



CITY OF MANSFIELD

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

Meeting Agenda

Planning and Zoning Commission

Monday, October 19, 2020

6:00 PM

Multi-Purpose Room

PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO CONFERENCING. To participate by video, please register at

https://mansfieldtexas.zoom.us/webinar/register/WN_Flo7Zms4T-S1gJJU08dosA

by 6:00 pm on Monday, October 19, 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: 967 3610 8161

Passcode: 455640

Citizen comments on any agenda item for the October 19, 2020, Planning and Zoning Commission meeting may be submitted by email at planning@mansfieldtexas.gov. All comments must be received by 12:00 noon, Monday, October 19, 2020, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

20-3832 Minutes - Approval of the October 5, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: 10-05-20 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

- [20-3822](#) SD#20-047: Final Plat of Lot 1, Block 1, Mansfield Urban Industrial Addition; Reid Caldwell of Longbow Interests, LLC
Attachments: [Final Plat](#)
- [20-3823](#) SD#20-046: Final Plat of Lot 1, Block 1, Overture at Mansfield; Tim Coltart of RCM Watson Branch Partners, L.P.
Attachments: [Final Plat](#)
- [20-3829](#) SD#20-041: Final Plat of Mitchell Farms; John Arnold of Skorburg Company
Attachments: [Location Map.pdf](#)
[Approved Development Plan.pdf](#)
[Final Plat.pdf](#)

5. **OTHER AGENDA ITEMS**

- [20-3825](#) Discussion and Consideration for Recommendation for Adoption by the City Council, the 2020 Parks, Recreation, Open Space and Trails Master Plan

6. **COMMISSION ANNOUNCEMENTS**

7. **STAFF ANNOUNCEMENTS**

8. **ADJOURNMENT OF MEETING**

9. **NEXT MEETING DATE: Monday, November 2, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 15, 2020, in accordance with Chapter 551 of the Texas Government Code.

Lisa Sudbury, Assistant Director of Planning

* 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.



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1200 E. Broad St.
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STAFF REPORT

File Number: 20-3832

Agenda Date: 10/19/2020

Version: 1

Status: Draft

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Agenda Number:

Title

Minutes - Approval of the October 5, 2020 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the October 5, 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

Monday, October 5, 2020

5:30 PM

City Hall Council Chambers

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

1. CALL TO ORDER

Chairman Knight called the meeting to order at 5:30 p.m. in the City 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

Lisa Sudbury, Asst. Director of Planning

Andrew Bogda, Planner

Raymond Coffman, City Engineer

Matt Young, Director of Parks & Recreation

Ann Beck, Marketing and Communications Manager/Parks

Commissioners:

Present 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

2. WORKSESSION

Discussion and Presentation on the 2020 Parks, Recreation, Open Space and Trails Master Plan

Matt Young, Director of Parks and Recreation presented the Mansfield Parks and Recreation 2020 Master Plan update to the Commission. Mr. Young stated that after the Commissioner's read the plan to please reach out with any questions they may have. The Draft Plan will be on the October 19th agenda for consideration and discussion.

3. 6:00 PM OR IMMEDIATELY FOLLOWING WORKSESSION - RECONVENE INTO REGULAR BUSINESS SESSION

4. APPROVAL OF MINUTES

[20-3799](#)

Minutes - Approval of the September 21, 2020 Planning and Zoning Commission Meeting Minutes

Vice Chairman Axen made a motion to approve the September 21, 2020 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:

Aye: 5 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll and Justin Gilmore

Nay: 0

Abstain: 2 - David Goodwin and Michael Mainer

5. CITIZENS COMMENTS

None.

6. PUBLIC HEARINGS

[20-3791](#)

ZC#20-009: Public hearing continuation for a change of zoning from C-2 Community Business District to PD Planned Development District for single-family residential attached townhome uses on approximately 12.638 acres out of the M. Rockefeller Survey, Abstract No. 1267, Tarrant County, TX, located at 1675 N. Main St.; Brian Cotter of Cotter Associates, LLC on behalf of Adlai Pennington of MKP Associates, Inc. (developer) and Randy Hague of Valdar Properties #4, LLC (owner)

Mr. Bogda gave a presentation and was available for questions.

Brian Cotter, representative for the applicant made a presentation and was available for questions. Adlai Pennington, the developer, was also available for questions.

Chairman Knight continued the public hearing at 6:30 p.m and called for anyone wishing to speak to come forward.

Two speakers registered to speak on this case, Charles Norton and Donna Timmons. Their concerns were as follows:

- *Home values*
- *Traffic*
- *Construction duration and completion time estimates*
- *Screening fence along the west property line*
- *Noise*
- *Cars parking on the streets*
- *Flooding*
- *Tree removal*
- *Price range of new houses*
- *Expanse of concrete*
- *Flood lights on rears of houses*
- *Rentals*

At 6:42, Chairman Knight closed the public hearing.

Following discussion by the Commission, Commissioner Groll made a motion to approve the zoning change including the staff comments and requiring an 8 foot, board on board, capped, cedar fence along the north, west and south

sides of the development as agreed to by the developer. Commissioner Weydeck seconded the motion which failed by the following vote:

Aye: 3 - Anne Weydeck; Stephen Groll and Justin Gilmore

Nay: 3 - Blake Axen; Kent Knight and Michael Mainer

Abstain: 1 - David Goodwin

7. **DISCUSSION ITEMS**

Discussion and Presentation on the Role and Responsibilities of the Planning and Zoning Commissioners

Mr. Jones gave a presentation to the Planning and Zoning Commission on "Planning 101" for the members. It guided them through zoning and platting basics; rules and procedures for consideration and action; as well as enabling legislation.

8. **COMMISSION ANNOUNCEMENTS**

The Commissioners welcomed the two new members. The two new members expressed their readiness to serve.

9. **STAFF ANNOUNCEMENTS**

None.

10. **ADJOURNMENT OF MEETING**

With no further business, Chairman Knight adjourned the meeting at 7:56 p.m.

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

Aye: 7 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

Nay: 0

Abstain: 0

11. _____
Kent Knight, Chairman

Lisa Sudbury, Assistant Director of Planning



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3822

Agenda Date: 10/19/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-047: Final Plat of Lot 1, Block 1, Mansfield Urban Industrial Addition; Reid Caldwell of Longbow Interests, LLC

Description/History

The purpose of the plat is to create a lot for the development of an industrial warehouse/retail project. The plat meets the requirements of the Subdivision Control Ordinance.

