



CITY OF MANSFIELD

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

Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 2, 2020

6:00 PM

City Hall Council Chambers

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_M1LAUp6QTBmNDkTPiQxy1A

by 6:00 pm on Monday, November 2, 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: 968 5031 7764

Passcode: 635831

Citizen comments on any agenda item for the November 2, 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, November 2, 2020, for presentation to the Commissioners prior to the meeting.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

[20-3843](#) Minutes - Approval of the October 19, 2020 Planning and Zoning Commission Meeting Minutes

Attachments: [10-19-20 Meeting Minutes](#)

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

[20-3848](#) SD#20-045: Final Plat of Lots 1 and 2, Block 1, Aura at Watson Branch; Tim Coltart of RCM Watson Branch Partners, L.P., owners

Attachments: [Final Plat](#)

[20-3849](#) SD#20-004: Final Plat of Silver Oak Addition, Phase 2 on 30.890 acres by JBI Partner, engineer; Forestar Real Estate Group, owner; and D.R. Horton - DFW West, Inc., developer

Attachments: [Location Map.pdf](#)

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

5. **COMMISSION ANNOUNCEMENTS**
6. **STAFF ANNOUNCEMENTS**
7. **ADJOURNMENT OF MEETING**
8. **NEXT MEETING DATE: Monday, November 16,2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on October 29, 2020, in accordance with Chapter 551 of the Texas Government Code.

Jennifer Johnston, Development Coordinator

* 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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STAFF REPORT

File Number: 20-3843

Agenda Date: 11/2/2020

Version: 1

Status: Approval of Minutes

In Control: Planning and Zoning Commission

File Type: Meeting Minutes

Title

Minutes - Approval of the October 19, 2020 Planning and Zoning Commission Meeting Minutes

Description/History

The minutes of the October 19, 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.
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mansfieldtexas.gov

Meeting Minutes - Draft

Planning and Zoning Commission

Monday, October 19, 2020

6:00 PM

Multi-Purpose Room

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 6:13 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*
- Art Wright, Planner II*
- Jennifer Johnston, Development Coordinator*
- Matt Young, Director of Parks & Recreation*

Commissioners:

- Absent** 1 - Justin Gilmore
- Present** 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

2. APPROVAL OF MINUTES

[20-3832](#)

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

Commissioner Groll made a motion to approve the October 5, 2020 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:

- Aye:** 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer
- Nay:** 0
- Absent:** 1 - Justin Gilmore
- Abstain:** 0

3. CITIZENS COMMENTS

None

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

Commissioner Axen removed this plat from consent.

Commissioner Groll made a motion to approve the consent agenda as presented. Commissioner Mainer seconded the motion which carried by the following votes:

Aye: 5 - Anne Weydeck; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 1 - Blake Axen

[20-3823](#)

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

Commissioner Weydeck made a motion to approve the consent agenda as presented. Commissioner Axen seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

[20-3829](#)

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

Commissioner Weydeck made a motion to approve the consent agenda as presented. Commissioner Axen seconded the motion which carried by the following votes:

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

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

- *Matt Young – Present a brief overview of the 2020 Master Plan for Parks, Recreation, Open Space and Trails; included in the presentation was 60 years of Park History in Mansfield. Mansfield citizens were polled to determine what the needs and wants of the community are. There are four focus areas in which projects will be implemented; with currently five goal projects. There will be an annual review of the plan to make sure goals are being met and provide accountability for actions taken.*

- *Commissioner Comments:
Groll- McKnight Park is a favorite. Department has done well with resource constraints. Questioning how much does the .50 sales tax typically generate? Answer: 6.5M with 2M being available for new projects.*

Weydeck- Congratulated M. Young on a fabulous presentation, made her aware of what part of the city needs and doesn't need attention. Wants to know how P&Z can help coordinate to meet the 2020 plan. MPFDC start plugging into 10 year plan. Inquired as to how Grand Prairie was accomplishing their big projects (rec center, ect.) – Grand Prairie sent the project to the voters to fund.

Mainer- Great job on the plan, big dollar items as well as city wide projects. Will need to find land. Suggested a bond election. Inquired as to time period to develop the 138 acres purchased for park and open spaces, 5 to 10 years, sports fields are part of the plan. Public pressure made speed its development. Suggested new development takes care of their developments.

Goodwin- Liked the plan and presentation, stated how well it was done for in house.

Axen- Great job of capturing citizens input. 2020 plan is ambitious. Need to find funds to make the plan a reality. Confirmed that maintenance is about half of the department's budget and is expected to increase, lots of playground equipment will need to be replaced soon. May need to look at xeriscaping and hard scape to see if cost can be lowered. What is the city getting new vs. maintenance? Inquired as to how the public/private ventures are currently working. Big League Dreams is older but still relevant. Suggested possibility of having tier MAC memberships that could maybe include golf. Like the plan but believes that there should be even more. Expressed Harold Bell Park is fantastic and is perfect model

Kent- Likes the attractiveness of parks found in Mansfield and that they are being used by all ages. Believes that parks need to stay ahead of the population in order to be an asset to the city. Need to keep this project in the public's mind and keep them positively thinking about the results.

- *Additional Comments:
Matt Young- Working with Birdsong Develop to establish parks and open space in that community.*

Matt Jones- Reminded P&Z plays a role in helping establish parks

**Commissioner Groll made a motion to approve the plan as presented.
Commissioner Goodwin seconded the motion which approved by the following vote:**

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

6. COMMISSION ANNOUNCEMENTS

None

7. STAFF ANNOUNCEMENTS

None

8. ADJOURNMENT OF MEETING

With no further business, Chairman Knight adjourned the meeting at 7:08 p.m.

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

Aye: 6 - Anne Weydeck; Blake Axen; Kent Knight; Stephen Groll; David Goodwin and Michael Mainer

Nay: 0

Absent: 1 - Justin Gilmore

Abstain: 0

Kent Knight, Chairman

Jennifer Johnston, Development Coordinator



CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3848

Agenda Date: 11/2/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-045: Final Plat of Lots 1 and 2, Block 1, Aura at Watson Branch; Tim Coltart of RCM Watson Branch Partners, L.P., owners

Description/History

The purpose of the plat is to create two lots for a new apartment complex; Lot 1 is 3.730 acres and Lot 2 is 7.162 acres. This plat complies with the regulations 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.

There are two blanks on the plat, one for a Temporary Turn-around Easement and one for the date of the flood study. These blanks will be filled in prior to filing the plat with the County.

Recommendation

Staff recommends approval.

Attachment

Final Plat

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00'	48.33'	48.07'	N 54°42'10" E	20°30'42"
C2	72.50'	23.14'	23.04'	S 15°53'14" E	18°17'21"
C3	57.50'	23.39'	23.23'	S 13°22'38" E	23°18'40"
C4	28.00'	10.02'	9.97'	N 35°18'10" W	20°30'42"
C5	28.00'	6.27'	6.26'	N 51°58'13" W	12°50'08"
C6	54.00'	19.33'	19.23'	N 35°18'10" W	20°30'42"
C7	28.29'	11.75'	11.67'	N 35°10'10" W	23°48'22"
C8	160.00'	109.69'	107.55'	N 64°05'12" E	39°16'47"
C9	175.00'	62.65'	62.32'	N 54°42'10" E	20°30'42"

LINE TABLE			LINE TABLE		
L	Bearing	Length	L	Bearing	Length
L1	N 64°57'31" E	126.25'	L14	S 64°57'31" W	184.49'
L2	S 25°02'29" E	50.00'	L15	S 55°02'29" E	31.18'
L3	S 64°57'31" W	126.25'	L16	S 64°57'31" W	137.42'
L4	N 44°26'49" E	71.15'	L17	N 55°02'29" W	31.18'
L5	N 64°57'31" E	58.86'	L18	S 64°57'31" W	73.20'
L6	N 55°02'29" W	31.18'	L19	N 64°57'31" E	114.90'
L7	N 64°57'31" E	189.38'	L20	N 55°02'29" W	31.18'
L8	S 55°02'29" E	31.18'	L21	N 64°57'31" E	137.42'
L9	N 64°57'31" E	173.65'	L22	N 64°57'31" E	142.79'
L10	N 25°02'29" W	80.00'	L23	S 55°02'29" E	31.18'
L11	S 64°57'31" W	79.54'	L24	N 45°33'31" W	23.75'
L12	N 64°57'31" E	84.00'	L25	N 45°33'31" W	12.36'
L13	N 25°02'29" W	144.26'	L26	N 83°43'33" E	36.22'
			L27	N 44°26'49" E	101.40'

ABBREVIATIONS

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
RM = RECORD MONUMENT
FCP = FENCE CORNER POST (METAL)
CIRS = 5/8" IRON ROD SET W/YELLOW CAP
"ADAMS SURVEYING COMPANY LLC"
CIRF = 5/8" IRON ROD FOUND W/YELLOW CAP
"ADAMS SURVEYING COMPANY LLC"
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.W.E. = SIDEWALK EASEMENT
AC./SQ.FT. = ACRES / SQUARE FEET
R.O.W. = RIGHT-OF-WAY
MIN. F.F.E. = MINIMUM FINISH FLOOR ELEVATION

R=1,859.88'
D=28°18'38"
CB=N 02°23'05" W
CL=909.67'
L=918.99'

RUSSELL LN
(VARIABLE WIDTH R.O.W.)
FM 157
(100' R.O.W.)

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



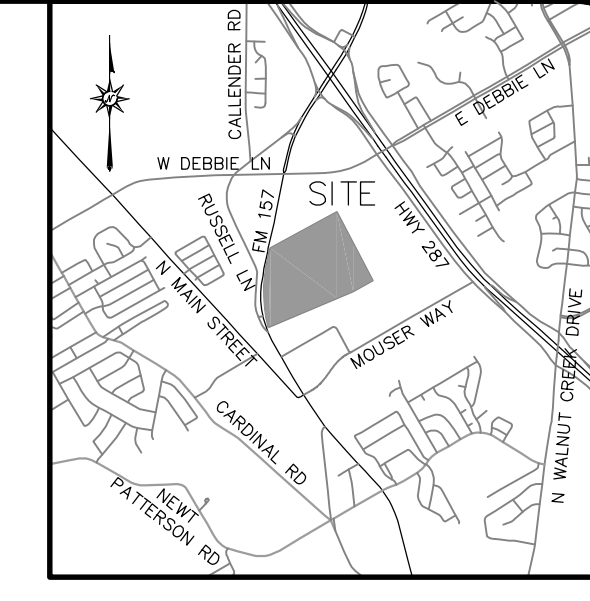
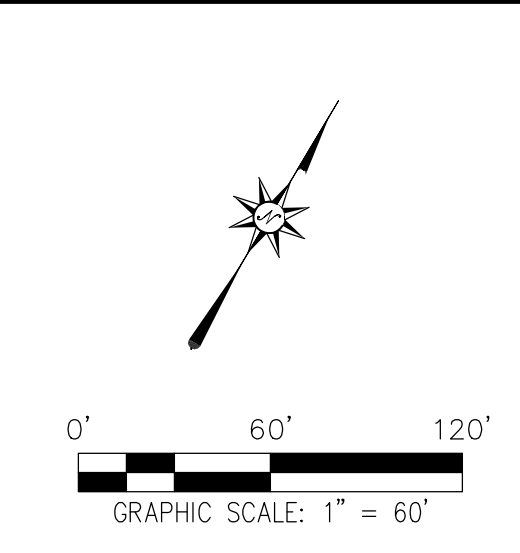
P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844
Email: phubert@txasc.com

ENGINEER
ML Clark Consulting, LLC
P.O. BOX 170
Addison, Texas 75001
Contact: Michael L Clark, P.E.
Phone: (214) 675-1960
Email: mclark@mclarkconsulting.com

OWNER
RCM Watson Branch Partners, L.P.
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Contact: Timothy S. Coltart
Phone: (469) 533-4100
Email: timcoltart@realtycapital.com

DEVELOPER
TRG Watson Branch LLC
8235 Douglas Avenue, Suite 950
Dallas, Texas 75228
Contact: Adam Brown
Phone: (214) 462-7190
Email: abrown@trinsicres.com

THIS PLAT FILED IN INSTRUMENT NO. _____ DATE _____ 20____



RECORD MONUMENTS

- RM #1 - 5/8-inch iron rod found in the easterly right-of-way of Highway 157 for the southwest corner of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and identified as steel rod by Pressley Hwy Addition recorded in Volume 160, Page 98, P.R.T.C.T.
- RM #2 - 1/2-inch iron rod found in the easterly right-of-way of Highway 157 for the northwest corner of the subject parcel called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T.
- RM #3 - 1/2-inch iron rod found for the southeast corner of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and 1/2-inch iron rod found for an angle point in a northerly line by Special Warranty Deed to Sowell Property Partners-Mansfield, L.P. recorded in Instrument Number. D198265955, O.P.R.T.C.T.
- RM #4 - 5/8-inch iron rod found at an angle point in the south line of the subject parcel - called steel rod by Trustee's Deed to John Ratkin, Jr. recorded in Volume 9743, Page 1428, D.R.T.C.T. and 5/8-inch iron rod for the most westerly northwest corner by Special Warranty Deed to Sowell Property Partners-Mansfield, L.P. recorded in Instrument Number. D198265955, O.P.R.T.C.T.

