31'33"
C3	350.00'	251.80'	246.41'	N50°40'39"W 41°13'14"
C4	901.00'	344.40'	342.31'	S161°19'11"E 21°54'04"
C5	300.00'	129.84'	128.83'	S72°13'54"W 24°47'53"
C6	250.00'	43.78'	43.73'	N54°48'56"E 10°02'03"
C7	300.00'	52.54'	52.47'	S54°48'56"W 10°02'03"
C8	700.00'	282.43'	280.51'	S16°55'40"E 23°07'01"
C9	213.00'	6.43'	6.42'	N74°51'48"W 1°43'42"
C10	100.00'	60.86'	59.92'	N56°33'54"W 34°52'05"
C11	213.00'	6.43'	6.42'	N70°25'25"W 1°43'42"
C12	100.00'	26.04'	25.97'	N62°05'54"W 14°55'18"
C13	90.00'	25.38'	25.29'	N62°42'54"W 16°09'17"
C14	200.00'	41.19'	41.12'	N48°06'07"W 11°48'03"
C15	90.00'	20.22'	20.18'	N45°34'00"W 12°52'17"
C16	700.00'	20.54'	20.54'	N29°19'36"W 1°40'52"
C17	50.00'	47.24'	45.50'	S13°08'10"E 54°07'51"
C18	78.00'	17.87'	17.83'	S07°21'58"W 13°07'35"
C19	36.00'	34.49'	33.19'	S28°15'03"W 54°53'46"
C20	564.00'	37.86'	37.85'	S57°37'19"W 3°50'17"
C21	74.00'	11.35'	11.34'	S55°09'02"W 8°47'20"
C22	46.00'	7.06'	7.05'	S55°09'02"W 8°47'20"
C23	525.00'	40.68'	40.67'	N16°29'33"E 4°26'23"
C24	525.00'	126.04'	125.74'	N21°09'02"E 13°46'21"
C25	2.50'	3.93'	3.54'	N63°42'44"E 90°00'00"
C26	2.50'	7.85'	5.00'	S18°42'44"W 180°00'00"
C27	2.50'	3.93'	3.54'	N26°17'16"W 90°00'00"
C28	2.50'	3.93'	3.54'	N59°16'21"E 90°00'00"
C29	177.50'	5.35'	5.35'	S74°51'48"E 1°43'42"
C30	2.50'	7.85'	5.00'	S16°00'04"W 180°00'00"
C31	172.50'	5.20'	5.20'	N74°51'48"W 1°43'42"
C32	2.50'	3.93'	3.54'	N30°43'39"W 90°00'00"

OWNER/DEVELOPER:
ASHTON HOLDINGS INC./
MKP DEVELOPMENT, LLC
1375 GILMAN ROAD
FORT WORTH, TEXAS 76140
PENNINGTON@MKPASSOCIATES.COM
PH (817)561-7949
FX (817)561-7952

ENGINEER:
HICKMAN CONSULTING ENGINEERS, INC.
3034 COUNTY ROAD 1024
FARMERSVILLE, TEXAS 75442
PH (972)784-2499
FAX (972)793-8654

SURVEYOR:



1108 SOUTH DOBSON STREET
BURELSON, TX 76028
817-447-4422
N6881022.880
E:2380348.880

1/2" IRON
ROD FOUND
N6881022.880
E:2380348.880

LOTS 1-8, BLOCK 1, AND LOTS 1-6, BLOCK 2, ARE
LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL
DRILL SITE.

