



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### Planning and Zoning Commission

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Monday, June 15, 2020

6:00 PM

City Hall Council Chambers

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#### AMENDED AGENDA

**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE BY VIDEO  
CONFERENCING.** To participate by video, please register at  
[https://mansfieldtexas.zoom.us/webinar/register/WN\\_PJkcwTfdQAmishH  
ow8WT6Vw](https://mansfieldtexas.zoom.us/webinar/register/WN_PJkcwTfdQAmishH<br/>ow8WT6Vw)

by 6:00 pm on Monday, June 15, 2020 or join by telephone at  
1-888-788-0099 (Toll Free). When you call into the meeting, provide the  
Webinar ID number and password below:

**Webinar ID: 982 5804 0193**

**Password: 486309**

**Citizen comments on any agenda item for the June 15, 2020 Planning  
and Zoning Commission meeting may be submitted by email at  
[planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00  
noon, Monday, June 15, 2020, for presentation to the Commissioners  
prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[20-3586](#)

Minutes - Approval of the June 1, 2020 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [06-01-20 Meeting Minutes.pdf](#)

**3. CITIZENS 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 blue "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

**4. CONSENT AGENDA**

[20-3587](#) SD#20-025: Final Plat of Mansfield 360 MF Addition being 13.0164 acres located at 401 N SH 360; John Allums of Capstar Real Estate Advisors on behalf of Charles D. Sweeney; Larry L. Fabian; Kyle W. Sweeney; Emily Shackleford

**Attachments:** [Approved Preliminary Plat.pdf](#)  
[Final Plat.pdf](#)  
[Location Map.pdf](#)

**5. PUBLIC HEARINGS**

[20-3592](#) SD#20-024: Public hearing on a replat to create Lot 1 and Lot 2, Block 1, Hardin's Station by ANA Consultants, surveyor and Louis and Meredith Hardin, owners

**Attachments:** [Maps and Supporting Information.pdf](#)  
[Previously Approved Plat.pdf](#)  
[Replat.pdf](#)

**6. OTHER AGENDA ITEMS**

[20-3585](#) SD#20-007: Final Plat of Knott's Landing on Cardinal Road, being 11.504 acres located at 1101 and 1109 Cardinal Road; MMA, surveyor/engineer and Knott's Landing on Cardinal Road, LLC, owner

**Attachments:** [Approved Preliminary Plat.pdf](#)  
[Signed Plat.pdf](#)

**7. COMMISSION ANNOUNCEMENTS**

**8. STAFF ANNOUNCEMENTS**

**9. ADJOURNMENT OF MEETING**

**10. NEXT MEETING DATE: Monday, July 6, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 12, 2020, in accordance with Chapter 551 of the Texas Government Code.

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Andrew Bodga, Planner I

\* 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,

\* 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

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## STAFF REPORT

File Number: 20-3586

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**Agenda Date:** 6/15/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the June 1, 2020 Planning and Zoning Commission Meeting  
Minutes

**Description/History**

The minutes of the June 1, 2020 Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, June 1, 2020

6:00 PM

City Hall Council Chambers

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This meeting was open to the public and conducted by video conferencing with access to the public.

#### 1. CALL TO ORDER

*Chairman Wilshire called the meeting to order at 6:05 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.*

*Staff Present:*

*Matt Jones, Director of Planning*

*Delia Jones, Planning & Zoning Secretary*

*Commissioners:*

**Absent** 1 - Bob Klenzendorf

**Present** 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Kent Knight and Stephen Groll

#### 2. APPROVAL OF MINUTES

**Commissioner Weydeck made a motion to approve the May 4, 2020 minutes as presented. Commissioner Axen seconded the motion which carried by the following vote:**

**Aye:** 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 1 - Bob Klenzendorf

**Abstain:** 0

[20-3562](#)

Minutes - Approval of the May 4, 2020 Planning and Zoning Commission Meeting Minutes

#### 3. CITIZENS COMMENTS

*None.*

#### 4. CONSENT AGENDA

[20-3573](#)

SD#20-018: Preliminary Plat of the View at the Reserve on approximately 108.10 acres by Sowell Reserve Associates L.P, owner; Trendmaker Homes DFW LLC, developer; and LJA Engineering, engineer

*Jake Finch and Andrew Kubiak, representing the applicant, were available for questions.*

**Commissioner Weydeck made a motion to approve the plat with the open space/small lots to be maintained by the HOA. Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 1 - Bob Klenzendorf

**Abstain:** 0

## 5. PUBLIC HEARINGS

[20-3578](#)

SUP#20-005: Public hearing for a request for a Specific Use Permit for apartments on approximately 8.08 acres known as Lot 3 and a portion of Lot 2R, Block 1, THR RTC, located at 269 N. SH 360; David S. Kulkarni of Guefen Development Partners, LLC on behalf of Jon M. Sullivan, Jr. of Texas Health Resources

*Mr. Jones gave the Staff Presentation, power point presentation, and overview of the request. David Kulkarni, representing the applicant, continued the power point presentation and was available for questions.*

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

*Houston Mitchell spoke in opposition to the request noting that more retail is needed rather than more apartments.*

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

**After discussion, Commissioner Axen made a motion to approve the request with the following Staff Comments, 1) Exhibit A be updated to reflect the increase in acreage to 8.08 acres with the inclusion of a portion of Lot 2R; 2) the gas pipeline operators consent to the crossing and access points as shown; 3) the parking calculations shall be corrected to 1.32 spaces per unit and 1 space per bedroom; 4) the utility vehicle parking area shall be incorporated into the building envelope; and 5) a detailed rendering be provided for the paseo canopy; the paseo canopy shall include materials to match the design of**

the buildings, add screening wall for trash compactor and consent by the gas operators. Vice-Chairman Knight seconded the motion which carried by the following vote:

**Aye:** 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 1 - Bob Klenzendorf

**Abstain:** 0

**6. COMMISSION ANNOUNCEMENTS**

*None.*

**7. STAFF ANNOUNCEMENTS**

*None.*

**8. ADJOURNMENT OF MEETING**

*With no further business, Chairman Wilshire adjourned the meeting at 6:41 p.m.*

**Commissioner Weydeck made a motion to adjourn the meeting.**

**Vice-Chairman Knight seconded the motion which carried by the following vote:**

**Aye:** 5 - Wayne Wilshire; Anne Weydeck; Blake Axen; Kent Knight and Stephen Groll

**Nay:** 0

**Absent:** 1 - Bob Klenzendorf

**Abstain:** 0

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 20-3587

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**Agenda Date:**

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#20-025: Final Plat of Mansfield 360 MF Addition being 13.0164 acres located at 401 N SH 360; John Allums of Capstar Real Estate Advisors on behalf of Charles D. Sweeney; Larry L. Fabian; Kyle W. Sweeney; Emily Shackleford

**Description/History**

The purpose of this plat is to create one lot for an apartment complex with 355 units on the west side of SH 360, a quarter-mile south of Conifer Street.

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

This plat substantially complies with the approved Preliminary Plat.

