



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, December 7, 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\\_WcoQYY44Riy5dhDoij\\_X\\_Q](https://mansfieldtexas.zoom.us/webinar/register/WN_WcoQYY44Riy5dhDoij_X_Q)**

**by 6:00 pm on Monday, December 7, 2020 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:**

**Webinar ID: 982 0049 6733**

**Passcode: 319139**

**Citizen comments on any agenda item for the December 7, 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, December 7, 2020, for presentation to the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**[20-3893](#)**

Minutes - Approval of the November 16, 2020 Planning and Zoning Commission Meeting Minutes

**Attachments:** [Meeting Minutes 02-Dec-2020.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. RECOGNITION OF SERVICE**

*Wayne Wilshire*

**5. CONSENT AGENDA**

[20-3890](#) SD#19-025: Final Plat of M3 Ranch Phase 1A and 1B, on approximately 131.183 acres by Set Back Partners, owner; Hanover Property Co., developer; and LJA Engineering, engineer

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

[Approved Preliminary Plat.pdf](#)

[Final Plat.pdf](#)

**6. PUBLIC HEARINGS**

[20-3892](#) SD#20-048: Public Hearing of a Final Plat of Lots 1, 2X, 3X and 4, Block 1, Mansfield DDF4; Goodwin and Marshall, Inc., engineer/surveyor; Seefried Industrial Properties, Inc., developer; and Mansfield Economic Development Corporation, owner

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

[Previously Approved Plat.pdf](#)

[Final Plat.pdf](#)

[20-3888](#)

ZC#20-015: Public hearing for a change of zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses on approximately 0.46 acres known as Lots 3 & 8, Block 4, Original Town of Mansfield, located at 105 N 1st Ave.; Matthew Crocker

**Attachments:** [Maps and Supporting Information.pdf](#)

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Development Plan, Elevations, and Regulations.pdf](#)

**7. OTHER AGENDA ITEMS**

[20-3891](#) Consideration and Possible Action to Suspend the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting

**8. COMMISSION ANNOUNCEMENTS****9. STAFF ANNOUNCEMENTS****10. ADJOURNMENT OF MEETING****11. NEXT MEETING DATE:Monday, January 4, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on December 3, 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.



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## STAFF REPORT

File Number: 20-3893

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**Agenda Date:** 12/7/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

### **Title**

Minutes - Approval of the November 16, 2020 Planning and Zoning Commission Meeting Minutes

### **Description/History**

The minutes of the November 16, 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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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, November 16, 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:*

*Lisa Sudbury      Asst. Director of Planning  
Jennifer Johnston      Development Coordinator*

*Present Virtually:*

*Stephen Groll      Commissioner*

*Commissioners:*

**Absent** 1 - Anne Weydeck

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

#### 2. APPROVAL OF MINUTES

[20-3872](#)

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

**Commissioner Gilmore made a motion to approve the November 2, 2020 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote**

**Aye:** 6 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 1 - Anne Weydeck

**Abstain:** 0

#### 3. CITIZENS COMMENTS

None

#### 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

- *No public remarks were made and public hearing was closed*
- *Applicant appear virtually via Zoom*
- *Commissioner Goodwin inquired as to if the property had sidewalks, to which the applicant advised there would be*
- *Commission Knight inquired as to the size of the lot in comparison to the building and was advised it has to do with full size truck fuel stations in the rear.*

**Vice-Chair Axen made a motion to approve the replat with staff comments. Commissioner Gilmore seconded the motion which carried by the following votes**

**Aye:** 6 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 1 - Anne Weydeck

**Abstain:** 0

#### 5. **COMMISSION ANNOUNCEMENTS**

None

#### 6. **STAFF ANNOUNCEMENTS**

None

#### 7. **ADJOURNMENT OF MEETING**

*With no further business, Chairman Knight adjourned the meeting at 6:08 p.m.*

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

**Aye:** 6 - Blake Axen; Kent Knight; Stephen Groll; Justin Gilmore; David Goodwin and Michael Mainer

**Nay:** 0

**Absent:** 1 - Anne Weydeck

**Abstain:** 0

\_\_\_\_\_  
Kent Knight, Chairman

\_\_\_\_\_  
Jennifer Johnston, Development Coordinator



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 20-3890

**Agenda Date:** 12/7/2020

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#19-025: Final Plat of M3 Ranch Phase 1A and 1B, on approximately 131.183 acres by Set Back Partners, owner; Hanover Property Co., developer; and LJA Engineering, engineer

**Description/History**

M3 Ranch, Phase 1 contains 399 residential lots and 12 open space lots. This portion of the property is zoned PD for single-family residential uses. The applicant will be dedicating 60' of right-of-way for Star Grass Drive, a 3-lane minor collector and the internal residential streets as shown on the plat.

There are three drill sites adjacent to, but not within, this phase. All residential lots within 300 feet of each drill site are noted on the plat as required by ordinance.

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

- The final plat contains 402 residential lots and 17 open space lots. The approved preliminary plat contained 399 residential lots and 12 open space lots.
- The subdivision has been divided into two Phases.
- Additional lots have been added to several of the blocks. For example, Block 6 shows 82 lots on the preliminary plat and 83 lots on this final plat;
- The block numbers have been changed due to the addition of medians between M3 Ranch Road and the slip roads. Each slip road median has its own lot and block number.
- The shape of some open spaces has been modified to accommodate drainage or changes in lot lines.
- The right-of-way for Star Grass Drive does not extend out to S. Main Street as shown on the preliminary plat. Star Grass Drive now stops at Fox Glen Trail.

All lots meet the required minimum lot area, width and depth.

There are blank spaces on the plat for the filing information for the abandonment of off-site utility and drainage easements. The plat cannot be filed at the County until the

applicant provides the recording information for the easement abandonments on the plat.

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

**Recommendation**

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

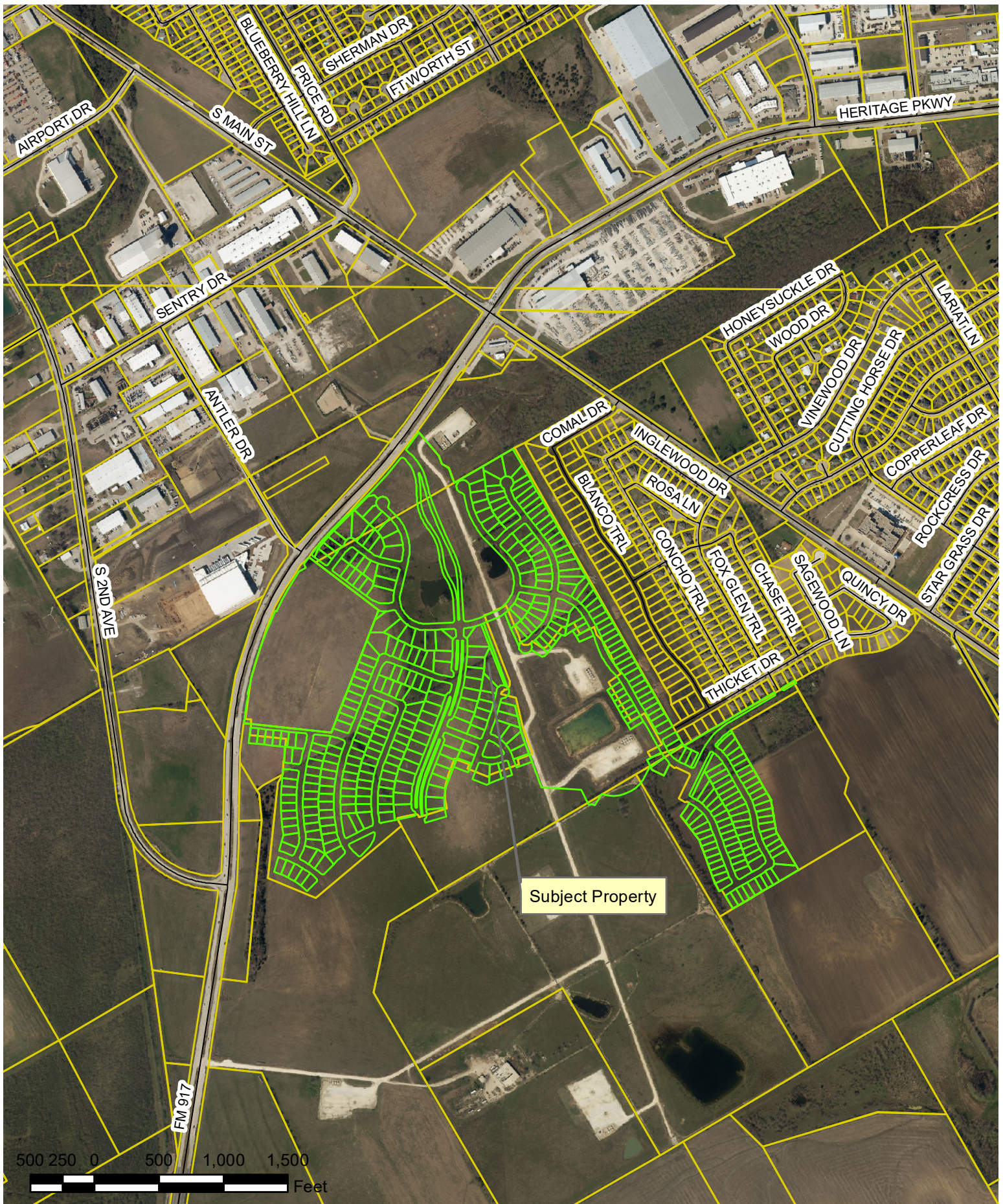
**Attachments:**

Location Map

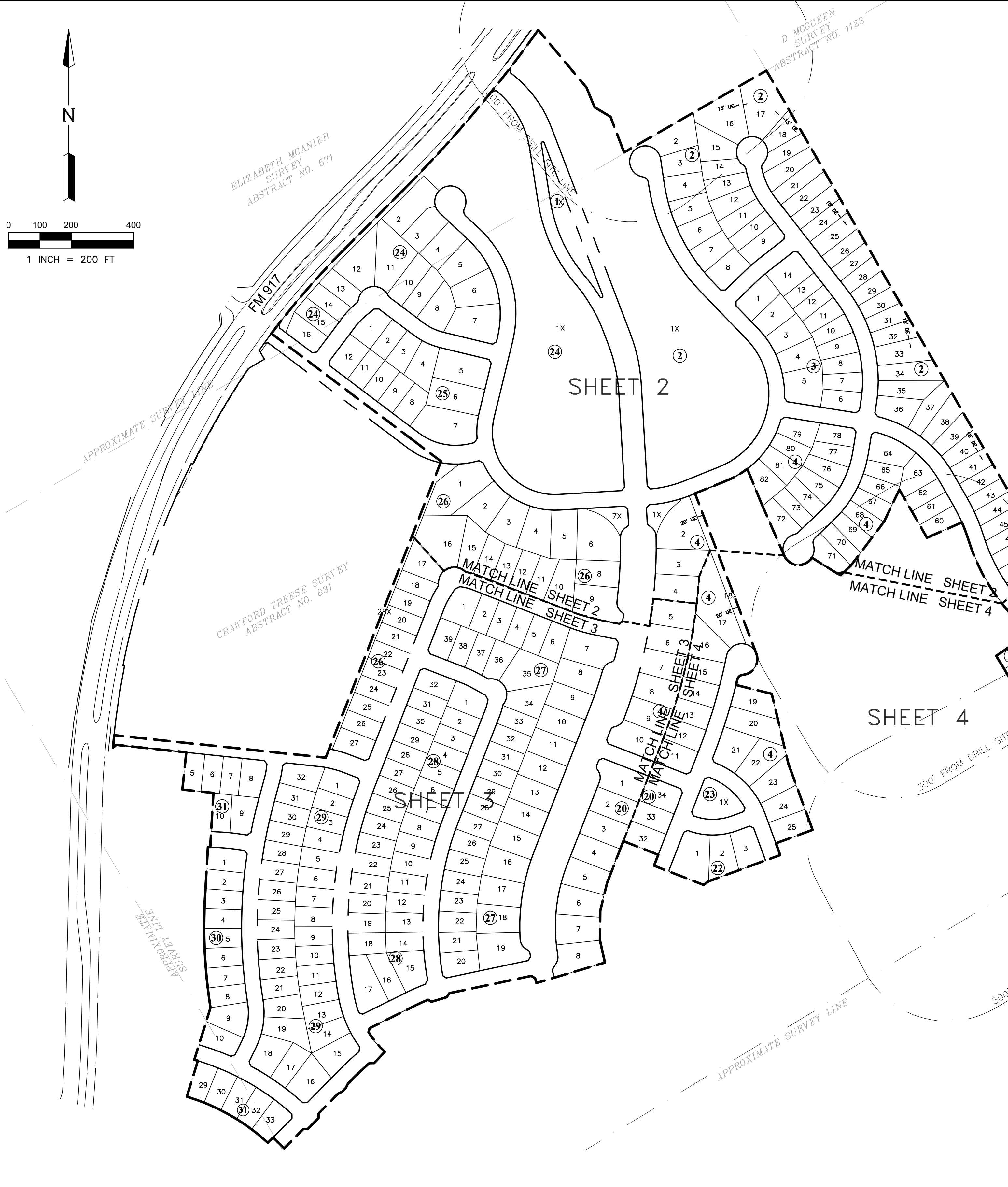
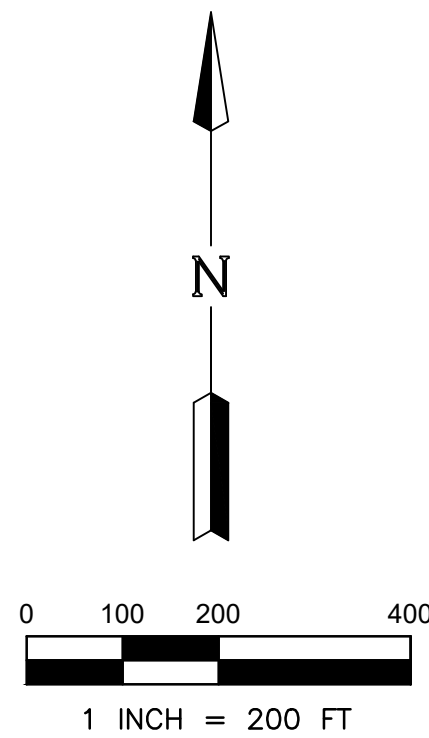
Approved Preliminary Plat

Final Plat

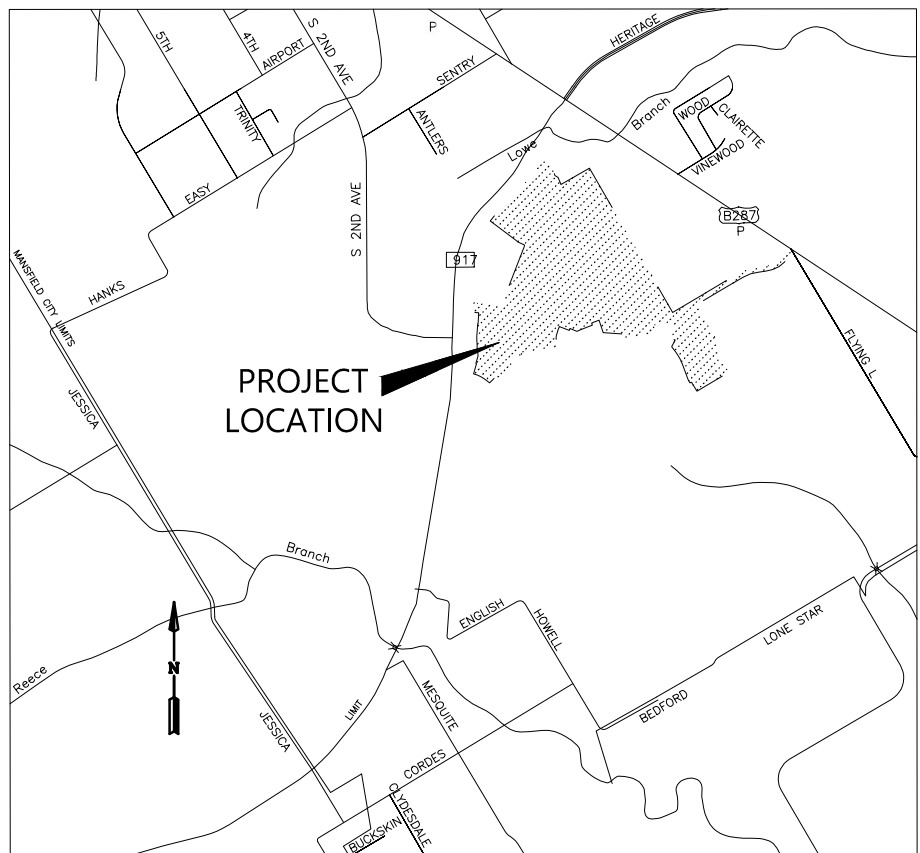








- GENERAL NOTES:
1. PROPERTY IS IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS.
  2. PROPERTY SHALL BE SERVED BY THE CITY OF MANSFIELD WATER AND SEWER.
  3. M3 RANCH IS CURRENTLY ZONED AS PD ZONING.
  4. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES 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 INCLUDING THE MEDIANS/PARKWAYS BETWEEN STREET 1 AND THE SLIP STREETS; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT; AND ALLEYS.
  5. ROW CORNER CLIP – A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
  6. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE – NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
  7. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
  8. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2’ IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
  9. THE ACCESS EASEMENT ON LOT 1X, BLOCK 2 ARE FOR THE ACCESS TO THE DRILL SITE. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS. THE GAS WELL OPERATOR WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT.
  10. PORTIONS OF STREET 11 THROUGH MISD TRACT WILL BE ACQUIRED THROUGH SEPARATE INSTRUMENT ACCESS EASEMENT.



VICINITY MAP  
NOT TO SCALE

LOTS 2-5, 13-18, 41-61, BLOCK 2; LOTS 1-5, BLOCK 6; AND LOTS 25, 51-71, BLOCK 4 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

LAND USE SUMMARY TABLE:

TOTAL AREA:	132.004 ACRES
SINGLE FAMILY LOTS:	399 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	47 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	32 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	149 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	171 LOTS
OPEN SPACE LOTS:	12 LOTS

PRELIMINARY PLAT

M3 Ranch, Phase 1

132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571

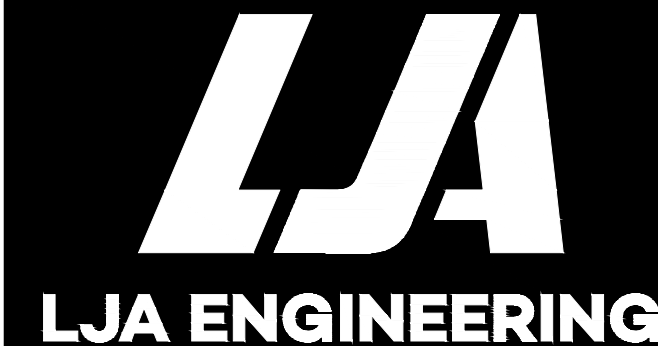
City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008

APPROVED PRELIMINARY PLAT



ENGINEER:

LJA ENGINEERING, INC.  
100 LEXINGTON STREET  
SUITE 20  
FORT WORTH, TX 76102  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

DEVELOPER:

HANOVER PROPERTY COMPANY  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
CONTACT: BEN LUEDTKE  
PHONE: (214) 445-2205  
ben@hanoverproperty.com

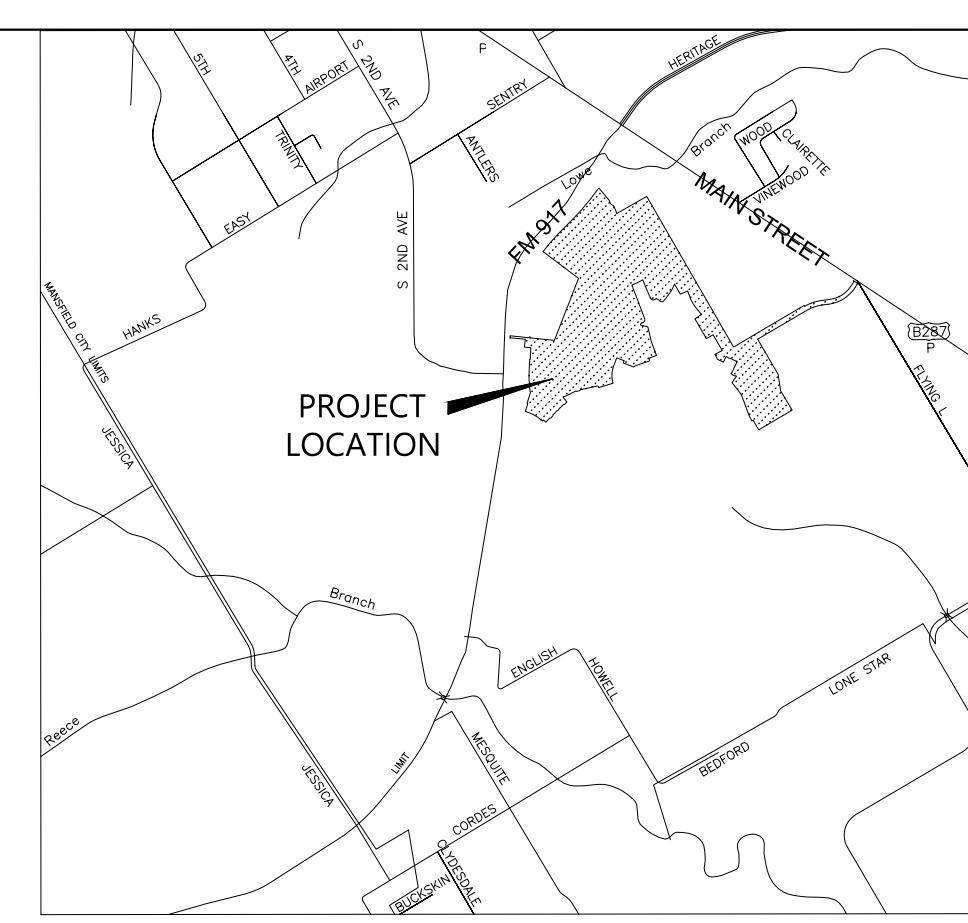
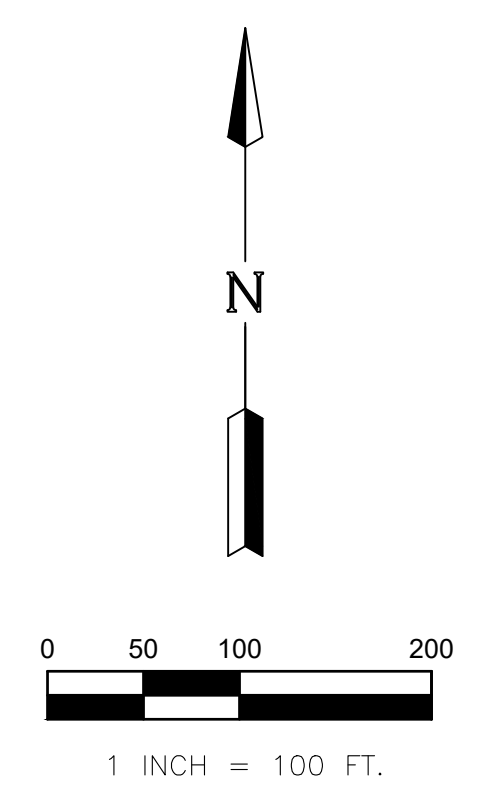
RECORD OWNER:

SET BACK PARTNERS, LTD.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

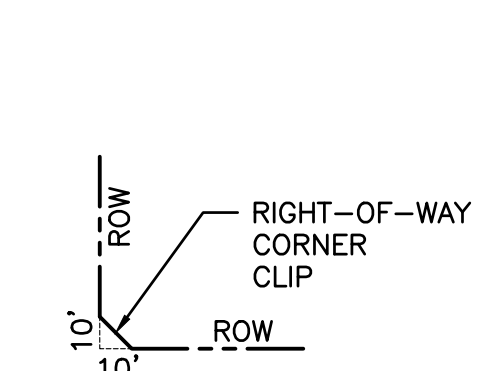
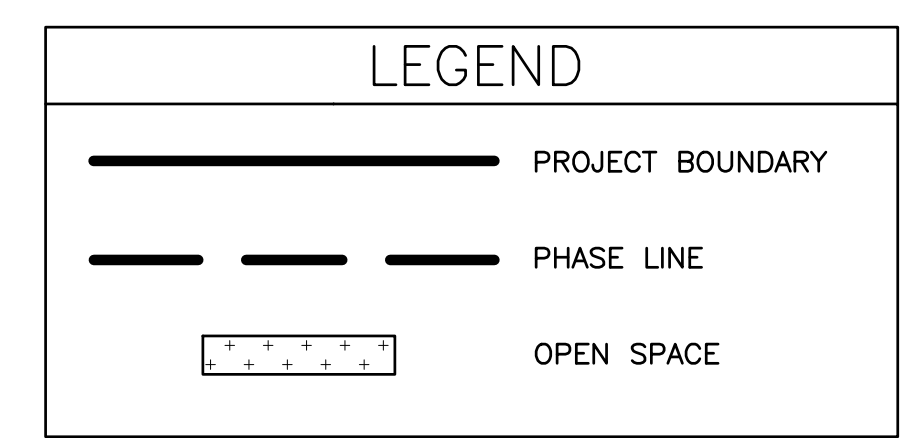
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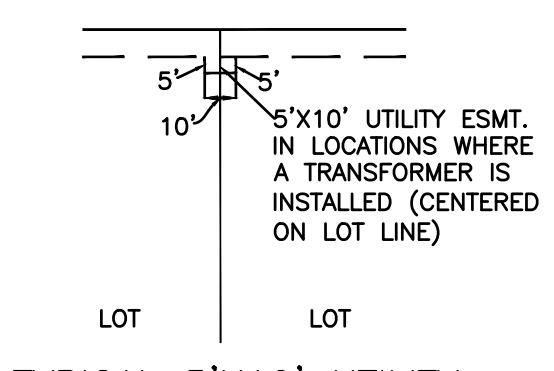




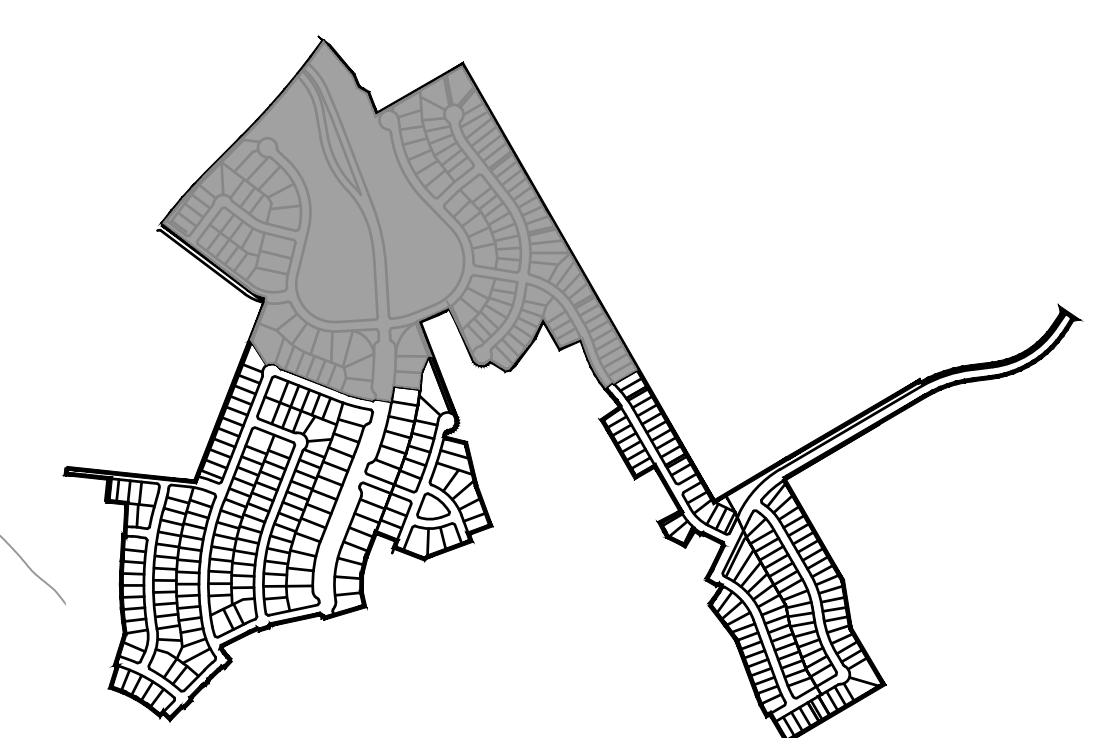
VICINITY MAP  
NOT TO SCALE



TYPICAL CORNER CLIP DETAIL  
STREET-STREET INTERSECTION  
NOT TO SCALE



TYPICAL 5'X10' UTILITY  
EASEMENT DETAIL  
N.T.S.



