



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, November 16, 2020

6:00 PM

City Hall Council Chambers

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**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\\_kjR\\_63GETdOpCEshfixauA](https://mansfieldtexas.zoom.us/webinar/register/WN_kjR_63GETdOpCEshfixauA)**

**by 6:00 pm on Monday, November 16, 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 9023 6051**

**Passcode: 035233**

**Citizen comments on any agenda item for the November 16, 2020, Planning and Zoning Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00 noon, Monday, November 16, 2020, for presentation to the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**[20-3872](#)**

Minutes - Approval of the November 2, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [MeetingMinutes10-Nov-2020-03-31-00.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. PUBLIC HEARINGS**

[20-3873](#)

SD#20-034: Public hearing on a replat to create Lot 1, Block 1, Main Street Addition, being a revision of part of Lots 4 and 5A, Block E, Sentry Industrial Park Addition, City of Mansfield, Johnson County, TX, according to the plat filed in Vol. 388-131, Pg. 12, Plat Records, Johnson County, TX, on 2.691 acres located at the northwest corner of FM 917 and S. Main St.; Shehzad Ziauddin of Main Heritage Investment, LLC

**Attachments:** [Location Map.pdf](#)

[Previously Approved Plat.pdf](#)

[Replat.pdf](#)

5. **COMMISSION ANNOUNCEMENTS**

6. **STAFF ANNOUNCEMENTS**

7. **ADJOURNMENT OF MEETING**

8. **NEXT MEETING DATE: Monday, December 7, 2020**

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

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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.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
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## STAFF REPORT

File Number: 20-3872

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**Agenda Date:** 11/16/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the November 2, 2020 Planning and Zoning Commission Meeting Minutes

**Description/History**

The minutes of the November 2, 2020, Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

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

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, November 2, 2020

6:00 PM

City Hall Council Chambers

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

#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:00 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:*

*Lisa Sudbury, Asst. Director of Planning*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

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

#### 2. APPROVAL OF MINUTES

[20-3843](#)

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

**Commissioner Weydeck made a motion to approve the October 19, 2020 minutes as presented. Commissioner Goodwin 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

#### 3. CITIZENS COMMENTS

*None*

#### 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

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

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

**Nay:** 0

**Abstain:** 0

[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

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

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

**Nay:** 0

**Abstain:** 0

**5. COMMISSION ANNOUNCEMENTS**

*None*

**6. STAFF ANNOUNCEMENTS**

*None*

**7. ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 6:07 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

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Kent Knight, Chairman

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Jennifer Johnston, Development Coordinator



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3873

**Agenda Date:** 11/16/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#20-034: Public hearing on a replat to create Lot 1, Block 1, Main Street Addition, being a revision of part of Lots 4 and 5A, Block E, Sentry Industrial Park Addition, City of Mansfield, Johnson County, TX, according to the plat filed in Vol. 388-131, Pg. 12, Plat Records, Johnson County, TX, on 2.691 acres located at the northwest corner of FM 917 and S. Main St.; Shehzad Ziauddin of Main Heritage Investment, LLC

**Description/History**

The purpose of the replat is to create a legal, buildable lot for a gasoline service station with convenience store.

The plat includes right-of-way dedications to accommodate a wider intersection radius at FM 917 and S. Main St. and a westbound right turn lane on FM 917. The plat also includes common access and drainage easements to serve the subject property and the remainder portion of Lot 4, Block E, Sentry Industrial Park.

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

Staff recommends approval with the condition that the instrument information for the new franchise utility easement and the date of the storm water report be filled in prior to the plat being filed.