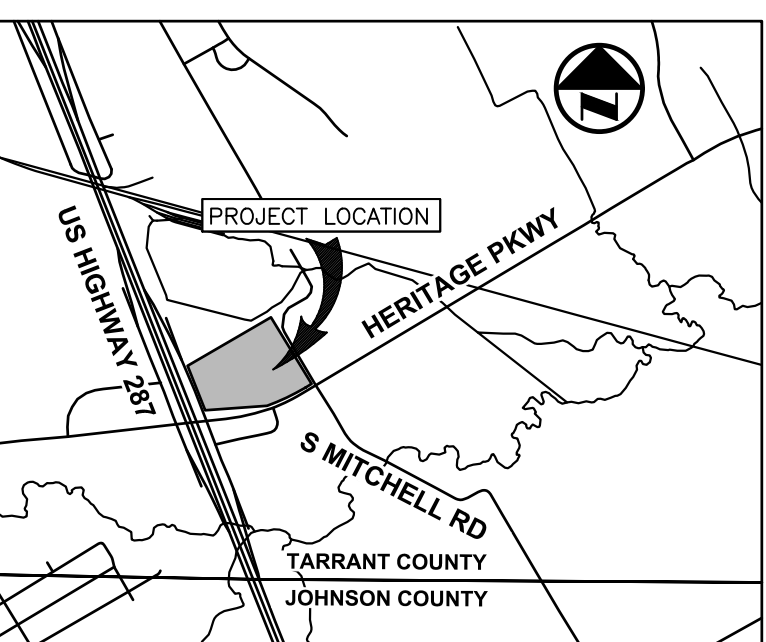
There are blanks on the plat for the owner's deed record information. The plat cannot be filed at the County until this information has been provided. Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Recommendation

Staff recommends approval.

Attachments

Final Plat



(NOT TO SCALE)

LEGEND

- | | |
|--------------|---|
| --- | EASEMENT LINE |
| --- | PROPERTY LINE |
| P.O.B. | POINT OF BEGINNING |
| (C.M.) | CONTROLLING MONUMENT |
| INST. | INSTRUMENT |
| CAB. | CABINET |
| SL. | SLIDE |
| NO. | NUMBER |
| PG. | PAGE |
| VOL. | VOLUME |
| D.R.T.C.T. | DEED RECORDS OF
TARRANT COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS OF
TARRANT COUNTY, TEXAS |

LINE TABLE			
NUMBER	BEARING	DISTANCE	
L1	N 58°35'25" E	3.08'	
L2	N 31°24'35" W	219.28'	
L3	S 58°35'25" W	3.08'	
L4	N 13°50'31" E	28.27'	
L5	N 70°29'57" E	82.34'	
L6	N 70°29'57" E	82.12'	
L7	N 59°05'37" E	22.20'	
L8	N 13°50'31" E	19.93'	
L9	N 46°57'20" E	24.49'	
L10	S 81°29'18" E	20.06'	

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	6°46'14"	2232.86'	N 67°57'09" E	263.70'	263.85'
C2	6°45'04"	2222.86'	N 67°55'46" E	261.77'	261.92'
C3	3°21'50"	2232.86'	N 60°46'32" E	131.08'	131.10'

FINAL PLAT

**LOT 1, BLOCK 1
MANSFIELD URBAN
INDUSTRIAL ADDITION**

BEING 17.390 ACRES OUT OF THE
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
OCTOBER 2020
SD# 20-047

SHEET 1 OF 2

OWNERS

Longbow Interests, LLC
13150 Coit Rd, Suite 205
Dallas, TX 75240



ENGINEER / SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
Copyright 202

Contact: Mark Peace, R.P.L.S.
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on July 17, 2020 with an applied combined scale factor of 1.000120000.
2. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0490K with Map Revised September 25, 2009.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

After recording, return to the City of Mansfield
1200 E Broad St, Mansfield, TX 76063

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____

G:\TX\Projects\Longbow_Interests\17651-00-10.39_Ac_287_&_HeritagePkw_Mansfield\TXISV04_CADD\17651-00_FPLAT.dwg 2020-10-07 16:22 london

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Longbow Interests, LLC is the owner of a 17.390-acre (757,500-square-foot) tract of land situated in the John Robertson Survey, Abstract No. 1317, City of Mansfield, Tarrant County, Texas; said tract being all of those certain tracts of land described in Special Warranty Deed to Longbow Interests, LLC recorded in Instrument Nos. _____ and _____, both of the Official Public Records of Tarrant County, Texas; said 17.390-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at an "X" cut in concrete found at the intersection of the north right-of-way line of Heritage Parkway (a variable-width right-of-way) and the west right-of-way line of South Mitchell Road (also known as County Road 2204, a variable-width right-of-way);

THENCE, with the said north right-of-way line of Heritage Parkway, the following three (3) calls:

South 59 degrees 05 minutes 37 seconds West, a distance of 76.45 feet to a 1/2-inch iron rod with "WEIR & ASSOCIATES" cap found for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction with said curve to the right, having a central angle of 11 degrees 17 minutes 01 seconds, a radius of 2,242.86 feet, a chord bearing and distance of South 64 degrees 44 minutes 08 seconds West, 440.98 feet, and an arc distance of 441.70 feet to a 1/2-inch iron rod with "WEIR & ASSOCIATES" cap found for corner at the end of said curve;

South 85 degrees 46 minutes 54 seconds West, a distance of 645.81 (called 645.66 feet) feet to a 5/8-inch iron rod with "TRANSSYSTEM CORP" cap found at the intersection of the east right-of-way line of US Highway 287 (a variable-width right-of-way) and the said north right-of-way line of Heritage Parkway;

THENCE, North 21 degrees 36 minutes 40 seconds West, with the said east right-of-way line of US Highway 287, a distance of 499.22 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of Lot 1, Robertson Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 1818 of the Plat Records of Tarrant County, Texas;

THENCE, North 59 degrees 52 minutes 56 seconds East, departing the said east right-of-way line of US Highway 287 and with the south line of said Lot 1, a distance of 1,004.63 feet (called plat distance 1005.00 feet) to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Longbow Interests tract and an interior corner of said Lot 1;

THENCE, South 31 degrees 24 minutes 35 seconds East, passing at a distance of 30.29 feet a 1/2-inch iron rod with "JN TERRY RPLS 3597" cap found for a southwest corner of said Lot 1, continuing for a total distance of 812.27 feet to the POINT OF BEGINNING;

CONTAINING: 17.390 acres or 757,500 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2020.

Gregory Mark Peace
Registered Professional Land Surveyor, No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned a Notary Public, in and for The State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public, State of Texas

My Commission Expires On: _____ Date

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That, **Longbow Interests, LLC** is the owner of the above described parcel, acting by and thru the undersigned, their duly authorized agents, do here by adopt the herein above described property as **LOT 1, BLOCK 1, Mansfield Urban Industrial Addition**, an addition to the City of Mansfield, Tarrant County, Texas, and do dedicate to the public use the streets and easements as shown thereon.

Witness, my hand this the _____ day of _____, 2020.