KEY MAP  
SCALE: 1"=2000'

EASEMENT NO.	DESCRIPTION	STATUS
1	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.T.C.T.	TO REMAIN
2	PERMANENT VALVE SITE TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
3	20' ELECTRIC EASEMENT JOHNSON COUNTY ELECTRIC COOPERATIVE ASSOCIATION BOOK 1952 PAGE 531 O.P.R.J.C.T.	TO BE ABANDONED
4	10' UTILITY EASEMENT BOOK 2106 PAGE 913 O.P.R.J.C.T.	TO BE ABANDONED
5	EXHIBIT A 20' PERMANENT PIPELINE EASEMENT TEXAS MIDSTREAM GAS SERVICES, LLC VOLUME 4572, PAGE 107 O.P.R.J.C.T.	TO REMAIN
6	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT "A" EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN

ENGINEER:

LJA ENGINEERING, INC.  
100 LEXINGTON STREET  
SUITE 20  
FORT WORTH, TX 76102  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

DEVELOPER:

HANOVER PROPERTY COMPANY  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
CONTACT: BEN LUEDTKE  
PHONE: (214) 445-2205  
ben@hanoverproperty.com

RECORD OWNER:

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100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
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LOTS 1-5, BLOCK 6; 41-61, BLOCK 2; LOTS 25, 51-63, 65-71, BLOCK 4; AND LOTS 1-5, BLOCK 6 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

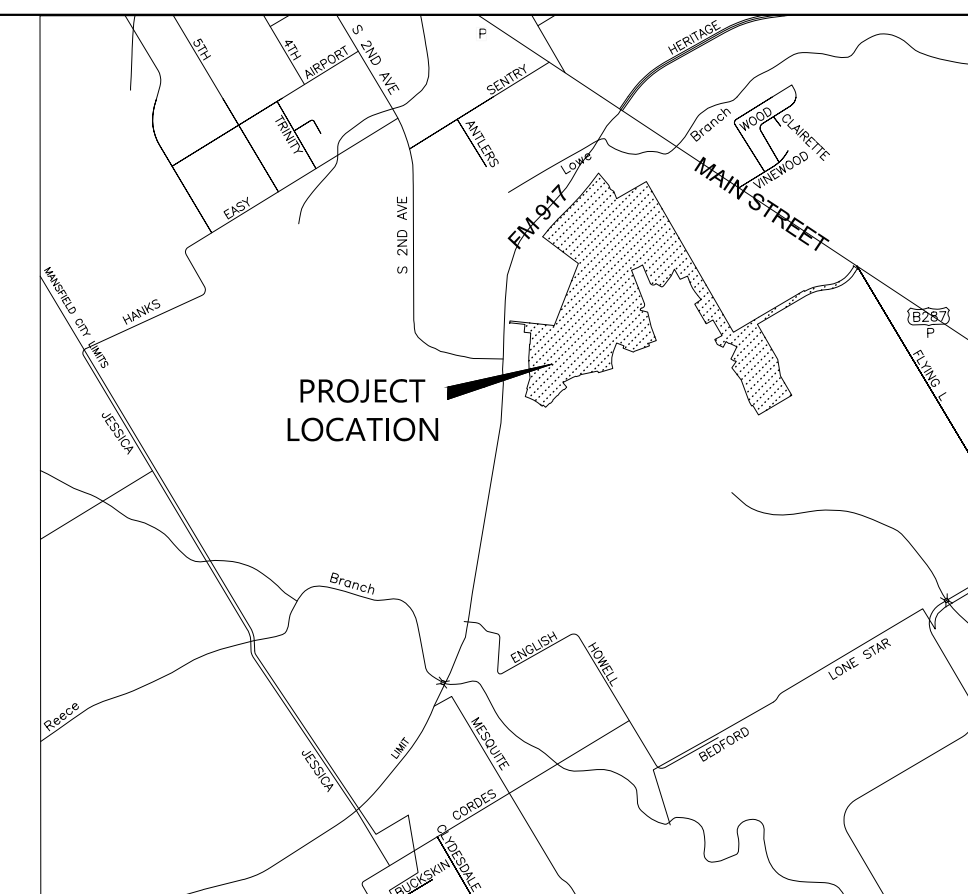
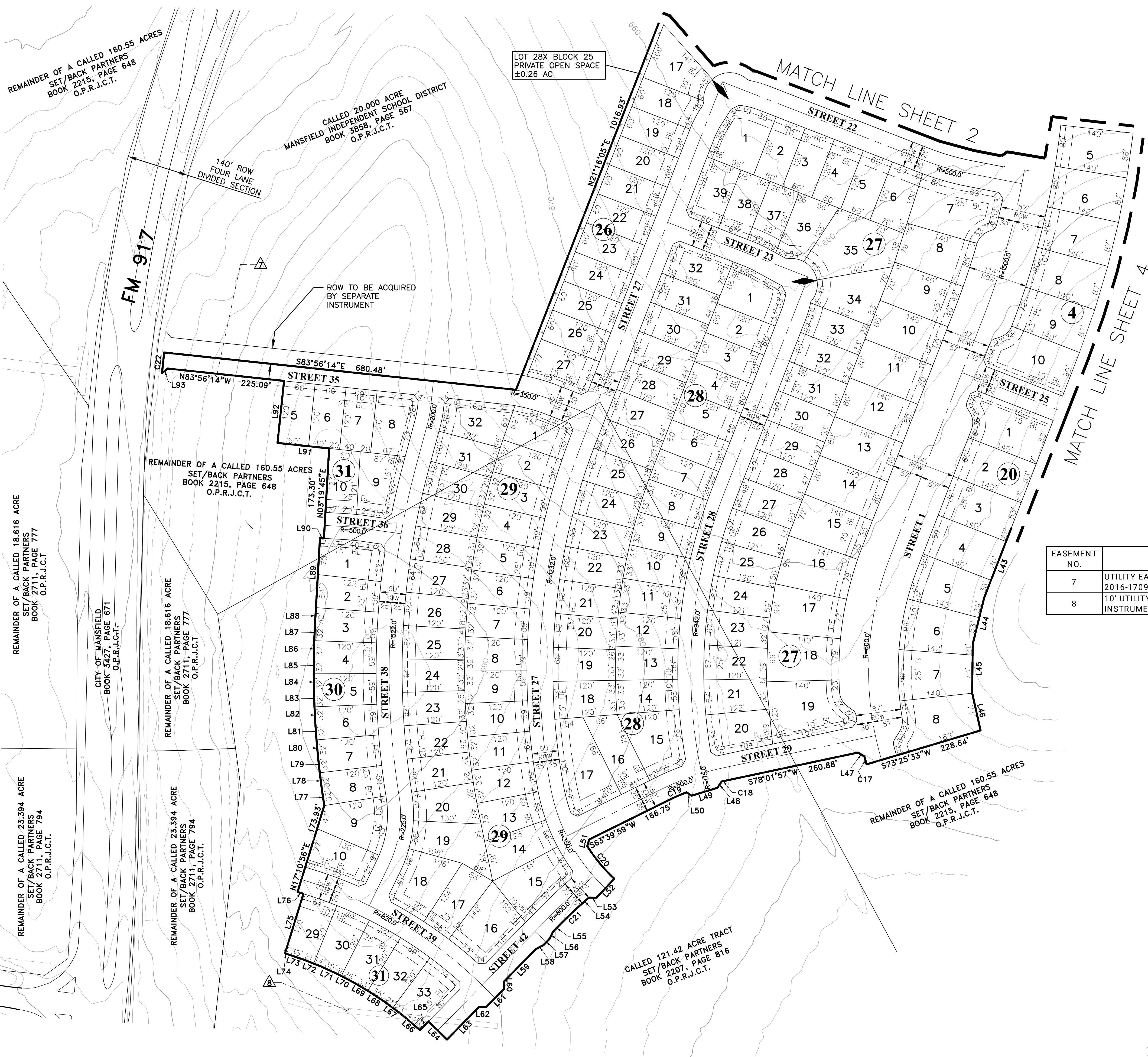
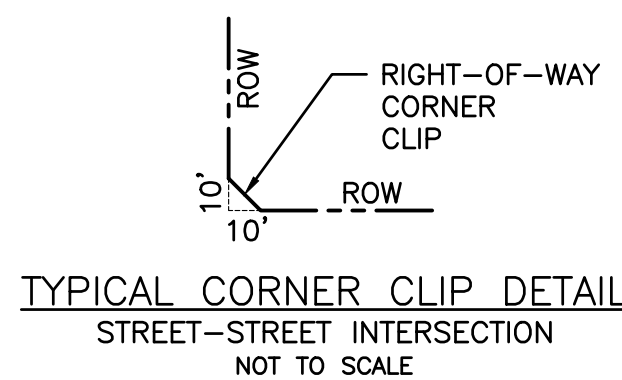
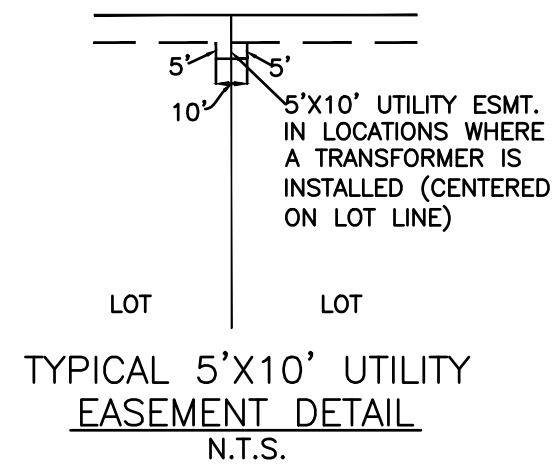
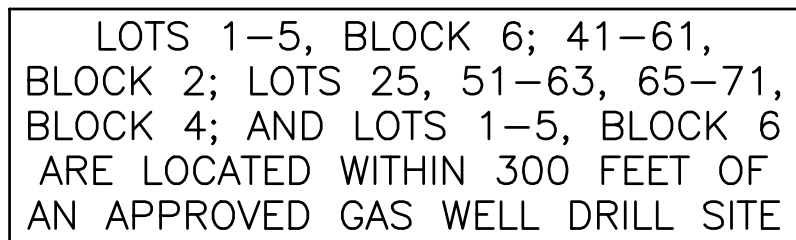
PRELIMINARY PLAT  
M3 Ranch, Phase 1  
132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571  
City of Mansfield, Johnson County, Texas  
399 Residential Lots, 12 Open Space Lots

March 2019

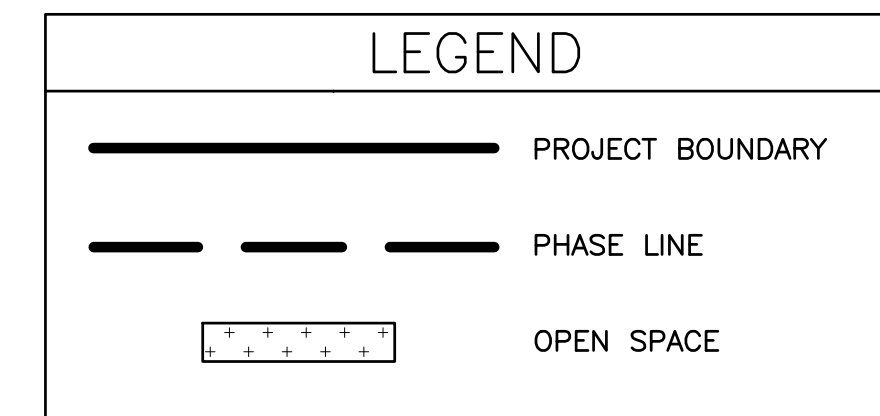
CASE NO. SD#19-008

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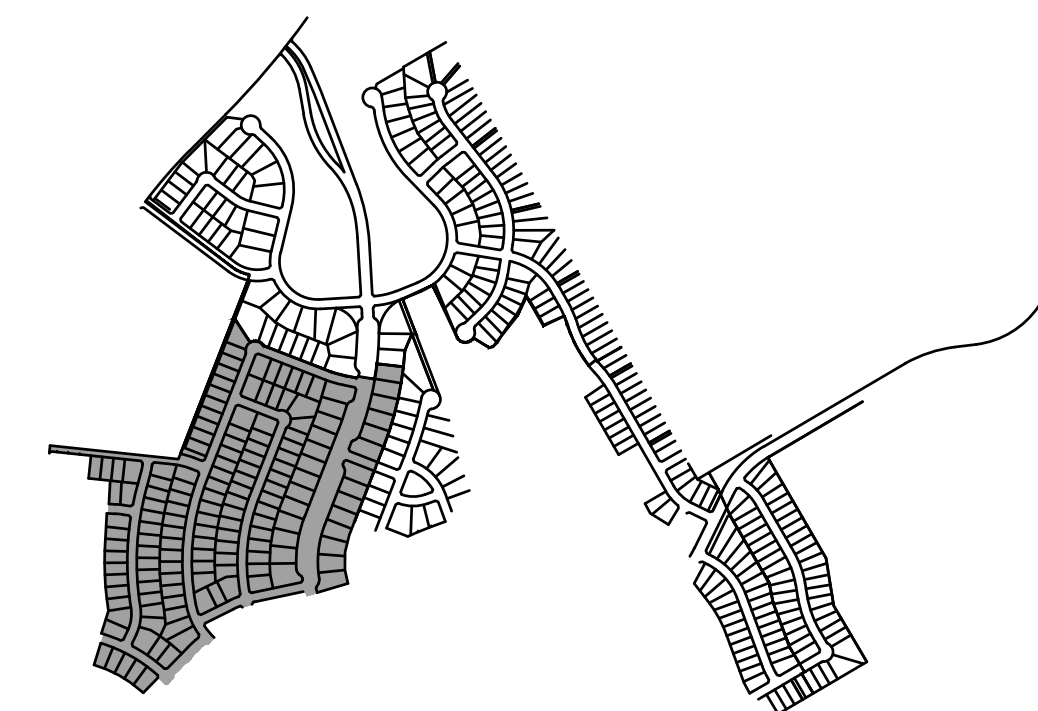
VICINITY MAP  
NOT TO SCALE



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EASEMENT NO.	DESCRIPTION	STATUS
7	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
8	10' UTILITY EASEMENT EXHIBIT A-3 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED



KEY MAP  
SCALE: 1"=2000'

**132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571**

**City of Mansfield, Johnson County, Texas**

**399 Residential Lots, 12 Open Space Lots**

**March 2019**

**CASE NO. SD#19-008**



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100 LEXINGTON STREET  
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PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

DEVELOPER:

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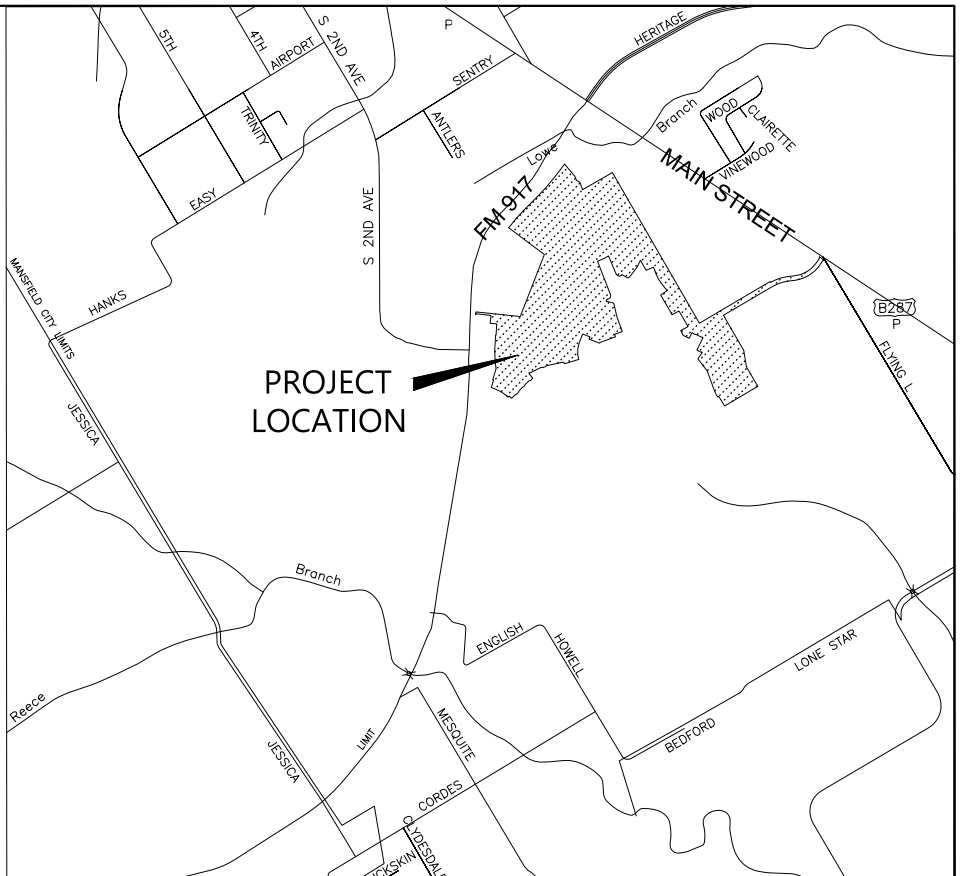
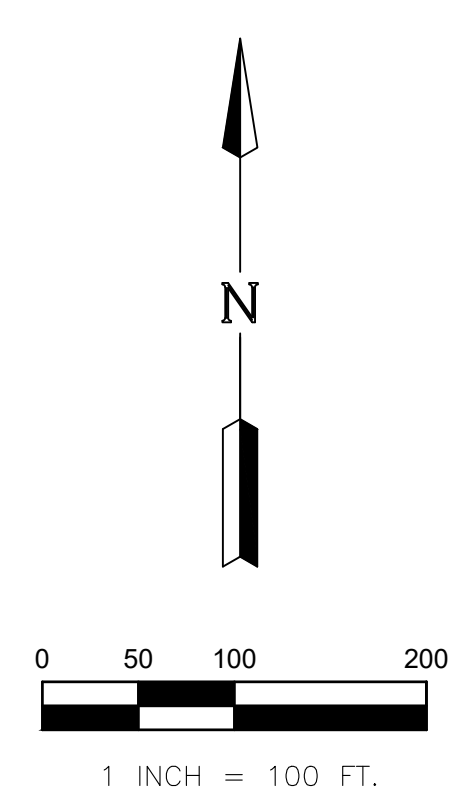
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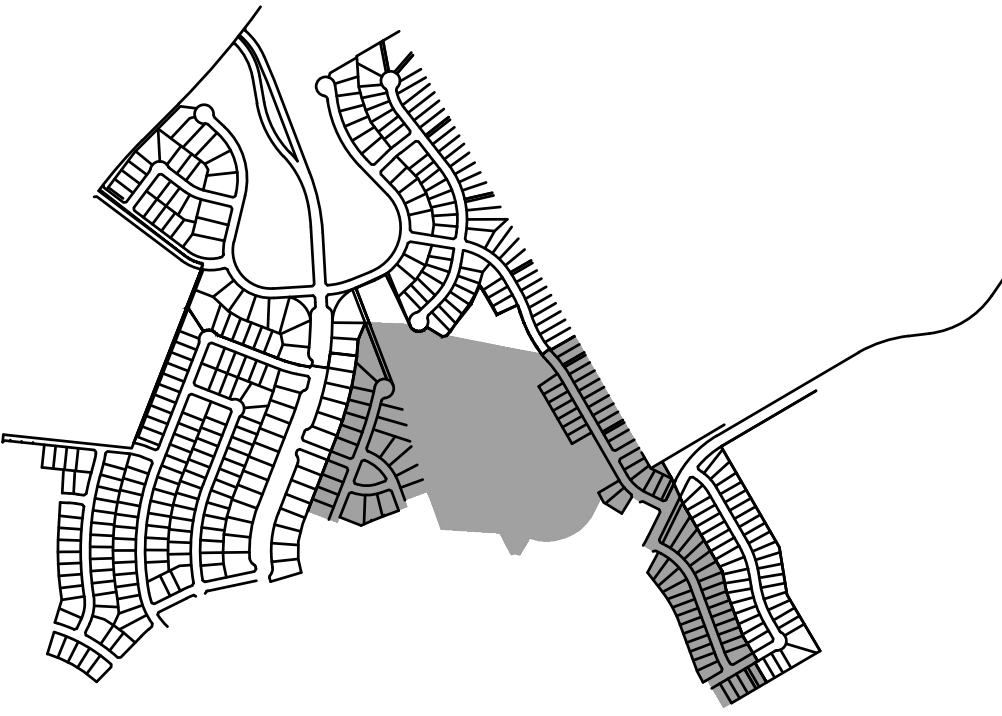


VICINITY MAP  
NOT TO SCALE

LEGEND	
	PROJECT BOUNDARY
	PHASE LINE
	OPEN SPACE

EASEMENT NO.	DESCRIPTION	STATUS
9	20' PIPELINE EASEMENT PEREGRINE PIPELINE COMPANY, LP COUNTY CLERKS NO. 2009-26873 O.P.R.J.C.T.	TO REMAIN
10	50' EASEMENT LONESTAR GAS COMPANY VOLUME 629, PAGE 466 O.P.R.J.C.T.	TO REMAIN
11	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT 'A' EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
12	10' UTILITY EASEMENT EXHIBIT A-7 CITY OF MANSFIELD INSTRUMENT NO. 2016-17092 O.P.R.J.C.T.	TO BE ABANDONED
13	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-23864 O.P.R.J.C.T.	TO BE ABANDONED
14	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-22800 O.P.R.J.C.T.	TO BE ABANDONED
15	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
16	VARIABLE WIDTH PERMANENT PIPELINE EASEMENT EXHIBIT A EOG RESOURCES, INC INSTRUMENT NO. 2015-12540 O.P.R.J.C.T.	TO REMAIN
17	UTILITY EASEMENT EXHIBIT A-1 CITY OF MANSFIELD DOCUMENT NO. 2016-17091 O.P.R.J.C.T.	TO BE ABANDONED
18	10' UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD O.P.R.J.C.T.	TO BE ABANDONED

LAND USE SUMMARY TABLE:	
TOTAL AREA:	132.004 ACRES
SINGLE FAMILY LOTS:	399 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	47 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	32 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	149 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	171 LOTS
OPEN SPACE LOTS:	12 LOTS



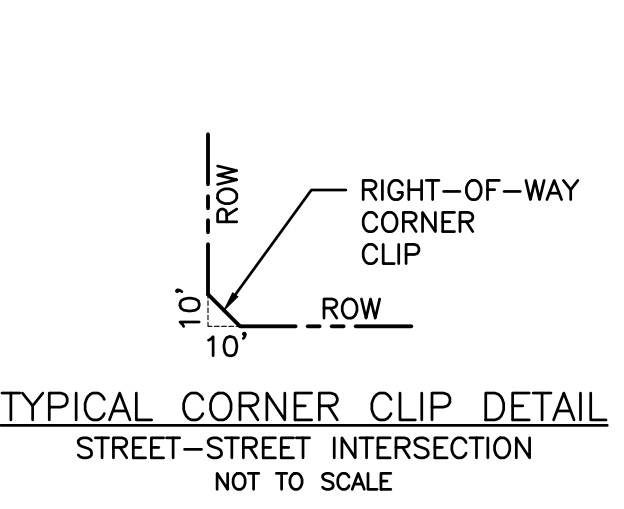
KEY MAP  
SCALE: 1"=2000'

PRELIMINARY PLAT  
M3 Ranch, Phase 1

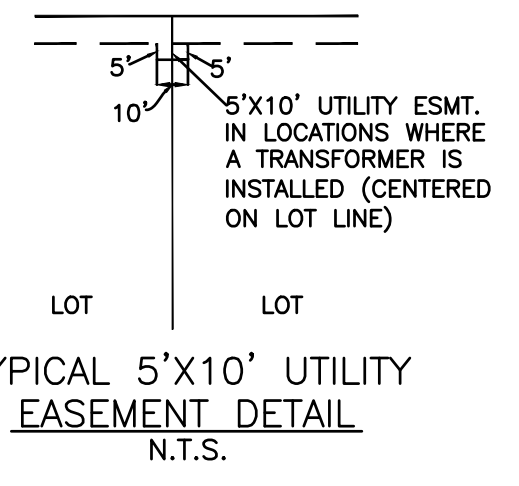
132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571  
City of Mansfield, Johnson County, Texas  
399 Residential Lots, 12 Open Space Lots

March 2019

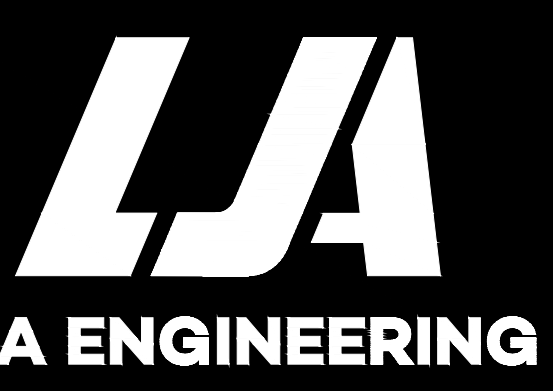
CASE NO. SD#19-008



TYPICAL CORNER CLIP DETAIL  
STREET-STREET INTERSECTION  
NOT TO SCALE



TYPICAL 5'X10' UTILITY  
EASEMENT DETAIL  
N.T.S.



ENGINEER:  
LJA ENGINEERING, INC.  
100 LEXINGTON STREET  
SUITE 20  
FORT WORTH, TX 76102  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

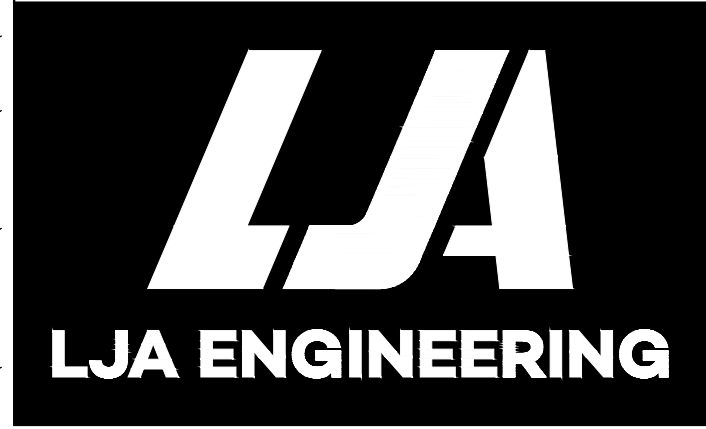
DEVELOPER:  
HANOVER PROPERTY COMPANY  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
CONTACT: BEN LUEDTKE  
PHONE: (214) 445-2205  
ben@hanoverproperty.com

RECORD OWNER:  
SET BACK PARTNERS, LTD.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

RECORD OWNER:  
MCCASLIN CONSULTING, INC.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

LOTS 1-5, BLOCK 6; 41-61, BLOCK 2; LOTS 25, 51-63, 65-71, BLOCK 4; AND LOTS 1-5, BLOCK 6 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE

Date/Time : 3/28/2019 9:50 PM User Name : Shannon Lowless  
Path/Name : s:\nls-land\0013\400 land\415 preliminary plat\0013011pp01.dwg



ENGINEER:

LJA ENGINEERING, INC.  
100 LEXINGTON STREET  
SUITE 20  
FORT WORTH, TX 76102  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

DEVELOPER:

HANOVER PROPERTY COMPANY  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
CONTACT: BEN LUEDTKE  
PHONE: (214) 445-2205  
ben@hanoverproperty.com

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SET BACK PARTNERS, LTD.  
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MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

RECORD OWNER:

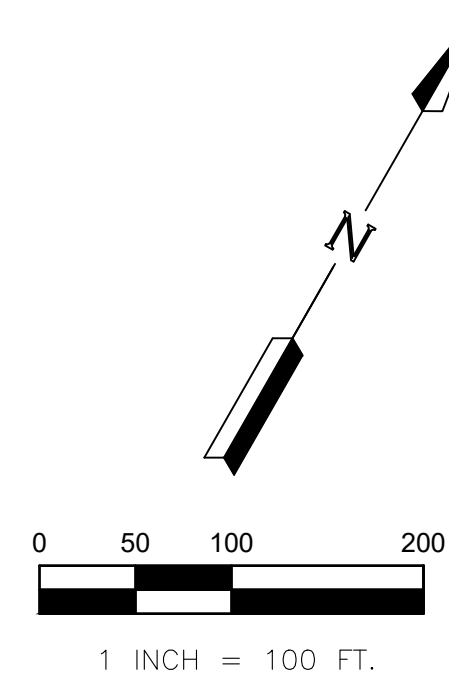
MCCASLIN CONSULTING, INC.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

LOTS 1-5, BLOCK 6; 41-61,  
BLOCK 2; LOTS 25, 51-63, 65-71,  
BLOCK 4; AND LOTS 1-5, BLOCK 6  
ARE LOCATED WITHIN 300 FEET OF  
AN APPROVED GAS WELL DRILL SITE

PRELIMINARY PLAT  
M3 Ranch, Phase 1  
132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the  
Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey,  
Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571  
City of Mansfield, Johnson County, Texas  
399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008



CALLED 30.09 ACRES  
KAREN SCHROEDER,  
TRUSTEE OF THE LOUIS WOCHNER  
REVOCABLE TRUST  
BOOK 616, PAGE 485  
O.P.R.J.C.T.

LOT 6X BLOCK 6  
PRIVATE OPEN SPACE  
AND D.E.  
±0.79 AC

FOX GLEN VILLAGE  
VOLUME 9, PAGE 242  
P.R.J.C.T.

LOT 1X BLOCK 7  
PRIVATE OPEN SPACE  
±0.34 AC

LONE STAR RANCH  
PHASE 1  
VOL. 10, PG. 483  
P.R.J.C.T.