**Attachments:**

Location Map  
Previously Approved Plat  
Replat



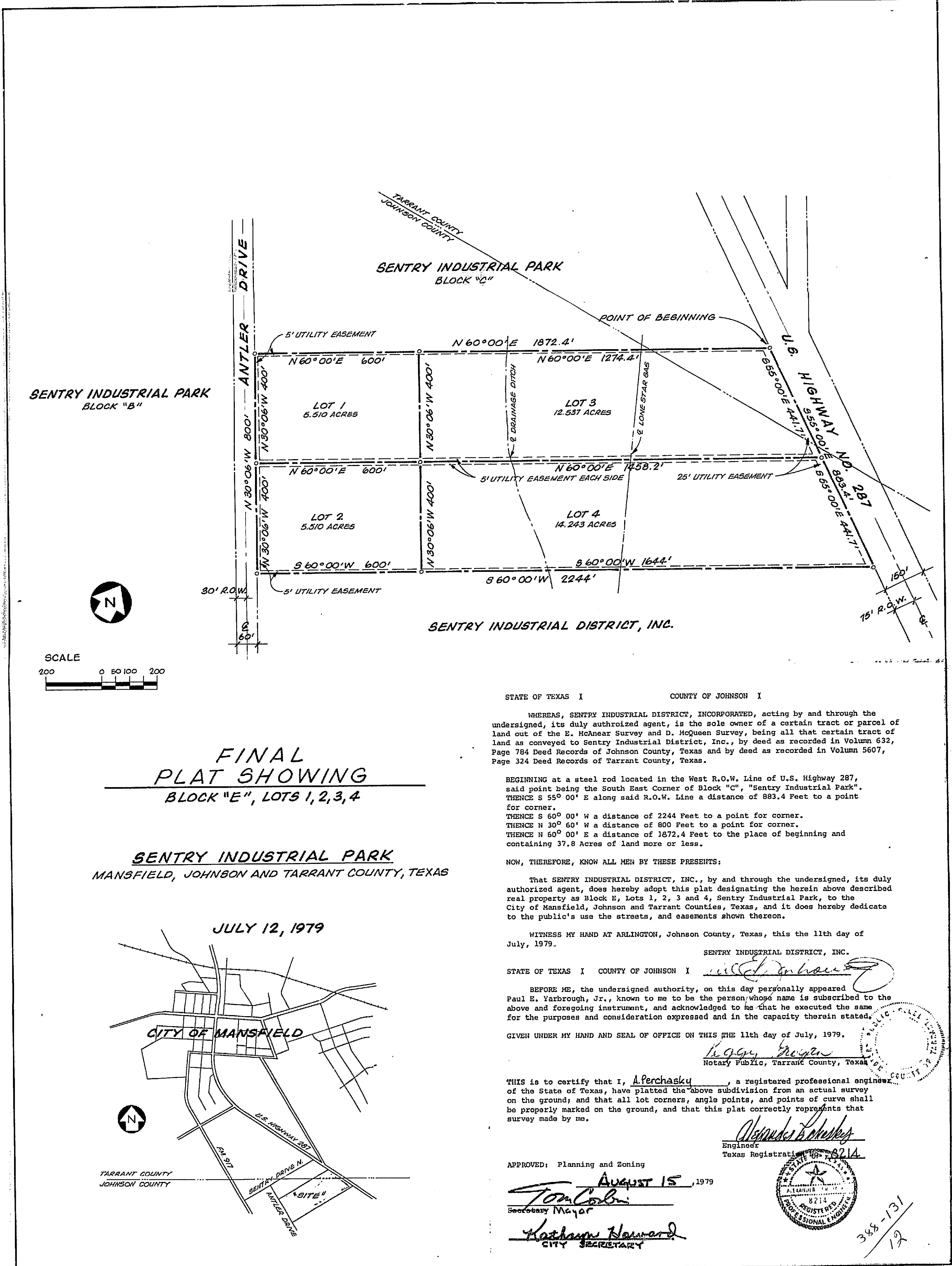


**SD#20-034**

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.

11/11/2020







CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	110.05'	70.00'	S 10°34'12" E	99.06'
C2	26.18'	40.00'	S 20°36'22" E	25.72'
C3	62.69'	40.00'	S 14°49'04" W	56.47'
C4	45.40'	41.50'	S 73°53'10" E	43.17'
C5	10.82'	23.72'	S 09°03'01" E	10.73'

## LEGEND

P.O.B. - POINT OF BEGINNING  
R.O.W. - RIGHT OF WAY  
TYP. - TYPICAL  
(M) - MEASURED  
(R) - RECORD  
FND. - FOUND  
I.P. - IRON PIN  
(CM) - CONTROLLING MONUMENT

BANNISTER FLOOD STUDY:  
FLOOD STUDY DATED 8-15-2016  
BY BRANDON O'DONALD, P.E. #90241  
& BANNISTER ENGINEERING

EXISTING FLOOD LIMITS  
ULTIMATE 100-YEAR

FUTURE FLOOD LIMITS  
ULTIMATE 100-YEAR

OWNER: D NORRIS HOLDINGS LLC  
LOT 5, BLOCK E  
VOLUME 8, SLIDE 310, DRAWER A. PRJCT

OWNER: NSPP INVESTMENTS LP  
REMAINDER PORTION OF  
LOT 4, BLOCK E  
VOLUME 2, PAGE 30 PRJCT

OWNER: NSPP INVESTMENTS LP  
DOC. NO. 2018-2075  
(UNPLATTED)