GENERAL NOTES

- The bearing basis for the survey shown hereon was taken from the grid bearings referenced in the City of Mansfield Horizontal and Vertical Control Manual, which is based upon the grid bearings for the Texas State Plane coordinate system, Texas North Central Zone (4202), Nad83 Grid Values and referenced to the north line of the Jack Ratkin Jr. tract as recorded in Volume 9743, Page 1428, D.R.T.C.T.
- The subject property shown hereon is part of the same property as described in the General Warranty Deed to Jack Ratkin, Jr. as recorded in Volume 9743, Page 1428 of the Deed Records of Tarrant County, Texas
- Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- The Common Access Easement is for the use of Lot 2, Block 1, and the "Remainder of Harry D. Blissard" property. No improvements shall be made that impede ingress and egress along this easement.
- The Common Access Easement shall be maintained by the property owners.
- The word certify as used herein shall not imply a guarantee or warranty.

FINAL PLAT

LOTS 1 and 2, BLOCK 1

TRG WATSON BRANCH ADDITION

11.592 Acres out of the S.S. Callander Survey, Abstract No. 359
City Of Mansfield, Tarrant County, Texas
2 Lots

SHEET 1 OF 2

October 14, 2020

CASE NUMBER: SD# 20-045

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STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, RCM Watson Branch Partners, L.P. acting by and through the undersigned, its duly authorized agent, is the sole owner of an 11.592 acre tract of land located in the S.S. Callander Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, being out of that tract described as recorded in Instrument No. D220192821, Official Public Records, Tarrant County, Texas, being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found in the southeasterly right-of-way line of Highway 157 (a called 100-foot right-of-way), for the northwest corner of said Watson Branch tract and the southwest corner of that tract described in Constable's Deed to Doraco Brothers LLC as recorded in Instrument Number D215290961 of the Official Property Records of Tarrant County, Texas;

THENCE North 59 degrees 15 minutes 23 seconds East, departing the southeasterly right-of-way line of said Highway 157 and along the northerly line of said Ratikin tract, a distance of 374.83 feet to a point for corner;

THENCE South 30 degrees 44 minutes 37 seconds East, departing the northerly line of said Watson Branch tract and over, across, and through said Watson Branch tract, a distance of 103.48 feet to 5/8-inch iron rod set with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRS) for the POINT OF BEGINNING, said point being in the southerly line of a called 25-foot pipeline easement recorded in Instrument Number D213250710 of the Official Public Records of Tarrant County, Texas;

THENCE southeasterly, along the southerly line of said easement, the following two calls:

South 85 degrees 36 minutes 32 seconds East, a distance of 290.08 feet to a CIRS;

South 66 degrees 24 minutes 22 seconds East, a distance of 208.84 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, departing the southerly line of said easement, a distance of 177.92 feet to a CIRS;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 126.25 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, a distance of 50.00 feet to a CIRS;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 126.25 feet to a CIRS;

THENCE South 25 degrees 02 minutes 29 seconds East, a distance of 342.35 feet to a Metal Fence Corner in the southerly line of said Ratikin tract, from which a 5/8-inch iron rod found for an angle point in the southerly line of said Watson Branch tract bears North 64 degrees 58 minutes 05 seconds East, 1.85 feet;

THENCE South 64 degrees 58 minutes 05 seconds West, along the southerly line of said Watson Branch tract, passing a 1/2-inch iron rod found at a distance of 525.04 feet continuing in all, for a total distance of 930.94 feet to a CIRS

THENCE North 25 degrees 02 minutes 29 seconds West, departing the southerly line of said Watson Branch tract a distance of 293.70 feet to a 5/8-inch iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF);

THENCE North 44 degrees 26 minutes 49 seconds East, a distance of 71.15 feet to a CIRF at the beginning of a tangent curve to the right;

THENCE Northeasterly, along said tangent curve to the right, having a central angle of 20 degrees 30 minutes 42 seconds, a radius of 135.00 feet, a chord bearing and distance of North 54 degrees 42 minutes 10 seconds East - 48.07 feet, and an arc length of 48.33 feet to a CIRF;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 58.86 feet to a POINT FOR CORNER;

THENCE North 55 degrees 02 minutes 29 seconds West, a distance of 31.18 feet to a POINT FOR CORNER;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 189.38 feet to a POINT FOR CORNER;

THENCE South 55 degrees 02 minutes 29 seconds East, a distance of 31.18 feet to a POINT FOR CORNER;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 173.65 feet to a CIRS;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 80.00 feet to a CIRS;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 79.54 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 317.95 feet to a CIRF;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 84.00 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 144.26 feet to the POINT OF BEGINNING and CONTAINING 11.592 acres more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RCM Watson Branch Partners, L.P., 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 Lots 1 and 2, Block 1, TRG Watson Branch, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

WITNESS, my hand at Mansfield, Texas, this the _____ day of _____ 2020.

RCM WATSON BRANCH PARTNERS, L.P.
By: RCM Portfolio Genpar II, LLC,
its General Partner

By: _____
Name: Timothy S. Coltart
Title: Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Timothy S. Coltart, 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.

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

My commission expires _____ Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: 2020 _____
PLANNING & ZONING COMMISSION CHAIRMAN

ATTEST: 2020 _____
PLANNING & ZONING SECRETARY

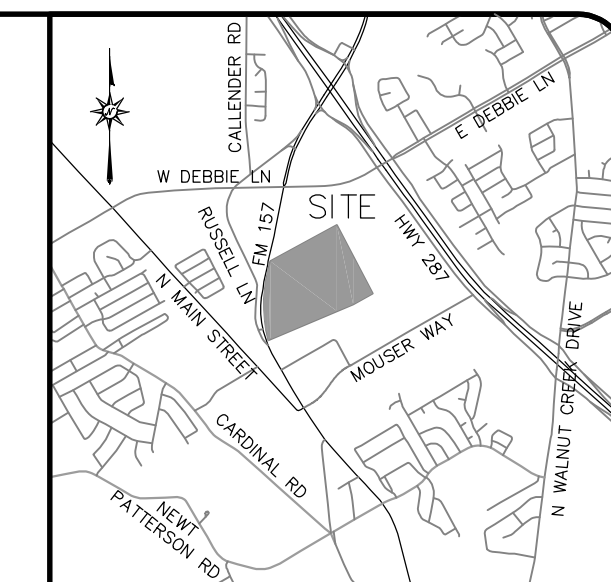
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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 storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The 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 storm water overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.



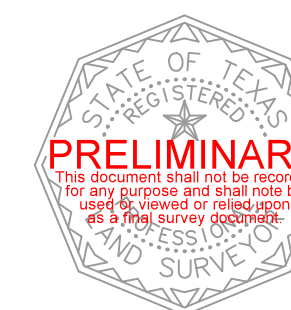
VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

This is to certify that I, John Truong, 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.

John Truong, Registered Professional Land Surveyor, 6514



STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, 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.

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

My commission expires: _____ Notary Public, State of Texas

FINAL PLAT

LOTS 1 and 2, BLOCK 1

TRG WATSON BRANCH ADDITION

11.592 Acres out of the S.S. Callander Survey, Abstract No. 359
City Of Mansfield, Tarrant County, Texas
2 Lots

SHEET 2 OF 2

October 14, 2020

CASE NUMBER: SD# 20-045



Adams
Surveying
Company, LLC

P.O. Box 833059
Richardson, TX 75083
Phone: (469) 317-0250
Fax: (214) 295-9844
Email: phubert@txasc.com

ENGINEER
ML Clark Consulting, LLC
P.O. BOX 170
Addison, Texas 75001
Contact: Michael L Clark, P.E.
Phone: (214) 675-1960
Email: mclark@mclarkconsulting.com

OWNER
RCM Watson Branch Partners, L.P.
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039
Contact: Timothy S. Coltart
Phone: (469) 533-4100
Email: timcoltart@realtycapital.com

DEVELOPER
TRG Watson Branch LLC
8235 Douglas Avenue, Suite 950
Dallas, Texas 75228
Contact: Adam Brown
Phone: (214) 462-7190
Email: abrown@trinsicres.com



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 20-3849

Agenda Date: 11/2/2020

Version: 1

Status: Consent

In Control: Planning and Zoning Commission

File Type: Plat

Title

SD#20-004: Final Plat of Silver Oak Addition, Phase 2 on 30.890 acres by JBI Partner, engineer; Forestar Real Estate Group, owner; and D.R. Horton - DFW West, Inc., developer

Description/History

The purpose of this plat is to create 79 residential lots and 8 open space lots (87 lots total) as Phase 2 of the Silver Oak Addition. The property is zoned PD for single-family residential use. The applicant will be dedicating right-of-way for internal residential streets.

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

- The street stub to the property to the east on Block 11 has been relocated from mid-block to the south end of the block to avoid a conflict with the pipeline easement.
- Lot 9, Block 10 was removed to accommodate drainage and added to Block 8 on the south side of Virginia Drive.
- Lot 37X, Block 10 is now part of Block 10, Lot 9X.
- Block 10 has been reduced by one lot.
- To level up the yards, Lots 29-32, Block 10 have been reduced in lot depth due to a severe slope at the rear of these lots. This area has been added to the open space on Lot 9X.

The residential lots meet the minimum lot area, width and depth required by the Silver Oak PD. The plat meets the requirements of the Subdivision Control Ordinance.

