



# CITY OF MANSFIELD

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

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, June 21, 2021

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\\_xX2NWCHTRyqP30JoJQ6UDA](https://mansfieldtexas.zoom.us/webinar/register/WN_xX2NWCHTRyqP30JoJQ6UDA)**

**by 6:00 pm on Monday, June 21, 2021 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: 960 1667 6957**

**Webinar Passcode: 195144**

**Citizen comments on any agenda item for the June 21, 2021, Planning and Zoning  
Commission meeting may be submitted by email at [planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All  
comments must be received by 12:00 noon, Monday, June 21, 2021, for presentation to  
the Commissioners prior to the meeting.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

[21-4138](#) Minutes - Approval of the June 7, 2021 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [Meeting Minutes 06.07.21.pdf](#)

**3. CITIZENS COMMENTS**

*Citizens wishing to address the Commission on non-public hearing agenda items and  
items not on the agenda may do so at this time. Once the business portion of the  
meeting begins, only comments related to public hearings will be heard. All comments  
are limited to 5 minutes. Please refrain from "personal criticisms".*

*In order to be recognized during the "Citizens Comments" or during a public hearing  
(applicants included), please complete a blue "Appearance Card" located at the entry to  
the Chambers and present it to the Planning Secretary.*

**4. CONSENT AGENDA**

[21-4139](#)

SD#19-026: Final Plat of Sunset Crossing; Macatee Engineering, LLC, engineer; Sunset Crossing SF, Ltd. and Sunset Crossing Phase 2, Ltd., owner/developer

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

[Approved Development Plan.pdf](#)

[Final Plat.pdf](#)

5. **COMMISSION ANNOUNCEMENTS**
6. **STAFF ANNOUNCEMENTS**
7. **ADJOURNMENT OF MEETING**
8. **NEXT MEETING DATE: Tuesday, July 7, 2021**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 17, 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: 21-4138

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**Agenda Date:** 6/21/2021

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the June 7, 2021 Planning and Zoning Commission Meeting  
Minutes

**Description/History**

The minutes of the June 7, 2021 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
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mansfieldtexas.gov

## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, June 7, 2021

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 the date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Jason Alexander, Planning Director*

*Arty Wheaton-Rodriguez, Assistant Planning Director*

*Art Wright, Planner II*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 3 - Blake Axen; Stephen Groll and David Goodwin

**Present** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

#### 2. APPROVAL OF MINUTES

[21-4104](#)

Minutes - Approval of the May 17, 2021 Planning and Zoning Commission Meeting Minutes

**Commissioner Gilmore made a motion to approve the May 17, 2021 minutes as presented. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

**Planning Director Alexander introduced Arty Wheaton-Rodriguez, the new Assistant Planning Director, to the commission.**

**3. CITIZENS COMMENTS**

*None*

**4. CONSENT AGENDA****21-4110**

SD#20-053: Final Plat of Watson Branch Phase 1 being 34.039 acres generally located north of Mouser Way, east of House Road and approximately 1,500 feet west of US 287 by Realty Capital Management, owner/developer and Grantham & Associates, Inc., engineer/surveyor

**Commissioner Mainer made a motion to approve the plat as presented.**

**Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

**21-4113**

SD#21-012: Final plat of Lot 1, Block 1, Burton Place - Mansfield on 3.007 acres located at 1100 N Hyview Road by Herbert S. Beasley Land Surveyors, L.P., surveyor; Tracy Smith and Marcus R. Burton, owners

*Commissioner Gilmore removed the Plat from consent.*

**After a short discussion, Commissioner Gilmore made a motion to approve the plat as presented. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

**5. PUBLIC HEARINGS****21-4112**

SD#21-025: Public hearing on a replat to create Lot 1R, Block 2, Heritage Industrial Park; Brandon Davidson of Corwin Engineering, Inc. (engineer/surveyor) on behalf of Charles Nickson of Nickson Heritage Industrial LLC (owner/developer)

*Mr. Wright was available for questions.*

*Chairman Knight opened the public hearing at 6:06 p.m. and called for anyone wishing to speak to come forward.*

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:06 p.m.*

**Commissioner Weydeck made a motion to approve the replat as presented. Commissioner Gilmore seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

#### 21-4111

ZC#21-005: Public hearing on a change of zoning from SF-7.5/16 and SF-12/22 Single-Family Residential Districts to PD Planned Development District for Single-Family Residential Uses on approximately 47.72 acres out of the Arthur Gibson Survey, Abstract No. 302; Johnson County, Texas, generally located approximately 1,650 feet east of FM 917 and approximately 2,700 feet north of Bedford Road by Ben Luedtke on behalf of M3 Ranch Development, Inc., developer and M3 Ranch Land Investment, owner

*Mr. Wright gave a brief PowerPoint presentation and was available for questions.*

*Chairman Knight opened the public hearing at 6:16 pm and called for anyone wishing to speak to come forward.*

*Ben Luetke of 3001 Knox St. Dallas TX, the applicant, and Aaron Duncan of 2001 N. Lamar St. Dallas TX., applicant's project coordinator, also gave brief PowerPoint presentations and were available for questions.*

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

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:16 p.m.*

**After a short discussion, Commissioner Gilmore made a motion to approve the zoning change as presented. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

## **6. OTHER AGENDA ITEMS**

#### 21-4114

SD#21-014: Final Plat of Lots 1-2, Block 1, Saenz Estates, being 3.03 acres located on the north west corner of Cordes Road and Howell Drive;

Texas Surveying Inc., surveyor and Erick and Myra Saenz, owners

*Mr. Wright was available for questions.*

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

*Seeing no one come forward to speak, Chairman Knight closed the public hearing at 6:30 p.m.*

**Commissioner Mainer made a motion to approve the plat as presented.  
Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

**7. COMMISSION ANNOUNCEMENTS**

*Commissioner Gilmore stated that he will be absent from the June 21, 2021 meeting.*

**8. STAFF ANNOUNCEMENTS**

*None*

**9. ADJOURNMENT OF MEETING**

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

**Aye:** 4 - Anne Weydeck; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 3 - Blake Axen; Stephen Groll and David Goodwin

**Abstain:** 0

**With no further business, Chairman Knight adjourned the meeting at 6:34 p.m.**

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**Kent Knight, Chairman**

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**Jennifer Johnston, Development Coordinator**



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## STAFF REPORT

File Number: 21-4139

**Agenda Date:** 6/21/2021

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#19-026: Final Plat of Sunset Crossing; Macatee Engineering, LLC, engineer; Sunset Crossing SF, Ltd. and Sunset Crossing Phase 2, Ltd., owner/developer

**Description/History**

The purpose of this plat is to create 105 single-family residential lots and 7 open space lots. The property is 27.871 acres and zoned PD. All residential lots meet the minimum lot area, width and depth required by the PD standards.

