



**Planning and Zoning Commission - Regular Meeting
October 1, 2026 - 5:30 PM**

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

1. CALL MEETING TO ORDER

2. ELECTION OF CHAIR AND VICE-CHAIR

26-2757 Election of Chair

26-2758 Election of Vice-Chair

3. 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

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

5. INVOCATION

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

7. COMMISSION ANNOUNCEMENTS

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

26-2775 Consideration of a request from IPRR South Pointe-9, LLC for a Final Plat of Lot 1X and 2X, Block 1, Lot 1X, Block 2, Lot 1X, Block 3, and rights-of-way for Julian Feild Street, Largent Way, and Wagon Place, Southpointe Phase 9, being 18.68 acres located in the S.M. Blair Survey, Abstract Nos. 72 and 135, Johnson and Ellis Counties, Texas (SD#26-011)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Final Plat
3. Exhibit A – Written Conditions of Approval

26-2776 Consideration of a request from Maverick Development Partners, LLC for a Preliminary Plat of Lot 1, Block 1, and Lot 1, Block 2, 311 Smith Street Multi-Family Addition, being 10.961 acres located at 301, 302, 305, and 309 Smith Street (SD#26-027)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Location Map
2. Approved Site Plan
3. Preliminary Plat
4. Previously Approved Plats
5. Exhibit A – Written Conditions of Approval

26-2777

Public Hearing and Consideration of a request by Ofi Chito for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 1.34 acres of the 22.05-acre Lot 4, Block 1, Costco Addition, and located at 2101 Lone Star Road. (SUP26-002)

Presenters: Katasha Smithers, Planning Manager - Current Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Metes and Bounds Description
3. Exhibit B - Site Plan
4. Exhibit C - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Exhibit F - Photometric Plan
8. Approved PD - ZC#25-003

26-2778

Public Hearing and Consideration of a request by Heritage Ranch Baptist Church for a Zoning Change from S, South Mansfield Form-Based Development District to PD, Planned Development District for a Place of Worship and Commercial Uses on 6.592 acres out of the C Treese Survey, Abstract No. 831 and the JC Guest Survey, Abstract No. 311, Tarrant Co., TX, addressed at 1465 S 2nd Ave and located at the northwest corner of Heritage Pkwy and Klein Tools Blvd. (ZC#26-006)

Presenters: Arty Wheaton-Rodriguez, Assistant Director of Planning

Attachments:

1. Maps and Supporting Information
2. Exhibit A- Survey
3. Exhibit B - PD Standards
4. Exhibit C - Site Plan
5. Exhibit D - Elevations

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 24, 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: 26-2775

Agenda Date: October 1, 2026

Title

Consideration of a request from IPRR South Pointe-9, LLC for a Final Plat of Lot 1X and 2X, Block 1, Lot 1X, Block 2, Lot 1X, Block 3, and rights-of-way for Julian Feild Street, Largent Way, and Wagon Place, Southpointe Phase 9, being 18.68 acres located in the S.M. Blair Survey, Abstract Nos. 72 and 135, Johnson and Ellis Counties, Texas (SD#26-011)

Description/History

The subject property is approximately 18.68 acres at the intersection of U.S. Highway 287 South and State Highway 360. The property is currently zoned S, South Mansfield Form-Based Development District.

The property consists of three open space lots for drainage, one lot dedicated as a public park, and rights-of-way for three streets, Julian Feild Street, Largent Way, and Wagon Place. These lots and streets are necessary to accommodate the future development of South Pointe Phase 9.

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. This item is not a request to change the current 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. Those conditions include adding the case number, minor labeling corrections, and a revision to the Wagon Place right-of-way.

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 and Ellis Counties. Once the plat is filed, the lots and rights-of-way 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

Improve City Wide Mobility
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

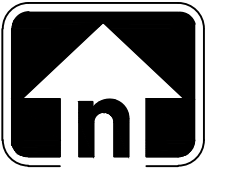
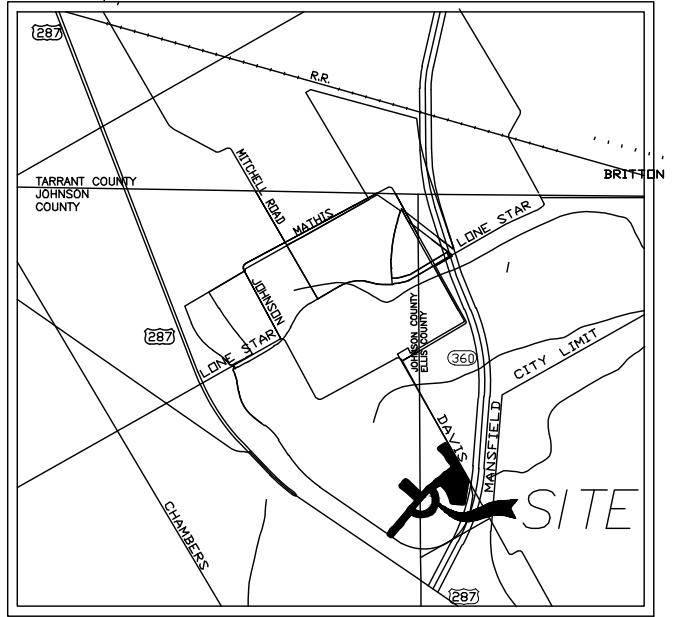
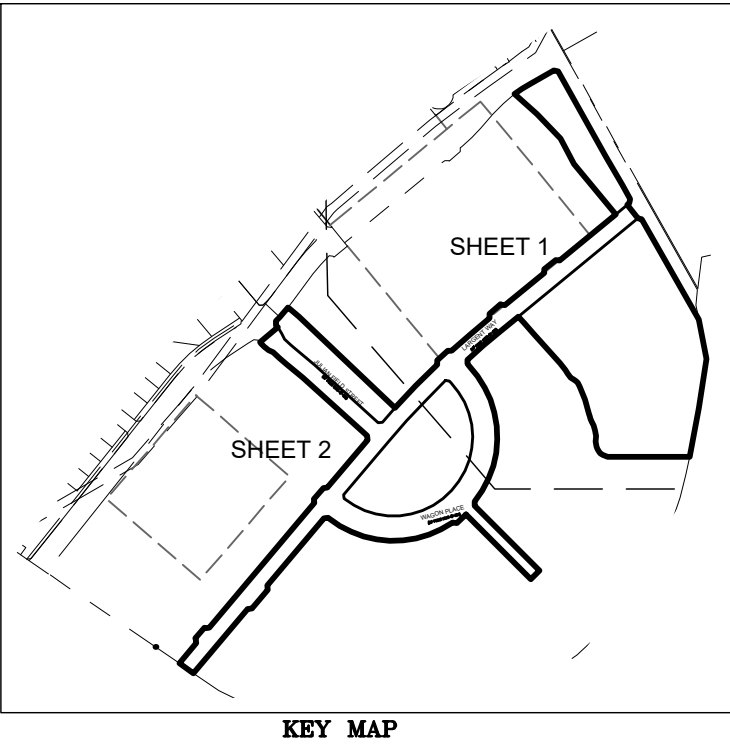
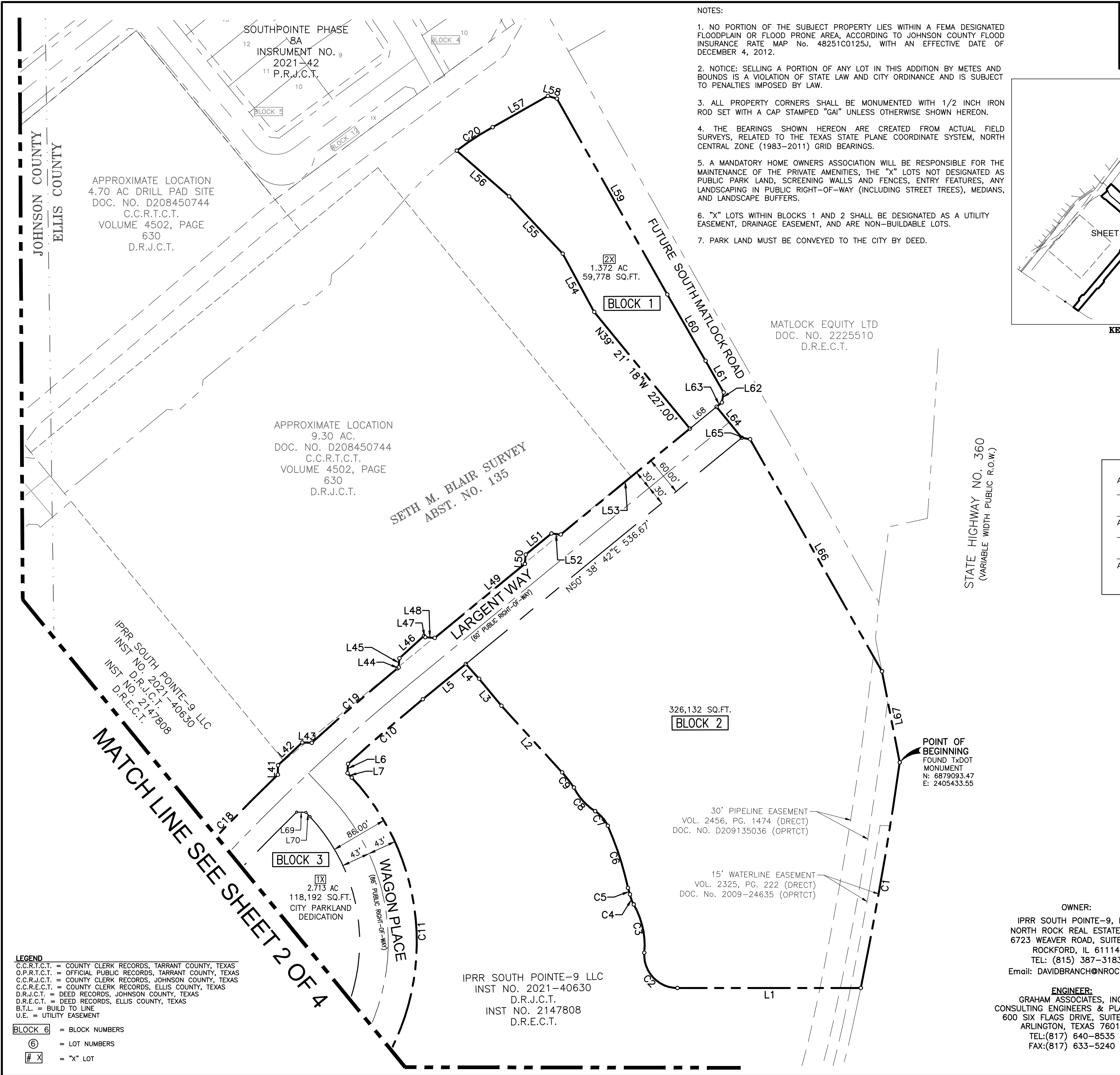
N/A

Prepared By

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



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.



