



**Planning and Zoning Commission - Regular Meeting
September 17, 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

26-2603 Minutes - Approval of the August 6, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 8-6-26 DRAFT Minutes

26-2732 Minutes - Approval of the August 20, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 8-20-26 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

26-2721 Public Hearing and Consideration of a Request from Bannister Engineering for a Final Plat of Lots 1X through 29, Block 1, Benson Manors being 3.57 acres located at 708 East Broad St. (SD#26-028)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Site Plan
3. Final Plat

4. Exhibit A – Written Conditions of Approval

10. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 11, 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: 26-2603

Agenda Date: September 17, 2026

Title

Minutes - Approval of the August 6, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Meeting minutes from the August 6, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

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



Planning and Zoning Commission - Regular Meeting Minutes
August 6, 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 5:34 p.m.

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

Absent: Ehi Lambert-Aikhionbare, 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, and Clayton Comstock, Executive Director of Planning and Development Services, spoke on the regular work session items.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

- A.** Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071, including but not limited to legal issues concerning any item listed on today's posted Planning and Zoning Commission agenda, and/or the subject matter listed.

In accordance with Texas Government Code, Chapter 551, Chair Mainer recessed the meeting into executive session at 8:24 p.m. Chair Mainer called the executive session to order in the Council Conference Room at 8:25 p.m. Chair Mainer recessed the executive session at 8:47 p.m.

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Chair Mainer called the regular session to order at 6:04 p.m.

5. INVOCATION

Commissioner Moses gave the Invocation.

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

7. COMMISSION ANNOUNCEMENTS

Vice Chair Axen mentioned the upcoming back-to-school season and advised everyone to be mindful when driving through school zones.

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. CONSENT AGENDA

Minutes - Approval of the July 16, 2026, Planning and Zoning Commission Meeting
Minutes

Presenters:

Attachments:

1. 7-16-26 DRAFT Minutes

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak

Nay: 0 None

Abstain: 0 None

Minutes - Approval of the July 28, 2026, Planning and Zoning Commission Meeting
Minutes

Presenters:

Attachments:

1. 7-28-26 DRAFT Minutes

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak

Nay: 0 None

Abstain: 0 None

Consideration of a request from Blazing Hospitality LLC for a Replat of Lots 5R and 6, Block 1, Reserve North Addition, on 2.479 acres located at 351 Matlock Road. (SD#26-019)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Previously Approved Plat
3. Replat
4. Exhibit A - Written Statement of Conditions

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak
Nay: 0 None
Abstain: 0 None

Consideration of a request from GRBK Edgewood, LLC for a Final Plat of Watson Branch Phase 2 on 15.669 Acres at 401 House Road Situated in the S.S. Callender Survey, Abstract No. 359 (SD#23-017)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Site Plan
3. Final Plat

A motion was made by Commissioner Godin to approve the final plat as presented. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak
Nay: 0 None
Abstain: 0 None

Consideration of a request from A & E Prime Homes, LLC for a Final Plat of Bonner Farm House Addition being 3.475 acres located at 1709 and 1750 Bonner Drive in the James Bridgeman Survey, Abstract No. 186 (SD#26-024)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

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

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak
Nay: 0 None
Abstain: 0 None

10. PUBLIC HEARINGS

26-2550 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Beverage Service on a 0.78-acre portion of Lot 5, Block 1, Reserve North Addition, and located at 351 Matlock Rd. (SUP26-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Concept Plan for Remaining Lot

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Brian Boro, applicant, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:23 p.m. and called for anyone wishing to speak to come forward.

Pam Hudson, applicant representative, spoke on the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:25 p.m.

A motion was made by Commissioner Moses to approve the specific use permit as presented. Seconded by Vice Chair Axen. The motion PASSED by the following vote:

Aye: 5	Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak
Nay: 0	None
Abstain: 0	None

26-2551 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 0.97-acre described as Lot 4, Block 1, Reserve North Addition, and located at 2431 E. Broad St. (SUP26-004)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B & C - Site Plan & Building Elevations
4. Exhibit D - Landscape Plan
5. Exhibit E - Signage Plan
6. Overall Concept Plan

Ms. Smithers gave a presentation on the case and was available to answer any questions.

Brian Boro, applicant, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:35 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 6:36 p.m.

A motion was made by Commissioner Godin to approve the specific use permit as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2530 Continuation of Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Illustrative Plan
3. Exhibit B - Regulating Plan
4. Exhibit C - Planned Development Standards
5. Exhibit D - Cross Sections
6. Exhibit E - Legal Description

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

Chair Mainer recessed the meeting at 7:55 p.m. and reconvened at 8:02 p.m.

Cole Henley and Allen Lasala, applicants, gave a presentation on the case and were available to answer any questions.

The commission recessed into executive session at 8:24 p.m.

The commission reconvened into regular session at 8:48 p.m.

Chair Mainer opened the public hearing at 8:48 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 8:49 p.m.

Vice Chair Axen and Mr. Comstock clarified the phasing layout and public area maintenance schedule within the proposed Planned Development.

Commissioner Godin spoke on the detail within the proposed Planned Development and showed his gratitude to staff and the applicants.

Commissioner Moses also spoke on the detail within the proposed Planned Development and showed his gratitude to staff and the applicants.

Commissioner Rozak spoke on the open space requirements within the proposed Planned Development and also shared his gratitude to staff and the applicants.

Chair Mainer also shared his gratitude to staff, the applicants, and the commission.

A motion was made by Vice Chair Axen to approve the zoning change with direction that staff and the applicant continue to refine the following items before City Council consideration:

- 1. Administrative review authority, including the distinction between compliant site plan revisions, expressly authorized administrative adjustments, and substantive deviations requiring a public legislative process;**
- 2. Permitted uses and residential entitlements, including Apartment Projects, townhomes, age-restricted senior living, residential phasing, unit and project limitations, and applicable parking requirements;**
- 3. Structured parking requirements, shared parking provisions, and any circumstances under which administrative parking adjustments may be approved;**
- 4. Dedicated Commercial and Commercial Ready frontage requirements;**
- 5. Townhome site, building, architectural, parking, and anti-monotony standards;**
- 6. Open-space eligibility, location, phasing, ownership, acceptance, and long-term maintenance; and**
- 7. Sign standards and the associated structural, electrical, design-review, and permitting procedures.**

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

Aye: 5 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Eric Rozak

Nay: 0 None

Abstain: 0 None

11. ADJOURN

Chair Mainer adjourned the meeting at 9:03 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2732

Agenda Date: September 17, 2026

Title

Minutes - Approval of the August 20, 2026, Planning and Zoning Commission Meeting Minutes

Description/History

Meeting minutes from the August 20, 2026, Planning and Zoning Commission meeting.

Strategic Initiative

N/A

Recommendation

Staff recommends approval of the meeting minutes as presented.