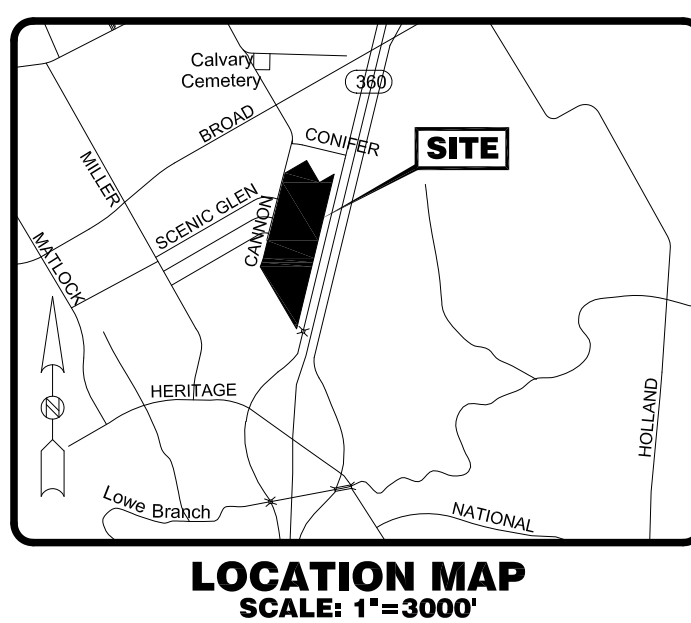
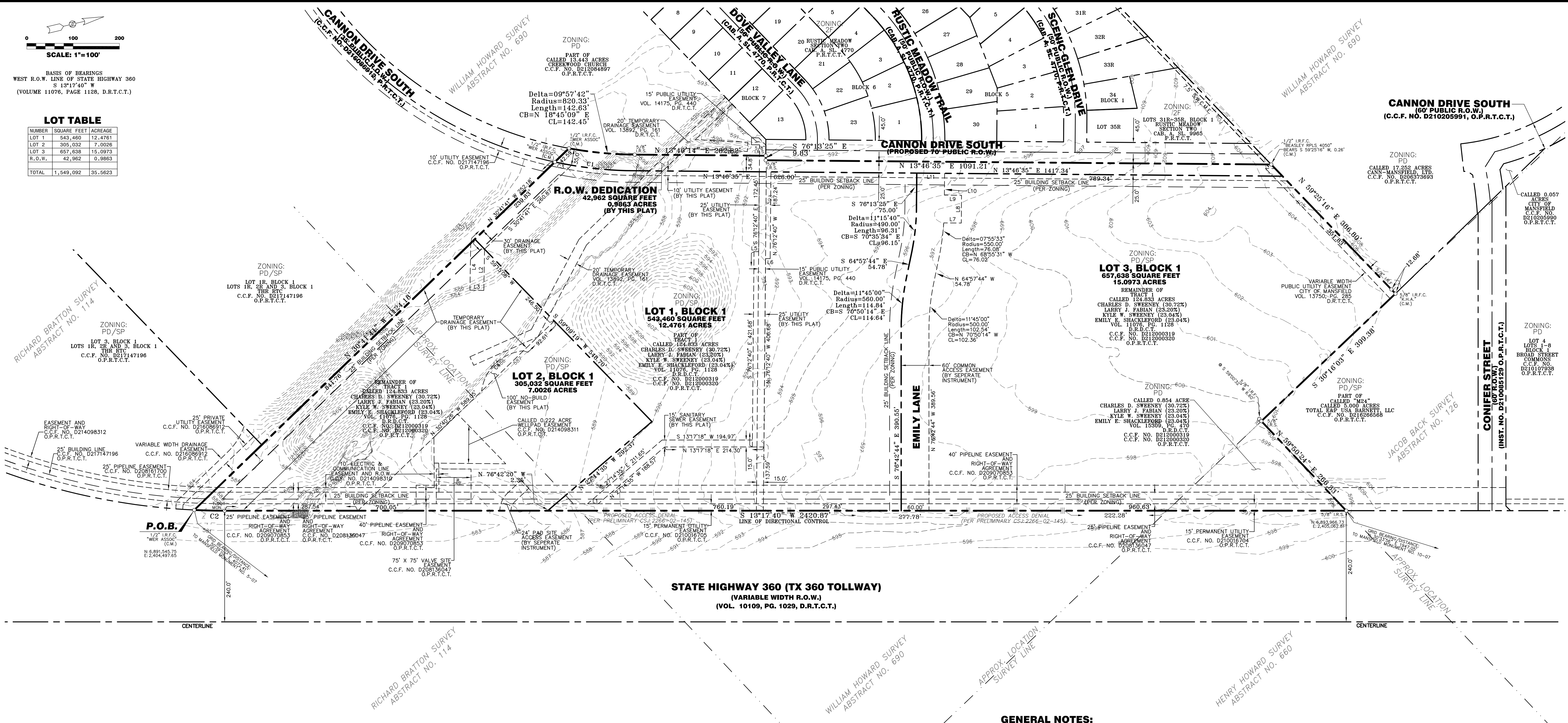
Staff recommends approval.

**Attachments:**

Approved Preliminary Plat

Final Plat

Location Map



LEGEND		
5/8" I.R.S.	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "S61"	BOUNDARY LINE (SUBJECT PROPERTY)
CAB.	COUNTY CLERK'S FILE NUMBER	1x00' "DENTED ACCESS" AREA
C.C.F., NO. (C.M.)	CONTROLLING MONUMENT	CENTER LINE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	BOUNDARY LINE (OFF SITE)
I.R.F.C.	IRON ROD FOUND	EASEMENT LINE
I.R.F.C.	IRON ROD FOUND CAPPED	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	
P.O.B.	POINT OF BEGINNING	
P.R.T.C.T.	PLAY RECORDS, TARRANT COUNTY, TEXAS	
R.O.W.	RIGHT-OF-WAY	
S.W.C.M.E.	SLIDE	
TXDOT MON.	SCREENING WALL CONSTRUCTION & MAINTENANCE EASEMENT	
U.C.E.	3" ALUMINUM DISK IN CONCRETE FOUND	
VOL.	UTILITY EASEMENT	

CURVE TABLE				
NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	10°21'41"	855.00'	154.62'	N 20°12'58" E 154.41'
C2	02°40'36"	1402.39'	65.51'	S 14°37'58" W 65.51'
C3	02°27'31"	855.00'	36.69'	N 24°10'03" E 36.69'
C4	77°47'44"	100.00'	135.78'	S 30°42'53" E 125.59'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 13°17'40" E	23.08'
L2	S 75°41'41" E	89.02'
L3	S 14°18'19" W	30.00'
L4	N 75°41'41" W	101.45'
L5	S 13°17'28" W	10.00'
L6	N 13°17'28" E	10.00'
L7	N 13°46'35" E	37.93'
L8	N 76°13'25" W	60.00'
L9	S 13°46'35" W	37.00'
L10	N 76°13'25" W	32.00'
L11	S 13°46'35" W	60.00'

- GENERAL NOTES:**
- 1.) The grid bearings and coordinates shown hereon are created from our actual field surveys, related to the Texas State Plane coordinate system. Texas North Central Zone (4202), NAD83 grid values.
  - 2.) The Common Access Easement is for the use of Lots 1 & 3, as shown hereon. No improvements shall be made that impede ingress and egress along this easement. The Common Access Easement shall be maintained by the property owners.
  - 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.

**PRELIMINARY PLAT**  
**LOTS 1-3, BLOCK 1**  
**MANSFIELD 360 MF ADDITION**  
35.5623 ACRES out of the  
WILLIAM HOWARD SURVEY, ABSTRACT NO. 690  
HENRY HOWARD SURVEY, ABSTRACT NO. 660  
RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
3 LOTS

Prepared March 19, 2020

**DEVELOPER:**  
CAPSTAR REAL ESTATE ADVISORS  
14801 Quorum Drive, Suite 920  
Dallas, TX 75254  
(214) 599-1100 (Office)  
(972) 385-9522 (Fax)  
John Allums  
john.allums@capstarrealestate.com