The developer is dedicating 50' of rights-of-way for the internal residential streets. In addition, they are dedicating 0.176 acres (7.664 sq. ft.) of right-of-way for the future expansion of Day Miar Road that will be maintained as part of an HOA lot.

The applicant is in the process of abandoning six easements. There are blank spaces on the plat for the recording information for those easements being abandoned that must be filled in before the plat can be filed with Tarrant County.

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

**Recommendation:**

Staff recommends approval.

**Attachments:**

Location Map  
Approved Development Plan  
Final Plat



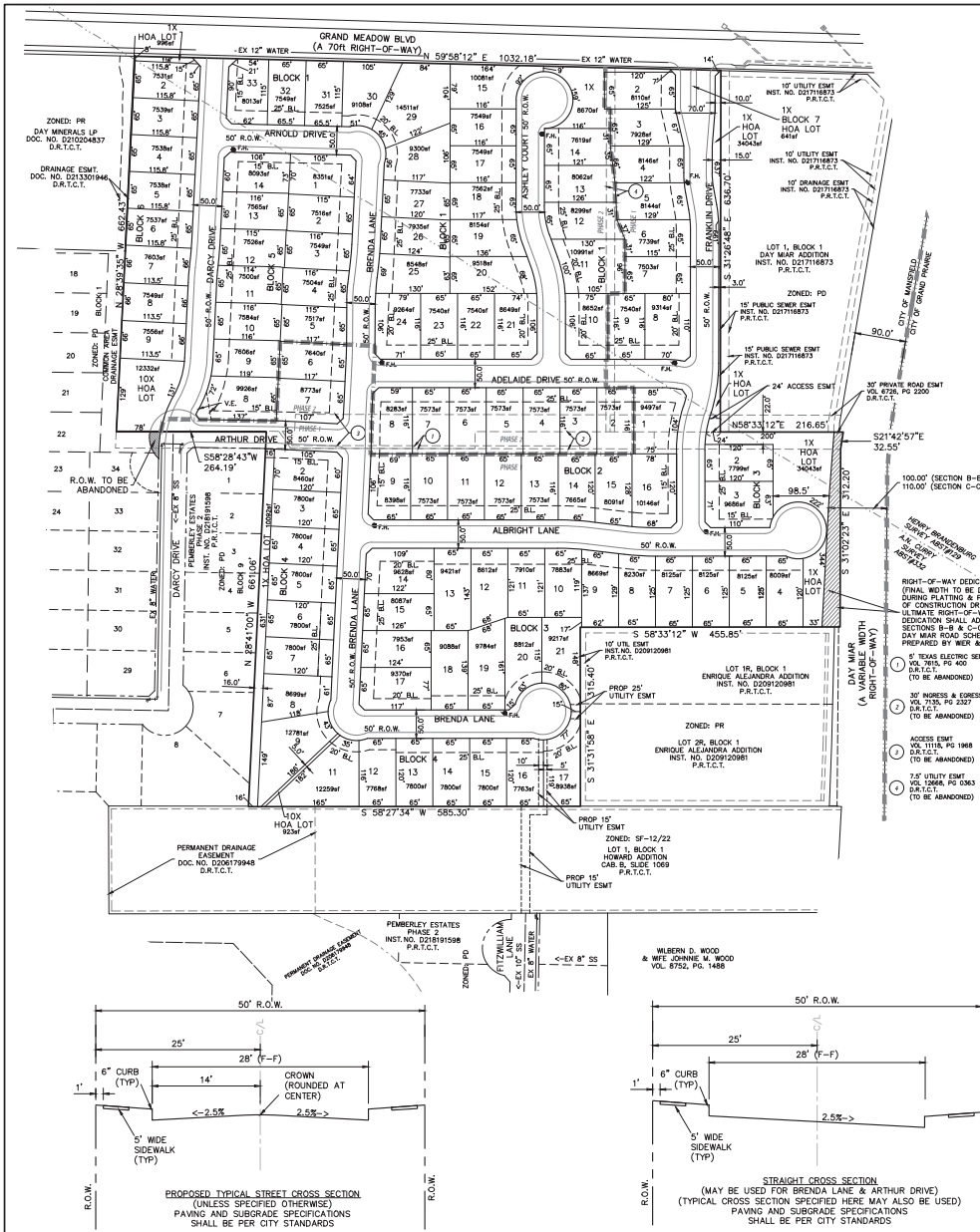


**SD#19-026**

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.

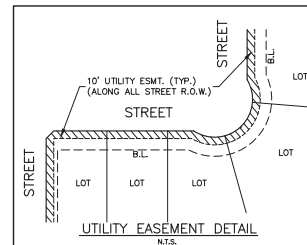
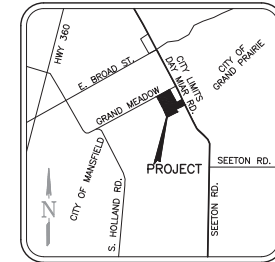
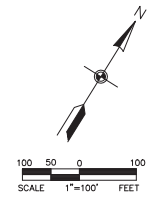
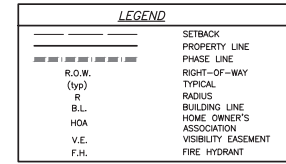
6/16/2021





# NOTES:

- 1) THIS DEVELOPMENT WILL NOT BE GATED.
- 2) MASONRY SCREENING WALLS SHALL BE 6 FOOT IN HEIGHT.
- 3) THE BOARD-ON-BOARD FENCE AROUND THE PERIMETER OF THIS SUBDIVISION WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- 4) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MASONRY SCREENING WALLS, THE HOA LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, DECORATIVE STREET LAMPS, ANY NON-STANDARD PAVEMENT, AND THE ENHANCED MASONRY WALLS WITH SIGNAGE.
- 5) THE HOME OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
- 6) THIS PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- 7) THIS DEVELOPMENT WILL BE DEVELOPED IN TWO PHASES.
- 8) ALL STREETS, PARKING AREAS AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
- 9) FIVE (5) FOOT CONCRETE SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH CITY STANDARDS.
- 10) A TOTAL OF 30% OF THE LOTS WITHIN THIS DEVELOPMENT SHALL HAVE J-SWING GARAGES.