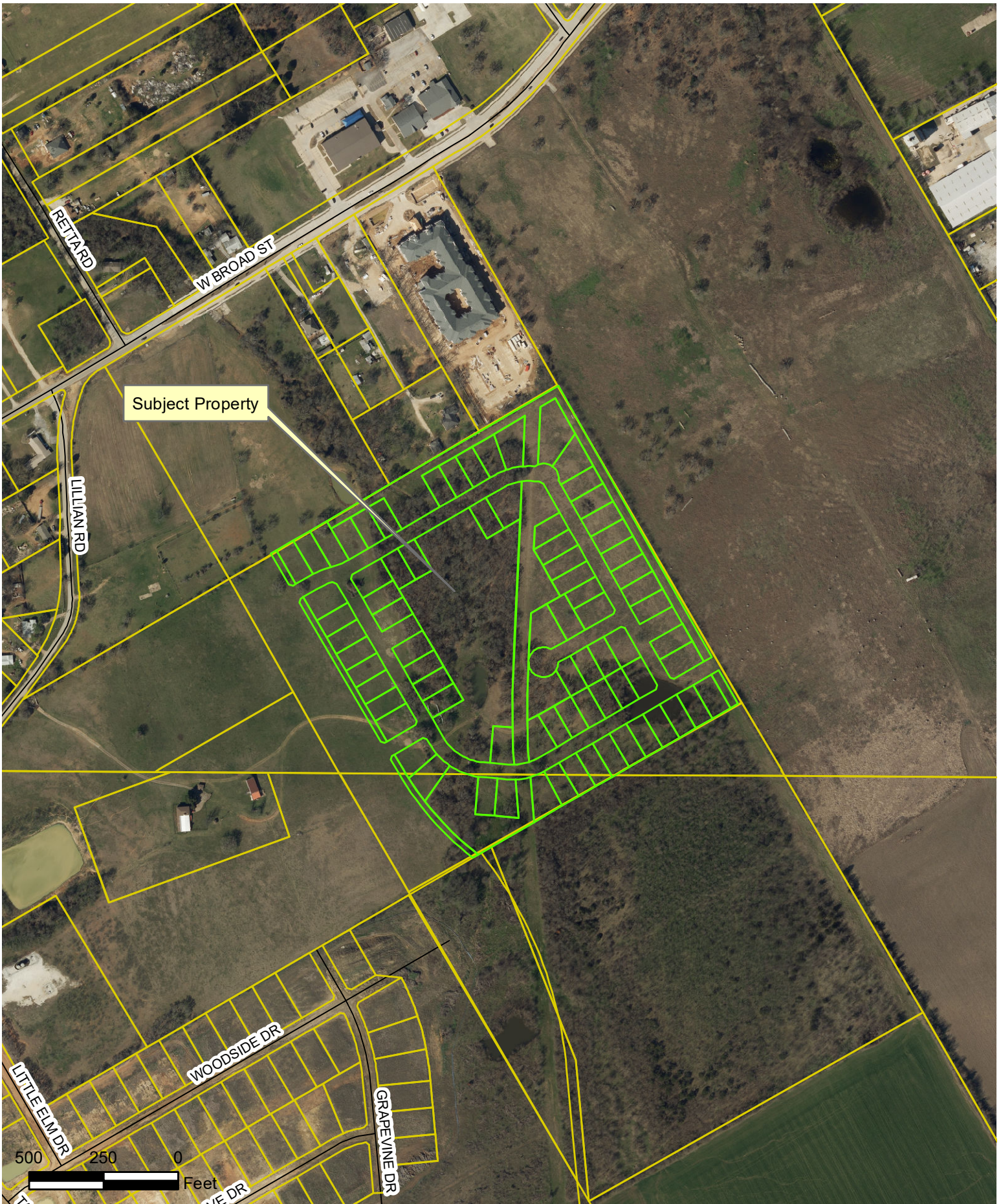
Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

Recommendation

Staff recommends approval.

Attachments

- Location Map
- Approved Preliminary Plat
- Final Plat



Silver Oak Ph 2

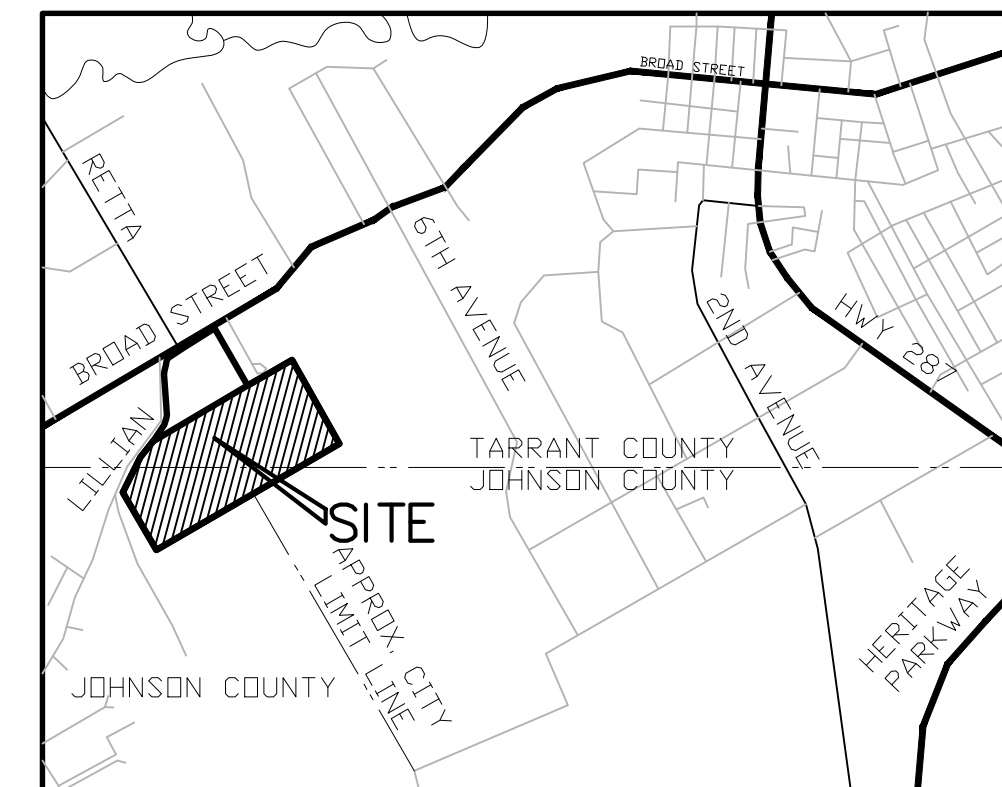
12/14/2017

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature loc. 12 s. 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.

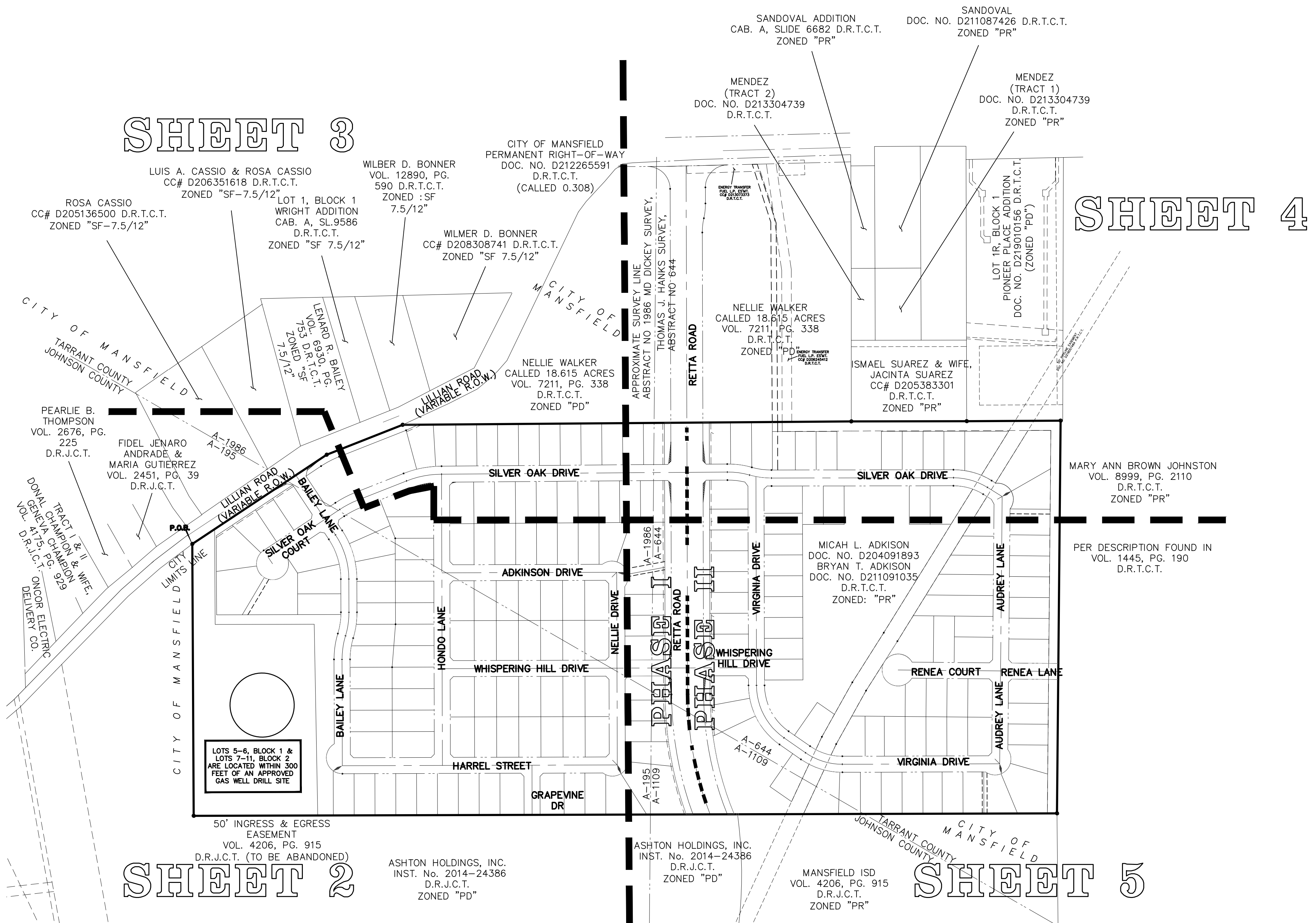
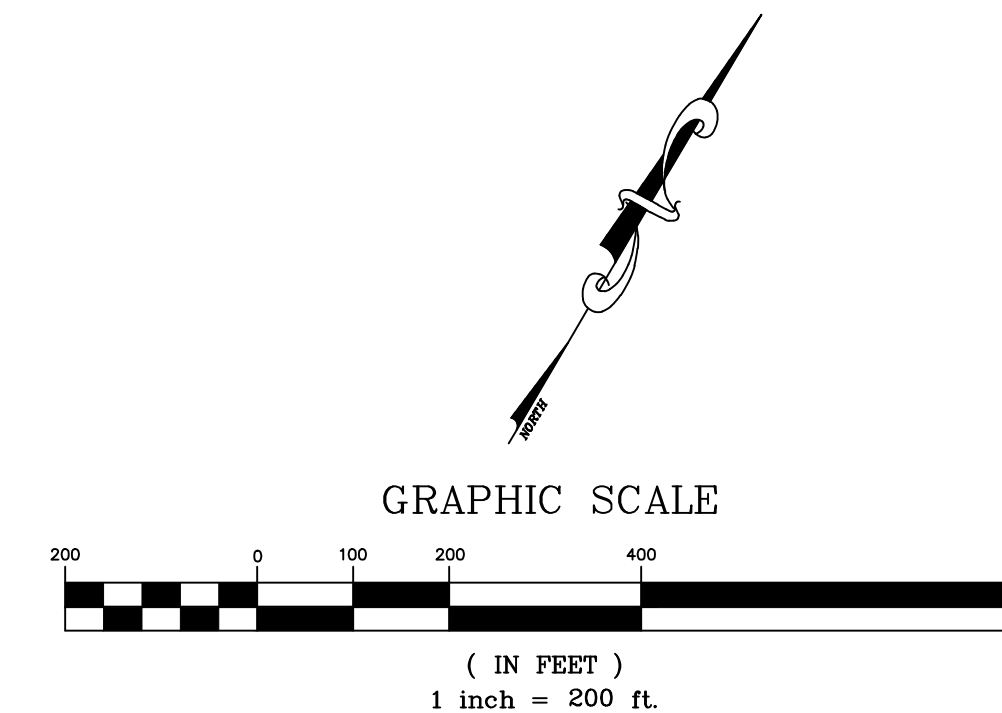
NOTE:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
4. THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
5. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.