**OWNER:**  
CHARLES D. SWEENEY  
1331 Bridle Creek Blvd.  
Fort Worth, TX 76109  
(817) 235-8794

**OWNER:**  
LARRY J. FABIAN  
1106 Fairway Court  
Fort Worth, TX 76103  
(682) 599-2315

**OWNER:**  
KYLE W. SWEENEY  
3959 Sarita Park  
Fort Worth, TX 76109  
(817) 308-3349

**OWNER:**  
EMILY SHACKLEFORD  
4071 West 7th Street  
Fort Worth, TX 76107  
(817) 236-3237

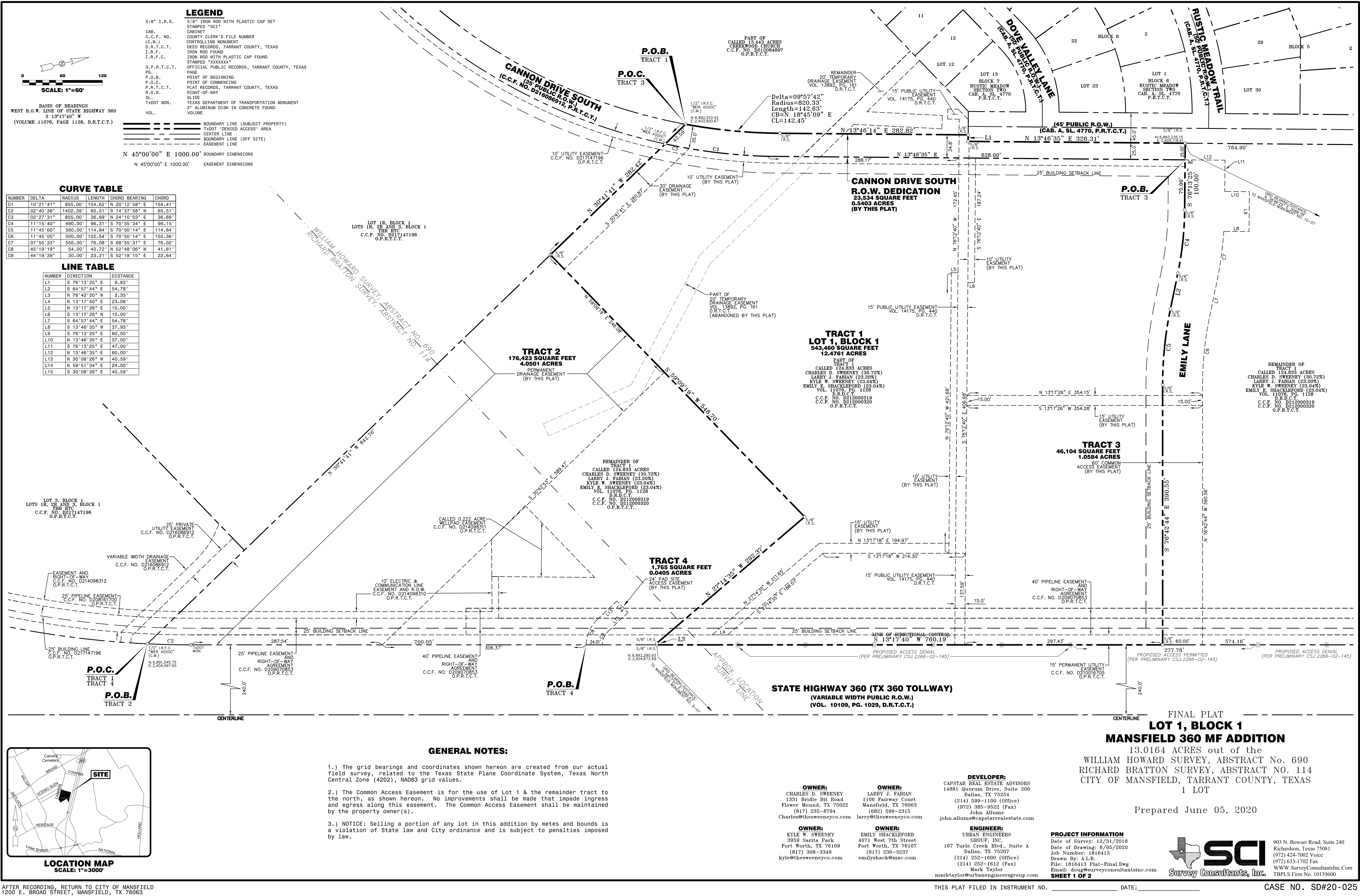
**ENGINEER:**  
URBAN ENGINEERS  
GROUP, INC.  
167 Turtle Creek Blvd., Suite A  
Dallas, TX 75207  
(214) 252-1600 (Office)  
(214) 252-1612 (Fax)  
Mark Taylor  
marktaylor@urbanengineersgroup.com

**PROJECT INFORMATION**  
Date of Survey: 12/31/2018  
Date of Drawing: 3/27/2020  
Job Number: 1816413  
Drawn By: A.L.B.  
File: 1816413 Plat-Prelim.Dwg  
Email: doug@surveyconsultantsinc.com  
**SHEET 1 OF 2**

**SCI**  
Survey Consultants, Inc.  
903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.com  
TBPLS Firm No. 10139600

APPROVED PRELIMINARY PLAT

CASE NO. SD#20-014



OWNER'S CERTIFICATE

TRACT 1: LOT 1, BLOCK 1

WHEREAS, Charles D. Sweeney, Larry J. Fabian, Kyle W. Sweeney and Emily Shackleford are the sole owners of a called 124.833 acre tract (called Tract I) of land described by RTC Texas Special Warranty Deed, as recorded in Volume 11076, Page 1128, same being described by Special Warranty Deed, as recorded by Instrument Numbers D212000319 and D212000320, Official Public Records, Tarrant County, Texas, out of the William Howard Survey, Abstract No. 690 and the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found in the west right-of-way line of State Highway No. 360 (SH-360, AKA TX 360 Tollway; a variable width public right-of-way) and the east line of said 124.833 acre tract, same being the east corner of Lot 3, Block 1 of Lot 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas;

THENCE, departing said west right-of-way line and along the northeast line of said THR RTC addition, North 30 degrees 41 minutes 41 seconds West, a distance of 1124.18 feet to a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the northeast corner of Cannon Drive South (a thirty-five feet wide public right-of-way, at this point) and the north corner of said THR RTC addition, same lying in the easterly line of that called 13.443 acre tract of land described by Correction Warranty Deed with Vendor's Lien to Creekwood Church, as recorded by County Clerk's File No. D212084897, Official Public Records, Tarrant County, Texas and being in a curve to the left, the POINT OF BEGINNING;

THENCE, along said easterly line and said curve to the left, through a central angle of 09 degrees 57 minutes 42 seconds, a radius of 820.33 feet, an arc distance of 142.63 feet, a chord bearing of North 18 degrees 45 minutes 09 seconds E and a chord distance of 142.45 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, continuing along said easterly line, North 13 degrees 46 minutes 14 seconds East, a distance of 282.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the south line of Heritage Parkway (a forty-five foot (45') public right-of-way) as dedicated by that certain plat of Rustic Meadow, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4770, Plat Records, Tarrant County, Texas;

THENCE, along said south line, South 76 degrees 13 minutes 25 seconds East, a distance of 9.83 Feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southeast corner of said Heritage Parkway;

THENCE, along the east right-of-way line of said Heritage Parkway, North 13 degrees 46 minutes 35 seconds East, a distance of 326.31 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set from which the most westerly northwest corner of said 124.833 acre tract bears North 13 degrees 46 minutes 35 seconds East, a distance of 764.90 feet;

THENCE, departing said east right-of-way line, over and across said 124.833 acre tract as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of South 70 degrees 35 minutes 34 seconds East and a chord distance of 96.15 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds West and a chord distance of 114.64 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.55 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the west right-of-way line of said SH-360, from which the most easterly northeast corner of said 124.833 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 574.16 feet;

THENCE, along the east line of said 124.833 acre tract and said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 760.19 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 20 seconds West, a distance of 2.35 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 27 degrees 14 minutes 35 seconds West, a distance of 292.37 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 59 degrees 09 minutes 19 seconds West, a distance of 548.70 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the northeast line of Lot 1R, Block 1 of said THR RTC addition;

THENCE, along said northeast line, North 30 degrees 41 minutes 41 seconds West, at a distance of 239.83 feet, pass a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the north corner of said Lot 1R, and continue for a total distance of 282.42 feet to the POINT OF BEGINNING, containing 566,994 square feet or 13.0164 acres of land, more or less.

TRACT 2: PERMANENT DRAINAGE EASEMENT

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, out of the Richard Bratton Survey, Abstract No. 114 and the William Howard Survey, Abstract No. 690, part of that called 124.833 acre tract of land (called Tract I) described by RTC Texas Special Warranty Deed to Larry J. Fabian and Charles D. Sweeney, as recorded by Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Emily E. Shackleford, as recorded by County Clerk's File No. D212000319, Official Public Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Kyle W. Sweeney, as recorded by County Clerk's File No. D212000320, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "WIER ASSOC" found for the east corner of Lot 3, Block 1 of Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas, same lying in the west right-of-way line of State Highway No. 360 (SH-360; AKA TX 360 Tollway; a variable width public right-of-way) and being the beginning of a curve to the left;

THENCE, departing said west right-of-way line and along the northeast line of said plat, North 30 degrees 41 minutes 41 seconds West, a distance of 841.76 feet to a point in the northeast line of Lot 1R, said plat, from which a 1/2 inch iron rod with plastic cap stamped "WIER ASSOC" found for the north corner of said Lot 1R bears North 30 degrees 41 minutes 41 seconds West, a distance of 239.33 feet, said north corner also lying in the southeasterly right-of-way line of Cannon Drive South (a 35 feet wide public right-of-way);

THENCE, departing said northeast line, over and across said 124.833 acre tract as follows:

North 59 degrees 09 minutes 09 seconds East, a distance of 246.08 feet to a point;

South 30 degrees 42 minutes 53 seconds East, a distance of 589.47 feet to a point in the west right-of-way line of said Sh-360, from which the northeast corner of said 124.833 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 2133.33 feet;

TRACT 2 CONTINUED...

THENCE along said west right-of-way line as follows:

South 13 degrees 17 minutes 40 seconds West, a distance of 287.54 feet to a 3 inch aluminum TxDOT monument found for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 02 degrees 40 minutes 36 seconds, a radius of 1402.39 feet, an arc length of 65.51 feet, a chord bearing of South 14 degrees 37 minutes 58 seconds West and a chord distance of 65.51 feet to the POINT OF BEGINNING, containing 176,423 square feet or 4.0501 acres, more or less.