### OWNER INFORMATION:

NAME: MAIN HERITAGE INVESTMENT, LLC  
MANAGER: SHEHZAD ZIAUDDIN  
EMAIL: SHEHZADZBHAYANI@GMAIL.COM  
PHONE: 469-583-2390  
ADDRESS: MAIN HERITAGE INVESTMENT LLC  
2509 SAN JACINTO DRIVE  
EULESS, TX 76039

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

TARRANT COUNTY  
JOHNSON COUNTY

OWNER: D NORRIS HO  
LOT 3-R, BL  
VOLUME 8, SLIDE 310, DRAWER A. PRJCT

### AREA TABLE

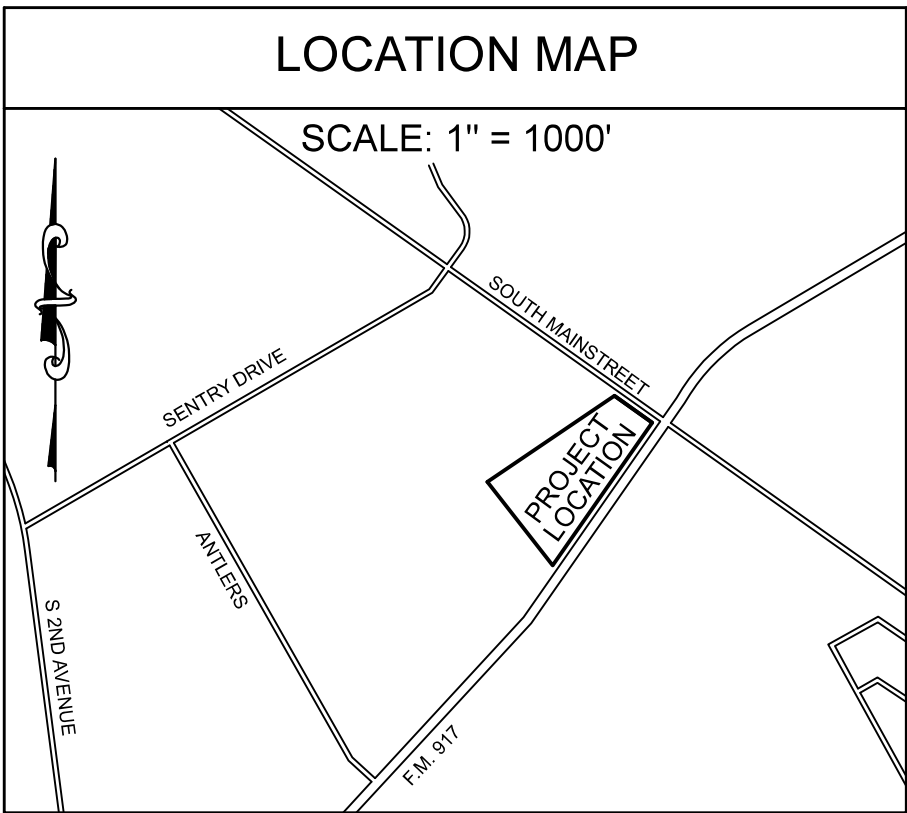
TOTAL AREA:	114,085 SQ. FEET
R.O.W. DEDICATION #1:	899 SQ. FEET
R.O.W. DEDICATION #2:	4,754 SQ. FEET
LOT 1, BLOCK 1	114,085 SQ. FEET
MINUS R.O.W. DEDICATIONS:	108,432 SQ. FEET
	2,693 ACRES

### NOTES:

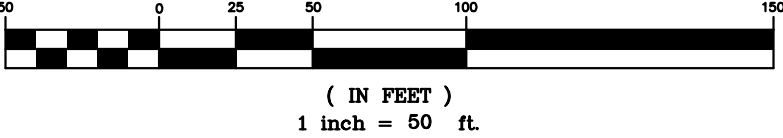
- The bearings and coordinates shown hereon for the plat are created from our actual field survey, related to the Texas Coordinates System, Texas North Central Zone (4202), NAD83 grid values.
- The purpose of this plat is to create a legal, buildable lot.
- Selling a portion of any lot in this addition 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 1, Block 1, Main Street Addition and the remaining portion of Lot 4, Block E, Sentry Industrial Park. 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 ultimate floodplain delineation and minimum finished floor elevations are based on the Storm Water Report by Nafa Engineering dated \_\_\_\_\_.