Mansfield 287 Urban Industrial, LP, a Texas limited partnership

By: Mansfield 287 Urban Industrial GP, LLC,
a Texas limited liability company, its general partner

By: Longbow Interests, LLC,
a Texas limited liability company, its sole member

By: Reid Caldwell, Manager

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____ day of _____, 2020 by Reid Caldwell, the Manager of Longbow Interests, LLC, a Texas limited liability company as the sole member of Mansfield 287 Urban Industrial GP, LLC, a Texas limited liability company, as general partner of Mansfield 287 Urban Industrial, LP, a Texas limited partnership, on behalf of said limited liability companies and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public, State of Texas

My Commission Expires On: _____ Date

APPROVED BY THE CITY OF MANSFIELD	
_____, 2020	_____
APPROVED BY:	P & Z COMMISSION CHAIRMAN
_____, 2020	_____
ATTEST BY:	PLANNING & ZONING SECRETARY

FINAL PLAT
LOT 1, BLOCK 1
MANSFIELD URBAN
INDUSTRIAL ADDITION

BEING 17.390 ACRES OUT OF THE
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
OCTOBER 2020
SD# 20-047

SHEET 2 OF 2

OWNERS
Longbow Interests, LLC
13150 Coit Rd, Suite 205
Dallas, TX 75240

ENGINEER / SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10193953
Copyright 2020

Contact: Mark Peace, R.P.L.S.
Telephone: (972) 464-4884 • Email: mpeace@bgeinc.com



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3823

Agenda Date: 10/19/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-046: Final Plat of Lot 1, Block 1, Overture at Mansfield; Tim Coltart of RCM Watson Branch Partners, L.P.

Description/History

The purpose of the plat is to create a lot for the development of a senior living apartment complex and leasing facility. The plat conforms to the requirements of the Subdivision Control Ordinance.

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

Recommendation

Staff recommends approval.

Attachments:

Final Plat

LINE TABLE		
NO.	BEARING	LENGTH
L1	S83°42'57"W	7.20'
L2	N50°32'36"W	20.94'
L3	N11°51'40"E	84.42'
L4	N02°46'37"E	222.16'
L5	N24°34'27"E	16.15'
L6	N07°09'50"E	67.47'
L7	N13°25'18"W	13.20'
L8	N10°46'18"E	207.65'

LINE TABLE		
NO.	BEARING	LENGTH
L9	N10°46'18"E	191.73'
L10	N13°25'18"W	12.98'
L11	N07°09'50"E	69.81'
L12	N24°34'27"E	15.88'
L13	N02°46'37"E	240.10'
L14	N01°06'50"W	40.59'
L15	N74°03'21"W	13.80'
L16	S67°38'46"W	28.90'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	16°27'02"	1849.67'	531.07'	N03°38'09"E
C2	19°48'36"	71.96'	24.88'	S20°39'40"W
C3	72°29'57"	24.47'	30.97'	S36°08'12"E
C4	37°30'26"	52.51'	34.37'	N86°04'50"E

GLENN M. DAY III, ET ALL
DOC. NO. D208367819
O.R.T.C.T.

MARY ANGELYN DAY ENGLERT &
DONALD PAUL ENGLERT
CALLED 2.531 ACRES
VOL. 8990, PG. 1190
D.R.T.C.T.

THOMAS M.
PRESSLEY, ET ALL
CALLED 1.0 ACRES
VOL. 14046, PG. 248
O.R.T.C.T.

RIGHT-OF-WAY
DEDICATION
1.374 ACRES
59,854 SQ. FT.

LOT 1, BLOCK 1
6.1405 ACRES
267,480 SQ. FT.

PART OF A CALLED 28.688 ACRES
RCM WATSON BRANCH PARTNERS, LP
INST. NO. D220192821
O.P.R.T.C.T.

REMAINDER OF A
CALLED 28.688 ACRES
RCM WATSON BRANCH
PARTNERS, LP
INST. NO. D220192821
O.P.R.T.C.T.

RIGHT-OF-WAY
DEDICATION
1.3741 ACRES
59,854 SQ. FT.

IMOGENE LOUISE
WREAY LAMBERT
VOL. 5429, PG. 778
D.R.T.C.T.

FINAL PLAT
OVERTURE AT MANSFIELD
LOT 1, BLOCK 1
WATSON BRANCH LANE
RIGHT-OF-WAY DEDICATION
7.5146 ACRES

S. S. CALLANDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
CITY FILE NO. SD#20-046

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MRW	DJD	OCT. 2020	067771668	1 OF 2

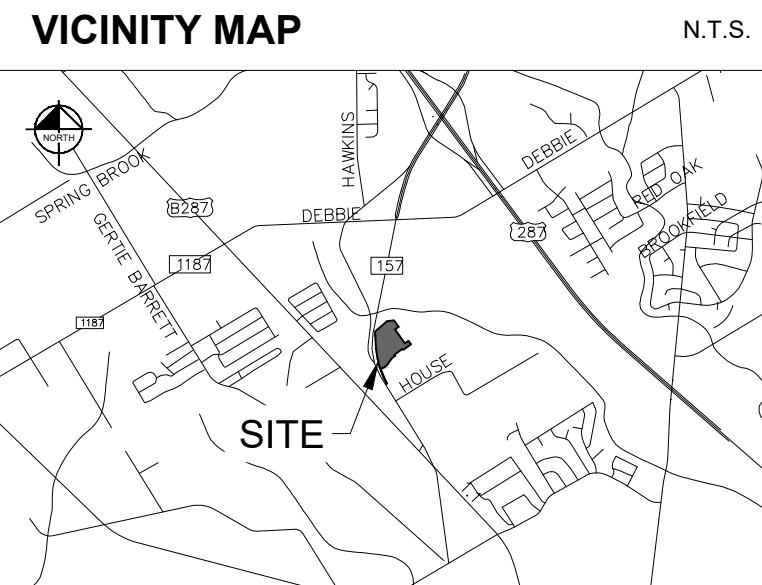
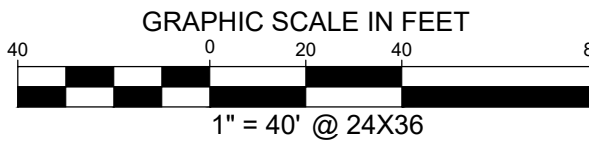
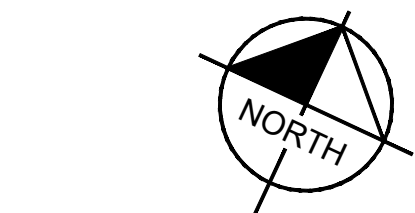
THIS PLAT FILED IN INST. NO. D _____, DATE _____

OWNER:
RCM WATSON BRANCH PARTNERS, LP
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
CONTACT: TIMOTHY S. COLTART
PHONE: 469-533-4100

DEVELOPER:
GREYSTAR
600 EAST LAS COLINAS BOULEVARD
IRVING, TX 75039
CONTACT: ANDREW ORD
AORD@GREYSTAR.COM
PHONE: 972-444-2197

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JUDG MULLINIX
EMAIL: JUDG.MULLINIX@KIMLEY-HORN.COM
PHONE: 972-770-1300

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JUDG MULLINIX
EMAIL: JUDG.MULLINIX@KIMLEY-HORN.COM
PHONE: 972-770-1300



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	PROPERTY LINE

LEGEND

	IRON ROD FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING

NOTES:

- Bearings and coordinates shown are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, coordinates shown hereon are grid coordinates and can be adjusted to surface with a scale factor of 1.00011874676.
- 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.
- All corners are 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.
- A mandatory Owner's Association will be responsible for the maintenance of the screening fences, common areas, parks, amenity centers, and landscaping.
- The Owners' Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City attorney prior to filing the final plat. The documents shall be filed with the final plat at the appropriate county when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of sixty (60) days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval, or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

MATCH LINE THIS SHEET

P.O.B.