TRACT 3: 60' COMMON ACCESS EASEMENT (AKA EMILY LANE)

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, out of the William Howard Survey, Abstract No. 690, part of that called 124.833 acre tract of land (called Tract I) described by RTC Texas Special Warranty Deed to Larry J. Fabian and Charles D. Sweeney, as recorded by Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Emily E. Shackleford, as recorded by County Clerk's File No. D212000319, Official Public Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Kyle W. Sweeney, as recorded by County Clerk's File No. D212000320, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "Wier Assoc" found for the north corner of Cannon Drive South (a thirty-five feet wide public right-of-way, at this point), same being the north corner of Lots 1R, 2R and #, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the replat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas, same lying in the easterly line of that called 13.443 acre tract of land described by Correction Warranty Deed with Vendor's Lien to Creekwood Church, as recorded by County Clerk's File No. D212084897, Official Public Records, Tarrant County, Texas and being in a curve to the left;

THENCE, along the common line of said 124.833 acre tract, said 13.443 acre tract and said curve to the left, through a central angle of 09 degrees 57 minutes 42 seconds, a radius of 820.33 feet, an arc length of 142.63 feet, a chord bearing of North 18 degrees 45 minutes 09 seconds E and a chord distance of 142.45 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, continuing along said common line, North 13 degrees 46 minutes 14 seconds East, a distance of 282.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the south line of Heritage Parkway (a forty-five foot (45') public right-of-way) as dedicated by that certain plat of Rustic Meadow, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4770, Plat Records, Tarrant County, Texas;

THENCE, along said south line, South 76 degrees 13 minutes 25 seconds East, a distance of 9.83 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the southeast corner of said Heritage Parkway;

THENCE, along the common line of said 124.833 acre tract and said east right-of-way line, North 13 degrees 46 minutes 35 seconds East, a distance of 326.31 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set, from which the most westerly northwest corner of said 124.833 acre tract bears North 13 degrees 46 minutes 35 seconds East, a distance of 764.90 feet;

THENCE, departing said common line, over and across said 124.833 acre tract as follows:

South 76 degrees 13 minutes 25 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING;

North 13 degrees 46 minutes 35 seconds East, a distance of 60.00 feet;

South 76 degrees 13 minutes 25 seconds East, a distance of 47.00 feet;

North 13 degrees 46 minutes 35 seconds East, a distance of 37.00 feet;

South 76 degrees 13 minutes 25 seconds East, a distance of 60.00 feet;

South 13 degrees 46 minutes 35 seconds West, a distance of 37.93 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 07 degrees 55 minutes 33 seconds, a radius of 550.00 feet, an arc length of 76.08 feet, a chord bearing of South 68 degrees 55 minutes 31 seconds East and a chord distance of 76.02 feet;

South 64 degrees 57 minutes 44 seconds East, a distance of 54.78 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 500.00 feet, an arc length of 102.54 feet, a chord bearing of South 70 degrees 50 minutes 14 seconds East and a chord distance of 102.36 feet;

South 76 degrees 42 minutes 44 seconds East, a distance of 390.56 feet to a point in the west right-of-way line of State Highway No. 360 (SH-360; AKA TX 360 Tollway; a variable width public right-of-way) from which the south corner of said 0.854 acre tract bears North 13 degrees 17 minutes 40 seconds East, a distance of 514.16 feet;

THENCE, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 60.00 feet;

THENCE, departing said west right-of-way line, over and across said 124.833 acre tract as follows:

North 76 degrees 42 minutes 44 seconds West, a distance of 390.55 feet to a point for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 11 degrees 45 minutes 00 seconds, a radius of 560.00 feet, an arc length of 114.84 feet, a chord bearing of North 70 degrees 50 minutes 14 seconds West and a chord distance of 114.64 feet;

North 64 degrees 57 minutes 44 seconds West, a distance of 54.78 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 11 degrees 15 minutes 40 seconds, a radius of 490.00 feet, an arc length of 96.31 feet, a chord bearing of North 70 degrees 35 minutes 34 seconds West and a chord distance of 96.15 feet;

North 76 degrees 13 minutes 25 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING, containing 46,104 square feet or 1.0584 acres of land, more or less.

TRACT 4: 24' PAD SITE ACCESS EASEMENT

BEING a tract of land situated in the City of Mansfield, Tarrant County, Texas, out of the Richard Bratton Survey, Abstract No. 114, part of that called 124.833 acre tract of land (called Tract I) described by RTC Texas Special Warranty Deed to Larry J. Fabian and Charles D. Sweeney, as recorded by Volume 11076, Page 1128, Deed Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Emily E. Shackleford, as recorded by County Clerk's File No. D212000319, Official Public Records, Tarrant County, Texas, part of that called 124.833 acre tract of land (called Tract I) being described by Special Warranty Deed to Kyle W. Sweeney, as recorded by County Clerk's File No. D212000320, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "WIER ASSOC" found for the east corner of Lots 1R, 2R and 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded by County Clerk's File No. D217147196, Official Public Records, Tarrant County, Texas, same lying in the west right-of-way line of State Highway

TRACT 4 CONTINUED...

No. 360 (SH-360; AKA TX 360 Tollway; a variable width public right-of-way) and being the beginning of a curve to the left;

THENCE along said west right-of-way line and the east line of said 124.833 acre tract and as follows:

Along said curve to the left, through a central angle of 02 degrees 40 minutes 36 seconds, a radius of 1402.39 feet, an arc length of 65.51 feet, a chord bearing of North 14 degrees 37 minutes 58 seconds East and a chord distance of 65.51 feet to a TxDOT 3 inch aluminum disk found;

North 13 degrees 17 minutes 40 seconds East, a distance of 593.91 feet to the POINT OF BEGINNING, same being the beginning of a curve to the right;

THENCE departing said west right-of-way line, over and across said 124.833 acre tract as follows:

Along said curve to the right, through a central angle of 45 degrees 19 minutes 19 seconds, a radius of 54.00 feet, an arc length of 42.72 feet, a chord bearing of North 52 degrees 48 minutes 06 seconds West and a chord distance of 41.61 feet;

North 30 degrees 08 minutes 26 seconds West, a distance of 40.59 feet;

North 59 degrees 51 minutes 34 seconds East, a distance of 24.00 feet;

South 30 degrees 08 minutes 26 seconds East, a distance of 40.59 feet to a point for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 44 degrees 19 minutes 39 seconds, a radius of 30.00 feet, an arc length of 23.21 feet, a chord bearing of North 52 degrees 48 minutes 06 seconds East and a chord distance of 22.64 feet to a point in the west right-of-way line of said SH-360;

THENCE, along said west right-of-way line, South 13 degrees 17 minutes 40 seconds West, a distance of 24.01 feet to the POINT OF BEGINNING, containing 1,765 square feet or 0.0405 acres, more or less.

CITY OF MANSFIELD, TARRANT COUNTY 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 property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. 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 shall 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'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Charles D. Sweeney, Larry J. Fabian, Kyle W. Sweeney and Emily Shackleford, being the sole owners of the above described tracts, do hereby adopt the herein above described property as LOT 1, BLOCK 1, MANSFIELD 360 MF ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do dedicate to the public use forever the streets and easements as shown thereon.

By: Charles D. Sweeney

Charles D. Sweeney

STATE OF TEXAS \$  
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Sweeney, 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 stated.

Notary Public, State of Texas

By: Larry J. Fabian

Larry J. Fabian

STATE OF TEXAS \$  
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Larry J. Fabian, 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 stated.

Notary Public, State of Texas

By: Kyle W. Sweeney

Kyle W. Sweeney

STATE OF TEXAS \$  
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Kyle W. Sweeney, 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 stated.

Notary Public, State of Texas

By: Emily Shackleford

Emily Shackleford

STATE OF TEXAS \$  
COUNTY OF TARRANT \$

BEFORE ME, the undersigned authority, on this day personally appeared Emily Shackleford, 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 stated.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$  
COUNTY OF DALLAS \$

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

RELEASED 6/5/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis  
Registered Professional Land Surveyor No. 5199

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_, 2020

P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_, 2020

PLANNING & ZONING SECRETARY

FINAL PLAT  
LOT 1, BLOCK 1  
MANSFIELD 360 MF ADDITION

13.0164 ACRES out of the  
WILLIAM HOWARD SURVEY, ABSTRACT No. 690  
RICHARD BRATTON SURVEY, ABSTRACT NO. 114  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
1 LOT

Prepared June 05, 2020

DEVELOPER:  
CAPSTAR REAL ESTATE ADVISORS  
14881 Quorum Drive, Suite 200  
Dallas, TX 75254  
(214) 599-1100 (Office)  
(972) 385-9522 (Fax)  
John Allums  
john.allums@capstarrealestate.com

OWNER:  
CHARLES D. SWEENEY  
1331 Bridge Bl Road  
Flower Mound, TX 75022  
(817) 235-8794  
Charles@thesweeneyco.com

OWNER:  
LARRY J. FABIAN  
1106 Fairway Court  
Mansfield, TX 76063  
(682) 599-2315  
larry@thesweeneyco.com

ENGINEER:  
URBAN ENGINEERS  
GROUP, INC.  
167 Turtle Creek Blvd., Suite A  
Dallas, TX 75207  
(214) 252-1600 (Office)  
(214) 252-1612 (Fax)  
Mark Taylor  
marktaylor@urbanengineersgroup.com

OWNER:  
KYLE W. SWEENEY  
3959 Sarita Park  
Fort Worth, TX 76109  
(817) 338-3349  
kyle@thesweeneyco.com

OWNER:  
EMILY SHACKLEFORD  
4071 West 7th Street  
Fort Worth, TX 76107  
(817) 236-3237  
emilyshack@smac.com

PROJECT INFORMATION  
Date of Survey: 12/31/2018  
Date of Drawing: 6/05/2020  
Job Number: 1816413  
Drawn By: A.L.B.  
File: 1816413 Plat-Final.Dwg  
Email: doug@surveyconsultantsinc.com  
SHEET 2 OF 2



903 N. Bowser Road, Suite 240  
Richardson, Texas 75081  
(972) 424-7002 Voice  
(972) 633-1702 Fax  
WWW.SurveyConsultantsInc.Com  
TBPLS Firm No. 10139600





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 20-3592

**Agenda Date:** 6/15/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#20-024: Public hearing on a replat to create Lot 1 and Lot 2, Block 1, Hardin's Station by ANA Consultants, surveyor and Louis and Meredith Hardin, owners

**Description/History**

The purpose of the replat is to create two lots for single-family residences. The property is 6.673 acres zoned SF-7.5/12. The lots meet the minimum lot area, depth and width for this district. This subdivision is a replat of portions of Lots 1 and 3, Block 39 and a portion of Block 42 from the Original Town of Mansfield plat.

