



# CITY OF MANSFIELD

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

## Meeting Agenda Planning and Zoning Commission

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Monday, August 1, 2022

6:00 PM

City Hall Council Chambers

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1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **TEXAS PLEDGE**

*"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."*

5. **APPROVAL OF MINUTES**

[22-4767](#)

Minutes - Approval of the July 5, 2022 Planning and Zoning Commission Meeting Minutes

**Attachments:** [07-05-2022 Minutes](#)

6. **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 an "Appearance Card" located at the entry to the Chambers and present it to the Planning Secretary.*

7. **CONSENT AGENDA**

[22-4807](#)

SD#21-051: Final Plat of the View at the Reserve, Ph. 2 on approximately 74.365 acres located at 839 S. Mitchell Road; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

**Attachments:** [Location Map](#)  
[Final Plat](#)

[22-4811](#)

SD#22-039: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition on 4.36 acres located at 4101 Britton Road; Homeyer Engineering, Inc., engineer; Eagle Surveying, LLC, surveyor; Butler Heritage, LLC, owner

**Attachments:** [Approved Development Plan](#)  
[Final Plat](#)

8. **PUBLIC HEARINGS**

[22-4809](#) SUP#22-003: Public hearing on a request for a Specific Use Permit (SUP) for gas well drilling and production on approximately 5.58 acres located at 500 Mouser Way; GHA Barnett, LLC, gas well operator, 498 Mouser Way LLC, surface owner, and MMA, Inc., engineer/planner

**Attachments:** [Maps and Supporting Information.pdf](#)  
[Site Plan for SUP#22-003.pdf](#)

9. **SUMMARY OF CITY COUNCIL ACTIONS**

10. **COMMISSION ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

12. **ADJOURNMENT OF MEETING**

13. **NEXT MEETING DATE: Monday, August 15, 2022**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 28, 2022, in accordance with Chapter 551 of the Texas Government Code.

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Art Wright, Senior Planner

\* 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: 22-4767

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**Agenda Date:** 7/18/2022

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

### Title

Minutes - Approval of the July 5, 2022 Planning and Zoning Commission Meeting Minutes

### Description/History

The minutes of the July 5, 2022 Planning and Zoning Commission meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Tuesday, July 5, 2022

6:00 PM

City Hall Council Chambers

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#### 1. CALL TO ORDER

*Chairman Knight called the meeting to order at 6:01 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:*

*Jason Alexander, Planning Director*

*Art Wright, Senior Planner*

*Stevon Smith, Landscape Administrator*

*Jennifer Johnston, Development Coordinator*

*Commissioners:*

**Absent** 1 - David Goodwin

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

#### 2. INVOCATION

*Vice Chairman Axen provided the invocation.*

#### 3. PLEDGE OF ALLEGIANCE

#### 4. TEXAS PLEDGE

#### 5. APPROVAL OF MINUTES

[22-4748](#)

Minutes - Approval of the June 21, 2022 Planning and Zoning Commission Meeting Minutes

**Commissioner Gilmore made a motion to approve the June 21, 2022 minutes as presented. Commissioner Mainer seconded the motion which carried by the following vote:**

**Aye:** 4 - Blake Axen; Kent Knight; Justin Gilmore and Michael Mainer

**Nay:** 0

**Absent:** 1 - David Goodwin



**Abstain:** 2 - Anne Weydeck and Stephen Groll

**6. CITIZENS COMMENTS**

*None*

**7. CONSENT AGENDA**

[22-4749](#)

SD#21-056: Final Plat of Retta Estates on approximately 22.355 acres located at 373 Retta Road; Bannister Engineering, LLC, engineer and DD Benson Development LLC, owner/developer

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

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

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

[22-4751](#)

SD#22-030: Preliminary Plat of Lots 1 and 2, Block 1, JaRy Co Addition on approximately 9.495 acres located at 585 E. Debbie Lane by Kimbrough Ltd #223, owner, and Bannister Engineering, LLC, engineer/surveyor

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

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

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

[22-4752](#)

SD#22-036: Final Plat of Lot 2, Block 1, Alliance Mansfield HWY 287 Industrial on approximately 1.475 acres located at 400 S. US 287 by Mansfield 34.5 Acres Highway 287 LLC, owner, and Coombs Land Surveying, Inc., engineer/surveyor

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

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

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

Nay: 0

Absent: 1 - David Goodwin

Abstain: 0

## 8. PUBLIC HEARINGS

### 22-4753

OA#22-006: Public Hearing to consider proposed changes to Section 155.092, "Landscaping and Screening Standards", of the Code of Ordinances of the City of Mansfield, Texas, to revise the landscaping and screening standards in Section 155.092

*Stevon Smith, Landscape Administrator, gave a presentation and was available for questions*

*Jason Alexander, Planning Director, was available for questions*

*Chairman Knight opened the public hearing at 6:20 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 6:20 p.m.*

**After a brief discussion, Vice Chairman Axen made a motion to approve the proposed amendment of sections 155.092 as presented. Commissioner Weydeck seconded the motion which carried by the following vote:**

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

## 9. SUMMARY OF CITY COUNCIL ACTIONS

*Mr. Alexander advised the Commission of the following:*

- OA 22-003 SOMA – passed first and final reading
- ZC 22-008 Villages at South Pointe – passed first reading
- HLC 22-006 Front Gabled Bungalow – passed first reading

## 10. COMMISSION ANNOUNCEMENTS

*None*

## 11. STAFF ANNOUNCEMENTS

*None*

## 12. ADJOURNMENT OF MEETING

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

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

**Nay:** 0

**Absent:** 1 - David Goodwin

**Abstain:** 0

With no further business, Chairman Knight adjourned the meeting at 6:43 p.m.

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Kent Knight, Chairman

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Art Wright, Senior Planner



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 22-4807

**Agenda Date:** 8/1/2022

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#21-051: Final Plat of the View at the Reserve, Ph. 2 on approximately 74.365 acres located at 839 S. Mitchell Road; Tripointe Homes, owner/developer and LJA Engineering Inc., engineer

### Description/History

The purpose of this plat is to create Phase 2 of the View at the Reserve with 186 single-family residential lots and 15 open space lots. Lot 12XX, Block 1 and Lot 15XX, Block 17 will be dedicated to the City as public parks.

Phase 2 is zoned PD for The Reserve, Southpointe Expansion Sub-District. The View is subject to the same residential development standards as the Southpointe neighborhood to the south. The residential lots meet the minimum lot area, width and depth required by the Southpointe PD.

The developer is dedicating 70 feet for River Birch Drive, a 3-lane undivided minor collector. Phase 2 is divided by land owned by the Tarrant Regional Water District (TRWD). As noted on the plat, TRWD provided a right-of-way dedication to allow River Birch Drive to cross its property.

Although the copy of the plat in the Commission's packet has no signatures, the filing copies have been signed. The plat meets the requirements of the Subdivision Control Ordinance.

### Recommendation

Staff recommends approval.