Funding Source

N/A

Prepared By

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



Planning and Zoning Commission - Regular Meeting Minutes
August 20, 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 5:31 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

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, and Clayton Comstock, Executive Director of Planning and Development Services, spoke on the regular work session items.

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

Chair Mainer called the regular session to order at 6:02 p.m.

4. INVOCATION

Vice Chair Axen gave the Invocation.

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

6. COMMISSION ANNOUNCEMENTS

Commissioner Moses spoke on his experience at the 2026 Elected and Appointed Officials Workshop that was hosted by the American Planning Association, Texas Chapter.

7. 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.

8. PUBLIC HEARINGS

26-2604 Consideration of a request from SP Mansfield Property Fund IV, LLC for a Final Plat of Lots 1-5, Block 1, Hunters Pointe Broad Street Addition, on 5.667 acres located at 1840 Cannon Drive. (SD#26-025)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Preliminary Plat
3. Final Plat
4. Statement of Conditions
5. Approved Site Plan ZC 25-009

Shirley Emerson, Planner I, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:08 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 6:09 p.m.

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

Aye: 7 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak

Nay: 0 None

Abstain: 0 None

26-2605 Public Hearing and consideration of a request by The John R. McAdams Company, Inc. for a Zoning Change from PD, Planned Development District to PD, Planned Development District for single-family attached Townhome uses, being 11.71 Acres located within the Samuel C. Neill Survey, Tarrant County, at 500 Seeton Road. (ZC26-001)

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicant Narrative
3. Exhibit A - Legal Description
4. Exhibit B - Planned Development Standards
5. Exhibit C - Plans
6. Previously Approved PD, ZC06-031

Ms. Emerson gave a presentation on the case and was available to answer any questions.

Keaton Herrera, applicant, gave a presentation on the case and was available to answer any questions.

Josh Barton, applicant, spoke on the case and was available to answer any questions.

Patricia Fant, applicant, spoke on the case and was available to answer any questions.

Dixon Holman, applicant, spoke on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 7:40 p.m. and called for anyone wishing to speak to come forward.

Chair Mainer mentioned that staff received seven emails from residents in opposition to the case.

Cammie Merritt, 4404 Ridgeway Drive, spoke in opposition to the case.

Bonnie McClory-Finn, 4601 Periwinkle Drive, spoke in opposition to the case.

Tammy Harlan, 5105 Shelter Point Court, spoke in opposition to the case.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 7:54 p.m.

Commissioner Lambert-Aikhionbare made a motion to approve the zoning change with the condition that the applicant work with staff regarding a commercial addition within the proposed development. The motion failed by the lack of a second.

A motion was made by Commissioner Rozak to deny the zoning change. Seconded by Commissioner Moses. The motion carried by the following vote:

Aye: 6 Blake Axen, David Godin, Michael Mainer, Patrick Moses, Danielle Walker, Eric Rozak

Nay: 1 Ehi Lambert-Aikhionbare

Abstain: 0 None

26-2606 Public Hearing and consideration of a request from Trez Shops at Broad, LP for a Zoning Change from PD, Planned Development District and C-2 Community Business District to PD, Planned Development District for Commercial uses and Package Store, being 15.8 acres located within the Henry Odele Survey, Tarrant County, at 1741 and 1755 E Broad Street and 101 Carlin Road. (ZC26-002)

Presenters: Helina Okyere, Planner I

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Planned Development Standards
4. Exhibit C - Site Plan
5. Exhibit D - Building Elevations
6. Exhibit E - Landscape Plan
7. Exhibit F - Sign Plan
8. Previously Approved PD, ZC#16-008

Helina Okyere, Planner I, gave a presentation on the case and was available to answer any questions.

John Weber, applicant, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 8:19 p.m. and called for anyone wishing to speak to come forward.

Brad Lipscomb, 319 Carlin Road, spoke on drainage and traffic concerns pertaining to the proposed development.

Steve Nelson, 257 Carlin Road, spoke on Carlin Road improvements and traffic concerns pertaining to the proposed development.

Gino Fenoglio, 316 Carlin Road, spoke on traffic concerns pertaining to the proposed development.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 8:30 p.m.

A motion was made by Vice Chair Axen to approve the zoning change as presented. Seconded by Commissioner Godin. The motion PASSED by the following vote:

Aye: 6	Blake Axen, David Godin, Michael Mainer, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 1	Patrick Moses

9. ADJOURN

Chair Mainer adjourned the meeting at 8:35 p.m.

Michael Mainer, Chair

ATTEST:

Clarissa Carrasco, Planning Technician



**City of Mansfield
Staff Report**

Item ID: 26-2721

Agenda Date: September 17, 2026

Title

Public Hearing and Consideration of a Request from Bannister Engineering for a Final Plat of Lots 1X through 29, Block 1, Benson Manors being 3.57 acres located at 708 East Broad St. (SD#26-028)

Description/History

The subject property is approximately 3.57 acres addressed at 708 East Broad Street. The property is currently zoned D, Downtown District.

A site plan for this property was approved on August 1, 2025, for 24 townhome lots, two mixed-use lots, and three open space lots. The final plat substantially complies with the approved site plan.

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 Development Review Committee reviewed the final plat and provided written conditions that must be addressed before the plat may be filed of record. The conditions are shown in Exhibit A.

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 Tarrant 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. Building permits must comply with the Mansfield Code of Ordinances, and all applicable engineering, building, fire, utility, and development requirements.