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

The plat meets the requirements of the Subdivision Control Ordinance. Staff recommends approval.

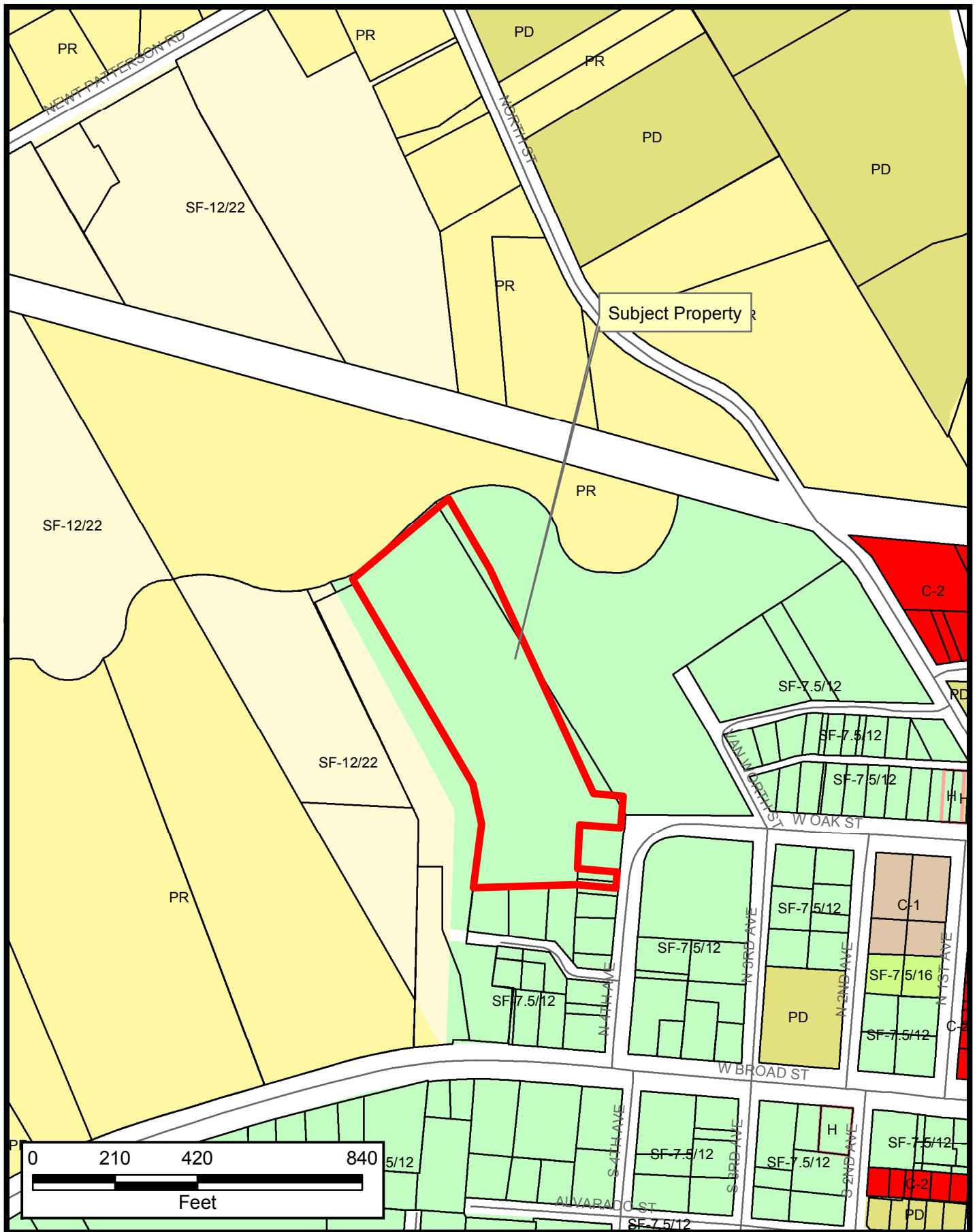
**Attachments:**

Maps and supporting information

Previously Approved Plat

Replat





## Property Owner Notification for SD#20-024

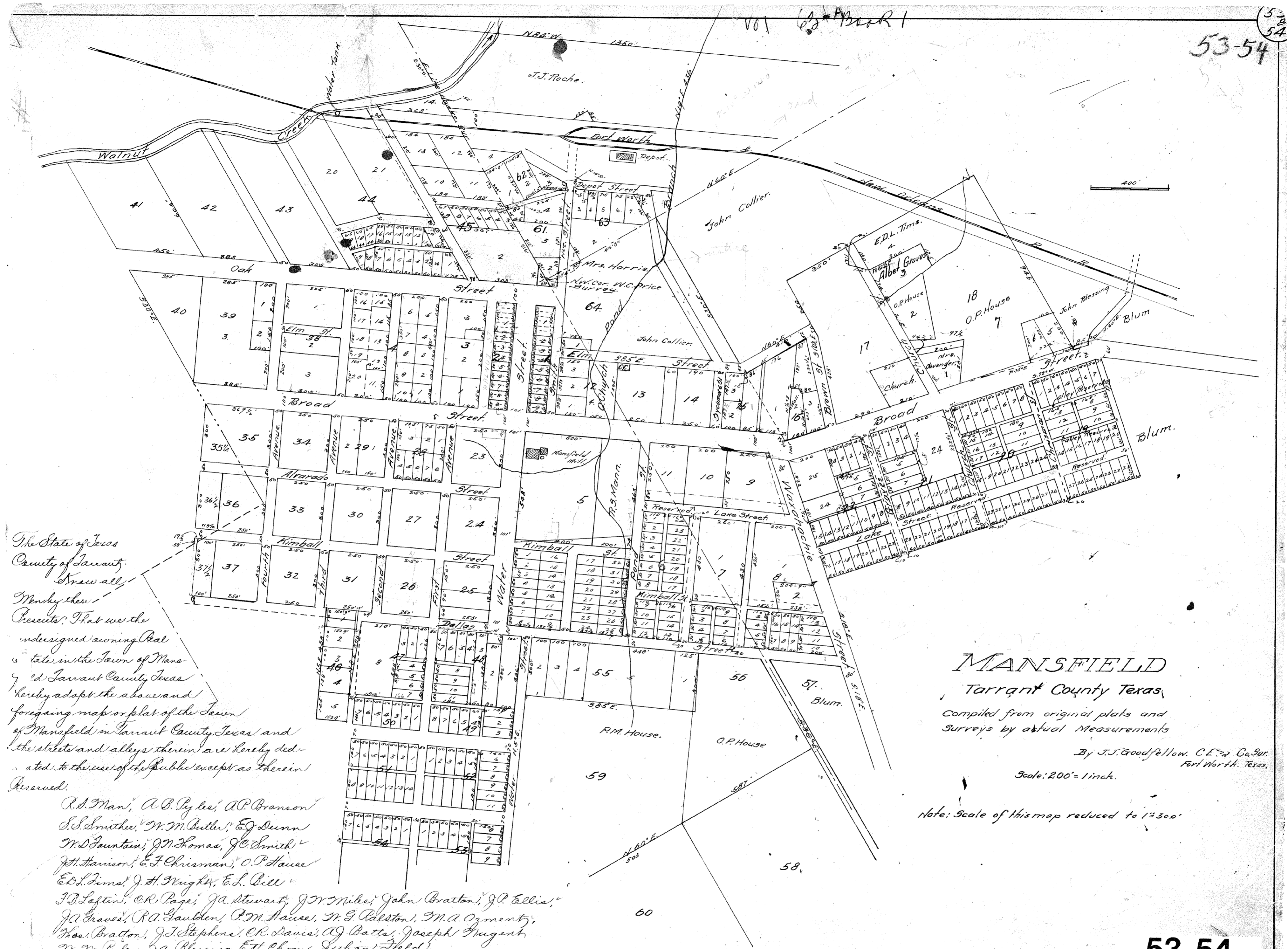
LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 38	HAUSLER, VICTOR DWIGHT	108 N 4TH AVE	MANSFIELD, TX	76063-1605
MANSFIELD, CITY OF	BLK 39	FORSON, JOSH	113 CARLSBAD DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	MITCHELL, MESHALI	115 N 4TH AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	MRAZEK, BRYAN	111 N 4TH AVE	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	MARTIN, MICHAEL	1510 INVERNESS RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	BLANCHARD, JAS D	503 METCALF RD	MANSFIELD, TX	76063-1660
MANSFIELD, CITY OF	BLK 39	FORSON, JOSH	113 CARLSBAD DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	MARTIN, MICHAEL	1510 INVERNESS RD	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	BLANCHARD, JAS D	503 METCALF RD	MANSFIELD, TX	76063-1660
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	FORSON, JOSH	113 CARLSBAD DR	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 39	ORONA, JESUS	109 N 4TH AVE	MANSFIELD, TX	76063-1679
MANSFIELD, CITY OF	BLK 40	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 40	PATTON, NELDA	PO BOX 186	MANSFIELD, TX	76063

