



Planning and Zoning Commission - Regular Meeting

July 16, 2026 - 5:30 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

4. INVOCATION

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

7. APPROVAL OF MINUTES

26-2437 Minutes - Approval of an Amendment to the May 7, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 5-7-26 DRAFT Minutes - Amended

26-2438 Minutes - Approval of an Amendment to the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 DRAFT Minutes - Amended

26-2436 Minutes - Approval of the June 18, 2026, Planning and Zoning Commission Meeting Minutes

Presenters:

Attachments:

1. 6-18-26 DRAFT Minutes

8. CITIZEN 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 five (5) minutes.

9. PUBLIC HEARINGS

26-2472 Consideration of a request from D.R. Horton Texas, LTD for a Preliminary Plat of Munoz Tract, being 15.47 acres located in the 1900 Block of 3100 Block of Gertie

Barrett Road and situated in the James McDonald Survey, Abstract No. 997 (SD26-021)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Preliminary Plat
3. Exhibit A - Written Statement of Conditions

26-2473

Consideration of a request from Hillstone in Mansfield, LLC for a Final Plat of South Mitchell Townhomes, being 7.869 acres located at 1000 S. Mitchell Road and situated in the Samuel Mitchell Survey, Abstract No. 593. (SD26-004)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Exhibit A - Written Statement of Conditions

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 10, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Planning Technician

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, 1-800-735-2989.

In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



**City of Mansfield
Staff Report**

Item ID: 26-2437

Agenda Date: July 16, 2026

Title

Minutes - Approval of an Amendment to the May 7, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Amended meeting minutes from the May 7, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the amended meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



Planning and Zoning Commission - Work Session Meeting Minutes
May 7, 2026 - 5:30 PM
Draft

Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Vice Chair Axen called the meeting to order at 5:30 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Patrick Moses, Danielle Walker, Eric Rozak

Absent: Ehi Lambert-Aikhionbare

2. CITIZEN 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 five (5) minutes.

There were no citizen comments.

3. WORK SESSION

A. Staff Announcements

There were no staff announcements.

B. Commission Announcements

Commissioner Moses wished all the mothers a Happy Mother's Day.

Vice Chair Axen encouraged everyone to welcome all World Cup visitors as they visit the city.

C. Summary of City Council Actions

Arty mentioned the approval of a Detailed Site Plan for Hideaway Pizza from the previous City Council meeting.

D. Presentation by Executive Director of Community Services Matt Young regarding the My Mansfield Parks 2020 Master Plan and the 2025 Update.

Matt Young, Executive Director of Community Services, and Ann Beck, Marketing and Communications Manager, gave a presentation on the My Mansfield Parks 2020 Master Plan and the 2025 Update and were available to answer any questions.

E. Commercial Drone Delivery Ordinance Discussion

Clayton Comstock, Executive Director of Planning and Development Services, Arty Wheaton-Rodriguez, Assistant Director of Planning, and Katasha Smithers, Planning Manager - Current

Planning, gave a presentation on Commercial Drone Delivery and were available to answer any questions. Representatives from Zipline, Wing, and the FAA Safety Team were also available to answer any questions.

4. ADJOURN

Vice Chair Axen adjourned the meeting at 8:08 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2438

Agenda Date: July 16, 2026

Title

Minutes - Approval of an Amendment to the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Amended meeting minutes from the June 4, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the amended meeting minutes as presented.

Funding Source

N/A

Prepared By

Clarissa Carrasco, Planning Technician - (817) 276-4229



Planning and Zoning Commission - Work Session Meeting Minutes
June 4, 2026 - 5:30 PM
Draft

Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Patrick Moses, Danielle Walker, Eric Rozak

Absent: Ehi Lambert-Aikhionbare

2. CITIZEN 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 five (5) minutes.

There were no citizen comments.

3. WORK SESSION - 5:30 P.M.

A. Staff Announcements

Arty Wheaton Rodriguez, Assistant Director of Planning, spoke on staff announcements and introduced Danielle Danso, the Planning and Development Services intern.

B. Commission Announcements

There were no commission announcements.

C. Summary of City Council Actions

There were no cases that went to the previous City Council meeting.

D. Presentation by Chief Building Official Chris Valtierra regarding Building Safety Department Roles & Responsibilities and 2024 I-Codes Adoption Process & Update

Chris Valtierra, Chief Building Official, gave a presentation on the roles and responsibilities of the Building Safety department and spoke on the building code adoption processes.

E. Commercial Drone Delivery Ordinance Discussion

Clayton Comstock, Executive Director of Planning and Development Services, and Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the Commercial Drone Delivery Ordinance and were available to answer any questions.

4. ADJOURN

Chair Mainer adjourned the meeting at 7:05 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2436

Agenda Date: July 16, 2026

Title

Minutes - Approval of the June 18, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Strategic Initiative

Recommendation

Funding Source

Prepared By

-



Planning and Zoning Commission - Regular Meeting Minutes
June 18, 2026 - 5:30 PM
Draft

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:32 p.m.

Present: Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Absent: David Godin, Danielle Walker

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular work session items and mentioned a possible special called meeting date.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Chair Mainer called the regular session to order at 6:10 p.m.

4. INVOCATION

Chair Mainer gave the Invocation.

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

Commissioner Moses mentioned the upcoming Juneteenth holiday.

Vice Chair Axen encouraged everyone to stay diligent through possible severe weather. Vice Chair Axen also mentioned the upcoming Juneteenth Celebration and Czech Out Mansfield events at Geyer Commons, and the Mansfield Rocks drone and firework shows.

7. APPROVAL OF MINUTES

26-2329 Minutes - Approval of the May 21, 2026, Planning and Zoning Commission Meeting Minutes
Attachments:

1. 5-21-26 DRAFT Minutes

A motion was made by Commissioner Rozak to approve the meeting minutes as presented. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2376 Minutes - Approval of the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 DRAFT Minutes

A motion was made by Commissioner Rozak to approve the meeting minutes as presented. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

8. CITIZEN 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 five (5) minutes.

There were no citizen comments.