Strategic Initiative

Focus on the Future

Recommendation

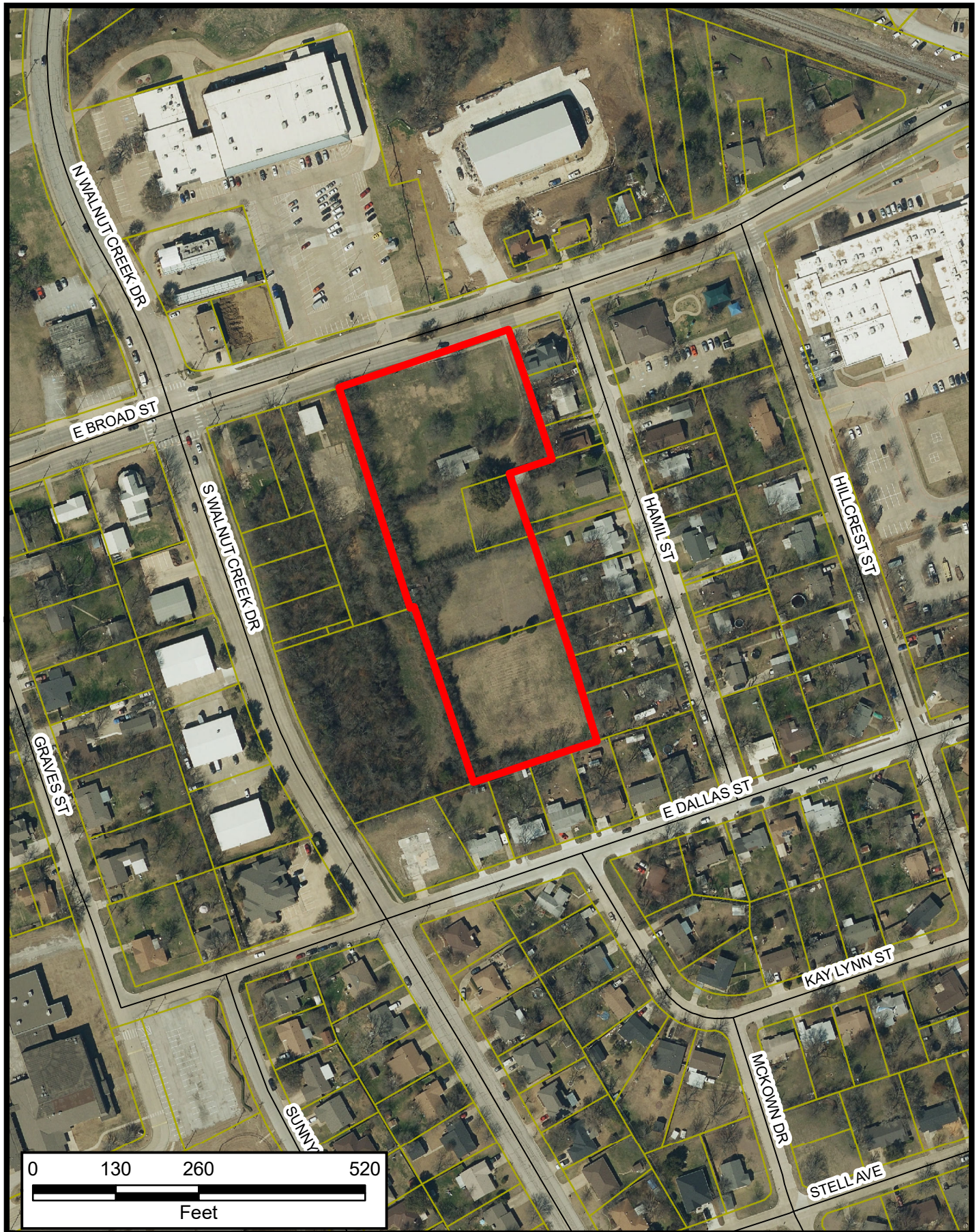
The Development Review Committee recommends approval of the final plat with the written conditions provided in Exhibit A. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local Government Code.

Funding Source

N/A

Prepared By

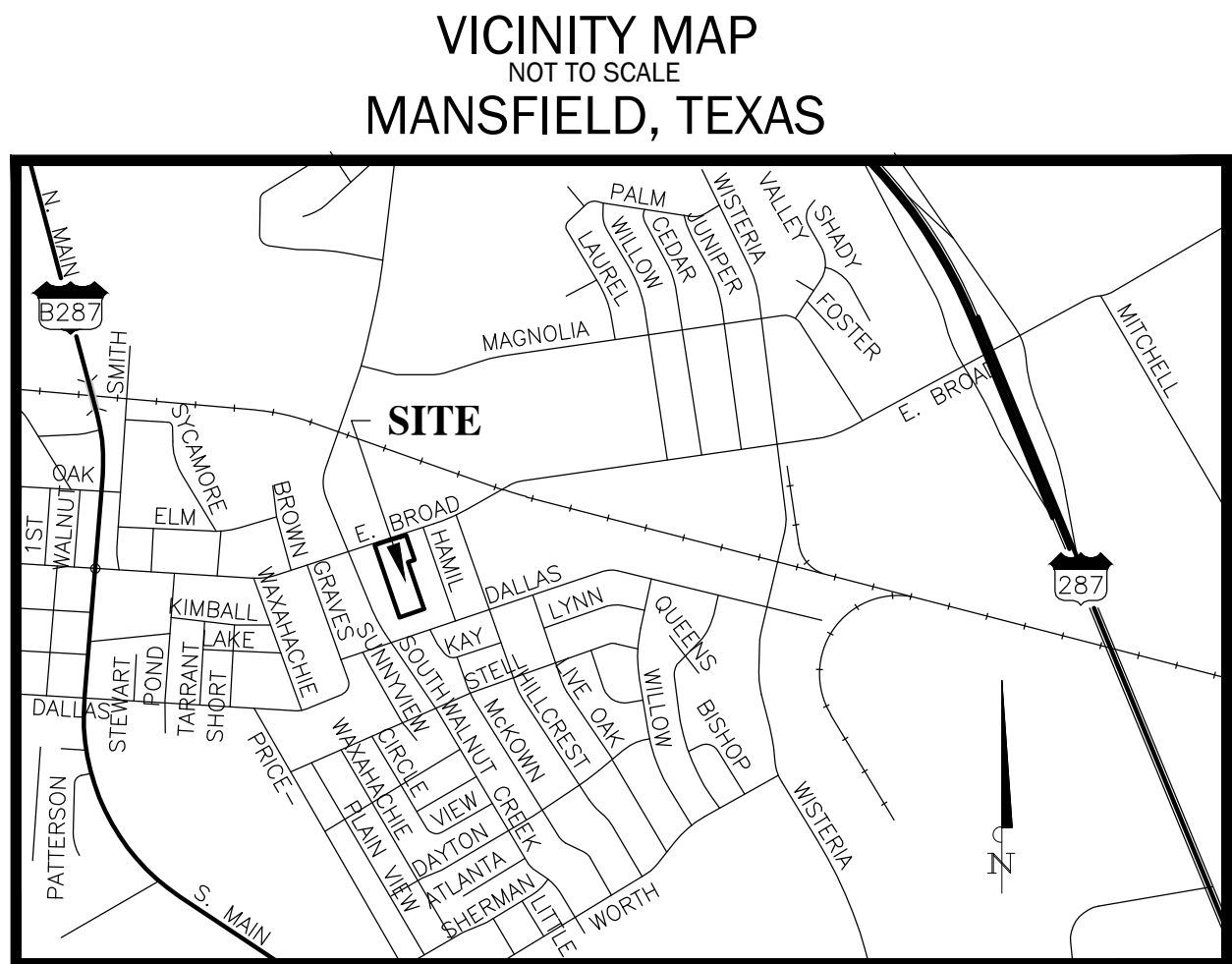
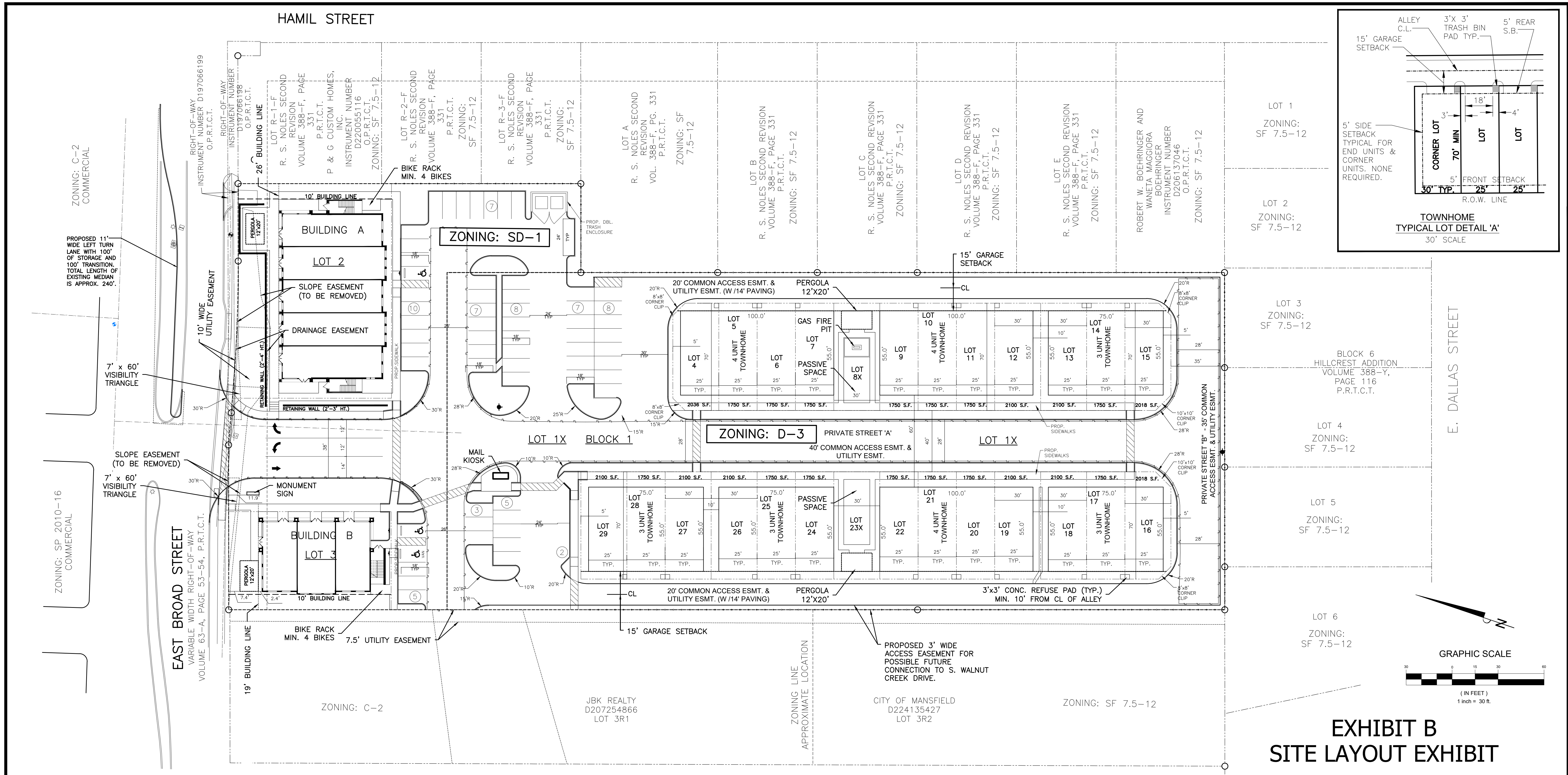
Art Wright, Planning Manager - (817) 276-4226