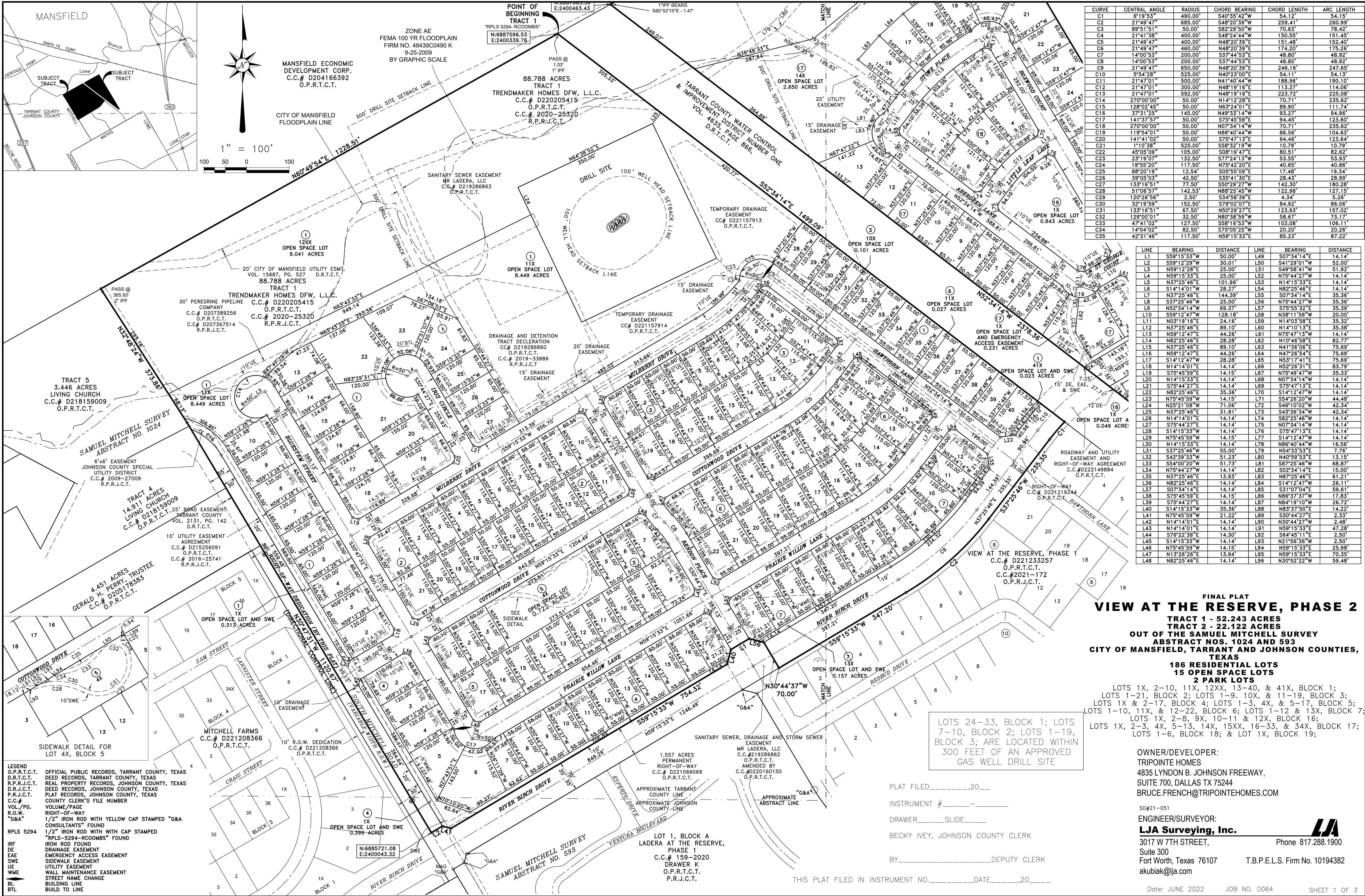
### Attachments

Location Map  
Final Plat









CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	61°19'53"	490.00'	S40°35'42"W	54.12'	54.15'
C2	21°49'47"	685.00'	S48°20'39"W	259.41'	260.99'
C3	89°15'53"	70.00'	S82°29'50"W	70.83'	78.42'
C4	21°41'38"	400.00'	S48°24'44"W	150.55'	151.45'
C5	21°49'47"	400.00'	N48°20'39"E	151.48'	152.40'
C6	21°49'47"	460.00'	N48°20'39"E	174.20'	175.26'
C7	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C8	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C9	21°49'47"	685.00'	N48°20'39"E	246.16'	247.65'
C10	5°54'28"	525.00'	N40°23'00"E	54.11'	54.13'
C11	21°47'01"	500.00'	N41°40'44"W	188.96'	190.10'
C12	21°47'01"	300.00'	N48°19'16"E	113.37'	114.06'
C13	21°47'01"	592.00'	N48°19'16"E	223.72'	225.08'
C14	27°00'00"	50.00'	N14°12'28"E	70.71'	73.62'
C15	128°02'45"	50.00'	N63°24'01"E	89.90'	111.74'
C16	37°31'25"	145.00'	N49°33'14"W	93.27'	94.96'
C17	141°37'57"	50.00'	S75°45'59"E	94.45'	123.60'
C18	27°00'00"	50.00'	N07°34'14"W	70.71'	73.62'
C19	119°54'01"	50.00'	N86°40'44"W	86.56'	104.63'
C20	141°41'02"	50.00'	S75°47'13"E	94.46'	123.64'
C21	1°10'38"	525.00'	S58°32'19"W	10.79'	10.79'
C22	45°05'09"	105.00'	S08°19'47"E	80.51'	82.62'
C23	23°19'07"	132.50'	S77°24'13"W	53.55'	53.93'
C24	19°29'20"	117.50'	N75°42'20"E	40.65'	40.86'
C25	88°20'09"	12.50'	S05°55'09"E	17.48'	19.34'
C26	39°05'03"	42.50'	S35°41'30"E	28.43'	28.99'
C27	133°16'51"	77.50'	S50°28'27"W	142.30'	180.28'
C28	51°06'57"	142.53'	N88°25'45"W	122.98'	127.15'
C29	12°26'56"	2.50'	S34°58'39"E	4.34'	5.26'
C30	32°19'59"	152.50'	S79°02'07"E	84.92'	86.08'
C31	133°16'51"	67.50'	N50°28'27"E	123.93'	157.02'
C32	129°00'01"	32.50'	N80°38'59"W	58.67'	73.17'
C33	47°41'02"	127.50'	S58°16'53"W	103.08'	106.11'
C34	14°04'02"	82.50'	S75°05'25"W	20.20'	20.26'
C35	42°31'49"	117.50'	N59°15'53"E	85.33'	87.22'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S59°15'53"W	50.00'	L49	S07°34'14"E	14.14'
L2	S59°12'29"W	30.01'	L50	S41°29'01"W	52.00'
L3	N59°12'28"E	25.00'	L51	S49°58'41"W	51.92'
L4	N59°15'53"E	25.00'	L52	N75°44'27"W	14.14'
L5	N37°25'46"E	101.96'	L53	N14°15'33"E	14.14'
L6	S14°14'01"W	28.27'	L54	N82°25'46"E	14.14'
L7	N37°25'46"E	144.39'	L55	S07°34'14"E	35.36'
L8	S37°25'46"W	25.00'	L56	N75°44'27"W	35.36'
L9	N59°15'53"E	69.37'	L57	S75°55'52"E	35.36'
L10	S59°12'47"W	128.18'	L58	N38°11'59"W	20.00'
L11	N03°19'16"E	24.16'	L59	N14°03'58"E	35.32'
L12	N37°25'46"E	89.10'	L60	N14°10'13"E	35.36'
L13	N59°12'47"E	44.26'	L61	N75°47'13"W	14.14'
L14	N82°25'46"E	14.14'	L62	N10°48'58"E	82.77'
L15	N37°25'46"E	89.10'	L63	N41°36'06"E	75.69'
L16	N59°12'47"E	44.26'	L64	N47°26'54"E	75.69'
L17	S14°12'47"W	28.28'	L65	N53°17'41"E	75.69'
L18	N14°14'01"E	14.14'	L66	N52°26'31"E	83.79'
L19	S75°45'59"E	14.15'	L67	N75°49'47"W	35.33'
L20	N14°14'01"E	14.14'	L68	N07°34'14"W	14.14'
L21	S75°44'27"E	14.14'	L69	S75°47'13"E	14.14'
L22	N82°25'46"E	35.36'	L70	S14°12'47"W	14.14'
L23	N75°45'59"W	14.15'	L71	S54°26'20"W	44.48'
L24	N25°21'08"W	71.06'	L72	S46°10'02"W	42.34'
L25	N37°25'46"E	31.91'	L73	S43°36'34"W	42.34'
L26	N14°14'01"E	14.14'	L74	S82°25'46"W	14.14'
L27	S75°44'27"E	14.14'	L75	N07°34'14"W	14.14'
L28	S14°15'33"W	14.14'	L76	S75°47'13"E	14.14'
L29	N75°45'59"W	14.15'	L77	S14°12'47"W	14.14'
L30	N14°14'01"E	14.14'	L78	N86°40'44"W	15.55'
L31	S37°25'46"W	55.00'	L79	N54°33'53"E	7.76'
L32	S42°39'33"W	51.23'	L80	N40°59'53"E	13.15'
L33	S54°00'20"W	51.73'	L81	S87°25'46"W	68.87'
L34	N75°44'27"W	14.14'	L82	S02°34'14"E	15.00'
L35	N75°45'59"E	13.93'	L83	N86°25'46"E	61.21'
L36	N82°25'46"E	14.14'	L84	N14°12'47"W	26.11'
L37	S07°34'14"E	14.14'	L85	S31°07'04"E	59.61'
L38	S75°45'59"E	14.15'	L86	N86°37'37"W	17.83'
L39	S75°44'27"E	14.14'	L87	N84°19'10"W	26.72'
L40	S14°15'33"W	35.36'	L88	N83°37'50"E	14.22'
L41	L89	21.22'	L89	S30°44'27"E	2.33'
L42	N14°14'01"E	14.14'	L90	N30°44'27"W	2.48'
L43	N14°14'01"E	14.14'	L91	N59°15'53"E	47.28'
L44	S76°22'39"E	14.30'	L92	S64°45'11"E	2.50'
L45	S14°15'33"W	14.14'	L93	N21°56'36"W	2.50'
L46	N75°45'59"E	14.15'	L94	N59°15'53"E	25.98'
L47	N13°26'26"E	13.94'	L95	N59°15'53"E	70.35'
L48	N82°25'46"E	14.14'	L96	N30°52'22"W	59.48'

FINAL PLAT  
**VIEW AT THE RESERVE, PHASE 2**  
TRACT 1 - 52.243 ACRES  
TRACT 2 - 22.122 ACRES  
OUT OF THE SAMUEL MITCHELL SURVEY  
ABSTRACT NOS. 1024 AND 593  
CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES,  
TEXAS  
186 RESIDENTIAL LOTS  
15 OPEN SPACE LOTS  
2 PARK LOTS

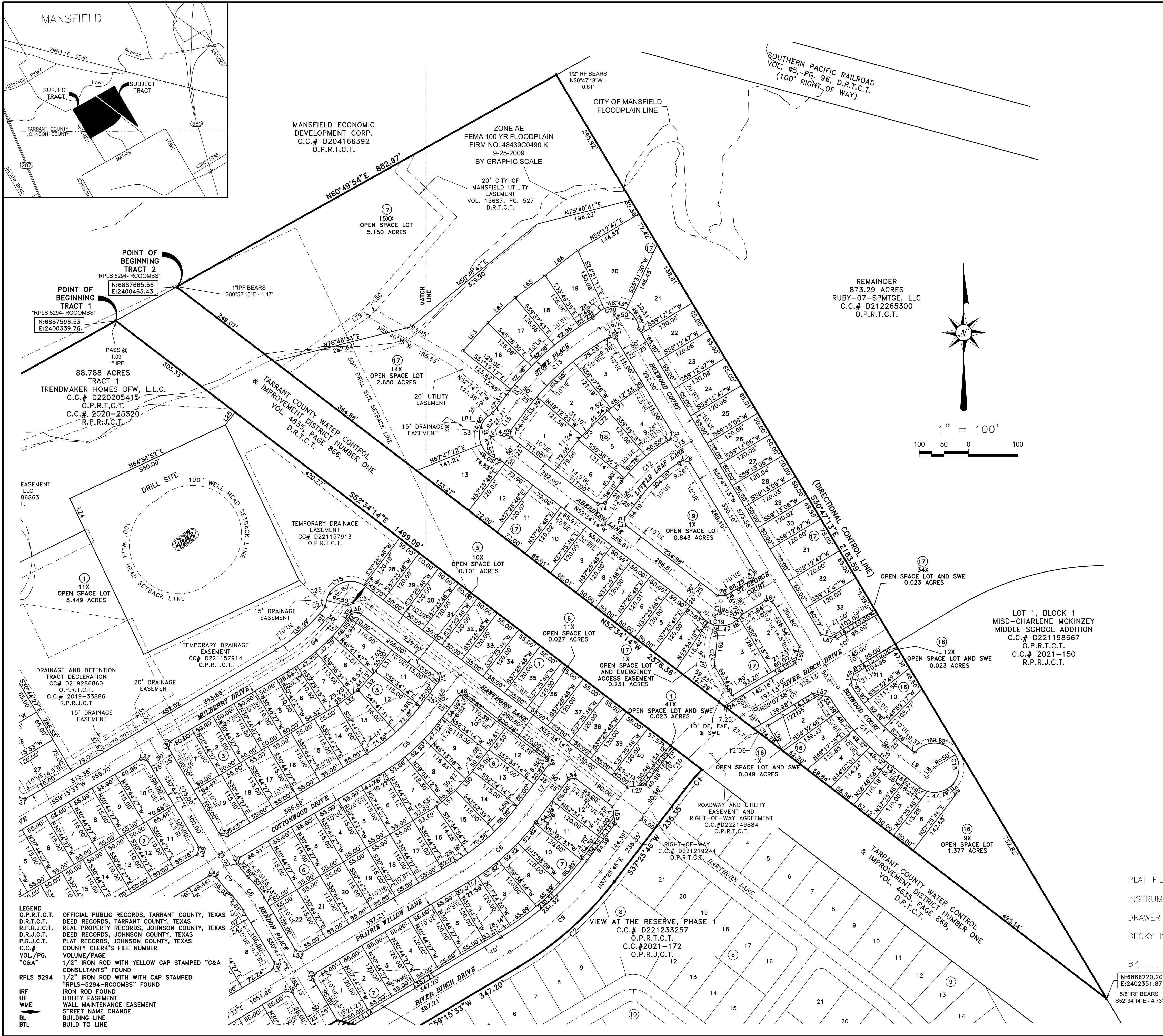
LOTS 1X, 2-10, 11X, 12XX, 13-40, & 41X, BLOCK 1;  
LOTS 1-21, BLOCK 2; LOTS 1-9, 10X, & 11-19, BLOCK 3;  
LOTS 1X & 2-17, BLOCK 4; LOTS 1-3, 4X, & 5-17, BLOCK 5;  
LOTS 1-10, 11X, & 12-22, BLOCK 6; LOTS 1-12 & 13X, BLOCK 7;  
LOTS 1X, 2-8, 9X, 10-11 & 12X, BLOCK 16;  
LOTS 1X, 2-3, 4X, 5-13, 14X, 15XX, 16-33, & 34X, BLOCK 17;  
LOTS 1-6, BLOCK 18; & LOT 1X, BLOCK 19;

OWNER/DEVELOPER:  
TRIPOINTE HOMES  
4835 LYNDON B. JOHNSON FREEWAY,  
SUITE 700, DALLAS TX 75244  
BRUCE.FRENCH@TRIPOINTEHOMES.COM

SD#21-051  
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**  
3017 W 7TH STREET,  
Suite 300  
Fort Worth, Texas 76107  
akubiak@lja.com  
Phone 817.288.1900  
T.B.P.E.L.S. Firm No. 10194382

LEGEND  
O.P.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS  
D.R.T.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
R.P.R.J.C.T. REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS  
P.R.T.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
C.C.# COUNTY CLERK'S FILE NUMBER  
VOL./PG. VOLUME/PAGE  
R.O.W. RIGHT-OF-WAY  
G&A 1/2" IRON ROD WITH YELLOW CAP STAMPED "G&A"  
IRPLS 5294 1/2" IRON ROD WITH CAP STAMPED "IRPLS-5294-RCOOMBS" FOUND  
RPLS 5294-RCOOMBS FOUND  
IRON ROD FOUND  
DRAINAGE EASEMENT  
EMERGENCY ACCESS EASEMENT  
SIDEWALK EASEMENT  
UTILITY EASEMENT  
WALL MAINTENANCE EASEMENT  
STREET NAME CHANGE  
BUILDING LINE  
BUILD TO LINE





CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6°19'53"	490.00'	S40°35'42"W	54.12'	54.15'
C2	21°49'47"	685.00'	S48°20'39"W	259.41'	260.99'
C3	89°51'51"	50.00'	S82°29'50"W	70.83'	78.42'
C4	21°41'38"	400.00'	S48°24'44"W	150.55'	151.45'
C5	21°49'47"	400.00'	N48°20'39"E	151.48'	152.40'
C6	21°49'47"	460.00'	N48°20'39"E	174.20'	175.26'
C7	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C8	14°00'53"	200.00'	S37°44'53"E	48.80'	48.92'
C9	21°49'47"	50.00'	N48°20'39"E	246.16'	247.65'
C10	5°54'28"	525.00'	N40°23'00"E	54.11'	54.13'
C11	21°47'01"	500.00'	N41°40'44"W	188.96'	190.10'
C12	21°47'01"	300.00'	N48°19'16"E	113.37'	114.06'
C13	21°47'01"	592.00'	N48°19'16"E	223.72'	225.08'
C14	27°02'00"	90.00'	N14°12'28"E	70.71'	73.62'
C15	128°02'45"	50.00'	N63°24'01"E	89.90'	111.74'
C16	37°31'25"	145.00'	N49°33'14"W	93.27'	94.96'
C17	141°37'57"	50.00'	S75°45'59"E	94.45'	123.60'
C18	27°02'00"	50.00'	N07°34'14"W	70.71'	73.62'
C19	119°54'01"	50.00'	N86°40'44"W	86.56'	104.63'
C20	141°41'02"	50.00'	S75°47'13"E	94.46'	123.64'
C21	1°10'38"	525.00'	S58°32'19"W	10.79'	10.79'
C22	45°05'09"	105.00'	S08°19'47"E	80.51'	82.62'
C23	23°19'07"	132.50'	S77°24'13"W	53.55'	53.93'
C24	19°55'20"	117.50'	N75°42'20"E	40.65'	41.86'
C25	88°20'19"	12.54'	S05°55'09"E	17.48'	19.34'
C26	39°05'03"	42.50'	S35°41'30"E	28.43'	28.99'
C27	133°16'51"	77.50'	S50°29'27"W	142.30'	180.28'
C28	51°06'57"	142.53'	N88°25'45"W	122.98'	127.15'
C29	120°26'56"	2.50'	S34°58'39"E	4.34'	5.26'
C30	32°19'59"	152.50'	S78°02'07"E	84.92'	86.06'
C31	133°16'51"	67.50'	N50°29'27"E	123.93'	157.02'
C32	129°00'01"	32.50'	N80°38'59"W	58.67'	73.17'
C33	47°41'02"	127.50'	S58°16'53"W	103.08'	106.11'
C34	14°04'02"	82.50'	S75°05'25"W	20.20'	20.26'
C35	42°31'49"	117.50'	N59°15'33"E	85.23'	87.22'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S59°15'33"W	50.00'	L49	S07°34'14"E	14.14'
L2	S59°12'29"W	30.01'	L50	S41°29'01"W	52.00'
L3	N59°12'28"E	25.00'	L51	S49°58'41"W	51.92'
L4	N59°15'33"E	25.00'	L52	N75°44'27"W	14.14'
L5	N37°25'46"E	101.96'	L53	N14°15'33"E	14.14'
L6	S14°14'01"W	28.27'	L54	N82°25'46"E	14.14'
L7	N37°25'46"E	144.39'	L55	S07°34'14"E	35.36'
L8	S37°25'46"W	25.00'	L56	N75°44'27"W	35.36'
L9	N52°34'14"W	69.37'	L57	S34°59'52"E	35.39'
L10	S59°12'47"W	128.18'	L58	N38°11'59"W	20.00'
L11	N03°19'16"E	24.16'	L59	N14°03'58"E	35.32'
L12	N37°25'46"E	89.10'	L60	N14°10'13"E	35.38'
L13	N59°12'47"E	44.26'	L61	N75°47'13"W	14.14'
L14	N82°25'46"E	28.28'	L62	N10°48'58"E	82.77'
L15	N37°25'46"E	89.10'	L63	N41°36'06"E	75.69'
L16	N59°12'47"E	44.26'	L64	N47°26'54"E	75.69'
L17	S14°12'47"W	28.28'	L65	N53°17'41"E	75.69'
L18	N14°14'01"E	14.14'	L66	N52°26'31"E	83.79'
L19	S75°45'59"E	14.15'	L67	N75°49'47"W	35.33'
L20	N14°15'33"E	14.14'	L68	N07°34'14"W	14.14'
L21	S75°44'27"E	14.14'	L69	S75°47'13"E	14.14'
L22	N82°25'46"E	35.36'	L70	S14°12'47"W	14.14'
L23	N75°45'59"W	14.15'	L71	S54°26'20"W	44.48'
L24	N25°21'08"W	71.06'	L72	S46°10'02"W	42.34'
L25	N37°25'46"E	31.91'	L73	S43°36'34"W	42.34'
L26	N14°14'01"E	14.14'	L74	S82°25'46"W	14.14'
L27	S75°44'27"E	14.14'	L75	N07°34'14"W	14.14'
L28	S14°15'33"W	14.14'	L76	S75°47'13"E	14.14'
L29	N75°45'59"W	14.15'	L77	S14°12'47"W	14.14'
L30	N14°15'33"E	14.14'	L78	N86°40'44"W	15.56'
L31	S37°25'46"W	55.00'	L79	N54°33'53"E	7.76'
L32	S42°39'33"W	51.23'	L80	N40°59'53"E	13.15'
L33	S54°00'20"W	51.73'	L81	S87°25'46"W	68.87'
L34	N75°44'27"W	14.14'	L82	S02°34'14"E	15.00'
L35	N37°25'46"E	13.93'	L83	N67°25'46"E	61.21'
L36	N82°25'46"E	14.14'	L84	S14°12'47"W	26.11'
L37	S07°34'14"E	14.14'	L85	S31°07'04"E	59.61'
L38	S75°45'59"E	14.15'	L86	N86°37'37"W	17.83'
L39	S75°44'27"E	14.14'	L87	N84°19'10"W	26.72'
L40	S14°15'33"W	35.36'	L88	N63°37'50"E	14.22'
L41	N75°45'59"W	21.22'	L89	S30°44'27"E	2.33'
L42	N14°14'01"E	14.14'	L90	N30°44'27"W	2.48'
L43	N14°14'01"E	14.14'	L91	N59°15'33"E	47.28'
L44	S76°22'39"E	14.30'	L92	S64°45'11"E	2.50'
L45	S14°15'33"W	14.14'	L93	N21°56'36"W	2.50'
L46	N75°45'59"W	14.15'	L94	N59°15'33"E	25.98'
L47	N13°26'26"E	13.94'	L95	N59°15'33"E	70.35'
L48	N82°25'46"E	14.14'	L96	N30°52'22"W	59.48'