9. PUBLIC HEARINGS

26-2345 Consideration of a request from IH Somerset, LLC for a Final Plat of Somerset Townhomes, being 20.691 acres located in the 3100 Block of Ambrose Parkway and situated in the Seth M. Blair Survey, Abstract No. 72. (SD24-041)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Final Plat
3. DS24-001 Approved Detailed Site Plan Exhibits

Clayton Comstock, Executive Director of Planning and Development Services, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:18 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:18 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the final plat as presented. Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2360 Consideration of a request from Hanover Property Company for a Preliminary Plat of M3 Ranch, Phase 3, being 157.17 acres located in the 1600 to 2300 Blocks of FM 917 (Heritage Parkway) and situated in the Crawford Treese Survey, Abstract No. 831, Joseph C Guest Survey, Abstract No. 311, Authur Gibson Survey, Abstract No. 302, and The RB & FA English Survey, Abstract No. 254. (SD26-017)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Location Map
2. Preliminary Plat
3. Exhibit A - Written Statement of Conditions

Mr. Comstock gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:21 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 6:21 p.m.

A motion was made by Commissioner Moses to approve the preliminary plat subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2404 Public Hearing and Consideration of amendments to Chapter 155 of the Code of Ordinances of the City of Mansfield (Zoning) to establish regulations for Commercial Drone Delivery Operations, including definitions, permitted and Specific Use Permit land uses, development standards, and related revisions to regulations governing Airports, Heliports, Helistops, and Vertiports. (OA#26-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Draft Amendment
2. Public Input

Mr. Comstock gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:31 p.m. and called for anyone wishing to speak to

come forward.

Don Lautner, 18004 Fox Hollow Drive, provided feedback to staff and the commission via email.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 7:31 p.m.

A motion was made by Vice Chair Axen to approve the ordinance amendment with the following conditions:

- **Remove the term “small unmanned aircraft system” and use the broader term “unmanned aircraft system” or “UAS” throughout the ordinance, as applicable.**
- **Maintain the proposed commercial zoning framework for churches, schools, and similar institutional uses, so that any commercial drone delivery operation associated with such uses would require approval through an appropriate Planned Development District or Specific Use Permit pathway.**
- **Add a requirement that commercial drone kiosks include limited-access or protective measures, such as bollards, pavement markings, signage, curbing, barriers, or other measures approved by the City, to discourage pedestrian or vehicle encroachment into the active kiosk/delivery area.**

Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 5 Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Eric Rozak

Nay: 0 None

Abstain: 0 None

10. ADJOURN

Chair Mainer adjourned the meeting at 7:34 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2472

Agenda Date: July 16, 2026

Title

Consideration of a request from D.R. Horton Texas, LTD for a Preliminary Plat of Munoz Tract, being 15.47 acres located in the 1900 Block of 3100 Block of Gertie Barrett Road and situated in the James McDonald Survey, Abstract No. 997 (SD26-021)

Description/History

The subject property is approximately 15.47 acres located at 1963, 1975, and 1979 Gertie Barrett Road. The property is zoned PR, Pre-Development District, which follows the SF-12/22 District regulations. The purpose of this preliminary plat is to establish a residential subdivision consisting of 29 residential lots and 3 open space lots.

The property is located on the west side of Gertie Barrett Road and is generally surrounded by existing residential development, including the Country Meadows area to the west and south and residential lots along Spring Brook Drive to the north. The location map also shows nearby streets including Merritt Drive, Cancun Drive, Country Meadow Drive, and Spring Brook Drive.

The proposed subdivision is designed as a low-density single-family residential development with lots that comply with the SF-12/22 zoning district standards. The preliminary plat shows 29 residential lots, open space/drainage lots, and new internal public streets extending from one connection to Gertie Barrett Road. The land use summary on the plat identifies approximately 10.64 acres of residential lots, 2.16 acres of park/open space, and 2.67 acres of right-of-way.

Because of the property's shape, existing surrounding subdivisions, and limited frontage along Gertie Barrett Road, the applicant is requesting three variances from the Subdivision Ordinance related to street connectivity, corner lot width, and cul-de-sac length.

Staff Analysis

This request is for approval of a preliminary plat. A preliminary plat establishes the general subdivision layout, including lot configuration, street alignment, open space, drainage, and easement locations. This item does not change the zoning of the property. The proposed residential lots otherwise comply with the underlying PR / SF-12/22 zoning standards.

The Development Review Committee reviewed the preliminary plat and provided written conditions that must be addressed before the applicant may submit construction plans or a final plat application. Those conditions include technical revisions to the subdivision name, title block, easements, lot numbering, lot square footage, street names, zoning labels, GIS information, HOA maintenance notes, tree preservation information, drainage details, and right-of-way information.

Additionally, the plat will require the following variances to the regulations of the Subdivision Ordinance:

1. Variance to the Requirement for Two Points of Street Connection

The Subdivision Ordinance requires any proposed subdivision to be connected to the existing

street system through at least two separate street connections. The proposed subdivision is served by one public street connection to Gertie Barrett Road.

In this case, the property is constrained by existing development on multiple sides. The property is bounded on the north, west, and south by existing subdivisions, leaving no practical opportunity to connect through those established neighborhoods. A potential future connection could be extended south toward two estate residential properties if those properties redevelop, but the exact location of such a stub would affect their future subdivision layout and lot configuration.

The Development Review Committee supports the requested variance because the lack of a second connection is driven by existing surrounding development patterns rather than the proposed subdivision layout alone. The plat should still preserve appropriate emergency access, drainage, utility, and street design requirements through the civil construction plan review process.

2. Variance to Corner Lot Width Requirement

The Subdivision Control Ordinance requires corner residential lots to be at least 15 feet wider than the adjacent lot. The lots identified as not meeting this requirement are Lot 5, Block 1, and Lots 1, 3, 4, and 6, Block 2.

The purpose of the corner lot width requirement is to provide additional room for the larger exterior side yard setback along the street frontage. In the PR / SF-12/22 District, the minimum lot width is 90 feet. The proposed corner lots are at least 116 feet wide, which exceeds the minimum lot width by 26 feet and provides sufficient width to accommodate the required exterior side yard setback.

The Development Review Committee supports the requested variance because the intent of the ordinance is achieved. Although the corner lots are not 15 feet wider than the adjacent lots, the lots are substantially wider than the minimum zoning requirement and provide adequate buildable area for single-family residential development.