FLOOD STATEMENT: ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LOCATION MAP
NOT TO SCALE



SHEET 3

SHEET 4

SHEET 2

SHEET 5

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	DRAINAGE EASEMENT
DE	SANITARY SEWER EASEMENT
SSE	UTILITY EASEMENT
WE	WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR
*	REDUCED SIZE LOT

PRELIMINARY PLAT

SILVER OAK

BEING 67.566 ACRES OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644 (TARRANT COUNTY) & ABSTRACT NO. 1109 (JOHNSON COUNTY) AND M.D. DICKEY SURVEY, ABSTRACT NO. 1986 (TARRANT COUNTY) & ABSTRACT NO. 195 (JOHNSON COUNTY) CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS 192 RESIDENTIAL LOTS & 14 OPEN SPACE LOTS MAY 10, 2019

MICAH ADKISON **OWNER**
 Braniff Building Phone: (405) 235-798
 324 N. Robinson Ave., Suite 100 micah.adkison@crowdunlevy.com
 Oklahoma City, OK 73102

BRYAN T. ADKISON **OWNER**
 3201 Bairde Lane Phone: (817) 713-4413
 Burleson, Texas 76028 brytad@gmail.com

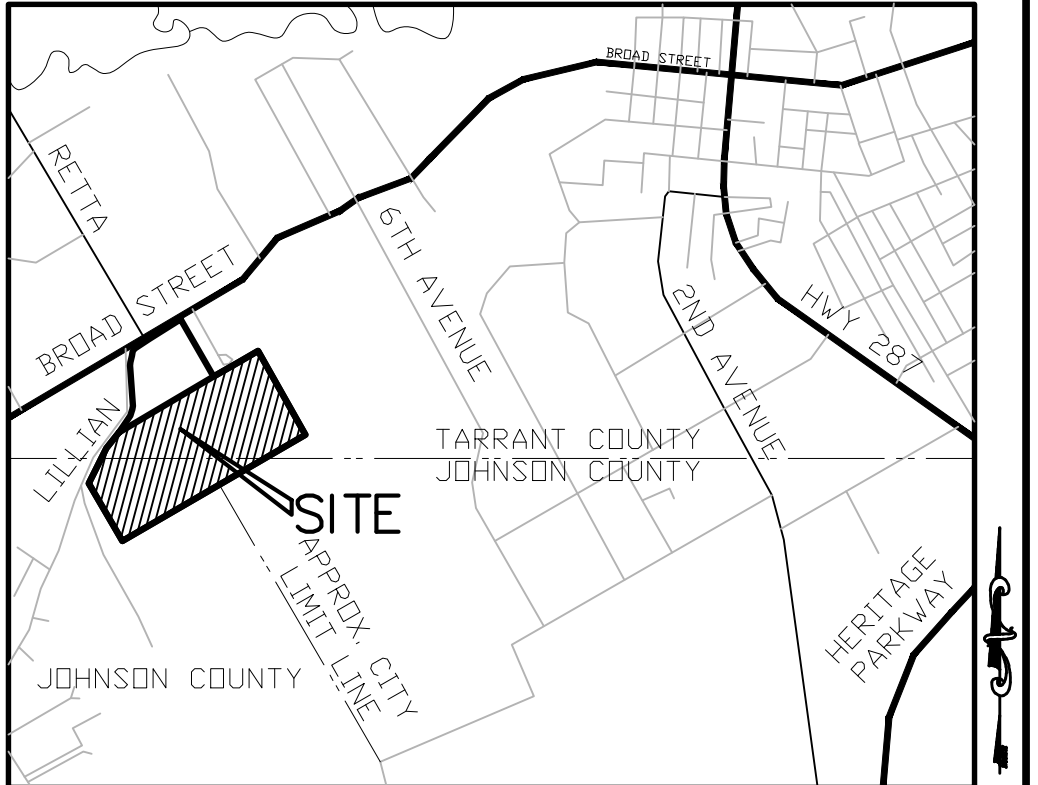
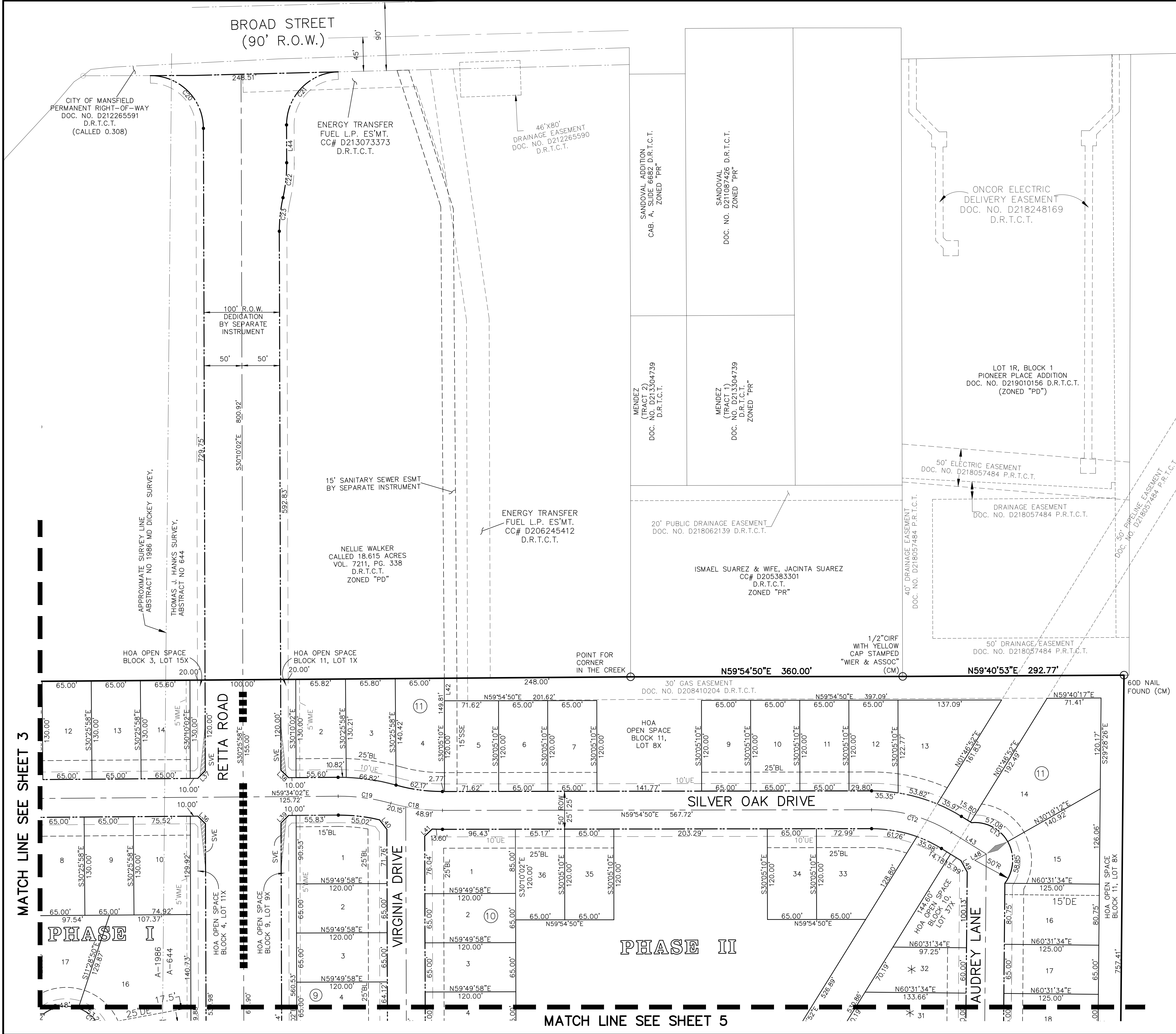
BBCP ACQUISITIONS, LLC **APPLICANT**
 5236 Springmeadow Drive Phone: (817) 944-0934
 Dallas, Texas 75229 cs@bluebonnetcp.com
 Contact: Clayton Snodgrass

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 Phone: (972) 248-7676
 Carrollton, Texas 75006 Fax: (972) 248-1414
 Contact: Daniel Dewey, PE ddewey@jbparters.com
 TBPE No. F-438 TBPLS No. 10076000

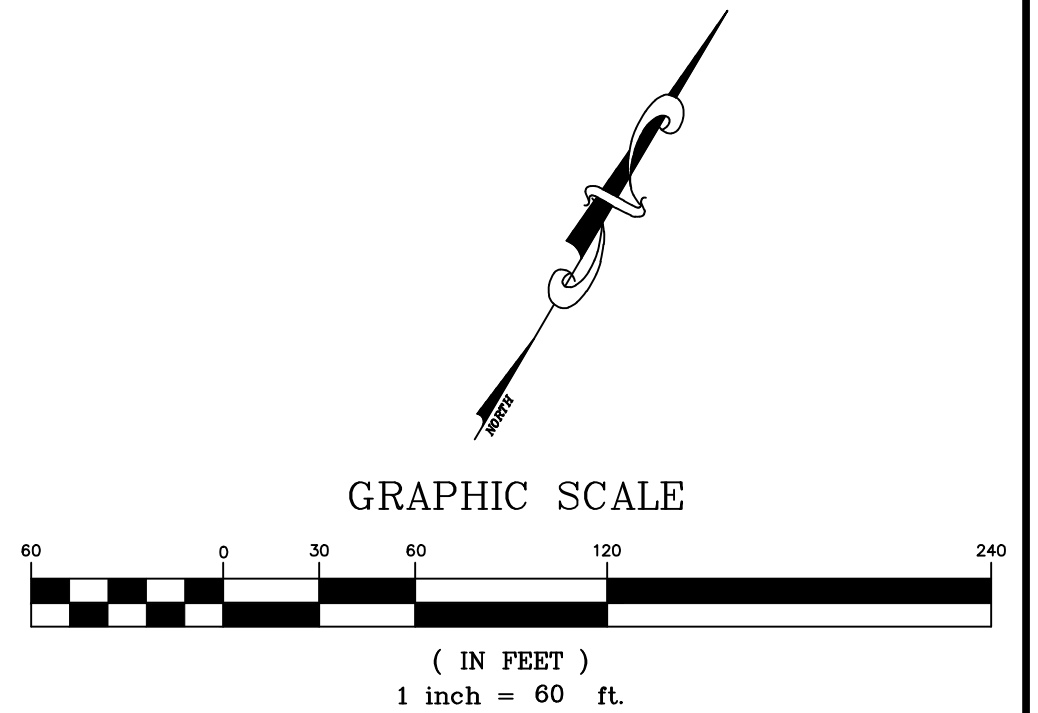
Revised: May 10, 2019
 Submitted: April 15, 2019 SD#19-020 Sheet 1 of 7

APPROVED PRELIMINARY PLAT

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LOCATION MAP
NOT TO SCALE



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SE SANITARY SEWER EASEMENT
- WE UTILITY EASEMENT
- WME WATER EASEMENT
- BL WALL MAINTENANCE EASEMENT
- CO RD BUILDING LINE
- FM COUNTY ROAD
- DOC FARM-TO-MARKET HIGHWAY
- NO DOCUMENT
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- VOL VOLUME
- PG. PAGE
- ◆ STREET NAME CHANGE INDICATOR
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MAY 10, 2019

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Contact: Daniel Dewey, PE ddewey@jbipartners.com
TBPE No. F-438 TBPLS No. 10076000