Wednesday, April 22, 2020

Page 1 of 2

Property Owner Notification for SD#20-024

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 40	PATTON, BILLY	313 ARNOLD AVE	BURLESON, TX	76028
MANSFIELD, CITY OF	BLK 43	HARRISON, CHARLES	5600 BENNETT LAWSON RD	MANSFIELD, TX	76063-3006



The State of Texas  
County of Tarrant.  
Know all  
Men by these  
Presents: That we the  
undersigned, owning Real  
estate in the Town of Mans-  
field, Tarrant County, Texas,  
hereby adopt the above and  
foregoing map or plat of the Town  
of Mansfield in Tarrant County, Texas, and  
the streets and alleys therein are hereby ded-  
icated to the use of the Public except as therein  
Reserved.

A.D. Man, A.B. Pyle, A.P. Branson,  
J.S. Smith, W.M. Butler, E.J. Dunn,  
W.D. Fountain, J.M. Thomas, J.C. Smith,  
J.H. Harrison, E.F. Chrisman, O.P. House,  
E.D. Sims, J.H. Wright, E.L. Bell,  
J.B. Loftin, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,  
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment,  
Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent,  
W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field.

The State of Texas,  
County of Tarrant.  
Before me J.H. Alexander, J.P. Ex. Off. Notary Public in and for Tarrant County Texas personally appeared A.D. Man, A.B. Pyle, A.P. Branson, J.S. Smith,  
W.M. Butler, E.J. Dunn, W.D. Fountain, J.M. Thomas, J.C. Smith, J.H. Harrison, E.F. Chrisman, O.P. House, E.D. Sims, J.H. Wright, E.L. Bell, C.R. Page, J.A. Stewart, J.W. Miles, John Bratton, J.P. Ellis,  
J.A. Graves, R.A. Gaudin, P.M. House, W.E. Ralston, M.A. Ozyment, Thos. Bratton, J.T. Stephens, C.R. Davis, A.G. Batts, Joseph Nugent, W.W. Pyle, J.A. Blessing, Est. Chom, Julian Field known to  
me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed  
Given under my hand and seal of office for the 28th day of July 1890. J.H. Alexander, J.P. Ex. Off. Notary Public T. & C. Tex. Filed for Record July 28, 1890. o.c. J.A. Blessing, Est. Chom, Julian Field.

PREVIOUSLY APPROVED PLAT





# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 20-3585

**Agenda Date:** 6/15/2020

**Version:** 1

**Status:** Consideration

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#20-007: Final Plat of Knott's Landing on Cardinal Road, being 11.504 acres located at 1101 and 1109 Cardinal Road; MMA, surveyor/engineer and Knott's Landing on Cardinal Road, LLC, owner

### Description/History

The purpose of this plat is to create 28 residential lots and two open space lots. The property is zoned SF-12/22. All lots meet the minimum lot area, width and depth for lots in the SF-12/22 District.

The plat conforms to the approved preliminary plat except for the following:

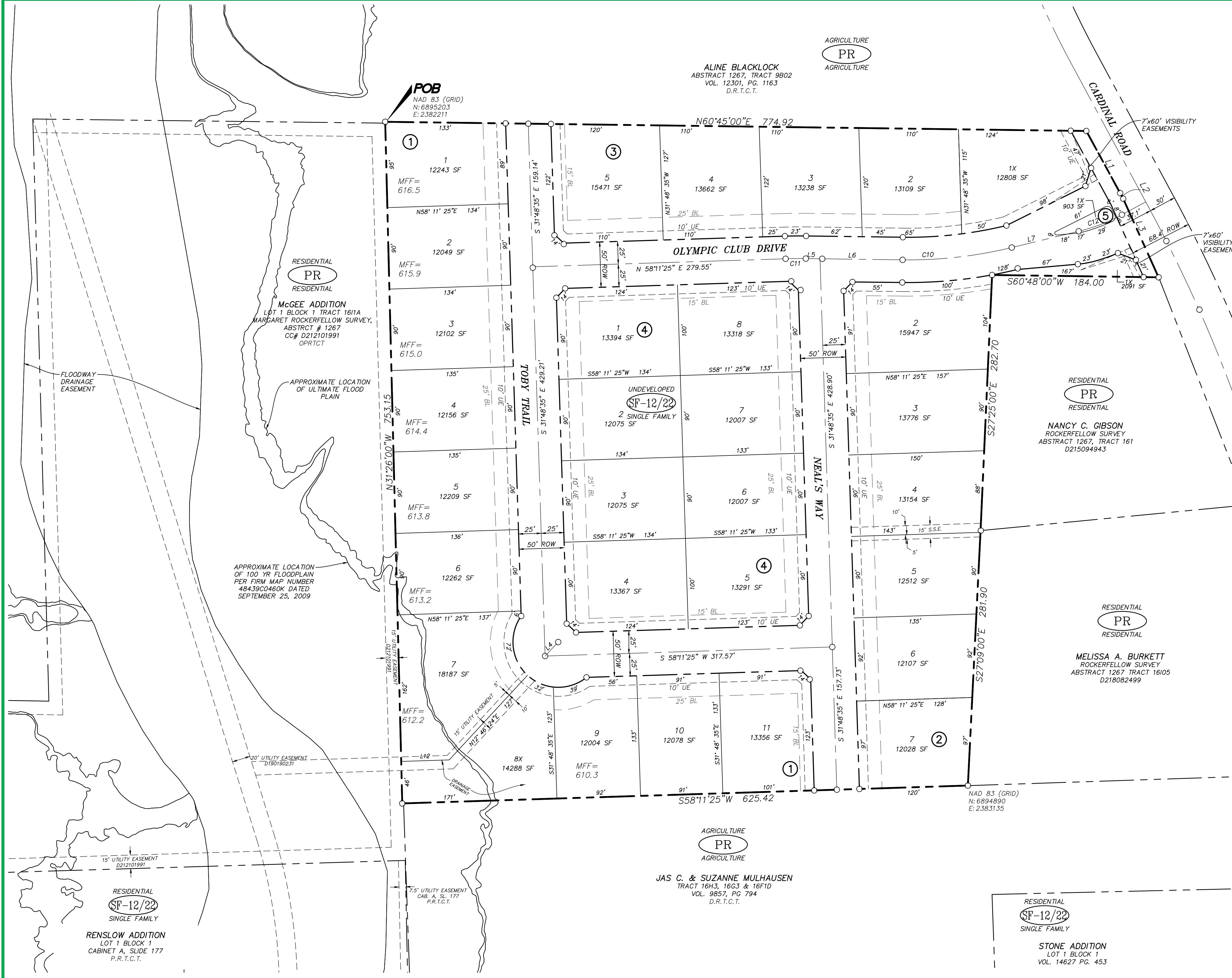
- On the preliminary plat, Block 1 has ten residential lots and one open space lot. On the final plat, Block 1 has nine residential lots. The open space lot has been removed and replaced with a drainage easement on Lots 6 and 7.
- An open space lot on Block 3 has been replaced with a residential lot taken from Block 1.
- The lot dimensions have been adjusted slightly to accommodate streets and drainage.

There is an existing 10' TESCO (now Oncor) easement on Blocks 2 and 3 to bring electric service to the former residence on the property. The house is being demolished and the electric service is no longer necessary. The developer is working with Oncor to abandon these easements. Blanks have been provided on the plat for the recording information. The plat cannot be filed at the County until this information has been provided.