**FINAL PLAT**  
**VIEW AT THE RESERVE, PHASE 2**  
**TRACT 1 - 52.243 ACRES**  
**TRACT 2 - 22.122 ACRES**  
**OUT OF THE SAMUEL MITCHELL SURVEY**  
**ABSTRACT NOS. 1024 AND 593**  
**CITY OF MANSFIELD, TARRANT AND JOHNSON COUNTIES,**  
**TEXAS**  
**186 RESIDENTIAL LOTS**  
**15 OPEN SPACE LOTS**  
**2 PARK LOTS**  
LOTS 1X, 2-10, 11X, 12XX, 13-40, & 41X, BLOCK 1;  
LOTS 1-21, BLOCK 2; LOTS 1-9, 10X, & 11-19, BLOCK 3;  
LOTS 1X & 2-17, BLOCK 4; LOTS 1-3, 4X, & 5-17, BLOCK 5;  
LOTS 1-10, 11X, & 12-22, BLOCK 6; LOTS 1-12 & 13X, BLOCK 7;  
LOTS 1X, 2-8, 9X, 10-11 & 12X, BLOCK 16;  
LOTS 1X, 2-3, 4X, 5-13, 14X, 15XX, 16-33, & 34X, BLOCK 17;  
LOTS 1-6, BLOCK 18; & LOT 1X, BLOCK 19;

OWNER/DEVELOPER:  
TRIPOINTE HOMES  
4835 LYNDON B. JOHNSON FREEWAY,  
SUITE 700, DALLAS TX 75244  
BRUCE.FRENCH@TRIPOINTEHOMES.COM  
SD#21-051  
ENGINEER/SURVEYOR:  
**LJA Surveying, Inc.**  
3017 W 7TH STREET,  
Suite 300  
Fort Worth, Texas 76107  
akubiak@lja.com  
T.B.P.E.L.S. Firm No. 10194382



Phone 817.288.1900

S:\NTX-LAND\0064\200 SURVEY\200 Mapping\0064P02-PH2.dwg 6/28/2022

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



LOT AREA TABLE							
LOT	BLOCK	SQ. FT.	ACRES	LOT	BLOCK	SQ. FT.	ACRES
1X	1	13617	0.313	5	5	5750	0.132
2	1	8956	0.206	6	5	5750	0.132
3	1	7800	0.179	7	5	7522	0.173
4	1	7800	0.179	8	5	9408	0.216
5	1	7800	0.179	9	5	6325	0.145
6	1	7800	0.179	10	5	6325	0.145
7	1	7800	0.179	11	5	6325	0.145
8	1	7800	0.179	12	5	6325	0.145
9	1	7800	0.179	13	5	6325	0.145
10	1	7817	0.179	14	5	6325	0.145
11X	1	368037	8.449	15	5	6325	0.145
12XX	1	393834	9.041	16	5	6325	0.145
13	1	9128	0.21	17	5	9413	0.216
14	1	8247	0.189	1	6	7977	0.183
15	1	8244	0.189	2	6	6325	0.145
16	1	8240	0.189	3	6	6325	0.145
17	1	8335	0.191	4	6	6325	0.145
18	1	9311	0.214	5	6	6325	0.145
19	1	11872	0.273	6	6	6325	0.145
20	1	10076	0.231	7	6	7090	0.163
21	1	16716	0.384	8	6	7066	0.162
22	1	19158	0.44	9	6	7579	0.174
23	1	14646	0.336	10	6	6845	0.157
24	1	11821	0.271	11X	6	1161	0.027
25	1	7800	0.179	12	6	6372	0.146
26	1	7800	0.179	13	6	6325	0.145
27	1	8950	0.205	14	6	7025	0.161
28	1	6000	0.138	15	6	7061	0.162
29	1	6000	0.138	16	6	6609	0.152
30	1	6000	0.138	17	6	6325	0.145
31	1	6000	0.138	18	6	6325	0.145
32	1	6000	0.138	19	6	6325	0.145
33	1	6600	0.152	20	6	6325	0.145
34	1	6600	0.152	21	6	6325	0.145
35	1	6600	0.152	22	6	7425	0.17
36	1	6600	0.152	1	7	7638	0.175
37	1	6600	0.152	2	7	6600	0.152
38	1	6600	0.152	3	7	6600	0.152
39	1	6600	0.152	4	7	6600	0.152
40	1	6534	0.15	5	7	6600	0.152
41X	1	1001	0.023	6	7	6600	0.152
1	2	9428	0.216	7	7	6906	0.159
2	2	6325	0.145	8	7	7123	0.164
3	2	6325	0.145	9	7	7123	0.164
4	2	6325	0.145	10	7	7123	0.164
5	2	6325	0.145	11	7	7034	0.161
6	2	6325	0.145	12	7	7637	0.175
7	2	6325	0.145	13X	7	6840	0.157
8	2	6325	0.145	1X	16	2134	0.049
9	2	6325	0.145	2	16	7324	0.168
10	2	8064	0.185	3	16	7105	0.163
11	2	7150	0.164	4	16	6356	0.146
12	2	5500	0.126	5	16	5956	0.137
13	2	5500	0.126	6	16	5591	0.128
14	2	5500	0.126	7	16	5519	0.127
15	2	5500	0.126	8	16	6632	0.152
16	2	5500	0.126	9X	16	59968	1.377
17	2	5500	0.126	10	16	6274	0.144
18	2	5500	0.126	11	16	6343	0.146
19	2	5500	0.126	12X	16	1000	0.023
20	2	5500	0.126	1X	17	10084	0.231
21	2	8466	0.194	2	17	9644	0.221
1	3	6550	0.15	3	17	10775	0.247
2	3	5500	0.126	4	17	6192	0.142
3	3	5500	0.126	5	17	6000	0.138
4	3	5500	0.126	6	17	6000	0.138
5	3	5500	0.126	7	17	6000	0.138
6	3	5689	0.131	8	17	6000	0.138
7	3	6068	0.139	9	17	7801	0.179
8	3	6157	0.141	10	17	7801	0.179
9	3	6212	0.143	11	17	8640	0.198
10X	3	4400	0.101	12	17	8640	0.198
11	3	6325	0.145	13	17	11632	0.267
12	3	7200	0.165	14X	17	115459	2.651
13	3	7268	0.167	15XX	17	224334	5.15
14	3	6325	0.145	16	17	8606	0.198
15	3	6325	0.145	17	17	8618	0.198
16	3	6325	0.145	18	17	8618	0.198
17	3	6325	0.145	19	17	9228	0.212
18	3	6325	0.145	20	17	17982	0.413
19	3	7376	0.169	21	17	11691	0.268
1X	4	17248	0.396	22	17	7800	0.179
2	4	9386	0.215	23	17	7800	0.179
3	4	7800	0.179	24	17	7800	0.179
4	4	7800	0.179	25	17	7800	0.179
5	4	10749	0.247	26	17	6000	0.138
6	4	14932	0.343	27	17	6000	0.138
7	4	6849	0.157	28	17	6000	0.138
8	4	6600	0.152	29	17	6000	0.138
9	4	6600	0.152	30	17	5999	0.138
10	4	6600	0.152	31	17	9000	0.207
11	4	6600	0.152	32	17	7800	0.179
12	4	6600	0.152	33	17	8969	0.206
13	4	6600	0.152	34X	17	1000	0.023
14	4	6600	0.152	1	18	11311	0.26
15	4	6600	0.152	2	18	11206	0.257
16	4	6600	0.152	3	18	10915	0.251
17	4	7637	0.175	4	18	9511	0.218
1	5	6856	0.157	5	18	8799	0.202
2	5	5750	0.132	6	18	9267	0.213
3	5	5750	0.132	1X	19	36728	0.843
4X	5	31454	0.722				

STATE OF TEXAS )  
COUNTY OF TARRANT )  
COUNTY OF JOHNSON )

TRACT 1 - 52.243 ACRES

TRACT 1 - 52.243 ACRES

WHEREAS TRIPOLITE HOMES, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 52.243 ACRE TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS AND BEING PART OF AN 88.788 ACRE TRACT OF LAND CONVEYED TO TRENDMAKER HOMES, DFW, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. D220205415, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2020-25320, JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5284-RCOOMBS" FOUND FOR THE NORTHEAST CORNER OF SAID 88.788 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 886, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 88.788 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT A DISTANCE OF 1.03 FEET A 1" IRON PIPE FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 1499.09 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR THE NORTH CORNER OF VIEW AT THE RESERVE, PHASE 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN COUNTY CLERK'S FILE NO. D221233257, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2021-172, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 53 SECONDS, A RADIUS OF 490.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 40 DEGREES 35 MINUTES 42 SECONDS WEST, A DISTANCE OF 54.12 FEET;

THENCE, OVER AND ACROSS SAID 88.788 ACRE TRACT AND ALONG THE NORTH LINE OF SAID VIEW AT THE RESERVE, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 54.15 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 37 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 235.35 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3 DEGREES 48 MINUTES 47 SECONDS, A RADIUS OF 688.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 20 MINUTES 39 SECONDS WEST, A DISTANCE OF 259.41 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 260.99 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LIA SURVEYING" SET;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 347.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR A CORNER AT EAST END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RIVER BIRCH DRIVE, (A 70' RIGHT-OF-WAY), AS RECORDED IN COUNTY CLERK'S FILE NO. D221060609, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND THE EAST RIGHT-OF-WAY LINE OF REDON PLACE, (A VARIABLE WIDTH) RIGHT-OF-WAY OF SAID VIEW AT THE RESERVE, PHASE 1;

THENCE, CONTINUING OVER AND ACROSS SAID 88.788 ACRE TRACT AND ALONG THE COMMON LINES OF SAID RIVER BIRCH DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP ON THE NORTH RIGHT-OF-WAY LINE OF SAID RIVER BIRCH DRIVE;

NORTH 75 DEGREES 44 MINUTES 27 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE NORTH END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP;

SOUTH 14 DEGREES 15 MINUTES 33 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 754.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE EAST END OF A CORNER CLIP OF THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH DRIVE, AND THE EAST RIGHT-OF-WAY LINE OF SOUTH MITCHELL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

NORTH 75 DEGREES 45 MINUTES 59 SECONDS WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 21.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR CORNER AT THE WEST END OF SAID CORNER CLIP;

SOUTH 59 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LIA SURVEYING" SET FOR A SOUTHWEST CORNER OF SAID RIVER BIRCH DRIVE, SAID POINT BEING ON THE EAST LINE OF A 29.381 ACRE TRACT OF LAND CONVEYED TO MITCHELL FARMS SF, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. D220169495, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING IN THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT AND WITHIN SAID SOUTH MITCHELL ROAD;

THENCE, NORTH 30 DEGREES 47 MINUTES 31 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 88.788 ACRE TRACT, THE COMMON NORTHEAST LINE OF SAID 30 ACRE TRACT, THE NORTHEAST LINE OF A 4.451 ACRE TRACT OF LAND CONVEYED TO GERALD H. PERRY, (TRUSTEE), AS RECORDED IN COUNTY CLERK'S FILE NO. D205178383, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D21815909, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 3.446 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D21815909, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. 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D21815909, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORT





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4811

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**Agenda Date:** 8/1/2022

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

**Agenda Number:**

**Title**

SD#22-039: Final Plat of Lots 1-5, Block 1, Butler Masonry Addition on 4.36 acres located at 4101 Britton Road; Homeyer Engineering, Inc., engineer; Eagle Surveying, LLC, surveyor; Butler Heritage, LLC, owner

**Description/History**

The purpose of the plat is to create 5 commercial lots. Lots 1-4 will be used for office businesses. Lot 5, in the rear of the property, will be used for a gated mini-warehouse facility.