RIGHT-OF-WAY
DEDICATION
1.374 ACRES
59,854 SQ. FT.

LOT 1, BLOCK 1
PRESSLEY HWY ADDITION
VOL. 388-160, PG. 98
P.R.T.C.T.

CONDITIONS OF DRAINAGE ACCEPTANCE

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'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS RCM WATSON BRANCH PARTNERS, LP, acting by and through the undersigned, is the sole owner of a 7.5146 acre tract of land situated in the S. S. Callendar Survey, Abstract No. 359, and being a portion of that called 28.688 acre tract of land described in the Special Warranty Deed with Vendor's Lien to RCM WATSON BRANCH PARTNERS, LP recorded in Instrument No. D220192821, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the northwest corner of Lot 1, Block 1 of Pressley Hiway Addition, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded in Volume 160, Page 98 of the Plat Records of Tarrant County Texas and being in the east right-of-way line of Farm to Market Road 157 (a 100-foot wide right-of-way at this point) same being the southwest corner of said 28.688 acre tract and being at the beginning of a curve to the right having a central angle of 28°23'30", a radius of 1,859.88 feet, a chord bearing and distance of North 2°21'27" West, 912.23 feet;

THENCE along said east right-of-way line and the west line of said 28.688 acre tract, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 921.63 feet to a 3/4" iron rod found for corner;

North 11°50'18" East, a distance of 91.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the southwest corner of an existing Pipeline Easement to Commerce Midstream, LLC, recorded in Instrument No. D213250710, Official Public Records, Tarrant County, Texas from which a 1/2" iron rod found for the northwest corner of said 28.688 acre tract bears North 11°50'18" East, a distance of 25.40 feet;

THENCE with the south line of said Pipeline Easement and over and across said 28.688 acre tract, the following courses and distances:

South 88°22'13" East, a distance of 11.76 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 59°14'58" East, a distance of 271.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 85°34'49" East, a distance of 135.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE continuing over and across said 28.688 acre tract, the following courses and distances:

South 25°03'05" East, a distance of 144.90 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 64°56'55" West, a distance of 84.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 25°03'05" East, a distance of 318.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 64°56'55" East, a distance of 79.54 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 25°03'05" East, a distance of 80.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 64°56'55" West, a distance of 173.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 55°03'05" West, a distance of 31.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 64°56'55" West, a distance of 189.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 55°03'05" East, a distance of 31.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 64°56'55" West, a distance of 58.86 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 20°30'42", a radius of 135.00 feet, a chord bearing and distance of South 54°41'34" West, 48.07 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 48.33 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 44°26'13" West, a distance of 101.40 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 39°16'44", a radius of 200.00 feet, a chord bearing and distance of South 64°04'35" West, 134.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 137.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 83°42'57" West, a distance of 7.19 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 38°15'49" West, a distance of 20.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 8°42'29", a radius of 1849.67 feet, a chord bearing and distance of South 12°20'48" East, 280.85 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 281.12 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the common line of said 28.688 acre tract and said Lot 1, Block 1 of Pressley Hiway Addition;

THENCE with said common line, South 64°56'55" West, a distance of 15.10 feet to the POINT OF BEGINNING and containing 7.5146 acres or 327,334 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, RCM WATSON BRANCH PARTNERS, LP being the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LOT 1, BLOCK 1, OVERTURE AT MANSFIELD, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

By:

Owner _____

STATE OF _____ §
COUNTY OF _____ §

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

Given under my hand and seal of office this the _____ day of _____, 2020.

Notary Public, State of _____

Printed Name _____

OWNER:
RCM WATSON BRANCH PARTNERS, LP
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
CONTACT: TIMOTHY S. COLTART
PHONE: 469-533-4100

DEVELOPER:
GREYSTAR
600 EAST LAS COLINAS BOULEVARD
IRVING, TX 75039
CONTACT: ANDREW ORD
AORD@GREYSTAR.COM
PHONE: 972-444-2197

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAVID DE WEIRDT, R.P.L.S.
EMAIL: DAVID.DEWEIRDT@KIMLEY-HORN.COM
PHONE: 972-770-1300

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JUDD MULLINIX
EMAIL: JUDD.MULLINIX@KIMLEY-HORN.COM
PHONE: 972-770-1300

THIS PLAT FILED IN INST. NO. D _____, DATE _____

SURVEYOR'S STATEMENT:

This is to certify that I, David J. De Weirdt, 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.

David J. De Weirdt _____ Date _____
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
david.dewairdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2020.

Notary Public, State of Texas

Printed Name _____

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

FINAL PLAT
OVERTURE AT MANSFIELD

LOT 1, BLOCK 1
WATSON BRANCH LANE
RIGHT-OF-WAY DEDICATION
7.5146 ACRES

S. S. CALLANDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
CITY FILE NO. SD#20-046

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MRW	DJD	SEP. 2020	067771668	2 OF 2

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3829

Agenda Date:

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-041: Final Plat of Mitchell Farms; John Arnold of Skorburg Company

Description/History

The property is 29.831 acres in size and is located at 890 and 932 South Mitchell Road, situated on the west side of Mitchell, along and north of future River Birch Drive. The plat will create a subdivision with 112 single-family residential lots and 7 open space lots in accordance with the approved development plan.

The plat includes right-of-way dedications of 0.208 acres along South Mitchell Road, 1.544 acres for River Birch Drive, 0.488 acres for the future north-south road along the western boundary of the development, and internal streets (Sam Street, Craig Street, Virginia Street, and Flora Street).

This development is adjacent to an existing drill site. The required notice listing lots within 300 feet of the drill site is on Sheet 1.

The plat conforms to the approved development plan and complies with the regulations of the Subdivision Control Ordinance.