APPROVED BY THE CITY OF MANSFIELD
_____, 20__

APPROVED BY: _____ PLANNING & ZONING COMMISSION CHAIRMAN
_____, 20__

APPROVED BY: _____ PLANNING & ZONING SECRETARY

FINAL PLAT Southpointe Phase 9

JULIAN FIELD STREET
LARGENT WAY
WAGON PLACE
RIGHT-OF-WAY DEDICATION
LOTS 1X, 2X, BLOCK 1
LOT 1X, BLOCK 2, LOT 1X, BLOCK 3

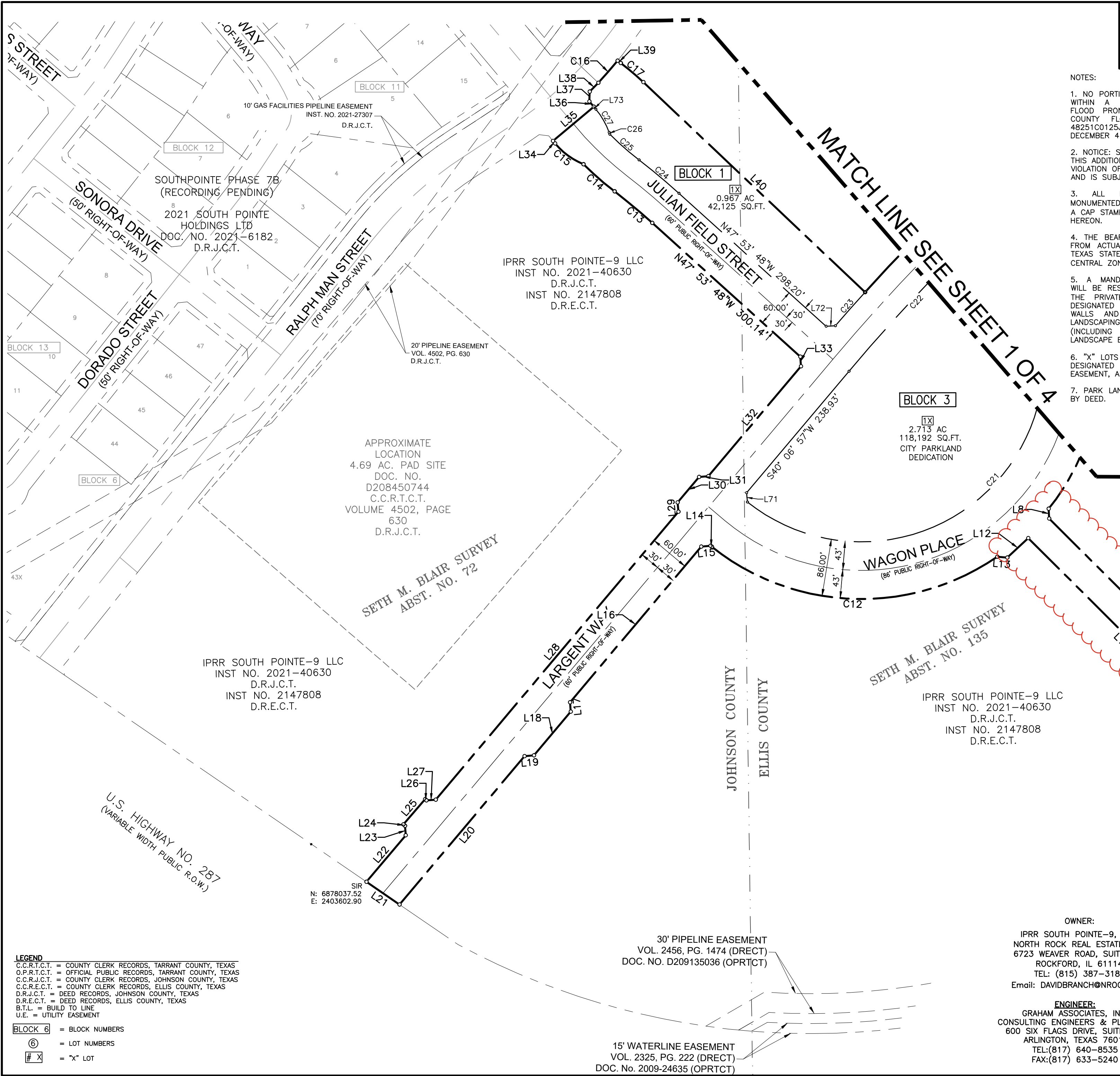
18.68 Acres of Land
Seth M. Blair Survey, Abstract No. 72,
Johnson County, Texas and the
Seth M. Blair Survey, Abstract No. 135
Ellis County, Texas
City Of Mansfield
SD#26-011

3 Open Space Lots
1 City Park Lot
8/27/2026

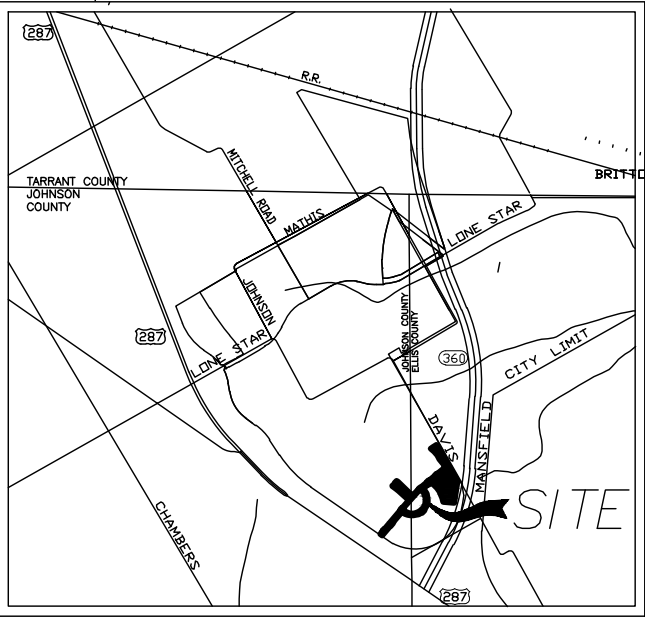


CASE_NO.

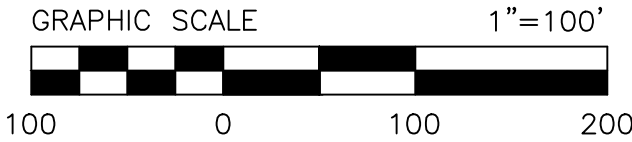
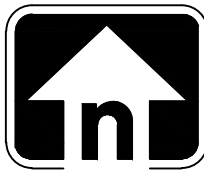
SHEET 1 OF 4



- NOTES:
1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48251C0125J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012.
 2. 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.
 3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
 4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983-2011) GRID BEARINGS.
 5. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, THE "X" LOTS NOT DESIGNATED AS PUBLIC PARK LAND, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.
 6. "X" LOTS WITHIN BLOCKS 1 AND 2 SHALL BE DESIGNATED AS A UTILITY EASEMENT, DRAINAGE EASEMENT, AND ARE NON-BUILDABLE LOTS.
 7. PARK LAND MUST BE CONVEYED TO THE CITY BY DEED.



VICINITY MAP
(NOT TO SCALE)



FINAL PLAT

Southpointe Phase 9

JULIAN FIELD STREET
LARGENT WAY
WAGON PLACE
RIGHT-OF-WAY DEDICATION
LOTS 1X, 2X, BLOCK 1
LOT 1X, BLOCK 2, LOT 1X, BLOCK 3

18.68 Acres of Land
Seth M. Blair Survey, Abstract No. 72,
Johnson County, Texas and the
Seth M. Blair Survey, Abstract No. 135
Ellis County, Texas
City Of Mansfield
SD#26-011

3 Open Space Lots
1 City Park Lot
8/27/2026

OWNER:
IPRR SOUTH POINTE-9, LLC.
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
Email: DAVIDBRANCH@NROCK.COM

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240



CASE_NO.