3. Variance to the Maximum Cul-de-Sac Length

The Subdivision Control Ordinance limits cul-de-sacs to a maximum length of 600 feet. Street 1 exceeds this requirement.

Although Street 1 does not terminate in a traditional cul-de-sac bulb, it functions as a cul-de-sac because it has one point of ingress and egress and no second connection to the street network. Street 1 ends in a loop and must extend across the property to serve the furthest residential lots.

The Development Review Committee supports the requested variance because the looped street design provides internal circulation that is more functional than a dead-end street with a single turnaround, and the property's surrounding development pattern limits opportunities for a second street connection. Final street design, emergency access, and public safety requirements will continue to be reviewed with civil construction plans.

Next Steps

If the Planning and Zoning Commission approves the preliminary plat and requested variances, the applicant must revise the plat and supporting documents to address the written conditions provided by the Development Review Committee. In accordance with the Mansfield Subdivision

Ordinance and Chapter 212 of the Texas Local Government Code, the developer may not submit construction plans or a final plat application until the conditions of approval have been met.

Approval of the preliminary plat does not authorize construction or create legal lots of record. After the written conditions are addressed, the applicant may proceed with civil construction plans and a final plat application. The final plat must return for review and approval before it can be filed with the county and before the lots may be legally established.

Strategic Initiative

Building Strong Neighborhoods

Recommendation

The Development Review Committee recommends approval of the plat, including the three requested variances, subject to the attached Written Conditions of Approval.