SD#26-028

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.

8/27/2026



HOME OWNERS ASSOCIATION NOTE:

A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS, ALLEYS, SCREENING WALLS, DETENTION POND, PARKING LOTS, LANDSCAPING, AND COMMON AREAS.

MECHANICAL EQUIPMENT SCREENING NOTE:

HVAC AND MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE TOWNHOMES. MECHANICAL EQUIPMENT SCREENING IN A MANNER CONSISTENT WITH ARCHITECTURAL DESIGN OF THE BUILDING SHALL BE PROVIDED ON ALL FOUR SIDES AND SHALL BE A MINIMUM OF 12-INCHES HIGHER THAN THE EQUIPMENT. BUILDING MECHANICAL EQUIPMENT AND REFUSE STORAGE MUST BE VISUALLY SCREENED AND NOT LOCATED ALONG STREETS.

INTERSECTION VISIBILITY NOTE:

NO TREES OR ANY ITEM GREATER THAN 2' IN HEIGHT MAY BE LOCATED WITHIN THE VISIBILITY TRIANGLES.

BUILDING SETBACK SUMMARY:

Setback	D-3 Zoning	SD-1 Zoning
Front Building Setback:	5'	Lot 2: 26'
		Lot 3: 19'
Rear Building Setback:	5'	0'
Side Building Setback - Typical:	0'	0'
Side Building Setback - Corner Lot:	5'	0'
Side Setback to Residential Zoning:	N/A	10' Adjacent to Residential

USE DATA SUMMARY:

Lot Areas by Use	Qty	Area (ac)
Commercial Lots:	2	0.48
Townhome Lots:	24	1.04
Open Space Lots (TH):	2	0.1
Common Area Lot:	1	1.95
Total Land Area:		3.57

Residential	Qty
Multi-Family (units)	
Lot 2:	
1 Bedroom	8
2 Bedrooms	6
Lot 3:	
1 Bedroom	8
Townhome (lots)	24

Parking:	Quantity	Rate	Required	Provided
Commercial	9,900sf	None*	0	34
Multi-Family				
1BR	16 units	1sp/unit	16	16
2BR	6 units	2sp/unit	12	12
Townhome	24 units	2sp/unit	48	48
	Total:		76	110

* All commercial lease spaces are less than 1,500sf

Passive Space	
Mixed Use Lots:	3,412 sf
Townhome Lots:	4,200 sf

OWNER / DEVELOPER:
HT CONSTRUCTION
5800 BAY CLUB DR.
ARLINGTON, TEXAS 76013
CONTACT: HUBERT WONG
HTCONSTRUCTIONDFW@GMAIL.COM
817-881-3816