SHEET 2 OF 4

LEGEND
C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.C.R.J.C.T. = COUNTY CLERK RECORDS, JOHNSON COUNTY, TEXAS
C.C.R.E.C.T. = COUNTY CLERK RECORDS, ELLIS COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
D.R.E.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
B.T.L. = BUILD TO LINE
U.E. = UTILITY EASEMENT

BLOCK 6 = BLOCK NUMBERS
⑥ = LOT NUMBERS
X = "X" LOT

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C1	3° 27' 44"	5699.58'	172.25'	344.40'	S9° 48' 00"W	344.35'
C2	93° 33' 46"	50.00'	53.21'	81.65'	N43° 13' 08"W	72.87'
C3	35° 37' 46"	121.34'	38.99'	75.46'	N12° 21' 41"W	74.25'
C4	18° 57' 04"	49.00'	8.18'	16.21'	N20° 17' 14"W	16.13'
C5	5° 30' 10"	105.82'	5.09'	10.16'	N17° 04' 32"W	10.16'
C6	12° 00' 10"	470.13'	49.42'	98.49'	N18° 02' 37"W	98.31'
C7	33° 45' 04"	50.00'	15.17'	29.45'	N40° 55' 14"W	29.03'
C8	31° 47' 39"	87.00'	24.78'	48.28'	N41° 53' 56"W	47.66'
C9	8° 45' 37"	190.50'	14.59'	29.13'	N37° 55' 15"W	29.10'
C10	2° 52' 10"	2970.00'	74.39'	148.74'	S49° 12' 37"W	148.72'
C11	81° 48' 49"	360.54'	312.39'	514.83'	S2° 20' 24"E	472.19'
C12	73° 06' 39"	360.54'	267.33'	460.06'	N87° 59' 27"W	429.48'
C13	4° 23' 39"	964.09'	36.99'	73.94'	N50° 04' 49"W	73.92'
C14	6° 42' 25"	530.00'	31.06'	62.04'	N48° 54' 38"W	62.00'
C15	27° 19' 41"	112.00'	27.23'	53.42'	N53° 39' 14"W	52.92'
C16	4° 07' 37"	610.00'	21.98'	43.94'	N41° 09' 12"E	43.93'
C17	6° 50' 47"	374.00'	22.37'	44.69'	S49° 57' 10"E	44.66'
C18	3° 57' 38"	3030.00'	104.77'	209.45'	N44° 06' 40"E	209.41'
C19	3° 13' 48"	3030.00'	85.43'	170.82'	N49° 01' 48"E	170.79'
C20	7° 32' 25"	490.00'	32.29'	64.49'	N56° 49' 59"E	64.44'
C21	171° 48' 41"	274.54'	3835.41'	823.27'	N42° 39' 32"E	547.69'
C22	5° 36' 53"	2970.00'	145.64'	291.05'	S42° 55' 24"W	290.94'
C23	1° 16' 18"	3030.00'	33.63'	67.25'	S41° 29' 42"W	67.25'
C24	4° 22' 03"	1030.00'	39.28'	78.51'	N50° 04' 49"W	78.49'
C25	7° 08' 08"	470.00'	29.30'	58.53'	N48° 41' 46"W	58.50'
C26	1° 58' 39"	88.00'	1.52'	3.04'	N20° 28' 23"W	3.04'
C27	20° 30' 20"	112.00'	20.26'	40.08'	N29° 44' 14"W	39.87'

Line Table		
LINE #	LENGTH	DIRECTION
L1	275.60'	S89° 59' 59"W
L2	135.36'	N42° 18' 04"W
L3	52.62'	N39° 34' 40"W
L4	30.00'	N42° 09' 04"W
L5	83.61'	S50° 38' 42"W
L6	14.03'	S2° 12' 58"W
L7	9.18'	S43° 14' 48"E
L8	14.81'	S2° 51' 38"E
L9	316.81'	S45° 05' 03"E
L10	43.01'	S45° 42' 55"W
L11	317.78'	N45° 04' 51"W
L12	43.04'	S47° 00' 37"W
L13	15.29'	N85° 12' 37"W
L14	2.33'	N51° 15' 02"W
L15	14.20'	S84° 53' 45"W
L16	306.15'	S40° 06' 57"W
L17	14.14'	S4° 53' 03"E
L18	86.00'	S40° 06' 57"W
L19	14.14'	S85° 06' 57"W
L20	291.74'	S40° 06' 57"W
L21	60.30'	N55° 35' 47"W
L22	91.61'	N40° 06' 57"E
L23	14.23'	N4° 31' 07"W
L24	3.32'	N49° 09' 12"W
L25	50.00'	N40° 50' 48"E

Line Table		
LINE #	LENGTH	DIRECTION
L26	2.68'	S49° 09' 12"E
L27	14.05'	N85° 28' 53"E
L28	566.28'	N40° 06' 57"E
L29	14.14'	N4° 53' 03"W
L30	50.00'	N40° 06' 57"E
L31	14.14'	N85° 06' 57"E
L32	216.20'	N40° 06' 57"E
L33	14.39'	N3° 53' 25"W
L34	5.00'	N39° 59' 24"W
L35	80.00'	N50° 00' 36"E
L36	10.48'	N39° 59' 24"W
L37	14.70'	N2° 43' 22"E
L38	18.63'	N44° 05' 30"E
L39	5.78'	S53° 22' 34"E
L40	459.24'	S46° 31' 46"E
L41	14.21'	N1° 28' 10"E
L42	50.00'	N46° 45' 12"E
L43	14.21'	S87° 57' 47"E
L44	2.35'	N50° 38' 42"E
L45	13.77'	N4° 10' 19"E
L46	50.00'	N47° 41' 56"E
L47	2.57'	S42° 18' 04"E
L48	14.50'	S85° 49' 41"E
L49	175.15'	N50° 38' 42"E
L50	14.14'	N5° 38' 42"E

Line Table		
LINE #	LENGTH	DIRECTION
L51	50.00'	N50° 38' 42"E
L52	14.14'	S84° 21' 18"E
L53	251.00'	N50° 38' 42"E
L54	99.45'	N28° 23' 06"W
L55	118.12'	N43° 04' 45"W
L56	104.55'	N48° 49' 57"W
L57	95.32'	N60° 36' 11"E
L58	14.14'	S74° 23' 49"E
L59	338.15'	S29° 23' 49"E
L60	115.09'	S30° 04' 40"E
L61	54.93'	S29° 34' 45"E
L62	15.30'	S10° 31' 58"W
L63	10.34'	S50° 38' 42"W
L64	60.00'	S39° 21' 18"E
L65	12.89'	S79° 28' 02"E
L66	401.40'	S29° 34' 45"E
L67	139.36'	S11° 03' 24"E
L68	51.71'	N50° 38' 42"E
L69	14.03'	N88° 42' 35"W
L70	9.18'	N43° 14' 48"W
L71	14.07'	S5° 10' 16"E
L72	13.98'	S86° 26' 02"W
L73	5.00'	N39° 59' 24"W

NOTES:

1. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOODPLAIN OR FLOOD PRONE AREA, ACCORDING TO JOHNSON COUNTY FLOOD INSURANCE RATE MAP No. 48251C0125J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012.

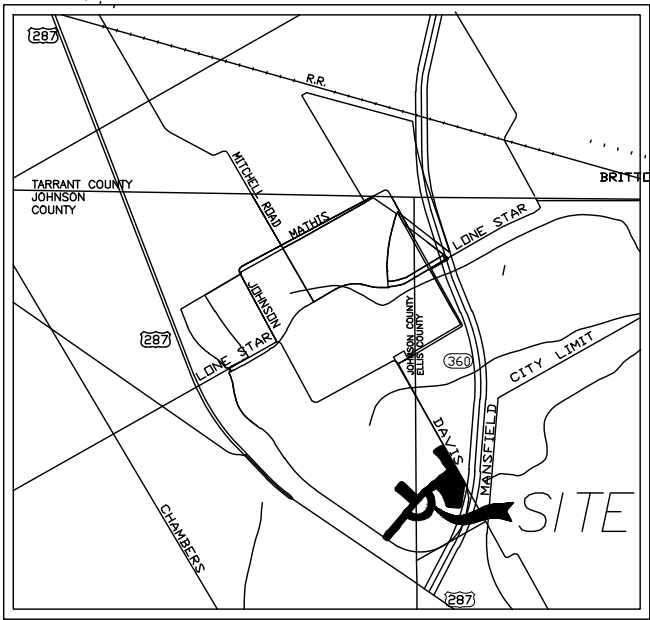
2. NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

3. ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.

4. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (1983–2011) GRID BEARINGS.

5. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, THE "X" LOTS NOT DESIGNATED AS PUBLIC PARK LAND, SCREENING WALLS AND FENCES, ENTRY FEATURES, ANY LANDSCAPING IN PUBLIC RIGHT-OF-WAY (INCLUDING STREET TREES), MEDIANS, AND LANDSCAPE BUFFERS.

6. "X" LOTS WITHIN BLOCKS 1 AND 2 SHALL BE DESIGNATED AS A UTILITY EASEMENT, DRAINAGE EASEMENT, AND ARE NON-BUILDABLE LOTS.



VICINITY MAP
(NOT TO SCALE)

FINAL PLAT
Southpointe Phase 9

JULIAN FIELD STREET
LARGENT WAY
WAGON PLACE
RIGHT-OF-WAY DEDICATION
LOTS 1X, 2X, BLOCK 1
LOT 1X, BLOCK 2, LOT 1X, BLOCK 3

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City Of Mansfield
SD#26-011

3 Open Space Lots
1 City Park Lot

8/27/2026

OWNER:
IPRR SOUTH POINTE-9, LLC.
NORTH ROCK REAL ESTATE, LLC
6723 WEAVER ROAD, SUITE 108
ROCKFORD, IL 61114
TEL: (815) 387-3183
Email: DAVIDBRANCH@NROCK.COM

ENGINEER:
GRAHAM ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
TEL:(817) 640-8535
FAX:(817) 633-5240



CASE_NO.

SHEET 3 OF 4

LEGAL DESCRIPTION

WHEREAS, IPRR SOUTHPOINTE–9, LLC., acting by and through the undersigned, it's duly authorized agent, is the sole owner of a 18.37 acre tract of land located in the Seth M. Blair Survey, Abstract No. 72, City of Mansfield, Johnson County and Abstract No. 135, City of Mansfield, Ellis County, and recorded in Instrument No. 2021–40630, Deed Records, Johnson County, Texas, and recorded in Instrument No. 2147808, Deed Records, Ellis County, Texas.