Recommendation

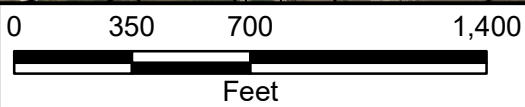
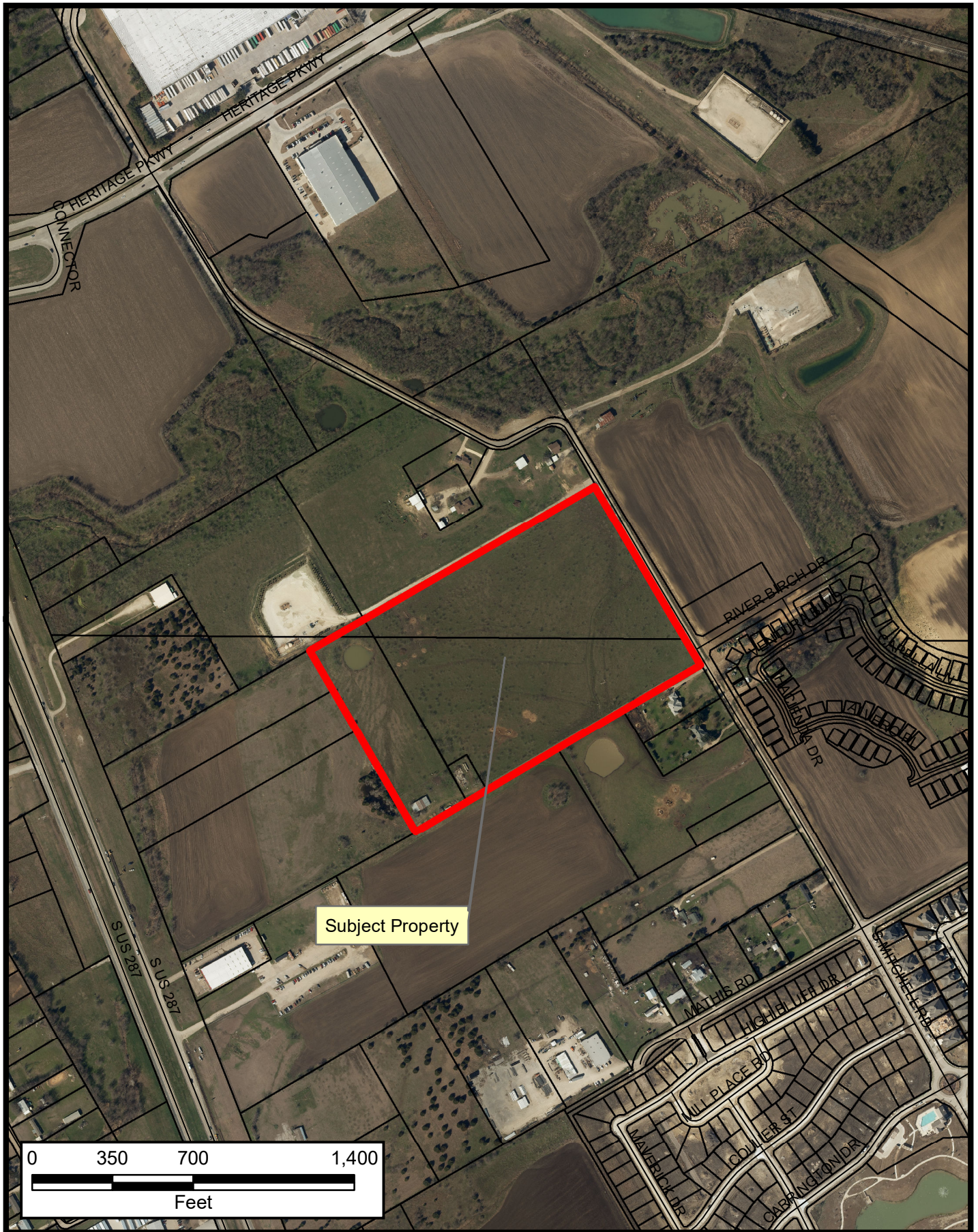
Staff recommends approval.

Attachments

Location Map

Approved Development Plan

Final Plat



SD#20-041

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

10/13/2020



1. THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF 7.5/18 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE.
2. 20% OF THE LOTS IN THIS DEVELOPMENT SHALL HAVE J-SWING GARAGES.
3. STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS. REFER TO EXHIBIT "D".
4. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
5. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
6. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO THE CONTROL, ALL BUILDING PERMITS.
7. A DEVIATION IS REQUESTED FOR LOTS 11, 12 & 13. BLOCK 2 FOR A REDUCED FRONT LOT SETBACK OF 15'. REFER TO SITE DATA SUMMARY CHART FOR SETBACKS ON KNUCKLES. LOT 11 & 13, BLOCK 2 SHALL ALSO HAVE A REDUCED REAR SETBACK OF 10' IN LIEU OF TYPICAL 15' FOR LOT BEING 65 FOOT WIDE.
8. A DEVIATION IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DEPTH OF 110 FEET:
 - LOT 11, BLOCK 2 = 108.16 LOT DEPTH MEASURED @ CENTER OF LOT
 - LOT 13, BLOCK 2 = 100.63 LOT DEPTH MEASURED @ CENTER OF LOT
9. A DEVIATION IS REQUESTED FOR LOT 2, BLOCK 2 FOR A LOT AREA OF 7105 S.F. IN LIEU OF TYPICAL MINIMUM OF 7150 S.F. FOR LOTS BEING 65 FOOT WIDE.
10. THE MASONRY SCREENING WALL WITH MASONRY COLUMNS, WOOD FENCES WITH MASONRY COLLARS, DECORATIVE METAL FENCE (D.M.F.), WOOD FENCES ALONG THE NORTHERN AND WESTERN SIDES OF THE DEVELOPMENT, OPEN SPACE LANDSCAPING AND OTHER IMPROVEMENTS INDICATED ON THE PLANS, DECORATIVE STREET LIGHTS AND STREET SIGNS, AND ENHANCED ENTRYWAY FEATURES (INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, AND NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES) SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA.
11. ALL INTERNAL REAR AND SIDE YARD WOOD FENCES SHALL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOME OWNER.
12. WOOD FENCES SHALL BE 6-FOOT AND 8-FOOT HIGH PRIVACY FENCES, STOCKADE-TYPE, ON METAL POLES, WITH CAP RAIL, AND STAINED WITH NATURAL WOOD FENCING/DECKING STAIN. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND HEIGHT AT EACH LOCATION.
13. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
14. SIGHT VISIBILITY TRIANGLES (SVT) BEING 7' X 60' SHALL BE PROVIDED AT STREET ENTRANCES. REFER TO LANDSCAPE PLANS.
15. ALL DRIVEWAYS OUTSIDE OF THE RIGHT-OF-WAY SHALL HAVE A SALT FINISH.
16. AT LEAST 50% OF THE 50' SIDE LOTS SHALL HAVE A MINIMUM RESIDENTIAL FLOOR AREA OF 2,000 SQ.FT.
17. BUILDER SHALL INCORPORATE A MINIMUM OF TWO OF THE FOLLOW ARCHITECTURAL FEATURES FOR EACH GARAGE.
 - 17.A. SCONCE LIGHTING
 - 17.B. DECORATIVE BANDING OR MOLDING
 - 17.C. DECORATIVE OVERHANG ABOVE GARAGE DOOR
 - 17.D. EYEBROW SOLDIER COURSE OVER GARAGE DOOR
 - 17.E. DECORATIVE DETAILS ABOVE GARAGE DOOR
 - 17.F. DECORATIVE BRACKETS ON GARAGE DOOR