Funding Source

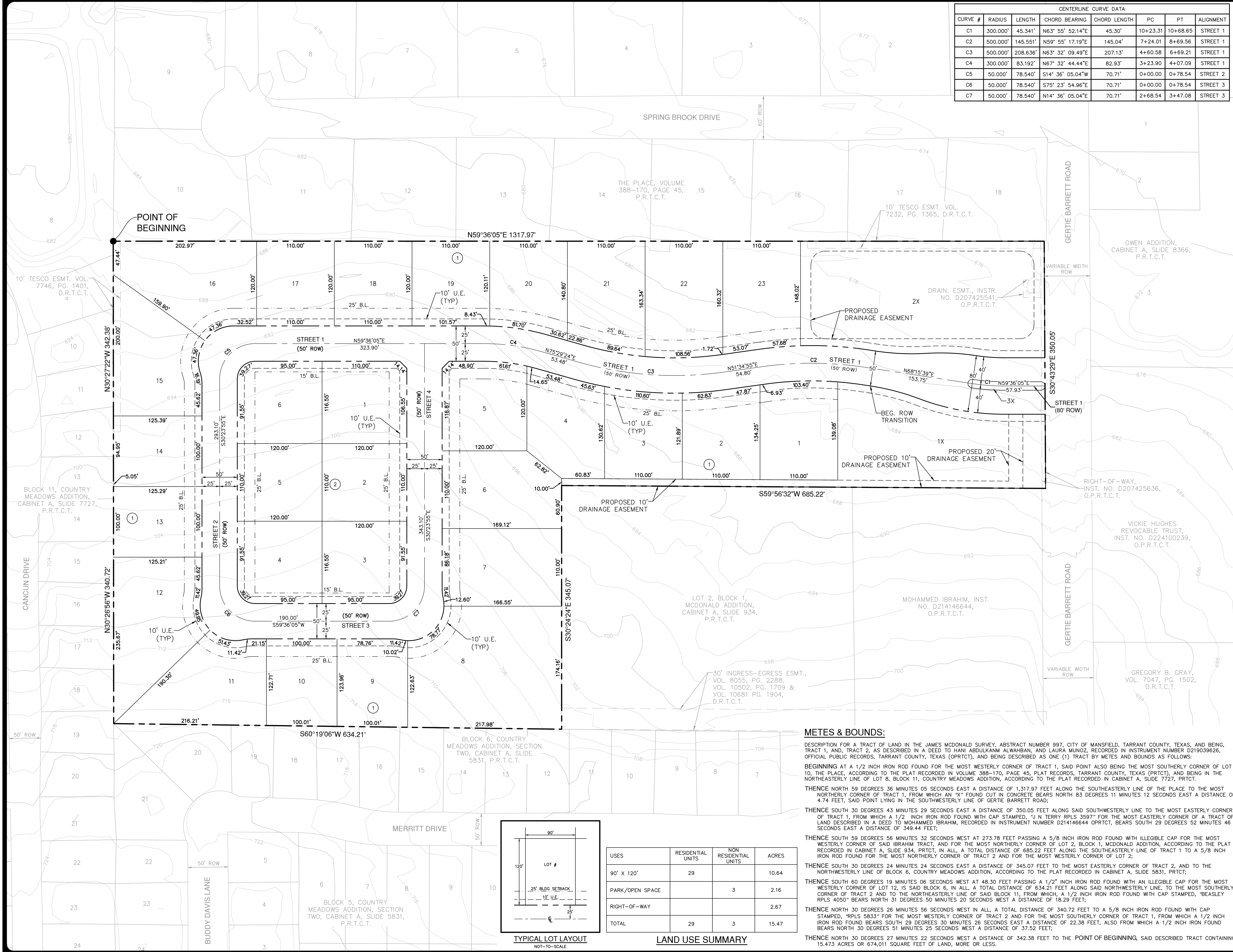
N/A

Prepared By

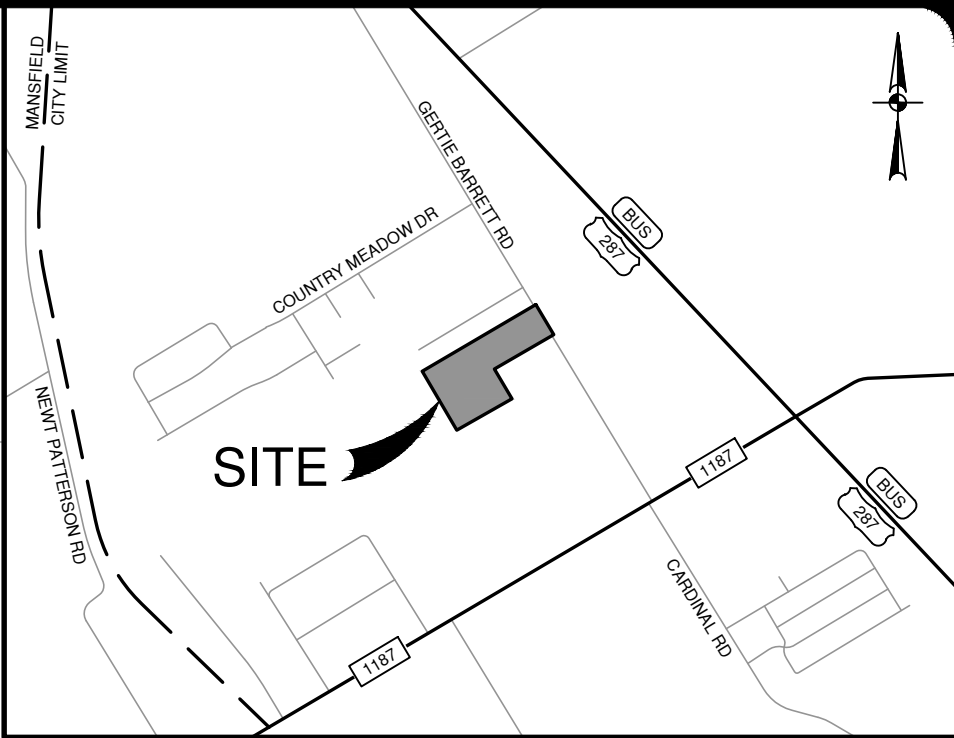
Art Wright, Planning Manager - (817) 276-4226



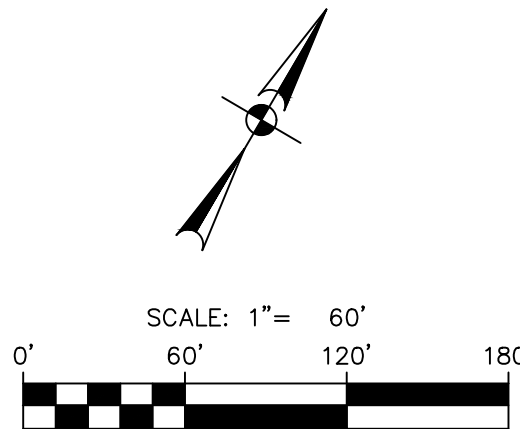
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CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	PC	PT
C1	300.000'	45.341'	N63° 55' 52.14"E	45.30'	10+23.31	10+68.65
C2	500.000'	145.551'	N59° 55' 17.19"E	145.04'	7+24.01	8+69.56
C3	500.000'	208.636'	N63° 32' 09.49"E	207.13'	4+60.58	6+69.21
C4	300.000'	83.192'	N67° 32' 44.44"E	82.93'	3+23.90	4+07.09
C5	50.000'	78.540'	S14° 36' 05.04"W	70.71'	0+00.00	0+78.54
C6	50.000'	78.540'	S75° 23' 54.96"E	70.71'	0+00.00	0+78.54
C7	50.000'	78.540'	N14° 36' 05.04"E	70.71'	2+68.54	3+47.08



LOCATION MAP
NOT-TO-SCALE



SINGLE-FAMILY RESIDENTIAL		
BLOCK & LOT	AREA	
BLK 1 LOT 1	15,266 SF	
BLK 1 LOT 2	13,959 SF	
BLK 1 LOT 3	13,674 SF	
BLK 1 LOT 4	14,902 SF	
BLK 1 LOT 5	15,036 SF	
BLK 1 LOT 6	17,644 SF	
BLK 1 LOT 7	18,572 SF	
BLK 1 LOT 8	35,689 SF	
BLK 1 LOT 9	12,433 SF	
BLK 1 LOT 10	12,333 SF	
BLK 1 LOT 11	18,949 SF	
BLK 1 LOT 12	21,995 SF	
BLK 1 LOT 13	12,525 SF	
BLK 1 LOT 14	12,534 SF	
BLK 1 LOT 15	19,285 SF	

SINGLE-FAMILY RESIDENTIAL		
BLOCK & LOT	AREA	
BLK 1 LOT 16	21,245 SF	
BLK 1 LOT 17	13,200 SF	
BLK 1 LOT 18	13,200 SF	
BLK 1 LOT 19	13,200 SF	
BLK 1 LOT 20	14,054 SF	
BLK 1 LOT 21	16,950 SF	
BLK 1 LOT 22	18,036 SF	
BLK 1 LOT 23	16,844 SF	
BLK 2 LOT 1	13,936 SF	
BLK 2 LOT 2	13,200 SF	
BLK 2 LOT 3	13,852 SF	
BLK 2 LOT 4	13,852 SF	
BLK 2 LOT 5	13,200 SF	
BLK 2 LOT 6	13,852 SF	

OPEN-SPACE LOTS		
BLOCK & LOT	AREA	
BLK 1 LOT 1X	54,491 SF	
BLK 1 LOT 2X	39,627 SF	

NOTES:

- 1) THE BEARINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY, RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.

OWNER:
HANI ALWAHABAN
10680 OLD BURLESON ROAD
FORT WORTH, TEXAS 76140
(682) 703-2312

DEVELOPER:
D.R. HORTON - TEXAS, LTD
6751 NORTH FREEWAY
FORT WORTH, TEXAS 76131
TEL: (817) 230-0800
CONTACT: THOMAS FREED

SURVEYOR/ENGINEER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TEL: (817) 870-3668
CONTACT: KEVIN MURPHY, P.E.

PRELIMINARY PLAT

DATE OF PREPARATION: JUNE 17, 2026

MUNOZ TRACT
CITY PLAT NO. XX-XXXXXX
BLOCK 1, LOTS 1-23, & 1X-3X
BLOCK 2, LOTS 1-6
PROPOSED ZONING: SF-12/22
EXISTING ZONING: PR

29 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS

PAGE 1 OF 1

PAPE-DAWSON
201 MAIN ST., STE 901 1FT., WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

METES & BOUNDS:

DESCRIPTION FOR A TRACT OF LAND IN THE JAMES MCDONALD SURVEY, ABSTRACT NUMBER 997, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING, TRACT 1, AND, TRACT 2, AS DESCRIBED IN A DEED TO HANI ABDULKANIM ALWAHABAN, AND LAURA MUNOZ, RECORDED IN INSTRUMENT NUMBER D219039626, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRCT), AND BEING DESCRIBED AS ONE (1) TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF TRACT 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 10, THE PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-170, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCT), AND BEING IN THE NORTHEASTERLY LINE OF LOT 8, BLOCK 11, COUNTRY MEADOWS ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 7727, PRCT.