### LOCATION MAP

SCALE: 1" = 1000'



### GRAPHIC SCALE



APPROVED BY THE CITY OF MANSFIELD

APPROVED BY: \_\_\_\_\_ 20 \_\_\_\_\_ P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_ 20 \_\_\_\_\_ P & Z COMMISSION CHAIRMAN

PLAT FILED \_\_\_\_\_, 20 \_\_\_\_\_

INSTRUMENT #: \_\_\_\_\_

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK

BY \_\_\_\_\_ DEPUTY CLERK

## FINAL PLAT LOT 1, BLOCK 1 MAIN STREET ADDITION

BEING A REVISION OF PART OF LOTS 4 AND 5A, BLOCK E, SENTRY INDUSTRIAL PARK ADDITION,  
ACCORDING TO THE PLAT FILED IN VOLUME 388-131, PAGE 12, P.R.J.C.T.,  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
LOCATED IN THE D. MCQUEEN SURVEY, ABSTRACT NUMBER 1123  
AND THE E. MCQUEEN SURVEY, ABSTRACT NO. 571

1 LOT, 2.6910 ACRES  
DATE OF PREPARATION: 11/09/2020

Mark Deal and Associates, P.C.  
P.O. Box 6578 - Norman, OK 73070  
405.681.3325 Phone & Fax - shaun@pls.net  
Texas Registration Number 10130200 - Expires 12/31/20  
All rights reserved under copyright.





OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

DEDICATION STATEMENT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Main Heritage Investment, LLC, 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 Lot 1, Block 1, Main Street Addition, an addition to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown hereon.

Owner signature

Owner name: Main Heritage Investment, LLC  
Signed by: Shehzad Ziauddin - Manager

STATE OF TEXAS )  
 ) SS  
COUNTY OF TARRANT )

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared \_\_\_\_\_, to me known to be the identical person who subscribed, as Surveyor, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: \_\_\_\_\_

Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

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

Shaun Christopher Axton  
Texas Registration No. 6008

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF CLEVELAND )

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared \_\_\_\_\_, to me known to be the identical person who subscribed, as Surveyor, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: \_\_\_\_\_

Notary Public

OWNER INFORMATION:

NAME: MAIN HERITAGE INVESTMENT, LLC  
MANAGER: SHEHZAD ZIAUDDIN  
EMAIL: SHEHZADZBHAYANI@GMAIL.COM  
PHONE: 469-583-2390  
ADDRESS: MAIN HERITAGE INVESTMENT LLC  
2509 SAN JACINTO DRIVE  
EULESS, TX 76039

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

LEGAL DESCRIPTION

WHEREAS, Main Heritage Investment, LLC, acting by and through the undersigned, is the sole owner of a 2.6910 acre tract of land situated in the D. MacQueen Survey, Abstract Number 1123 and the E. Mc Anier Survey, Abstract No. 571, in City of Mansfield Block Number E, Johnson County, Texas, being a portion of that tract of land described in a Special Warranty Deed to MAIN HERITAGE INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY recorded in Document Number 2020-9125, Official Records of Johnson County, being part of Lot 4 in Block E of Sentry Industrial Park Addition, an addition to said City according to the Plat recorded in Volume 2, Page 30, Plat Records, Johnson County, Texas and in Volume 388-131, Page 12, Plat Records of Tarrant County, Texas, and a portion of that tract described in Volume 2555, Page 254, Deed Records, Johnson County, Texas, and being more particularly described as follows;

BEGINNING at a point from which a found 4" TXDOT brass monument bears S 35°16'39" E, 0.74 feet from the intersection of the most northerly corner clip of the Southwest right of way line of U.S. Business Highway 287/South Main Street/Highway 157, a variable width public right of way line and the Northwest line of FM 917/Heritage Parkway, a variable with public right of way;

THENCE S 10°27'48" E, continuing with said conner clip right of way lines, a distance of 24.95 feet to a found 4" TXDOT brass monument at the most southerly corner clip of the intersection of said Southwest right of way line of U.S. Business Highway 287/South Main Street/Highway 157 and said Northwest line of FM 917/Heritage Parkway;

THENCE S 34°28'10" W, continuing with said Northwest line of FM 917/Heritage Parkway, a distance of 441.80 feet to a set 1/2" iron pin with cap stamped "RPLS 6008";

THENCE N 30°39'24" W, departing said Northwest right of way line of FM 917/Heritage Parkway, a distance of 398.46 feet to a set 1/2" iron pin with cap stamped "RPLS 6008" being in the North line of said Lot 4;

THENCE N 59°42'54" E, reference bearing, (record – N 59°26'15" E), on the North line of said Lot 4 a distance of 304.86 feet to a found 5/8" iron pin (controlling monument), and continuing for a total distance of 315.58 feet to a set 1/2" iron pin with cap stamped "RPLS 6008" at the most northerly corner of said Lot 4, same being the Southwest right of way line of said U.S. Business Highway 287/South Main Street/Highway 157;

THENCE S 55°38'33" E (record - S 55°33'13" E), continuing with said Southwest line of said U.S. Business Highway 287/South Main Street/Highway 157, a distance of 209.14 feet (record - 210.01 feet) to the POINT OF BEGINNING and containing 114,085 Sq. Feet or 2.6190 acres more or less.