Staff recommends approval.

### Attachments:

Approved Preliminary Plat  
Final Plat



#### OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF JOHNSON )

WHEREAS DANIEL M. NICHOLS AND LAURIE D. NICHOLS, CO-TRUSTEES OF THE NICHOLS FAMILY TRUST, ARE THE SOLE OWNERS OF AN 11.6 ACRE TRACT OF LAND LOCATED IN THE MARGARET ROCKEFELLOW SURVEY, ABSTRACT NO. 1267, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1-R AND LOT 2-R, DAN NICHOLS' ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-200, PAGE 48, PLAT RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), AND BEING ALL OF A CALLED 11.589 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED FILED FOR RECORD IN COUNTY CLERKS INSTRUMENT NO. D208423270, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 11.6 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF SAID LOT 2-R (BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A PRELIMINARY SKETCH OF THE SAID PLAT OF THE DAN NICHOLS ADDITION, AND ARE NOT BASED ON AN ON-THE-GROUND SURVEY; FURTHERMORE, THIS METES & BOUNDS DESCRIPTION SHOULD NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT);

THENCE NORTH 60 DEGREES 45 MINUTES 00 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 2-R, A DISTANCE OF 774.92 FEET TO THE NORTHERNMOST CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE WITH THE NORTHEASTERLY LINE OF THE SAID DAN NICHOLS ADDITION, THE FOLLOWING CALLS:

SOUTH 58 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 78.10 FEET TO A POINT FOR CORNER;

SOUTH 58 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.05 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 14 MINUTES 00 SECONDS EAST, A DISTANCE OF 95.25 FEET TO THE EASTERNMOST CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE SOUTH 60 DEGREES 48 MINUTES 00 SECONDS WEST, WITH A SOUTHEASTERLY LINE OF THE SAID DAN NICHOLS ADDITION, A DISTANCE OF 184.00 FEET, TO AN INTERIOR CORNER OF THE SAID DAN NICHOLS ADDITION;

THENCE SOUTH 27 DEGREES 25 MINUTES 00 SECONDS EAST, WITH A NORTHEASTERLY LINE OF AFOREMENTIONED LOT 1-R, A DISTANCE OF 282.70 FEET, TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 1-R, BEING A COMMON CORNER WITH AFOREMENTIONED LOT 2-R;

THENCE SOUTH 27 DEGREES 09 MINUTES 00 SECONDS EAST, WITH A NORTHEASTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 281.90 FEET, TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 2-R;

THENCE SOUTH 58 DEGREES 11 MINUTES 25 SECONDS WEST, WITH A SOUTHEASTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 625.42 FEET, TO THE SOUTHERNMOST CORNER OF SAID LOT 2-R;

THENCE NORTH 31 DEGREES 26 MINUTES 00 SECONDS WEST, WITH THE SOUTHWESTERLY LINE OF SAID LOT 2-R, A DISTANCE OF 753.15 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 11.6 ACRES OF LAND, MORE OR LESS.

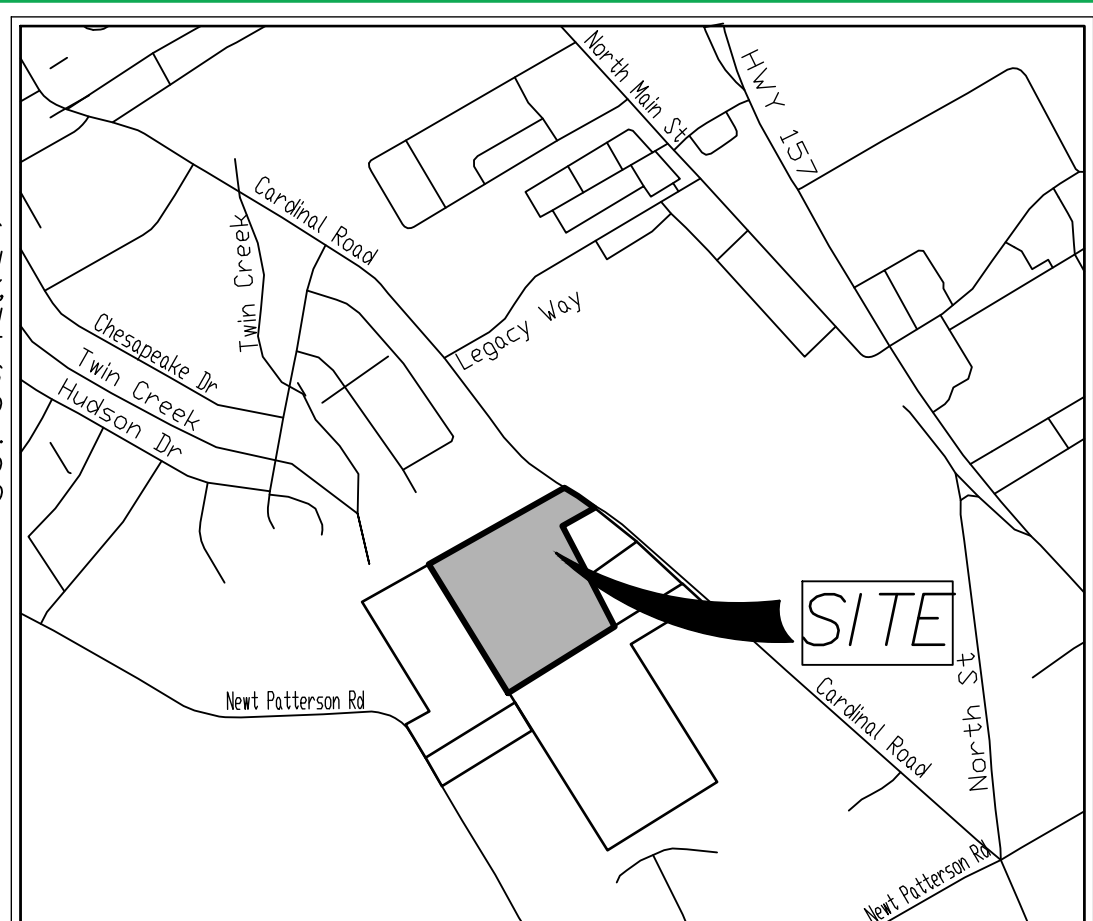
#### CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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.

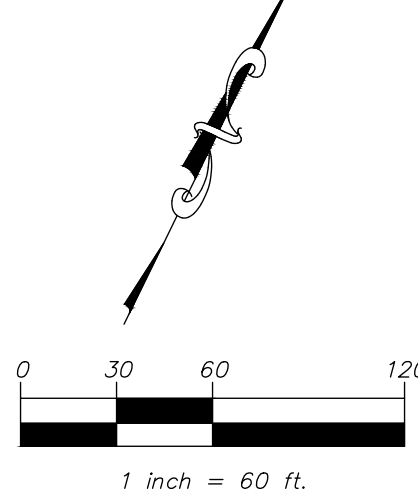
NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT 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.



#### VICINITY MAP (NOT TO SCALE)



#### LEGEND/ABBREVIATIONS

DRCT	DEED RECORDS TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
UE	UTILITY EASEMENT
POB	POINT OF BEGINNING
CC#	COUNTY CLERK'S INSTRUMENT NUMBER
BL	BUILDING LINE
SF	SQUARE FOOT
MFF	MINIMUM FINISHED FLOOR
S.S.E.	SANITARY SEWER EASEMENT

UNDEVELOPED	EXISTING LAND USE
<b>SF-7.5/16</b>	ZONING CLASSIFICATION
SINGLE FAMILY	PROPOSED LAND USE

## PRELIMINARY PLAT KNOTT'S LANDING ON CARDINAL ROAD

BEING A REVISION OF LOTS 1-R & 2-R, DAN NICHOLS ADDITION  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 388-200, PAGE 48, P.R.T.C.T.  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
28 RESIDENTIAL LOTS  
4 OPEN SPACE LOTS  
11.6 ACRES

SEPTEMBER 3, 2019

#### ENGINEER/SURVEYOR:



civil engineering surveying landscape architecture planning  
type registration number: 1-2759  
tbsp registration/license number: 10088000  
519 east border  
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SHEET 1 OF 1  
SD#19-030

OWNER:  
DANIEL & LAURIE NICHOLS  
1101/1109 CARDINAL ROAD  
MANSFIELD, TX 76053  
TEL: (817) 377-3746  
CONTACT: LAURIE NICHOLS  
lauriedn@sbcglobal.net

DEVELOPER:  
DOUBLE EAGLE REAL ESTATE HOLDINGS, LLC  
2200 SMITH BARRY ROAD, SUITE 100  
ARLINGTON, TX 76013  
TEL: (817) 909-2205  
CONTACT: GARY KNOTT  
gknott@doubleeaglere.com

#### PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 2 LOTS INTO 32 LOTS.
2. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPEN SPACE LOTS AND ANY LANDSCAPING CONTAINED THEREIN; AND THE ENHANCE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, MEDIANS, LANDSCAPING, ANY NON-STANDARD PAVEMENT, AND ENHANCED WALLS WITH SIGNAGE.
3. 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 THE LAW.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUT ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
5. THE CONTOURS SHOWN ARE 2009 NCTCOG.