THENCE NORTH 59 DEGREES 36 MINUTES 05 SECONDS EAST A DISTANCE OF 1,317.97 FEET ALONG THE SOUTHEASTERLY LINE OF THE PLAT TO THE MOST NORTHERLY CORNER OF TRACT 1, FROM WHICH AN "X" FOUND CUT IN CONCRETE BEARS NORTH 83 DEGREES 11 MINUTES 12 SECONDS EAST A DISTANCE OF 4.74 FEET, SAID POINT LYING IN THE SOUTHWESTERLY LINE OF GERTIE BARRETT ROAD;

THENCE SOUTH 30 DEGREES 43 MINUTES 29 SECONDS EAST A DISTANCE OF 350.05 FEET ALONG SAID SOUTHWESTERLY LINE TO THE MOST EASTERLY CORNER OF TRACT 1, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED, "J N TERRY RPLS 3597" FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MOHAMMED IBRAHIM, RECORDED IN INSTRUMENT NUMBER D214146644 OPRTCT, BEARS SOUTH 29 DEGREES 52 MINUTES 46 SECONDS EAST A DISTANCE OF 349.44 FEET;

THENCE SOUTH 59 DEGREES 56 MINUTES 32 SECONDS WEST AT 273.78 FEET PASSING A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP FOR THE MOST WESTERLY CORNER OF SAID IBRAHIM TRACT, AND FOR THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 1, MCDONALD ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 934, PRCT, IN ALL, A TOTAL DISTANCE OF 685.22 FEET ALONG SAID NORTHWESTERLY LINE, TO THE MOST SOUTHERLY CORNER OF LOT 12, IS SAID BLOCK 6, IN ALL, A TOTAL DISTANCE OF 634.21 FEET ALONG SAID NORTHWESTERLY LINE, TO THE MOST SOUTHERLY CORNER OF TRACT 2 AND TO THE NORTHEASTERLY LINE OF SAID BLOCK 11, FROM WHICH, A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED, "BEASLEY RPLS 4050" BEARS NORTH 31 DEGREES 50 MINUTES 20 SECONDS WEST A DISTANCE OF 18.29 FEET;

THENCE SOUTH 30 DEGREES 24 MINUTES 24 SECONDS EAST A DISTANCE OF 345.07 FEET TO THE MOST EASTERLY CORNER OF TRACT 2, AND TO THE NORTHWESTERLY LINE OF BLOCK 6, COUNTRY MEADOWS ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5831, PRCT;

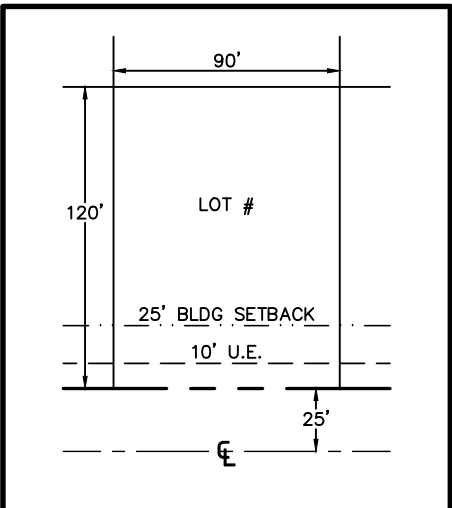
THENCE SOUTH 60 DEGREES 19 MINUTES 06 SECONDS WEST AT 48.30 FEET PASSING A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP FOR THE MOST WESTERLY CORNER OF LOT 12, IS SAID BLOCK 6, IN ALL, A TOTAL DISTANCE OF 634.21 FEET ALONG SAID NORTHWESTERLY LINE, TO THE MOST SOUTHERLY CORNER OF TRACT 2 AND TO THE NORTHEASTERLY LINE OF SAID BLOCK 11, FROM WHICH, A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED, "BEASLEY RPLS 4050" BEARS NORTH 31 DEGREES 50 MINUTES 20 SECONDS WEST A DISTANCE OF 18.29 FEET;

THENCE NORTH 30 DEGREES 26 MINUTES 56 SECONDS WEST IN ALL, A TOTAL DISTANCE OF 340.72 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED, "RPLS 5833" FOR THE MOST WESTERLY CORNER OF TRACT 2 AND FOR THE MOST SOUTHERLY CORNER OF TRACT 1, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 29 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 22.38 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 30 DEGREES 51 MINUTES 25 SECONDS WEST A DISTANCE OF 37.52 FEET;

THENCE NORTH 30 DEGREES 27 MINUTES 22 SECONDS WEST AT DISTANCE OF 342.38 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 15.473 ACRES OR 674,011 SQUARE FEET OF LAND, MORE OR LESS.

USES	RESIDENTIAL UNITS	NON RESIDENTIAL UNITS	ACRES
90' X 120'	29		10.64
PARK/OPEN SPACE		3	2.16
RIGHT-OF-WAY			2.67
TOTAL	29	3	15.47

LAND USE SUMMARY



TYPICAL LOT LAYOUT
NOT-TO-SCALE



Development Review Committee Comments |
07/01/26
Case: SD#26-021
Preliminary Plat of Munoz Tract

WRITTEN STATEMENT OF CONDITIONS

The Development Review Committee reviewed this plat on July 1, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. When platted, this property will no longer be a tract. Propose a subdivision name that does not include "Tract" (i.e., Munoz Addition, etc.). ***Subdivision Control Ordinance §2.02(C) (Requirements for subdivision names)***
2. Remove the Page 1 of 1 label under the title block. It is not required on a single-sheet plat. ***Subdivision Control Ordinance §2.02(F) (Requirements for multi-sheet plats)***
3. Add the case number (SD#26-021) under the title block. ***Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)***
4. Revise the title block to match the City's standard format ***Subdivision Control Ordinance §2.02(G)(5) (Requirements for title blocks):***