Although the digital copy of the plat in the Commission's packet has no signatures, the filing copy has been signed. The plat meets the requirements of the Subdivision Control Ordinance.

**Recommendation**

Staff recommends approval.

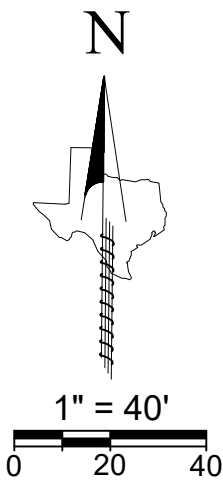
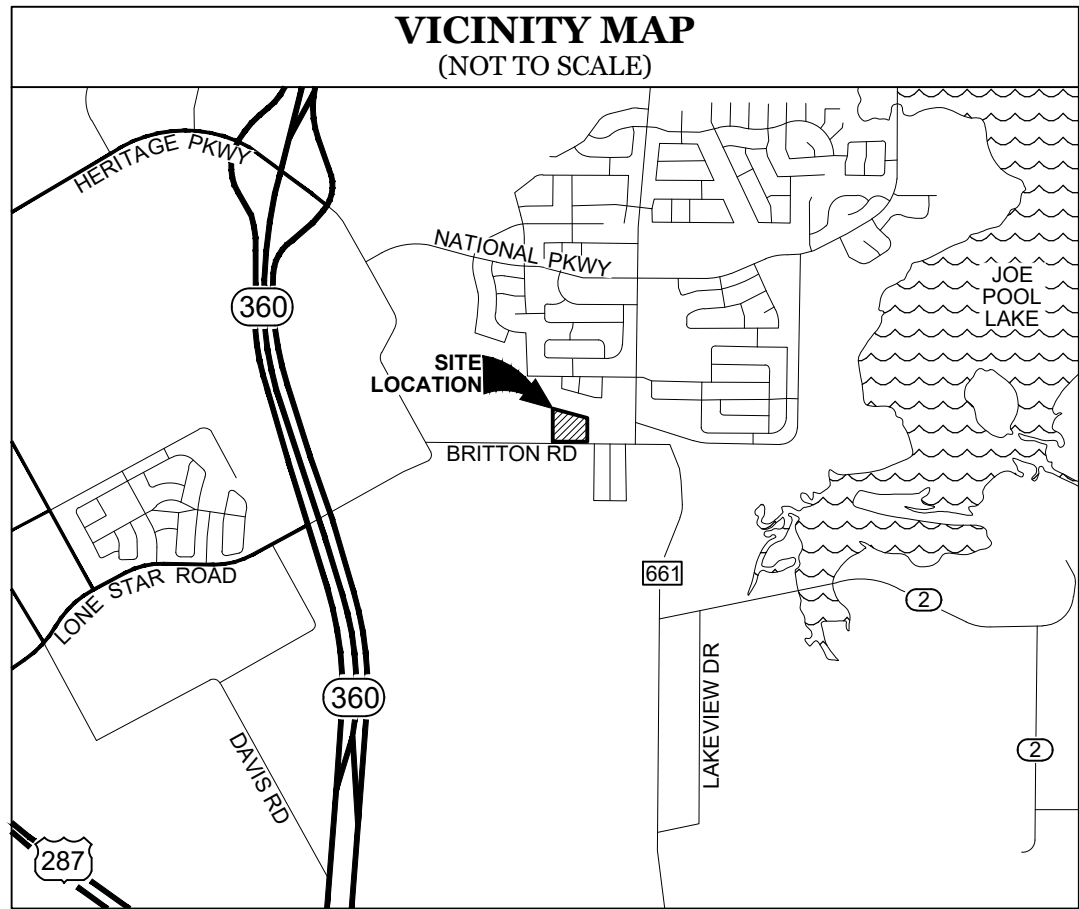
**Attachments**

Final Plat

Approved Development Plan







- GENERAL NOTES**
- 1.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0490K.
  - 2.) The grid coordinates shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - 3.) 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.
  - 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - 5.) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) Datum.
  - 6.) The Common Access Easement is for the use of Lots 1-5. No improvements shall be made that impede ingress and egress along this easement.
  - 7.) The Common Access Easement shall be maintained by the property owners.

**CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENT**

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners") and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns. No obstruction to the flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes. The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing. Said drainage easement, as in the case of all drainage easements, is subject to storm water overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

LEGEND			
PG = PAGE	P.R.T.C.T. = PLAT RECORDS	TARRANT COUNTY, TEXAS	
VOL = VOLUME	D.R.E.C.T. = DEED RECORDS	ELLIS COUNTY, TEXAS	
POB = POINT OF BEGINNING	D.R.T.C.T. = DEED RECORDS	TARRANT COUNTY, TEXAS	
IRF = IRON ROD FOUND	O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS	ELLIS COUNTY, TEXAS	
CIRS = CAPPED IRON ROD SET	O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS	TARRANT COUNTY, TEXAS	
CIRF = CAPPED IRON ROD FOUND	O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS	TARRANT COUNTY, TEXAS	
R.O.W. = RIGHT-OF-WAY	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS	TARRANT COUNTY, TEXAS	
INST. NO. = INSTRUMENT NUMBER			

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

Project  
1802.008-02

Date  
07/20/2022

Drafter  
JDC/BE

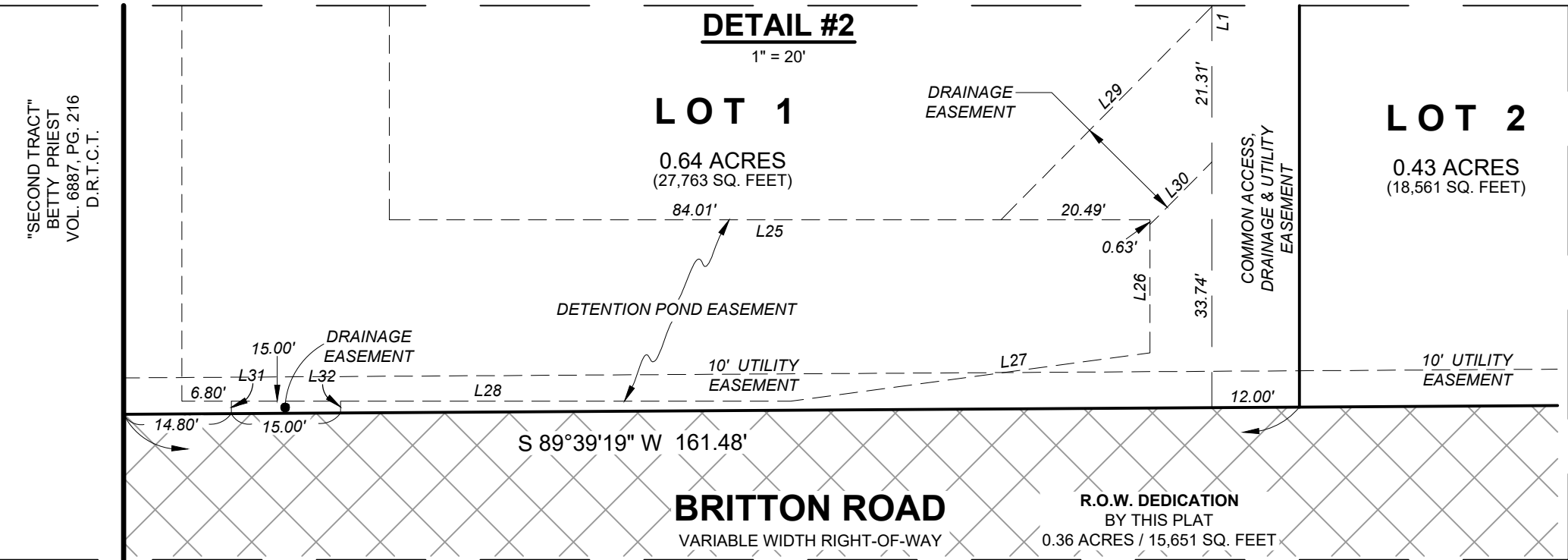


**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
brad@eaglesurveying.com

**ENGINEER**  
Homeyer Engineering, Inc.  
Contact: Steve Homeyer  
P.O. Box 294527  
Lewisville, TX 75029  
(972) 906-9985  
shomeyer@hei.us.com