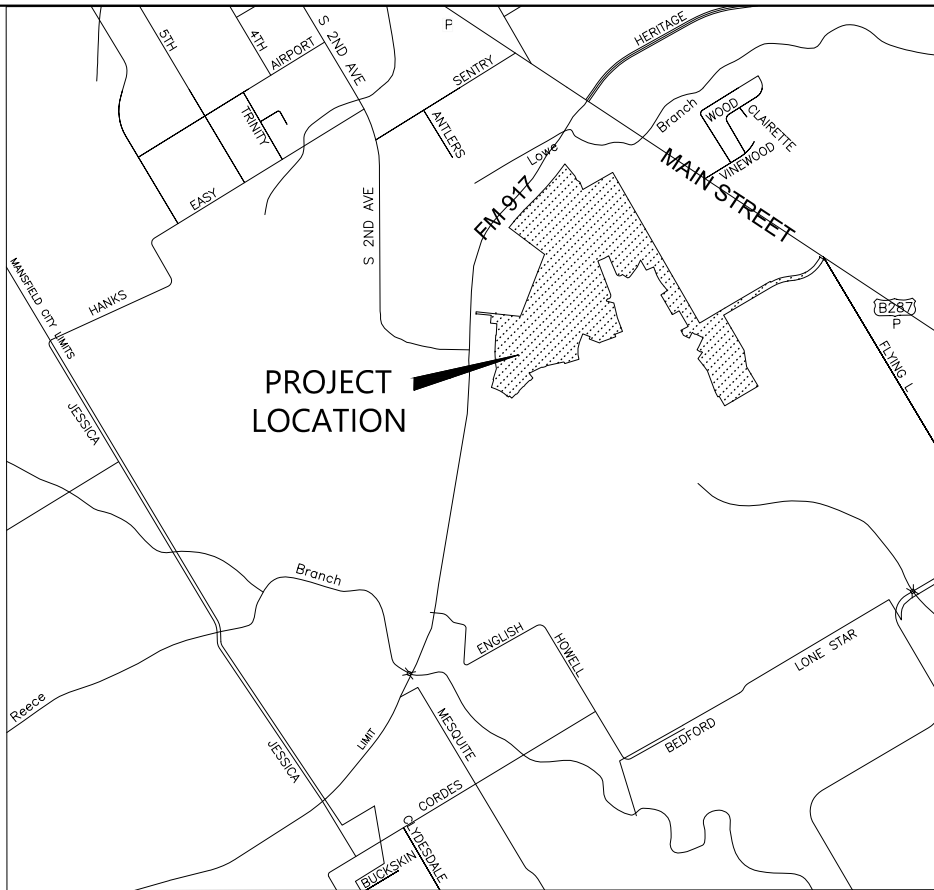
LONE STAR RANCH  
PHASE 1  
VOL. 10, PG. 483  
P.R.J.C.T.

DOVE CHASE  
PHASE 1  
VOL. 11, PG. 20  
P.R.J.C.T.

CALLED 78.455 ACRES  
MANSFIELD INDEPENDENT SCHOOL DISTRICT  
VOLUME 3330, PAGE 422  
O.P.R.J.C.T.

MCCASLIN CONSULTING, INC.  
DOCUMENT NO. 2015-27690  
O.P.R.J.C.T.

CALLED 41.00 ACRES  
MANSFIELD INDEPENDENT SCHOOL DISTRICT  
BOOK 857, PAGE 272  
O.P.R.J.C.T.



VICINITY MAP  
NOT TO SCALE

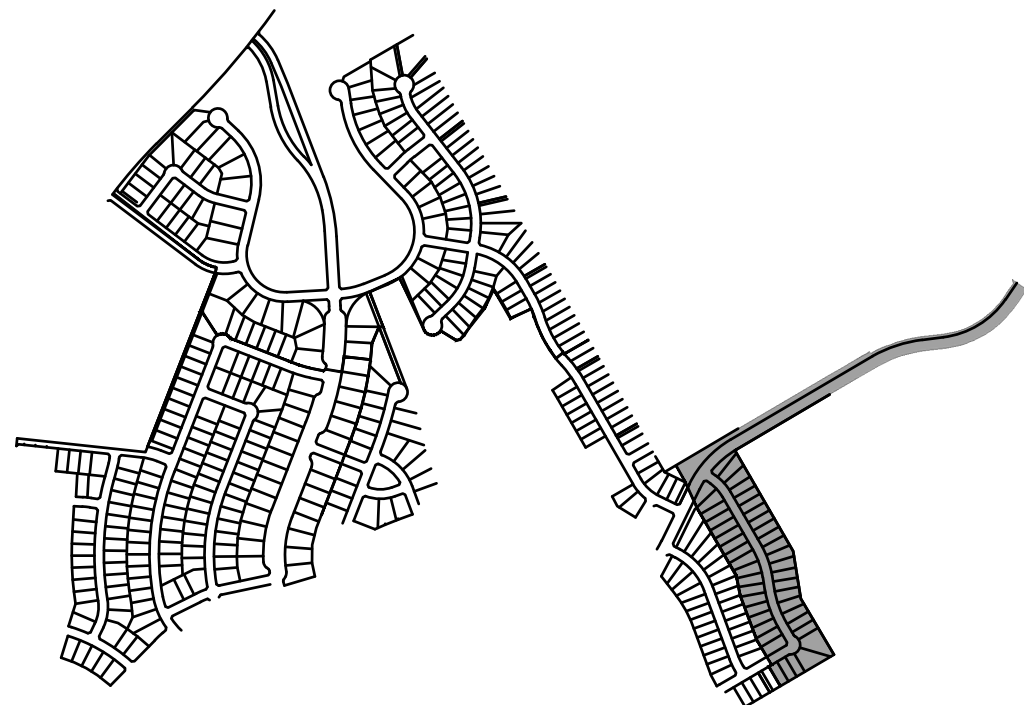
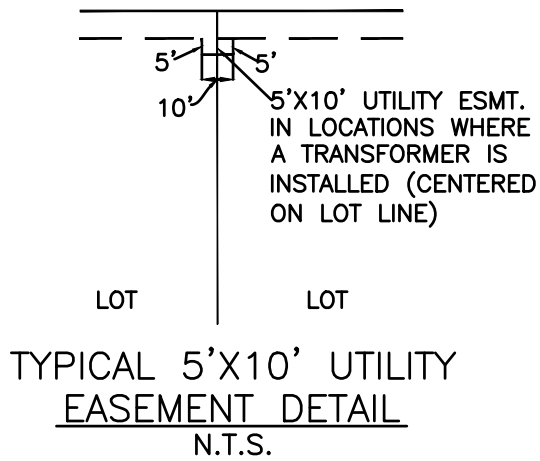
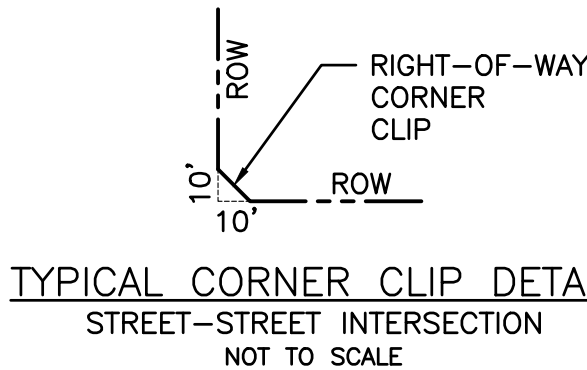
LEGEND

- PROJECT BOUNDARY
- PHASE LINE
- OPEN SPACE

LAND USE SUMMARY TABLE:

TOTAL AREA:	132.004 ACRES
SINGLE FAMILY LOTS:	399 LOTS
• RESIDENTIAL PRODUCT 1B (80' LOTS):	47 LOTS
• RESIDENTIAL PRODUCT 2 (70' LOTS):	32 LOTS
• RESIDENTIAL PRODUCT 3 (60' LOTS):	149 LOTS
• RESIDENTIAL PRODUCT 4 (50' LOTS):	171 LOTS
OPEN SPACE LOTS:	12 LOTS

EASEMENT NO.	DESCRIPTION	STATUS
19	UTILITY EASEMENT EXHIBIT A-2 CITY OF MANSFIELD DOCUMENT NO. 2016-2280 O.P.R.J.C.T.	TO BE ABANDONED



KEY MAP  
SCALE: 1"=2000'



RESIDENTIAL LOTS TABLE

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 3 LOT 2	13,213	0.30
TYPE 2	BLOCK 3 LOT 3	9,482	0.22
TYPE 2	BLOCK 3 LOT 4	9,303	0.21
TYPE 2	BLOCK 3 LOT 5	9,519	0.22
TYPE 2	BLOCK 3 LOT 6	9,518	0.22
TYPE 2	BLOCK 3 LOT 7	9,503	0.22
TYPE 2	BLOCK 3 LOT 8	10,309	0.24
TYPE 4	BLOCK 3 LOT 9	8,802	0.20
TYPE 4	BLOCK 3 LOT 10	7,543	0.17
TYPE 4	BLOCK 3 LOT 11	8,342	0.19
TYPE 4	BLOCK 3 LOT 12	8,363	0.19
TYPE 4	BLOCK 3 LOT 13	8,140	0.19
TYPE 4	BLOCK 3 LOT 14	7,008	0.16
TYPE 4	BLOCK 3 LOT 15	10,598	0.24
TYPE 4	BLOCK 3 LOT 16	18,811	0.43
TYPE 4	BLOCK 3 LOT 17	21,215	0.49
TYPE 4	BLOCK 3 LOT 18	7,881	0.18
TYPE 4	BLOCK 3 LOT 19	7,783	0.18
TYPE 4	BLOCK 3 LOT 20	9,421	0.22
TYPE 4	BLOCK 3 LOT 21	8,950	0.21

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 22	8,603	0.20
TYPE 4	BLOCK 3 LOT 23	8,249	0.19
TYPE 4	BLOCK 3 LOT 24	7,896	0.18
TYPE 4	BLOCK 3 LOT 25	9,009	0.21
TYPE 4	BLOCK 3 LOT 26	7,119	0.16
TYPE 4	BLOCK 3 LOT 27	6,765	0.16
TYPE 4	BLOCK 3 LOT 28	6,579	0.15
TYPE 4	BLOCK 3 LOT 29	6,565	0.15
TYPE 4	BLOCK 3 LOT 30	6,547	0.15
TYPE 4	BLOCK 3 LOT 31	6,892	0.16
TYPE 4	BLOCK 3 LOT 32	7,627	0.18
TYPE 4	BLOCK 3 LOT 33	11,354	0.26
TYPE 4	BLOCK 3 LOT 34	11,137	0.26
TYPE 4	BLOCK 3 LOT 35	10,098	0.23
TYPE 4	BLOCK 3 LOT 36	10,371	0.24
TYPE 4	BLOCK 3 LOT 37	9,597	0.22
TYPE 4	BLOCK 3 LOT 38	9,002	0.21
TYPE 4	BLOCK 3 LOT 39	7,710	0.18
TYPE 4	BLOCK 3 LOT 40	7,223	0.17
TYPE 4	BLOCK 3 LOT 41	7,502	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 3 LOT 42	6,250	0.14
TYPE 4	BLOCK 3 LOT 43	6,289	0.14
TYPE 4	BLOCK 3 LOT 44	6,502	0.15
TYPE 4	BLOCK 3 LOT 45	6,917	0.16
TYPE 4	BLOCK 3 LOT 46	7,376	0.17
TYPE 4	BLOCK 3 LOT 47	7,632	0.18
TYPE 4	BLOCK 3 LOT 48	7,669	0.18
TYPE 4	BLOCK 3 LOT 49	7,487	0.17
TYPE 4	BLOCK 3 LOT 50	7,086	0.16
TYPE 4	BLOCK 3 LOT 51	6,620	0.15
TYPE 4	BLOCK 3 LOT 52	7,591	0.17
TYPE 4	BLOCK 3 LOT 53	6,250	0.14
TYPE 4	BLOCK 3 LOT 54	6,250	0.14
TYPE 4	BLOCK 3 LOT 55	6,250	0.14
TYPE 4	BLOCK 3 LOT 56	6,250	0.14
TYPE 4	BLOCK 3 LOT 57	6,250	0.14
TYPE 4	BLOCK 3 LOT 58	6,250	0.14
TYPE 4	BLOCK 3 LOT 59	6,250	0.14
TYPE 4	BLOCK 3 LOT 60	7,500	0.17
TYPE 4	BLOCK 3 LOT 61	7,450	0.17

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 2	BLOCK 4 LOT 1	10,702	0.25
TYPE 2	BLOCK 4 LOT 2	9,428	0.22
TYPE 2	BLOCK 4 LOT 3	9,925	0.23
TYPE 2	BLOCK 4 LOT 4	10,130	0.23
TYPE 2	BLOCK 4 LOT 5	13,883	0.32
TYPE 4	BLOCK 4 LOT 6	7,808	0.18
TYPE 4	BLOCK 4 LOT 7	7,077	0.16
TYPE 4	BLOCK 4 LOT 8	7,054	0.16
TYPE 4	BLOCK 4 LOT 9	7,136	0.16
TYPE 4	BLOCK 4 LOT 10	7,064	0.16
TYPE 4	BLOCK 4 LOT 11	6,943	0.16
TYPE 4	BLOCK 4 LOT 12	6,250	0.14
TYPE 4	BLOCK 4 LOT 13	6,250	0.14
TYPE 4	BLOCK 4 LOT 14	11,633	0.27
TYPE 1B	BLOCK 5 LOT 2	18,933	0.43
TYPE 1B	BLOCK 5 LOT 3	12,906	0.30
TYPE 1B	BLOCK 5 LOT 4	11,649	0.27
TYPE 1B	BLOCK 5 LOT 5	11,649	0.27
TYPE 1B	BLOCK 5 LOT 6	11,649	0.27
TYPE 1B	BLOCK 5 LOT 7	11,649	0.27

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 1B	BLOCK 5 LOT 8	11,649	0.27
TYPE 1B	BLOCK 5 LOT 9	11,667	0.27
TYPE 1B	BLOCK 5 LOT 10	14,262	0.33
TYPE 2	BLOCK 5 LOT 11	9,550	0.22
TYPE 2	BLOCK 5 LOT 12	8,644	0.20
TYPE 2	BLOCK 5 LOT 13	8,624	0.20
TYPE 2	BLOCK 5 LOT 14	8,625	0.20
TYPE 2	BLOCK 5 LOT 15	8,628	0.20
TYPE 2	BLOCK 5 LOT 16	11,700	0.27
TYPE 2	BLOCK 5 LOT 17	23,374	0.54
TYPE 2	BLOCK 5 LOT 18	9,857	0.23
TYPE 2	BLOCK 5 LOT 19	13,034	0.30
TYPE 2	BLOCK 5 LOT 20	12,577	0.29
TYPE 2	BLOCK 5 LOT 21	12,787	0.29
TYPE 2	BLOCK 5 LOT 22	11,164	0.26
TYPE 2	BLOCK 5 LOT 23	9,405	0.22
TYPE 2	BLOCK 5 LOT 24	8,750	0.20
TYPE 4	BLOCK 5 LOT 51	10,438	0.24
TYPE 4	BLOCK 5 LOT 52	7,280	0.17
TYPE 4	BLOCK 5 LOT 53	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 54	6,000	0.14
TYPE 4	BLOCK 5 LOT 55	6,000	0.14
TYPE 4	BLOCK 5 LOT 56	6,000	0.14
TYPE 4	BLOCK 5 LOT 57	6,000	0.14
TYPE 4	BLOCK 5 LOT 58	6,000	0.14
TYPE 4	BLOCK 5 LOT 59	6,440	0.15
TYPE 4	BLOCK 5 LOT 60	6,692	0.15
TYPE 4	BLOCK 5 LOT 61	6,238	0.14
TYPE 4	BLOCK 5 LOT 62	6,238	0.14
TYPE 4	BLOCK 5 LOT 63	9,493	0.22
TYPE 4	BLOCK 5 LOT 64	11,057	0.25
TYPE 4	BLOCK 5 LOT 65	6,612	0.15
TYPE 4	BLOCK 5 LOT 66	6,787	0.16
TYPE 4	BLOCK 5 LOT 67	6,858	0.16
TYPE 4	BLOCK 5 LOT 68	6,976	0.16
TYPE 4	BLOCK 5 LOT 69	7,070	0.16
TYPE 4	BLOCK 5 LOT 70	6,957	0.16
TYPE 4	BLOCK 5 LOT 71	7,963	0.18
TYPE 4	BLOCK 5 LOT 72	9,090	0.21
TYPE 4	BLOCK 5 LOT 73	6,776	0.16

LINE	BEARING	DISTANCE
L1	S32°30'45"E	12.99'
L2	N82°58'36"E	112.62'
L3	N34°07'45"E	89.66'
L4	N10°26'54"W	20.74'
L5	S55°36'23"E	89.26'
L6	S79°15'41"W	17.21'
L7	S32°02'05"W	58.06'
L8	S82°58'36"W	90.19'
L9	S59°30'03"W	7.70'
L10	N25°34'42"W	63.64'
L11	N22°48'43"W	50.05'
L12	N36°04'31"W	97.66'
L13	N37°51'12"W	141.02'
L14	N62°05'32"W	20.02'
L15	S74°13'13"W	14.46'
L16	N59°01'48"W	60.00'
L17	N26°02'29"E	146.81'
L18	N18°57'31"W	14.14'
L19	N63°53'15"W	114.05'
L20	S74°40'38"W	14.33'
L21	N54°49'40"W	50.24'
L22	S26°23'41"W	96.69'
L23	N63°57'31"W	100.81'
L24	N28°02'22"W	33.23'
L25	N28°02'22"W	51.79'
L26	N62°34'43"E	126.94'
L27	S60°05'07"W	120.00'
L28	N31°26'53"W	48.95'
L29	N55°44'13"E	120.00'
L30	S66°08'08"W	121.94'
L31	S25°20'41"W	112.45'
L32	S46°13'48"W	30.94'
L33	S77°27'36"W	21.30'
L34	N58°04'56"W	96.69'
L35	N22°25'59"W	127.91'
L36	S67°55'05"W	107.15'
L37	S76°04'09"E	117.89'
L38	S69°53'51"W	125.00'
L39	S20°06'09"E	40.00'
L40	S53°49'28"W	19.59'
L41	N21°16'05"E	37.44'
L42	N68°43'55"W	119.97'
L43	S21°16'46"W	143.14'
L44	S13°49'50"W	92.02'
L45	S00°35'33"W	94.18'
L46	S12°37'30"E	73.31'
L47	N58°19'55"W	14.47'
L48	S35°01'34"W	14.97'
L49	S73°03'15"W	51.47'
L50	N56°51'51"W	11.78'

LINE	BEARING	DISTANCE
L50	N56°51'51"W	11.78'
L51	S16°01'11"W	13.47'
L52	S43°06'24"W	49.83'
L53	N89°19'03"W	14.81'
L54	S48°27'27"W	21.51'
L55	S44°30'11"W	19.91'
L56	S25°50'48"W	15.62'
L57	S44°30'11"W	17.01'
L58	S62°41'37"W	16.00'
L59	S44°30'11"W	87.19'
L60	S00°29'49"E	14.14'
L61	S44°30'11"W	50.00'
L62	S89°30'11"W	14.14'
L63	S44°30'11"W	86.96'
L64	N45°29'49"W	50.00'
L65	S44°30'11"W	23.51'
L66	N49°31'49"W	44.25'
L67	N53°13'28"W	44.30'
L68	N56°37'09"W	34.91'
L69	N59°34'58"W	34.91'
L70	N62°32'47"W	34.91'
L71	N65°30'36"W	34.91'
L72	N68°28'25"W	34.91'
L73	N71°26'14"W	34.91'
L74	N74°24'03"W	2.79'
L75	N17°10'56"E	120.08'
L76	N72°49'00"W	11.83'
L77	N08°23'03"W	31.81'
L78	N07°17'26"W	31.81'
L79	N06°11'49"W	31.81'
L80	N05°06'13"W	31.81'
L81	N04°00'36"W	31.81'
L82	N02°55'00"W	31.81'
L83	N01°49'23"W	31.81'
L84	N00°43'46"W	31.81'
L85	N00°21'50"E	31.81'
L86	N01°27'27"E	31.81'
L87	N02°31'35"E	31.82'
L88	N03°19'45"E	31.82'
L89	N03°19'45"E	133.85'
L90	S86°40'15"E	7.62'
L91	N83°56'14"W	99.91'
L92	N06°03'46"E	120.00'
L93	S50°53'20"W	14.10'
L94	N52°59'43"W	110.66'
L95	S22°19'02"E	68.10'
L96	S59°26'15"E	28.10'
L97	S59°26'15"E	30.67'
L98	S21°02'39"E	92.64'
L99	S21°02'45"E	29.82'

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 5 LOT 74	6,941	0.16
TYPE 4	BLOCK 5 LOT 75	7,917	0.18
TYPE 4	BLOCK 5 LOT 76	7,861	0.18
TYPE 4	BLOCK 5 LOT 77	7,268	0.17
TYPE 4	BLOCK 5 LOT 78	7,259	0.17
TYPE 4	BLOCK 5 LOT 79	8,551	0.20
TYPE 4	BLOCK 5 LOT 80	6,905	0.16
TYPE 3	BLOCK 5 LOT 81	8,270	0.19
TYPE 3	BLOCK 5 LOT 82	9,253	0.21
TYPE 4	BLOCK 7 LOT 1	7,450	0.17
TYPE 4	BLOCK 7 LOT 2	6,901	0.16
TYPE 4	BLOCK 7 LOT 3	8,037	0.18
TYPE 4	BLOCK 7 LOT 4	6,528	0.15
TYPE 4	BLOCK 7 LOT 5	6,250	0.14
TYPE 4	BLOCK 8 LOT 2	9,075	0.21
TYPE 4	BLOCK 8 LOT 3	7,930	0.18
TYPE 4	BLOCK 8 LOT 4	7,121	0.16
TYPE 4	BLOCK 8 LOT 5	6,500	0.15
TYPE 4	BLOCK 8 LOT 6	6,500	0.15
TYPE 4	BLOCK 8 LOT 7	6,500	0.15

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 8	6,500	0.15
TYPE 4	BLOCK 8 LOT 9	6,500	0.15
TYPE 4	BLOCK 8 LOT 10	6,500	0.15
TYPE 4	BLOCK 8 LOT 11	6,993	0.16
TYPE 4	BLOCK 8 LOT 12	7,383	0.17
TYPE 4	BLOCK 8 LOT 13	7,334	0.17
TYPE 4	BLOCK 8 LOT 14	6,920	0.16
TYPE 4	BLOCK 8 LOT 15	6,500	0.15
TYPE 4	BLOCK 8 LOT 16	6,946	0.16
TYPE 4	BLOCK 8 LOT 17	6,832	0.16
TYPE 4	BLOCK 8 LOT 18	7,111	0.16
TYPE 4	BLOCK 8 LOT 19	6,499	0.15
TYPE 4	BLOCK 8 LOT 20	6,575	0.15
TYPE 4	BLOCK 8 LOT 21	12,870	0.30
TYPE 4	BLOCK 8 LOT 22	17,012	0.39
TYPE 4	BLOCK 8 LOT 23	6,294	0.14
TYPE 4	BLOCK 8 LOT 24	6,026	0.14
TYPE 4	BLOCK 8 LOT 25	6,000	0.14
TYPE 4	BLOCK 8 LOT 26	7,800	0.18
TYPE 4	BLOCK 8 LOT 27	6,000	0.14

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 8 LOT 28	6,000	0.14
TYPE 4	BLOCK 8 LOT 29	6,000	0.14
TYPE 4	BLOCK 8 LOT 30	6,000	0.14
TYPE 4	BLOCK 9 LOT 1	10,085	0.23
TYPE 4	BLOCK 9 LOT 2	7,812	0.18
TYPE 4	BLOCK 9 LOT 3	7,812	0.18
TYPE 4	BLOCK 9 LOT 4	7,812	0.18
TYPE 4	BLOCK 9 LOT 5	7,812	0.18
TYPE 4	BLOCK 9 LOT 6	7,812	0.18
TYPE 4	BLOCK 9 LOT 7	7,812	0.18
TYPE 4	BLOCK 9 LOT 8	7,812	0.18
TYPE 4	BLOCK 9 LOT 9	8,266	0.19
TYPE 4	BLOCK 9 LOT 10	8,278	0.19
TYPE 4	BLOCK 9 LOT 11	7,972	0.18
TYPE 4	BLOCK 9 LOT 12	7,009	0.16
TYPE 4	BLOCK 9 LOT 13	7,003	0.16
TYPE 4	BLOCK 9 LOT 14	6,434	0.15
TYPE 4	BLOCK 9 LOT 15	6,417	0.15
TYPE 4	BLOCK 9 LOT 16	6,576	0.15
TYPE 4	BLOCK 9 LOT 17	6,897	0.16
TYPE 4	BLOCK 9 LOT 18	10,119	0.23

TYPE	BLOCK & LOT NUMBER	AREA (SF)	AREA (AC)
TYPE 4	BLOCK 9 LOT 19	8,134	0.19
TYPE 4	BLOCK 9 LOT 20	6,000	0.14
TYPE 4	BLOCK 9 LOT 21	6,000	0.14
TYPE 4	BLOCK 9 LOT 22	6,000	0.14
TYPE 4	BLOCK 9 LOT 23	6,000	0.14
TYPE 4	BLOCK 9 LOT 24	6,000	0.14
TYPE 4	BLOCK 9 LOT 25	6,000	0.14
TYPE 4	BLOCK 9 LOT 26	6,000	0.14
TYPE 4	BLOCK 9 LOT 27	6,128	0.14
TYPE 4	BLOCK 9 LOT 28	6,531	0.15
TYPE 4	BLOCK 9 LOT 29	6,580	0.15
TYPE 4	BLOCK 9 LOT 30	7,012	0.16
TYPE 4	BLOCK 9 LOT 31	7,682	0.18
TYPE 4	BLOCK 9 LOT 32	9,665	0.22
TYPE 4	BLOCK 9 LOT 33	11,938	0.27
TYPE 4	BLOCK 20 LOT 2	7,500	0.17
TYPE 4	BLOCK 20 LOT 3	8,156	0.19
TYPE 4	BLOCK 20 LOT 4	8,244	0.19
TYPE 4	BLOCK 20 LOT 5	7,617	0.17
TYPE 4	BLOCK 20 LOT 6	6,354	0.15



Date\Time : 3/28/2019 9:51 PM User Name : Shannon Lowless  
Path\Name : s:\vnt-land\0013\400 land\415 preliminary plat\001301pp01.dwg