APPROVED BY THE CITY OF MANSFIELD, TEXAS,

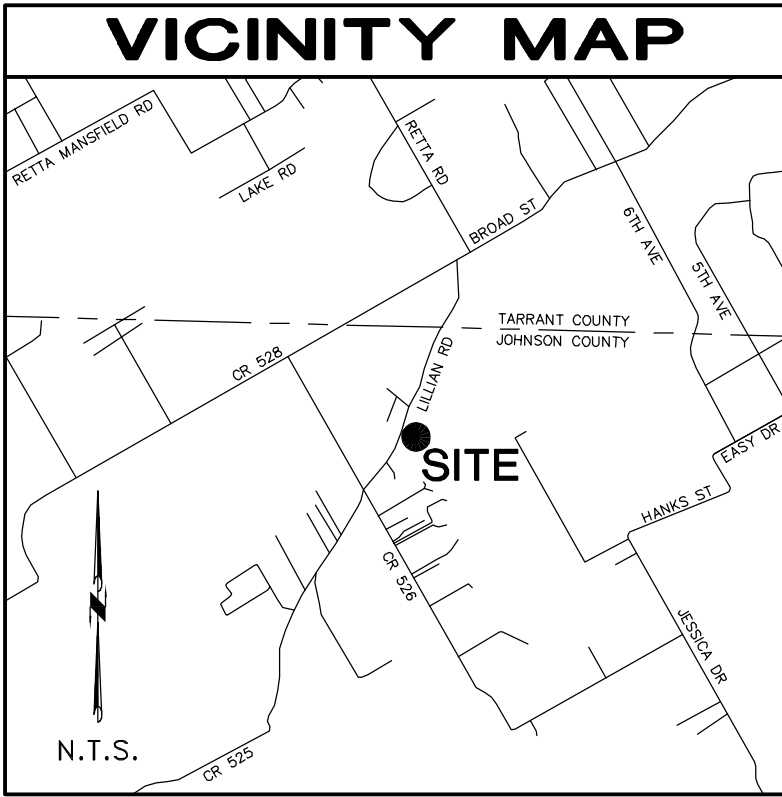
APPROVED BY: P & Z COMMISSION CHAIRMAN

ATTEST: _____ PLANNING & ZONING SECRETARY

PLAT FILED _____, 2019
VOLUME _____ PAGE _____ DRW. _____
JOHNSON COUNTY PLAT RECORDS
BY: _____
DEPUTY COUNTY CLERK
BY: _____
COUNTY CLERK

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

FINAL PLAT
THE OAKS PRESERVE PHASE 1
51.914 ACRES OUT OF THE M.D. DICKEY SURVEY, ABSTRACT NO. 195
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
60 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS



CONDITIONS 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.

OWNER/DEVELOPER:

ASHTON HOLDINGS INC./
MKP DEVELOPMENT, LLC
1375 GILMAN ROAD
FORT WORTH, TEXAS 76140
PENNINGTON@MKPASSOCIATES.COM
PH (817)561-7949
FX (817)561-7952

ENGINEER:

HICKMAN CONSULTING ENGINEERS, INC.
3094 COUNTY ROAD 1024
FARMERSVILLE, TEXAS 75442
PH (972)784-2499
FAX (972)793-8654

SURVEYOR:



LEGAL DESCRIPTION:

WHEREAS, ASHTON HOLDINGS INC., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF 51.914 ACRE TRACT OF LAND SITUATED IN THE M.D. DICKEY SURVEY, ABSTRACT NO. 195, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO ASHTON HOLDINGS, INC., IN THAT DEED RECORDED AS INSTRUMENT NO. 2014-24386, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE MOST EASTERLY NORTHERLY LINE OF SAID ASHTON HOLDINGS, INC., TRACT WHICH BEARS S 59°49'58" W, A DISTANCE OF 510.88 FEET FROM A 1/2" INCH IRON ROD FOUND AT THE MOST NORTHEASTERLY CORNER OF SAID ASHTON HOLDINGS, INC., TRACT;

THENCE LEAVING SAID NORTHERLY LINE S 30°10'02" E, A DISTANCE OF 176.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 59°48'58" E, A DISTANCE OF 69.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 30°10'02" E, A DISTANCE OF 50.0 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" & THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 901.00 FEET, WHOSE LONG CHORD BEARS S16°19'11"E, 342.31 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 21°54'04", AN ARC LENGTH OF 344.40 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 05°22'09" E, A DISTANCE OF 288.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 84°37'51" W, A DISTANCE OF 176.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 05°22'09" E, A DISTANCE OF 63.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 59°48'58" W, A DISTANCE OF 999.32 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 49°47'55" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 40°12'05" E, A DISTANCE OF 106.64 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, WHOSE LONG CHORD BEARS S 13°08'10" E, 47.24 FEET;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°07'51", AN ARC LENGTH OF 47.24 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 78.00 FEET, WHOSE LONG CHORD BEARS S 07°21'58" W, 17.83 FEET;

THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°07'35", AN ARC LENGTH OF 17.87 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 36.00 FEET, WHOSE LONG CHORD BEARS S 28°15'03" W, 33.19 FEET;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 54°53'45", AN ARC LENGTH OF 34.49 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 564.00 FEET, WHOSE LONG CHORD BEARS S 57°37'19" W, 37.85 FEET;

THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°50'47", AN ARC LENGTH OF 37.86 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 59°32'42" W, A DISTANCE OF 36.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 74.00 FEET, WHOSE LONG CHORD BEARS S 55°09'02" W, 11.34 FEET;

THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°47'20", AN ARC LENGTH OF 11.35 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544"

THENCE S 50°45'22" W, A DISTANCE OF 30.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 46.00 FEET, WHOSE LONG CHORD BEARS S 55°09'02" W, 7.05 FEET;

THENCE WITH SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°47'20", AN ARC LENGTH OF 7.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 59°32'42" W, A DISTANCE OF 313.48 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET, WHOSE LONG CHORD BEARS S 14°32'42" W, 219.91 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 210°00'00", AN ARC LENGTH OF 219.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 30°27'18" E, A DISTANCE OF 27.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 59°32'42" W, A DISTANCE OF 195.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE WESTERLY LINE OF SAID ASHTON HOLDINGS, INC., TRACT.;