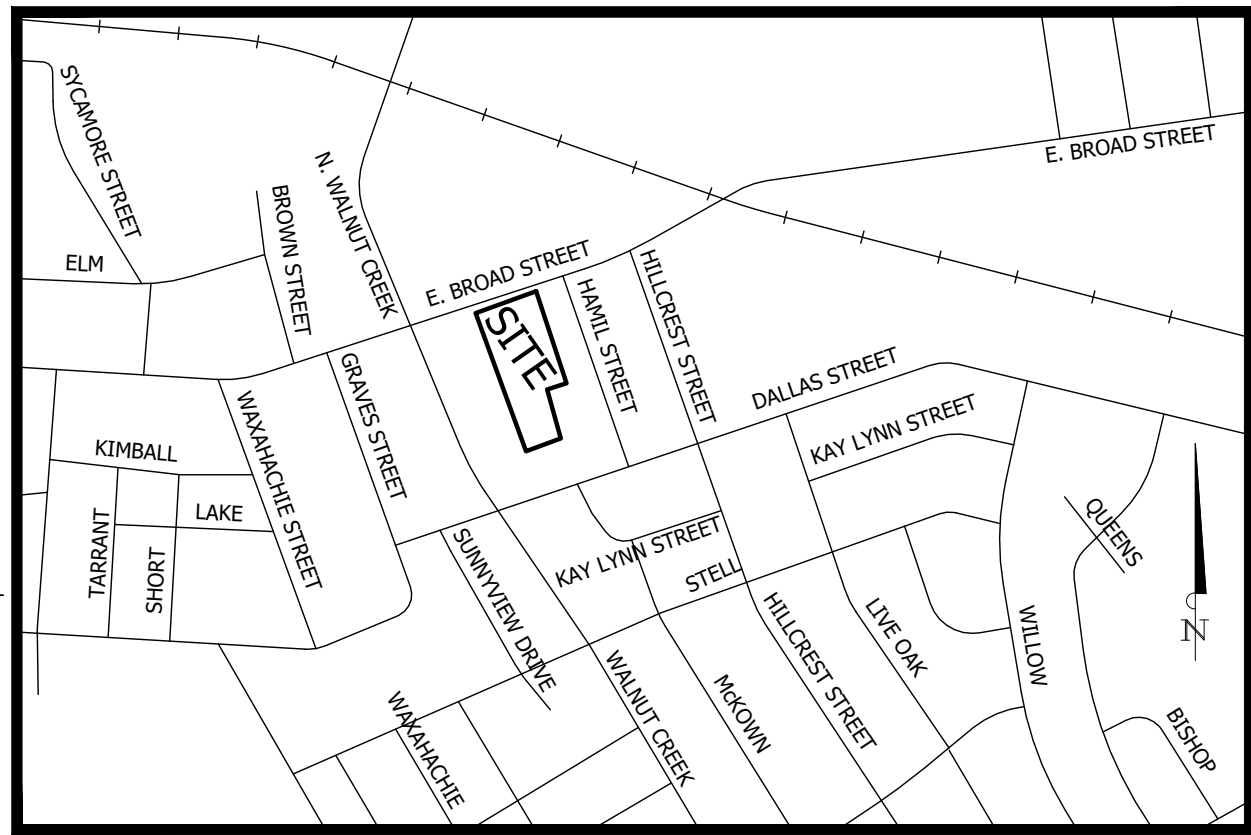
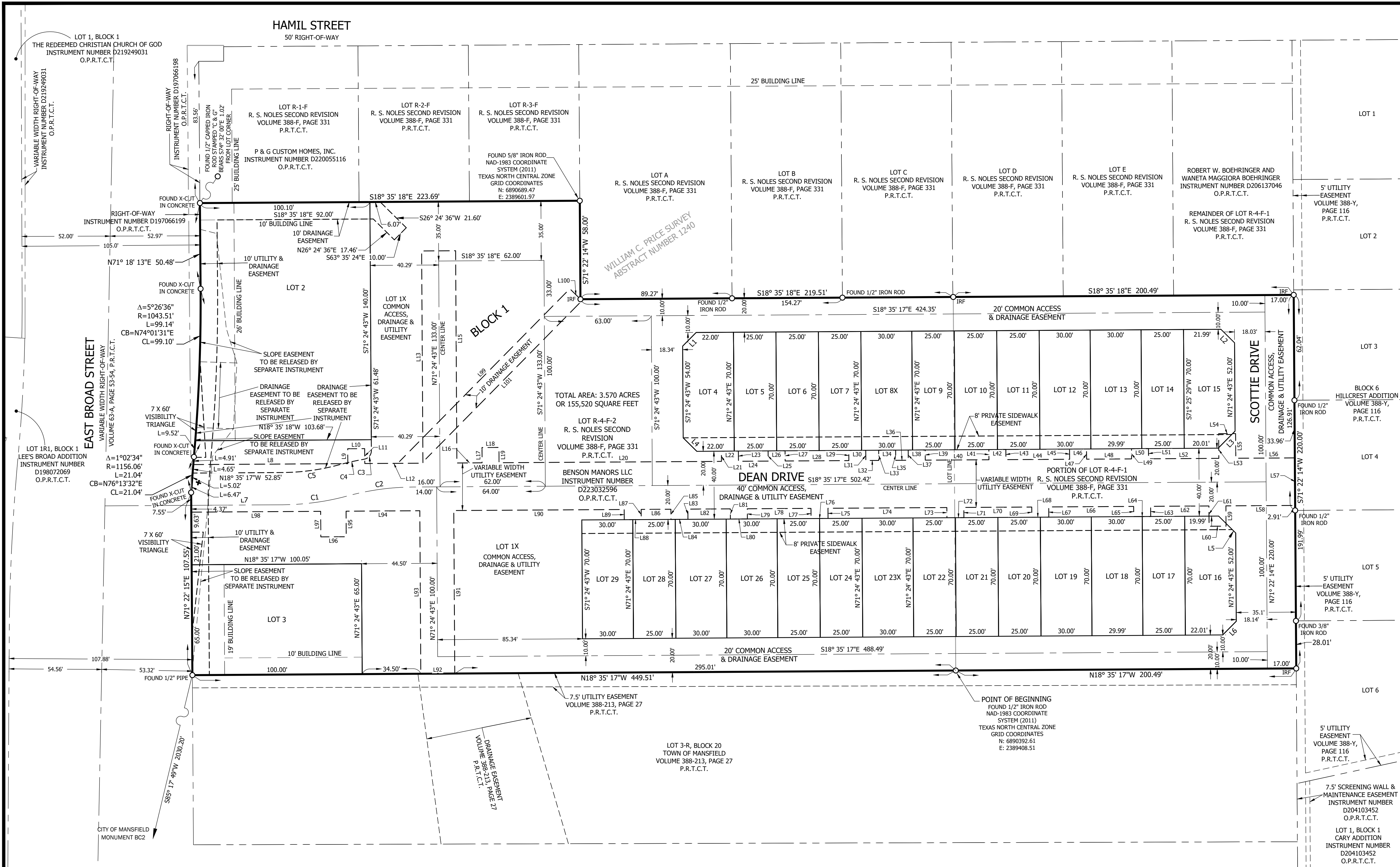
PLANNER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: JEFFREY W. LINDER, RLA
EMAIL: jeff@bannistereng.com
CONTACT: MICHAEL SZURGOT, RPLS
EMAIL: mszurgot@bannistereng.com