<div>PROPERTY DESCRIPTION 132.004 ACRES</div> <div>BEING A 132.004 ACRE TRACT OF LAND SITUATED IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, THE CRAWFORD TREESSE SURVEY, ABSTRACT NO. 831, AND THE JOSEPH C GUEST SURVEY, ABSTRACT NO. 311, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND CONVEYED TO SET/BACK PARTNERS, AS RECORDED IN, VOLUME 2555, PAGE 254, VOLUME 2215, PAGE 648, VOLUME 2169, VOLUME 160, VOLUME 2207, PAGE 816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, PART OF A TRACT OF LAND CONVEYED TO MCCASLIN CONSULTING, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 2015-27690, AND PART OF A 78.455 ACRE TRACT OF LAND CONVEYED TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 3330, PAGE 422, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY. SAID 132.004 ACRE TRACT WITH BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUMENT: TNP MANSFIELD "17-07" CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: <b>BEGINNING</b> AT A POINT FOR CORNER;  THENCE, NORTH 59 DEGREES 19 MINUTES 42 SECONDS EAST, A DISTANCE OF 450.85 FEET TO A POINT FOR CORNER;  THENCE, NORTH 59 DEGREES 37 MINUTES 05 SECONDS EAST, A DISTANCE OF 804.23 FEET TO A POINT FOR CORNER;  THENCE, SOUTH 32 DEGREES 30 MINUTES 45 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 38 MINUTES 44 SECONDS, A RADIUS OF 718.86 FEET, AND A LONG CHORD THAT BEARS NORTH 71 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 282.28 FEET;  THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 284.12 FEET TO A POINT FOR CORNER;  NORTH 82 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 112.62 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 35 MINUTES 07 SECONDS, A RADIUS OF 450.00 FEET, AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 370.26 FEET;  THENCE, ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 381.59 FEET TO A POINT FOR CORNER;  THENCE, NORTH 34 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 89.66 FEET TO A POINT FOR CORNER;  THENCE, NORTH 10 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 20.74 FEET TO A POINT FOR CORNER;  THENCE, SOUTH 55 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 89.26 FEET TO A POINT FOR CORNER;  THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:  SOUTH 79 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 17.21 FEET TO A POINT FOR CORNER;  SOUTH 32 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 58.06 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 50 DEGREES 56 MINUTES 30 SECONDS, A RADIUS OF 555.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 57 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 477.36 FEET;  ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 493.45 FEET TO A POINT FOR CORNER;  SOUTH 82 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 90.19 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 32 MINUTES 34 SECONDS, A RADIUS OF 648.86 FEET, AND A LONG CHORD THAT BEARS SOUTH 71 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 264.75 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 266.62 FEET TO A POINT FOR CORNER;  SOUTH 59 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 844.36 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 495.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 58 DEGREES 22 MINUTES 57 SECONDS WEST, A DISTANCE OF 21.35 FEET;  ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 21.35 FEET TO A POINT FOR CORNER;  SOUTH 30 DEGREES 01 MINUTES 32 SECONDS EAST, A DISTANCE OF 620.96 FEET TO A POINT FOR CORNER;  SOUTH 09 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 253.72 FEET TO A POINT FOR CORNER;  SOUTH 30 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 342.98 FEET TO A POINT FOR CORNER;  THENCE, SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 592.40 FEET TO A POINT FOR CORNER;  THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:</div>	<div>NORTH 30 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER;  SOUTH 59 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 7.70 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 52 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 16.25 FEET;  ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.25 FEET TO A POINT FOR CORNER;  NORTH 25 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 63.64 FEET TO A POINT FOR CORNER;  NORTH 22 DEGREES 48 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.05 FEET TO A POINT FOR CORNER;  NORTH 20 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 313.03 FEET TO A POINT FOR CORNER;  NORTH 36 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 97.66 FEET TO A POINT FOR CORNER;  NORTH 37 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 141.02 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 55 MINUTES 35 SECONDS, A RADIUS OF 685.00 FEET, AND A LONG CHORD THAT BEARS NORTH 34 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 118.53 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 118.68 FEET TO A POINT FOR CORNER;  NORTH 62 DEGREES 05 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.02 FEET TO A POINT FOR CORNER;  SOUTH 74 DEGREES 13 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.46 FEET TO A POINT FOR CORNER;  NORTH 59 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 55 MINUTES 43 SECONDS, A RADIUS OF 595.00 FEET, AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 51.17 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 51.18 FEET TO A POINT FOR CORNER;  NORTH 26 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 146.81 FEET TO A POINT FOR CORNER;  NORTH 18 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;  NORTH 63 DEGREES 53 MINUTES 15 SECONDS WEST, A DISTANCE OF 114.05 FEET TO A POINT FOR CORNER;  SOUTH 74 DEGREES 40 MINUTES 38 SECONDS WEST, A DISTANCE OF 14.33 FEET TO A POINT FOR CORNER;  NORTH 54 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.24 FEET TO A POINT FOR CORNER;  SOUTH 26 DEGREES 23 MINUTES 41 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER;  NORTH 63 DEGREES 57 MINUTES 31 SECONDS WEST, A DISTANCE OF 100.81 FEET TO A POINT FOR CORNER;  NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 33.23 FEET TO A POINT FOR CORNER;  NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 51.79 FEET TO A POINT FOR CORNER;  NORTH 62 DEGREES 34 MINUTES 43 SECONDS EAST, A DISTANCE OF 126.94 FEET TO A POINT FOR CORNER;  NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 277.14 FEET TO A POINT FOR CORNER;  SOUTH 60 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;  NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;  NORTH 31 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 48.95 FEET TO A POINT FOR CORNER;  NORTH 55 DEGREES 44 MINUTES 13 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 44 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 38 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 82.51 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 82.58 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 09 MINUTES 17 SECONDS, A RADIUS OF 625.00 FEET, AND A LONG CHORD THAT BEARS NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 272.20 FEET;  ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.39 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A</div>	<div>REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 16 SECONDS, A RADIUS OF 575.00 FEET, AND A LONG CHORD THAT BEARS NORTH 20 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 62.74 FEET;  ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 62.77 FEET TO A POINT FOR CORNER;  SOUTH 66 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 121.94 FEET TO A POINT FOR CORNER;  NORTH 29 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 177.77 FEET TO A POINT FOR CORNER;  SOUTH 25 DEGREES 20 MINUTES 41 SECONDS WEST, A DISTANCE OF 112.45 FEET TO A POINT FOR CORNER;  SOUTH 37 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 176.97 FEET TO A POINT FOR CORNER;  SOUTH 46 DEGREES 13 MINUTES 48 SECONDS WEST, A DISTANCE OF 30.94 FEET TO A POINT FOR CORNER;  SOUTH 77 DEGREES 27 MINUTES 36 SECONDS WEST, A DISTANCE OF 21.30 FEET TO A POINT FOR CORNER;  NORTH 58 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 96.69 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 39 MINUTES 26 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 88.96 FEET;  ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 109.66 FEET TO A POINT FOR CORNER;  NORTH 23 DEGREES 34 MINUTES 02 SECONDS WEST, A DISTANCE OF 172.88 FEET TO A POINT FOR CORNER;  NORTH 22 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 127.91 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 78.08 FEET;  ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 78.30 FEET TO A POINT FOR CORNER;  SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST, A DISTANCE OF 107.15 FEET TO A POINT FOR CORNER;  SOUTH 20 DEGREES 58 MINUTES 13 SECONDS EAST, A DISTANCE OF 548.34 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106 DEGREES 53 MINUTES 11 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 32 DEGREES 19 MINUTES 26 SECONDS WEST, A DISTANCE OF 80.33 FEET;  ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 93.28 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 72 DEGREES 22 MINUTES 38 SECONDS, A RADIUS OF 20.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 34 MINUTES 42 SECONDS WEST, A DISTANCE OF 23.62 FEET;  ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 25.26 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 28 SECONDS, A RADIUS OF 1867.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 17.63 FEET;  ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.63 FEET TO A POINT FOR CORNER;  SOUTH 76 DEGREES 04 MINUTES 09 SECONDS EAST, A DISTANCE OF 117.89 FEET TO A POINT FOR CORNER;  SOUTH 13 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 231.25 FEET TO A POINT FOR CORNER;  SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 223.78 FEET TO A POINT FOR CORNER;  SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT FOR CORNER;  SOUTH 20 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;  SOUTH 69 DEGREES 53 MINUTES 51 SECONDS WEST, A DISTANCE OF 244.18 FEET TO A POINT FOR CORNER;  SOUTH 53 DEGREES 49 MINUTES 28 SECONDS WEST, A DISTANCE OF 19.59 FEET TO A POINT FOR CORNER;  NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER;  NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.44 FEET TO A POINT FOR CORNER;  NORTH 68 DEGREES 43 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.97 FEET TO A POINT FOR CORNER;  SOUTH 21 DEGREES 16 MINUTES 46 SECONDS WEST, A DISTANCE OF 143.14 FEET TO A POINT FOR CORNER;</div>	<div>SOUTH 13 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.02 FEET TO A POINT FOR CORNER;  SOUTH 00 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 94.18 FEET TO A POINT FOR CORNER;  SOUTH 12 DEGREES 37 MINUTES 30 SECONDS EAST, A DISTANCE OF 73.31 FEET TO A POINT FOR CORNER;  SOUTH 73 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 228.64 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 23 SECONDS, A RADIUS OF 630.00 FEET, AND A LONG CHORD THAT BEARS NORTH 15 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 15.65 FEET;  ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.65 FEET TO A POINT FOR CORNER;  NORTH 58 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.47 FEET TO A POINT FOR CORNER;  SOUTH 78 DEGREES 01 MINUTE 57 SECONDS WEST, A DISTANCE OF 260.88 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 04 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 7.06 FEET;  ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.06 FEET TO A POINT FOR CORNER;  SOUTH 35 DEGREES 01 MINUTE 34 SECONDS WEST, A DISTANCE OF 14.97 FEET TO A POINT FOR CORNER;  SOUTH 73 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 51.47 FEET TO A POINT FOR CORNER;  NORTH 56 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 11.78 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 57 MINUTES 51 SECONDS, A RADIUS OF 475.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 08 MINUTES 55 SECONDS WEST, A DISTANCE OF 41.14 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 41.16 FEET TO A POINT FOR CORNER;  SOUTH 63 DEGREES 39 MINUTES 59 SECONDS WEST, A DISTANCE OF 166.75 FEET TO A POINT FOR CORNER;  SOUTH 16 DEGREES 01 MINUTE 11 SECONDS WEST, A DISTANCE OF 13.47 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 23 MINUTES 06 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 81.38 FEET;  ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 81.60 FEET TO A POINT FOR CORNER;  SOUTH 43 DEGREES 06 MINUTES 24 SECONDS WEST, A DISTANCE OF 49.83 FEET TO A POINT FOR CORNER;  NORTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 14.81 FEET TO A POINT FOR CORNER;  SOUTH 48 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.51 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 15 SECONDS, A RADIUS OF 775.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 53.48 FEET;  ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 53.49 FEET TO A POINT FOR CORNER;  SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 19.91 FEET TO A POINT FOR CORNER;  SOUTH 25 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 15.62 FEET TO A POINT FOR CORNER;  SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 17.01 FEET TO A POINT FOR CORNER;  SOUTH 62 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A POINT FOR CORNER;  SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 87.19 FEET TO A POINT FOR CORNER;  SOUTH 00 DEGREES 29 MINUTES 49 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;  SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;  SOUTH 89 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT FOR CORNER;  SOUTH 44 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 23.51 FEET TO A POINT FOR CORNER;</div>	<div>NORTH 49 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 44.25 FEET TO A POINT FOR CORNER;  NORTH 53 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 44.30 FEET TO A POINT FOR CORNER;  NORTH 56 DEGREES 37 MINUTES 09 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 59 DEGREES 34 MINUTES 58 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 62 DEGREES 32 MINUTES 47 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 65 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 68 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 71 DEGREES 26 MINUTES 14 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A POINT FOR CORNER;  NORTH 74 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 2.79 FEET TO A POINT FOR CORNER;  NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 120.08 FEET TO A POINT FOR CORNER;  NORTH 72 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.83 FEET TO A POINT FOR CORNER;  NORTH 17 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 173.93 FEET TO A POINT FOR CORNER;  NORTH 08 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 07 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 06 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 05 DEGREES 06 MINUTES 13 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 04 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 02 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 01 DEGREE 49 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 00 DEGREES 43 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 00 DEGREES 21 MINUTES 50 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 01 DEGREE 27 MINUTES 27 SECONDS EAST, A DISTANCE OF 31.81 FEET TO A POINT FOR CORNER;  NORTH 02 DEGREES 31 MINUTES 35 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER;  NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 31.82 FEET TO A POINT FOR CORNER;  NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 133.85 FEET TO A POINT FOR CORNER;  SOUTH 86 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 7.62 FEET TO A POINT FOR CORNER;  NORTH 03 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 173.30 FEET TO A POINT FOR CORNER;  NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 99.91 FEET TO A POINT FOR CORNER;  NORTH 06 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;  NORTH 83 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 225.09 FEET TO A POINT FOR CORNER;  SOUTH 50 DEGREES 53 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.10 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 53 MINUTES 03 SECONDS, A RADIUS OF 2592.30 FEET, AND A LONG CHORD THAT BEARS NORTH 05 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 40.00 FEET;  THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;  THENCE, SOUTH 83 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 680.48 FEET TO A POINT FOR CORNER;  THENCE, NORTH 21 DEGREES 16 MINUTES 05 SECONDS EAST, A DISTANCE OF 1016.93 FEET TO A POINT FOR CORNER;</div>	<div>THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 110.66 FEET TO A POINT FOR CORNER;  THENCE, NORTH 52 DEGREES 59 MINUTES 43 SECONDS WEST, A DISTANCE OF 569.01 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 47 MINUTES 44 SECONDS, A RADIUS OF 2597.80 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 353.18 FEET;  THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 353.46 FEET TO A POINT FOR CORNER;  THENCE, NORTH 44 DEGREES 50 MINUTES 11 SECONDS EAST, A DISTANCE OF 270.77 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 24 MINUTES 46 SECONDS, A RADIUS OF 4080.00 FEET, AND A LONG CHORD THAT BEARS NORTH 40 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 669.52 FEET;  THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 670.28 FEET TO A POINT FOR CORNER;  THENCE, OVER AND ACROSS SAID TRACTS, THE FOLLOWING COURSES AND DISTANCES:  SOUTH 39 DEGREES 54 MINUTES 58 SECONDS EAST, A DISTANCE OF 240.45 FEET TO A POINT FOR CORNER;  SOUTH 22 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 68.10 FEET TO A POINT FOR CORNER;  SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.10 FEET TO A POINT FOR CORNER;  SOUTH 59 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.67 FEET TO A POINT FOR CORNER;  SOUTH 21 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 92.64 FEET TO A POINT FOR CORNER;  SOUTH 21 DEGREES 02 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.82 FEET TO A POINT FOR CORNER;  NORTH 60 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 525.07 FEET TO A POINT FOR CORNER;  THENCE, SOUTH 29 DEGREES 54 MINUTES 53 SECONDS EAST, A DISTANCE OF 2657.70 TO THE <b>POINT OF BEGINNING</b> AND CONTAINING A CALCULATED AREA OF 5,750,088 SQUARE FEET OR 132.004 ACRES OF</div>
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PRELIMINARY PLAT

M3 Ranch, Phase 1

132.004 Acres Out Of Crawford Treese Survey, Abstract No. 831; the Joseph C Guest Survey, Abstract No. 311; the Arthur Gibson Survey, Abstract No. 302; and the Elizabeth McAnier Survey, Abstract No. 571

City of Mansfield, Johnson County, Texas

399 Residential Lots, 12 Open Space Lots

March 2019

CASE NO. SD#19-008

ENGINEER:

LJA ENGINEERING, INC.  
100 LEXINGTON STREET  
SUITE 20  
FORT WORTH, TX 76102  
PHONE: (469) 621-0710  
TEXAS REGISTRATION F-1386  
lking@lja.com

DEVELOPER:

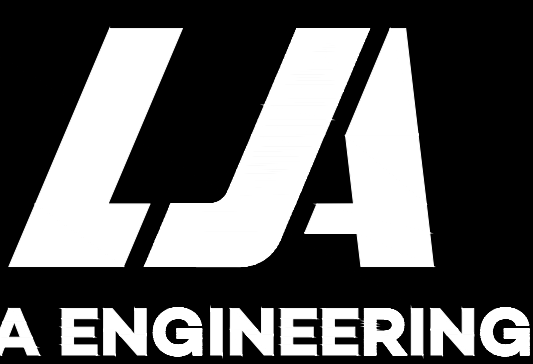
HANOVER PROPERTY COMPANY  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
CONTACT: BEN LUEDTKE  
PHONE: (214) 445-2205  
ben@hanoverproperty.com

RECORD OWNER:

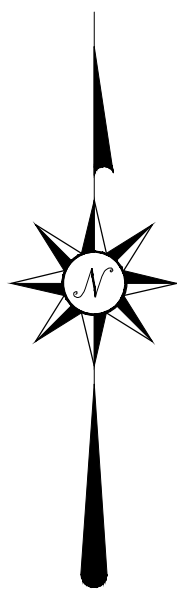
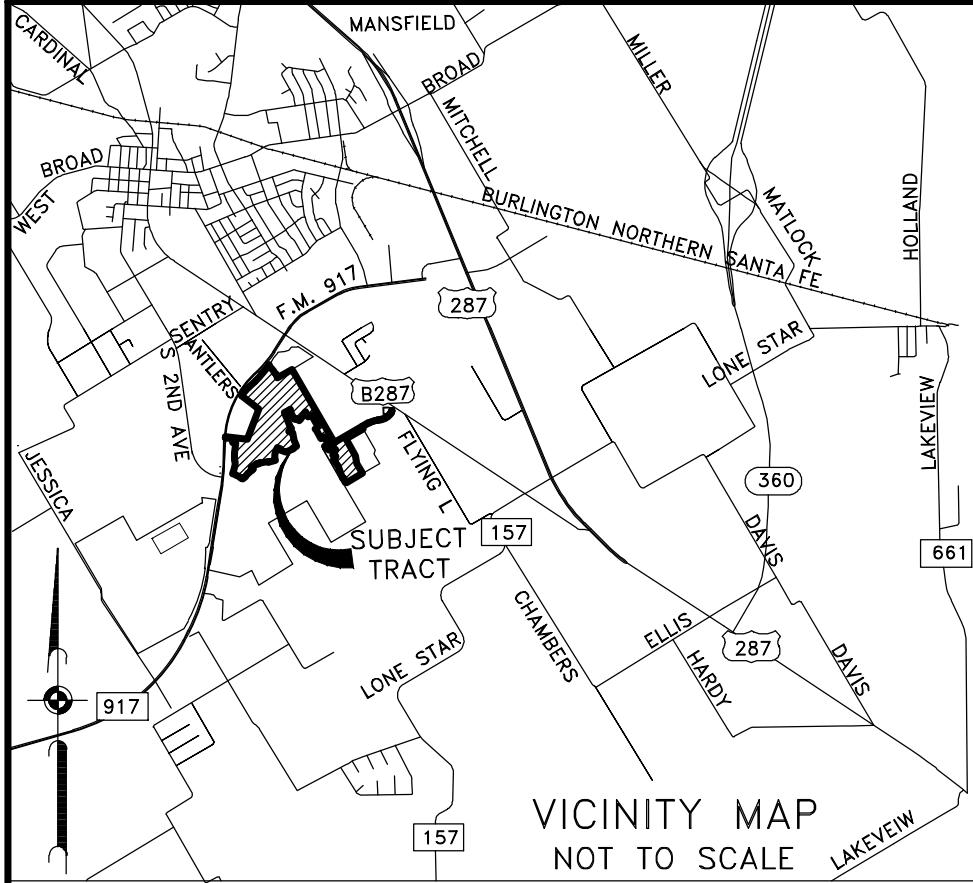
SET BACK PARTNERS, LTD.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net

RECORD OWNER:

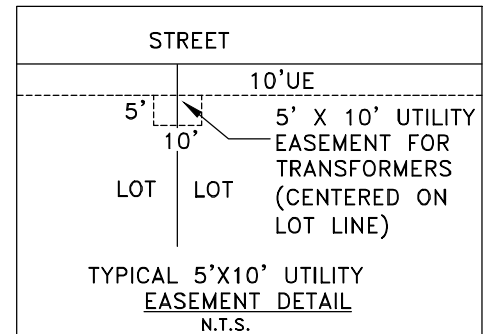
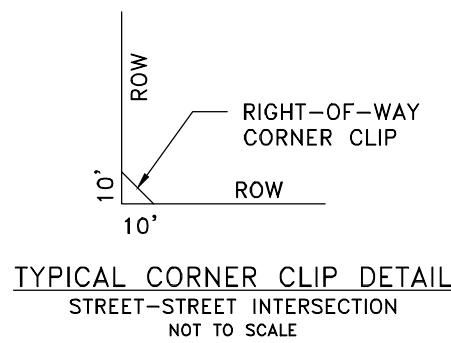
MCCASLIN CONSULTING, INC.  
100 NO. MITCHELL RD.  
MANSFIELD, TX 76063  
PHONE: (817) 477-0797  
FAX: (817) 473-4686  
bob@mrdevelopment.net







200 100 0 200  
1" = 200'



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

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

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

LOTS 2-5, 13-18, 41-61, BLOCK 4; LOTS 26, 52-64, 66-72, BLOCK 6; AND LOTS 1-5, BLOCK 23 ARE LOCATED WITHIN 300 FEET OF AN APPROVED GAS WELL DRILL SITE.

- GENERAL NOTES:
- 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.
  - BASIS OF BEARINGS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE (4202); NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS IN REFERENCE TO THE CITY OF MANSFIELD'S OFFICIAL GPS MONUMENT: TNP MANSFIELD "F" CALCULATED FROM DENTON CORRS ARP (PID-DF8986) AND ARLINGTON RRP2 CORRS (PID-DF5387). COORDINATES SHOWN ARE IN GRID.
  - A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES 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, INCLUDING THE MEDIANS/PARKWAYS WITHIN M3 RANCH ROAD; AMENITY CENTERS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
  - LOT 2, BLOCK 1 SHALL HAVE A MINIMUM FINISHED FLOOR OF 635.8; AND LOT 2, BLOCK 4 SHALL HAVE A MINIMUM FINISHED FLOOR OF 638.6.
  - THE UTILITY EASEMENT FOR ALL TRANSFORMER SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT OR NEAR THE FRONT LOT CORNER (SEE TYPICAL 5'X10' UTILITY EASEMENT DETAIL).
  - SUBJECT TRACT APPEARS TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, NO. 48251C0100J, REVISED DECEMBER 4, 2012.
  - ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET UNLESS OTHERWISE SPECIFIED.
  - ALL RECORDED DOCUMENTS SHOWN HEREON ARE REFERENCED TO THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.
  - NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN SIGHT VISIBILITY EASEMENTS.
  - MAINTENANCE OF NON-TYPICAL SIDEWALKS THAT ARE OUTSIDE OF DEDICATED RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE M3 RANCH HOMEOWNER'S ASSOCIATION.

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 CLEANUP, 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.

FINAL PLAT  
M3 RANCH,  
PHASE 1A & 1B

BEING 131.183 ACRES IN THE  
ARTHUR GIBSON SURVEY,  
ABSTRACT NO. 302,  
THE JOSEPH C. GUEST SURVEY,  
ABSTRACT NO. 311,  
THE ELIZABETH MCANIER SURVEY,  
ABSTRACT NO. 571 AND  
THE CRAWFORD TREESE SURVEY,  
ABSTRACT NO. 831  
CITY OF MANSFIELD,  
JOHNSON COUNTY, TEXAS

402 RESIDENTIAL LOTS  
& 17 OPEN SPACE LOTS

DATE OF PREPARATION: OCTOBER 2020

LJA Surveying, Inc.

6060 North Central Expressway  
Suite 440

Dallas, Texas 75206

CONTACT: AARON C. BROWN  
ABROWN@LJASURVEY.COM  
JOB NO. 0013 CASE NO. SD#19-025

Phone 469.621.0710

T.B.P.L.S. Firm No. 10194465

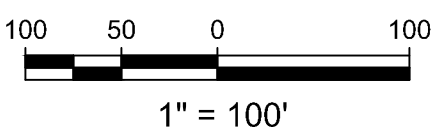
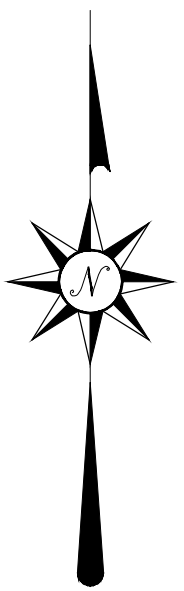
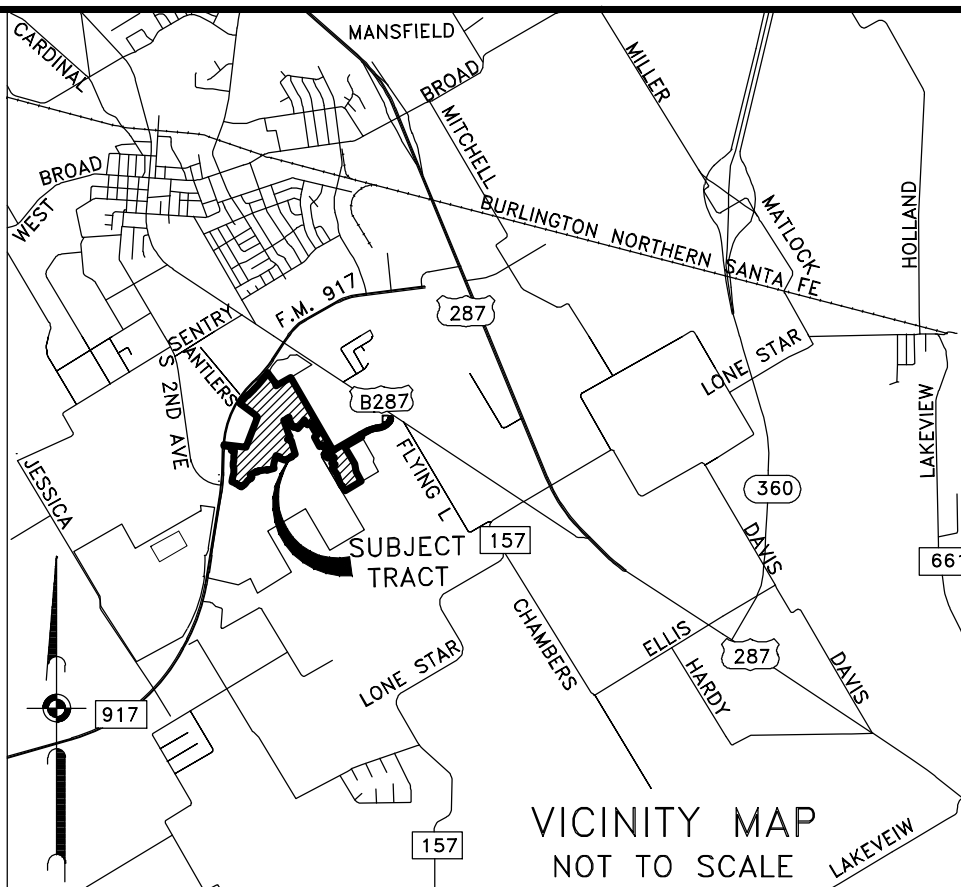
SHEET 1 OF 7

S:\NTX-LAND\03\200 SURVEY\290 Mapping\PLAT CHECK\PHASE 1\00139A01-PHASE 1.dwg 12/1/2020

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

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

LEGEND  
P.R.J.C.T. "JACOBS"  
"BEASLEY"  
TXDOT  
MAG  
(RM)  
LS&PE  
LSE  
UE  
DE  
WME  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
5/8" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "JACOBS" FOUND  
1/2" IRON ROD WITH CAP STAMPED  
"BEASLEY RPLS 4050" FOUND  
5/8" IRON ROD WITH 3" BRASS CAO  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION" FOUND  
MAG NAIL WITH SHINER STAMPED "JACOBS"  
FOUND  
RECORD MONUMENT  
STREET NAME CHANGE  
LANDSCAPE AND PEDESTRIAN EASEMENT  
LANDSCAPE EASEMENT  
UTILITY EASEMENT  
DRAINAGE EASEMENT  
SIGHT VISIBILITY EASEMENT  
WALL MAINTENANCE EASEMENT



### FINAL PLAT M3 RANCH, PHASE 1A & 1B

BEING 131.183 ACRES IN THE  
ARTHUR GIBSON SURVEY,  
ABSTRACT NO. 302,  
THE JOSEPH C. GUEST SURVEY,  
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THE ELIZABETH MCANIER SURVEY,  
ABSTRACT NO. 571 AND  
THE CRAWFORD TREESE SURVEY,  
ABSTRACT NO. 831  
CITY OF MANSFIELD,  
JOHNSON COUNTY, TEXAS

402 RESIDENTIAL LOTS  
& 17 OPEN SPACE LOTS

DATE OF PREPARATION: OCTOBER 2020

LJA Surveying, Inc.

6060 North Central Expressway  
Suite 440

Dallas, Texas 75206

CONTACT: AARON C. BROWN  
ABROWN@LJASURVEY.COM  
JOB NO. 0013 CASE NO. SD#19-025

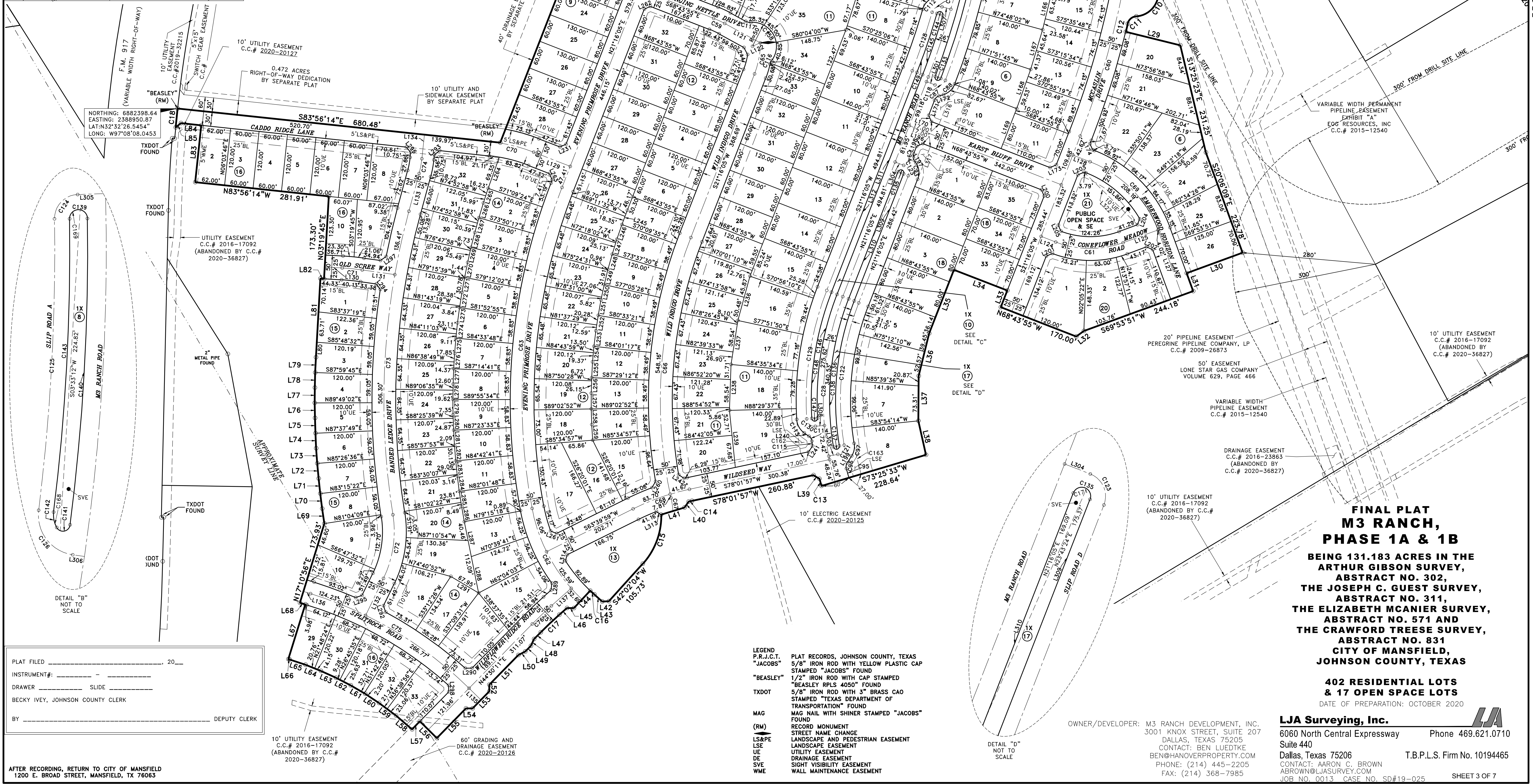
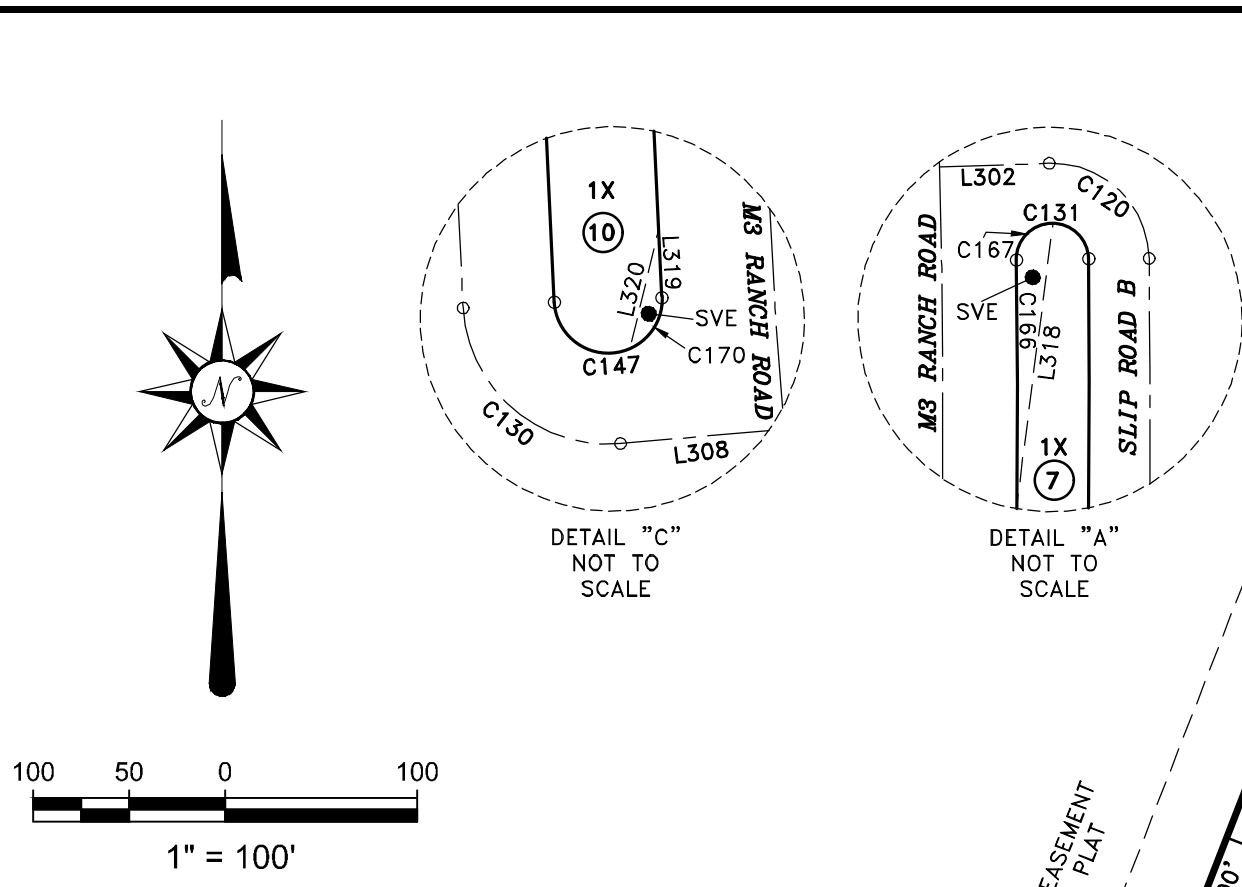
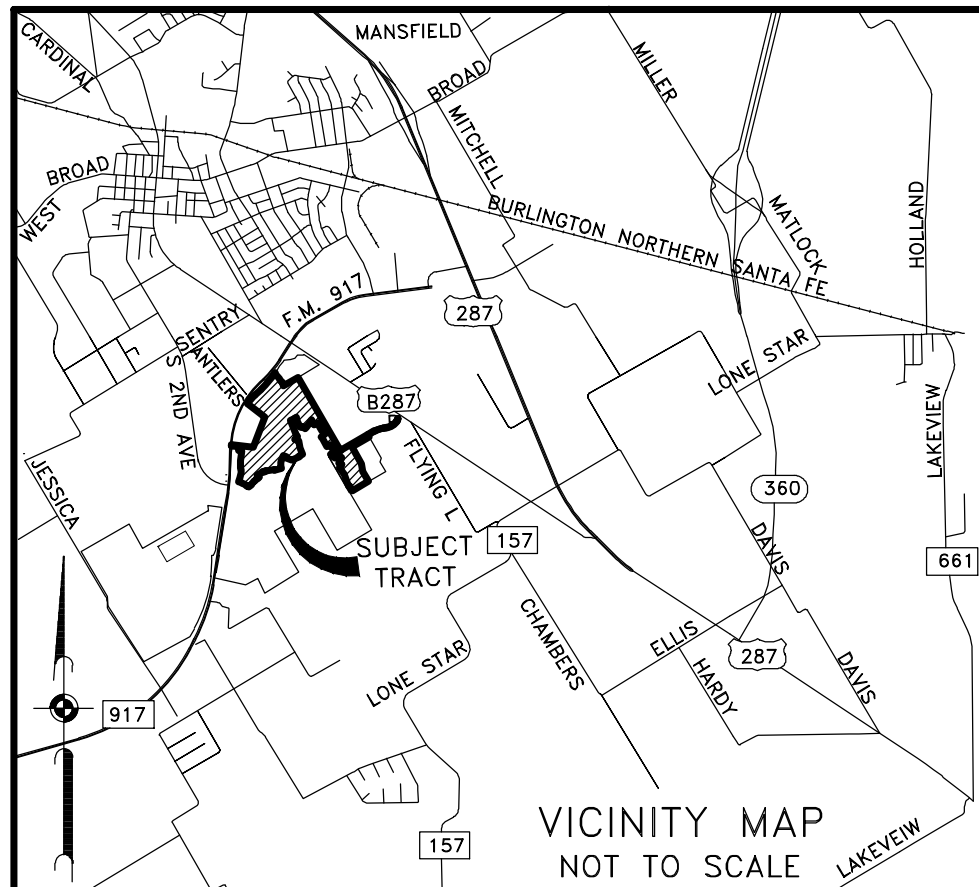
Phone 469.621.0710