## SITE SUMMARY

PROPOSED LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	105 RESIDENTIAL 7 HOA LOTS
BASE ZONING:	SF-7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	12 LOTS AT 1,800 Sq. Ft. 39 LOTS AT 2,000 Sq. Ft. 54 LOTS AT 2,200 Sq. Ft.
MINIMUM LOT AREA:	7,500 Sq. Ft.
AVERAGE LOT AREA:	8,306 Sq. Ft.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	65' (a)
MINIMUM LOT DEPTH:	110'
MINIMUM STREET FRONTAGE IN KNUCKLES & CUL-DE-SACS:	35'
STREETS:	50' R.O.W. 29' B-B
PAVEMENT:	27.86
PROJECT AREA (ACRES):	1.81
OPEN SPACE (ACRES):	25' (b)
MINIMUM FRONT YARD:	15'
MINIMUM REAR YARD:	5' @ 10' (a)
MINIMUM INTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD

- MASONRY PERCENTAGE:**
- MINIMUM MASONRY PERCENTAGE OF 90% FOR 50% OF THE LOTS IN PHASE 1.
  - MINIMUM MASONRY PERCENTAGE OF 80% FOR 50% OF THE LOTS IN PHASE 1.
  - MINIMUM MASONRY PERCENTAGE OF 90% FOR 100% OF THE LOTS IN PHASE 2.
- DENSITY (GROSS):** 3.77 lots/acre
- (a) REQUIRES TWO SIDE YARDS TO HAVE A COMBINED TOTAL OF NOT LESS THAN 15' WITH A 5' MINIMUM ON ONE SIDE AND A 10' MINIMUM ON THE OTHER SIDE.
- (b) LOTS 11, 28, 29, 30, BLOCK 1, LOTS 20 & 21, BLOCK 3 & LOTS 8, 9, 11 & 17, BLOCK 4 ARE ALLOWED A MINIMUM FRONT YARD OF 20'.
- (c) ALL CORNER LOTS SHALL BE AT LEAST 5' WIDER THAN THE MINIMUM LOT WIDTH.
- (d) LOTS 3, 6-12, 14-18, 21-24, 27, 28, 30-33, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-14, BLOCK 3 & LOTS 2-4, BLOCK 4 ARE ALLOWED A MINIMUM REAR YARD OF 10'.
- ALL HOUSE PACKAGES SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE.

ALL DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE PAVEMENT

ALL EXISTING INGRESS & EGRESS EASEMENTS & EXISTING TEXAS ELECTRIC SERVICE EASEMENT WITHIN BLOCK 1 & 3 WILL BE ABANDONED.

**EXHIBIT B**  
CASE NO. 22C18-030  
**DEVELOPMENT PLAN**  
**SUNSET CROSSING**  
27.86 ACRES  
105 SINGLE FAMILY LOTS

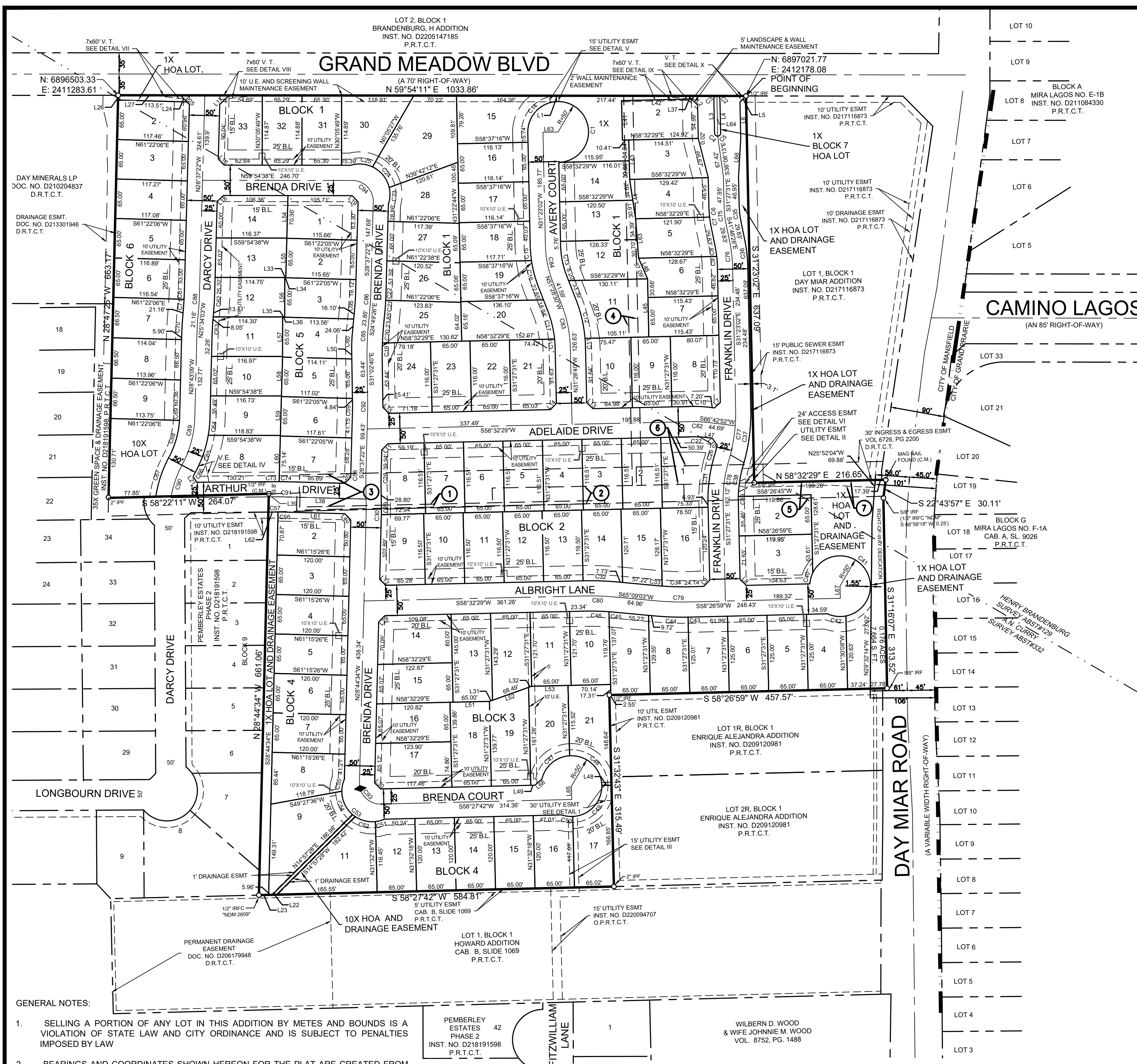
OUT OF THIS  
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
MARCH 2019