Being approximately 30.001 Acres of land
situated in the Samuel Mitchell Survey,
Abstract No. 1024 and Samuel Mitchell Survey
Abstract No. 593, City of Mansfield,
Tarrant and Johnson County, Texas
112 Single Family Lots - 7 Open Space Lots
ZC#19-012

Date Prepared: 07/02/2019
Date Revised: 2/26/2020

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

NOTE: LOTS 19-20, BLOCK 2; LOTS 21-24, BLOCK 4; AND LOTS 2-7, BLOCK 5 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

General Notes:

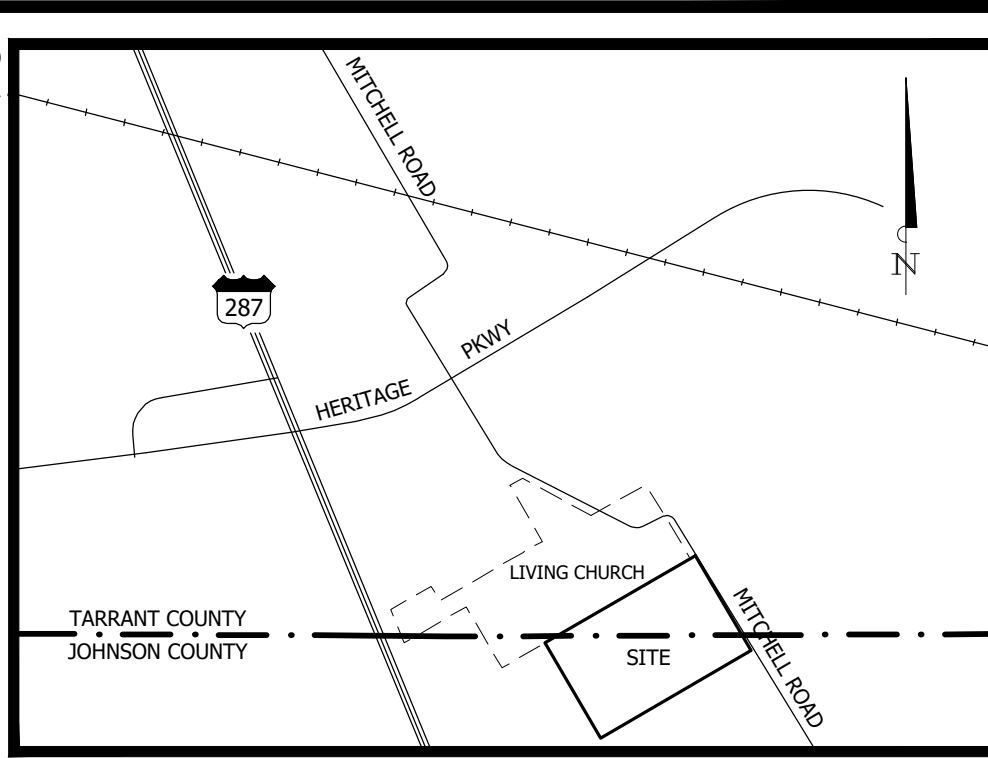
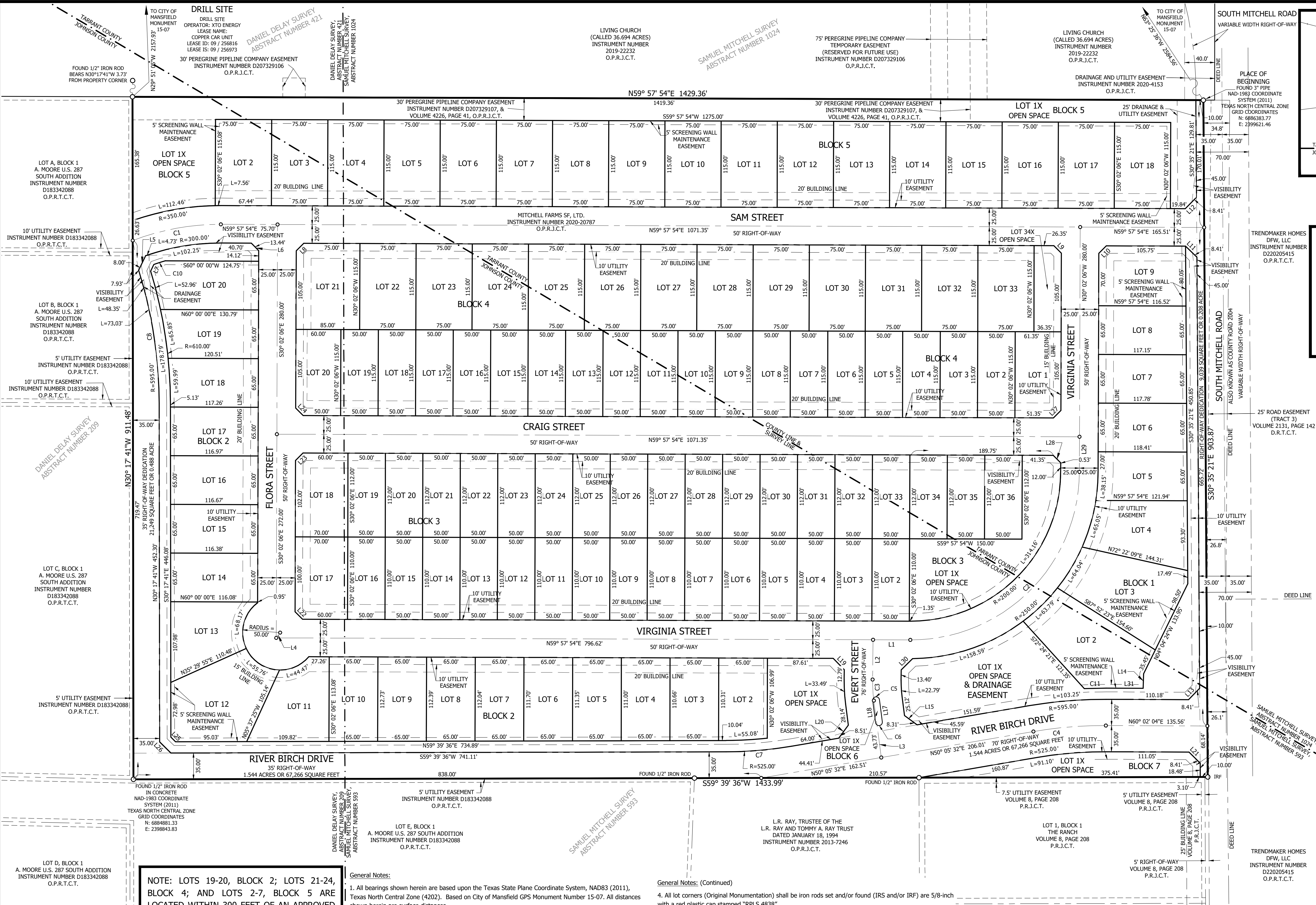
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 15-07. All distances shown herein are surface distances.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0490K, dated September 25, 2009. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