T.B.P.L.S. Firm No. 10194465

SHEET 2 OF 7

OWNER/DEVELOPER: M3 RANCH DEVELOPMENT, INC.  
3001 KNOX STREET, SUITE 207  
DALLAS, TEXAS 75205  
CONTACT: BEN LUEDTKE  
BEN@HANOVERPROPERTY.COM  
PHONE: (214) 445-2205  
FAX: (214) 368-7985





**FINAL PLAT  
M3 RANCH,  
PHASE 1A & 1B**  
BEING 131.183 ACRES IN THE  
ARTHUR GIBSON SURVEY,  
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DATE OF PREPARATION: OCTOBER 2020

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ABROWN@LJASURVEY.COM  
JOB NO. 0013 CASE NO. SD#19-025 SHEET 3 OF 7

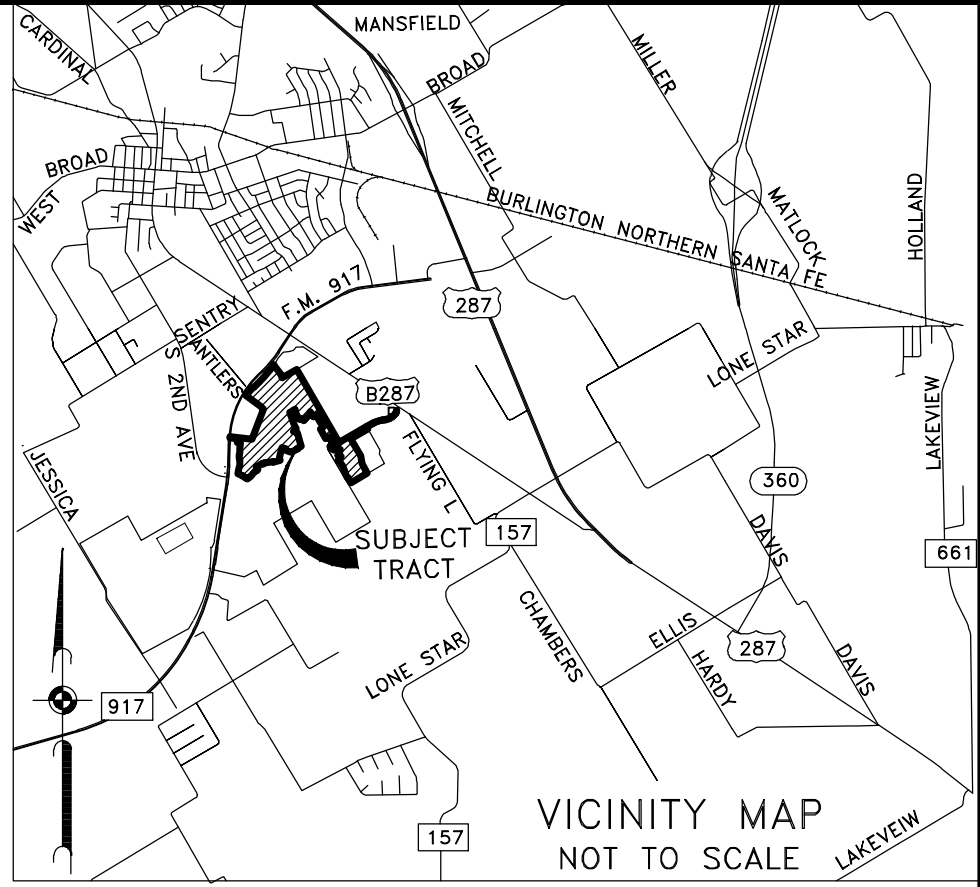
PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
INSTRUMENT#: \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY CLERK

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

**LEGEND**  
P.R.J.C.T. "JACOBS"  
5/8" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "JACOBS" FOUND  
"BEASLEY"  
1/2" IRON ROD WITH CAP STAMPED  
"BEASLEY RPLS 4050" FOUND  
TXDOT  
5/8" IRON ROD WITH 3" BRASS CAO  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION" FOUND  
MAG  
MAG NAIL WITH SHINER STAMPED "JACOBS"  
FOUND  
(RM)  
RECORD MONUMENT  
STREET NAME CHANGE  
LANDSCAPE AND PEDESTRIAN EASEMENT  
LSE  
LANDSCAPE EASEMENT  
LSE  
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DRAINAGE EASEMENT  
SIGHT VISIBILITY EASEMENT  
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VICINITY MAP  
NOT TO SCALE

DETAIL "E"  
NOT TO SCALE

PLAT FILED \_\_\_\_\_, 20\_\_\_\_  
INSTRUMENT#: \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
BECKY IVEY, JOHNSON COUNTY CLERK  
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PHASE 1A & 1B**  
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CITY OF MANSFIELD,  
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**402 RESIDENTIAL LOTS  
& 17 OPEN SPACE LOTS**  
DATE OF PREPARATION: OCTOBER 2020

**LJA Surveying, Inc.**  
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Phone 469.621.0710  
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CONTACT: AARON C. BROWN  
ABROWN@LJASURVEY.COM  
JOB NO. 0013 CASE NO. SD#19-025  
SHEET 4 OF 7



**LEGEND**  
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS  
"JACOBS" 5/8" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "JACOBS" FOUND  
"BEASLEY" 1/2" IRON ROD WITH CAP STAMPED  
"BEASLEY RPLS 4050" FOUND  
TXDOT 5/8" IRON ROD WITH 3" BRASS CAO  
STAMPED "TEXAS DEPARTMENT OF  
TRANSPORTATION" FOUND  
MAG MAG MAIL WITH SHINER STAMPED "JACOBS"  
(RM) FOUND  
L&PE RECORD MONUMENT  
LSE STREET NAME CHANGE  
UE LANDSCAPE AND PEDESTRIAN EASEMENT  
DE UTILITY EASEMENT  
SVE DRAINAGE EASEMENT  
WME SIGHT VISIBILITY EASEMENT  
WALL MAINTENANCE EASEMENT

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



LINE	BEARING	DISTANCE
L1	S30°01'31"E	82.98'
L2	S59°30'03"W	7.70'
L3	N25°34'42"W	63.64'
L4	N22°48'43"W	50.05'
L5	N36°04'31"W	97.66'
L6	N37°51'12"W	141.02'
L7	N6°20'53"W	20.02'
L8	S74°11'53"W	14.46'
L9	N50°01'48"W	60.00'
L10	N26°02'29"E	146.81'
L11	N18°57'31"W	14.14'
L12	N63°57'31"W	105.21'
L13	S74°40'38"W	14.33'
L14	N54°49'40"W	50.24'
L15	S26°02'29"W	80.31'
L16	N63°57'31"W	100.81'
L17	N28°02'22"W	85.02'
L18	N62°34'43"E	126.94'
L19	S60°05'07"W	120.00'
L20	N31°26'53"W	48.95'
L21	N55°44'13"E	120.00'
L22	S66°08'08"W	121.94'
L23	N87°22'56"W	27.98'
L24	S46°13'49"W	30.94'
L25	S77°27'56"W	21.30'
L26	N58°04'56"W	99.92'
L27	N22°25'59"W	127.91'
L28	S67°55'05"W	107.15'
L29	S76°04'09"E	117.89'
L30	S68°53'51"W	125.00'
L31	S20°06'09"E	40.00'
L32	S53°49'28"W	19.59'
L33	N21°16'05"E	37.44'
L34	N68°43'55"W	119.97'
L35	S21°16'46"W	143.14'
L36	S13°49'50"W	92.02'
L37	S00°35'33"W	94.18'
L38	S12°37'30"E	73.51'
L39	N68°19'58"W	14.43'
L40	S35°01'34"W	14.97'
L41	S73°03'15"W	51.47'
L42	S87°02'04"W	14.14'
L43	N47°57'56"W	22.64'
L44	S43°06'28"W	50.00'
L45	N88°50'09"W	14.70'
L46	S48°27'27"W	21.51'
L47	S44°30'11"W	19.91'
L48	S25°50'48"W	15.62'
L49	S44°30'11"W	17.01'
L50	S62°41'37"W	16.00'
L51	S44°30'11"W	87.19'
L52	S00°29'49"E	14.14'
L53	S44°30'11"W	50.00'
L54	S89°30'11"W	14.14'
L55	S44°30'11"W	86.96'
L56	N45°29'49"W	87.01'
L57	S44°30'11"W	23.51'
L58	N49°31'49"W	44.25'
L59	N53°13'28"W	44.30'
L60	N56°37'09"W	34.91'
L61	N59°34'58"W	34.91'
L62	N62°53'27"W	34.91'
L63	N65°30'56"W	34.91'
L64	N68°28'25"W	34.91'
L65	N71°26'14"W	34.91'
L66	N74°24'03"W	2.79'
L67	N17°10'56"E	120.08'
L68	N72°49'04"W	11.83'
L69	N08°23'03"W	31.81'
L70	N07°17'22"E	86.02'
L71	N06°11'49"W	31.81'
L72	N05°06'13"W	31.81'
L73	N04°00'36"W	31.81'
L74	N02°55'00"W	31.81'
L75	N01°49'23"W	31.81'
L76	N00°43'46"W	31.81'
L77	N00°21'50"E	31.81'
L78	N01°27'27"E	31.81'
L79	N02°31'55"E	31.82'
L80	N03°19'45"E	31.82'
L81	N03°19'45"E	165.67'
L82	S86°40'15"E	7.62'
L83	N06°03'46"E	120.00'
L84	N83°56'14"W	43.09'
L85	S50°53'20"W	14.10'
L86	S22°19'02"E	68.10'
L87	S59°26'15"E	58.77'
L88	S21°02'40"E	122.46'
L89	N51°44'19"W	26.75'
L90	S51°44'19"E	1.11'
L91	S02°37'25"E	106.38'
L92	S35°20'46"E	60.87'
L93	S07°43'00"E	70.12'
L94	S29°14'27"E	38.86'
L95	N03°22'13"W	61.54'
L96	N81°35'21"E	25.00'
L97	S08°24'39"E	77.51'
L98	S67°55'05"W	121.99'
L99	N46°55'10"W	124.27'
L100	N43°04'50"E	25.00'
L101	N26°35'13"E	17.79'
L102	S50°45'21"W	67.52'
L103	N75°53'12"E	45.81'
L104	S52°02'25"W	136.16'
L105	S45°58'02"W	127.26'
L106	S04°55'32"E	28.04'
L107	S46°13'48"W	152.46'
L108	S43°46'12"E	13.80'
L109	N63°57'31"W	145.21'
L110	N29°54'53"W	90.60'
L111	S30°22'55"E	52.89'

LINE	BEARING	DISTANCE
L112	S54°13'29"E	87.72'
L113	S09°10'58"E	68.11'
L114	S30°28'57"E	37.76'
L115	S62°05'32"E	73.08'
L116	S30°28'57"E	47.38'
L117	S75°29'57"E	14.14'
L118	S47°07'26"W	48.30'
L119	N23°43'53"W	14.14'
L120	S79°00'50"E	102.88'
L121	S61°23'21"E	84.97'
L122	S66°16'05"W	17.68'
L123	N78°39'29"W	25.00'
L124	S68°43'55"E	32.90'
L125	N69°53'51"E	78.17'
L126	N32°41'34"E	55.72'
L127	N20°06'09"W	141.65'
L128	N68°43'55"W	38.79'
L129	S68°43'55"E	82.32'
L130	S86°40'15"E	36.71'
L131	S81°49'48"E	68.97'
L132	N25°51'46"E	86.12'
L133	N15°07'02"E	81.99'
L134	N06°03'46"E	50.75'
L135	N49°29'49"W	35.00'
L136	N72°49'04"W	15.81'
L137	N48°27'27"E	55.68'
L138	S60°05'07"W	150.00'
L139	N51°07'15"W	26.67'
L140	S29°54'29"E	8.96'
L141	N48°41'53"W	16.87'
L142	S14°21'12"E	95.52'
L143	S23°00'37"E	70.09'
L144	S31°39'16"E	65.59'
L145	S38°45'18"E	50.00'
L146	S44°01'58"E	61.37'
L147	N89°01'58"W	14.14'
L148	S07°02'25"W	14.14'
L149	N34°12'21"W	14.53'
L150	N68°19'58"W	14.43'
L151	N00°58'02"E	14.14'
L152	S33°22'14"E	59.92'
L153	S18°50'41"E	92.58'
L154	S02°21'48"E	78.72'
L155	S08°27'11"W	58.30'
L156	N38°40'31"W	14.83'
L157	S54°11'52"W	14.14'
L158	S29°13'55"E	14.14'
L159	N54°32'06"W	9.97'
L160	N00°22'13"W	26.54'
L161	N41°36'12"E	14.14'
L162	S22°43'18"W	30.72'
L163	S04°54'56"W	87.01'
L164	S07°51'14"W	87.01'
L165	S10°47'31"W	87.01'
L166	S13°43'49"W	87.01'
L167	S16°40'07"W	87.01'
L168	S19°36'27"W	87.38'
L169	S21°16'05"W	90.00'
L170	N23°43'55"W	14.14'
L171	N21°16'05"E	33.91'
L172	N72°15'41"E	9.57'
L173	S62°16'05"E	14.14'
L174	N23°43'55"W	14.14'
L175	N11°42'11"E	66.88'
L176	S46°46'35"E	14.94'
L177	N56°02'26"E	13.68'
L178	N50°25'53"E	101.88'
L179	N38°15'51"E	78.27'
L180	N28°34'50"E	65.21'
L181	N18°22'27"E	86.02'
L182	S35°48'28"E	14.14'
L183	N57°03'35"E	14.83'
L184	N15°05'07"E	14.14'
L185	S71°02'29"W	14.14'
L186	S14°37'05"W	14.14'
L187	N75°22'55"W	14.14'
L188	N08°22'45"W	13.93'
L189	N78°08'45"E	13.48'
L190	N18°01'32"W	14.37'
L191	S24°15'16"E	46.02'
L192	S16°57'16"W	17.29'
L193	N30°29'57"W	56.29'
L194	N75°29'57"W	14.14'
L195	S14°30'03"W	14.14'
L196	N65°16'05"E	14.14'
L197	N32°38'33"W	6.59'
L198	N21°16'05"E	17.20'
L199	N32°07'02"E	17.35'
L200	S23°43'55"E	14.14'
L201	N66°14'23"E	14.15'
L202	S65°06'09"E	14.14'
L203	N68°16'05"E	14.14'
L204	S20°43'18"W	13.03'
L205	N23°48'06"W	14.13'
L206	S41°37'47"W	16.97'
L207	S46°12'47"E	40.00'
L208	S22°22'20"W	72.35'
L209	N07°37'31"W	14.05'
L210	S45°09'49"E	10.00'
L211	N73°11'00"E	28.81'
L212	S46°55'10"E	84.45'
L213	S37°27'04"E	68.14'
L214	S18°33'49"E	67.66'
L215	S58°38'35"W	14.14'
L216	S82°00'17"W	14.14'
L217	N88°52'49"E	15.73'
L218	S31°21'25"E	14.14'
L219	S54°54'21"W	15.10'
L220	N07°59'43"E	14.14'
L221	S63°07'56"E	15.10'
L222	N89°20'22"W	103.29'

LINE	BEARING	DISTANCE
L223	S62°51'23"E	122.62'
L224	S64°34'31"E	113.35'
L225	S73°02'20"E	116.53'
L226	S87°51'48"E	88.63'
L227	S48°22'13"E	14.14'
L228	S03°22'13"E	26.54'
L229	S49°48'37"E	5.21'
L230	S61°24'02"W	14.00'
L231	S67°16'05"W	14.14'
L232	S08°31'49"E	15.32'
L233	N63°23'17"E	17.20'
L234	S33°25'45"E	14.00'
L235	S68°46'34"W	7.01'
L236	S15°14'59"W	96.35'
L237	S08°46'18"W	93.55'
L238	S01°57'01"W	96.11'
L239	S05°50'18"E	120.40'
L240	S54°20'37"E	12.11'
L241	S34°23'49"W	14.47'
L242	N56°39'15"W	13.76'
L243	N23°43'55"W	14.14'
L244	S27°15'44"E	16.56'
L245	S20°39'54"W	32.07'
L246	S18°58'26"W	22.85'
L247	S17°14'28"W	32.87'
L248	S15°30'31"W	32.87'
L249	S13°46'33"W	32.87'
L250	S12°02'35"W	32.87'
L251	S10°18'37"W	32.87'
L252	S08°34'40"W	32.87'
L253	S06°50'42"W	32.87'
L254	S05°06'44"W	32.87'
L255	S03°22'46"W	32.87'
L256	S01°38'49"W	32.87'
L257	S00°05'09"E	32.87'
L258	S01°49'07"E	32.87'
L259	S03°33'05"E	32.87'
L260	S29°53'27"W	15.25'
L261	S15°53'53"W	13.47'
L262	N66°16'05"E	14.14'
L263	S23°43'55"E	14.14'
L264	S19°39'45"W	69.35'
L265	S18°10'23"W	32.22'
L266	S16°49'57"W	32.22'
L267	S15°29'30"W	32.22'
L268	S14°09'04"W	32.22'
L269	S12°42'16"W	32.22'
L270	S11°28'11"W	32.22'
L271	S10°07'45"W	32.22'
L272	S08°47'18"W	32.22'
L273	S07°26'52"W	32.22'
L274	S06°06'25"W	32.22'
L275	S04°55'49"W	32.22'
L276	S03°25'32"W	32.22'
L277	S02°05'06"W	32.22'
L278	S00°44'40"W	32.22'
L279	S00°35'47"E	32.22'
L280	S01°16'54"E	32.22'
L281	S03°16'40"E	32.22'
L282	S04°37'08"E	32.22'
L283	S05°57'33"E	32.22'
L284	S07°48'57"E	32.22'
L285	S08°38'31"E	32.22'
L286	S09°59'15"E	32.30'
L287	S11°25'55"E	74.68'
L288	S11°25'55"E	77.88'
L289	S05°45'02"W	14.70'
L290	S88°29'09"W	14.39'
L291	N59°31'24"W	67.95'
L292	N18°22'27"E	14.39'
L293	N51°03'46"E	14.14'
L294	S36°29'39"E	14.06'
L295	S69°50'44"W	14.39'
L296	S38°56'14"E	14.14'
L297	S54°37'02"W	14.49'
L298	S01°34'41"E	13.87'
L299	S50°17'28"E	121.61'
L300	S35°27'10"W	120.99'
L301	S68°43'55"E	19.24'
L302	S88°03'02"W	19.01'
L303	N78°57'16"W	19.49'
L304	N68°43'55"W	19.25'
L305	S88°03'02"W	19.50'
L306	S81°49'19"E	8.26'
L307	N74°27'20"W	19.34'
L308	N84°56'52"E	19.02'
L309	S21°16'05"W	286.42'
L310	N21°13'45"E	326.42'
L311	S21°16'05"W	494.81'
L312	N21°16'05"E	494.81'
L313	S56°51'51"E	11.78'
L314	N16°01'11"E	13.47'
L315	N13°53'31"W	40.35'
L316	N21°15'09"E	90.00'
L317	N21°16'05"E	73.70'
L318	S07°19'18"W	49.17'
L319	S03°09'10"E	7.51'
L320	N13°23'11"E	13.94'
L321	N59°58'28"E	87.16'
L322	N45°23'42"W	157.43'
L323	N46°55'10"E	50.67'
L324	N85°00'22"E	20.76'
L325	S06°46'07"E	14.30'
L326	S51°07'15"E	16.88'
L327	N13°53'31"W	7.18'
L328	S82°39'11"E	122.44'
L329	S72°07'44"E	1.00'
L330	S62°39'1"E	122.44'
L331	S13°53'31"E	14.14'
L332	S51°07'15"E	26.67'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°28'17"	495.00'	S58°22'57"W	21.35'	21.35'
C2	2°51'52"	325.00'	S60°55'58"W	16.25'	16.25'
C3	9°55'35"	685.00'	N34°57'45"E	118.53'	118.68'
C4	4°55'43"	595.00'	S48°50'45"E	51.77'	51.81'
C5	8°13'44"	575.00'	N38°22'39"W	82.51'	82.58'
C6	25°09'17"	625.00'	N29°54'53"W	272.20'	274.39'
C7	6°15'16"	575.00'	N20°27'53"W	62.74'	62.77'
C8	16°15'02"	50.00'	N74°20'26"W	98.75'	141.24'
C9	14°57'15"	300.00'	S60°26'27"W	78.08'	78.30'
C10	106°53'11"	50.00'	S32°19'26"W	80.35'	93.28'
C11	7°21'11"	595.00'	S48°50'45"E	23.75'	24.26'
C12	0°32'28"	1867.00'	S13°39'37"W	17.65'	17.63'
C13	1°25'23"	630.00'	N15°51'46"W	15.65'	15.65'
C14	0°51'04"	475.00'	S77°36'25"W	7.06'	7.06'
C15	43°05'11"	150.00'	S20°29'29"W	110.16'	112.80'
C16	1°59'25"	325.00'	N47°53'18"W	11.29'	11.29'
C17	3°57'15"	775.00'	S46°28'49"W	53.48'	53.49'
C18	0°18'52"	200.00'	N51°05'31"E	40.70'	40.00'
C19	7°47'44"	2597.80'	N40°52'14"E	353.18'	353.46'
C20	9°24'46"	4080.00'	N40°10'09"E	669.52'	670.28'
C21	21°15'28"	550.00'	N13°59'57"W	202.89'	204.06'
C22	37°50'48"	365.00'	N32°48'55"W	236.74'	241.10'
C23	49°06'54"	325.00'	S27°10'52"E	270.14'	278.60'
C24	32°43'21"	400.00'	S18°59'05"E	225.35'	228.45'
C25	27°05'27"	320.00'	S26°11'51"E	167.15'	170.78'
C26	21°31'27"	350.00'	S18°28'43"E	130.71'	131.48'
C27	25°52'13"	350.00'	S16°18'20"E	156.69'	158.03'
C28	37°50'32"	600.00'	N02°20'49"E	389.12'	396.28'
C29	24°38'18"	1500.00'	N08°56'56"E	640.07'	645.03'
C30	35°37'18"	600.00'	S26°13'18"E	367.05'	373.03'
C31	11°57'02"	275.00'	S1°56'53"E	455.84'	537.32'
C32	18°52'12"	400.00'	S71°46'30"E	130.15'	141.14'
C33	107°00'48"	225.00'	N39°51'49"W	361.77'	420.24'
C34	60°33'46"	350.00'	N16°58'18"W	352.97'	369.96'
C35	23°21'42"	200.00'	S64°40'34"E	80.98'	81.55'
C36	13°45'04"	200.00'	S43°52'49"W	47.88'	48.00'
C37	51°07'05"	225.00'	S78°33'15"E	194.15'	200.74'
C38	6°04'22"	500.00'	S49°00'14"W	52.97'	55.00'
C39	33°33'33"	400.00'	S22°26'51"E	212.65'	211.14'
C40	47°09'07"	450.00'	S14°23'02"E	258.97'	370.33'
C41	37°02'16"	350.00'	S27°42'40"W	222.33'	226.25'
C42	34°02'38"	650.00'	N46°56'12"W	146.37'	148.54'
C43	12°34'38"	600.00'	N36°12'12"W	131.44'	131.71'
C44	25°09'17"	600.00'	N29°54'53"W	261.31'	263.42'
C45	12°34'38"	600.00'	N23°31'54"W	131.44'	131.71'
C46	50°06'59"	200.00'	N52°21'41"W	300.77'	33.89'
C47	9°42'16"	200.00'	S34°26'44"W	33.83'	33.87'
C48	4°55'43"	625.00'	N28°30'20"E	53.75'	53.76'
C49	33°34'36"	525.00'	N42°49'47"E	303.28'	307.66'
C50	24°11'57"	250.00'	S42°07'30"E	104.81'	105.59'
C51	20°50'34"	450.00'	S19°36'15"E	162.80'	163.70'
C52	21°52'02"	350.00'	S19°35'05"E	203.45'	204.62'
C53	23°53'44"	175.00'	S18°33'05"E	72.98'	72.98'
C54	41°49'08"	350.00'	S41°10'58"E	249.82'	255.46'
C55	10°13'34"	350.00'	S25°23'11"E	62.38'	62.47'
C56	12°22'37"	200.00'	S53°18'44"E	43.12'	43.20'
C57	23°53'44"	175.00'	S80°40'47"E	72.46'	72.98'
C58	108°16'54"	500.00'	S73°52'22"E	89.60'	89.73'
C59	7°20'34"	200.00'	S45°18'58"E	26.61'	26.63'
C60	9°55'43"	181.00'	S16°19'11"W	51.82'	31.19'
C61	41°22'14"	200.00'	S89°20'52"	141.29'	144.41'
C62	30°56'01"	350.00'	N26°04'33"W	186.68'	188.96'
C63	31°52'37"	1232.00'	N05°19'46"E	676.63'	685.43'
C64	11°25'30"	200.00'	N26°58'49"E	39.81'	39.88'
C65	21°47'12"	175.00'	S10°22'28"W	66.14'	66.54'
C66	33°36'56"	350.00'	S49°15'44"E	245.67'	555.97'
C67	9°10'43"	175.00'	S07°57'33"E	28.00'	28.00'
C68	14°21'58"	500.00'	S70°50'58"W	125.04'	125.37'
C69	48°37'46"	250.00'	N44°25'02"W	205.87'	212.19'
C70	15°12'19"	350.00'	S76°20'05"E	92.61'	92.88'
C71	4°50'27"	500.00'	S84°15'01"E	42.23'	42.25'
C72	34°56'25"	225.00'	N03°23'33"E	135.09'	137.21'
C73	24°03'24"	152.00'	N08°21'35"E	63.75'	64.71'
C74	9°03'17"	200.00'	N10°35'24"E	31.57'	31.61'
C75	27°19'16"	820.00'	N59°09'26"W	387.32'	391.01'
C76	3°57'15"	800.00'	N46°28'49"E	55.20'	55.21'
C77	17°26'55"	7.00'	N70°23'26"E	13.98'	21.31'
C78	18°00'00"	5.00'	S86°37'47"W	10.00'	15.71'
C79	37°50'48"	365.00'	N32°48'55"W	236.74'	241.10'
C80	7°39'00"	595.00'	S48°50'45"E	51.77'	51.81'
C81	21°15'28"	569.00'	N13°59'57"W	209.90'	211.21'
C82	46°05'53"	20.00'	S33°08'23"E	15.66'	16.09'
C83	55°14'37"	20.00'	N15°92'53"E	18.55'	19.28'
C84	53°36'48"	37.75'	N27°43'42"W	34.05'	35.32'
C85	51°56'55"	10.50'	S23°33'39"W	9.20'	9.52'
C86	0°47'02"	150.00'	N02°58'42"E	20.93'	20.93'
C87	50°07'30"	13.75'	N46°45'53"E	12.93'	13.95'
C88	51°13'45"	31.75'	N46°38'39"E	32.64'	33.75'
C89	63°32'04"	20.00'	N41°27'46"E	21.06'	22.48'
C90	32°51'15"	20.00'	S62°39'25"W	11.31'	11.17'