**OWNER**  
Butler Heritage, LLC  
Contact: Kevin Butler  
P.O. Box 297  
Lancaster, TX 75146-0297

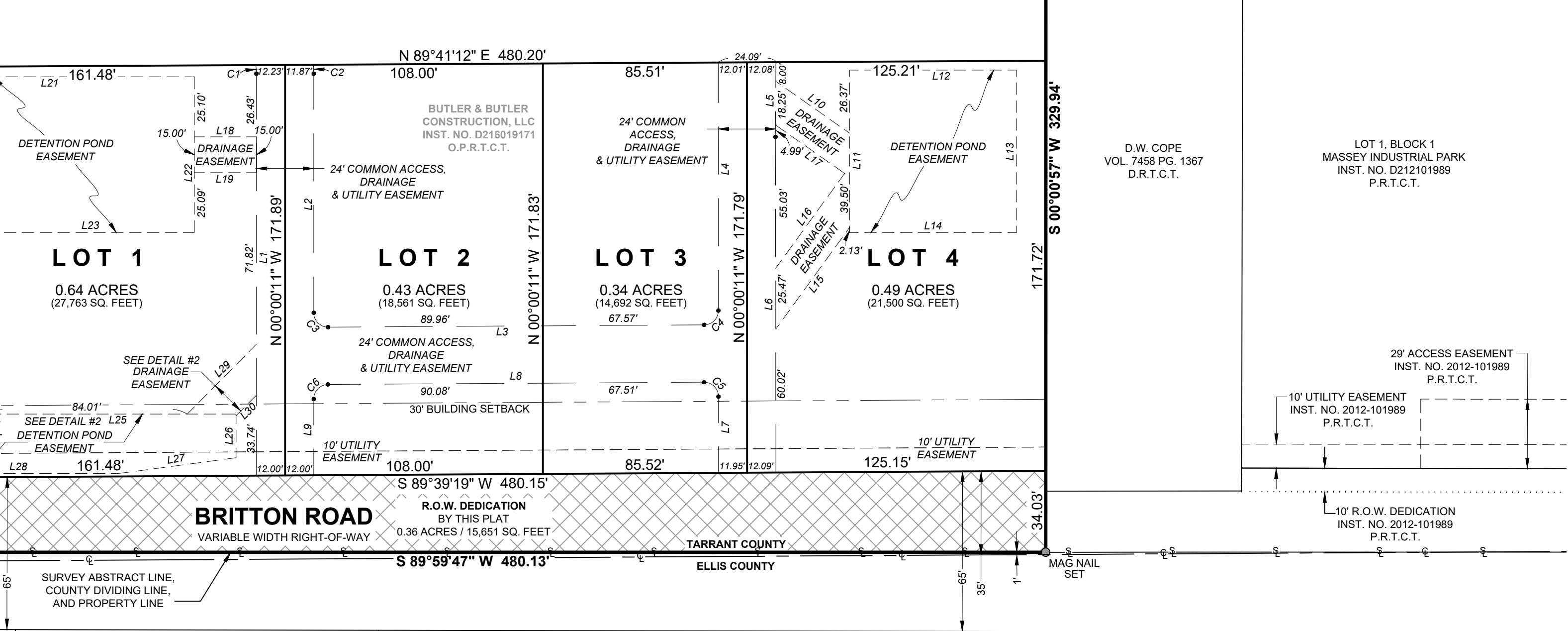
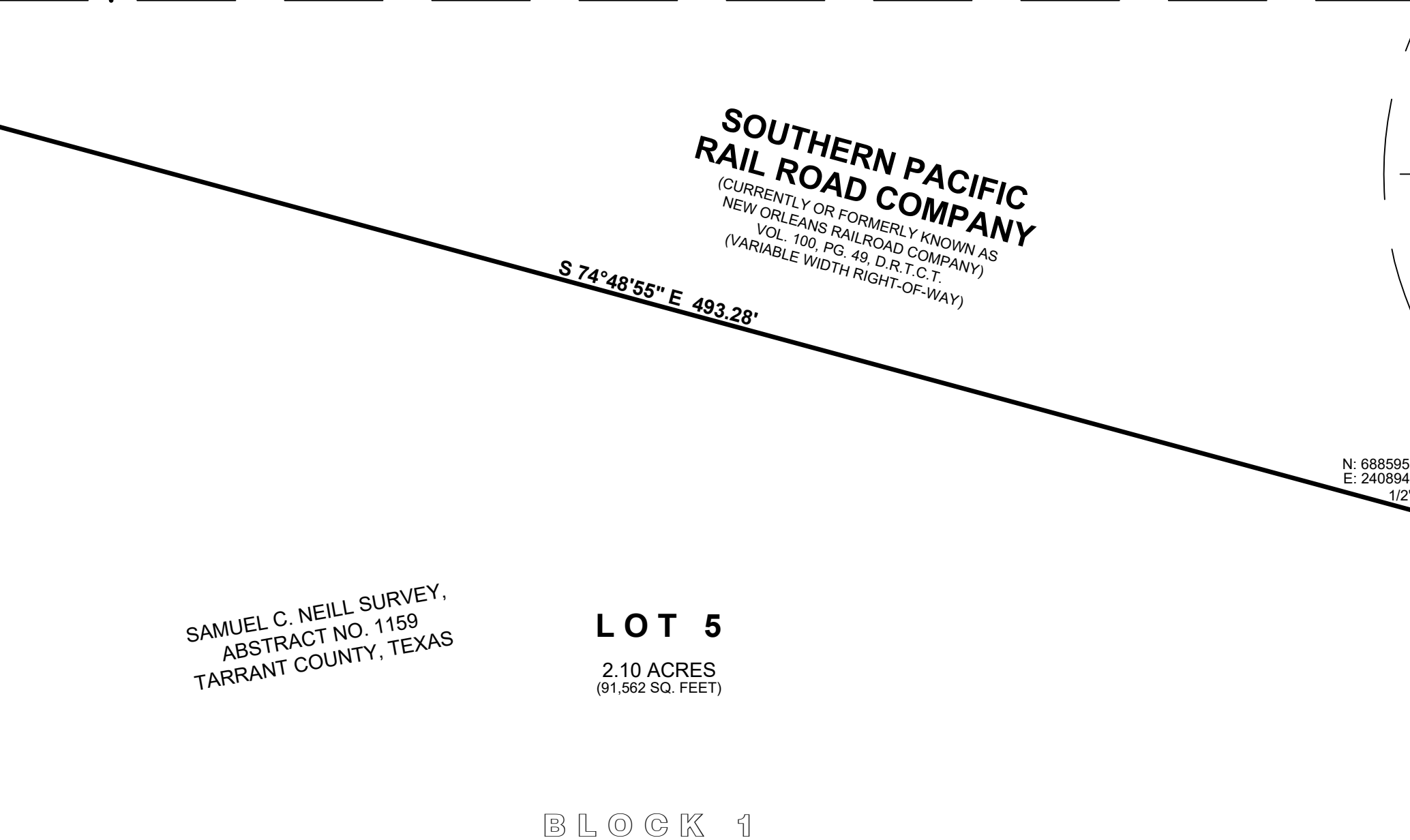
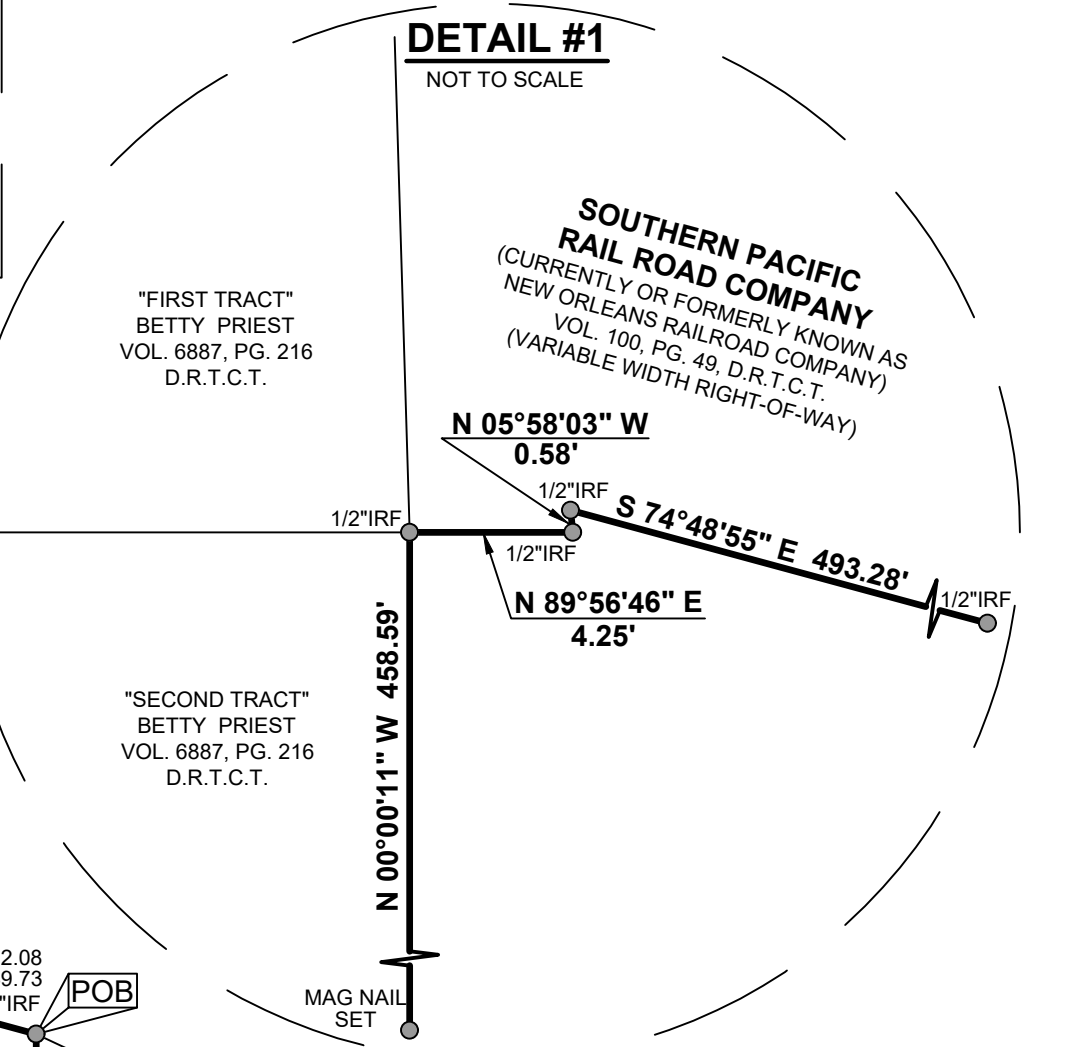


**CERTIFICATE OF APPROVAL**

APPROVED BY THE CITY OF MANSFIELD, TEXAS.

APPROVED BY: \_\_\_\_\_ 2022 P & Z COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_ 2022 PLANNING & ZONING SECRETARY



MYRNA P ABRAMS  
VOL. 2575, PG. 2189  
O.P.R.E.C.T.

FRANK A MASSEY  
VOL. 870, PG. 985  
D.R.E.C.T.

H HENDERSON SURVEY,  
ABSTRACT NO. 432  
ELLIS COUNTY, TEXAS

DANIEL J MASSEY  
VOL. 719, PG. 647  
D.R.E.C.T.

BRITTON UNITED  
METHODIST  
PART OF LOT 2, BLOCK 1  
ORIGINAL TOWN OF BRITTON  
VOL. 158, PG. 45  
P.R.E.C.T.

J.W. & MARIA MARTIN  
VOL. 1384, PG. 427  
D.R.E.C.T.

LINE	BEARING	DISTANCE
L1	SOUTH	188.31'
L2	NORTH	100.11'
L3	N 89°39'29" E	157.54'
L4	N 00°01'08" W	103.82'
L5	S 00°16'06" W	31.26'
L6	S 00°03'56" E	140.52'
L7	N 00°01'08" W	31.97'
L8	S 89°39'29" W	157.59'
L9	S 00°00'06" W	31.94'
L10	S 54°59'44" E	37.78'
L11	NORTH	68.00'
L12	EAST	69.97'
L13	SOUTH	68.00'
L14	WEST	69.97'
L15	S 36°01'17" W	52.65'
L16	N 36°01'17" E	49.16'

LINE	BEARING	DISTANCE
L17	N 54°59'44" W	35.34'
L18	WEST	26.00'
L19	EAST	26.00'
L20	N 00°00'04" E	166.07'
L21	EAST	115.47'
L22	SOUTH	65.19'
L23	WEST	87.00'
L24	SOUTH	76.00'
L25	EAST	104.50'
L26	SOUTH	18.27'
L27	S 82°22'28" W	49.80'
L28	WEST	83.61'
L29	N 44°43'41" E	41.19'
L30	S 44°43'41" W	12.08'
L31	NORTH	1.72'
L32	SOUTH	1.63'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.60'	28.00'	7°21'44"	N 03°40'52" W	3.60'
C2	3.72'	52.00'	4°06'07"	N 02°03'04" W	3.72'
C3	9.46'	6.00'	90°22'28"	S 45°11'14" E	8.51'
C4	9.39'	6.00'	89°40'41"	N 44°49'14" E	8.46'
C5	9.46'	6.00'	90°19'22"	N 45°10'49" W	8.51'
C6	9.46'	6.00'	90°20'08"	S 44°07'28" W	8.51'

**OWNER'S CERTIFICATE & DEDICATION**

**STATE OF TEXAS** §  
**COUNTY OF TARRANT** §

WHEREAS, **BUTLER HERITAGE, LLC** acting by and through the undersigned, its duly authorized agent, is the sole owner of a 4.36 acre tract of land situated in the **SAMUEL C. NEILL SURVEY, ABSTRACT NUMBER 1159**, City of Mansfield, Tarrant County, Texas, being all of a called 4.3502 acre tract of land conveyed to Butler Heritage, LLC by General Warranty Deed of record in Document Number D220021416, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at 1/2-inch iron rod found for the Northeast corner of said Butler tract, being in the Southerly right-of-way line of the Southern Pacific Rail Road Company, currently or formerly known as New Orleans Railroad Company (a variable width right-of-way), and being the Northwest corner of a tract of land described in a deed to D.W. Cope, recorded in Volume 7458, Page 1367, Deed Records of Tarrant County, Texas;

THENCE South 00°00'57" West, with the East line of said Butler tract and the common West line of said Cope tract, a distance of 329.94 feet to a mag nail set in the pavement of Britton Road for the Southeast corner of said Butler tract;

THENCE South 89°59'47" West, with the South line of said Butler tract, a distance of 480.13 feet to a mag nail set in the Pavement of said Britton Road for the Southwest corner of said Butler tract and being the Southeast corner of a called "Second Tract" described in a deed to Betty Priest, recorded in Volume 6887, Page 216, Deed Records of Tarrant County, Texas;

THENCE North 00°00'11" West, with the West line of said Butler tract and the common East line of said "Second Tract", a distance of 458.59 feet to a 1/2-inch iron rod found for the Northwest corner of said Butler tract, being the Northeast corner of said "Second Tract", being the Southeast corner of a called "First Tract" in said Betty Priest deed and being in the Southerly right-of-way line of said Southern Pacific Rail Road Company;

THENCE with the North line of said Butler tract and the common Southerly right-of-way line of said Southern Pacific Rail Road Company the following three (3) calls:

- North 89°56'46" East, a distance of 4.25 feet to a 1/2-inch iron rod found;
- North 05°58'03" West, a distance of 0.58 feet to a 1/2-inch iron rod found;
- South 74°48'55" East, a distance of 493.28 feet to the **POINT OF BEGINNING**, enclosing 4.36 acres of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **BUTLER HERITAGE, LLC**, being the owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as Lots 1-5, Block 1, **BUTLER MASONRY ADDITION**, an addition to the City of Mansfield, Tarrant County, Texas, and does hereby dedicate to public use forever all streets and easements as shown thereon.

OWNER: **BUTLER HERITAGE, LLC**, a limited liability company

BY: \_\_\_\_\_  
Kevin Butler  
President  
Date \_\_\_\_\_

**STATE OF TEXAS** §  
**COUNTY OF** \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **KEVIN BUTLER**, President of BUTLER HERITAGE, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Name & Registration No. \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

This is to certify that I, **MATTHEW J. RAABE**, 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.

**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

Matthew J. Raabe, R.P.L.S. # 6402  
Date \_\_\_\_\_

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW J. RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Name & Registration No. \_\_\_\_\_

FINAL PLAT  
LOTS 1 - 5, BLOCK 1  
**BUTLER MASONRY ADDITION**  
4.36 ACRES OUT OF THE  
SAMUEL C. NEILL SURVEY, ABSTRACT NO. 1159,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
5 LOTS  
JULY 2022

SD#22-039  
PAGE 1 OF 1





# CITY OF MANSFIELD

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

## STAFF REPORT

File Number: 22-4809

Agenda Date: 8/1/2022

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Zoning Case

### Agenda Number:

#### Title

SUP#22-003: Public hearing on a request for a Specific Use Permit (SUP) for gas well drilling and production on approximately 5.58 acres located at 500 Mouser Way; GHA Barnett, LLC, gas well operator, 498 Mouser Way LLC, surface owner, and MMA, Inc., engineer/planner

#### Description/History

*Existing Use:* Vacant and gas well drill site with frac pond

*Existing Zoning:* SF-12/22, Single-family Residential District

#### *Surrounding Land Use & Zoning:*

North - Single family residence/vacant; SF-12/22, Single-family Residential District

South - Single family residences; PD, Planned Development District

East - Vacant; PR, Pre-Development District

West - Commercial; C-2, Community Business District and 2F, Two-Family Residential District

#### *Thoroughfare Plan Specification:*

Mouser Way, 4-lane undivided collector

#### Comments and Considerations

The original Specific Use Permit (SUP) for the Overstreet drill site was approved on October 25, 2010. City Council subsequently renewed the drilling authorization under the SUP for a further 5-year period on September 28, 2015.

Under the City's 5-year drilling provision in Section 155.102(E)(11)(b) of the Code of Ordinances, the drilling authorization for this site ended on September 28, 2020. Drilling authorization under this section means the gas well operator's ability to drill new wells. The SUP remains in effect for production operation and maintenance of wells drilled before the expiration of the 5-year period.

Because a renewal of a SUP must be done prior to the expiration of the 5-year period and drilling authority for this site expired in 2020, the applicant is requesting a new SUP under Section 155.102 to obtain a 5-year extension for further gas well drilling and production.

As a new SUP, consent is required from the owners of protected properties within 600 feet of the drill site. The Overstreet Unit is within 600 feet of the Watson Branch

single-family residential phase on the north side of Mouser Way. The new owner/developer of the single-family phase, Green Brick Partners, Inc., has provided consent to allow drilling operations less than 600 feet from their property line. Mouser Electronic recently purchased the property from the Overstreet family and has consented to the drilling operations as well.

Drilling operations on this site are subject to the gas well drilling and production regulations in Chapter 114 of the Code of Ordinances. The regulations include the following:

- The drilling rig must be powered by electricity;
- Site lighting must be shielded and directed away from streets and adjacent protected uses;
- Noise coming from the site during drilling and fracturing operations must be mitigated;
- Notice must be sent to the occupants of all residences within 1,000 feet of the drill site at least 10 days prior to the start of drilling operations;
- Drilling operations may take place over a 24-hour period on any day. Fracturing operations are restricted to hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays. Fracturing is prohibited on Sundays and city holidays.