PRELIMINARY PLAT

Lot # (or #s), Block #

Subdivision Name

Acres out of the XXXX Survey, Abstract No. XXXX

City of Mansfield, Tarrant County, Texas

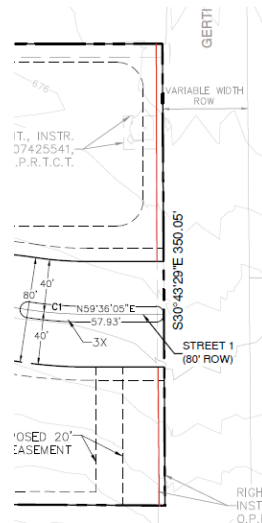
Residential Lots

#Open Space Lots

Date of Preparation

5. Add the engineer/surveyor's email address to the surveyor information on the plat. ***Subdivision Control Ordinance §2.02(G)(5) (Requirements for surveyor information)***
6. Show and label all existing and proposed easements on or adjacent to the subdivision as to type, size, and deed or plat record information. These are utility easements on the lots adjacent to this property in the Country Meadow and The Place subdivisions. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***
7. Lots and blocks must be labeled with numbers in consecutive order, including X lots. On Block 1, revise the lot numbers to be in order (i.e., 1X, 2, 3, 4...25X). Revise Lot 3X to be Lot 1X, Block 3. ***Subdivision Control Ordinance §2.02(G)(13) (Requirements for lot and block numbers)***

8. Show the square footage of each lot on the graphic or in a table. The area of Lot 3X was not shown in the Open Space Lots table. Be sure to revise the lot numbers of the open space lots in the table. **Subdivision Control Ordinance §2.02(G)(15) (Requirements for lot square footage)**
9. Use a solid line to represent the property lines of Lots 1X and 2X along Gertie Barrett Road where the right-of-way dedication was made by Instrument No. D207425636. The dashed line resembles an easement. **Subdivision Control Ordinance §2.02(G)(18) (Requirements for boundary lines)**



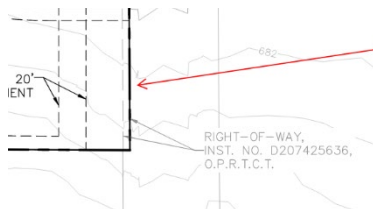
10. Show the full and centerline dimensions of all streets, including Gertie Barrett Road. **Subdivision Control Ordinance §2.02(G)(18) (Requirements for existing and proposed rights-of-way)**
11. Proposed street names cannot have the same spelling or be pronounced similarly to the name of any other street located within the City or the City's extraterritorial jurisdiction, unless a proposed street is a continuation of an existing street. Provide a list of street names for this development. **Subdivision Control Ordinance §2.02(G)(19) (Requirements for street names)**
12. Remove the Typical Lot Layout graphic from the plat. It is not required. **Subdivision Control Ordinance §2.03(C) (Requirements for preliminary plats)**
13. Label the designation of the existing zoning of land within the subdivision and properties adjacent to the subdivision on the graphic. **Subdivision Control Ordinance §2.03(C)(2) (Requirements for zoning to be shown on preliminary plats)**
14. The following comments are from the GIS Department. Contact Jeff Brown at 817-276-4237 or jeff.brown@mansfieldtexas.gov with any questions. **Subdivision Control Ordinance §2.09 (Subdivision Ties to City Monuments)**
 - a. Provide two GPS corners on the plat at opposite ends of the subdivision. These are missing from the plat.

- b. The CAD file does NOT align properly with the City's GIS. Provide a DWG using NAD 83, grid coordinates.
15. Add a note stating: A mandatory homeowners association will be responsible for the maintenance of the open space lots and the enhanced entry way features, including but not limited to medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage. ***Subdivision Control Ordinance §10(N) (Maintenance responsibility)***
16. The following comments are related to tree preservation. ***Subdivision Control Ordinance §2.03(D)(3) (Requirements for tree preservation plans)***
- a. Provide a tree survey with the location, species and dbh of trees. The removal plan does not offer enough data to evaluate compliance with Chapter 99. Preservation of trees shall be evaluated with due regard to aesthetics and other physical characteristics (e.g., topography, view corridor, utilities, access) of the site. This evaluation should be made prior to the design and layout of the proposed improvements such that the environment suggests the design. The city deems it necessary that a developer consult with the Landscape Administrator as early in the site search, acquisition, and planning process as possible to minimize negative impacts on the development. Clear cutting (The removal of all of the trees or a significant majority of the trees within an area) is prohibited. Tree replacement is not meant to supplant good site planning and allow the indiscriminate clearing of property without considering alternative designs and solutions that could reasonably accommodate the same activity or land use.
 - b. Until we have approved final plans, there are no deductible areas or trees.
 - c. Without knowing what trees or sizes of trees are out there, it is hard to evaluate, but based on the information provided, more tree preservation will be required.
17. The entirety of Lot 2X should be a drainage easement. ***§2.02(G)(11) (Requirements for easements)***
18. Include Conditions of Drainage Acceptance on plat. ***§2.02(G)(11) (Requirements for easements)***
19. Remove the word "Proposed" from the dedicated easement. ***§2.02(G)(11) (Requirements for easements)***
20. The runoff coefficient for residential should be 0.6. ***§2.03(D)(1) (Requirements for a preliminary drainage study)***
21. Regarding Block 1, Lots 16-22: Please clarify grading and drainage will work. Post drainage runoff cannot drain onto adjacent properties. You may need to provide a

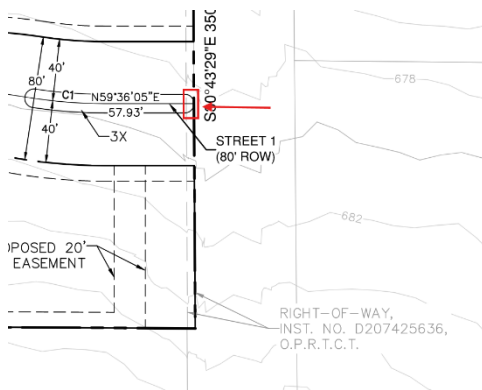
private drainage easement or a retaining wall to ensure stormwater is properly conveyed to the detention pond. **§2.03(D)(1) (Requirements for a preliminary drainage study)**

22. Provide some additional clarification regarding the overall drainage for this project. **§2.03(D)(1) (Requirements for a preliminary drainage study)**

23. Explain why the property includes part of the existing right-of-way. **§2.02(G)(18) (Requirements for existing and proposed rights-of-way)**



24. The median is currently shown within the right-of-way outside of the property boundaries. Revise the plans to pull the median back so it is no longer located in the right-of-way. **§2.02(G)(18) (Requirements for existing and proposed rights-of-way)**



Items requiring a variance from the Planning and Zoning Commission:

25. Any proposed subdivision must be connected to the existing street system through at least two separate street connections. **Subdivision Control Ordinance §10(B)(3) (Requirements for two points of street connection)**

As the adjacent properties are already developed, a variance may be requested for relief from this requirement. Submit a letter of request.