LOTS	NUMBER	USES	ACREAGE
RESIDENTIAL	28	RESIDENTIAL	8.383
NONRESIDENTIAL	4	RIGHT-OF-WAY	2.503
TOTAL	32	OPEN SPACE ('X' LOTS)	0.691
		TOTAL ACREAGE	11.577

LINE #	LENGTH	DIRECTION
L1	78.10'	S 58°35'00" E
L2	7.05'	S 58°35'00" E
L3	95.25'	S 54°14'00" E
L4	21.21'	N 13°11'25" E
L5	18.11'	N 60°45'00" E
L6	88.84'	N 60°45'00" E
L7	76.17'	N 46°22'17" E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	121.71'	485.00'	14° 22' 43"	N 53°33'39" E	121.39'
C11	22.34'	500.00'	2° 33' 35"	S 59°28'13" W	22.34'
C12	51.28'	200.00'	14° 41' 23"	N 39°01'36" E	51.14'

APPROVED PRELIMINARY PLAT



OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF TARRANT )

WHEREAS **KNOTT'S LANDING ON CARDINAL ROAD, LLC**, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF AN 11.504 ACRE TRACT OF LAND LOCATED IN THE M. ROCKERFELLOW SURVEY, ABSTRACT NO. 1267, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. D220053779, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 1-R AND 2-R OF DAN NICHOLS ADDITION IN THE CITY OF MANSFIELD IN TARRANT COUNTY, TEXAS, AS THEY APPEAR UPON THE PLAT RECORDED IN VOLUME 388-200, PAGE 48 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (PRTCT), SAME BEING ALL OF THE 11.504 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO **KNOTT'S LANDING ON CARDINAL ROAD, LLC**, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NUMBER (CG#) D220053779, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (OPRTCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIPE FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID LOT 2-R AND THE MOST NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF MCGEE ADDITION AS IT APPEARS IN COUNTY CLERK # D212101991 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (OPRTCT) IN THE SOUTHERLY LINE OF THE 12 ACRES TRACT DESCRIBED IN THE DEED TO JOHN CALVIN BLACKLOCK AND WIFE ALINE VIRGINIA BLACKLOCK, RECORDED IN VOLUME 3865, PAGE 285 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (DRTCT), SAID BEGINNING POINT HAVING GRID COORDINATES VALUES PER NAD83, THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, OF N=6895181.3 AND E=2382195.4 BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. THE AVERAGE COMBINED SCALE FACTOR IS 1.000118862212, BASE POINT 0,0,0.

THENCE N 60°04'02"E, ALONG THE NORTHERLY LINE OF SAID LOT 2-R AND SAID SOUTHERLY LINE OF BLACKLOCK TRACT, TO AND ALONG TRACTS 1 AND 2 DESCRIBED IN THE DEED TO J. C. BLACKLOCK AND RECORDED IN VOLUME 9304, PAGE 2121 OF THE SAID DEED RECORDS, A DISTANCE OF 757.63 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE MOST NORTHERLY CORNER OF SAID LOT 2-R, IN THE SOUTHERLY LINE OF CARDINAL-MANSFIELD ROAD (COUNTY ROAD NO. 2033).

THENCE S 59°03'57"E, ALONG THE EASTERLY LINE OF SAID LOT 2-R AND THE SAID WESTERLY LINE OF SAID CARDINAL-MANSFIELD ROAD, A DISTANCE OF 85.68 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE COMMON EASTERLY CORNER OF SAID LOTS 2-R AND 1-R.

THENCE S 54°42'57"E, ALONG THE EASTERLY LINE OF SAID LOT 1-R AND CONTINUING ALONG SAID WESTERLY LINE OF CARDINAL-MANSFIELD ROAD, A DISTANCE OF 94.53 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE MOST EASTERLY CORNER OF SAID LOT 1-R IN THE NORTHERLY LINE OF THE 1.47 ACRES TRACT DESCRIBED IN THE DEED TO NANCY C. GIBSON AND BENJAMIN GIBSON, RECORDED IN COUNTY CLERK # D215094943 OF THE SAID OFFICIAL PUBLIC RECORDS.

THENCE S 60°16'34" W, ALONG A SOUTHERLY LINE OF SAID LOT 1-R AND THE SAID WEST LINE OF SAID 1.47 ACRES TRACT, A DISTANCE OF 167.25 FEET TO A 1/2" IRON ROD FOUND FOR THE RE-ENTRANT CORNER OF SAID LOT 1-R AND THE SOUTHWEST CORNER OF SAID 1.47 ACRES TRACT.

THENCE S 28°12'20"E, ALONG A EASTERLY LINE OF SAID LOT 1-R AND THE WESTERLY LINE OF SAID 1.47 ACRES TRACT, A DISTANCE OF 283.73 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR A COMMON CORNER OF SAID LOTS 1-R AND 2-R FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.47 ACRES TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO MELISSA A. BURKETT AND AUSTIN R. BURKETT, RECORDED IN COUNTY CLERK # D2180802499 OF THE SAID OFFICIAL PUBLIC RECORDS BEARS N 28°12'20" W, A DISTANCE OF 1.31 FEET.

THENCE S 27°56'20"E, ALONG AN EASTERLY LINE OF SAID LOT 2-R AND THE WESTERLY LINE OF SAID BURKETT TRACT, A DISTANCE OF 281.73 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "TEXAS SURVEYING" FOR THE SOUTHEASTERLY CORNER OF SAID LOT 2-R AND THE SOUTHWESTERLY CORNER OF SAID BURKETT TRACT IN THE NORTHERLY LINE OF THE TRACT DESCRIBED IN THE DEED TO JAMES C. MULHAUSEN AND WIFE SUZANNE A. MULHAUSEN, RECORDED IN VOLUME 9857, PAGE 796 OF THE SAID DEED RECORDS.

THENCE S 57°35'43" W, ALONG THE SOUTHERLY LINE OF SAID LOT 2-R AND THE SAID NORTHERLY LINE OF MULHAUSEN TRACT, A DISTANCE OF 625.20 FEET TO A 5/8" IRON PIPE FOUND FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2-R AND THE NORTHWESTERLY CORNER OF SAID MULHAUSEN TRACT IN THE EASTERLY LINE OF SAID LOT 1 BLOCK 1 OF MCGEE ADDITION.

THENCE, N 32°07'17" W, ALONG THE WESTERLY LINE OF SAID LOT 2-R AND SAID EASTERLY LINE OF LOT 1, A DISTANCE OF 752.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 501,120 SQUARE FEET OR 11.504 ACRES, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **KNOTT'S LANDING ON CARDINAL ROAD, LLC**, A TEXAS LIMITED LIABILITY COMPANY, 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 **KNOTT'S LANDING ON CARDINAL ROAD**, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

EXECUTED THIS THE 29 DAY OF May, 2020.

**KNOTT'S LANDING ON CARDINAL ROAD, LLC**

BY: GARY KNOTT, MANAGER

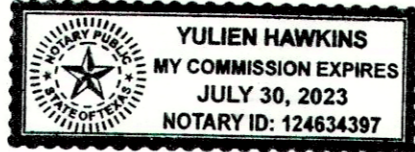
STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **GARY KNOTT**, 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 IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28 DAY OF MAY, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-30-23



SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS IS TO STATE THAT I, **STEPHEN H. ROBERSON**, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

Stephen H. Roberson  
STEPHEN H. ROBERSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4090  
STATE OF TEXAS  
DATE: MAY 28, 2020



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 **STEPHEN H. ROBERSON**, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 28 DAY OF May, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-05-2022



OWNER/DEVELOPER:

**KNOTT'S LANDING ON CARDINAL ROAD, LLC**  
2200 SMITH BARRY ROAD, SUITE 100  
ARLINGTON, TX 76013  
TEL: 817-909-2205  
EMAIL: [gknott@doubleeagle.com](mailto:gknott@doubleeagle.com)  
CONTACT: MR. GARY KNOTT

FINAL PLAT

**KNOTT'S LANDING  
on CARDINAL ROAD**

BEING A REVISION OF  
LOTS 1-R & 2-R, DAN NICHOLS ADDITION,  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 388-200, PAGE 48, PRTCT,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

28 RESIDENTIAL LOTS  
2 OPEN SPACE LOTS  
11.504 ACRES  
MAY 2020

ENGINEER/SURVEYOR:



civil engineering surveying landscape architecture planning  
tspels registration number: 1 - 2759  
tspels registration/license number: 10088000  
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SHEET 2 OF 2

SD#20-007

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