**OWNER:**  
SUNSET CROSSING SF, LTD.  
8214 WESTCHESTER DRIVE #710  
DALLAS, TEXAS 75225  
CONTACT: NOAH FLABIANO  
(214) 212-7025

**PREPARED BY:**  
MACATEE ENGINEERING, LLC  
3519 MILES STREET  
DALLAS, TEXAS 75209  
CONTACT: PHILLIP FISHER  
(214) 373-1180

**DEVELOPER:**  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE #710  
DALLAS, TEXAS 75225  
CONTACT: NOAH FLABIANO  
(214) 212-7025

## Approved Development Plan

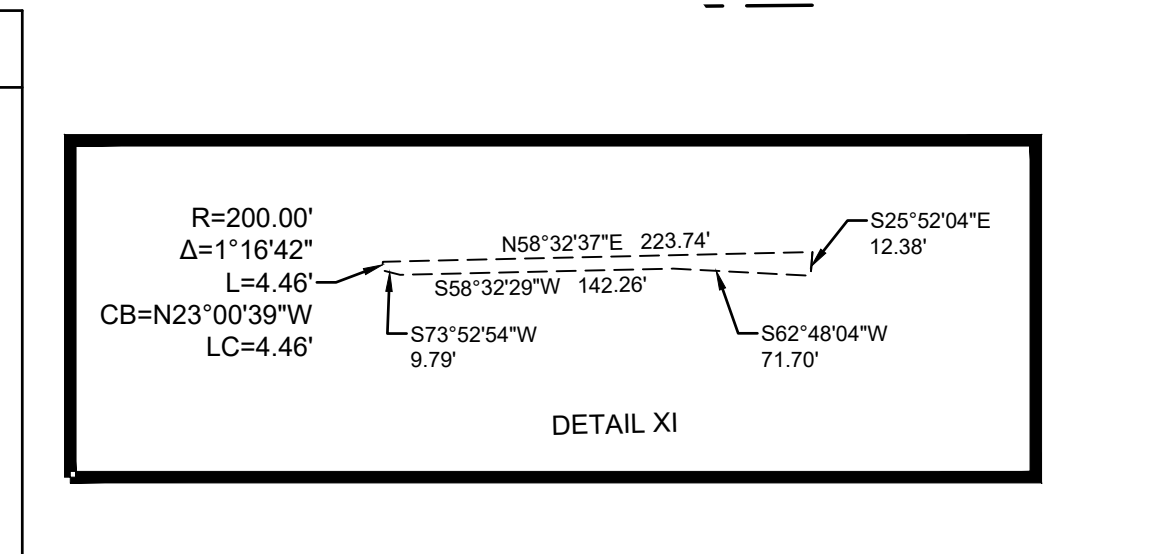


- GENERAL NOTES:
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW
  - BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM. TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.
  - A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE MASONRY SCREENING WALLS, THE HOA LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, DECORATIVE STREET LAMPS, ANY NON-STANDARD PAVEMENT, AND THE ENHANCED WALLS WITH SIGNAGE.
  - THE ACCESS EASEMENT IS FOR THE USE OF LOT 1, BLOCK 1, DAY MIAR ADDITION. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
  - THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
  - NO TREES, FENCES, SIGNS, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS

LEGEND

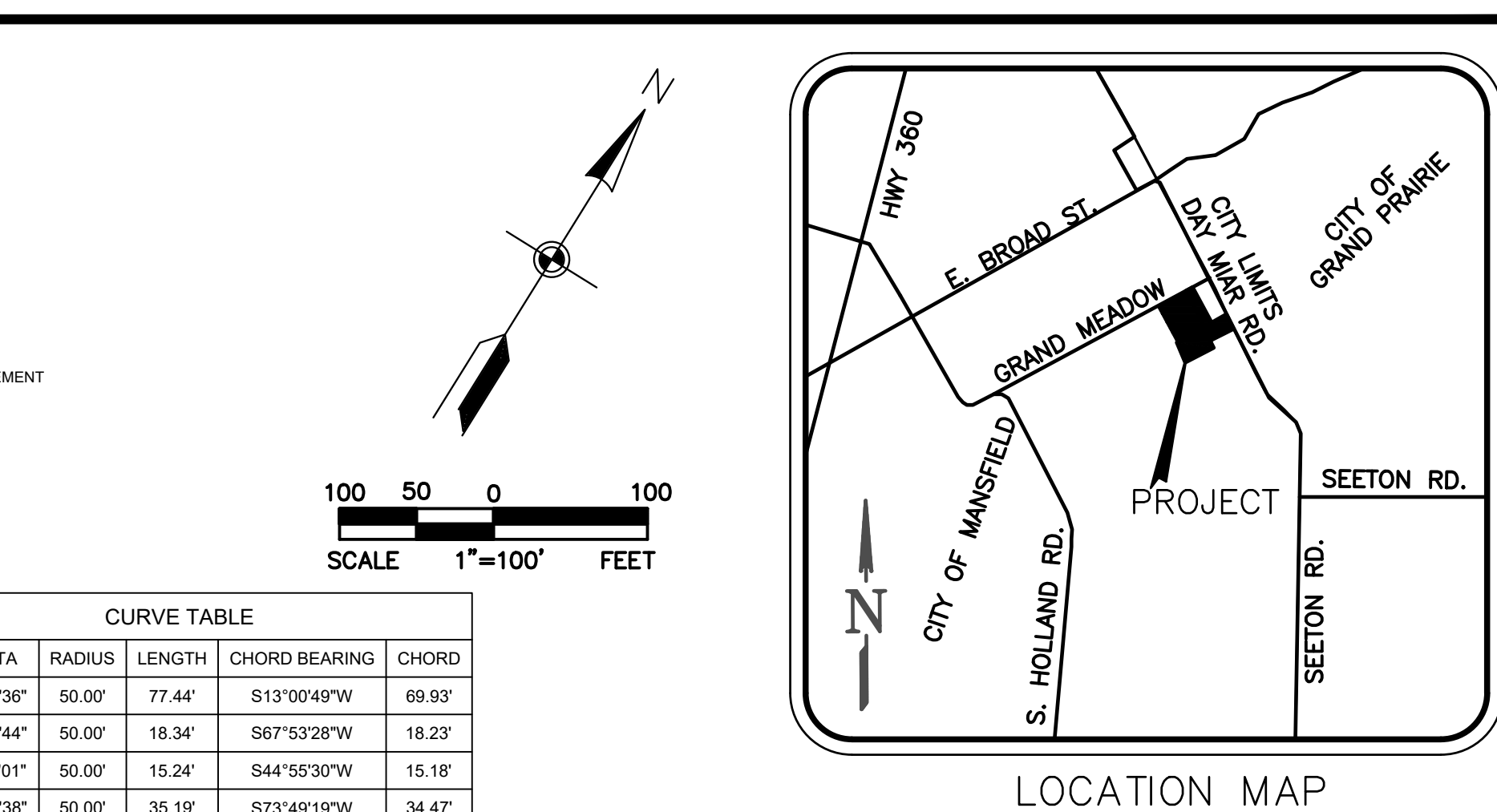
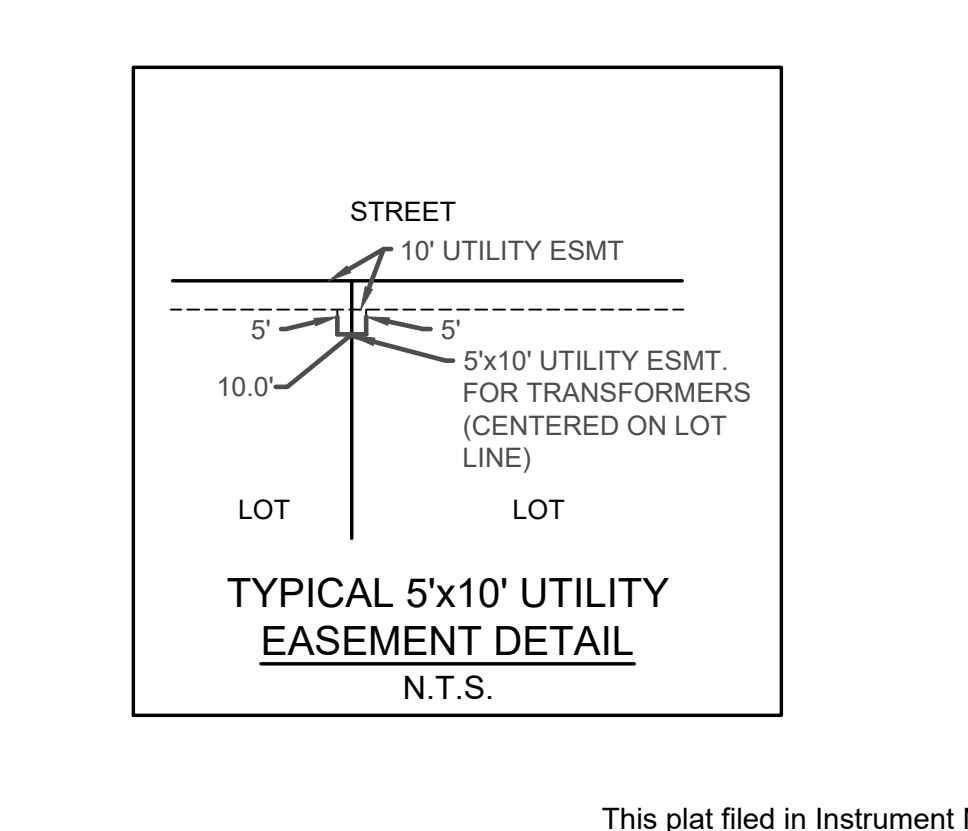
BOUNDARY LINE  
ADJOINER LINE  
STREET NAME CHANGE  
RIGHT-OF-WAY LINE  
EASEMENT  
DEED RECORDS TARRANT COUNTY, TEXAS  
PLAT RECORDS TARRANT COUNTY, TEXAS  
INSTRUMENT NUMBER  
BUILDING LINE  
VISIBILITY EASEMENT  
IRON ROD FOUND  
IRON ROD WITH CAP FOUND  
IRON PIPE FOUND  
UTILITY EASEMENT  
VISIBILITY TRIANGLE

R.O.W.  
ESMT.  
D.R.T.C.T.  
P.R.T.C.T.  
INST. NO.  
BL  
V.L  
IRF  
IRFC  
IPF  
U.E  
V.T.



- 5' EASEMENT TO TEXAS ELECTRIC SERVICE COMPANY VOL 7616, PG 400, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- 30' INGRESS & EGRESS ESMT VOL 7135, PG 2327, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- ACCESS ESMT VOL 11118, PG 1968, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- 7.5' EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY VOL 12668, PG 0363, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- 30' INGRESS & EGRESS ESMT VOL 6718, PG 1222, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- 30' INGRESS & EGRESS ESMT VOL 6814, PG 411, D.R.T.C.T. ABANDONED BY INSTRUMENT: D221166128 (D.R.T.C.T.)
- VARIABLE WIDTH ACCESS EASEMENT SEE DETAIL XI