S:\MIX-LAND\0013\200 SURVEY 280 Mapping\PLAT CHECK\PHASE 1\0013PA01-PHASE 1.dwg 12/1/2020

M3 RANCH, PHASE 1 LOT AREA TABLE																													
LOT	BLOCK	SF	ACRES		LOT	BLOCK	SF	ACRES		LOT	BLOCK	SF	ACRES		LOT	BLOCK	SF	ACRES		LOT	BLOCK	SF	ACRES		LOT	BLOCK	SF	ACRES	
1X	BLK 1	345735	7.937		41	BLK 4	7502	0.172		62	BLK 6	6238	0.143		15	BLK 11	11562	0.265		12	BLK 14	7399	0.170		5	BLK 23	6250	0.143	
2	BLK 1	15621	0.359		42	BLK 4	6250	0.143		63	BLK 6	8687	0.199		16	BLK 11	12241	0.281		13	BLK 14	7935	0.182		6X	BLK 23	34538	0.793	
3	BLK 1	11172	0.256		43	BLK 4	6289	0.144		64	BLK 6	8702	0.200		17	BLK 11	11867	0.272		14	BLK 14	8728	0.200						
4	BLK 1	11200	0.257		44	BLK 4	6502	0.149		65	BLK 6	12069	0.277		18	BLK 11	12188	0.280		15	BLK 14	10975	0.252	1X	BLK 24	14851	0.341	0.341	
5	BLK 1	13165	0.302		45	BLK 4	6917	0.159		66	BLK 6	6794	0.156		19	BLK 11	15982	0.367		16	BLK 14	11769	0.270						
6	BLK 1	13252	0.304		46	BLK 4	7376	0.169		67	BLK 6	7120	0.163		20	BLK 11	9029	0.207		17	BLK 14	8613	0.198		1X	BLK 25	3366	0.077	
7	BLK 1	17027	0.391		47	BLK 4	7632	0.175		68	BLK 6	7977	0.183		21	BLK 11	7638	0.175		18	BLK 14	10957	0.252	2	BLK 25	9075	0.208		
8	BLK 1	11276	0.259		48	BLK 4	7669	0.176		69	BLK 6	6976	0.160		22	BLK 11	7630	0.175		19	BLK 14	10679	0.245	3	BLK 25	7930	0.182		
9	BLK 1	9437	0.217		49	BLK 4	7487	0.172		70	BLK 6	7070	0.162		23	BLK 11	7603	0.175		20	BLK 14	8346	0.192	4	BLK 25	7121	0.163		
10	BLK 1	9922	0.228		50	BLK 4	7086	0.163		71	BLK 6	6957	0.160		24	BLK 11	7629	0.175		21	BLK 14	7416	0.170	5	BLK 25	6500	0.149		
11	BLK 1	19032	0.437		51	BLK 4	6620	0.152		72	BLK 6	7963	0.183		25	BLK 11	7606	0.175		22	BLK 14	7416	0.170	6	BLK 25	6500	0.149		
12	BLK 1	16385	0.376		52	BLK 4	7591	0.174		73	BLK 6	9090	0.209		26	BLK 11	7580	0.174		23	BLK 14	7416	0.170	7	BLK 25	6500	0.149		
13	BLK 1	7896	0.181		53	BLK 4	6250	0.143		74	BLK 6	6776	0.156		27	BLK 11	7307	0.168		24	BLK 14	7416	0.170	8	BLK 25	6500	0.149		
14	BLK 1	7807	0.179		54	BLK 4	6250	0.143		75	BLK 6	6941	0.159		28	BLK 11	7200	0.165		25	BLK 14	7416	0.170	9	BLK 25	6500	0.149		
15	BLK 1	7988	0.183		55	BLK 4	6250	0.143		76	BLK 6	7917	0.182		29	BLK 11	7200	0.165		26	BLK 14	7416	0.170	10	BLK 25	6500	0.149		
16	BLK 1	8726	0.200		56	BLK 4	6250	0.143		77	BLK 6	7861	0.180		30	BLK 11	7200	0.165		27	BLK 14	7414	0.170	11	BLK 25	6993	0.161		
					57	BLK 4	6250	0.143		78	BLK 6	7268	0.167		31	BLK 11	7200	0.165		28	BLK 14	7412	0.170		12	BLK 25	7383	0.169	
1	BLK 2	9071	0.208		58	BLK 4	6250	0.143		79	BLK 6	7259	0.167		32	BLK 11	7200	0.165		29	BLK 14	7412	0.170		13	BLK 25	7334	0.168	
2	BLK 2	7200	0.165		59	BLK 4	6250	0.143		80	BLK 6	8551	0.196		33	BLK 11	7230	0.166		30	BLK 14	7365	0.169		14	BLK 25	6920	0.159	
3	BLK 2	7944	0.182		60	BLK 4	7500	0.172		81	BLK 6	6905	0.159		34	BLK 11	10434	0.240		31	BLK 14	7251	0.166		15	BLK 25	6500	0.149	
4	BLK 2	10555	0.242		61	BLK 4	7450	0.171		82	BLK 6	8262	0.190		35	BLK 11	16430	0.377		32	BLK 14	9521	0.219		16	BLK 25	6946	0.159	
5	BLK 2	16619	0.382							83	BLK 6	9261	0.213		36	BLK 11	8491	0.195							17	BLK 25	6832	0.157	
6	BLK 2	13803	0.317		1	BLK 5	10703	0.246							37	BLK 11	7274	0.167		1	BLK 15	8947	0.205	18	BLK 25	7111	0.163		
7	BLK 2	21587	0.496		2	BLK 5	9427	0.216		1X	BLK 7	7154	0.164		38	BLK 11	7200	0.165		2	BLK 15	7429	0.171		19	BLK 25	6499	0.149	
8	BLK 2	8127	0.187		3	BLK 5	9925	0.228							39	BLK 11	8350	0.192		3	BLK 15	7361	0.169		20	BLK 25	6575	0.151	
9	BLK 2	7200	0.165		4	BLK 5	10130	0.233		1X	BLK 8	2772	0.064							4	BLK 15	7358	0.169		21	BLK 25	12870	0.295	
10	BLK 2	7200	0.165		5	BLK 5	13883	0.319							1	BLK 12	9695	0.223		5	BLK 15	7358	0.169		22	BLK 25	17012	0.391	
11	BLK 2	7200	0.165		6	BLK 5	7808	0.179		1X	BLK 9	2238	0.051		2	BLK 12	7200	0.165		6	BLK 15	7358	0.169		23	BLK 25	6294	0.144	
12	BLK 2	9637	0.221		7	BLK 5	7077	0.162		2	BLK 9	23590	0.542		3	BLK 12	7200	0.165		7	BLK 15	7358	0.169		24	BLK 25	6026	0.138	
					8	BLK 5	7054	0.162		3	BLK 9	14608	0.335		4	BLK 12	7200	0.165		8	BLK 15	7358	0.169		25	BLK 25	6000	0.138	
1X	BLK 3	48262	1.108		9	BLK 5	7136	0.164		4	BLK 9	12725	0.292		5	BLK 12	7200	0.165		9	BLK 15	10307	0.237		26	BLK 25	7800	0.179	
					10	BLK 5	7064	0.162		5	BLK 9	13593	0.312		6	BLK 12	7200	0.165		10	BLK 15	8970	0.206		27	BLK 25	6000	0.138	
1X	BLK 4	390635	8.968		11	BLK 5	6943	0.159		6	BLK 9	13159	0.302		7	BLK 12	7302	0.168						28	BLK 25	6000	0.138		
2	BLK 4	12748	0.293		12	BLK 5	6250	0.143		7	BLK 9	18542	0.426		8	BLK 12	7448	0.171		2	BLK 16	7200	0.165	29	BLK 25	6000	0.138		
3	BLK 4	9640	0.221		13	BLK 5	6250	0.143		8X	BLK 9	5330	0.122		9	BLK 12	7448	0.171		3	BLK 16	7200	0.165	30	BLK 25	6000	0.138		
4	BLK 4	9333	0.214		14	BLK 5	11633	0.267		9	BLK 9	11452	0.263		10	BLK 12	7448	0.171		4	BLK 16	7200	0.165						
5	BLK 4	9603	0.220							10	BLK 9	15515	0.356		11	BLK 12	7448	0.171		5	BLK 16	7200	0.165	1X	BLK 26	11192	0.257		
6	BLK 4	9601	0.220		1X	BLK 6	4637	0.106		11	BLK 9	11714	0.269	</															



S:\NTX-LAND\G013\200 SURVEY 2890 Mapping\PLAT CHECK\Phase 1\G013PA01-Phase 1.dwg 12/1/2020

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

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

OWNER'S CERTIFICATE

WHEREAS, M3 RANCH DEVELOPMENT, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 131.183 ACRE TRACT OF LAND IN THE ARTHUR GIBSON SURVEY, ABSTRACT NO. 302, THE JOSEPH C. GUEST SURVEY, ABSTRACT NO. 311, THE ELIZABETH MCANIER SURVEY, ABSTRACT NO. 571, AND THE CRAWFORD TREES SURVEY, ABSTRACT NO. 831, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2019-27866, 2019-27867, AND 2020-24277, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN SAID INSTRUMENT NO. 2019-27866 (HEREINAFTER REFERRED TO AS TRACT 1) AND THE SOUTHWEST CORNER OF RIVERWALK, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN VOLUME 11, PAGE 777, DRAWER J, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID POINT BEING ON THE NORTHWEST LINE OF THAT TRACT OF LAND RECORDED IN SAID INSTRUMENT NO. 2019-27867 (HEREINAFTER REFERRED TO AS TRACT 2);

THENCE WITH THE NORTHWESTERLY LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

NORTH 59°19'42" EAST, WITH THE SOUTHEAST LINE OF SAID RIVERWALK, A DISTANCE OF 450.95 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "BEASLEY RPLS 4050" FOUND FOR THE SOUTH COMMON CORNER OF SAID RIVERWALK AND FOX GLEN VILLAGE, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN VOLUME 9, PAGE 242, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

NORTH 59°36'30" EAST, WITH THE SOUTHEAST LINE OF SAID FOX GLEN VILLAGE, A DISTANCE OF 547.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND FOR THE NORTH COMMON CORNER OF SAID TRACT 2 AND A CALLED 78.455 ACRE TRACT OF LAND DESCRIBED TO MANSFIELD, INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 3330, PAGE 422, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°01'31" EAST, WITH THE COMMON LINE OF SAID TRACT 2 AND SAID 78.455-ACRE TRACT, A DISTANCE OF 82.98 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS A 5/8-INCH CAPPED IRON ROD SET) FOR CORNER;

THENCE WITH THE BOUNDS OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59°37'05" WEST, A DISTANCE OF 588.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 495.00 FEET AND A CHORD THAT BEARS SOUTH 58°22'57" WEST, 21.35 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°28'17", AN ARC-DISTANCE OF 21.35 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°01'32" EAST, A DISTANCE OF 620.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 09°10'58" EAST, A DISTANCE OF 253.72 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 30°29'57" EAST, A DISTANCE OF 342.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 59°30'03" WEST, A DISTANCE OF 592.40 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 30°29'57" WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 59°30'03" WEST, A DISTANCE OF 7.70 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CHORD THAT BEARS SOUTH 60°55'58" WEST, 16.25 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°51'52", AN ARC-DISTANCE OF 16.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 25°34'42" WEST, A DISTANCE OF 63.64 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 22°48'43" WEST, A DISTANCE OF 50.05 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 20°16'24" WEST, A DISTANCE OF 313.03 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 36°04'31" WEST, A DISTANCE OF 97.66 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 37°51'12" WEST, A DISTANCE OF 141.02 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 685.00 FEET AND A CHORD THAT BEARS NORTH 34°57'45" EAST, 118.53 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°55'35", AN ARC-DISTANCE OF 118.68 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 62°05'32" WEST, A DISTANCE OF 20.02 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 74°13'13" WEST, A DISTANCE OF 14.46 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°01'48" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 595.00 FEET AND A CHORD THAT BEARS NORTH 28°30'20" EAST, 51.17 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°55'43", AN ARC-DISTANCE OF 51.16 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 26°02'29" EAST, A DISTANCE OF 146.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 18°57'31" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 63°57'31" WEST, A DISTANCE OF 105.21 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS NORTH 63°02'18" WEST, 8.84 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°50'27", AN ARC-DISTANCE OF 8.84 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 74°40'38" WEST, A DISTANCE OF 14.33 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 54°49'40" WEST, A DISTANCE OF 50.24 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 228.00 FEET AND A CHORD THAT BEARS SOUTH 28°07'41" WEST, 16.39 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°10'25", AN ARC-DISTANCE OF 16.39 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 26°02'29" WEST, A DISTANCE OF 80.31 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 63°57'31" WEST, A DISTANCE OF 100.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE NORTH 28°02'22" WEST, PASSING THE NORTHWEST CORNER OF SAID TRACT 2 AND 33.32 ACRES OF LAND CONTINUING WITH THE SOUTHERLY LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 85.02 FEET;

THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62°34'43" EAST, A DISTANCE OF 126.94 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 29°54'53" WEST, A DISTANCE OF 277.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°05'07" WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 29°54'53" WEST, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 31°26'53" WEST, A DISTANCE OF 48.95 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 55°44'13" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET AND A CHORD THAT BEARS NORTH 38°22'39" WEST, 82.51 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°13'44", AN ARC-DISTANCE OF 82.58 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CHORD THAT BEARS NORTH 29°54'53" WEST, 272.20 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°09'17", AN ARC-DISTANCE OF 274.39 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 575.00 FEET AND A CHORD THAT BEARS NORTH 20°27'53" WEST, 62.74 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°15'16", AN ARC-DISTANCE OF 62.77 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 66°08'08" WEST, A DISTANCE OF 121.94 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 29°54'53" WEST, A DISTANCE OF 97.62 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 60°05'07" WEST, A DISTANCE OF 71.20 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 87°22'56" WEST, A DISTANCE OF 27.98 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 37°02'32" WEST, A DISTANCE OF 174.38 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 46°13'48" WEST, A DISTANCE OF 30.94 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 77°27'36" WEST, A DISTANCE OF 21.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 58°04'56" WEST, A DISTANCE OF 99.92 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 74°20'26" WEST, 98.75 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 161°51'02", AN ARC-DISTANCE OF 141.24 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 23°34'02" WEST, A DISTANCE OF 149.97 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 22°25'59" WEST, A DISTANCE OF 127.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD THAT BEARS SOUTH 60°29'27" WEST, 78.08 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°57'15", AN ARC-DISTANCE OF 78.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 67°55'05" WEST, A DISTANCE OF 107.15 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 20°58'13" EAST, A DISTANCE OF 548.34 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 32°19'26" WEST, 80.33 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 106°53'11", AN ARC-DISTANCE OF 93.28 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS SOUTH 49°34'42" WEST, 23.62 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°22'38", AN ARC-DISTANCE OF 25.26 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,867.00 FEET AND A CHORD THAT BEARS SOUTH 13°39'37" WEST, 17.63 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°32'28", AN ARC-DISTANCE OF 17.63 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 76°04'09" EAST, A DISTANCE OF 117.89 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 13°25'23" EAST, A DISTANCE OF 231.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 20°06'09" EAST, A DISTANCE OF 223.78 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 69°53'51" WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 20°06'09" EAST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 69°53'51" WEST, A DISTANCE OF 244.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 53°49'28" WEST, A DISTANCE OF 19.59 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 68°43'55" WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 211°16'05" EAST, A DISTANCE OF 37.44 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 68°43'55" WEST, A DISTANCE OF 119.97 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 21°16'46" WEST, A DISTANCE OF 143.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 13°49'50" WEST, A DISTANCE OF 92.02 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°35'33" WEST, A DISTANCE OF 94.18 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 12°37'30" EAST, A DISTANCE OF 73.31 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 73°25'33" WEST, A DISTANCE OF 228.84 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CHORD THAT BEARS NORTH 15°51'46" WEST, 15.85 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°25'23", AN ARC-DISTANCE OF 15.85 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 58°19'55" WEST, A DISTANCE OF 14.47 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 78°01'57" WEST, A DISTANCE OF 260.88 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A CHORD THAT BEARS SOUTH 77°36'23" WEST, 7.08 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°51'04", AN ARC-DISTANCE OF 7.08 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 35°01'34" WEST, A DISTANCE OF 14.97 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 73°03'15" WEST, A DISTANCE OF 51.47 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD THAT BEARS SOUTH 20°29'29" WEST, 110.16 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43°05'11", AN ARC-DISTANCE OF 112.80 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 42°02'04" WEST, A DISTANCE OF 105.73 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 87°02'04" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 47°57'56" WEST, A DISTANCE OF 22.64 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CHORD THAT BEARS NORTH 47°53'18" WEST, 11.29 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°59'25", AN ARC-DISTANCE OF 11.29 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 43°06'28" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 88°50'09" WEST, A DISTANCE OF 14.70 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 48°27'27" WEST, A DISTANCE OF 21.51 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET AND A CHORD THAT BEARS SOUTH 46°28'49" WEST, 53.48 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°57'15", AN ARC-DISTANCE OF 53.49 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 19.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 25°50'48" WEST, A DISTANCE OF 15.62 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 17.01 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 62°41'37" WEST, A DISTANCE OF 16.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 87.19 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 00°29'49" EAST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 89°30'11" WEST, A DISTANCE OF 14.14 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 86.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 45°29'49" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 44°30'11" WEST, A DISTANCE OF 23.51 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 49°31'49" WEST, A DISTANCE OF 44.25 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 53°13'28" WEST, A DISTANCE OF 44.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 56°37'09" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 59°34'58" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 62°32'47" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 65°30'36" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 68°28'25" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 71°26'14" WEST, A DISTANCE OF 34.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 74°24'03" WEST, A DISTANCE OF 2.79 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE WITH THE WEST LINE OF SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 17°10'56" EAST, A DISTANCE OF 120.08 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 72°49'04" WEST, A DISTANCE OF 11.83 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 17°10'56" EAST, A DISTANCE OF 173.93 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 08°23'03" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 07°17'26" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 06°11'49" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 05°06'13" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 04°00'36" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 02°55'00" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 01°49'23" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 00°43'46" WEST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 00°21'50" EAST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 01°27'27" EAST, A DISTANCE OF 31.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 02°31'35" EAST, A DISTANCE OF 31.82 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 03°19'45" EAST, A DISTANCE OF 165.67 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 86°40'15" EAST, A DISTANCE OF 7.62 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 03°19'45" EAST, A DISTANCE OF 173.30 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

NORTH 83°56'14" WEST, PASSING THE SOUTHEAST CORNER OF THAT TRACT OF LAND RECORDED IN SAID INSTRUMENT NO. 2020-24277 (HEREINAFTER REFERRED TO AS TRACT 3) AT 279.91 FEET, A TOTAL DISTANCE OF 281.91 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

THENCE NORTH 06°03'46" EAST, WITH THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 120.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE WESTERLY LINE OF SAID TRACT 1;

THENCE CONTINUING WITH SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83°56'14" WEST, A DISTANCE OF 43.09 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

SOUTH 50°53'20" WEST, A DISTANCE OF 14.10 FEET TO A 5/8-INCH CAPPED IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 917 (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN VOLUME 3427, PAGE 671, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,592.30 FEET AND A CHORD THAT BEARS NORTH 09°58'33" EAST, 40.00 FEET AND FROM WHICH A TXDOT MONUMENT FOUND BEARS SOUTH 05°16'34" WEST, A DISTANCE OF 23.31 FEET;

WITH SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°53'03", AN ARC-DISTANCE OF 40.00 FEET TO A 1/2-INCH IR



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3892

**Agenda Date:** 12/7/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#20-048: Public Hearing of a Final Plat of Lots 1, 2X, 3X and 4, Block 1, Mansfield DDF4; Goodwin and Marshall, Inc., engineer/surveyor; Seefried Industrial Properties, Inc., developer; and Mansfield Economic Development Corporation, owner

### Description/History

The property is 72.762 acres and is located south of Easy Drive and West of S. 2nd Avenue (location map is attached). The purpose of the plat is to create one lot for an industrial warehouse facility, two lots for drainage, utility and access easements, and Lot 4 will remain vacant.

This plat includes a replat of a portion of the Final Plat for Easy Drive, 7th Street, and Klein Tools Boulevard.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed. This plat complies with the regulations of the Subdivision Control Ordinance.

### Recommendation

Staff recommends approval.

### Attachments

Location Map  
Previously Approved Plat  
Final Plat



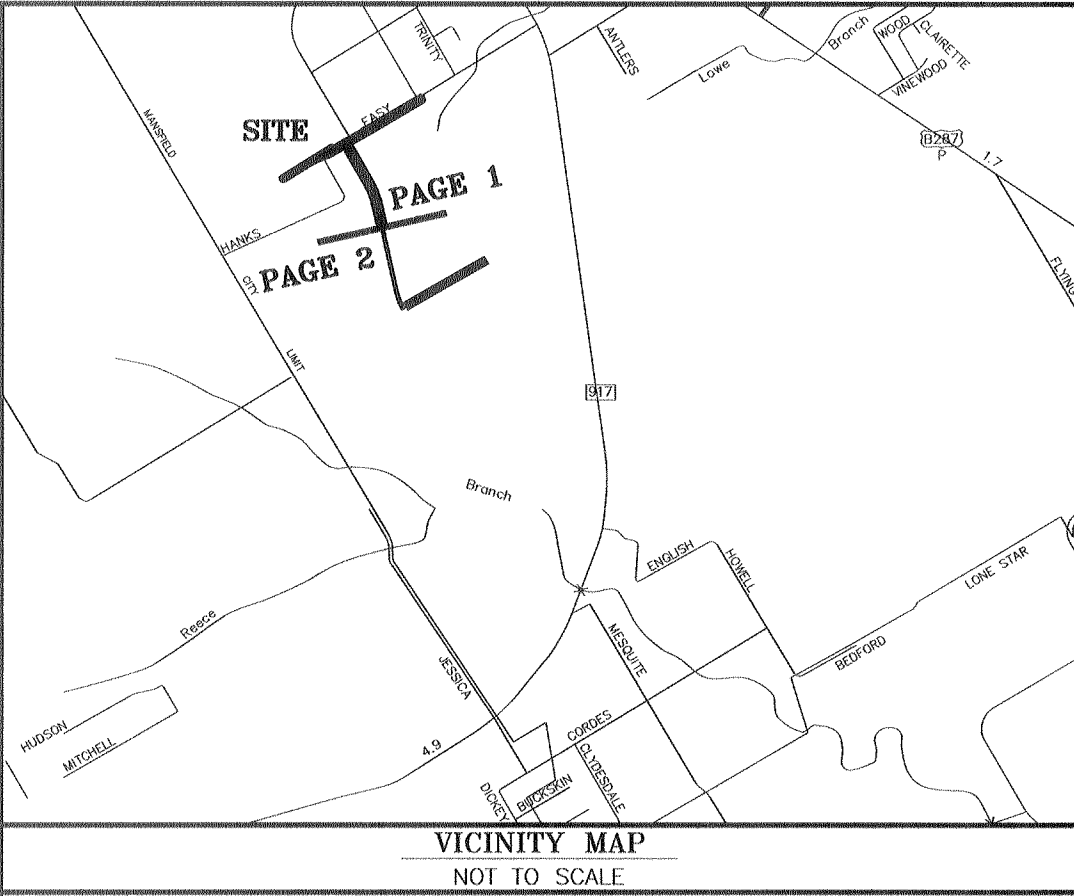


**SD#20-048**

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





Course	Bearing	Distance
L1	S 29°43'38" E	32.97'
L2	N 56°17'08" E	59.67'
L3	S 28°03'48" E	67.59'
L4	S 19°53'11" W	15.10'
L5	S 71°34'24" E	10.91'
L6	S 27°36'31" E	55.15'
L7	S 28°48'06" E	54.90'
L8	S 15°24'18" W	13.09'
L9	S 60°33'59" W	90.00'
L10	N 29°26'01" W	10.41'
L11	S 62°15'01" W	131.95'
L12	N 30°34'33" W	90.05'
L13	N 61°38'51" E	135.08'
L14	N 75°21'46" W	12.92'
L15	S 59°39'16" W	139.72'
L16	S 70°07'48" W	99.14'
L17	N 29°26'51" W	45.04'
L18	S 19°53'11" W	23.41'
L19	N 75°21'46" W	21.21'
L20	S 71°34'24" E	19.95'
L21	S 15°24'18" W	21.33'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1045.00'	310.43'	17°27'32"	317.20'	S 21°37'31" E
C2	975.00'	164.13'	9°38'43"	163.94'	S 17°43'07" E
C3	1065.00'	307.40'	16°32'15"	306.33'	N 21°09'59" W
C4	955.00'	217.49'	13°02'54"	217.02'	N 19°25'12" W
C5	845.00'	165.04'	11°11'27"	164.78'	S 64°32'05" W
C6	755.00'	157.18'	11°55'42"	156.90'	S 64°09'57" W

RIGHT-OF-WAY AND EASEMENT  
DEDICATION  
12.979 ACRES  
(565,350 SQ.FT)

RIGHT-OF-WAY AND EASEMENT  
DEDICATION  
12.979 ACRES  
(565,350 SQ.FT)

1/2" IRON ROD MARKED  
"BEASLEY" FOUND AT THE  
SOUTH WEST CORNER OF THE  
MANSFIELD INDEPENDENT  
SCHOOL DISTRICT TRACT  
N=6883083.12042  
E=2383320.21065

JAMES H. KNAPP  
VOL. 557 PG. 445  
D.R.J.C.T.

W.M. STYLES SURVEY  
ABSTRACT NO. 791

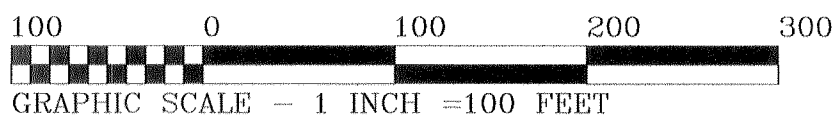
C.R. 526  
(HANKS STREET)

IRA T. KIMBROUGH AND ANDREE E. KIMBROUGH REAL ESTATE LLC.  
INST.# 201200012986  
D.R.J.C.T.

PLAT NOTES

MAP LEGEND:

IRS — 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET  
— BOUNDARY LINE  
- - - EASEMENT LINE  
○ — BOUNDARY POINT  
NO — NUMBER  
--- CENTERLINE



AFTER RECORDING RETURN TO:

CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 76063

OWNER:  
MANSFIELD ECONOMIC DEVELOPMENT  
CORPORATION  
301 S. MAIN STREET  
MANSFIELD, TX 76063  
PHONE# (817) 728-3650  
EMAIL: mansfield-texas.com  
CONTACT: LARRY KLOS, PRESIDENT

SOUTHLAND PARTNERS GROUP  
DOC# 2017-30272  
D.R.J.C.T.

LOT 1, BLOCK 1  
SOUTHERN CHAMPION TRAY ADDITION  
DRAWER A, VOL. 8, PG. 618  
P.R.J.C.T.

BGTW GROUP, LLC.  
VOL. 2376, PG. 235  
D.R.J.C.T.

LOT 1, BLOCK 1  
BGTW ADDITION  
DRAWER A, VOL. 8, PG. 760  
P.R.J.C.T.

T.J. HANKS SURVEY  
ABSTRACT NO. 1109

MANSFIELD INDEPENDENT  
SCHOOL DISTRICT  
28.831 ACRES  
CC# 212272633  
D.R.T.C.T.

MANSFIELD ECONOMIC  
DEVELOPMENT CORPORATION  
DOC# 2016-26125  
D.R.J.C.T.

MANSFIELD ECONOMIC DEVELOPMENT  
CORPORATION  
DOC# 2017-14639  
D.R.J.C.T.

J. O. WHEELER SURVEY  
ABSTRACT NO. 903

RIGHT-OF-WAY AND EASEMENT  
DEDICATION  
12.979 ACRES  
(565,350 SQ.FT)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, 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 EASY DRIVE, 7TH STREET, and KLEIN BOULEVARD and does dedicate to the public use  
the STREETS AND EASEMENTS as shown thereon.

WITNESS MY HAND, this 10 day of October, 2019.