Revised: May 10, 2019
Submitted: April 15, 2019 SD#19-020 Sheet 4 of 7

MATCH LINE SEE SHEET 3

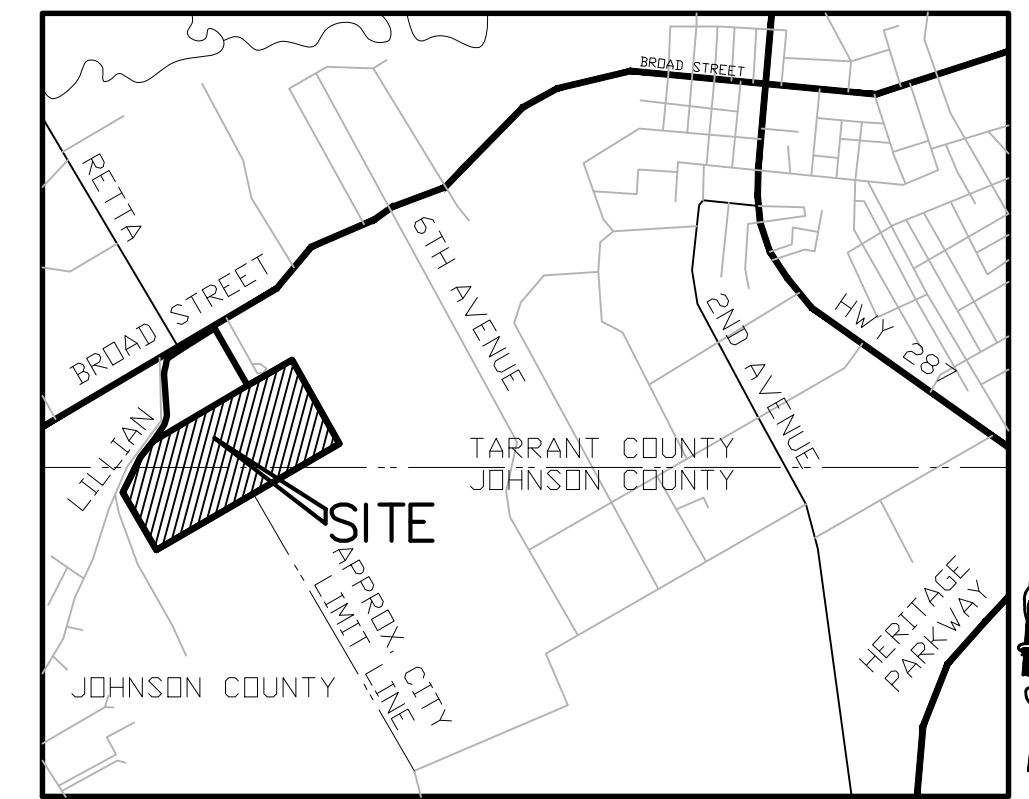
MATCH LINE SEE SHEET 5

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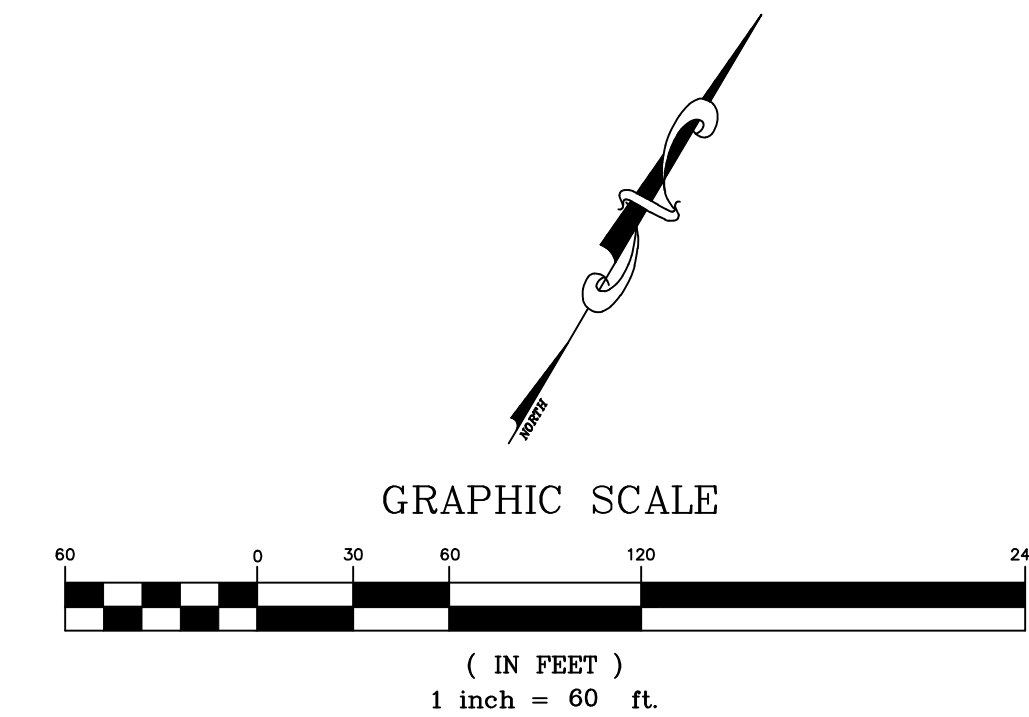
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- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC DOCUMENT
- NO NUMBER
- D.R.J.C.T. DEED RECORDS JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
- PG. VOLUME
- ◆ PAGE
- * STREET NAME CHANGE INDICATOR
- * REDUCED SIZE LOT

PRELIMINARY PLAT

SILVER OAK

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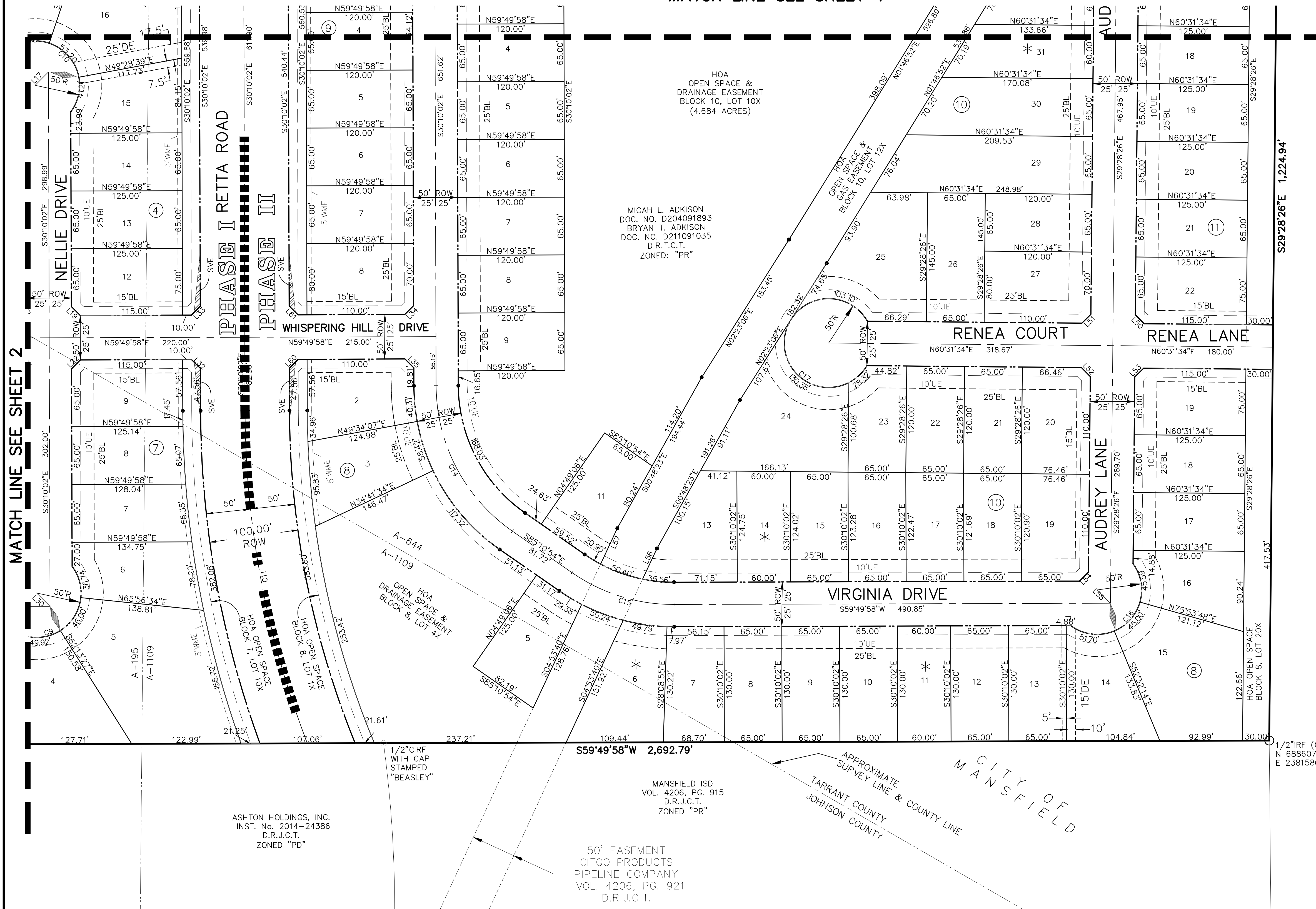
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TBPE No. F-438 TBPLS No. 10076000

Revised: May 10, 2019 SD#19-020 Sheet 5 of 7
Submitted: April 15, 2019

MATCH LINE SEE SHEET 4



HOA OPEN SPACE & DRAINAGE EASEMENT BLOCK 10, LOT 10X (4.684 ACRES)

MICAH L. ADKISON
DOC. NO. D204091893
BRYAN T. ADKISON
DOC. NO. D211091035
D.R.T.C.T.
ZONED: "PR"

MARY ANN BROWN JOHNSTON
VOL. 8999, PG. 2110
D.R.T.C.T.
ZONED "PR"

PER DESCRIPTION FOUND IN
VOL. 1445, PG. 190
D.R.T.C.T.