Being a 18.68 acre tract of land located in the Seth M. Blair Survey, Abstract No. 72, City of Mansfield, Johnson County and Abstract No. 135, City of Mansfield, Ellis County, and recorded in Instrument No. 2021–40630, Deed Records, Johnson County, Texas, and recorded in Instrument No. 2147808, Deed Records, Ellis County, Texas, being more particularly described as follows:

BEGINNING at a found TxDot Monument, being in the existing west right–of–way line of State Highway 360 (having a variable width right–of–way), being the beginning of a curve to the right having a radius of 5699.58 feet, a central angle of 3°27'44", and a long chord which bears South 09°48'00" West, 344.35 feet;

THENCE along said existing west right–of–way line of State Highway 360, and along said curve to the right, an arc distance of 344.40 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC" ("GAI");

THENCE South 89°59'59" West, a distance of 275.60 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 50.00 feet, a central angle of 93°33'46", and a long chord which bears North 43°13'08" West, 72.87 feet;

THENCE along said curve to the right, an arc distance of 81.65 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a curve to the left having a radius of 121.34 feet, a central angle of 35°37'46", and a long chord which bears North 12°21'41" West, 74.25 feet;

THENCE along said curve to the left, an arc distance of 75.46 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a curve to the right having a radius of 49.00 feet, a central angle of 18°57'04", and a long chord which bears North 20°17'14" West, 16.13 feet;

THENCE along said curve to the right, an arc distance of 16.21 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a curve to the left having a radius of 105.82 feet, a central angle of 5°30'10", and a long chord which bears North 17°04'32" West, 10.16 feet;

THENCE along said curve to the left, an arc distance of 10.16 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a curve to the left having a radius of 470.13 feet, a central angle of 12°00'10", and a long chord which bears North 18°02'37" West, 98.31 feet;

THENCE along said curve to the left, an arc distance of 98.49 feet to a set 1/2 inch iron rod with (GAI) cap, for the point of compound curvature of a curve to the left having a radius of 50.00 feet, a central angle of 33°45'04", and a long chord which bears North 40°55'14" West, 29.03 feet;

THENCE along said curve to the left, an arc distance of 29.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the point of reverse curvature of a curve to the right having a radius of 87.00 feet, a central angle of 31°47'39", and a long chord which bears North 41°53'56" West, 47.66 feet;

THENCE along said curve to the right, an arc distance of 48.28 feet to set 1/2 inch iron rod with (GAI) cap, a for the beginning of a curve to the left having a radius of 190.50 feet, a central angle of 8°45'37", and a long chord which bears North 37°55'15" West, 29.10 feet;

THENCE along said curve to the left, an arc distance of 29.13 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 42°18'04" West, a distance of 135.36 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 39°34'40" West, a distance of 52.62 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 42°09'04" West, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 50°38'42" West, a distance of 83.61 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 2970.00 feet, a central angle of 2°52'10", and a long chord which bears South 49°12'37" West, 148.72 feet;

THENCE along said curve to the left, an arc distance of 148.74 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 02°12'58" West, a distance of 14.03 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 43°14'48" East, a distance of 9.18 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 360.54 feet, a central angle of 81°48'49", and a long chord which bears South 02°20'24" East, 472.19 feet;

THENCE along said tangent curve to the right, an arc distance of 514.83 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 02°51'38" East, a distance of 14.81 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 45°05'03" East, a distance of 316.81 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 45°42'55" West, a distance of 43.01 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 45°04'51" West, a distance of 317.78 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 47°00'37" West, a distance of 43.04 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 85°12'37" West, a distance of 15.29 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the right having a radius of 360.54 feet and a central angle of 73°06'39" and a long chord which bears North 87°59'27" West, 429.48 feet;

THENCE along said non–tangent curve to the right an arc distance of 460.06 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 51°15'02" West, a distance of 2.33 feet to a set 1/2 inch

iron rod with (GAI) cap;

THENCE South 84°53'45" West, a distance of 14.20 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 40°06'57" West, a distance of 306.15 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°53'03" East, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 40°06'57" West, a distance of 86.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 85°06'57" West, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 40°06'57" West, a distance of 291.74 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°35'47" West, a distance of 60.30 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 40°06'57" East, a distance of 91.61 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 04°31'07" West, a distance of 14.23 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 49°09'12" West, a distance of 3.32 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 40°50'48" East, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 49°09'12" East, a distance of 2.68 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 85°28'53" East, a distance of 14.05 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 40°06'57" East, a distance of 566.28 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 04°53'03" West, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 40°06'57" East, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 85°06'57" East, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 40°06'57" East, a distance of 216.20 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 03°53'25" West, a distance of 14.39 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 47°53'48" West, a distance of 300.14 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the left having a radius of 964.09 feet and a central angle of 4°23'39" and a long chord which bears North 50°04'49" West, 73.92 feet;

THENCE along said non–tangent curve to the left an arc distance of 73.94 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a reverse curve to the right having a radius of 530.00 feet, a central angle of 6°42'25", and a long chord which bears North 48°54'38" West, 62.00 feet;

THENCE along said reverse curve to the right, an arc distance of 62.04 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a compound curve to the right having a radius of 112.00 feet, a central angle of 27°19'41", and a long chord which bears North 53°39'14" West, 52.92 feet;

THENCE along said compound curve to the right, an arc distance of 53.42 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 39°59'24" West, a distance of 5.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 50°00'36" East, a distance of 80.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 39°59'24" West, a distance of 10.48 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 02°43'22" East, a distance of 14.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 44°05'30" East, a distance of 18.63 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the left having a radius of 610.00 feet and a central angle of 4°07'37" and a long chord which bears North 41°09'12" East, 43.93 feet;

THENCE along said non–tangent curve to the left an arc distance of 43.94 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 53°22'34" East, a distance of 5.78 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 374.00 feet, a central angle of 6°50'47", and a long chord which bears South 49°57'10" East, 44.66 feet;

THENCE along said tangent curve to the right, an arc distance of 44.69 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 46°31'46" East, a distance of 459.24 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the right having a radius of 3030.00 feet and a central angle of 3°57'38", and a long chord which bears North 44°06'40" East, 209.41 feet;

THENCE along said curve to the right an arc distance of 209.45 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 01°28'10" East, a distance of 14.21 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 46°45'12" East, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 87°57'47" East, a distance of 14.21 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the right having a radius of 3030.00 feet and a central angle of 3°13'48" and a long chord which bears North 49°01'48" East, 170.79 feet;

THENCE along said non–tangent curve to the right an arc distance of 170.82 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 50°38'42" East, a distance of 2.35 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 04°10'19" East, a distance of 13.77 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 47°41'56" East, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 42°18'04" East, a distance of 2.57 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 85°49'41" East, a distance of 14.50 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 50°38'42" East, a distance of 175.15 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 05°38'42" East, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 50°38'42" East, a distance of 50.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 84°21'18" East, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 50°38'42" East, a distance of 251.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 39°21'18" West, a distance of 227.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 28°23'06" West, a distance of 99.45 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 43°04'45" West, a distance of 118.12 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 48°49'57" West, a distance of 104.55 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a non–tangent curve to the right having a radius of 490.00 feet and a central angle of 7°32'25", and a long chord which bears North 56°49'59" East, 64.44 feet;

THENCE along said non–tangent curve to the right an arc distance of 64.49 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 60°36'11" East, a distance of 95.32 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 74°23'49" East, a distance of 14.14 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 29°23'49" East, a distance of 338.15 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 30°04'40" East, a distance of 115.09 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 29°34'45" East, a distance of 54.93 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 10°31'58" West, a distance of 15.30 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 50°38'42" West, a distance of 10.34 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 39°21'18" East, a distance of 60.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°28'02" East, a distance of 12.89 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 29°34'45" East, a distance of 401.10 feet to set 1/2 inch iron rod with (GAI) cap, being a point in said existing west right–of–way line of State Highway 360;

THENCE South 11°03'24" East, along said existing west right–of–way line of State Highway 360, a distance of 139.36 feet to the POINT OF BEGINNING and CONTAINING 813,652 square feet, 18.68 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, IPRR SOUTH POINT–9, LLC, being the sole owner of the above described parcel, acting by and through the undersigned, it's duly authorized agent, does hereby adopt the herein above described property as Southpointe Phase 9, an addition to the City of Mansfield, Johnson and Ellis Counties, Texas and does dedicate to the public use the streets, easements and parkland as shown thereon.

Signature

STATE OF

COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared know to me the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 20

Notary Public, State of

My commission expires:

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Michael L. Peterson, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me,

Michael L. Peterson
Texas Registration No. 5999

Date: , 20

STATE OF TEXAS §
COUNTY OF TARRANT§

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael L. Peterson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , 20

Notary Public, State of

My commission expires:

PLAT FILED	, 20
INSTRUMENT No.	–
DRAWER	, SLIDE
APRIL LONG, JOHNSON COUNTY CLERK	
BY	DEPUTY CLERK

FINAL PLAT
Southpointe Phase 9
JULIAN FIELD STREET
LARGENT WAY
WAGON PLACE
RIGHT–OF–WAY DEDICATION
LOTS 1X, 2X, BLOCK 1
LOT 1X, BLOCK 2, LOT 1X, BLOCK 3

18.68 Acres of Land
Seth M. Blair Survey, Abstract No. 72,
Johnson County, Texas and the
Seth M. Blair Survey, Abstract No. 135
Ellis County, Texas
City Of Mansfield
SD#26–011

3 Open Space Lots
1 City Park Lot

8/27/2026



CASE_NO.