The drilling regulations in Chapter 114 will be enforced by the City Gas Well Inspector.

The applicant is not proposing any changes from the original SUP other than the extension of time. The following is a summary of the gas well operator's proposal:

- The maximum number of wells allowed at this site is 20. Three of the wells have already been drilled under the preceeding SUPs. No increase in the total number of wells is proposed. The applicant initially plans to seek permits for six new wells if the SUP is approved.
- No change in the size or location of the existing drill site or frac pond is proposed.
- Water is purchased from the City and stored in an on-site frac pond.
- No line compressor is permitted at this site.
- The landscape plan reflects the existing screening and landscaping installed at the site.
- Vehicular traffic during drilling operations must come from US 287 to the drill site

entrance on Mouser Way. Regular traffic for maintenance will continue to use FM 157 to Mouser Way to the drill site entrance.

- Noise must comply with Chapter 114 of the Code of Ordinances. Additionally, a 32-foot sound wall must be installed around the pad and 8-foot sound walls around the water pumps at the frac pond to mitigate noise.

Further details are provided in the attached site plan.

### **Recommendation**

Staff recommends approval.

### **Attachments**

Maps and supporting information

Site Plan for SUP



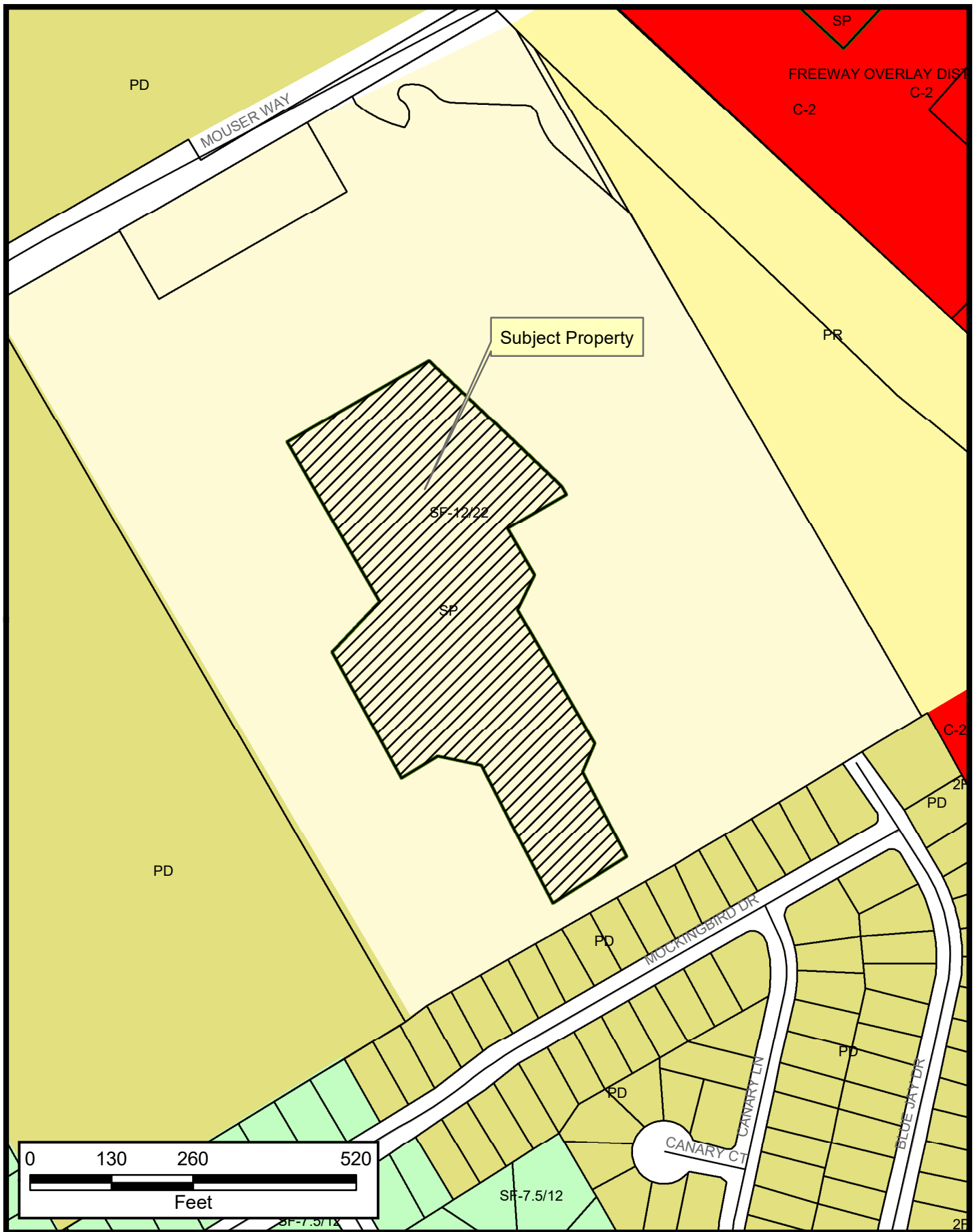


**SUP#22-003**

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.

7/18/2022







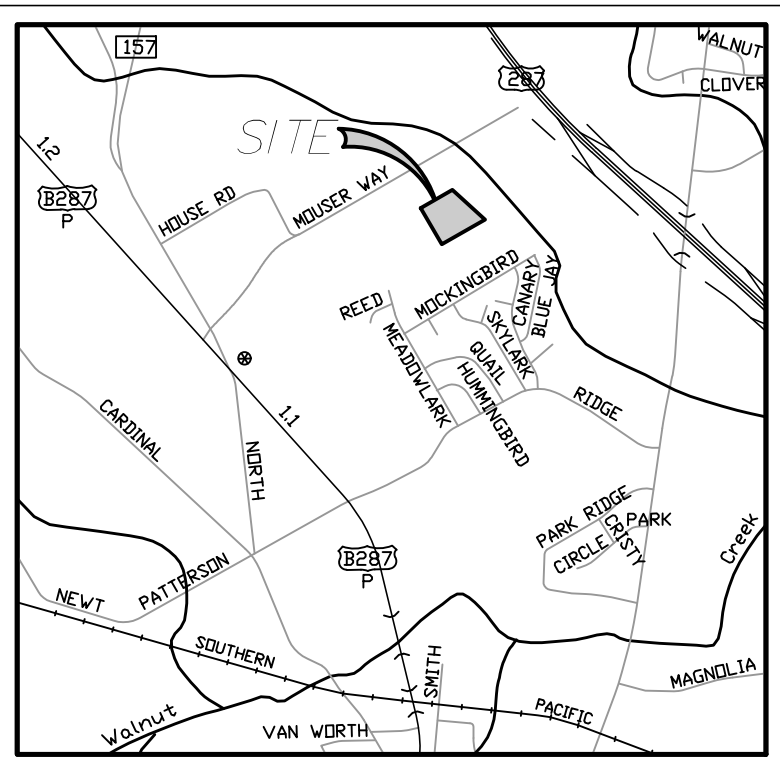
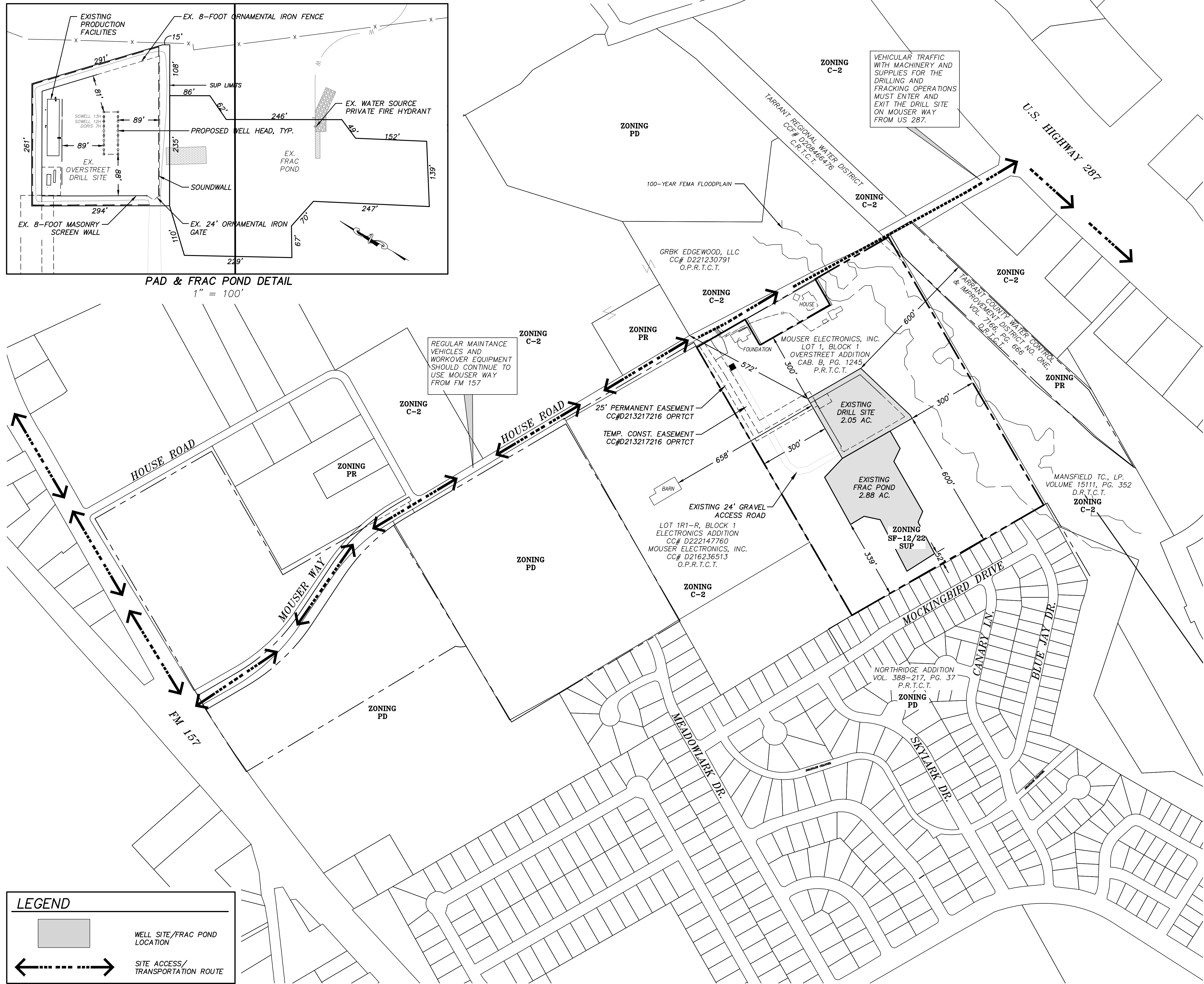
# Property Owner Notification      SUP#22-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WADDELL, F B SURVEY ABST 1658	TR 17A01 A 1658 TR 17A01 HS	MOUSER ELECTRONICS INC	1000 N MAIN ST	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK A	MANSFIELD HOMESPACE LLC	1903 PEYCO DR N	ARLINGTON, TX	76001
NORTH RIDGE SUB (MANSFIELD)	BLK A	KIU, WAI	6023 LAKEHURST CT	ARLINGTON, TX	76016-1025
NORTH RIDGE SUB (MANSFIELD)	BLK A	CHAPA, PRISCILLA	527 MOCKINGBIRD DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK A	STUPPLEBEEN, ROBERT	525 MOCKINGBIRD DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK A	SHEETS, WALTER	523 MOCKINGBIRD DR	MANSFIELD, TX	76063-1533
NORTH RIDGE SUB (MANSFIELD)	BLK A	TAH 2017-1 BORROWER LLC	PO BOX 15087	SANTA ANA, CA	92735-0087
NORTH RIDGE SUB (MANSFIELD)	BLK A	RAMOS, ERIC	519 MOCKINGBIRD DR	MANSFIELD, TX	76063-1533
NORTH RIDGE SUB (MANSFIELD)	BLK A	BAILEY, KARL	517 MOCKINGBIRD DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK A	GRIFFIN, VERA ALEXANDER	515 MOCKINGBIRD DR	MANSFIELD, TX	76063-1533
NORTH RIDGE SUB (MANSFIELD)	BLK A	FOSTER, CHRISTINE	513 MOCKINGBIRD DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK A	WALKER, MARTHA JANE	6700 THE OUTER AVE	LEANDER, TX	78641
NORTH RIDGE SUB (MANSFIELD)	BLK B	YENTIS FAMILY TRUST	2615 SIMONDALE DR	FORT WORTH, TX	76109
NORTH RIDGE SUB (MANSFIELD)	BLK B	SEJI, QAZIM	2102 HARVEST WAY	MANSFIELD, TX	76063-7678
NORTH RIDGE SUB (MANSFIELD)	BLK B	ISENBERG, SARAH	520 MOCKINGBIRD DR	MANSFIELD, TX	76063-1534
NORTH RIDGE SUB (MANSFIELD)	BLK B	JACKSON, KIM	7425 NOCONA DR	MANSFIELD, TX	76063
NORTH RIDGE SUB (MANSFIELD)	BLK B	DISTEFANO, JADE N	516 MOCKINGBIRD DR	MANSFIELD, TX	76063-1534
OVERSTREET ADDITION	BLK 1	498 MOUSER WAY LLC	1000 N MAIN ST	MANSFIELD, TX	76063