APPROVED

By Arty Wheaton-Rodriguez at 1:51 pm, Aug 11, 2025

Being Lot R-4-F2 and a Portion of Lot R-4-F1,
R S Noles Second Revision
City of Mansfield, Tarrant County, Texas
3.571 Acres
Case Number DS#25-006
Date Prepared: 07/03/2025

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
•	DEGREES
'	MINUTES/FEET
•	SECONDS/INCHES
D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS	
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS	
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS	
B.L. BUILDING LINE	
◆ = STREET NAME CHANGE	
C.A. & U.E. COMMON ACCESS AND UTILITY EASEMENT	
C.M. CONTROLLING MONUMENT	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.84'	150.00'	14°50'06"	S26° 00' 20"E	38.73'
C2	38.84'	150.00'	14°50'06"	S26° 00' 20"E	38.73'
C3	7.01'	5.00'	80°18'13"	S68° 26' 10"E	6.45'
C4	15.16'	169.00'	5°08'19"	N30° 51' 13"W	15.15'
C5	33.92'	131.00'	14°50'06"	N26° 00' 20"W	33.82'

FINAL PLAT
Lots 1X through 29, Block 1
BENSON MANORS
Being a revision of a portion of
Lot R-4-F, Block 1, R.S. Noles Second Revision
according to the plat filed in Volume 388-1, Slide 332, P.R.T.C.T.
and a portion of Lot A, R.S. Noles Revision
according to the plat filed in Volume 388-F, Slide 332, P.R.T.C.T.
City of Mansfield, Tarrant County, Texas
24 Townhome Lots, 2 Commercial Lots and 3 Open Space Lots
3.57 Acres
Preparation Date: November 2025
Revision Date: August 2026
SHEET 1 OF 2
SD# _____

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

OWNER / DEVELOPER:
BENSON MANORS LLC
5800 BAY CLUB DRIVE
ARLINGTON, TEXAS 76013
CONTACT: HUBERT WONG

- General Notes:
- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). Based on City of Mansfield GPS Monument Number 7-07. All distances shown herein are surface distances.
 - Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City Ordinance and is subject to penalties imposed by law.
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0460K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
 - A mandatory owners association will be responsible for the maintenance of the private streets, alleys, screening devices, detention pond, parking lots, landscaping and open space lots.
 - The common access and drainage easement is for the use of Lots 2, 3, and 4 through 29. No improvements shall be made that impede ingress and egress along this easement.
 - The common access and drainage easement will be maintained by the property owners.
 - Home Owner's Association is responsible for maintenance of sidewalks on town home lots.
 - No trees, bushes, walls, signs or anything over 2' in height is allowed within the visibility triangles.
 - See Sheet No. 2 for Line Table.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- General Notes:
- A mandatory owners association will be responsible for the maintenance of the private streets, alleys, screening devices, detention pond, parking lots, landscaping and open space lots.
 - The common access and drainage easement is for the use of Lots 2, 3, and 4 through 29. No improvements shall be made that impede ingress and egress along this easement.
 - The common access and drainage easement will be maintained by the property owners.
 - Home Owner's Association is responsible for maintenance of sidewalks on town home lots.
 - No trees, bushes, walls, signs or anything over 2' in height is allowed within the visibility triangles.
 - See Sheet No. 2 for Line Table.

APPROVED BY THE CITY OF MANSFIELD

2026

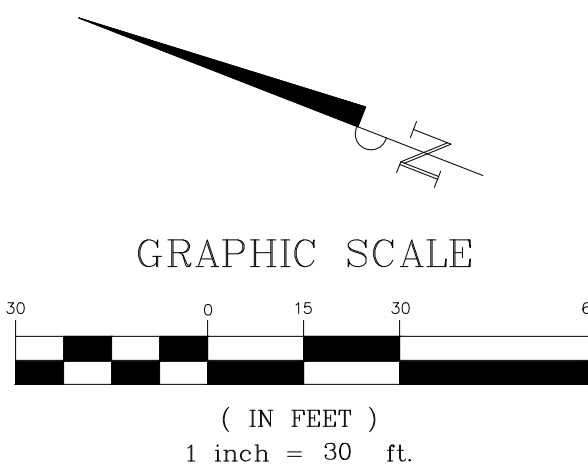
APPROVED BY: P&Z COMMISSION CHAIRMAN

2026

ATTEST: PLANNING & ZONING SECRETARY

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

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPELS REGISTRATION NO. 10193823 PROJECT NO.: 9098-20-002



B:\Clients\9000 (Misc Projects)\9098 (Dennis Benson)\9098-20-002 (708 E. Broad St. - Civil)\Survey\Survey Docs\9098-20-002 Plat.dwg
8/18/2025 9:28:32 AM

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

BANNISTER

ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

TBPELS REGISTRATION NO. 10193823

PROJECT NO.: 9098-20-002

OWNERS DEDICATION:

WHEREAS, **BENSON MANORS LLC**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.570 acres (155,520 square feet) of land in the William C. Price Survey, Abstract No. 1240, City of Mansfield, Tarrant County, Texas; said 3.570 acres (155,520 square feet) of land being all of that certain tract of land described in a Warranty Deed to BENSON MANORS LLC, as recorded in Instrument Number D223032596, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being a portion of that certain tract of land described as Lot R-4-F-2, R.S. Noles Second Revision (hereinafter referred to as Lot R-4-F-2); an addition to the Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-F, Page 331, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being a portion of that certain tract of land described as Lot R-4-F-1, R.S. Noles Second Revision (hereinafter referred to as Lot R-4-F-1), an addition to the Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-F, Page 331, P.R.T.C.T.; said 3.570 acres (155,520 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southwesterly corner of said Lot R-4-F-2, same being the Northwesterly corner of said Lot R-4-F-1, same also being the Easterly line of that certain tract of land described as Lot 3-R, Block 20, Town of Mansfield (hereinafter referred to as Lot 3-R), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-213, Page 27, P.R.T.C.T.;

THENCE North 18 degrees 35 minutes 17 seconds West with the common lien between said Lot R-4-F-2 and said Lot 3-R, a distance of 449.51 feet to a one-half inch pipe found for the Northwesterly corner of said Lot R-4-F-2, same being the Northeasterly corner of said Lot 3-R, same also being the existing Southerly right-of-way line of East Broad Street (variable width right-of-way), as recorded in Volume 63-A, Page 53-54, P.R.T.C.T.;

THENCE North 71 degrees 22 minutes 15 seconds East with the common line between said Lot R-4-F-2 and the for existing Southerly right-of-way line of said East Broad Street, a distance of 107.55 feet to an "X" cut in concrete found for the beginning of a non-tangent curve to the right, whose long chord bears North 76 degrees 13 minutes 32 seconds East, a distance of 21.04 feet;