SHEET 4 OF 4

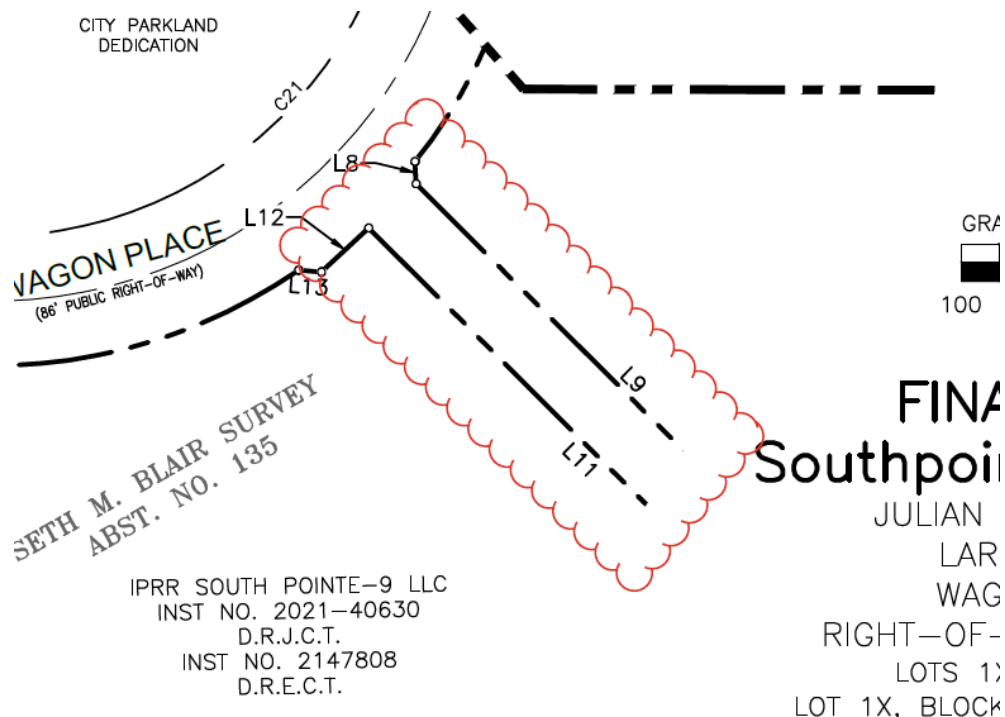


Development Review Committee Comments |
9/21/26
Case: SD#26-011
Final Plat of Southpointe Phase 9

WRITTEN STATEMENT OF CONDITIONS

The city received this plat on September 2, 2026. The Development Review Committee reviewed this plat on September 18, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the case number (SD#26-011) under the title block. *Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)*
2. Label the lot number for Lot 1X, Block 2, on the graphic. *Subdivision Control Ordinance §2.02(G)(13) (Requirements for lot numbers)*
3. Remove the stub shown south of Wagon Place. Lines 9, 10, and 11 describe a private access easement and should not be part of the dedicated right-of-way on this plat. Ensure that the legal description closes correctly and correct the key map. *Subdivision Control Ordinance §2.02(G)(18) (Requirements for rights-of-way)*



4. Correct the spelling of Julian **Feild** Street on the plat and in the title block. *Subdivision Control Ordinance §2.02(G)(19) (Requirements for street names)*

5. Print the owner's or authorized representative's name and title (owner, president, managing partner, etc.) under the signature block in the Owner's Dedication Statement. ***Subdivision Control Ordinance §2.04(C)(5) (Requirements for dedication statements)***

Print name, Title

6. Johnson County records each sheet separately. Add a Johnson County filing block on each sheet. ***Subdivision Control Ordinance §2.04(C)(7) (Requirements for filing blocks)***

PLAT FILED _____, 20__
INSTRUMENT#: _____ - _____
DRAWER _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY _____ DEPUTY CLERK

7. The CAD file does not align properly with the City's geographic information system. Submit a DWG of the plat using NAD 83, grid coordinates. ***Subdivision Control Ordinance §2.09(B) (Requirements for ties to monuments)***
8. The right-of-way dedications shown on this plat are dependent on the right-of-way dedication for Matlock Road Phase 4. This plat cannot be filed until the final plat establishing the Matlock Road Phase 4 right-of-way dedication has been filed. ***Subdivision Control Ordinance §11(A) (Requirements for streets and utilities to serve a subdivision)***



City of Mansfield Staff Report

Item ID: 26-2776

Agenda Date: October 1, 2026

Title

Consideration of a request from Maverick Development Partners, LLC for a Preliminary Plat of Lot 1, Block 1, and Lot 1, Block 2, 311 Smith Street Multi-Family Addition, being 10.961 acres located at 301, 302, 305, and 309 Smith Street (SD#26-027)

Description/History

The subject property is approximately 10.961 acres addressed at 301, 302, 305, and 309 Smith Street. The property is currently zoned D, Downtown District, and is within the D3 Urban Center Zone and the TOD Transit Overlay District.

A detailed site plan for the proposed Lot 1, Block 1, on the east side of Smith Street was approved by the Development Review Committee (DRC) on June 19, 2026, for a mixed-use development including 389 apartment units and 10,000 square feet of commercial space. Lot 1, Block 2, on the west side of Smith Street is reserved for future commercial development.

The preliminary plat substantially complies with the approved site plan. The plat also shows a proposed realignment of Smith Street to accommodate the new development, a common access easement to provide a connection to North Main Street, and drainage and utility easements needed to serve the development.

Staff Analysis

Although this request is for approval of a preliminary plat, it involves replatting four existing lots in the Rountree Addition. A preliminary plat is a conceptual document that establishes the proposed layout of a subdivision, including lot configurations, streets, and utilities. A preliminary plat is not recorded with the county.

This plat is also a replat that modifies an existing recorded plat by rearranging all or a portion of one or more previously platted lots or by combining platted and unplatted property.

This request does not propose any changes to the zoning, land use, or development standards previously approved for the property.

The Development Review Committee reviewed the preliminary plat and provided written conditions that must be addressed before an application for a final plat Lot 1, Block 1, may be submitted. Those conditions include technical revisions to the easements and adding the case number.

A detailed site plan must be approved for the future development of Lot 1, Block 2, prior to the submittal of a final plat for that lot.

Next Steps

If the Planning and Zoning Commission approves the preliminary 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 accepting an

application for a final plat for Lot 1, Block 1.

Strategic Initiative

Focus on the Future

Provide a Safe Community

Recommendation

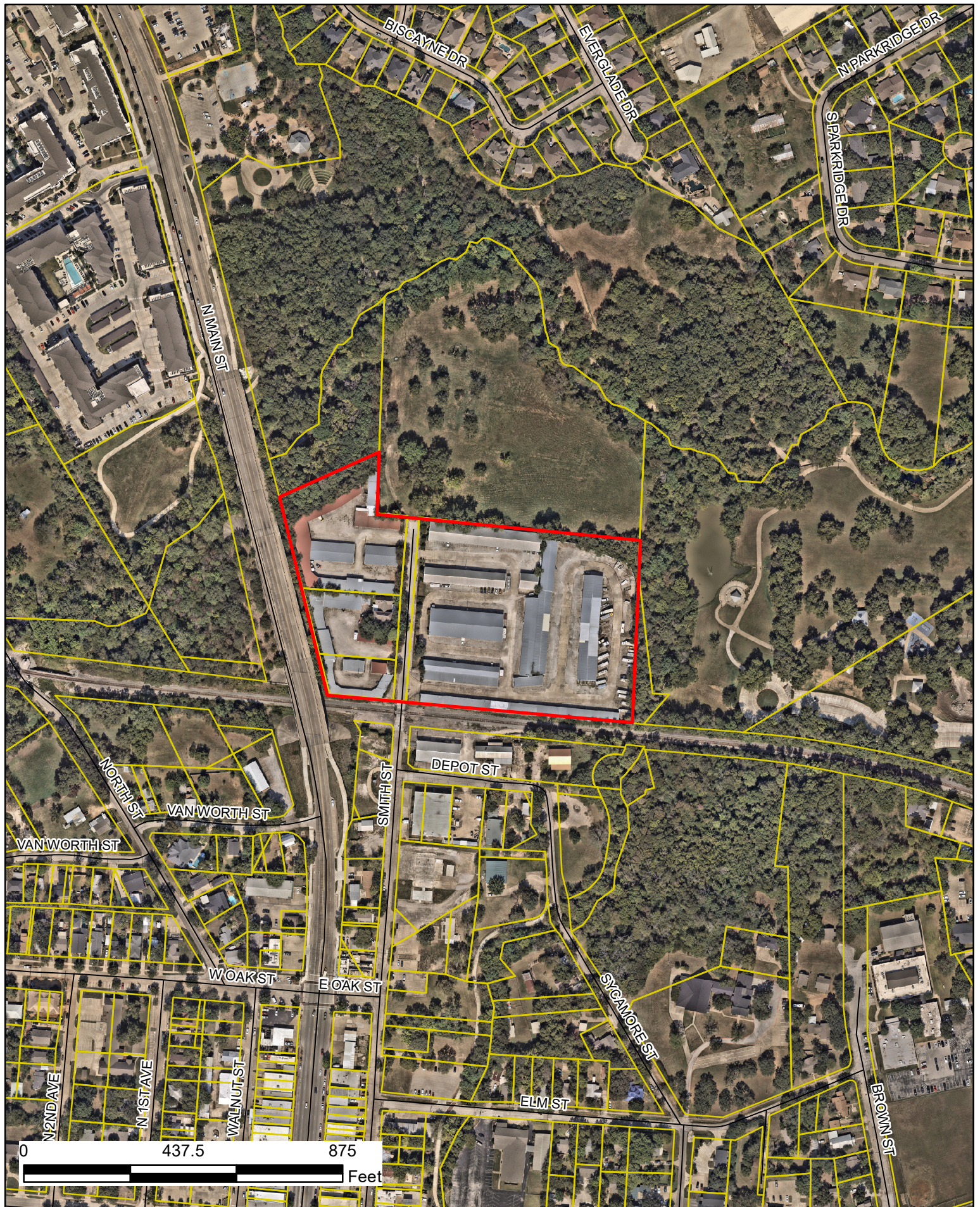
The Development Review Committee recommends approval of the preliminary plat with the written conditions provided in Exhibit A. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local Government Code.