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	182°21'26"	50.00'	159.14'	S32°38'14"E	99.98'	C49	88°44'36"	50.00'	77.44'
C2	88°42'47"	5.00'	7.74'	N75°48'12"W	6.99'	C50	21°00'44"	50.00'	18.34'
C3	91°17'13"	5.00'	7.97'	S14°11'49"W	7.15'	C51	17°28'01"	50.00'	15.24'
C4	90°00'00"	5.00'	7.85'	S76°26'48"E	7.07'	C52	40°19'38"	50.00'	35.19'
C5	90°00'00"	5.00'	7.85'	N13°33'12"E	7.07'	C53	5°47'22"	50.00'	5.05'
C6	5°10'43"	200.00'	18.08'	N34°02'53"W	18.07'	C54	50°20'38"	50.00'	43.93'
C7	5°08'12"	200.00'	17.93'	N39°12'20"W	17.92'	C55	23°24'30"	50.00'	20.43'
C8	5°10'26"	200.00'	18.06'	N39°11'13"W	18.05'	C56	1°34'16"	450.00'	12.34'
C9	5°12'58"	200.00'	18.21'	N33°59'31"W	18.20'	C57	0°24'23"	450.00'	3.19'
C10	8°10'23"	225.00'	32.10'	N62°37'40"E	32.07'	C58	0°42'00"	550.00'	6.72'
C11	3°34'44"	230.00'	14.37'	S33°16'02"E	14.36'	C59	2°25'18"	450.00'	19.02'
C12	16°25'06"	230.00'	65.91'	S43°15'57"E	65.68'	C60	6°13'14"	250.00'	27.14'
C13	20°05'28"	150.00'	52.60'	S41°25'46"E	52.33'	C61	1°31'41"	450.00'	12.00'
C14	87°44'04"	50.00'	76.56'	N12°19'01"E	69.30'	C62	3°03'19"	500.00'	26.66'
C15	7°10'20"	200.00'	25.04'	N34°58'12"W	25.02'	C63	3°09'06"	450.00'	24.75'
C16	12°55'07"	200.00'	45.09'	N45°00'56"W	45.00'	C64	8°30'20"	200.00'	29.69'
C17	15°25'01"	180.00'	48.43'	N43°46'00"W	48.29'	C65	18°16'08"	200.00'	63.77'
C18	4°34'49"	180.00'	14.39'	N33°46'05"W	14.39'	C66	3°28'43"	150.00'	9.11'
C19	3°06'56"	500.00'	27.19'	S29°29'12"E	27.18'	C67	19°36'19"	200.00'	68.44'
C20	3°06'18"	500.00'	27.10'	S28°22'35"E	27.09'	C68	24°26'07"	150.00'	63.97'
C21	2°14'19"	500.00'	19.54'	S25°56'35"E	19.53'	C69	2°20'20"	150.00'	6.12'
C22	1°33'37"	500.00'	13.62'	S27°50'34"E	13.62'	C70	3°09'06"	500.00'	27.50'
C23	31°15'50"	500.00'	27.28'	S27°36'28"E	26.95'	C71	1°31'37"	450.00'	11.99'
C24	5°13'42"	50.00'	45.05'	S69°03'14"E	43.55'	C72	0°36'23"	500.00'	5.29'
C25	41°52'06"	50.00'	36.54'	N64°11'52"E	35.73'	C73	1°22'16"	500.00'	11.97'
C26	4°25'55"	250.00'	19.34'	N15°49'39"W	19.33'	C74	1°22'16"	500.00'	11.97'
C27	8°10'23"	175.00'	24.96'	S62°37'40"W	24.94'	C75	10°18'55"	175.00'	31.51'
C28	2°19'54"	500.00'	20.35'	S29°47'19"E	20.35'	C76	10°23'24"	225.00'	40.80'
C29	1°49'21"	550.00'	17.49'	S30°02'36"E	17.49'	C77	17°46'20"	275.00'	85.30'
C30	0°23'21"	550.00'	3.74'	S28°56'15"E	3.74'	C78	17°50'49"	225.00'	70.09'
C31	17°50'49"	250.00'	77.87'	N22°32'07"W	77.56'	C79	6°42'04"	475.00'	55.55'
C32	6°34'58"	500.00'	57.44'	N61°51'34"E	57.41'	C80	6°36'34"	475.00'	54.79'
C33	1°02'41"	450.00'	8.20'	N64°37'42"E	8.20'	C81	8°10'23"	200.00'	28.53'
C34	5°39'23"	450.00'	44.43'	N61°16'40"E	44.41'	C82	8°10'23"	200.00'	28.53'
C35	10°18'55"	450.00'	27.01'	S36°36'59"E	26.97'	C83	19°59'50"	205.00'	71.55'
C36	10°23'24"	250.00'	45.34'	S36°34'44"E	45.27'	C84	20°05'28"	175.00'	61.36'
C37	17°46'20"	300.00'	93.06'	S22°29'52"E	92.68'	C85	6°13'14"	525.00'	57.00'
C38	15°06'41"	200.00'	52.75'	S21°10'03"E	52.60'	C86	3°47'56"	475.00'	31.49'
C39	2°44'08"	199.79'	9.54'	S30°38'21"E	9.54'	C87	3°03'19"	475.00'	25.33'
C40	21°41'09"	49.91'	18.89'	N15°08'41"W	18.78'	C88	26°46'28"	175.00'	81.78'
C41	232°44'43"	50.00'	203.11'	S67°40'08"E	89.59'	C89	2°20'20"	150.00'	6.12'
C42	35°46'42"	49.86'	31.13'	S66°38'47"W	30.63'	C90	17°59'10"	175.00'	54.94'
C43	0°20'42"	500.00'	3.01'	S58°37'20"W	3.01'	C91	1°58'39"	475.00'	16.39'
C44	6°21'22"	500.00'	55.47'	S61°58'22"W	55.44'	C92	2°25'18"	475.00'	20.08'
C45	1°17'51"	450.00'	10.19'	S64°30'07"W	10.19'	C93	3°47'56"	450.00'	29.84'
C46	5°18'43"	450.00'	41.72'	S61°11'50"W	41.70'				
C47	73°00'54"	50.00'	63.72'	N19°52'58"E	59.49'				
C48	92°15'05"	50.00'	80.50'	S77°29'02"E	72.09'				



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S30°05'49"E	9.74'	L36	S65°03'59"W	3.54'
L2	N75°44'26"W	13.98'	L37	N75°44'26"W	7.47'
L3	S31°26'48"E	56.22'	L38	S61°22'05"W	131.90'
L4	N31°26'48"W	56.22'	L39	S69°23'28"W	12.00'
L5	S14°30'10"W	14.06'	L40	N73°41'15"W	14.16'
L6	S31°23'02"E	60.02'	L41	S31°27'31"E	65.00'
L7	N17°39'55"E	13.11'	L42	S68°32'29"W	115.23'
L8	S76°30'16"E	14.13'	L43	S31°27'31"E	65.00'
L9	N13°29'44"E	14.15'	L44	S38°46'07"E	65.53'
L10	N66°14'15"W	13.63'	L45	N31°23'02"W	95.66'
L11	S14°57'33"W	14.49'	L46	S53°40'25"E	37.09'
L12	S75°06'03"E	13.80'	L47	S66°42'52"W	9.63'
L13	S76°28'06"E	14.14'	L48	N58°27'17"E	15.94'
L14	N13°31'54"E	14.14'	L49	N58°27'42"E	6.96'
L15	S75°02'27"E	13.79'	L50	N31°02'40"W	14.68'
L16	S74°21'22"E	13.96'	L51	S68°32'29"W	65.00'
L17	S15°54'28"W	21.39'	L52	S60°09'44"W	68.49'
L18	S15°38'38"W	14.32'	L53	S68°32'29"W	59.86'
L19	N74°21'22"W	13.96'	L54	N28°37'54"W	70.36'
L20	N15°45'43"E	13.99'	L55	N28°37'54"W	65.00'
L21	S63°58'18"E	11.00'	L56	N30°05'22"W	65.32'
L22	N58°27'42"E	7.26'	L57	N30°05'19"W	65.00'
L23	N58°27'42"E	16.02'	L58	N28°30'08"W	65.02'
L24	N74°21'36"W	15.16'	L59	N28°37'54"W	65.02'
L25	N74°21'36"W	5.78'	L60	N28°37'54"W	76.15'
L26	S28°47'25"E	7.95'	L61	S61°22'05"W	97.66'
L27	S59°54'11"W	102.71'	L62	N59°23'26"E	12.82'
L28	S14°53'57"W	14.47'	L63	S34°28'15"E	65.09'
L30	S75°08'26"E	13.79'	L63	S68°36'58"W	25.00'
L31	N40°09'44"E	5.42'	L64	S31°20'58"E	66.22'
L32	S40°09'44"W	5.42'	L65	S31°32'18"E	22.00'
L33	N71°42'02"E	1.66'	L66	S26°52'08"E	63.52'
L34	S71°42'02"W	1.66'	L67	S31°33'01"E	19.92'
L35	N65°03'58"E	3.54'	L68	N18°02'56"E	15.23'