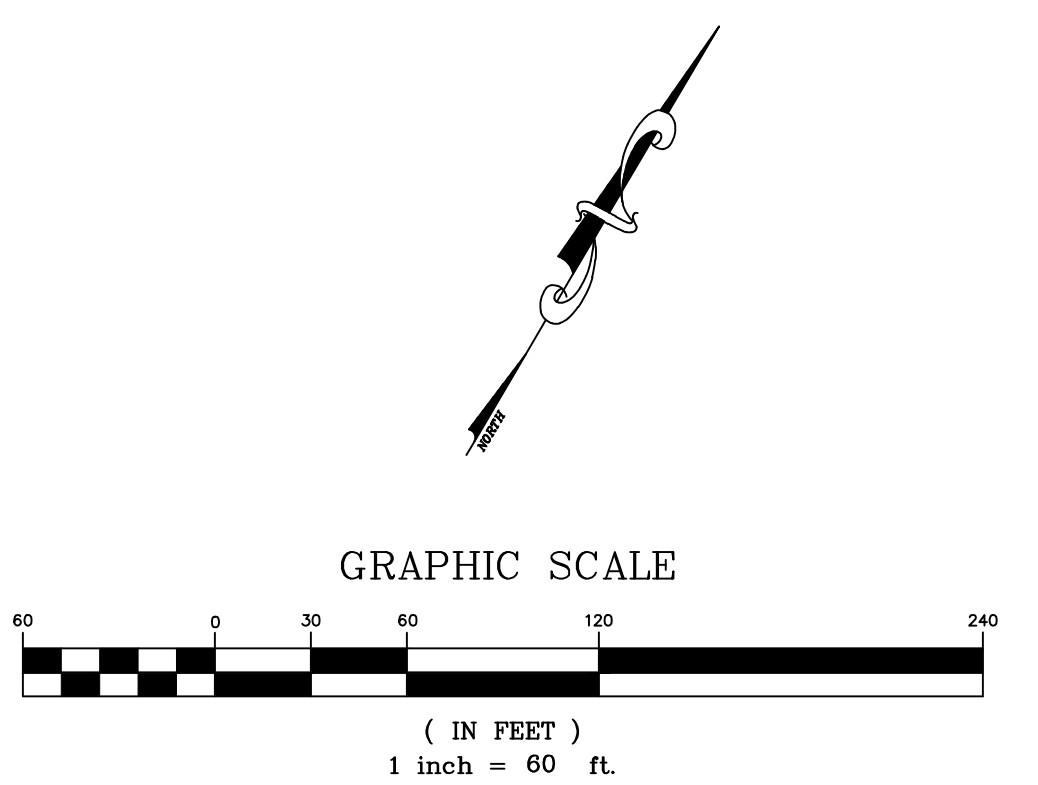
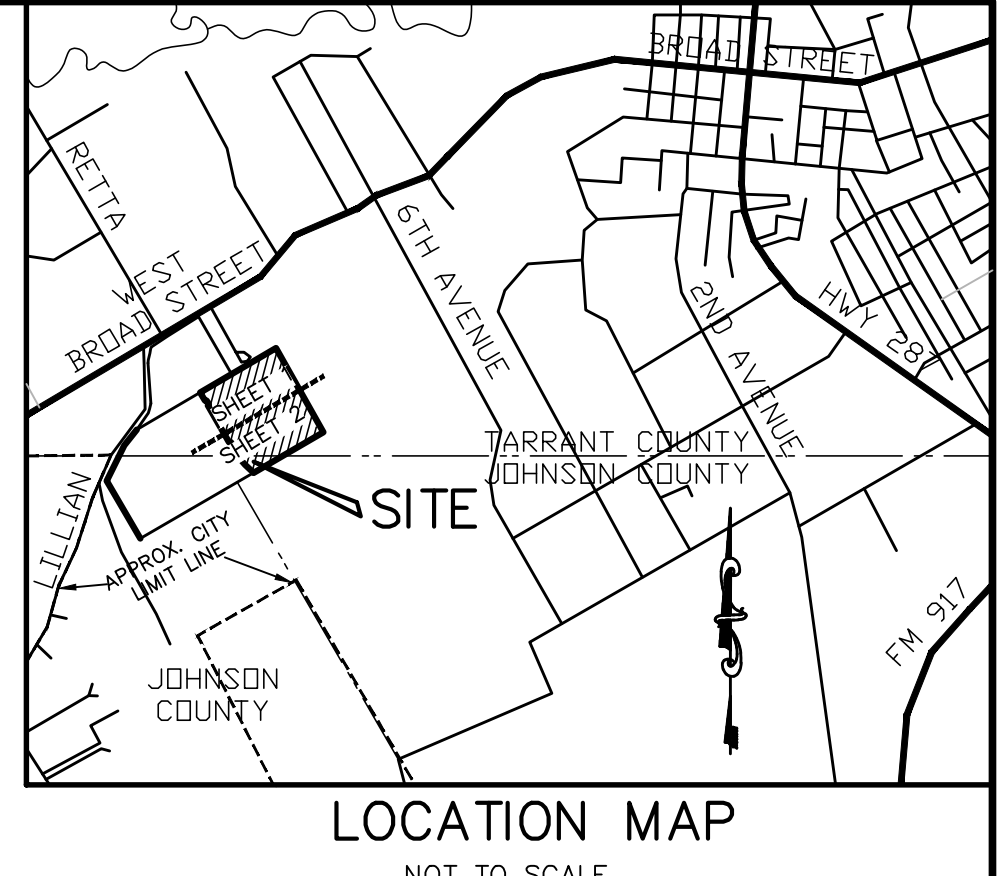
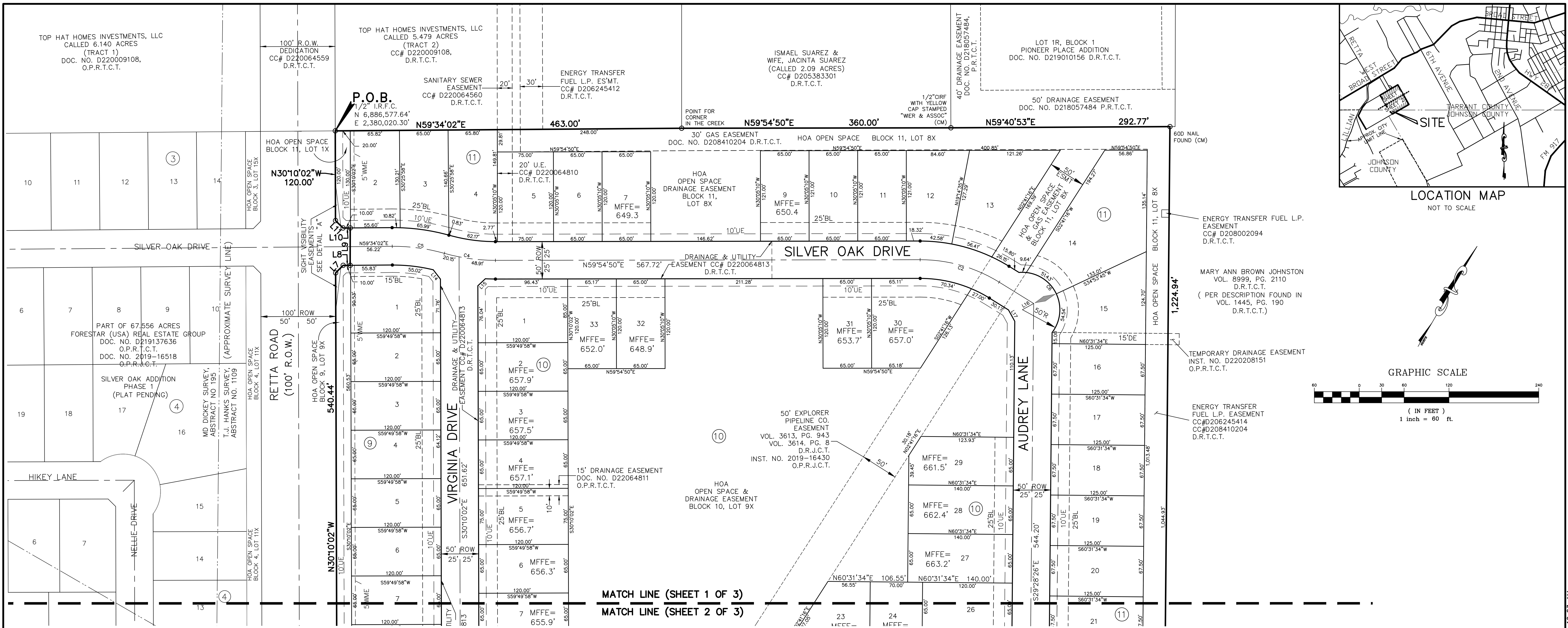
ASHTON HOLDINGS, INC.
INST. No. 2014-24386
D.R.J.C.T.
ZONED "PD"

MANSFIELD ISD
VOL. 4206, PG. 915
D.R.J.C.T.
ZONED "PR"

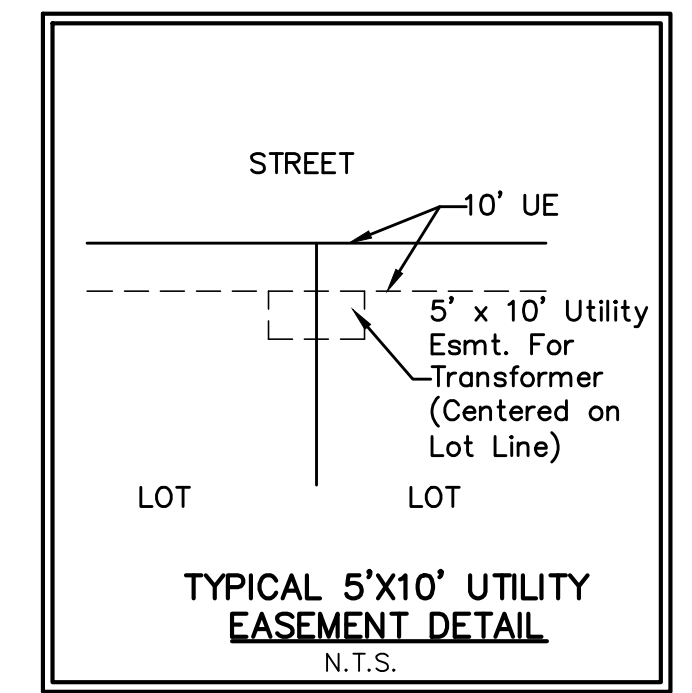
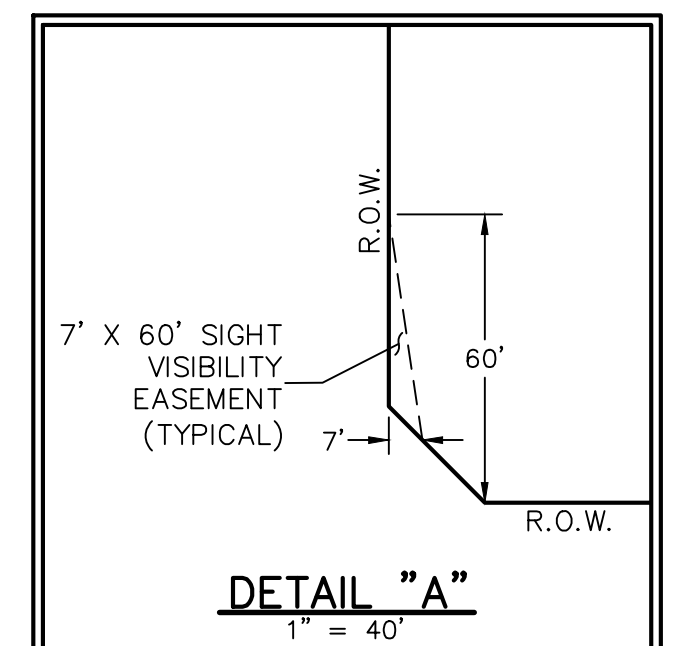
50' EASEMENT
CITGO PRODUCTS
PIPELINE COMPANY
VOL. 4206, PG. 921
D.R.J.C.T.

1/2" IRF (CM)
N 6886074.009
E 2381586.432

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LINE TABLE			CURVE TABLE						
NO.	BEARING	LENGTH	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
L1	N30°10'02"W	47.56'	C1	122.12'	034°59'08"	200.00'	63.03'	N77°19'32"E	120.23'
L2	N14°49'58"E	14.14'	C2	111.24'	031°52'02"	200.00'	57.10'	S75°50'51"W	109.81'
L3	N59°49'58"E	9.50'	C3	192.04'	055°00'52"	200.00'	104.15'	S57°40'28"E	184.74'
L4	N30°10'02"W	50.00'	C4	69.07'	015°49'50"	250.00'	34.76'	N67°49'45"E	68.85'
L5	S59°49'58"W	9.50'	C5	70.59'	016°10'39"	250.00'	35.53'	S67°39'21"W	70.35'
L6	N75°10'02"W	14.14'	C6	115.61'	132°29'05"	50.00'	113.59'	N58°50'47"W	91.53'
L7	N14°42'00"E	14.17'	C7	261.80'	300°00'00"	50.00'	28.87'	S29°28'26"E	50.00'
L8	N59°34'02"E	9.34'							
L9	N29°48'04"W	50.00'							
L10	S59°34'02"W	9.66'							
L11	N75°18'00"W	14.11'							
L12	S75°10'02"E	14.14'							
L13	N14°49'58"E	14.14'							
L14	N67°41'01"W	15.86'							
L15	N16°48'38"E	13.65'							
L16	N31°09'13"E	17.21'							
L17	S58°50'47"E	17.43'							
L18	N15°31'34"E	14.14'							
L19	S74°28'26"E	14.14'							
L20	N74°49'14"W	14.06'							
L21	N15°10'46"E	14.23'							



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 - NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
 - 1/2" IRON ROD WITH CAP STAMPED "JBI" SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.

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LEGEND

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- IRFC IRON ROD FOUND WITH CAP
- IRS IRON ROD SET
- POB POINT OF BEGINNING
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- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
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- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- POL VOLUME
- PAGE PAGE
- ★ STREET NAME CHANGE INDICATOR
- * REDUCED SIZE LOT