Funding Source

N/A

Prepared By

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



SHEET 07/2025, 10:47 AM
DRAWN BY: SAH CONNELLEY
CHECKED BY: SAH CONNELLEY
DATE: 07/2025
PROJECT: 100011002.00 Mansfield, Development: mansfield-001, LSC: 001020, SHEET: 00102.00, CADD: Overall Site Plan, Rev: 04

Unit Type	A1	A2	A3					B1	B2										B3	
Total Units per Type	43	115	33					22	59										57	
Unit Type	A1a	A2	A3	A3a	A3b	A3c	A3d	B1	B2	B2a	B2b	B2c	B2d	B2e	B2f	B2g	B3	B3a	B3b	
Unit Bed Count	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	
Amenity SF	709	709	774	858	859	891	894	1143	1217	1237	1238	1239	1258	1264	1264	1459	1388	1381	969	
Balcony, SF	26	27	46	40	55	55	75	43	55	69	100	56	63	126	61	85	73	73	76	
Level 1	7	0	16	4	5	2	0	3	1	0	0	1	1	1	4	0	1	1	7	50
Level 2	8	1	24	6	5	2	0	4	1	0	1	1	1	1	4	0	1	1	10	76
Level 3	8	1	25	9	10	2	1	5	1	1	1	1	1	1	4	1	1	1	10	86
Level 4	8	1	25	9	10	2	1	5	1	1	1	1	1	1	4	1	1	1	10	86
Level 5	8	1	25	9	10	2	1	5	1	1	1	1	1	1	4	0	1	1	10	85
Unit Totals	39	4	115	36	40	10	3	22	5	3	4	5	0	5	30	2	5	5	47	383
Unit SF Totals	27300	2800	89010	30810	34360	8910	2682	25146	6085	3711	4052	6195	6290	8020	38520	2918	9840		45543	51047
Unit Balcony Totals	1014	100	5200	1440	2200	550	225	206	946	275	180	400	280	315	630	1850	170	385		20992
Level 1	4900	0	12364	3424	4206	1762	0	0	3426	1217	0	0	1239	1258	1264	7794	0	1368		6763
Level 2	5900	700	16576	6848	4295	1762	0	957	4572	1217	0	0	1238	1258	1264	7794	0	1368		6900
Level 3	5800	700	16500	6848	4295	1762	894	957	5715	1217	1237	1238	1239	1258	1264	7794	1459	1368		9500
Level 4	5900	700	16350	6848	4295	1762	894	957	5715	1217	1237	1238	1239	1258	1264	7794	1459	1368		9500
Level 5	5800	700	16350	6848	4295	1762	894	957	5715	1217	1237	1238	1239	1258	1264	7794	0	1368		9500

Summary Residential			
Total Gross MF Rental Area	Total Net MF Rental Area		Avg Unit Size
118,296 sf	352,226 sf		905 sf
Unit Mix	Total Unit Count		
	251	One Bed Units	138
Percentage	65%	Two Bed Units	35%
	389		

Total Building Calculations							Circulation/ Mech.	Gross SF
	Unit Net SF	Retail SF	Amenity SF	Rentable Storage	Leasing SF	Rentable SF		
Level 1	51047	10000	18491	570	2147	82255	16517	98772
Level 2	68308	0	1762	637	0	70707	25511	96218
Level 3	78110	0	0	516	0	78626	25390	104016
Level 4	78110	0	0	516	0	78626	25390	104016
Level 5	76651	0	1352	516	0	78519	25488	104007
SF Totals:	352226	10000	21605	2755	2147	388733	118296	507029

- NOTES:
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 - ALL NEW ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANSFIELD ENGINEERING DESIGN MANUAL.
 - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.

0 25' 50' 100'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PAVT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- ZONE "X" SHADED
- ZONE "AE"
- REGULATORY FLOODWAY

APPROVED SITE PLAN

PARKING DATA:	
PROVIDED:	
TYPE	SPACES
GARAGE COMPACT SPACES	36 SPACES
GARAGE ADA SPACES	13 SPACES
GARAGE EV SPACES	5 SPACES
GARAGE FULL SIZE (9'X18') SPACES	545 SPACES
ON-STREET PARKING	17 SPACES
TOTAL PROVIDED PARKING:	618 SPACES

PHASE 1 LOT COVERAGE:	
PHASE 1 BUILDING AREA:	
BUILDING ONE	86,439 SF
BUILDING TWO	14,628 SF
PARKING GARAGE	36,864 SF
TOTAL BUILDING COVERAGE:	137,932 SF
TOTAL PHASE 1 SITE AREA	289,125 SF
LOT COVERAGE PERCENTAGE	47.7%

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

FIRM NO. FJ-5985

214.307.4767

WGI.
WGInc.com

8144 WALNUT HILL LANE, SUITE 340, DALLAS, TEXAS 75231

PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

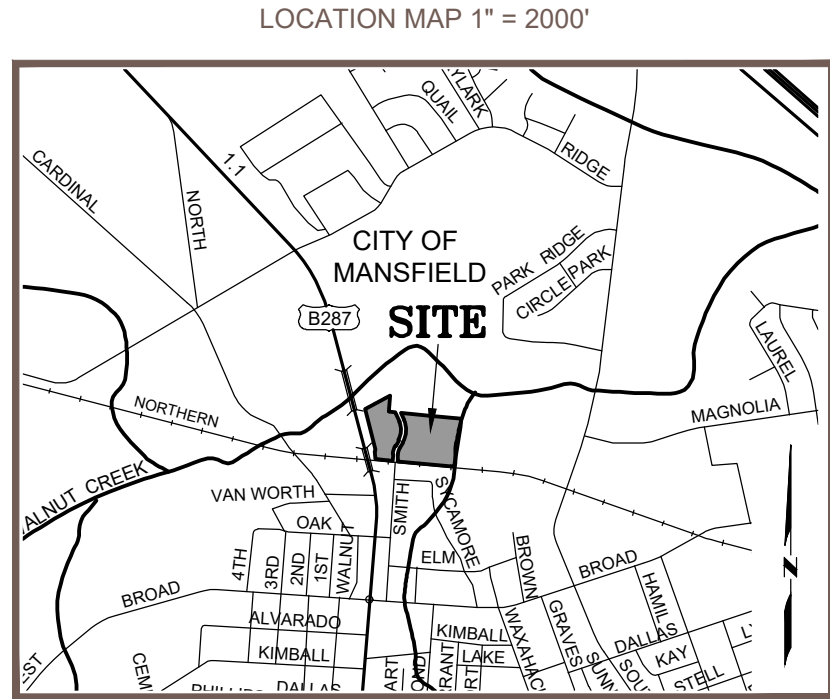
PREPARED UNDER THE
SUPERVISION OF
WGI, INC.
ON 2026-05-07

311 SMITH STREET MULTIFAMILY
311 SMITH STREET
MANSFIELD, TARRANT COUNTY, TX 76063

OVERALL SITE PLAN

APPROVED

SHEET
CS100
06 OF 24
DS 25-013



LEGEND	
—	PROPERTY BOUNDARY LINE
- - -	PROPERTY ADJOINER LINE
- - -	EXISTING EASEMENT LINE
●	IRON ROD FOUND (1/2" OR AS NOTED)
○	IRON ROD WITH CAP STAMPED "CHA BOUNDARY POINT" SET
■	MAG NAIL FOUND
▲	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
△	SURVEY CONTROL POINT
(....)	RECORD INFORMATION FOR SUBJECT DEED/PLAT
(....)	RECORD INFORMATION FOR ADJACENT PROPERTIES
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
CAB./HNG.	CABINET, HANGER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
T.C.A.D.	TARRANT COUNTY APPRAISAL DISTRICT
FFE.	FINISH FLOOR ELEVATION
P.O.B.	POINT OF BEGINNING

LOT SUMMARY TABLE:		
LOT 1, BLOCK 1 -	6.646 ACRES(S)	(289,500 SQ. FT.)
LOT 1, BLOCK 2 -	3.702 ACRES(S)	(161,251 SQ. FT.)
SMITH STREET R.O.W. -	0.634 ACRES(S)	(26,726 SQ. FT.)
TOTAL =	10.961 ACRES	(477,477 SQ. FT.)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, NORTH CENTRAL ZONE (4202). NAD83, ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "CHA CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS NORTH CENTRAL - 4202) AND ELEVATIONS (NAVD88) ARE SHOWN HEREON.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X (SHADED) - 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, SPECIAL FLOOD HAZARD ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SPECIAL FLOOD HAZARD AREAS - ZONE AE - REGULATORY FLOODWAY, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 484300400K THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 25, 2009. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

GENERAL NOTES:
1. THE EASEMENT DOCUMENT RECORDED IN VOLUME 3532, PAGE 381 (D.R.T.C.T.) DOES NOT CONTAIN A METES AND BOUNDS DESCRIPTION OF THE EASEMENT AREA. EASEMENT LINEWORK SHOWN HEREON IS SCALED FROM THE RECORDED PLAT OF ROUNTEE ADDITION, RECORDED IN CABINET A, HANGER 771 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.
2. 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.
3. TARRANT COUNTY PERMITS REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS SUBDIVISION, AS APPLICABLE, INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY, DRIVEWAY ACCESS TO PUBLIC ROADS, DEVELOPMENT WITHIN A DESIGNATED FLOODPLAIN, SALVAGE YARDS, STORMWATER MITIGATION, AND ON-SITE SEWAGE SYSTEMS.