Monday, July 18, 2022

Page 1 of 1

# DRILL SITE PLAN & TRANSPORTATION ROUTE



VICINITY MAP  
NTS

- NOTES:**
1. THERE ARE 3 EXISTING WELLS (SOWELL 12H, 13H & DORIS 7H) AT THIS SITE. GHA BARNETT, LLC. WILL DRILL UP TO 17 GAS WELLS ON THE OVERSTREET DRILL SITE FOR A TOTAL OF 20 WELLS ALLOWED UNDER THE PRECEDING SUP.
  2. DRILLING AND COMPLETION ACTIVITIES WILL COMPLY WITH THE REGULATIONS CONTAINED IN SECTION 155.102 OF THE MANSFIELD CODE OF ORDINANCES, CHAPTER 114 OF THE MANSFIELD CODE OF ORDINANCES, AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
  3. VEHICULAR TRAFFIC WITH MACHINERY AND SUPPLIES FOR THE DRILLING AND FRACKING OPERATIONS MUST ENTER AND EXIT THE DRILL SITE ON MOUSER WAY FROM US 287. REGULAR MAINTENANCE VEHICLES AND WORKOVER EQUIPMENT SHOULD CONTINUE TO USE MOUSER WAY FROM FM 157 AS SHOWN ON THE TRANSPORTATION ROUTE SHEET.
  4. WATER FOR DRILLING AND COMPLETION OPERATIONS IS FROM THE EXISTING FRAC POND AS SHOWN. A PERMANENT IN GROUND WATER METER CONNECTION HAS BEEN MADE TO THE EXISTING 8-INCH WATER LINE IN BLUE JAY DRIVE. PER SURFACE OWNER REQUEST, THE FRAC POND WILL REMAIN ON SITE AFTER DRILLING OPERATIONS ARE COMPLETE.
  5. NO LINE COMPRESSORS ARE LOCATED AT THE PAD SITE. GAS LIFT COMPRESSORS ARE THE ONLY COMPRESSORS ALLOWED AT THIS SITE.
  6. IN ADDITION TO MEETING THE MINIMUM NOISE REQUIREMENTS OUTLINED BY CITY ORDINANCE, A 32-FOOT SOUND WALL WILL BE INSTALLED AT THE PERIMETER OF THE DRILL PAD SITE AND AN 8-FOOT SOUND WALL WILL BE INSTALLED AT THE PERIMETER OF POND PUMPS PRIOR TO ANY DRILLING OR FRACING OPERATIONS.
  7. THE LANDSCAPING AND SCREENING HAS BEEN INSTALLED AND WILL BE MAINTAINED AS SHOWN ON THE LANDSCAPE PLAN.
  8. THE EXISTING BERM BETWEEN THE NORTH RIDGE ADDITION AND THE EXISTING POND SHALL REMAIN.
  9. THE WATER FOR DRILLING AND COMPLETION OPERATIONS WILL BE ACCESSED VIA PRIVATE FIRE HYDRANT LOCATED AT THE FRAC POND, AND ADDITIONAL WATER POINT WILL BE UTILIZED FROM THE FIRE HYDRANT WHICH WAS INSTALLED NEAR THE ACCESS DRIVE WHEN MOUSER WAY WAS CONSTRUCTED.

## SITE PLAN FOR SUP FOR GAS WELL DRILLING AND PRODUCTION **GHA BARNETT, LLC. OVERSTREET UNIT**

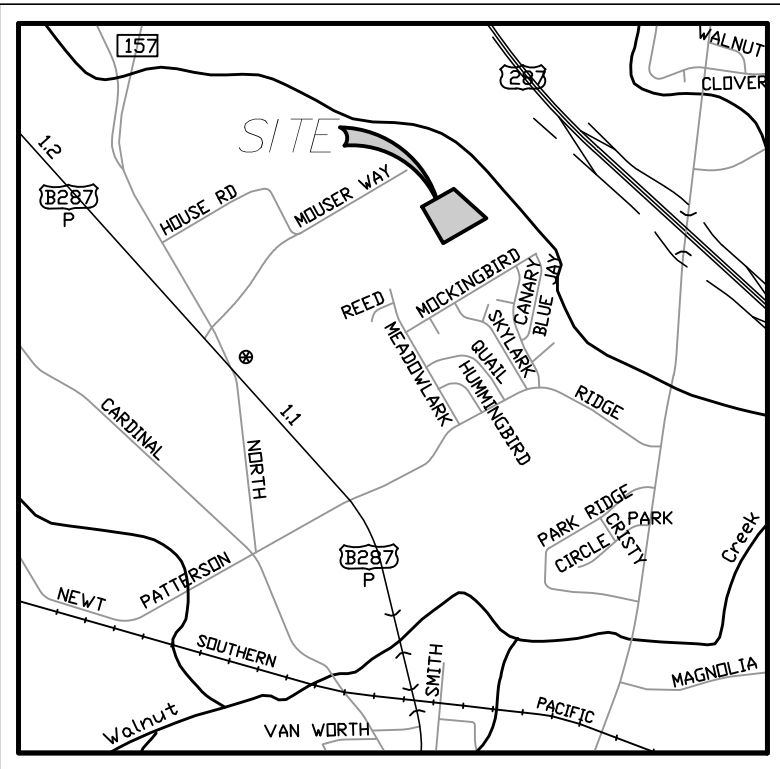
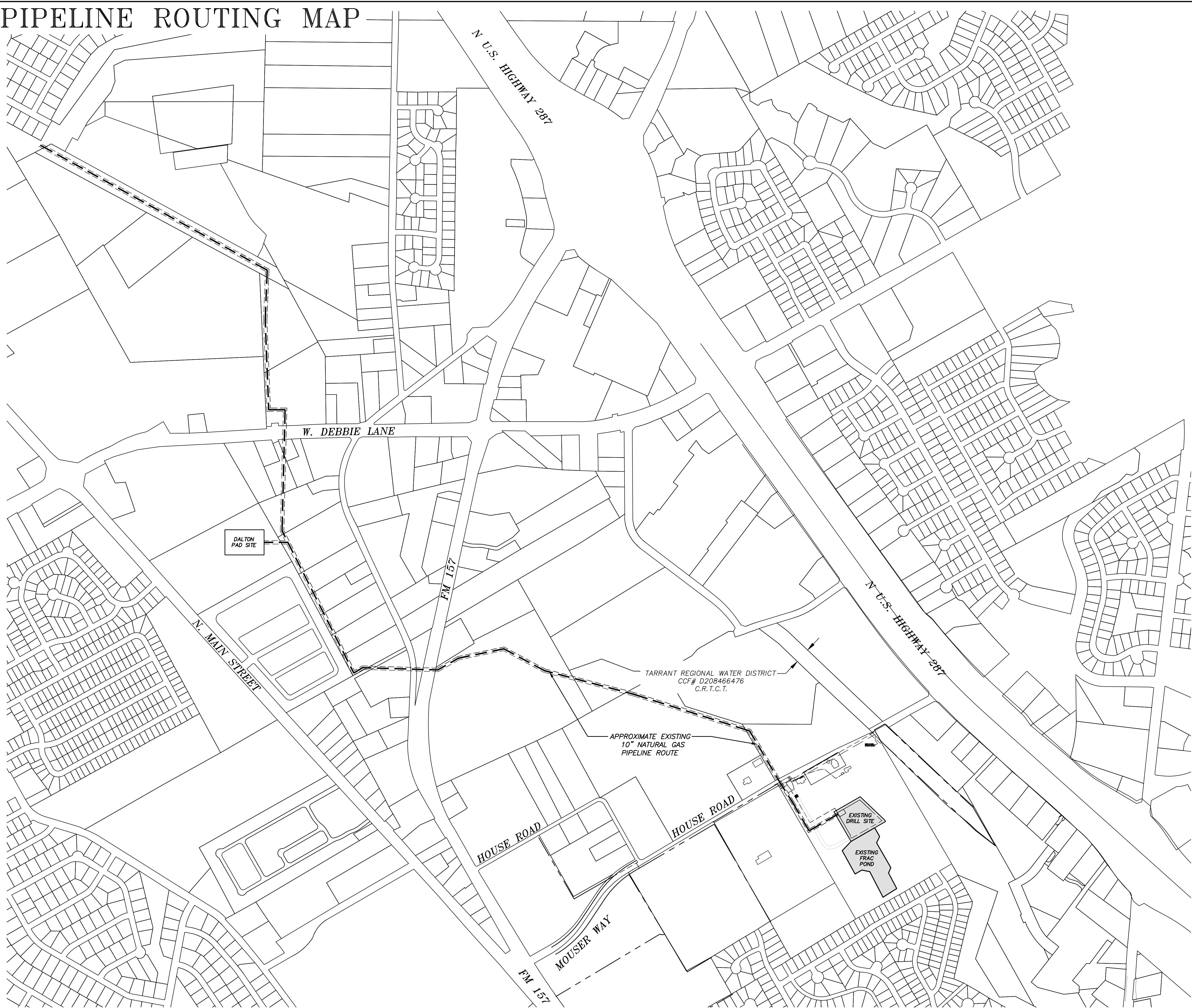
BEING 5.58 ACRES OUT OF THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
JUNE 16, 2022

APPLICANT	PLANNER	SURFACE/MINERAL OWNER
GHA BARNETT, LLC. 1235 SOUTH MAIN STREET, SUITE 280 GRAPEVINE, TX 76051	MMA 519 EAST BORDER ARLINGTON, TX 76010	MOUSER ELECTRONICS 1000 N. MAIN STREET MANSFIELD, TX 76063
PROJECT NO.: 2606-00-01	DRAWN BY: SEK	APPROVED BY: JWS
REVISION DATE: JUNE 16, 2022	CASE: SUP#22-003	PAD NO. 55

SHEET 1 OF 3

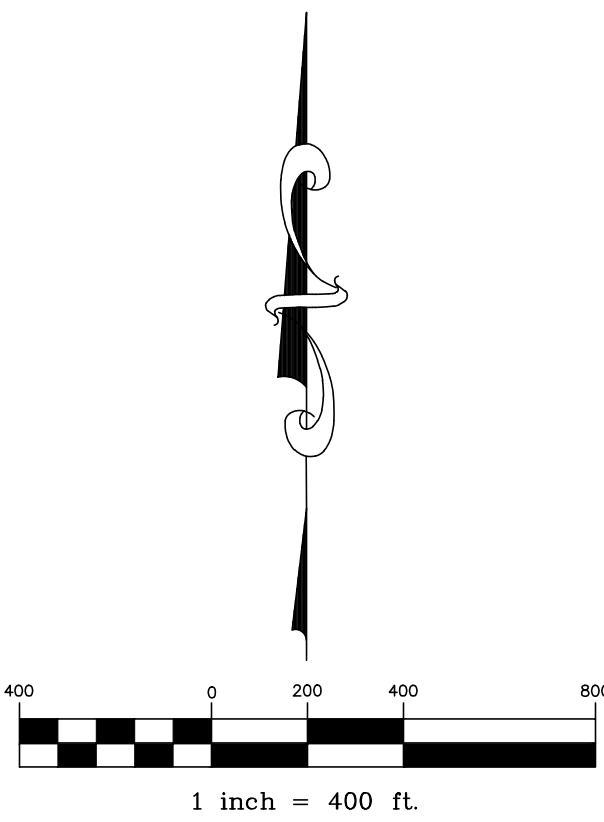


# PIPELINE ROUTING MAP



VICINITY MAP  
NTS

- NOTES:**
1. GAS PIPELINE ROUTE BASED ON AS-BUILT PLANS PREPARED BY TEXAS ENERGY MIDSTREAM.
  2. THE GAS PIPELINE WAS REROUTED INTO THE BARNETT GATHERING (XTO) PIPELINE IN A PROJECT THAT DECOMMISSIONED THE DFW MIDSTREAM COMPRESSOR STATION BEHIND THE MANSFIELD SD PAC.
  3. THE OVERSTREET PIPELINE NOW TIES INTO THE DALTON PAD SITE PIPELINE AT THE DALTON PADSITE.