26. Corner residential lots must have a minimum width 15 feet greater than the adjacent lot. The following lots do not comply with this requirement: Lot 5, Block 1, and Lots 1, 3, 4, and 6, Block 2. **Subdivision Control Ordinance §10(M)(6) (Requirements for corner lots)**

Based on the size of the lots, a variance may be requested for relief from this requirement. Submit a letter of request.

27. Cul-de-sacs cannot exceed 600 feet in length. Street 1 does not meet this requirement. ***Subdivision Control Ordinance §10(B)(7) (Cul-de-sac length)***

This is not a traditional cul-de-sac with a turnaround, and a variance may be requested for relief from this requirement. Submit a letter of request.



**City of Mansfield
Staff Report**

Item ID: 26-2473

Agenda Date: July 16, 2026

Title

Consideration of a request from Hillstone in Mansfield, LLC for a Final Plat of South Mitchell Townhomes, being 7.869 acres located at 1000 S. Mitchell Road and situated in the Samuel Mitchell Survey, Abstract No. 593. (SD26-004)

Description/History

The subject property is approximately 7.869 acres addressed as 1000 S. Mitchell Road and generally located along South Mitchell Road and River Birch Drive. The property was rezoned from PR, Pre-Development District, to PD, Planned Development District, for a single-family attached townhome development under ZC#23-006. The City Council approved the South Mitchell Townhomes PD on January 8, 2024.

The approved PD established the development framework and standards for the project, including individually platted brownstone/townhome lots, building orientation, rear-alley access, garage parking, streetscape requirements, open space, and architectural standards. The PD also includes a Commercial / Mixed-Use Overlay District intended to allow limited neighborhood-oriented retail and service uses in certain areas of the development, while not requiring those lots to be developed with a commercial use.

The preliminary plat for this property was approved on November 3, 2025, and included 86 residential lots, one commercial lot, and 14 open space lots on approximately 8 acres. The final plat now before the Commission establishes 81 residential lots, one commercial lot, and 11 open space lots as legal lots of record. The plat also includes the dedication of new 50-foot rights-of-way for Bolt Avenue and Forge Way, along with private alleys, open space lots, drainage, access, and utility easements needed to serve the development.

Staff Analysis

This request is for approval of a final plat. A final plat is the subdivision document that creates the individual lots, rights-of-way, easements, and open space lots needed for the project to proceed in accordance with the approved zoning and preliminary plat. This item is not a request to change the zoning, land use, or development standards previously approved for the property.

The proposed final plat is consistent with the approved PD and generally conforms to the approved preliminary plat. The reduction from 86 residential lots to 81 residential lots does not change the overall development concept approved with the PD. The final plat continues to implement the approved townhome/brownstone development pattern, including lots fronting on streets or civic/open space areas, rear-alley access, and open space lots distributed throughout the development.

The commercial lot shown on the final plat is consistent with the PD's Commercial / Mixed-Use Overlay District. Future use of that lot must comply with the specific uses and limitations in the PD, including restrictions on permitted commercial uses, building area, hours of operation, parking, signage, and outdoor seating.

The Development Review Committee reviewed the final plat and identified several technical revisions that must be completed before the plat can be filed. These include adding the case number, improving linework clarity, relabeling alley areas as X lots, confirming that water meters and public fire hydrants are located within utility easements, placing public sidewalks within right-of-way or sidewalk easements, and providing surety if public improvements associated with the plat exceed \$25,000. These conditions do not change the approved land use or development concept; they are necessary to bring the plat into proper form for filing and implementation.

Next Steps

If the Planning and Zoning Commission approves the final plat with conditions, the applicant must revise the plat to address the written conditions provided by the Development Review Committee. Staff will review the revised plat for compliance before it is released for signatures and filing with Johnson County. Once the plat is filed, the lots and easements shown on the plat will be legally established.

Approval of the final plat does not authorize building construction by itself. Building permits, civil construction, infrastructure installation, inspections, and any required acceptance of public improvements must proceed through the City's normal review and permitting processes. Future building permits must comply with the approved PD standards, the Mansfield Code of Ordinances, and all applicable engineering, building, fire, utility, and development requirements.

Strategic Initiative

Building Strong Neighborhoods

Recommendation

The Development Review Committee recommends approval of the final plat with the written conditions provided in Exhibit A. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local Government Code.

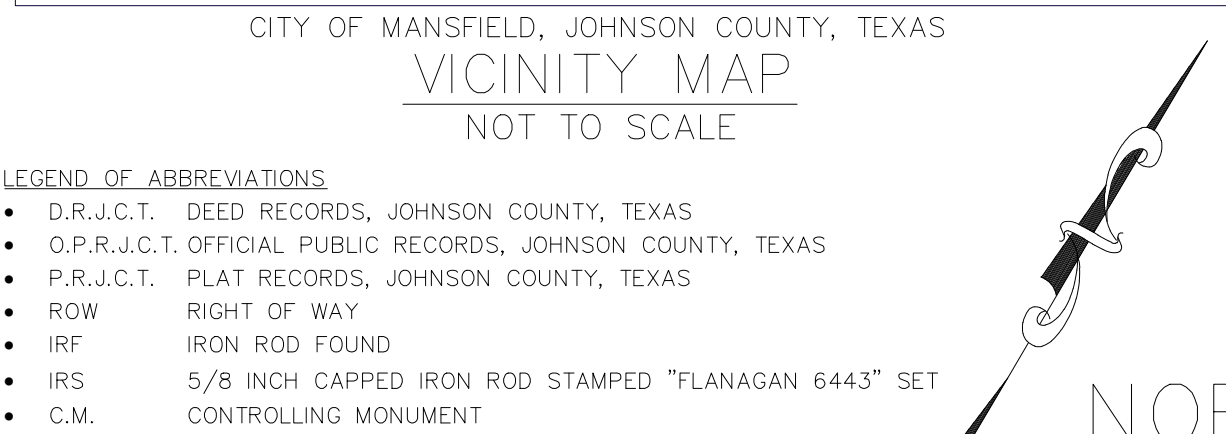
Funding Source

N/A

Prepared By

Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235





THE SUBJECT PROPERTY IS LOCATED IN ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, ACCORDING TO THE FLOOD INSURANCE