FINAL PLAT  
SUNSET CROSSING  
27.871 ACRES OUT OF  
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
105 RESIDENTIAL LOTS, 7 HOA LOTS  
04/15/19

OWNER/APPLICANT: SUNSET CROSSING SF, LTD.  
8214 WESTCHESTER DRIVE #710  
DALLAS, TEXAS 75225  
CONTACT: JOHN ARNOLD  
JARNOLD@SKORBURGCOMPANY.COM  
(214) 212-7025

ENGINEER:  
MACATEE ENGINEERING, LLC  
12655 N. CENTRAL EXPRESSWAY  
SUITE 420, DALLAS, TEXAS 75243  
DAYTONM@MACATEE-ENGINEERING.COM  
(214) 373-1180

SUNSET CROSSING PHASE 2, LTD  
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DALLAS, TEXAS 75225  
JARNOLD@SKORBURGCOMPANY.CO  
CONTACT: JOHN ARNOLD  
(214) 212-7025

SHEET 1 OF 2 CASE NO. SD#19-026  
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH.  
(469) 333-8831; cathy@votexsurveying.com  
PROJECT NO. 2019-15

This plat filed in Instrument No. \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_.



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS **SUNSET CROSSING SF, LTD. and SUNSET CROSSING PHASE 2, LTD.**, acting by and through the undersigned, its duly authorized agent, is the sole owners of a 27.871 acre tract of land out of the A.N. Curry Survey, Abstract No. 332 & The Henry Brandenburg Survey, Abstract No. 129, City of Mansfield, Tarrant County, Texas, being portions of these tracts of land recorded in Instrument No. D218190156, D218190155 and D219096882, Deed Records, Tarrant County, Texas, being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the common corner of Lot 1, Day Miar Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D217116873, Plat Records, Tarrant County, Texas, in the south right-of-way line of Grand Meadow Blvd. (70 foot right-of-way);

THENCE South 31° 23' 02" East, along the common line of said Lot 1, a distance of 637.09 feet to a 5/8-inch iron rod found for corner;

THENCE North 58° 32' 29" East, continuing along the common line of said Lot 1, a distance of 216.65 feet to a mag nail found in the southwest right-of-way line of Day Mair Road (a variable with right-of-way) for corner;

THENCE South 22° 43' 57" East, along said right-of-way line, a distance of 30.11 feet to a 5/8-inch iron rod found for corner;

THENCE South 31° 16' 07" East, continuing along said right-of-way line, a distance of 313.52 feet to a 5/8-inch iron rod found for northwest corner of Lot 1R, Block 1, Enrique Alejandra Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D209120981, Plat Records, Tarrant County, Texas;

THENCE South 58° 26' 59" West, along the common line of said Lot 1R, a distance of 457.57 feet to a 1/2-inch iron rod found for corner;

THENCE South 31° 32' 43" East, along the common line of said Lot 1R, passed to common corner of said Lot 1R and Lot 2R of said Enrique Alejandra Addition, a distance of 315.49 feet to a 2" iron pipe found in the north line of Lot 1, Block 1, Howard Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 1063, Plat Records, Tarrant County, Texas, for corner;

THENCE South 58°27'42" West, along the common line of said Lot 1, Block 1, a distance of 584.81 feet to a 1/2-inch iron rod with cap found for a common corner of Pemberley Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D218191598, Plat Records, Tarrant County, Texas;

THENCE North 28° 44' 34" West, along the common line of said Pemberley Estates, a distance of 661.06 feet to a 1/2-inch iron rod found for corner;

THENCE South 58° 22' 11" West, continuing along the common line of said Pemberley Estates, passes the common corner of said Pemberley Estates and a corner of a tract of land described in Instrument No. D210204837, Deed Records, Tarrant County, Texas, continuing for a total a distance of 264.07 feet to a 2" iron pipe found for corner;

THENCE North 28° 47' 25" West, continuing along the common line of said Pemberley Estates, a distance of 663.17 feet to a point in the south right-of-way line of Grand Meadow Blvd. for corner;

THENCE North 59° 54' 11" East, along said right-of-way line, a distance of 1032.86 feet to the POINT OF BEGINNING and containing 1,214,060 square feet of 27.871 acres of land, more or less.

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1X	0.199	8,670	1	0.218	9,497	1X	0.602	26,236	1X	0.232	10,092	1	0.190	8,258	1X	0.023	1,009
2	0.186	8,112	2	0.174	7,573	2	0.179	7,799	2	0.194	8,460	2	0.173	7,518	2	0.175	7,633
3	0.182	7,926	3	0.174	7,573	3	0.222	9,686	3	0.179	7,800	3	0.173	7,535	3	0.175	7,629
4	0.187	8,146	4	0.174	7,573	4	0.187	8,125	4	0.179	7,800	4	0.173	7,522	4	0.175	7,616
5	0.187	8,144	5	0.174	7,573	5	0.184	8,009	5	0.179	7,800	5	0.174	7,512	5	0.175	7,604
6	0.178	7,739	6	0.174	7,573	6	0.187	8,125	6	0.179	7,800	6	0.175	7,640	6	0.174	7,591
7	0.172	7,503	7	0.174	7,573	7	0.187	8,125	7	0.179	7,800	7	0.201	8,773	7	0.176	7,648
8	0.214	9,314	8	0.190	8,283	8	0.189	8,230	8	0.200	8,699	8	0.228	9,926	8	0.174	7,581
9	0.173	7,540	9	0.193	8,398	9	0.199	8,669	9	0.293	12,781	9	0.175	7,606	9	0.174	7,575
10	0.199	8,652	10	0.174	7,573	10	0.181	7,883	10X	0.021	923	10	0.174	7,591	10X	0.284	12,387
11	0.252	10,991	11	0.174	7,572	11	0.182	7,910	11	0.281	12,259	11	0.174	7,584			
12	0.191	8,299	12	0.174	7,573	12	0.198	8,612	12	0.178	7,768	12	0.173	7,534			
13	0.186	8,062	13	0.174	7,572	13	0.216	9,421	13	0.179	7,800	13	0.174	7,565			
14	0.175	7,629	14	0.176	7,665	14	0.221	9,628	14	0.179	7,800	14	0.186	8,093			
15	0.231	10,081	15	0.186	8,091	15	0.186	8,087	15	0.179	7,800						
16	0.173	7,549	16	0.233	10,146	16	0.183	7,953	16	0.178	7,763						
17	0.173	7,549				17	0.215	9,370	17	0.205	8,938						
18	0.174	7,562				18	0.209	9,088									
19	0.187	8,154				19	0.225	9,784									
20	0.218	9,518				20	0.202	8,812									
21	0.199	8,649				21	0.212	9,217									
22	0.173	7,540															
23	0.173	7,540															
24	0.213	9,264															
25	0.196	8,548															
26	0.182	7,935															
27	0.178	7,733															
28	0.206	8,979															
29	0.326	14,193															
30	0.226	9,820															
31	0.172	7,502															
32	0.172	7,500															
33	0.184	8,013															