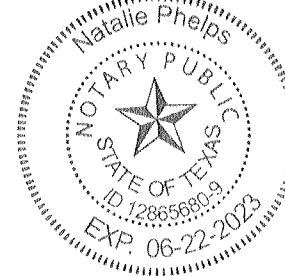
MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

By: Larry Klos, President

STATE OF TEXAS  
COUNTY OF TARRANT

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

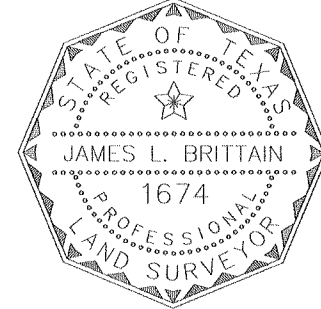
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of October, 2019.



KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, James L. Brittain, a Registered Professional Land Surveyor of the State of Texas,  
having plotted 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.

James L. Brittain  
JAMES L. BRITTAIN  
Registered Professional Land Surveyor  
State of Texas No. 1674



FILED FOR RECORD 10-16-2019

PLAT RECORDED IN VOLUME 11, PAGE 995, DRAWER K

DATE 10-16-2019

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY Becky S. Wiley

APPROVED BY THE CITY OF MANSFIELD

10/7 2019 P & Z COMMISSION CHAIRMAN

10/7 2019 Planning & Zoning Secretary

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, acting by and through the undersigned, its duly  
authorized agent, is the sole owner of the tracts of land located in the J.Q. WHEELER SURVEY, ABSTRACT NO. 903, and the  
W.M. STYLES SURVEY, Abstract No. 791, City of Mansfield, Johnson County, Texas, according to the deeds recorded in  
County Clerk's File No. 2016-26125, and 2017-14639, of the Deed Records of Johnson County, Texas, and being more  
particularly described by metes and bounds as follows:

BEING 12.979 acres of land located in the J.Q. WHEELER SURVEY, ABSTRACT NO. 903, and the W.M. STYLES SURVEY,  
Abstract No. 791, City of Mansfield, Johnson County, Texas, and being a portion of the tracts of land conveyed to Mansfield  
Economic Development Corporation, by the deeds recorded in County Clerk's File No. 2016-26125, and 2017-14639, of the Deed  
Records of Johnson County, Texas. Said 12.979 acres of land being more particularly described by metes and bounds as  
follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set at the Northwest corner of the aforesaid tract of land conveyed to  
Mansfield Economic Development Corporation, by the deed recorded in County Clerk's File No. 2016-26125, of the Deed  
Records of Johnson County, Texas, and said POINT OF BEGINNING also lying in the South boundary line of the tract of land  
conveyed to Mansfield Independent School District, by the deed recorded in County Clerk's File No. 212272633, of the Deed  
Records of Tarrant County, Texas, and said POINT OF BEGINNING also lying N 58° 12' 26" E 4.20 feet, from a 1/2" iron rod  
marked "BEASLEY" found at the Southwest corner of said Mansfield Independent School District Tract;

THENCE N 58° 12' 26" E 901.10 feet, along the North boundary line of said Mansfield Economic Development  
Corporation Tract and the South boundary line of said Mansfield Independent School District Tract, to a 1/2" iron rod marked  
"Brittain & Crawford" set at the Northeast corner of said Mansfield Economic Development Corporation Tract and the most  
Southerly Southeast corner of said Mansfield Independent School District Tract;

THENCE S 29° 43' 38" E 32.97 feet, along the East boundary line of said Mansfield Economic Development  
Corporation Tract, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE N 59° 38' 43" E 495.96 feet, to a point;

THENCE N 56° 17' 08" E 59.67 feet, to a point;

THENCE N 59° 37' 03" E 998.73 feet, to a point;

THENCE S 28° 03' 48" E along the East boundary line of said Mansfield Economic Development Corporation Tract and  
the West boundary line of a tract of land conveyed to Klein Tools, Inc., by the deed recorded in Volume 29016, Page 1, of the  
Deed Records of Johnson County, Texas, at 57.59 feet, passing a 1/2" iron rod found at the most Easterly Northwest corner of  
said Klein Tools, Inc. Tract and the Northeast corner of the aforesaid tract of land conveyed to Mansfield Economic  
Development Corporation, by the deed recorded in County Clerk's File No. 2017-14639, and in all 67.59 feet, to a point;

THENCE S 59° 43' 36" W 159.71 feet, to a point;

THENCE S 29° 33' 02" E 30.42 feet, to a point;

THENCE S 60° 26' 58" W 1143.05 feet, to a point;

THENCE S 30° 21' 17" E 652.73 feet, to a point at the beginning of a curve to the right;

THENCE SOUTHEASTERLY 318.43 feet, along said curve to the right, having a radius of 1045.00 feet, a central angle of  
17° 27' 32", and a chord bearing S 21° 37' 31" E 317.20 feet, to a point at the end of said curve;

THENCE S 12° 53' 45" E 1411.34 feet, to a point at the beginning of a curve to the left;

THENCE SOUTHEASTERLY 164.13 feet, along said curve to the left, having a radius of 975.00 feet, a central angle of 09°  
38' 43", and a chord bearing S 17° 43' 07" E 163.94 feet, to a point at the end of said curve;

THENCE S 71° 34' 24" E 10.91 feet, to a point;

THENCE N 60° 05' 47" E 1424.48 feet, to a point in the Northeast boundary line of said Mansfield Economic  
Development Corporation Tract, recorded in County Clerk's File No. 2017-14639, of the Deed Records of Johnson County,  
Texas, and the West boundary line of aforesaid Klein Tools, Inc. Tract;

THENCE S 27° 36' 31" E 55.15 feet, along the East boundary line of said Mansfield Economic Development  
Corporation Tract and the West boundary line of Klein Tools, Inc. Tract, to a 1/2" iron rod found at the Southwest corner of said  
Klein Tools, Inc. Tract and the Northwest corner of the tract of land conveyed to United Cooperative Services, Inc., by the deed  
recorded in Volume 1158, Page 97, of the Deed Records of Johnson County, Texas;

THENCE S 28° 48' 06" E 54.90 feet, continuing along the East boundary line of said Mansfield Economic Development  
Corporation Tract and the West boundary line of said United Cooperative Services Tract, to a point;

THENCE S 60° 05' 47" W 1427.25 feet, to a point;

THENCE S 15° 24' 18" W 13.09 feet, to a point;

THENCE S 60° 33' 59" W 90.00 feet, to a point;

THENCE N 29° 26' 01" W 10.41 feet, to a point at the beginning of a curve to the right;

THENCE NORTHWESTERLY 307.40 feet, along said curve to the right, having a radius of 1065.00 feet, a central angle of  
16° 32' 15", and a chord bearing N 21° 09' 53" W 306.33 feet, to a point at the end of said curve;

THENCE N 12° 53' 45" W 1411.34 feet, to a point at the beginning of a curve to the left;

THENCE NORTHWESTERLY 217.49 feet, along said curve to the left, having a radius of 955.00 feet, a central angle of 13°  
02' 54", and a chord bearing N 19° 25' 12" W 217.02 feet, to a point;

THENCE S 62° 15' 01" W 131.95 feet, to a point in the West boundary line of the aforesaid tract of land conveyed to  
Mansfield Economic Development Corporation, by the deed recorded in County Clerk's File No. 2017-14639, of the Deed  
Records of Johnson County, Texas, and the East boundary line of a tract of land conveyed to Ira T. Kimbrough and Andree E.  
Kimbrough Real Estate, LLC, by the deed recorded in County Clerk's File No. 201200012986, of the Deed Records of Johnson  
County, Texas;

THENCE N 30° 34' 33" W 90.05 feet, along the West boundary line of said Mansfield Economic Development  
Corporation Tract and the East boundary line of said Kimbrough Real Estate Tract, to a point;

THENCE N 61° 38' 51" E 135.08 feet, to a point;

THENCE N 30° 21' 17" W 636.68 feet, to a point;

THENCE N 75° 21' 46" W 12.92 feet, to a point;

THENCE S 59° 39' 16" W 139.72 feet, to a point at the beginning of a curve to the right;

THENCE SOUTHWESTERLY 165.04 feet, along said curve to the right, having a radius of 845.00 feet, a central angle of 11°  
11' 27", and a chord bearing S 64° 32' 05" W 164.78 feet, to a point at the end of said curve;

THENCE S 70° 07' 48" W 99.14 feet, to a point at the beginning of a curve to the left;

THENCE SOUTHWESTERLY 157.18 feet, along said curve to the left, having a radius of 755.00 feet, a central angle of 11°  
55' 42", and a chord bearing S 64° 09' 57" W 156.90 feet, to a point at the end of said curve;

THENCE S 58° 12' 03" W 492.78 feet, to a point in the West boundary line of the aforesaid tract of land conveyed to  
Mansfield Economic Development Corporation, by the deed recorded in County Clerk's File No. 2016-26125, of the Deed  
Records of Johnson County, Texas;

THENCE N 29° 26' 51" W 45.04 feet, along the West boundary line of said Mansfield Economic Development  
Corporation Tract, to the POINT OF BEGINNING containing 12.979 acres (565,350 square feet) of land.

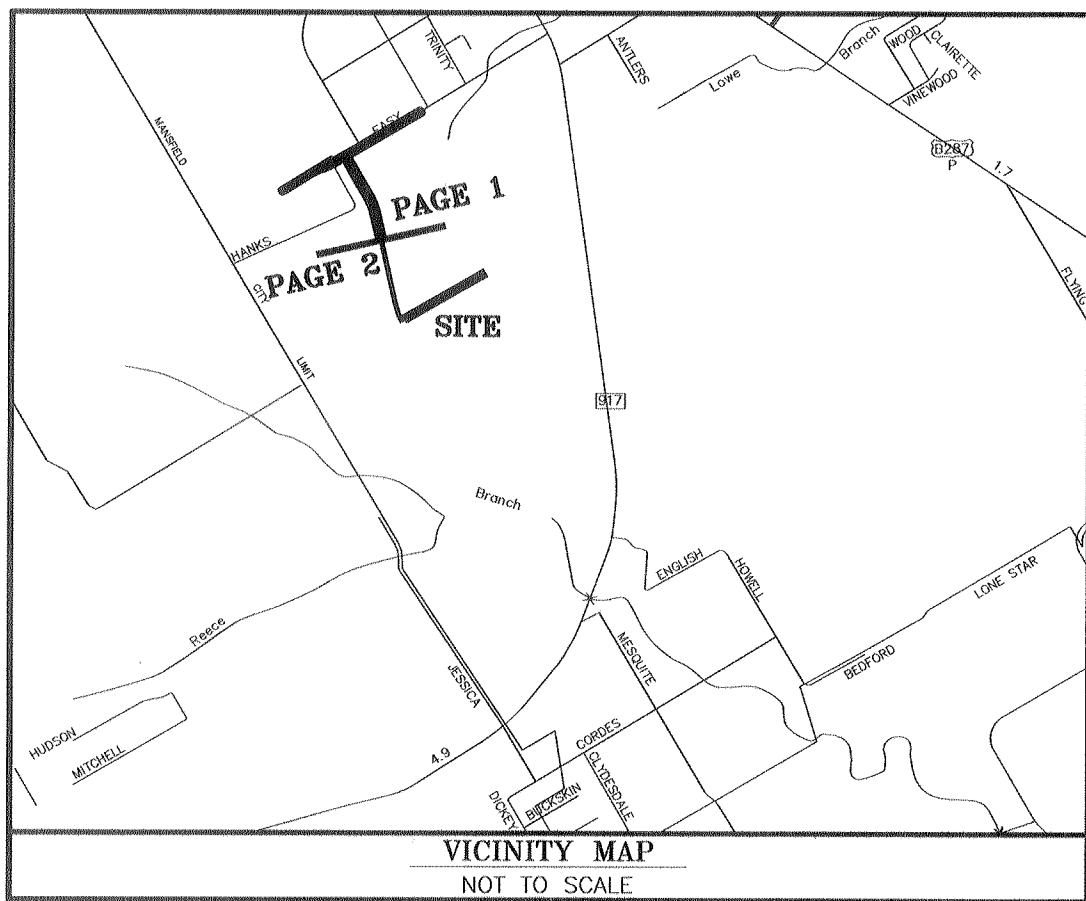
FINAL PLAT  
EASY DRIVE, 7TH STREET, AND  
KLEIN BOULEVARD

12.979 ACRES OUT OF THE  
J.Q. WHEELER SURVEY, ABSTRACT NO. 903,  
AND THE W.M. STYLES SURVEY, ABSTRACT NO. 791,  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
1 LOT

SEPTEMBER 23, 2019

PREVIOUSLY APPROVED PLAT





OWNER:  
MANSFIELD ECONOMIC DEVELOPMENT  
CORPORATION  
301 S. MAIN STREET  
MANSFIELD, TX 76063  
PHONE# (817) 728-3650  
EMAIL: mansfield-texas.com  
CONTACT: LARRY KLOS, PRESIDENT

**BRITTAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 \* 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com  
FIRM CERTIFICATION# 1019000  
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MATCHLINE SEE PAGE 1 OF 2

KLEIN TOOLS, INC.  
VOL. 29016, PAGE 1-4  
D.R.J.C.T.

E. McANIER SURVEY  
ABSTRACT NO. 571

PROPOSED FUTURE  
RIGHT-OF-WAY

1/2" IRON ROD FOUND  
AT THE SOUTHWEST CORNER  
OF KLEIN TOOLS INC. TRACT

N=6881897.74358  
E=2386421.08346

E. McANIER SURVEY, ABST. NO. 571  
J.C. GUEST SURVEY, ABST. NO. 311

UNITED COOPERATIVE  
SERVICES, INC.  
VOL. 1158, PAGE 97  
D.R.J.C.T.

J.C. GUEST SURVEY  
ABSTRACT NO. 311

IRA T. KIMBROUGH AND ANDREE E. KIMBROUGH REAL ESTATE LLC.  
INST.# 201200012986  
D.R.J.C.T.

MANSFIELD ECONOMIC DEVELOPMENT  
CORPORATION  
DOC# 2017-14639  
D.R.J.C.T.

J. Q. WHEELER SURVEY  
ABSTRACT NO. 903

RIGHT-OF-WAY AND EASEMENT  
DEDICATION  
12.979 ACRES  
(565,350 SQ.FT)

KLEIN BLVD.  
(90' RIGHT-OF-WAY)  
N 60°05'47"E 1424.48'  
S 60°05'47"W 1427.25'

MANSFIELD ECONOMIC DEVELOPMENT  
CORPORATION  
DOC# 2017-14639  
D.R.J.C.T.

J. Q. WHEELER SURVEY  
ABSTRACT NO. 903

PLAT NOTES

1.  
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.

2.  
BEARING BASE:  
THE BEARINGS SHOWN HEREON ARE TEXAS STATE  
PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL  
POSITIONING SYSTEM SATELLITES, AND LOCAL  
CONTINUOUSLY OPERATING REFERENCE STATIONS.  
THE BEARINGS ARE BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983  
(NAD83), NORTH CENTRAL TEXAS ZONE (4204).

Course	Bearing	Distance
L1	S 29°43'38" E	32.97'
L2	N 56°17'08" E	59.67'
L3	S 28°03'48" E	67.59'
L4	S 19°53'11" W	15.10'
L5	S 71°34'24" E	10.91'
L6	S 27°36'31" E	55.15'
L7	S 28°48'06" E	54.90'
L8	S 15°24'18" W	13.09'
L9	S 60°33'59" W	90.00'
L10	N 29°26'01" W	10.41'
L11	S 62°15'01" W	131.95'
L12	N 30°34'33" W	90.05'
L13	N 61°38'51" E	135.08'
L14	N 75°21'46" W	12.92'
L15	S 59°39'16" W	139.72'
L16	S 70°07'48" W	99.14'
L17	N 29°26'51" W	45.04'
L18	S 19°53'11" W	23.41'
L19	N 75°21'46" W	21.21'
L20	S 71°34'24" E	19.95'
L21	S 15°24'18" W	21.33'

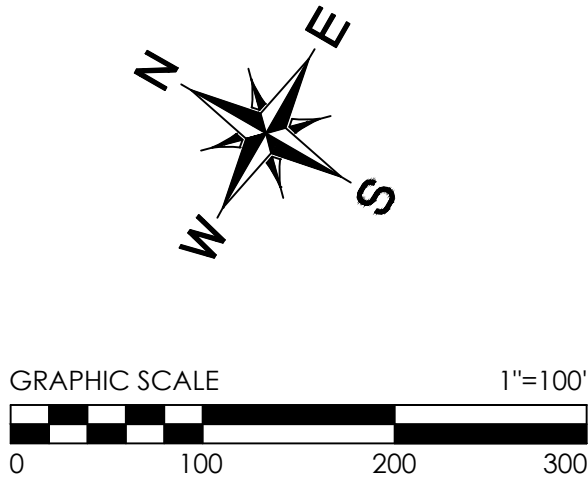
Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1045.00'	318.43'	17°27'32"	317.20'	S 21°37'31" E
C2	975.00'	164.13'	9°38'43"	163.94'	S 17°43'07" E
C3	1065.00'	307.40'	16°32'15"	306.33'	N 21°09'53" W
C4	955.00'	217.49'	13°02'54"	217.02'	N 19°25'12" W
C5	845.00'	165.04'	11°11'27"	164.78'	S 64°32'05" W
C6	755.00'	157.18'	11°55'42"	156.90'	S 64°09'57" W

FILED FOR RECORD 10-16, 2019  
PLAT RECORDED IN VOLUME 11, PAGE 897, DRAWER 5  
DATE 10-16, 2019  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY *Barry D. Bailey*

**FINAL PLAT**  
**EASY DRIVE, 7th STREET, AND**  
**KLEIN BOULEVARD**  
12.979 ACRES OUT OF THE  
J.Q. WHEELER SURVEY, ABSTRACT NO. 903,  
AND THE W.M. STYLES SURVEY, ABSTRACT NO. 791,  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
1 LOT  
SEPTEMBER 23, 2019

**MAP LEGEND:**  
IRS - 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET  
--- BOUNDARY LINE  
--- EASEMENT LINE  
O --- BOUNDARY POINT  
NO. --- NUMBER  
--- CENTERLINE  
100 0 100 200 300  
GRAPHIC SCALE - 1 INCH = 100 FEET  
AFTER RECORDING RETURN TO:  
CITY OF MANSFIELD  
1200 E. BROAD STREET  
MANSFIELD, TX 76063





CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1055.00	90.18	4°53'52"	S26°32'33"E	90.16

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N28°40'30"W	38.79
L2	N60°05'47"E	63.92
L3	S60°05'47"W	59.89
L4	N15°24'18"E	21.33

LEGEND	
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
B-C	BRITAIN CRAWFORD



VICINITY MAP  
N.T.S.

DEVELOPED BY:  
**SEEFRIED INDUSTRIAL PROPERTIES, INC.**  
3030 LBJ Freeway, Suite 1650  
Dallas, Texas 75234  
Phone (214) 393-6063  
DouglasOtte@SEEFRIEDPROPERTIES.COM

OWNED BY:  
**MANSFIELD ECONOMIC DEVELOPMENT CORPORATION**  
301 S. Main Street  
Mansfield, Texas 76063  
Phone (817) 728-3652  
richard.nevins@mansfield-texas.com

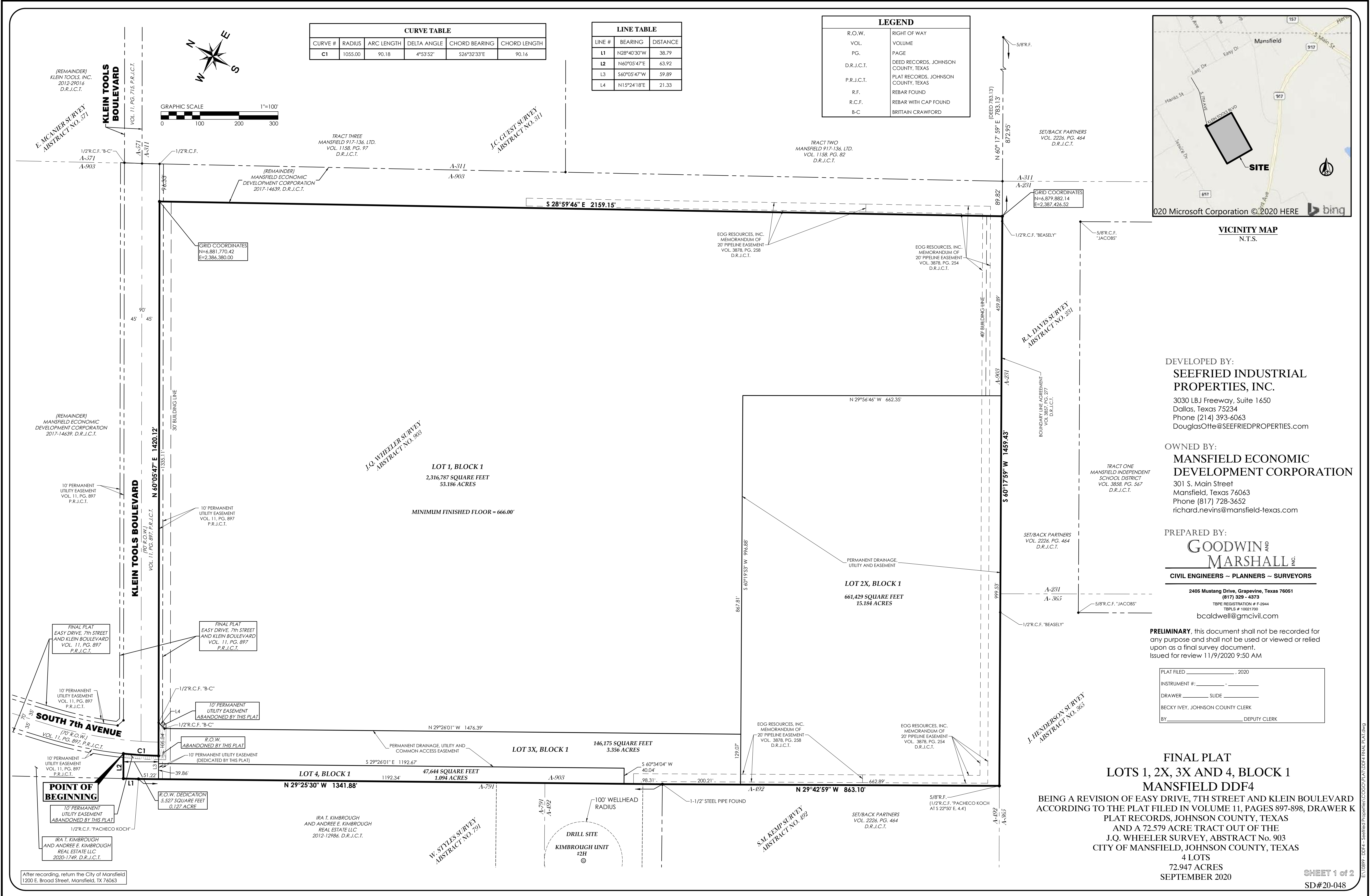
PREPARED BY:  
**GOODWIN AND MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPES # 10881700  
bcalldwell@gmcivil.com

**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.  
Issued for review 11/9/2020 9:50 AM

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

**FINAL PLAT**  
**LOTS 1, 2X, 3X AND 4, BLOCK 1**  
**MANSFIELD DDF4**

BEING A REVISION OF EASY DRIVE, 7TH STREET AND KLEIN BOULEVARD  
ACCORDING TO THE PLAT FILED IN VOLUME 11, PAGES 897-898, DRAWER K  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
AND A 72.579 ACRE TRACT OUT OF THE  
J.Q. WHEELER SURVEY, ABSTRACT NO. 903  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
4 LOTS  
72.947 ACRES  
SEPTEMBER 2020



OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF JOHNSON:

WHEREAS Mansfield Economic Development Corporation, acting by and through the undersigned, their duly authorized agent, is the sole owner of a 72.947 acre tract of land situated in the J.Q. Wheeler Survey, Abstract No. 903, Johnson County, Texas, being a portion of that tract of land as described in deed to Mansfield Economic Development Corporation, recorded in 2017-14639, Deed Records, Johnson County, Texas (DRJCT), being a portion of the final plat of Easy Drive, 7th Street, and Klein Boulevard, an addition to the City of Mansfield, Johnson County, Texas as recorded in Volume 11, Page 897, Plat Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the west line of South 7th Avenue (70' R.O.W.) per the final plat of Easy Drive, 7th Street (South 7th Avenue), and Klein Boulevard (Klein Tools Boulevard) as recorded in Volume 11, Page 897, Plat Records, Johnson County, Texas, being the southeast corner of a tract of land as described in deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC, recorded in 2020-1749, D.R.J.C.T.;

THENCE Southeasterly, along the west line of said South 7th Avenue and a curve to the left, having a radius of 1055.00 feet, a central angle of 04 degrees 53 minutes 52 seconds, an arc distance of 90.18 feet, and a chord that bears South 26 degrees 32 minutes 33 seconds East, 90.16 feet to a 1/2" rebar capped set;

THENCE North 60 degrees 05 minutes 47 seconds East, across said South 7th Avenue, at a distance of 85.01 feet passing a clip corner in the south line of said Klein Tools Boulevard, continuing along the south line of said Klein Tools Boulevard, a total distance of 1420.12 feet to a 1/2" rebar capped set at the northeast corner of the herein described tract, from which a 1/2" rebar capped found at the southeast corner of said Klein Tools Boulevard bears North 60 degrees 05 minutes 47 seconds East, 76.33 feet;

THENCE South 28 degrees 59 minutes 46 seconds East, departing said Klein Tools Boulevard, across said Mansfield Economic Development Corporation tract, a distance of 2159.15 feet to a 1/2" rebar capped set at the southeast corner of the herein described tract, said point lying in a north line of a tract of land as described in deed to Set/Back Partners, recorded in Volume 2226, Page 464, DRJCT, from which the southeast corner of said Mansfield Economic Development Corporation tract bears North 60 degrees 17 minutes 59 seconds East, 89.82 feet, and a 5/8" rebar found at the most easterly northeast corner of said Set/Back Partners tract bears North 60 degrees 17 minutes 59 seconds East, 872.95 feet;

THENCE South 60 degrees 17 minutes 59 seconds West, along the south line of said Mansfield Economic Development Corporation tract, and said north line of said Set/Back Partners tract affected by Boundary Line Agreement recorded in Volume 3857, Page 277, DRJCT, at a distance of 12.7 feet passing a 1/2" rebar capped Beasley found, at a distance of 1014.6 feet passing a 1/2" rebar capped Beasley found, continuing a total distance of 1459.43 feet to 5/8" rebar found at the southwest corner of said Mansfield Economic Development Corporation tract and a reentrant corner of said Set/Back Partners tract, from which a 1/2" rebar capped Pacheco Koch found bears South 22 degrees 50 minutes East, 4.4 feet;

THENCE North 29 degrees 42 minutes 59 seconds West, along the west line of said Mansfield Economic Development Corporation tract and a reentrant line of said Set/Back Partners tract, a distance of 863.10 feet (Set/Back Partners deed 863.24 feet, Mansfield deed 867.65 feet) to a 1-1/2" steel pipe found at the most northerly northeast corner of said Set/Back Partners tract, the southeast corner of a tract of land as described in deed to Ira T. Kimbrough and Andree E. Kimbrough Real Estate LLC, recorded in 2012-12986, DRJCT, and being an angle point in the west line of said Mansfield Economic Development Corporation tract;

THENCE North 29 degrees 25 minutes 30 seconds West, along the east line of said Kimbrough tract and the west line of said Mansfield Economic Development Corporation tract, a distance of 1341.88 feet (deeds 1341.70 feet) to a 1/2" rebar capped Pacheco Koch found;

THENCE North 28 degrees 40 minutes 30 seconds West, along the east line of said Kimbrough tract and the west line of said Mansfield Economic Development Corporation tract, a distance of 38.79 feet to a 1/2" rebar capped set at the southwest corner of said Kimbrough tract recorded in 2020-1749, D.R.J.C.T.;

THENCE North 60 degrees 05 minutes 47 seconds East, departing said Kimbrough tract recorded in recorded in 2012-12986, DRJCT, along the south line of said Kimbrough tract recorded in 2020-1749, D.R.J.C.T., a distance of 63.92 feet (deed 64.04 feet) to POINT OF BEGINNING and containing 3,177,563 square feet or 72.947 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Mansfield Economic Development Corporation, being the sole owner of the above described parcel, acting by and through the undersigned, their duly authorized agent, does hereby adopt the herein above described property as MANSFIELD DDF4, an addition to the City of Mansfield, Johnson County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness my hand this \_\_\_\_day of \_\_\_\_\_, 2020.

Richard Nevins, Director of Economic Development  
Mansfield Economic Development Corporation

STATE OF TEXAS:  
COUNTY OF TARRANT:

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Richard Nevins, 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 as a duly authorized officer for such corporation, for the purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this \_\_\_\_day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

This is to certify that I, Joel S. Barton, 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, 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.

Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.,  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329-4373

**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.  
Issued for review 11/9/2020 9:50 AM

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 of 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.

NOTES:

- 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.
- All property corners are 1/2" rebars capped "Goodwin & Marshall" set, unless otherwise noted.
- 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.
- A Mandatory Owner's Association will be responsible for the maintenance of Lots 2X and 3X.
- The Lot 3X Common Access Easement serves Lot 2X and Lot 4.