GRAPHIC SCALE:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

LEGAL NOTES:

SELLING A PORTION OF ANY LOT IN THIS ADDITION 60 FEET AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

THE PURPOSE OF THIS PLAT IS SOLELY FOR THE DEVELOPMENT OF THE FOLLOWING LOTS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 8

THEIR SOLE DEDICATION:
 NOW HEREBY KNOW ALL MEN BY THESE PRESENTS:
 THAT, HILLSTONE IN MANSFIELD LLC, BEING THE SOLE OWNER OF THE ABOVE
 DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNEDS, ITS DULY
 AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED
 PROPERTY AS SOUTH MATCHED AS TOWNHOMES, AN ADDITION TO THE CITY OF
 MANSFIELD, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE
 PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

SUBSCRIBED TO THE FOREGOING INSTRUMENT, I, _____, HAVE
 EXECUTED THE SAME FOR THE PURPOSES AND ON BEHALF OF THE
 CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON _____, 2026.

[illegible]

EREA'S HILLSTONE IN MANSFIELD LLC, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 7.869 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



Block 1 Lot Table			Block 1 Lot Table		
Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
33	1804	0.041	41	1804	0.041
34	1804	0.041	42	1804	0.041
35	1804	0.041	43	1804	0.041
36	1804	0.041	44	1804	0.041
37	1804	0.041	45	2222	0.051
38	1804	0.041	46	8,139	0.187
39	2214	0.051			
40	2214	0.051			

Block 1 HOA Lot Table			Block 2 HOA Lot Table		
Lot #	Square Feet	Acres	Lot #	Square Feet	Acres
1x	13,318	0.306	1x	9,727	0.223
2x	820	0.019	2x	2,994	0.069
3x	820	0.019	3x	6,407	0.147
4x	11,936	0.274	4x	3,010	0.069
5x	18,862	0.433	Block 3 HOA Lot Table		

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.

Line Data Table			Line Data Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
11	S84°52'04"E	27.39'	121	N59°30'51"E	33.83'

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS TO SURMOUNT TO STORM WATER OVERTFLOW 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 STRUCTURE 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.

L14	N30°29'09"W	10.19'
L15	S50°21'21"E	13.83'
L16	S30°21'56"E	10.00'
L17	S30°21'56"E	10.00'
L18	S30°29'09"E	14.06'
L19	N30°29'09"W	10.00'
L20	N30°29'09"W	100.23'

SURVEYING
04.0480 | flanagan-ls.com | TBPELS Firm No. 10194766
Contact: Mark Peebles, R.P.L.S.

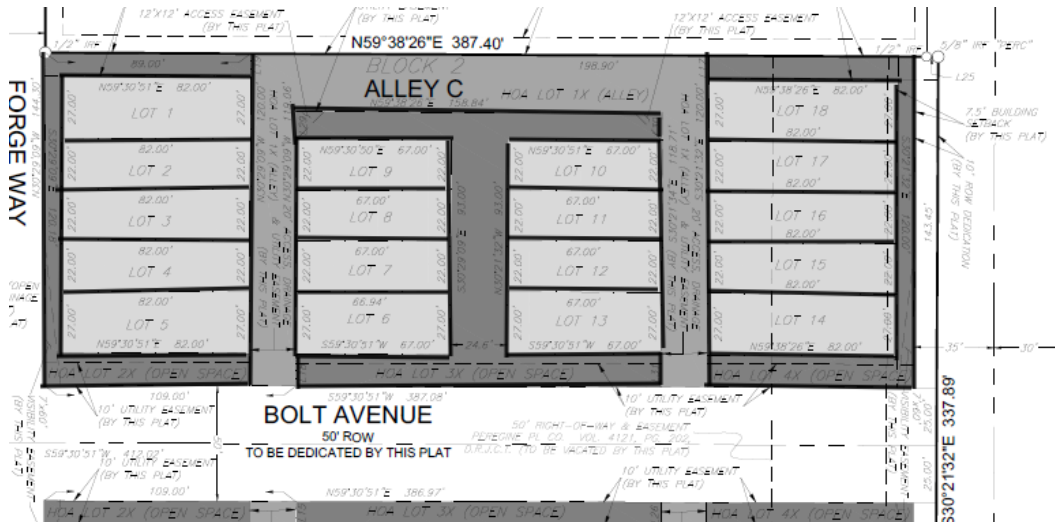
Contact: Mark Peebles, R.P.L.S.

FIELD BY: MW	CHECKED BY: EW	JOB NO. 6073
DRAWN BY: MNP	DATE: 1/26	PAGE: 1 OF 1

WRITTEN STATEMENT OF CONDITIONS

The City received this plat on June 17, 2026. The Development Review Committee reviewed this plat on July 7, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the case number (SD#26-004) under the title block. ***Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)***
2. Remove the gray shading from all lots, alleys, and open space lots, and delineate these areas using continuous linework throughout the development to ensure clarity and consistency on the plan. ***Subdivision Control Ordinance §2.02(G)(17) and 3.15 (D) (Requirements for linework)*** Example:



3. Remove 'Alley A, B, C, D, & E' names throughout the plat and list as lot and block since the properties will be addressed with the ROW street names. Label as X lots and update the title block. ***Subdivision Control Ordinance §2.02(G)(19) (Requirements for street names)***
4. Water meters and public fire hydrants must be located within a dedicated utility easement.
5. The public sidewalk must be placed within the right-of-way or a dedicated sidewalk easement.
6. If public improvements associated with this plat exceed \$25,000.00, surety will be required for those improvements prior to filing the plat.