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SUNSET CROSSING SF, LTD. and SUNSET CROSSING PHASE 2, LTD.**, being the sole owners of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **SUNSET CROSSING**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

SUNSET CROSSING SF, LTD.

SUNSET CROSSING PHASE 2, LTD.

JOHN ARNOLD, DIRECTOR

JOHN ARNOLD, DIRECTOR

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared John Arnold, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

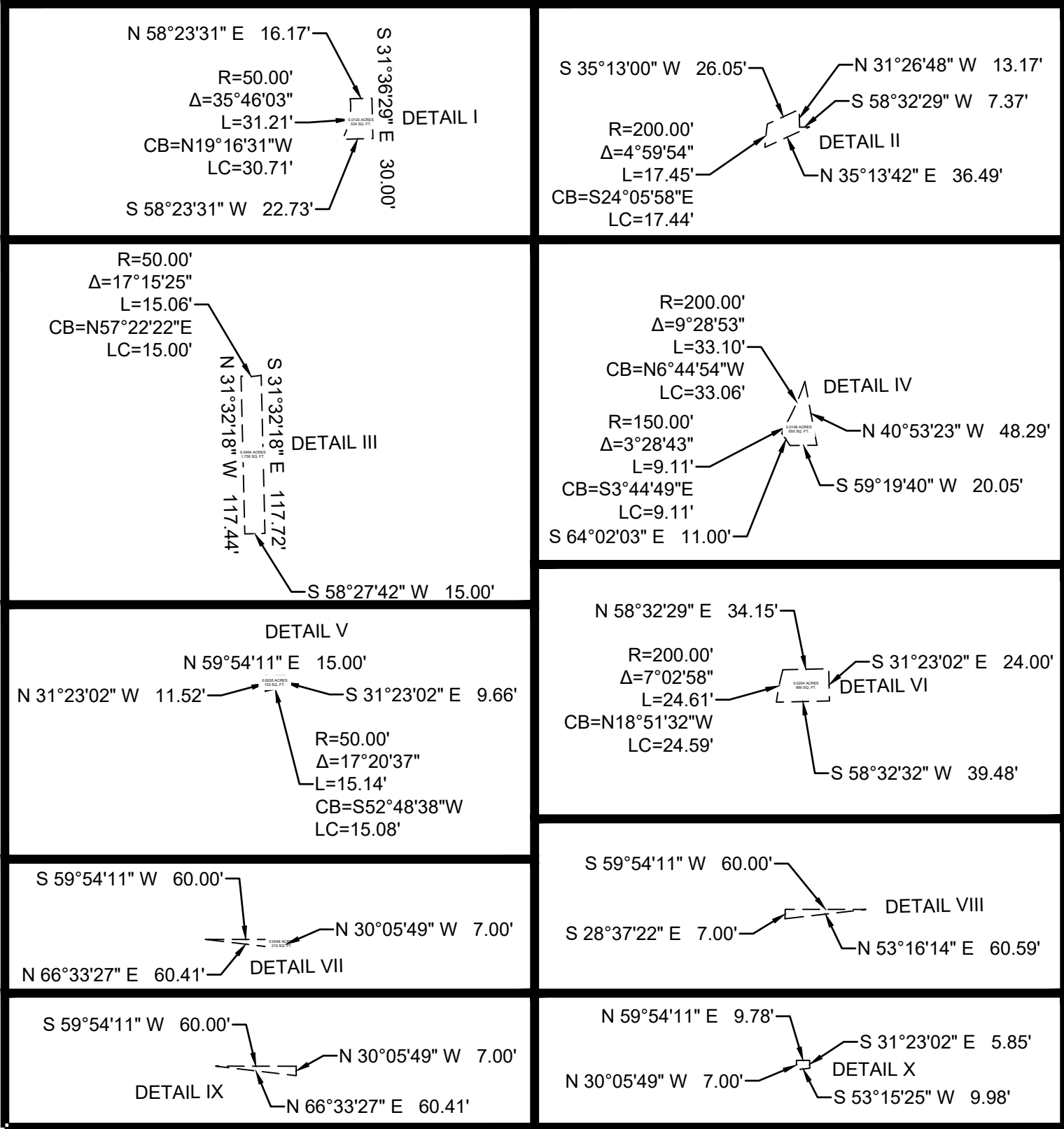
CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.



SURVEYOR'S STATEMENT

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

APPROVED BY THE CITY OF MANSFIELD

**APPROVED BY: P & Z COMMISSION CHAIRMAN**

**ATTEST: PLANNING & ZONING SECRETARY**

FINAL PLAT  
SUNSET CROSSING  
27.871 ACRES OUT OF  
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
105 RESIDENTIAL LOTS, 7 HOA LOTS  
06/02/21

OWNER/APPLICANT: SUNSET  
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8214 WESTCHESTER DRIVE #710  
DALLAS, TEXAS 75225  
CONTACT: JOHN ARNOLD  
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ENGINEER:  
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SUITE 420, DALLAS, TEXAS 75243  
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CONTACT: JOHN ARNOLD  
(214) 212-7025

SHEET 2 OF 2 CASE NO. SD#19-026

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231 PH.  
(469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2019-15

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