PLAT FILED _____, 2020

INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

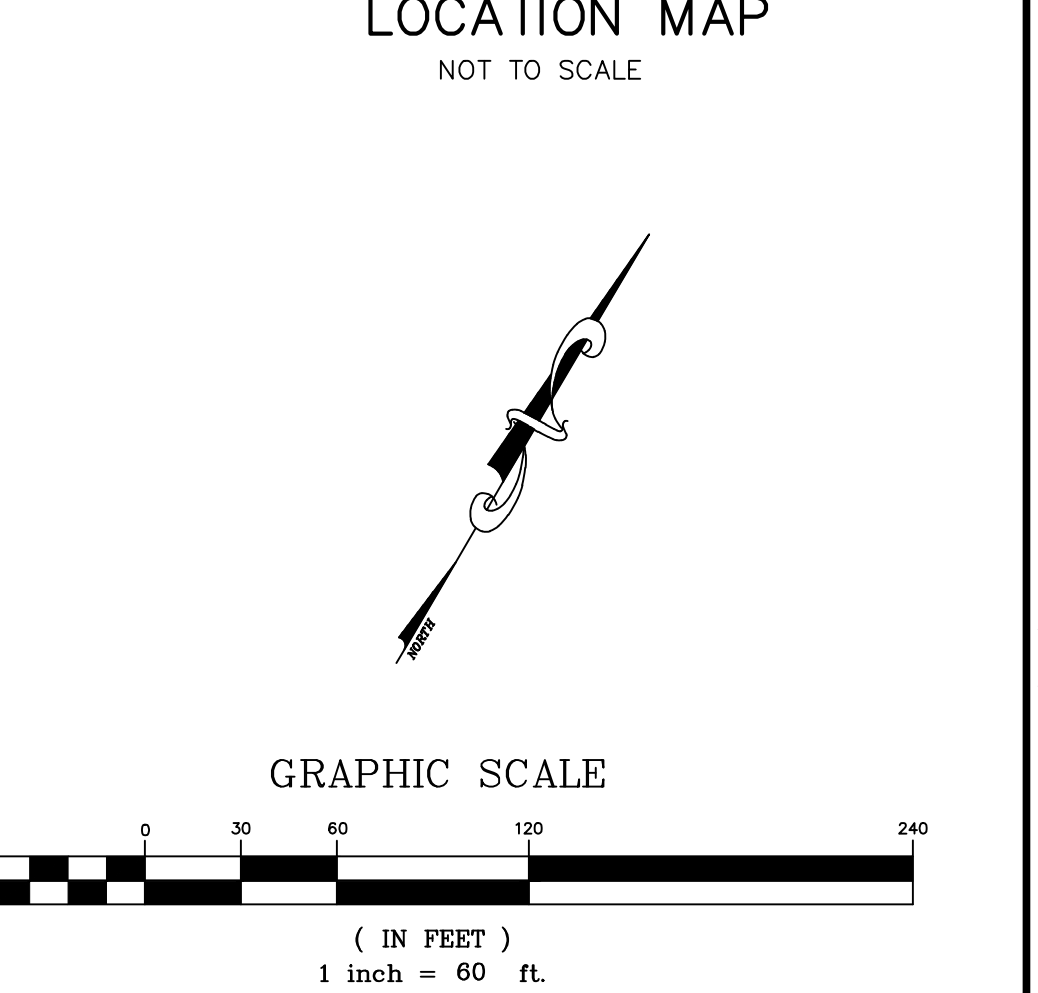
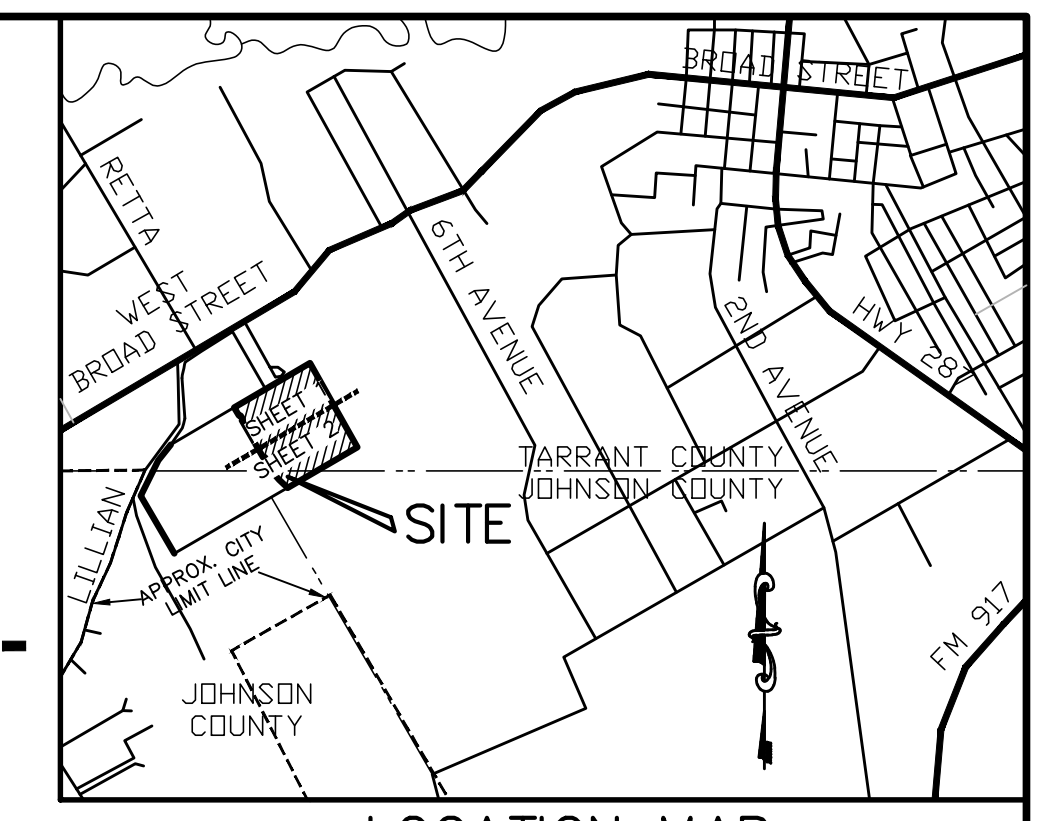
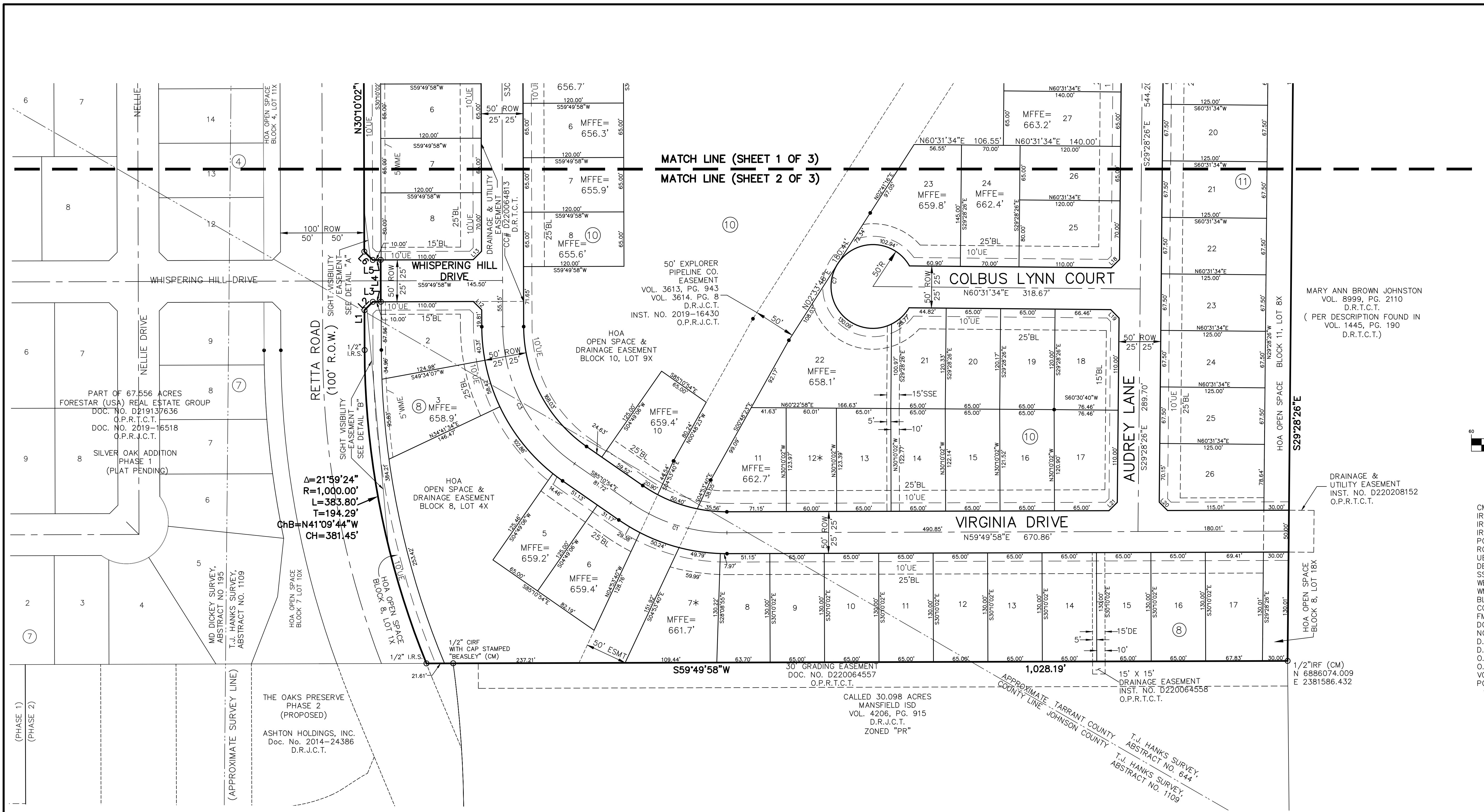
FINAL PLAT

SILVER OAK ADDITION, PHASE 2

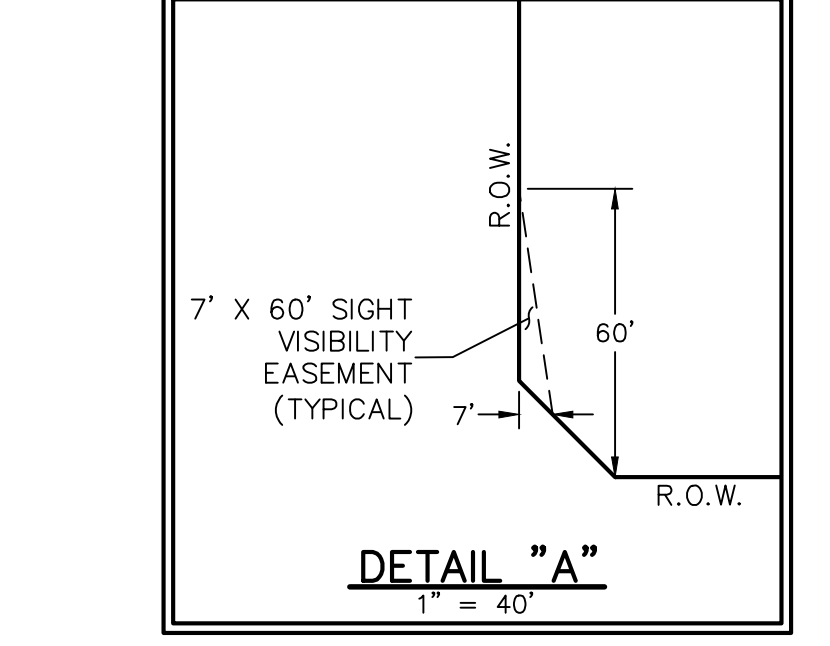
BEING 30.890 ACRES OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644 (TARRANT COUNTY) & ABSTRACT NO. 1109 (JOHNSON COUNTY) CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS

79 RESIDENTIAL LOTS & 8 OPEN SPACE LOTS

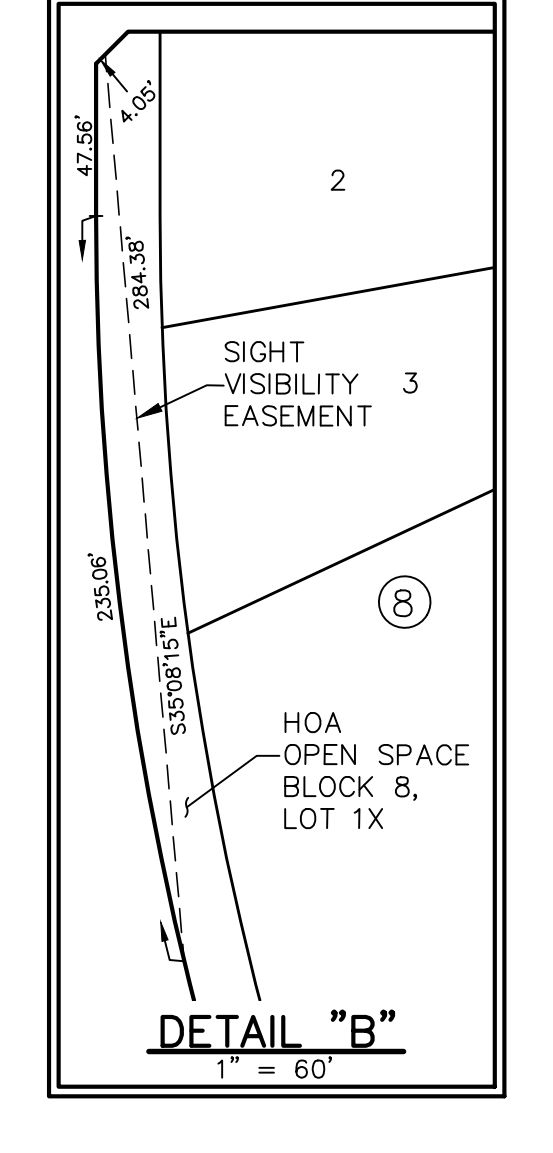
D.R. HORTON-DFW WEST, INC.	DEVELOPER
6751 North Freeway Fort Worth, Texas 76131 Contact: Justin Bosworth	Phone: 817-230-0800 (jbosworth@drhorton.com)
FORESTAR (USA) REAL ESTATE GROUP, INC.	OWNER
2221 E. Lamar Blvd., Suite 790 Arlington, Texas 76006 Contact: Kevin Lazares	Phone: 972-741-7292 (Kevin.Lazares@forestar.com)
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrrollton, Texas 75006 Contact: Daniel Dewey, PE TBPE No. F-438 TBPLS No. 10076000	Phone: (972) 248-7676 Fax: (972) 248-1414 (ddewey@jbipartners.com)