THENCE N 30°27'18" W ALONG THE WESTERLY LINE OF SAID ASHTON HOLDINGS, INC., TRACT, A DISTANCE OF 1223.91 FEET TO A PK NAIL SET IN LILLIAN ROAD (VARIABLE RIGHT-OF-WAY) FOR THE MOST NORTHWESTERLY CORNER OF SAID ASHTON HOLDINGS, INC., TRACT;

THENCE ALONG SAID LILLIAN ROAD THE FOLLOWING 6 COURSES:

N 28°01'42" E, A DISTANCE OF 247.15 FEET TO A PK NAIL SET;

N 25°50'05" E, A DISTANCE OF 121.93 FEET TO A PK NAIL SET;

N 19°33'27" E, A DISTANCE OF 82.10 FEET TO A PK NAIL SET;

N 14°16'21" E, A DISTANCE OF 482.15 FEET TO A PK NAIL SET;

N 18°42'44" E, A DISTANCE OF 135.16 FEET TO A PK NAIL SET;

N 22°40'49" E, A DISTANCE OF 133.43 FEET TO A PK NAIL SET FOR THE MOST NORTHERLY CORNER OF SAID ASHTON HOLDINGS, INC., TRACT;

THENCE S 30°04'02" E ALONG THE WESTERLY LINE OF SAID ADKINSON TRACT, A DISTANCE OF 876.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN THE NORTHERLY LINE OF SAID ASHTON HOLDINGS, INC., TRACT;

THENCE N 59°49'58" E ALONG THE NORTHERLY LINE OF SAID ASHTON HOLDINGS, INC., TRACT AND THE SOUTHEASTERLY LINE OF A OF A TRACT OF LAND CONVEYED TO MICAH LEE & BRYAN T. ADKINSON IN THAT DEED RECORDED IN INSTRUMENT NO. 111109 (D.R.J.C.T.), A DISTANCE OF 1097.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.701 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON HOLDINGS INC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS THE OAKS PRESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

ADLAI PENNINGTON, PARTNER

STATE OF TEXAS
COUNTY OF JOHNSON

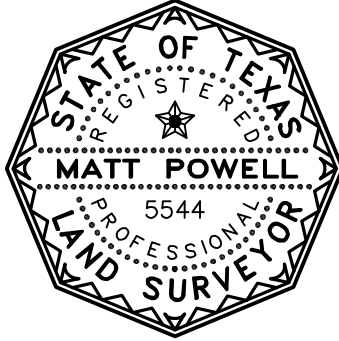
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ADLAI PENNINGTON, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.



MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: _____

APPROVED BY THE CITY OF MANSFIELD, TEXAS,

_____, 20____
APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 20____
ATTEST: _____ PLANNING & ZONING SECRETARY

PLAT FILED _____, 2019

VOLUME _____ PAGE _____ DRW. _____

JOHNSON COUNTY PLAT RECORDS

BY: _____
DEPUTY COUNTY CLERK

BY: _____
COUNTY CLERK

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

FINAL PLAT
THE OAKS PRESERVE PHASE 1
51.914 ACRES OUT OF THE M.D. DICKEY SURVEY, ABSTRACT NO. 195
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
60 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS

Summary of City Council Actions

May 28, 2019

Third and Final 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 with conditions 5 – 1 (Broese) Lewis was absent

Third and Final 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 5 – 0 (Cook abstained)

Third and Final 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 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving 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, TX, totaling approximately 10.022 acres located at the Southeast corner of Seeton Road and National Parkway; Don Dykstra of Bloomfield Homes on behalf of Richard E. LeBlanc of Knox Street Partners No. 20, Ltd. c/o Hanover Property Company (ZC#19-001)

Approved with conditions 6 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving 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 aNo. 831, Johnson County, Texas, located on the east side of S. Main Street, approximately 112 feet north of Vinewood Drive; Rich Darragh of Skorburg Company on behalf of Lyndell Lacey of Central Mansfield Church of Christ and William B. Mashburn (ZC#19-002)

Approved 6 – 0

Public Hearing Continuation and Second Reading of an Ordinance approving a change of zoning from C-2, Community Business District to PD, Planned Development District for Mobile Food Unit Sales, Outdoor Dining,, Outdoor Stage/Live Entertainment, Bar, Special Event, and Office uses on

approximately 0.795 acres located at 107 Walnut Street; Shane Farrar of Open Range Properties (ZC#18-007)

Approved 5 – 1 (Leyman)

Public Hearing and Consideration of a Request for a Variance to allow the sale of alcoholic beverages for on-premise consumption at Chipotle, Fuddrucker's, Blaze Pizza, and a National Breakfast Chain to be located at 3000 E. Broad Street, within 300 feet of the property lines of Mansfield High School and Mary Orr Intermediate School; Smit Shah of Village at Broad Street

Approved 4 – 2 (Leyman and Moore)