FIELD NOTES:
DESCRIPTION OF 10.961 ACRES (477,477 SQ. FT.) OF LAND LOCATED IN THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 1, ROUNTEE ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 1635 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID LOT 3, BLOCK 1, ROUNTEE ADDITION HAVING BEEN CONVEYED (AS "TRACT 2") TO DT DEV PHASE 2, LLC IN DOCUMENT NO. D225096990 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), ALL OF LOT 1, BLOCK 1, ROUNTEE ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 771 (P.R.T.C.T.), SAID LOT 1, BLOCK 1, ROUNTEE ADDITION HAVING BEEN CONVEYED TO DT DEV PHASE 2, LLC IN DOCUMENT NO. D225096989 (O.P.R.T.C.T.), BEING ALL OF LOT 2, BLOCK 1, ROUNTEE ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 1060 (P.R.T.C.T.), SAME AND EXCEPT A CALLED 2.044 ACRE PORTION OF LOT 2, BLOCK 1, ROUNTEE ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 1060 (P.R.T.C.T.), SAID LOT 2, BLOCK 1, ROUNTEE ADDITION HAVING BEEN CONVEYED (AS "TRACT 1") TO DT DEV PHASE 2, LLC IN DOCUMENT NO. D225096990 (O.P.R.T.C.T.), BEING ALL OF LOT 1-R-1, BLOCK 2, ROUNTEE ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDE 6164 (P.R.T.C.T.), SAID LOT 1-R-1 HAVING BEEN CONVEYED TO MANDEVYMAN P1, LLC IN DOCUMENT NO. D225096879 (O.P.R.T.C.T.), AND BEING ALL THAT PORTION OF SMITH STREET, AN APPARENT PUBLIC ROADWAY OF UNDETERMINED ORIGIN, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED TRACT, TO BE VACATED BY THIS PLAT, SAID 10.961 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN JULY, 2026, UNDER THE SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF N. MAIN STREET U.S. HIGHWAY 287 BUSINESS (ALSO KNOWN AS SPUR 496, RIGHT-OF-WAY VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (RIGHT-OF-WAY VARIES), BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1, ROUNTEE ADDITION, FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** HEREOF;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET U.S. HIGHWAY 287 AND THE WEST LINE OF SAID LOT 3, BLOCK 1, ROUNTEE ADDITION, **NORTH 05°36'43" WEST**, A DISTANCE OF **75.85** FEET TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID LOT 3, BLOCK 1, ROUNTEE ADDITION AND SAID LOT 1, BLOCK 1, ROUNTEE ADDITION;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET U.S. HIGHWAY 287, IN PART WITH THE WEST LINE OF SAID LOT 1, BLOCK 1, ROUNTEE ADDITION AND IN PART WITH THE WEST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 04°13'48" EAST**, A DISTANCE OF **24.89** FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- NORTH 14°10'26" WEST**, A DISTANCE OF **431.32** FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, AND BEING THE SOUTHWEST CORNER OF SAID 2.044 ACRE PORTION OF LOT 2, BLOCK 1, ROUNTEE ADDITION CONVEYED TO MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID N. MAIN STREET U.S. HIGHWAY 287, OVER AND ACROSS SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, AND WITH THE SOUTH LINE OF SAID 2.044 ACRE PORTION OF LOT 2, BLOCK 1, ROUNTEE ADDITION CONVEYED TO MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION, **NORTH 60°35'30" EAST**, A DISTANCE OF **296.16** FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHA" SET FOR THE MOST NORTHERLY CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF A CALLED 10.324 ACRE TRACT CONVEYED TO THE CITY OF MANSFIELD IN DOCUMENT NO. D2192148143 (O.P.R.T.C.T.), BEING THE SOUTHEAST CORNER OF SAID 2.044 ACRE PORTION OF LOT 2, BLOCK 1, ROUNTEE ADDITION CONVEYED TO MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION, AND BEING IN THE EAST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION;

THENCE, WITH THE WEST AND SOUTH LINES OF SAID 10.324 ACRE CITY OF MANSFIELD TRACT AND THE EAST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 03°52'14" WEST**, A DISTANCE OF **169.05** FEET TO A MAG NAIL FOUND FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 10.324 ACRE CITY OF MANSFIELD TRACT, AND BEING AN INTERIOR ELL-CORNER IN THE EAST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, AND
- SOUTH 83°21'44" EAST**, A DISTANCE OF **71.61** FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHA" SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE SOUTH LINE OF SAID 10.324 ACRE CITY OF MANSFIELD TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 10.324 ACRE CITY OF MANSFIELD TRACT, IN PART WITH THE EAST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, IN PART WITH THE NORTHERN TERMINUS OF SAID PORTION OF SMITH STREET BEING VACATED BY THIS PLAT, AND IN PART WITH THE NORTH LINE OF SAID LOT 1-R-1, **SOUTH 83°49'16" EAST**, PASSING AT A DISTANCE OF 6.29 FEET A 3/8-INCH IRON ROD FOUND FOR AN EXTERNAL ELL-CORNER IN THE EAST LINE OF SAID LOT 2, BLOCK 1, ROUNTEE ADDITION, BEING THE NORTHWEST CORNER OF THE NORTHERN TERMINUS OF SAID PORTION OF SMITH STREET BEING VACATED BY THIS PLAT, AND CONTINUING FOR A TOTAL DISTANCE OF **58.14** FEET, IN ALL, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHA" SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE NORTH LINE OF SAID LOT 1-R-1;

THENCE, WITH THE SOUTH LINE OF SAID 10.324 ACRE CITY OF MANSFIELD TRACT AND THE NORTH LINE OF SAID LOT 1-R-1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- SOUTH 83°52'34" EAST**, A DISTANCE OF **330.70** FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- SOUTH 84°50'00" EAST**, A DISTANCE OF **294.31** FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF A CALLED 24.418 ACRE TRACT CONVEYED TO MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION IN VOLUME 10631, PAGE 882 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING THE NORTHEAST CORNER OF SAID LOT 1-R-1;

THENCE, WITH THE WEST LINE OF SAID 24.418 ACRE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION TRACT AND THE EAST LINE OF SAID LOT 1-R-1, **SOUTH 02°49'13" WEST**, A DISTANCE OF **83.51** FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE MOST NORTHERLY CORNER OF A CALLED 0.259 ACRE TRACT CONVEYED TO THE CITY OF MANSFIELD IN VOLUME 11505, PAGE 1777 (D.R.T.C.T.), BEING AN ANGLE POINT IN THE WEST LINE OF SAID 24.418 ACRE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION TRACT, AND BEING AN ANGLE POINT IN THE EAST LINE OF SAID LOT 1-R-1, FROM WHICH A DISTURBED 1/2-INCH IRON ROD WITH ILLIGIBLE CAP FOUND BEARS SOUTH 34°00'59" EAST, A DISTANCE OF 1.04 FEET;

THENCE, WITH THE EAST LINE OF SAID 0.259 ACRE CITY OF MANSFIELD TRACT AND THE EAST LINE OF SAID LOT 1-R-1, **SOUTH 08°47'30" WEST**, A DISTANCE OF **419.38** FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, BEING THE SOUTHWEST CORNER OF SAID 0.259 ACRE CITY OF MANSFIELD TRACT, AND BEING THE SOUTHEAST CORNER OF SAID LOT 1-R-1;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, IN PART WITH THE SOUTH LINE OF SAID LOT 1-R-1, IN PART WITH THE SOUTH LINE OF THE SOUTHERN TERMINUS OF SAID PORTION OF SMITH STREET BEING VACATED BY THIS PLAT, AND IN PART WITH THE SOUTH LINE OF SAID LOT 3, BLOCK 1, ROUNTEE ADDITION, **NORTH 84°29'25" WEST**, PASSING AT A DISTANCE OF 593.86 FEET A 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PORTION OF SMITH STREET BEING VACATED BY THIS PLAT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1-R-1, PASSING AT A DISTANCE OF 643.88 FEET A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PORTION OF SMITH STREET BEING VACATED BY THIS PLAT, AND CONTINUING FOR A TOTAL DISTANCE OF **821.83** FEET, IN ALL, TO THE **POINT OF BEGINNING**, AND CONTAINING 10.961 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

Line Table			Line Table			Record Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N 05°36'43" W	75.85'	L8	S 30°29'36" W	66.81'	(L1)	N 05°50'04" W	76.49'
L2	N 04°13'48" E	24.89'	L9	S 04°04'55" W	68.49'	(L2)	N 04°14'00" E	24.30'
L3	S 03°52'14" W	169.05'	L10	N 04°04'55" E	69.73'	(L3)	S 03°56'02" W	168.82'
L4	S 83°21'44" E	71.61'	L11	N 30°29'36" E	66.81'	(L6)	S 03°19'23" W	83.46'
L5	S 83°49'16" E	58.14'	L12	N 24°30'25" W	82.30'	(L6)	S 03°16'34" W	83.50'
L6	S 02°49'13" W	83.51'	L13	S 84°29'25" E	55.37'	(L13)	S 84°00'00" E	55.37'
L7	S 24°30'25" E	111.97'	L14	N 26°20'02" E	27.21'			

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	196.79'	205.00'	055°00'00"	S 02°59'35" W
C2	92.19'	200.00'	026°24'40"	S 17°17'15" W
C3	69.14'	150.00'	026°24'40"	N 17°17'15" E
C4	244.78'	255.00'	055°00'00"	N 02°59'35" E

[A]
CITY OF MANSFIELD
CALLED 0.259 ACRES
VOL. 11505, PG. 1777
D.R.T.C.T.
ZONING: PR

[B]
CITY OF MANSFIELD
CALLED 0.22 ACRES
("TRACT 3")
DOC. NO. D223198275
O.P.R.T.C.T.

[C]
OWNER: BLESSING FUNERAL HOME
(PER T.C.A.D., NO RECORD
INFORMATION FOUND)

OWNERS:
MANDEVYMAN P1 LLC
4153 HYER STREET, SUITE 2
DALLAS, TEXAS 75205

DT DEV PHASE 2 LLC
4153 HYER STREET, UNIT 2
DALLAS, TEXAS 75205

SURVEYOR:
CHA
1978 S AUSTIN AVE
GEORGETOWN TEXAS, 78628
(512) 930-9412

ENGINEER:
WGI
2727 ALLEN PARKWAY, STE. 1350
HOUSTON, TEXAS, 77019
(832) 730-1901

[1]
SMITH STREET
(50' R.O.W.)
TO BE DEDICATED

[2]
UNION PACIFIC RAILROAD
(R.O.W. VARIES)
NO RECORD

ENGINEER'S CERTIFICATION:
I, ARON TREVIJO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH ALL REQUIREMENT OF CODES OF THE APPLICABLE PERMITTING AGENCIES.