NO.	BEARING	LENGTH
L1	N30°10'02"W	47.56'
L2	N14°49'58"E	14.14'
L3	N59°49'58"E	9.50'
L4	N30°10'02"W	50.00'
L5	S59°49'58"W	9.50'
L6	N75°10'02"W	14.14'
L7	N14°42'00"E	14.17'
L8	N59°34'02"E	9.34'
L9	N29°48'04"W	50.00'
L10	S59°34'02"W	9.66'
L11	N75°18'00"W	14.11'
L12	S75°10'02"E	14.14'
L13	N14°49'58"E	14.14'
L14	N67°41'01"W	15.96'
L15	N16°48'38"E	13.65'
L16	N31°09'13"E	17.21'
L17	S58°50'47"E	17.43'
L18	N15°31'34"E	14.14'
L19	S74°28'26"E	14.14'
L20	N74°49'14"W	14.06'
L21	N15°10'46"E	14.23'



NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	122.12'	034°59'08"	200.00'	63.03'	N77°19'32"E	120.23'
C2	111.24'	031°52'02"	200.00'	57.10'	S75°50'51"W	109.81'
C3	192.04'	055°00'52"	200.00'	104.15'	S57°40'28"E	184.74'
C4	69.07'	015°49'50"	250.00'	34.76'	N67°49'45"E	68.85'
C5	70.59'	016°10'39"	250.00'	35.53'	S67°39'21"W	70.35'
C6	115.61'	132°29'05"	50.00'	113.59'	N58°50'47"W	91.53'
C7	261.80'	300°00'00"	50.00'	28.87'	S29°28'26"E	50.00'



- NOTES:
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
 - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
 - LOTS ADJACENT TO PONDS AND CHANNELS WILL HAVE A FINISHED FLOOR ELEVATION TWO FEET ABOVE THE 100 YEAR WATER SURFACE ELEVATION. ELEVATIONS WILL BE DESIGNATED AT TIME OF FINAL PLATTING.
 - THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
 - NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2' IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
 - 1/2" IRON ROD WITH CAP STAMPED "JBI" SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.

FLOOD STATEMENT:

ACCORDING TO TARRANT COUNTY COMMUNITY PANEL NO. 48439C0470K, DATED SEPTEMBER 25, 2009 AND JOHNSON COUNTY COMMUNITY PANEL NO. 48251C0100J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PLAT FILED _____, 2020

INSTRUMENT # _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY _____ DEPUTY CLERK

FINAL PLAT
SILVER OAK ADDITION, PHASE 2
 BEING 30.890 ACRES OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644 (TARRANT COUNTY) & ABSTRACT NO. 1109 (JOHNSON COUNTY) CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS

79 RESIDENTIAL LOTS & 8 OPEN SPACE LOTS

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 2121 Midway Road, Suite 300
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 Phone: (972) 248-7676
 Fax: (972) 248-1414
 (ddewey@jbipartners.com)

AFTER RECORDING, RETURN TO:
 CITY OF MANSFIELD
 1200 E. BROAD STREET
 MANSFIELD, TX 46063

Plotted by: ddewey Plot Date: 10/27/2020 4:31 PM

OWNERS CERTIFICATE-

STATE OF TEXAS -

COUNTIES OF TARRANT AND JOHNSON -

WHEREAS, Forestar (USA) Real Estate Group, Inc., acting by and through its duly authorized agent, is the sole owner of a 30.890 acre tract of land located in the City of Mansfield, Tarrant County and Johnson County, Texas, a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County) and Abstract No. 1109 (Johnson County), being part of that called 67.566 acre tract of land described in deed to Forestar (USA) Real Estate Group, Inc. recorded as Document No. D219137636, Official Public Records, Tarrant County, Texas and as Document No. 2019-16518, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the northwesterly line of said 67.566 acre tract, being the southeasterly corner of a called 1.952 acre right-of-way dedication tract for Retta Road as recorded as Document No. D220064559, Official Public Records, Tarrant County, Texas and the southwesterly corner of a called 5.479 acre tract of land (Tract 2) described in deed to Top Hat Homes Investments, LLC as recorded as Document No. D220009108, Official Public Records, Tarrant County, Texas;

THENCE along the northwest line of said 67.566 acre tract and the southeast line of said 5.479 acre tract, North 59 degrees 34 minutes 02 seconds East, a distance of 463.00 feet to a point for corner in a creek, said point being the southeast corner of said 5.479 acre tract, said point also being the southwest corner of that called 2.09 acre tract of land described in deed to Ismael Suarez and wife Jacinta Suarez as recorded in Document Number D205383301, Deed Records of Tarrant County, Texas;

THENCE North 59 degrees 54 minutes 50 seconds East, a distance of 360.00 feet to a one-half inch iron rod with yellow cap stamped "WIER & ASSOC" found at the southeast corner of said 2.09 acre tract, said point also being the southwest corner of Pioneer Place Addition, an addition to the City of Mansfield, as recorded Document Number D219010156, Plat Records of Tarrant County, Texas;

THENCE North 59 degrees 40 minutes 53 seconds East, a distance of 292.77 feet to a 60D nail found for corner, said point being the north corner of said 67.566 acre tract, said point also being in the southeast line of said Pioneer Place Addition, said point also being in the southwest line of that tract of land described in deed to Mary Ann Brown Johnston as recorded in Volume 8999, Page 2110, Deed Records of Tarrant County, Texas;

THENCE South 29 degrees 28 minutes 26 seconds East, a distance of 1224.94 feet along the southwest line of said Mary Ann Brown Johnston tract to a one-half inch iron rod found for corner, said point being the east corner of said 30.890 acre tract, said point also being the north corner of that called 30.098 acre tract of land described in deed to Mansfield ISD as recorded in Volume 4206, Page 915, Deed Records of Johnson County, Texas;

THENCE South 59 degrees 49 minutes 58 seconds West, passing at a distance of 996.30 feet a one-half inch iron rod with cap stamped "BEASLEY" found at the west corner of said 30.098 acre tract, said point also being the most northerly northeast corner of that tract of land described in deed to Ashton Holdings, Inc. as recorded in Document Number 2014-24386, Deed Records of Johnson County, Texas, in all a total distance of 1,028.19 feet to a one-half inch iron rod with cap stamped "JBI" set;

THENCE departing the northwesterly line of said Ashton Holdings, Inc. tract, over and across said 67.566 acre tract as follows:
Northwesterly along a curve to the right having a radius of 1,000.00 feet, a central angle of 21 degrees 59 minutes 24 seconds, an arc length of 383.80 feet, a tangent of 194.29 feet, and a chord bearing and distance of North 41 degrees 09 minutes 44 seconds West, 381.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 47.56 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 14 degrees 49 minutes 58 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 49 minutes 58 seconds East, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 49 minutes 58 seconds West, a distance of 9.50 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 75 degrees 10 minutes 02 seconds West, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 540.44 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 14 degrees 42 minutes 00 seconds East, a distance of 14.17 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 59 degrees 34 minutes 02 seconds East, a distance of 9.34 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 29 degrees 48 minutes 04 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 59 degrees 34 minutes 02 seconds West, a distance of 9.66 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 75 degrees 18 minutes 00 seconds West, a distance of 14.11 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 30 degrees 10 minutes 02 seconds West, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 1,345,549 square feet or 30.890 acres of land.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
8-1X	8,781	0.202	9-8	9,550	0.219	10-24	10,150	0.233	11-16	8,437	0.194
8-2	9,802	0.225	9-9X	11,110	0.255	10-25	9,550	0.219	11-17	8,437	0.194
8-3	10,191	0.234	10-1	10,169	0.233	10-26	7,800	0.179	11-18	8,438	0.194
8-4X	51,163	1.175	10-2	7,800	0.179	10-27	9,100	0.209	11-19	8,437	0.194
8-5	8,127	0.187	10-3	7,800	0.179	10-28	9,100	0.209	11-20	8,437	0.194
8-6	8,955	0.206	10-4	7,800	0.179	10-29	8,895	0.204	11-21	8,438	0.194
8-7	10,687	0.245	10-5	9,000	0.207	10-30	12,082	0.277	11-22	8,437	0.194
8-8	7,984	0.183	10-6	7,800	0.179	10-31	7,800	0.179	11-23	8,438	0.194
8-9	8,450	0.194	10-7	7,800	0.179	10-32	7,800	0.179	11-24	8,437	0.194
8-10	8,450	0.194	10-8	7,800	0.179	10-33	7,810	0.179	11-25	8,437	0.194
8-11	8,450	0.194	10-9X	281,524	6.463	11-1X	2,550	0.059	11-26	9,874	0.227
8-12	8,450	0.194	10-10	8,960	0.206	11-2	8,596	0.197			
8-13	8,450	0.194	10-11	9,409	0.216	11-3	8,715	0.200			
8-14	8,450	0.194	10-12	7,421	0.170	11-4	9,597	0.220			
8-15	8,450	0.194	10-13	8,000	0.184	11-5	9,000	0.207			
8-16	8,450	0.194	10-14	7,960	0.183	11-6	7,800	0.179			
8-17	8,921	0.205	10-15	7,919	0.182	11-7	7,800	0.179			
8-18X	3,900	0.090	10-16	7,879	0.181	11-8X	84,810	1.947			
9-1	10,651	0.245	10-17	9,071	0.208	11-9	7,865	0.181			
9-2	7,800	0.179	10-18	9,126	0.209	11-10	7,865	0.181			
9-3	7,800	0.179	10-19	7,807	0.179	11-11	7,865	0.181			
9-4	7,800	0.179	10-20	7,818	0.179	11-12	8,892	0.204			
9-5	7,800	0.179	10-21	7,588	0.174	11-13	12,122	0.278			
9-6	7,800	0.179	10-22	15,317	0.352	11-14	18,092	0.415			
9-7	7,800	0.179	10-23	13,268	0.305	11-15	11,392	0.262			

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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, FORESTAR (USA) REAL ESTATE GROUP, INC. is the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as **SILVER OAK ADDITION, PHASE 2**, an addition to the City of Mansfield, Tarrant and Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand this the ____ day of _____, 2020.

Kevin Lazares
an Authorized Agent for Forestar (USA) Real Estate Group, Inc.

STATE OF TEXAS -

COUNTY OF _____ -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared KEVIN LAZARES, 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 and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2020.

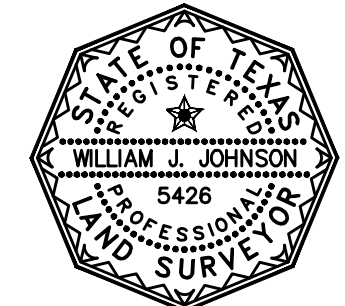
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, William J. Johnson, 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 ____ day of _____, 2020.

William J. Johnson, R.P.L.S. No. 5426



STATE OF TEXAS \$

COUNTY OF DALLAS \$

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

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

Notary Public, State of Texas



FINAL PLAT

SILVER OAK ADDITION, PHASE 2

BEING 30.890 ACRES OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644 (TARRANT COUNTY) & ABSTRACT NO. 1109 (JOHNSON COUNTY) CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES, TEXAS

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Contact: Daniel Dewey, PE (ddewey@jbipartners.com)
TBPE No. F-438 TBPLS No. 10076000

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

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