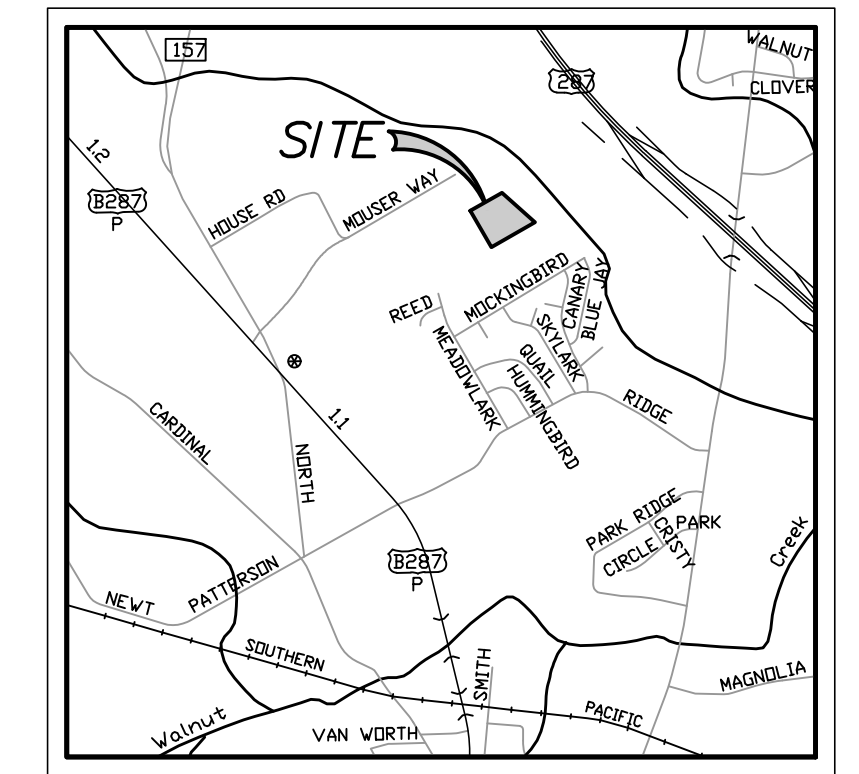
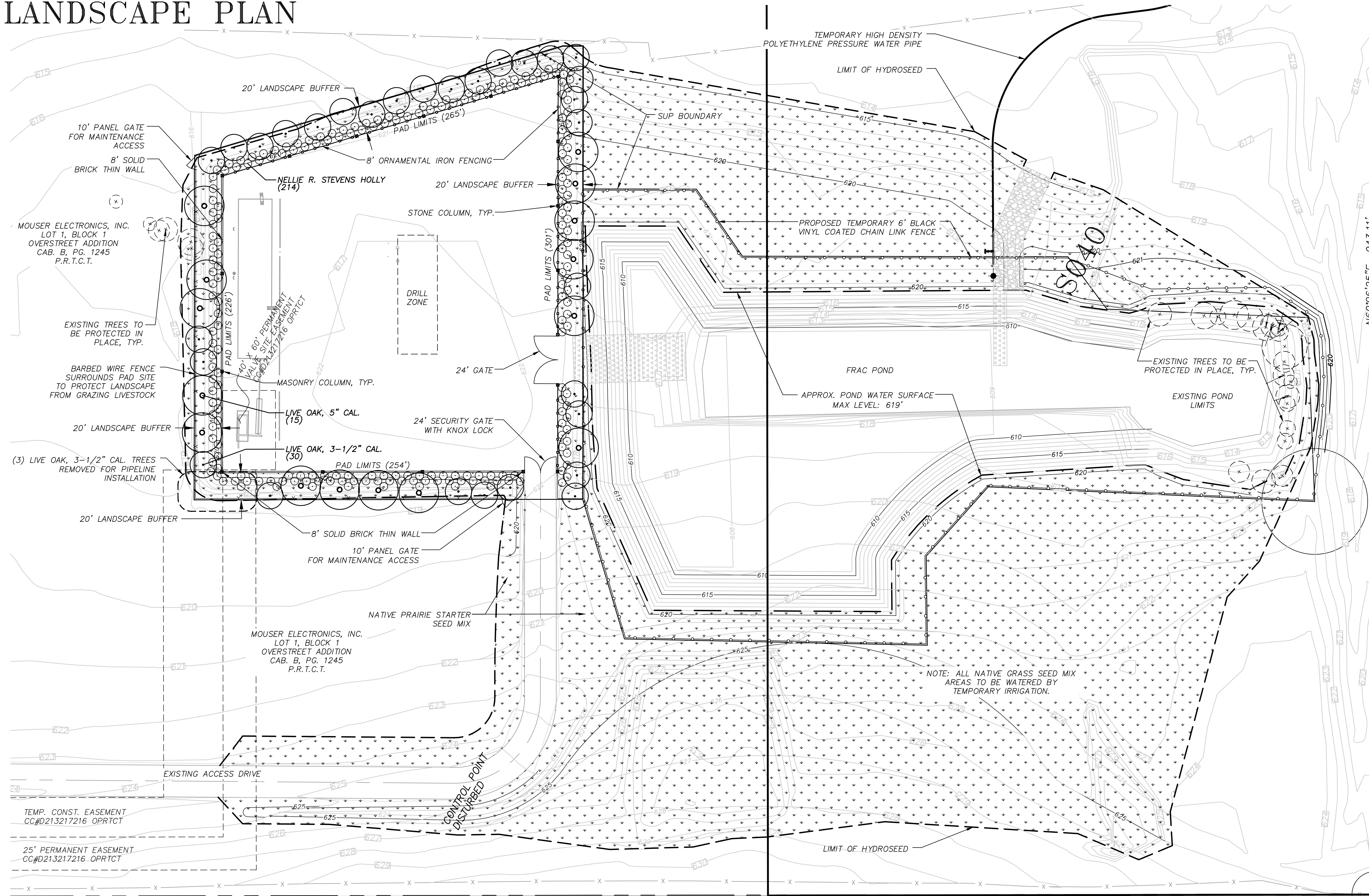


SITE PLAN FOR SUP  
FOR GAS WELL DRILLING AND PRODUCTION  
**GHA BARNETT, LLC.**  
**OVERSTREET UNIT**  
BEING 5.58 ACRES OUT OF THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
JUNE 16, 2022

APPLICANT	PLANNER	SURFACE/MINERAL OWNER
GHA BARNETT, LLC. 1235 SOUTH MAIN STREET, SUITE 280 GRAPEVINE, TX 76051	MMA 519 EAST BORDER ARLINGTON, TX 76010	MOUSER ELECTRONICS 1000 N. MAIN STREET MANSFIELD, TX 76063
PROJECT NO.: 2606-00-01	DRAWN BY: SEK	APPROVED BY: JWS
REVISION DATE: JUNE 16, 2022	CASE: SUP#22-003	PAD NO. 55



## LANDSCAPE PLAN

VICINITY MAP  
NTS

NOTES:

1. THE LANDSCAPE HAS BEEN INSTALLED ACCORDING TO THE CITY OF MANSFIELD'S LANDSCAPE ORDINANCE AND ALL STATE LAWS FOR IRRIGATION.
2. (3) 3-1/2" CAL. LIVE OAK TREES HAVE BEEN REMOVED FOR THE INSTALLATION OF THE DRILL SITE PIPELINE.
3. (22) NELLIE R. STEVENS HOLLY SHRUBS HAVE DIED AND HAVE BEEN REMOVED, AS APPROVED BY THE CITY OF MANSFIELD LANDSCAPE ADMINISTRATOR.
4. ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN ARE IRRIGATED WITH A PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEM.
5. IRRIGATION SYSTEM MEETS ALL REQUIREMENTS OF THE CITY OF MANSFIELD, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.

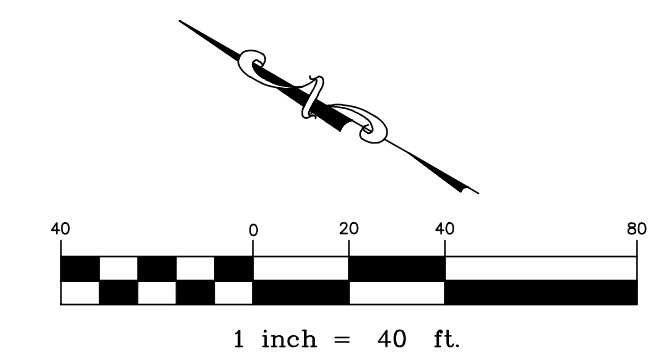


ORNAMENTAL IRON FENCE, TYP.  
(NOT TO SCALE)



MASONRY WALL, TYP.  
(NOT TO SCALE)

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MANSFIELD AND IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.



# SITE PLAN FOR SUP FOR GAS WELL DRILLING AND PRODUCTION


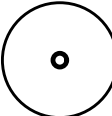


GHANA BARNETT, LLC.  
OVERSTREET UNIT

BEING 5.58 ACRES OUT OF THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
JUNE 16, 2022

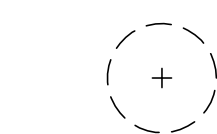
<b>APPLICANT</b>  GHA BARNETT, LLC. 1235 SOUTH MAIN STREET, SUITE 280 GRAPEVINE, TX 76051		<b>PLANNER</b>  MMA 519 EAST BORDER ARLINGTON, TX 76010		<b>SURFACE/MINERAL OWNER</b>  MOUSER ELECTRONICS 1000 N. MAIN STREET MANSFIELD, TX 76063	
PROJECT NO.: 2606-00-01		DRAWN BY: SEK		APPROVED BY: JWS	
REVISION DATE: JUNE 16, 2022		CASE: SUP#22-003		PAD NO. 55	

SHEET 3 OF 3

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PLANT SCHEDULE					
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	30	LIVE OAK, 3-1/2" CAL. / QUERCUS VIRGINIANA	CONTAINER	3-1/2" CAL.	9'-10' HT.
	15	LIVE OAK, 5" CAL. / QUERCUS VIRGINIANA	CONTAINER	5" CAL.	12'-14' HT.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	214	NELLIE R. STEVENS HOLLY / ILEX X "NELLIE R STEVENS" MINIMUM 8" TALL AT PLANTING	45 GAL.		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	182,727 SF	PRAIRIE STARTER SEED MIX	HYDROSEED		

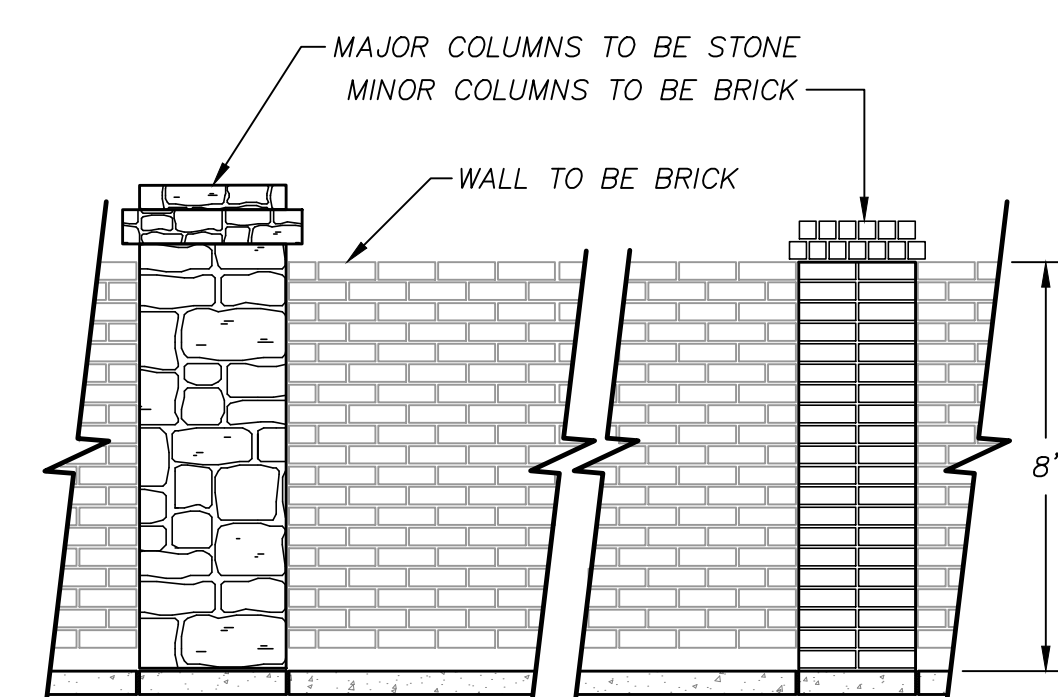
*LEGEND*



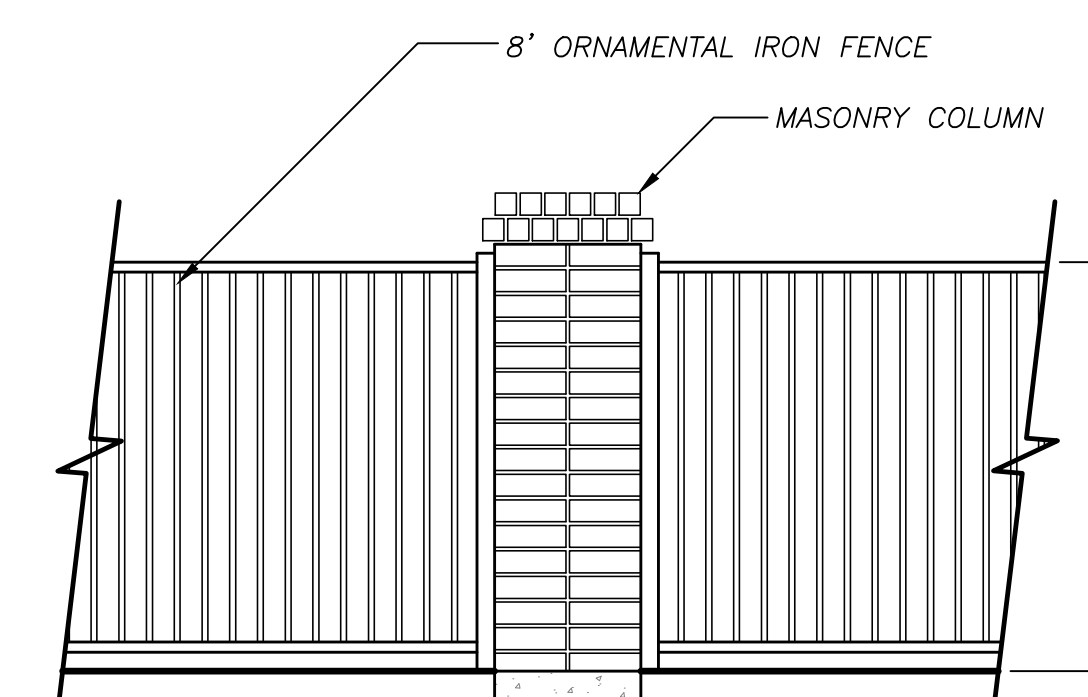
EXISTING TREE TO BE PRESERVED

## LANDSCAPE TABLE

- |                                      |                            |
|--------------------------------------|----------------------------|
| <b><u>LANDSCAPE REQUIREMENTS</u></b> |                            |
| 1. LANDSCAPE BUFFER REQUIRED         | 20'                        |
| LANDSCAPE BUFFER PROVIDED:           | 20'                        |
|                                      |                            |
| 2. REQUIRED TREES                    |                            |
| 1 TREE / 25 LF                       | 1046 LF / 25 LF = 42 TREES |
| PROVIDED TREES                       | 45 TREES                   |
|                                      |                            |
| 3. CALIPER REQUIREMENTS              |                            |
|                                      |                            |
| MAX. 70% SHALL BE 3.5 CAL INCHES =   | 29.4 TREES                 |
| MIN. 30% SHALL BE 5 CAL. INCHES =    | 12.6 TREES                 |
|                                      |                            |
| PROVIDED 3.5" CAL. TREES             | 30 TREES                   |
| PROVIDED 5" CAL. TREES               | 15 TREES                   |



8' BRICK THIN WALL  
(NOT TO SCALE)



8' IRON FENCING W/BRICK COLUMNS  
(NOT TO SCALE)