THENCE Northeasterly, continue with the common line between the remainder of said Lot R-4-F-2 and the existing Southerly right-of-way line of said East Broad Street, with said non-tangent curve to the right having a radius of 1156.06 feet, through a central angle of 01 degree 02 minutes 34 seconds, for an arc distance of 21.04 feet to an "X" cut in concrete found for the beginning of a curve to the left, whose long chord bears North 74 degrees 01 minute 31 seconds East, a distance of 99.10 feet;

THENCE Northeasterly, continue with the common line between the remainder of said Lot R-4-F-2 and the existing Southerly right-of-way line of said East Broad Street, with said curve to the left having a radius of 1043.51 feet, through a central angle of 05 degrees 26 minutes 36 seconds, for an arc distance of 99.14 feet to an "X" cut in concrete found for corner;

THENCE North 71 degrees 18 minutes 13 seconds East, continue with the common line between the remainder of said Lot R-4-F-2 and the existing Southerly right-of-way line of said East Broad Street, a distance of 50.48 feet to an "X" cut found in concrete for the Northeasterly corner of the remainder of said Lot R-4-F-2, same being the Northwesterly corner of that certain tract of land described as Lot R-1-F, said R.S. Noles Second Revision (hereinafter referred to as Lot R-1-F), from which a one-half inch iron rod with plastic cap stamped "C & B" found bears South 74 degrees 32 minutes 00 seconds East, a distance of 1.02 feet;

THENCE South 18 degrees 35 minutes 18 seconds East, departing the existing Southerly right-of-way line of said East Broad Street, with the common line between said Lot R-4-F-2 and said Lot R-1-F, pass at a distance of 93.69 feet, the Southwesterly corner of said Lot R-1-F, same being the Northwesterly corner of that certain tract of land described as Lot R-2-F, said R.S. Noles Second Revision (hereinafter referred to as Lot R-2-F), continue with said course, the common line between said Lot R-4-F-2 and said Lot R-2-F, pass at a distance of 158.69 feet, the Southwesterly corner of said Lot R-2-F, same being the Northwesterly corner of that certain tract of land described as Lot R-3-F, said R.S. Noles Second Revision (hereinafter referred to as Lot R-3-F), continue with said course, the common line between said Lot R-4-F-2 and said Lot R-3-F for the total distance of 223.69 feet to a five-eighths inch iron rod found for corner, same being the Southwesterly corner of said Lot R-3-F, same being the Northerly line of that certain tract of land described as Lot A, said R.S. said Noles Second Revision (hereinafter referred to as Lot A);

THENCE South 71 degrees 22 minutes 14 seconds West with the common line between said Lot R-4-F-2 and said Lot A, a distance of 58.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 18 degrees 35 minutes 18 seconds East, continue with the common line between said Lot R-4-F-2 and said Lot A, pass at a distance of 89.27 feet, a one-half inch iron rod found for the Southwesterly corner of said Lot A, same being the Northwesterly corner of that certain tract of land described as Lot B, said R.S. said Noles Second Revision (hereinafter referred to as Lot B), continue with said course, with the common line between said Lot R-4-F-2 and said Lot B, pass at a distance of 154.27 feet, a one-half inch iron rod found for the Southwesterly corner of said Lot B, same being the Northwesterly corner of that certain tract of land described as Lot C, said R.S. said Noles Second Revision (hereinafter referred to as Lot C), continue with said course, with the common line between said Lot R-4-F-2 and said Lot C for a total distance of 219.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the Southeasterly corner of said Lot R-4-F-2, same being the Southwesterly corner of said Lot C, same also being the Northeasterly corner of the aforesaid Lot R-4-F-1;

THENCE South 18 degrees 35 minutes 18 seconds East with the common line between said Lot R-4-F-1 and said Lot D, pass at a distance of 64.76 feet, the Southwesterly corner of said Lot D, same being the Northwesterly corner of that certain tract of land described as Lot E, said R.S. said Noles Second Revision (hereinafter referred to as Lot E), continue with said course, with the common line between said Lot R-4-F-1 and said Lot E, pass at a distance of 129.76 feet, the Southwesterly corner of said Lot E, same being the Northwesterly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Robert W. Boehringer and Waneta Maggiora Boehringer (hereinafter referred to as Boehringer tract), as recorded in Instrument Number D206137046, O.P.R.T.C.T., continue with said course, with the common line between the remainder of said Lot R-4-F-1 and said Boehringer tract for a total distance of 200.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeasterly corner of the remainder of said Lot R-4-F-1, same being the Southwesterly corner of said Boehringer tract, same also being the Northerly line of that certain tract of land described as Hillcrest Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-Y, Page 116, P.R.T.C.T.;

THENCE South 71 degrees 22 minutes 14 seconds West with the common lien between said Lot R-4-F-1 and said Hillcrest Addition, a distance of 220.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southwesterly corner of said Lot R-4-F-1, same being the Southeasterly corner of the aforesaid Lot 3-R;

THENCE North 18 degrees 35 minutes 17 seconds West, departing the North line of said Hillcrest Addition, with the common line between said Lot R-4-F-1 and said Lot 3-R, a distance of 200.49 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3.570 acres (155,520 square feet)of land.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

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

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

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **BENSON MANORS LLC**, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, does hereby adopt the herein above described property as **Lots 1X through 29, Block 1, BENSON MANORS**, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

BENSON MANORS LLC

By: _____
Hubert Wong, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Hubert Wong**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2026.

Notary Public, The State of Texas

SURVEYOR'S CERTIFICATION:

This is to certify that I, Gregory Mark Peace, a Registered Professional Land Surveyor of the State of Texas, have platted the above described 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 the 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

Gregory Mark Peace DATE:
Registered Professional Land Surveyor No. 6608
BANNISTER ENGINEERING, LLC
T.B.P.E.L.S. REGISTRATION NO. 10193823