APPROVED BY THE CITY OF MANSFIELD

\_\_\_\_\_, 2020  
APPROVED BY: P&Z COMMISSION CHAIRMAN

\_\_\_\_\_, 2020  
ATTEST: PLANNING & ZONING SECRETARY

PLAT FILED \_\_\_\_\_, 2020

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

DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_

BECKY IVEY, JOHNSON COUNTY CLERK

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

**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.  
Issued for review 11/9/2020 9:50 AM

PREPARED BY:

**GOODWIN & MARSHALL**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

bcaldwell@gmcivil.com

DEVELOPED BY:

**SEEFRIED INDUSTRIAL PROPERTIES, INC.**

3030 LBJ Freeway, Suite 1650  
Dallas, Texas 75234  
Phone (214) 393-6063  
DouglasOtte@SEEFRIEDPROPERTIES.com

OWNED BY:

**MANSFIELD ECONOMIC DEVELOPMENT CORPORATION**

301 S. Main Street  
Mansfield, Texas 76063  
Phone (817) 728-3652  
richard.nevins@mansfield-texas.com

**FINAL PLAT**  
**LOTS 1, 2X, 3X AND 4, BLOCK 1**  
**MANSFIELD DDF4**  
BEING A REVISION OF EASY DRIVE, 7TH STREET AND KLEIN BOULEVARD  
ACCORDING TO THE PLAT FILED IN VOLUME 11, PAGES 897-898, DRAWER K  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
AND A 72.579 ACRE TRACT OUT OF THE  
J.Q. WHEELER SURVEY, ABSTRACT No. 903  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS  
4 LOTS

72.947 ACRES  
SEPTEMBER 2020

SHEET 2 of 2

SD#20-048

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

E:\0897-DDF4 - Seefried Properties\COGO\PLAT\DDF4-FINAL.PLAT.dwg





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3888

**Agenda Date:** 12/7/2020

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Zoning Case

**Agenda Number:**

**Title:**

ZC#20-015: Public hearing for a change of zoning from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses on approximately 0.46 acres known as Lots 3 & 8, Block 4, Original Town of Mansfield, located at 105 N 1st Ave.; Matthew Crocker

**Description/History:**

*Existing Use:* Single-family residence

*Existing Zoning:* SF-7.5/16, Single-Family Residential District

*Surrounding Land Use & Zoning:*

North - Church, C-1

South - Single-family residential, SF-7.5/12

East - N. 1st Ave.; Single-family residential (C-2) across the street

West - N. 2nd Ave.; Single-family residential (SF-7.5/12) and office (PD) across the street

**Comments and Considerations**

The subject property consists of 0.46 acres currently improved with a 1,700 sq. ft. single-story house on Lot 3 (along 1st Ave.); Lot 8 (along 2nd Ave.) is currently vacant. The applicant is requesting to rezone the entire property from SF-7.5/16 Single-Family Residential District to PD Planned Development District for professional & medical office, retail, personal service, artist studio, and eating place without drive-thru service uses.

Development Plan and Regulations

The existing 1,700 sq. ft. single-story house on Lot 3 (along 1st Ave.) will remain. The house was built in 1935 and is listed as a medium priority house in the City's 1998 Historic Resources Survey. The house is primarily constructed of brick (with a rear addition with siding), includes a pitched roof with gables, and is 26' in height. The house also includes a rear uncovered patio.

On Lot 8 (along 2nd Ave.), a new 2,400 sq. ft. single-story building will be constructed; it will be 22'-4" in height. The new building will be constructed in the Craftsman style and will include at least 70% wood or cementitious fiber siding materials, as well as a covered porch with railing, tapered columns with masonry bases, stimulated screened dog run with framed panels, four-sided architecture (with details repeating around all four sides of the

structure), and numerous windows. The roof will include a predominant pitch of 8:12, multiple roof forms, three-dimensional architectural shingles, gable details and shake siding, louver vents, open rafter tails, multiple eave brackets, and bellyband. The windows will include headers, casing, and top sashes. The new building will also include paint colors that complement the existing building.

It is noted in the development regulations that no expansion shall be made to the existing building, any exterior construction and remodeling of the existing building must be compatible with the historic character of the building, and that the maximum height of the proposed building shall not exceed the height of the existing building.

It is also noted that the development deviates from the Zoning Ordinance as it relates to residential proximity requirements. A reduced building setback from the adjacent residential zoning shall be allowed as shown in the Development Plan. The typical setback from residential property for an OP-zoned building between 20-35' in height is 35', but there is only a 15' setback from the residential property to the south. However, the regulations specify that lighting shall be shielded or pointed away from adjacent residential properties as prescribed in Section 7400 of the Zoning Ordinance.

#### Access and Parking

The development will be served by head-in parking spaces directly off 1st and 2nd Avenues, similar to the church to the north. There will be 7 spaces along 1st Avenue and 9 spaces along 2nd Avenue, for a total of 16 spaces. Using the parking calculation for office uses (1 space per every 300 sq. ft.), the provided on-site parking exceeds the requirements by 2 spaces. The existing sidewalk along 1st Avenue will be shifted west to accommodate the new parking spaces and a new sidewalk will be installed along 2nd Avenue. The existing 3' concrete walk directly into the 1st Avenue building will remain and a new 5' concrete walk will provide direct access to the new building along 2nd Avenue. To connect the two buildings, a 3' decomposed granite walk will be provided. This will provide for cross-access between the two buildings, access to both parking areas, and will help further the City's goal of making the downtown more pedestrian-friendly and walkable.

#### Landscaping and Screening

Landscaping and screening will be provided as shown in the Development Plan. This includes the preservation of 13 trees (about half of which are large oak and pecan trees), the removal of 3 trees (to accommodate parking and sidewalks), new shrubs along the front of both buildings, and landscaping around the directory signs. The existing 6'-tall wood stockade fence along the south side of Lot 3 will remain and a new 6'-tall cedar board-on-board fence with cap will be installed along the south side of Lot 8. The development regulations note that all equipment will be ground-mounted, located in the side yard or rear yard, and will be screened from the street or adjacent property by dense shrubs or low fencing that fully conceal the equipment. Trash service will be handled via trash carts and all trash containers will be located in the side or rear yards and screened by fence enclosures as shown on the Development Plan. In addition, no outside storage of materials or merchandise will be allowed on the property.

### Signage

New directory signs will be installed along 1st and 2nd Avenues, one for each lot. The directory signs will be 6' tall, 10' wide, and will include a 2' tall brick base. The sign area will be limited to no more than 32 sq. ft. The directory signs will be located 1' off the front sidewalks as shown on the Development Plan and will include landscaping around them. The sign on Lot 3 (along 1st Avenue) will be setback 15' from the front property line and the sign on Lot 8 (along 2nd Avenue) will be setback 12' from the front property line. Name plate signs will also be allowed on the buildings as prescribed in Section 7100 of the Zoning Ordinance.

### **Recommendation:**

The proposed development will allow for the preservation of the existing historic structure on Lot 3 and also provides for a new Craftsman-style building on Lot 8 that is designed to be more residential in character to complement the existing building and surrounding properties. In addition, the proposed change in use from single-family residential to office, retail, personal service, studio, and restaurant uses allows for a more productive use of the property that is consistent with the transition from residential to business uses that has been taking place in parts of downtown, while also being sensitive to the historic residential character of the surrounding area. The development also preserves existing trees, provides for additional landscaping, and provides for parking, screening, and signage in a manner that is limited to only what is truly necessary to support the development, limits impervious coverage, and is sensitive to surrounding properties and the historic character of the area. Staff recommends approval.

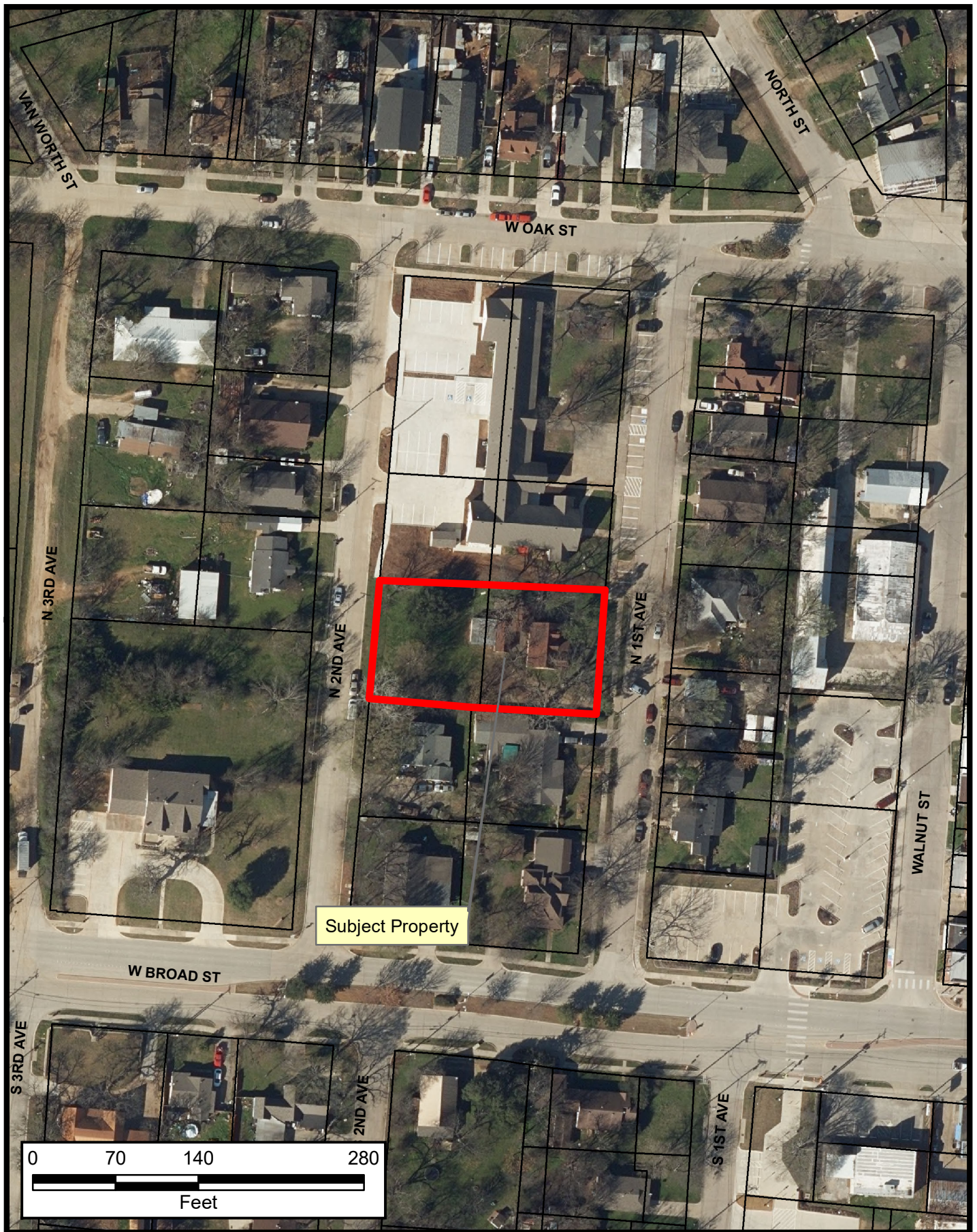
### **Attachments:**

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Development Plan, Elevations, and Regulations





**ZC#20-015**

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.

11/24/2020





**ZC#20-015**

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.

11/24/2020

## Property Owner Notification for ZC#20-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942
MANSFIELD, CITY OF	BLK 3	WEST, SHANNON RAE	106 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D & F MAGUELLAL	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	MANSFIELD, CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063-1805
MANSFIELD, CITY OF	BLK 3	RICHARDSON, MONTY E	7812 RETREAT BLVD	CLEBURNE, TX	76033-8942
MANSFIELD, CITY OF	BLK 3	CRUZ, MIGUEL ANGEL	104 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	LOMA, MARIA D & F MAGUELLAL	102 N 1ST AVE	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	ESQUIVEL, GREGORIO & MARIA	107 W OAK ST # A	MANSFIELD, TX	76063-1647
MANSFIELD, CITY OF	BLK 3	GARZA, MANUELA	110 N 1ST AVE APT A	MANSFIELD, TX	76063-1602
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 3	OPEN RANGE PROPERTIES	105 E OAK ST STE 202	MANSFIELD, TX	76063-7713
MANSFIELD, CITY OF	BLK 4	J&R COBOS LIVING TRUST	1301 SE MCKINNEY	RICE, TX	75155
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106

Tuesday, November 24, 2020

Page 1 of 2



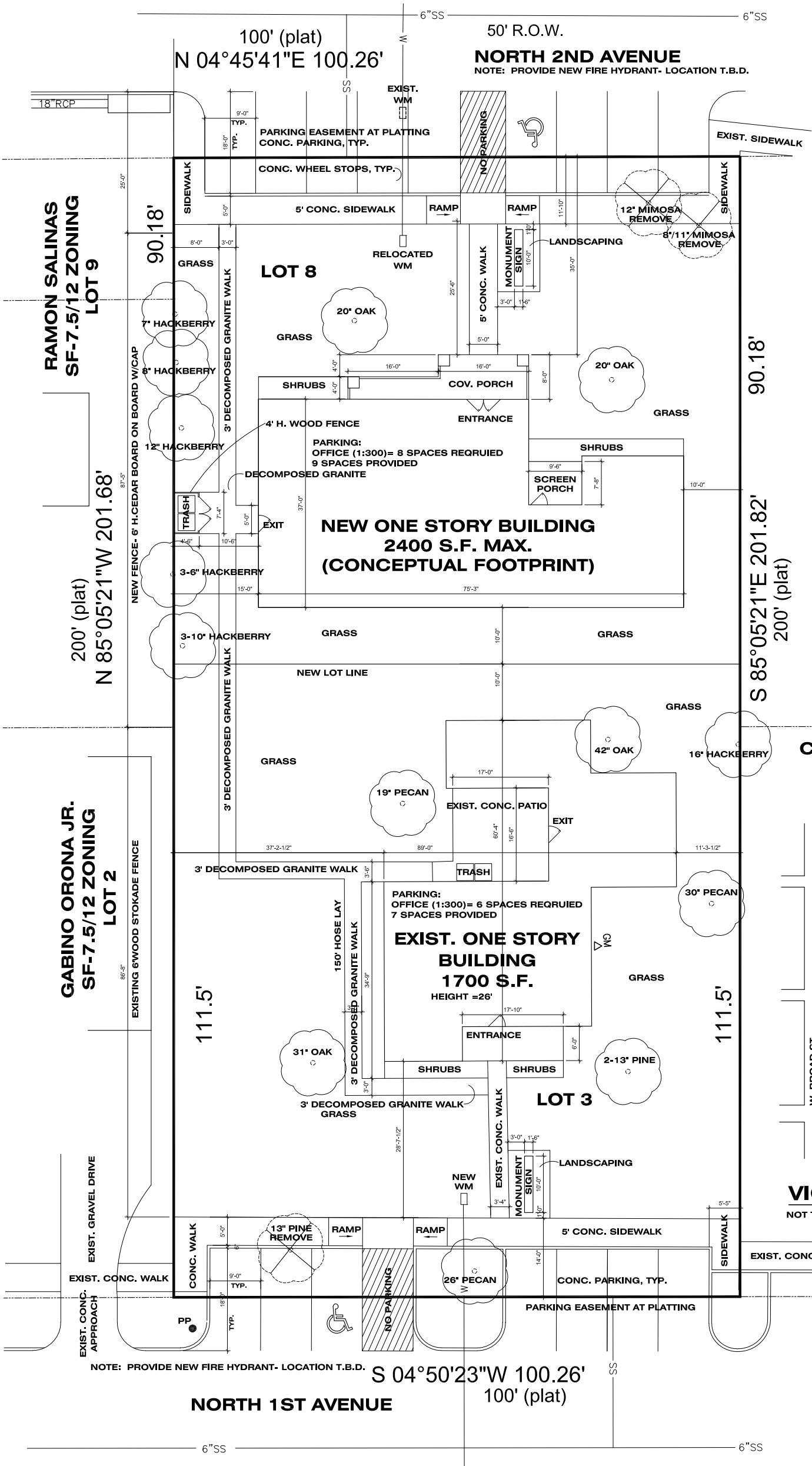
## Property Owner Notification for ZC#20-015

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MANSFIELD, CITY OF	BLK 4	MILAN, TRACY	109 N 2ND AVE	MANSFIELD, TX	76063-1603
MANSFIELD, CITY OF	BLK 4	KING, CORDELL W EST & OPAL	305 W OAK ST APT A	MANSFIELD, TX	76063-1646
MANSFIELD, CITY OF	BLK 4	HARRIS, WILLIAM E & MARY ANN	201 W KIMBALL ST	MANSFIELD, TX	76063
MANSFIELD, CITY OF	BLK 4	GRIFFIN, JOE L	105 N 2ND AVE	MANSFIELD, TX	76063-1603
MANSFIELD, CITY OF	BLK 4	CROCKER, JAMES M	PO BOX 553	MANSFIELD, TX	76063-0553
MANSFIELD, CITY OF	BLK 4	ORONA, GABINO	103 N 1ST AVE	MANSFIELD, TX	76063-1601
MANSFIELD, CITY OF	BLK 4	ROBLES, JESUS M & JUANITA	204 W BROAD ST	MANSFIELD, TX	76063-1609
MANSFIELD, CITY OF	BLK 4	SALINAS, RAMON & IRMA A	104 N 2ND AVE	MANSFIELD, TX	76063-1674
MANSFIELD, CITY OF	BLK 4	ORTIZ, JOSE F & ESTELLA O	206 W BROAD ST	MANSFIELD, TX	76063-1609
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106
MANSFIELD, CITY OF	BLK 4	GRIFFIN, JOE L	105 N 2ND AVE	MANSFIELD, TX	76063-1603
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106
MANSFIELD, CITY OF	BLK 4	CHURCH ON THE HILL	PO BOX 3815	CEDAR HILL, TX	75106
MANSFIELD, CITY OF	BLK 4	CROCKER, JAMES M	PO BOX 553	MANSFIELD, TX	76063-0553
MANSFIELD, CITY OF	BLK 4	RINGCO INVESTMENTS INC	5305 KELLY RD	FORT WORTH, TX	76126-5566

## **EXHIBIT A OF ZC#20-015**

### **PROPERTY DESCRIPTION**

Being Lots 3 and 8, Block 4, Original Town of Mansfield, an addition to the City of Mansfield, Texas as shown in the plat recorded in Page 53, Volume 63 of Tarrant County Plat Records, Texas.





**DESIGNS, INC.**

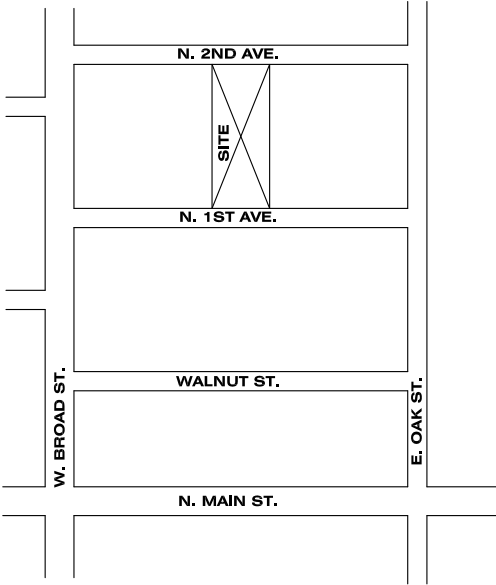
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
PH: (817)300-7052

**OWNER:**  
**JAMES CROCKER**  
**P.O. BOX 553**  
**MANSFIELD, TX. 76063**  
**817-473-1370**  
**matt@jmccpa.com**

**DATE: 11-24-20**  
**ZC-2020-015**  
**EXHIBIT "B"**  
**1 of 3**

**CHURCH ON THE HILL**  
**C-1 ZONING**  
**LOT 7**

**CHURCH ON THE HILL**  
**C-1 ZONING**  
**LOT 4**



**VICINITY MAP**  
NOT TO SCALE

**DEVELOPMENT PLAN**

**SCALE: 1"=20'**

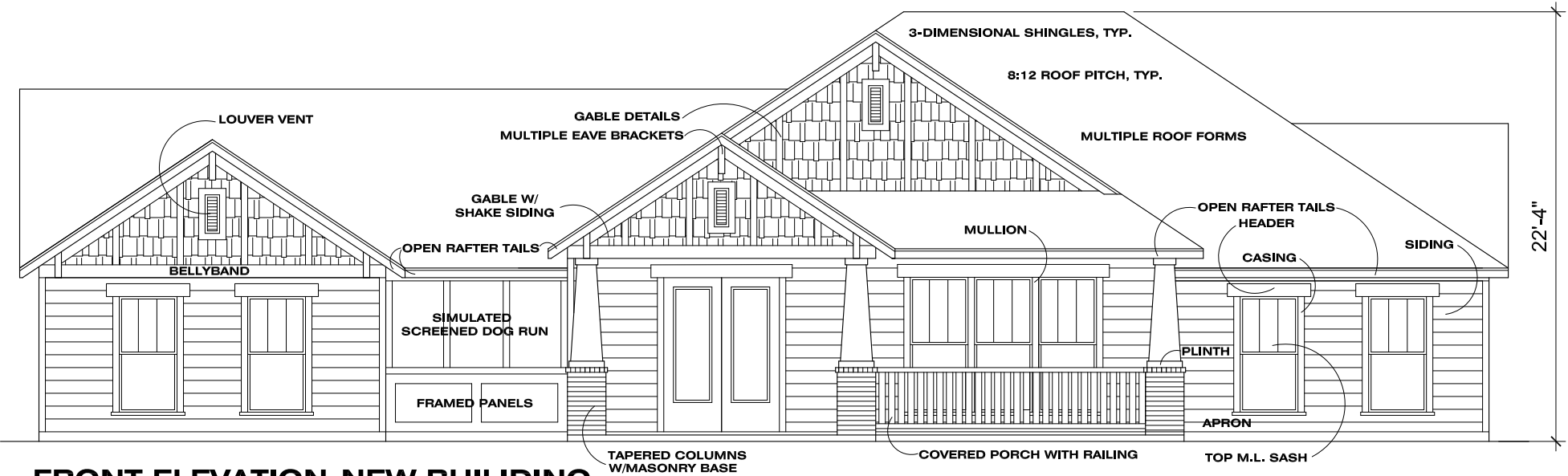


NOTE: PROVIDE TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN

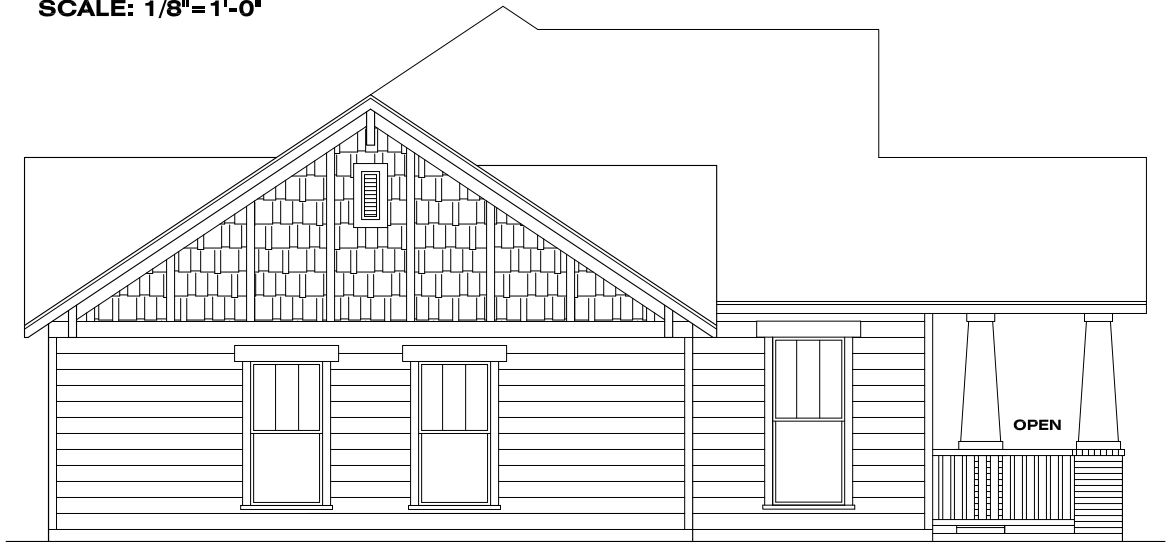
**105 N. 1ST AVE.: LOT 3 & LOT 8 - BLOCK 4 -ORIGINAL TOWN OF MANSFIELD**

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.





**FRONT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"

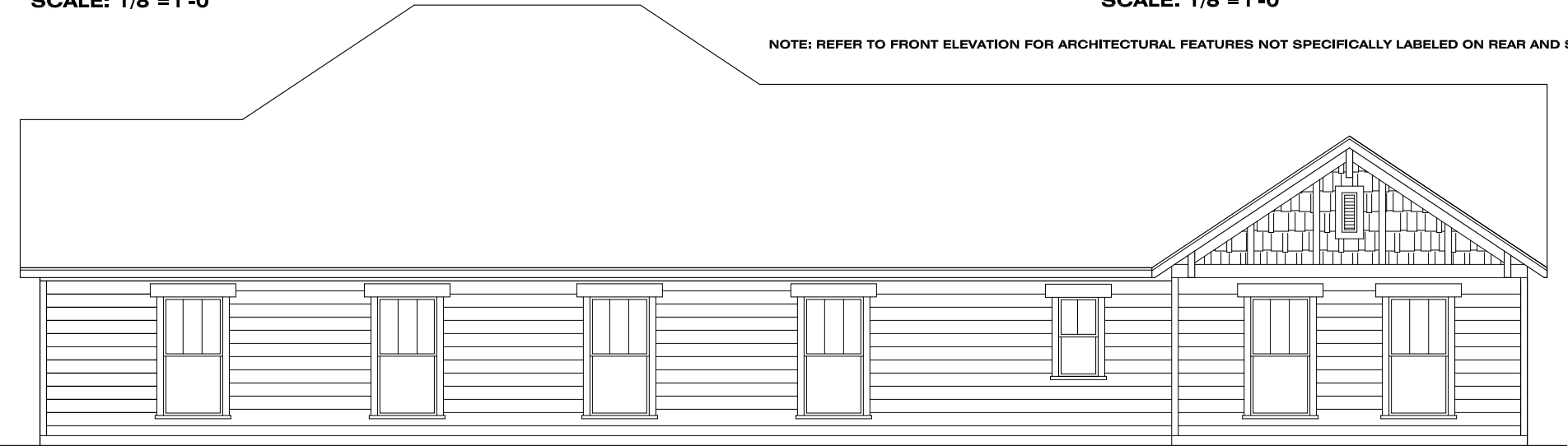


**LEFT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"



**RIGHT ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"

NOTE: REFER TO FRONT ELEVATION FOR ARCHITECTURAL FEATURES NOT SPECIFICALLY LABELED ON REAR AND SIDE ELEVATIONS-8:12 ROOF PITCH, TYP.



**REAR ELEVATION-NEW BUILDING**  
SCALE: 1/8"=1'-0"



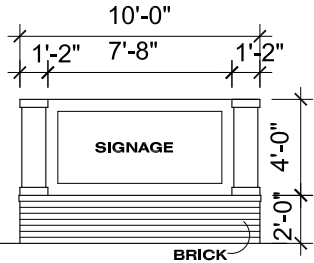
**DESIGNS, INC.**  
900 N. WALNUT CREEK DR.  
SUITE 100 - PMB 366  
MANSFIELD, TX. 76063  
PH: (817)300-7052

OWNER:  
**JAMES CROCKER**  
P.O. BOX 553  
MANSFIELD, TX 76063  
817-473-1370  
matt@jmccpa.com

DATE: 11-24-20

ZC-2020-015  
EXHIBIT "B"

2 of 3



**MONUMENT SIGN**  
SCALE: 1/8"=1'-0"

## **EXHIBIT B FOR ZC#20-015**

### **PLANNED DEVELOPMENT REGULATIONS**

Base Zoning: C-1, Neighborhood Business District

Permitted Uses: Professional and medical office, retail uses, personal service uses, and artist/musician/photography studio, eating places without drive-through services.

Existing Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.

Proposed Building Requirements:

- Minimum front setback - 25'
- Minimum side and rear setback - 10'
- Maximum Lot Coverage - 45%
- Maximum height shall not exceed the height of the existing building.
- Roof materials shall be three-dimensional architectural shingles
- Exterior paint colors shall be compatible with the colors of the proposed building
- Front building elevation must include a porch with 70 sf minimum area and columns
- Facade cladding must be at least 70% wood or cementitious fiber materials
- Exterior design shall incorporate craftsman style details as shown in the building elevations

Parking:

- Parking shall be head-in parking spaces along the streets as shown in the Development Plan
- Parking surface will be constructed of concrete.

Landscaping and Screening Requirements:

- Landscaping and screening shall be provided as shown in the Development Plan
- Shrubs shall be planted along at least 50% of the length of the foundation facing the street
- New planting must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards:

- Directory Signs shall be permitted as shown in the Development Plan
- Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance.

Residential Proximity Requirements:

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential zoning as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled via trash carts located in the side or rear yard and screened by fence enclosure.

Outside Storage: There will be no outside storage of materials or merchandise on the property.



# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 20-3891

**Agenda Date:** 12/7/2020

**Version:** 1

**Status:** Consideration

**In Control:** Planning and Zoning Commission

**File Type:** Consideration Item

### Title

Consideration and Possible Action to Suspend the Rules of Procedure of the Planning and Zoning Commission to Cancel the December 21, 2020 Meeting

### Description/History

Section 1.02(a) of the Commission's Rules of Procedure requires that the Commission meet the first and third Mondays of each month. This year, the second meeting will be on December 21, 2020 at the beginning of Christmas week.

To accommodate any holiday schedule or vacation for the Commissioners, the Commission may suspend its Rules of Procedure under Section 1.01 "General Rules", (m) "Suspension of Rules" to cancel the scheduled meeting for December 21, 2020. A motion to suspend the rules requires a two-thirds vote of the Commission.

The applicable rules of procedure to this process are as follows:

#### *Section 1.01 General Rules*

- (m) Suspension of Rules: Any provisions of these rules not governed by other law may be temporarily suspended by a two-thirds vote of all members of the Commission.

#### *Section 1.02 Meetings*

- (a) Regular Meetings: The Commission shall meet at the City of Mansfield Municipal Complex at 6:00 p.m. on the first and third Mondays unless otherwise officially established and noticed by the Commission. The Commission shall meet not less than once each month. Workshops may be scheduled in conjunction with the regular meeting or on the call of the Chair.