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Main Heritage Investment, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 5.0642 acre tract of land situated in the D. McQueen Survey, Abstract Number 1123 and the E. Mc Anear Survey, Abstract No. 571, in City of Mansfield Block Number E, Johnson County, Texas, being a portion of that tract of land described in a Special Warranty Deed to MAIN HERITAGE INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY recorded in Document Number 2020-9125, Official Records of Johnson County, being part of Lot 4 in Block E of Sentry Industrial Park Addition, an addition to said City according to the Plat recorded in Volume 2, Page 30, Plat Records, Johnson County, Texas and in Volume 388-131, Page 12, Plat Records of Tarrant County, Texas, and a portion of that tract described in Volume 2555, Page 254, Deed Records, Johnson County, Texas, and being more particularly described as follows;

DRAINAGE AND COMMON ACCESS EASEMENT

BEGINNING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE S 34°28'10" W, along the said northerly right of way line of FM 917, a distance of 6.14 feet to a set 1/2" iron pin with cap stamped "RPLS 6008";

THENCE S 34°29'18" W, continuing along the said northerly right of way line of FM 917, a distance of 10.35 feet;

THENCE N 30°39'24" W, parallel to the west line of said Lot 1, a distance of 360.37 feet;

THENCE N 59°43'05" E, a distance of 15.00 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of said Lot 1, a distance of 353.46 feet to the POINT OF BEGINNING and containing 5,363 Sq. Feet or 0.1231 acres more or less.

COMMON ACCESS EASEMENT

COMMENCING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE N 30°39'24" W, along the west line of said Lot 1, a distance of 353.46 feet to the POINT OF BEGINNING;

THENCE S 59°42'50" W, a distance of 403.37 feet;

THENCE N 22°51'35" W, a distance of 35.30 feet;

THENCE N 59°42'50" E, a distance of 398.58 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of Lot 1, a distance of 35.00 feet to the POINT OF BEGINNING and containing 14,034 Sq. Feet or 0.3221 acres more or less.

PRIVATE UTILITY EASEMENT

COMMENCING at a set 1/2" iron pin with cap stamped "RPLS 6008" at the southwest corner of Lot 1, Block 1, Main Street Addition, said point also being the intersection of Lot 1 with the northerly right of way line of FM 917;

THENCE N 30°39'24" W, along the west line of said Lot 1, a distance of 71.40 feet to the POINT OF BEGINNING;

THENCE S 16°53'42" W, a distance of 214.38 feet to a point on the northerly right of way of FM 917;

THENCE S 34°29'18" W, continuing along the said northerly right of way line of FM 917, a distance of 11.45 feet;

THENCE N 84°31'36" W, a distance of 11.77 feet;

THENCE N 16°53'42" E, a distance of 241.35 feet to a point on the west line of said Lot 1;

THENCE S 30°39'24" E, along the west line of Lot 1, a distance of 20.33 feet to the POINT OF BEGINNING and containing 14,034 Sq. Feet or 0.3221 acres more or less.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The 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.

REVISIONS: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY OF MANSFIELD	
APPROVED BY: _____ 20____	P & Z COMMISSION CHAIRMAN
ATTEST: _____ 20____	P & Z COMMISSION CHAIRMAN

PLAT FILED _____, 20____
INSTRUMENT #: _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

FINAL PLAT  
LOT 1, BLOCK 1  
MAIN STREET ADDITION  
BEING A REVISION OF PART OF LOTS 4 AND 5A, BLOCK E, SENTRY INDUSTRIAL PARK ADDITION,  
ACCORDING TO THE PLAT FILED IN VOLUME 388-131, PAGE 12, P.R.J.C.T.,  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
LOCATED IN THE D. McQUEEN SURVEY, ABSTRACT NUMBER 1123  
AND THE E. MCANEAR SURVEY, ABSTRACT NO. 571  
1 LOT, 2.6910 ACRES  
DATE OF PREPARATION: 11/09/2020

□ □ □	Mark Deal and Associates, P.C. P.O. Box 6578 – Norman, OK 73070 405.681.3325 Phone & Fax – shaun@rpls.net Texas Registration Number 10130200 – Expires 12/31/20 All rights reserved under copyright.	□ □ □ □ □ □
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PAGE 2 OF 2

SD#20-034