General Notes: (Continued)

- All lot corners (Original Monumentation) shall be iron rods set and/or found (IRS and/or IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- A mandatory homeowners' association will be responsible for the maintenance of the masonry screening wall with masonry columns, wood fences with masonry columns, decorative metal fences, open space lots and all landscape and hardscape improvements, decorative street lights and street signs, and the enhanced entryway features (including but not limited to the median, landscaping, any non-standard pavement, the entrance masonry walls and signage, and the decorative light fixtures).
- This plat does not alter or remove existing covenants or restrictions, if any, on this property.
- No trees, bushes, walls, signs or anything over 2' is allowed within visibility easements.
- See Line and Curve Tables on sheet 2.

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



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

PLAT FILED _____, 2020
INSTRUMENT NUMBER: _____
DRAWER _____, SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

LEGEND

N NORTH
S SOUTH
E EAST
W WEST

• DEGREES
• MINUTES/FEET
• SECONDS/INCHES

P.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

D.R.J.C.T. PLAT RECORDS
JOHNSON COUNTY, TEXAS

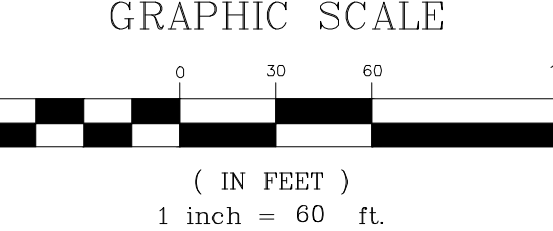
P.R.T.C.T. PLAT RECORDS
TARRANT COUNTY, TEXAS

D.R.T.C.T. DEED RECORDS
TARRANT COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TARRANT COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH
CAP STAMPED "RPLS
4838" FOUND

• = DIMENSION POINT,
NOTHING FOUND OR SET



**FINAL PLAT
MITCHELL FARMS**
29.831 acres out of the
Samuel Mitchell Survey, Abstract No. 1024 and
Daniel Delay Survey, Abstract No. 421,
Johnson County, Texas
Samuel Mitchell Survey, Abstract No. 593 and
Daniel Delay Survey, Abstract No. 209,
Tarrant County, Texas
City of Mansfield
Johnson County, Texas and Tarrant County, Texas
112 Residential Lots and 7 Open Space Lots
Preparation Date: July 2020
Revision Date: October 2020
Case: SD#20-041
SHEET 1 OF 2

OWNER:
MITCHELL FARMS SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859
E-MAIL: jarnold@skorburgcompany.com

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859
E-MAIL: jarnold@skorburgcompany.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

APPROVED BY THE CITY OF MANSFIELD

2020

APPROVED BY: P&Z COMMISSION CHAIRMAN

2020

ATTEST: PLANNING & ZONING SECRETARY

OWNERS DEDICATION:

WHEREAS, **MITCHELL FARMS SF, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 29.831 acre (1,299,475 square feet) tract of land in the Samuel Mitchell Survey, Abstract No. 1024 and Daniel Delay Survey, Abstract No. 421, City of Mansfield, Tarrant County, Texas, and the Samuel Mitchell Survey, Abstract No. 593 and Daniel Delay Survey, Abstract No. 209, City of Mansfield, Johnson County, Texas; said 29.831 acre (1,299,475 square feet) tract of land being all of that certain tract of land described in a General Warranty Deed with Vendor's Lien to MITCHELL FARMS SF, LTD. (hereinafter referred to as MITCHELL FARMS tract), as recorded in Instrument Number 2020-20787, Official Public Records, Johnson County, Texas ; said 29.831 acre (1,299,475 square feet) tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a 3" pipe found for the Northeast corner of said MITCHELL FARMS tract, same being the existing West right-of-way line of South Mitchell Road also known as County Road 2004 (variable width right-of-way), same also being the Southeasterly line of that certain tract of land described in a Correction Deed to Living Church (hereinafter referred to as Living Church tract), as recorded in Instrument Number 2019-22232, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.);

THENCE South 30 degrees 35 minutes 21 seconds East, departing the South line of said Living Church tract and with the common line between said MITCHELL FARMS tract and the existing West right-of-way line of said South Mitchell Road, a distance of 903.87 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being a North right-of-way line of South Mitchell Road, as recorded in Volume 8, Page 208, Plat Records, Johnson County, Texas (P.R.J.C.T.);

THENCE South 59 degrees 39 minutes 36 seconds West with the common line between said MITCHELL FARMS tract and the existing West right-of-way line of said South Mitchell Road, pass at a distance of 3.76 feet, the existing West right-of-way line of said South Mitchell Road, same being the Northeasterly corner of that certain tract of land described as Lot 1, Block 1, The Ranch (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 208, P.R.J.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot 1, pass at a distance of 385.41 feet, one-half inch iron rod found for the Northwesterly corner of said Lot 1, same being the Northeasterly corner of that certain tract of land described in a Special Warranty Deed to L. R. Ray, Trustee of the L. R. Ray and Tommy A. Ray Trust, Dated January 18, 1994 (hereinafter referred to as Ray tract), as recorded in Instrument Number 2013-7246, O.P.R.J.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Ray tract, pass at a distance of 685.13 feet, one-half inch iron rod found for the Northwesterly corner of said Ray tract, same being the Northeasterly corner of that certain tract of land described as Lot E, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot E), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and continue with said course and the common line between said MITCHELL FARMS tract and said Lot E for a total distance of 1433.99 feet to a one-half inch iron rod found in concrete for the Southwesterly corner of said MITCHELL FARMS tract, same being the Southeasterly corner of that certain tract of land described as Lot C, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot C), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T.;

THENCE North 30 degrees 17 minutes 41 seconds West, departing the Northwesterly line of said Lot E and with the common line between said MITCHELL FARMS tract and said Lot C, pass at a distance of 502.35 feet, the Northeasterly corner of said Lot C, same being the Southeasterly corner of that certain tract of land described as Lot B, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot B), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot B, pass at a distance of 703.95 feet, the Northeasterly corner of said Lot B, same being the Southeasterly corner of that certain tract of land described as Lot A, Block 1, A. Moore U.S. 287 South Addition (hereinafter referred to as Lot A), an addition to the City of Mansfield, Johnson and Tarrant Counties, Texas, according to the plat recorded in Instrument Number D183342088, O.P.R.T.C.T., and continue with said course and the common line between said MITCHELL FARMS tract and said Lot A for a total distance of 911.48 feet to the Northwesterly corner of said MITCHELL FARMS tract, same being the Northeasterly corner of said Lot A, same also being the Southeasterly line of the aforesaid Living Church tract;

THENCE North 59 degrees 57 minutes 54 seconds East with the common line between said MITCHELL FARMS tract and said living Church tract, a distance of 1429.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 29.831 acres (1,299,475 square feet) of land.