Line Table		
Line #	Length	Direction
L1	11.31'	N63° 35' 17"W
L2	11.31'	N26° 24' 43"E
L3	14.14'	S63° 35' 17"E
L4	11.31'	S26° 24' 43"W
L5	14.14'	N26° 24' 43"E
L6	11.31'	S63° 35' 17"E
L7	53.76'	S18° 35' 17"E
L8	90.99'	S18° 35' 17"E
L9	8.78'	N71° 24' 43"E
L10	10.00'	S18° 39' 04"E
L11	8.79'	S71° 24' 43"W
L12	34.23'	S18° 35' 17"E
L13	124.99'	N71° 24' 43"E
L15	124.99'	S71° 24' 43"W
L16	14.84'	S18° 35' 17"E
L17	9.00'	N71° 24' 43"E
L18	10.00'	S18° 35' 17"E
L19	9.00'	S71° 24' 43"W
L20	130.96'	S18° 35' 17"E
L21	6.00'	N71° 16' 36"E
L22	10.00'	S18° 35' 17"E
L23	6.00'	S71° 16' 35"W
L24	17.50'	S18° 35' 17"E
L25	6.00'	N71° 16' 36"E
L26	10.00'	S18° 35' 17"E
L27	6.00'	S71° 16' 36"W
L28	37.50'	S18° 35' 17"E
L29	6.00'	N71° 24' 44"E
L30	9.99'	S18° 35' 17"E
L31	6.00'	S71° 16' 36"W
L32	7.62'	S18° 35' 17"E
L33	6.00'	N71° 16' 36"E
L34	10.00'	S18° 35' 17"E
L35	6.00'	S71° 16' 36"W
L36	7.38'	S18° 35' 17"E
L37	6.00'	N71° 24' 43"E
L38	10.00'	S18° 35' 17"E
L39	6.00'	S71° 24' 43"W
L40	37.50'	S18° 35' 17"E
L41	6.00'	N71° 16' 36"E
L42	10.00'	S18° 35' 17"E
L43	6.00'	S71° 16' 36"W
L44	37.50'	S18° 35' 17"E
L45	6.00'	N71° 16' 36"E
L46	10.00'	S18° 35' 17"E
L47	6.00'	S71° 16' 36"W
L48	26.49'	S18° 35' 17"E
L49	6.00'	N71° 16' 36"E
L50	10.00'	S18° 35' 17"E
L51	6.00'	S71° 16' 36"W
L52	41.38'	S18° 35' 17"E
L53	14.53'	N71° 16' 36"E

Line Table		
Line #	Length	Direction
L54	10.00'	S18° 35' 17"E
L55	14.53'	S71° 16' 36"W
L56	34.75'	S18° 35' 17"E
L57	28.00'	S71° 22' 14"W
L58	40.76'	N18° 35' 17"W
L59	11.94'	S71° 22' 50"W
L60	10.00'	N18° 35' 17"W
L61	11.94'	N71° 22' 50"E
L62	34.33'	N18° 35' 17"W
L63	6.00'	S71° 22' 50"W
L64	10.00'	N18° 35' 17"W
L65	6.00'	N71° 22' 50"E
L66	50.00'	N18° 35' 17"W
L67	6.00'	S71° 22' 50"W
L68	10.00'	N18° 35' 17"W
L69	6.00'	N71° 22' 50"E
L70	40.00'	N18° 35' 17"W
L71	6.00'	S71° 22' 50"W
L72	10.00'	N18° 35' 17"W
L73	6.00'	N71° 22' 50"E
L74	70.00'	N18° 35' 17"W
L75	6.00'	S71° 22' 50"W
L76	10.00'	N18° 35' 17"W
L77	6.00'	N71° 22' 50"E
L78	37.50'	N18° 35' 17"W
L79	6.00'	S71° 24' 43"W
L80	10.00'	N18° 35' 17"W
L81	6.00'	N71° 24' 43"E
L82	24.99'	N18° 35' 17"W
L83	6.00'	S71° 24' 43"W
L84	10.00'	N18° 35' 17"W
L85	6.00'	N71° 24' 43"E
L86	17.51'	N18° 35' 17"W
L87	6.00'	S71° 22' 50"W
L88	10.00'	N18° 35' 17"W
L89	6.00'	N71° 22' 50"E
L90	100.34'	N18° 35' 17"W
L91	96.00'	S71° 24' 43"W
L92	20.00'	N18° 35' 04"W
L93	96.00'	N71° 24' 43"E
L94	43.41'	N18° 35' 17"W
L95	15.04'	S71° 24' 43"W
L96	14.98'	N18° 34' 20"W
L97	15.04'	N71° 24' 43"E
L98	76.18'	N18° 35' 28"W
L99	142.87'	S63° 38' 54"E
L100	10.00'	S26° 21' 06"W
L101	130.93'	N63° 38' 54"W

Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	85438	1.961
2	14110	0.324
3	6502	0.149
4	2036	0.047
5	1750	0.040
6	1750 X	0.040
7	1750	0.040
8 X	2100	0.048
9	1750	0.040
10	1750	0.040
11	1750	0.040
12	2100	0.048
13	2100 X	0.048
14	1750	0.040
15	2018	0.046
16	2018	0.046
17	1750	0.040
18	2100	0.048
19	2100	0.048
20	1750	0.040
21	1750	0.040
22	1750	0.040
23 X	2100	0.048
24	1750	0.040
25	1750	0.040
26	2100	0.048
27	2100	0.048
28	1750 X	0.040
29	2100	0.048

FINAL PLAT
Lots 1X through 29, Block 1
BENSON MANORS
Being a revision of a portion of
Lot R-4-F, Block 1, R.S. Noles Second Revision
according to the plat filed in Volume 388-1, Slide 332, P.R.T.C.T.
and a portion of Lot A, R.S. Noles Revision
according to the plat filed in Volume 388-F, Slide 332, P.R.T.C.T.
City of Mansfield, Tarrant County, Texas
24 Townhome Lots, 2 Commercial Lots and 3 Open Space Lots
3.57 Acres
Preparation Date: November 2025
Revision Date: August 2026
SHEET 2 OF 2

SD# ____-____

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: GREGORY MARK PEACE, RPLS
PHONE: 817-842-2094
mpeace@bannistereng.com

OWNER / DEVELOPER:
BENSON MANORS LLC
5800 BAY CLUB DRIVE
ARLINGTON, TEXAS 76013
CONTACT: HUBERT WONG



Development Review Committee Comments |
9/4/26
Case: SD#26-028
Final Plat of Benson Manors

WRITTEN STATEMENT OF CONDITIONS

The city received this plat on August 19, 2026. The Development Review Committee reviewed this plat on September 4, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the case number (SD#26-028) under the title block. ***Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)***
2. Show all adjacent platted properties within two hundred (200) feet, shown in dashed lines, labeling the lot and block numbers, subdivision name, street names and plat record reference, including Lot 1R, Block 20, Original Town of Mansfield. ***Subdivision Control Ordinance §2.02(G)(8) (Regulations related to adjacent platted lots)***
3. Add X to Lots 1, 8, and 23 in the parcel column of the Lot Area Table and remove the X's from the Square Footage column. ***Subdivision Control Ordinance §2.02(G)(15) (Regulations related to lot area tables)***
4. Provide the instrument number for the slope and drainage easement that are to be abandoned. ***Subdivision Control Ordinance §2.02(G)(11) (Regulations related to easements)***
5. Remove visibility triangles from the plat. ***Subdivision Control Ordinance §2.02(G)(11) (Regulations related to easements)***
6. Revise drainage easements to private drainage easements. ***Subdivision Control Ordinance §2.02(G)(11) (Regulations related to easements)***