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 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.

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

BANNISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

TBPLS REGISTRATION NO. 10193823

PROJECT NO.: 090-20-006

BLOCK 1		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	35618	0.818
2	12901	0.296
3	13372	0.307
4	10267	0.236
5	7754	0.178
6	7676	0.176
7	7635	0.175
8	7594	0.174
9	9243	0.212

BLOCK 2		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	36524	0.838
2	7105	0.163
3	7181	0.165
4	7204	0.165
5	7226	0.166
6	7249	0.166
7	7271	0.167
8	7294	0.167
9	7316	0.168
10	7339	0.168
11	9100	0.209
12	12747	0.293
13	8574	0.197
14	7555	0.173
15	7574	0.174
16	7593	0.174
17	7613	0.175
18	7690	0.177
19	8128	0.187
20	8930	0.205

BLOCK 3		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	19266	0.442
2	5500	0.126
3	5500	0.126
4	5500	0.126
5	5500	0.126
6	5500	0.126
7	5500	0.126
8	5500	0.126
9	5500	0.126
10	5500	0.126
11	5500	0.126
12	5500	0.126
13	5500	0.126
14	5500	0.126
15	5500	0.126
16	5500	0.126
17	7650	0.176
18	7790	0.179
19	5600	0.129
20	5600	0.129
21	5600	0.129
22	5600	0.129
23	5600	0.129
24	5600	0.129
25	5600	0.129
26	5600	0.129
27	5600	0.129
28	5600	0.129
29	5600	0.129
30	5600	0.129
31	5600	0.129
32	5600	0.129
33	5600	0.129
34	5600	0.129
35	5600	0.129
36	5600	0.129

BLOCK 4		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	7005	0.161
2	5750	0.132
3	5750	0.132
4	5750	0.132
5	5750	0.132
6	5750	0.132
7	5750	0.132
8	5750	0.132
9	5750	0.132
10	5750	0.132
11	5750	0.132
12	5750	0.132
13	5750	0.132
14	5750	0.132
15	5750	0.132
16	5750	0.132
17	5750	0.132
18	5750	0.132
19	5750	0.132
20	6850	0.157
21	9725	0.223
22	8625	0.198
23	8625	0.198
24	8625	0.198
25	8625	0.198
26	8625	0.198
27	8625	0.198
28	8625	0.198
29	8625	0.198
30	8625	0.198
31	8625	0.198
32	8625	0.198
33	8625	0.198
34X	4130	0.095

BLOCK 5		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	59912	1.375
2	8625	0.198
3	8625	0.198
4	8625	0.198
5	8625	0.198
6	8625	0.198
7	8625	0.198
8	8625	0.198
9	8625	0.198
10	8625	0.198
11	8625	0.198
12	8625	0.198
13	8625	0.198
14	8625	0.198
15	8625	0.198
16	8625	0.198
17	8625	0.198
18	8625	0.198

BLOCK 6		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	330	0.008

BLOCK 7		
Lot Area Table		
Parcel #	Square Feet	Acreage
1X	9123	0.209

Line Table		
Line #	Length	Direction
L1	49.73'	N59° 57' 54"E
L2	53.10'	N29° 34' 22"W
L3	76.66'	N37° 38' 05"W
L4	8.77'	N6° 14' 53"E
L5	21.48'	N4° 44' 26"W
L6	14.14'	S75° 02' 06"E
L7	9.79'	S4° 44' 26"E
L8	14.14'	S14° 57' 54"W
L9	14.14'	S75° 02' 06"E
L10	14.14'	S14° 57' 54"W
L11	21.21'	N75° 35' 21"W
L12	21.28'	S14° 24' 39"W
L13	21.21'	N14° 24' 39"E
L14	19.38'	S28° 38' 53"E
L15	20.79'	S83° 46' 17"E
L17	29.58'	S37° 38' 05"E
L18	29.58'	N37° 38' 05"W
L19	21.13'	S74° 48' 14"E
L20	21.63'	S6° 13' 43"W
L21	21.06'	S75° 35' 21"E
L22	14.14'	S75° 02' 06"E
L23	14.14'	S14° 57' 54"W
L24	14.14'	S75° 02' 06"E
L25	8.77'	S75° 19' 03"E
L26	21.20'	N75° 19' 03"W
L27	14.14'	N14° 57' 54"E
L28	14.14'	N75° 02' 06"W
L29	47.00'	S30° 02' 06"E
L30	21.31'	S15° 09' 38"W
L31	49.55'	S60° 02' 04"W

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **MITCHELL FARMS SF, LTD.**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **MITCHELL FARMS**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

MITCHELL FARMS SF, LTD.

By: John Arnold, Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **John Arnold**, 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 consideration 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 the ____ day of _____, 2020.

Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

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



PLAT FILED _____, 2020

INSTRUMENT NUMBER: _____-

DRAWER _____, SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

FINAL PLAT
MITCHELL FARMS
29.831 acres out of the
Samuel Mitchell Survey, Abstract No. 1024 and
Daniel Delay Survey, Abstract No. 421,
Johnson County, Texas
Samuel Mitchell Survey, Abstract No. 593 and
Daniel Delay Survey, Abstract No. 209,
Tarrant County, Texas
City of Mansfield
Johnson County, Texas and Tarrant County, Texas
112 Residential Lots and 7 Open Space Lots
Preparation Date: July 2020
Revision Date: October 2020
Case: SD#20-041
SHEET 2 OF 2

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859
E-MAIL: jarnold@skorburgcompany.com

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
SUITE 710
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@mannereng.com

OWNER:
MITCHELL FARMS SF, LTD.
8214 WESTCHESTER DRIVE
SUITE 710
DALLAS, TEXAS 75225
CONTACT: JOHN ARNOLD
PHONE: 214-888-8859
E-MAIL: jarnold@skorburgcompany.com

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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3825

Agenda Date: 10/19/2020

Version: 1

Status: Consideration

In Control: Planning and Zoning Commission

File Type: Consideration Item

Title

Discussion and Consideration for Recommendation for Adoption by the City Council, the 2020 Parks, Recreation, Open Space and Trails Master Plan

Description/History

The Parks Department is seeking the Commission's recommendation on 2020 Parks, Recreation, Open Space and Trails Master Plan. The Commission's recommendation will be submitted to the City Council for their consideration.