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
CHA
08/19/26

ARON TREVIJO, P.E.
TEXAS REGISTRATION NO. 149489
2727 ALLEN PARKWAY, SUITE 1350
HOUSTON, TX 77019

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT I, PATRICK J. STEVENS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, AND ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

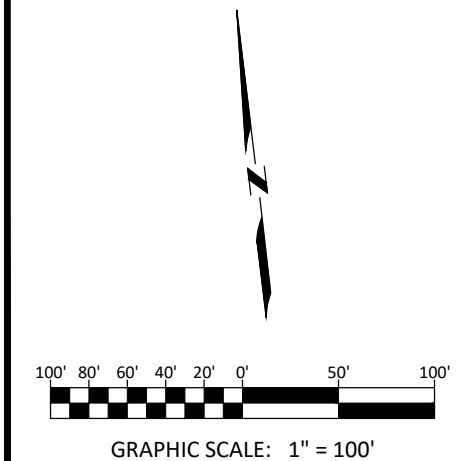
PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
CHA
08/19/26

PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
PHONE 512.930.9412
TBPLS FIRM REG. # 10195013

IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE SURVEYOR, TO REPRODUCE OR ALTER THIS SURVEY DOCUMENT. ANY REPRODUCTION OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR IS PROHIBITED. THE SURVEYOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

**PRELIMINARY PLAT OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2,
311 SMITH STREET MULTI-FAMILY ADDITION
BEING A REVISION OF LOTS 1, 2 AND 3, BLOCK 1,
AND LOT 1-R-1, BLOCK 2, ROUNTEE ADDITION
ACCORDING TO THE PLATS FILED IN CABINET A, SLIDES 771, 1060, 1635, AND 6164, P.R.T.C.T.,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS, 10.961 ACRES**

No.	Submittal / Revision	Appr	By	Date



Designed By:	Drawn By:	Checked By:
KM AM	NB	PRB
Issue Date:	Project No.:	Scale:
07/23/2026	113389	AS SHOWN

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Paul Rountree and wife, Judy Rountree are the owners of a tract of land located in the F.B. WADDELL SURVEY, Abstract No. 1658, City of Mansfield, Tarrant County, Texas according to the deeds recorded in Volume 12451, Page 1255, Volume 11313, Page 94 and Volume 11056, Page 700, and Volume 14407, Page 0021, Deed Records, Tarrant County, Texas, said tracts of land being more particularly described as follows:

Being all of Lot 1-R, Block 2, ROUNTREE ADDITION to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4379, Plat Records, Tarrant County, Texas, together with a tract of land described in deed to Paul Rountree and wife, Judy Rountree as recorded in Volume 14407, Page 0021, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in place at the southwest corner of the said Lot 1-R, Block 2, ROUNTREE ADDITION, said iron rod also being in the east right-of-way line of Smith Street;

THENCE North 04 degrees 36 minutes 14 seconds East along said east right-of-way line, a distance of 339.54 feet to a 1/2" iron rod found in place at the most westerly northwest corner of the aforesaid Lot 1-R, Block 2, said iron rod also being the southwest corner of the said Rountree tract;

THENCE North 04 degrees 27 minutes 39 seconds East continuing along the east right-of-way line of Smith Street, a distance of 164.70 feet to a 1/2" iron rod found at the end of said Smith Street, said iron rod being the northwest corner of the said Rountree tract, said iron rod also being in the south line of a tract of land described in deed to Randall A. Napier as recorded in Volume 11939, Page 163, Deed Records, Tarrant County, Texas;

THENCE South 83 degrees 19 minutes 03 seconds East along the south line of said Napier tract, a distance of 332.60 feet to a 1/2" iron rod found in place at the northeast corner of the aforesaid Rountree tract and the most northerly northwest corner of the aforesaid Lot 1-R, Block 2, ROUNTREE ADDITION;

THENCE South 84 degrees 19 minutes 32 seconds East continuing along the south line of the said Napier tract, a distance of 294.05 feet to a 1/2" iron rod found in place at the northeast corner of said Lot 1-R, Block 2;

THENCE South 03 degrees 19 minutes 23 seconds West, 83.46 feet to a 1/2" iron rod found in place;

THENCE South 09 degrees 17 minutes 40 seconds West, 419.12 feet to a 1/2" iron rod found in place at the southeast corner of said Lot 1-R, Block 2;

THENCE North 84 degrees 00 minutes 00 seconds West, 593.73 feet to the Place of Beginning and containing 7.066 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That we, Paul Rountree and Judy Rountree, do hereby adopt this plat designating the herein above referenced property as Lot 1-R-1, Block 2, ROUNTREE ADDITION to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND AT MANSFIELD, TARRANT COUNTY, TEXAS, THIS

THE 25th DAY OF August, 2000.

Paul Rountree

Paul Rountree

Judy Rountree

Judy Rountree

STATE OF TEXAS
COUNTY OF TARRANT

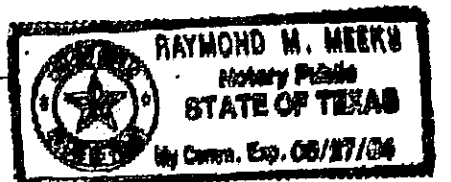
Before me, the undersigned authority, on this day personally appeared Paul Rountree and Judy Rountree, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office the 25th day

of August, 2000.

Glenn W. Miller

Notary Public, State of Texas



My commission expires

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

Glenn W. Miller, R.P.L.S.
State of Texas No. 4223



FINAL PLAT
LOT 1-R-1, BLOCK 2,
ROUNTREE ADDITION
TO THE CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS,

BEING A REVISION OF LOT 1-R, BLOCK 2, ROUNTREE ADDITION TO THE CITY OF MANSFIELD ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4379, PLAT RECORDS, TARRANT COUNTY, TEXAS, TOGETHER WITH 1.215 ACRES OF LAND LOCATED IN THE F.B. WADDELL SURVEY, ABSTRACT NO. 1658, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

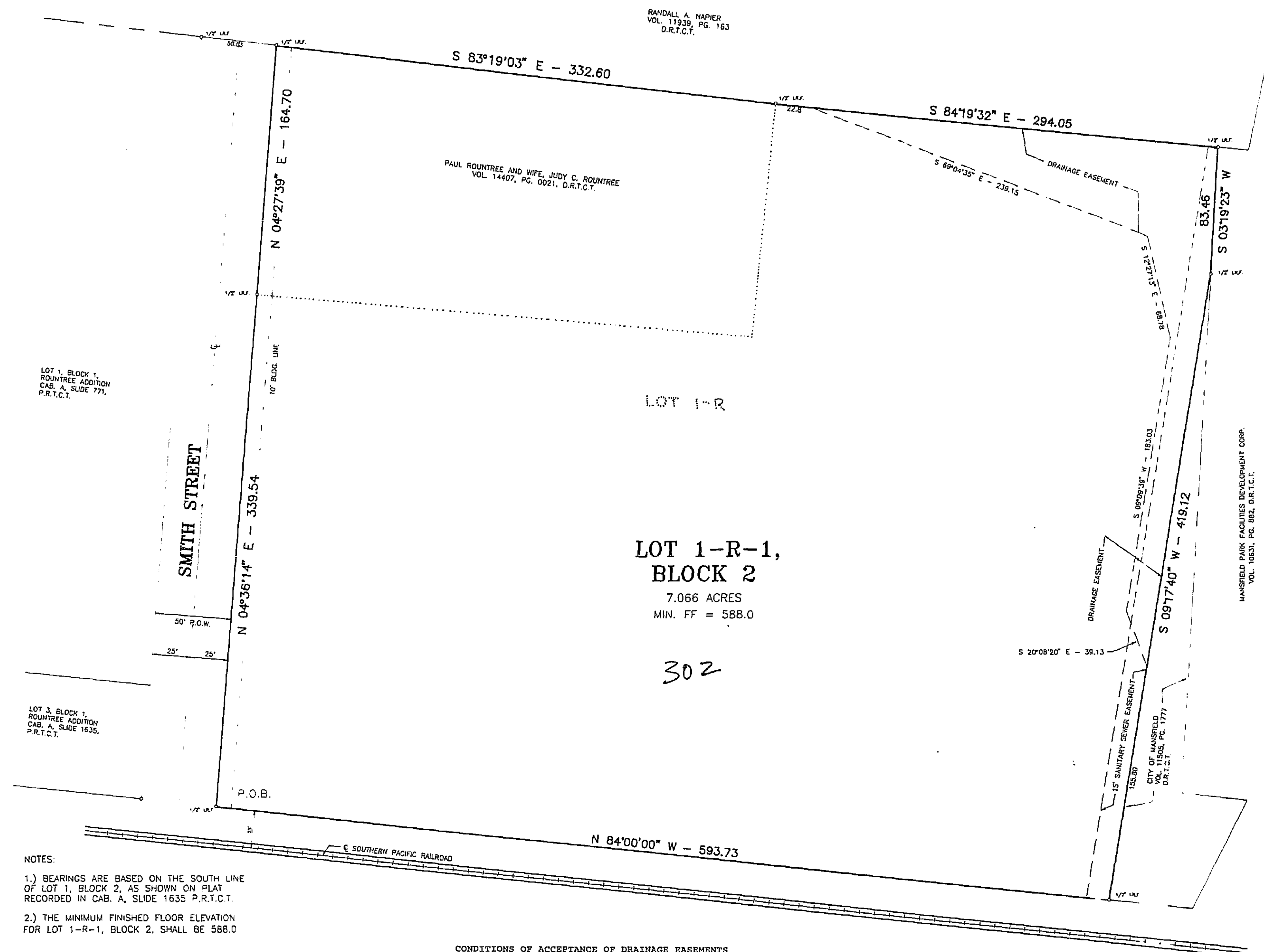
THIS PLAT FILED IN CABINET A, SLIDE 6164, DATE 9-29-00

OWNER/DEVELOPER
PAUL AND JUDY ROUNTREE
305 SMITH STREET
MANSFIELD, TEXAS 76063
817-473-1982
CONTACT: PAUL ROUNTREE

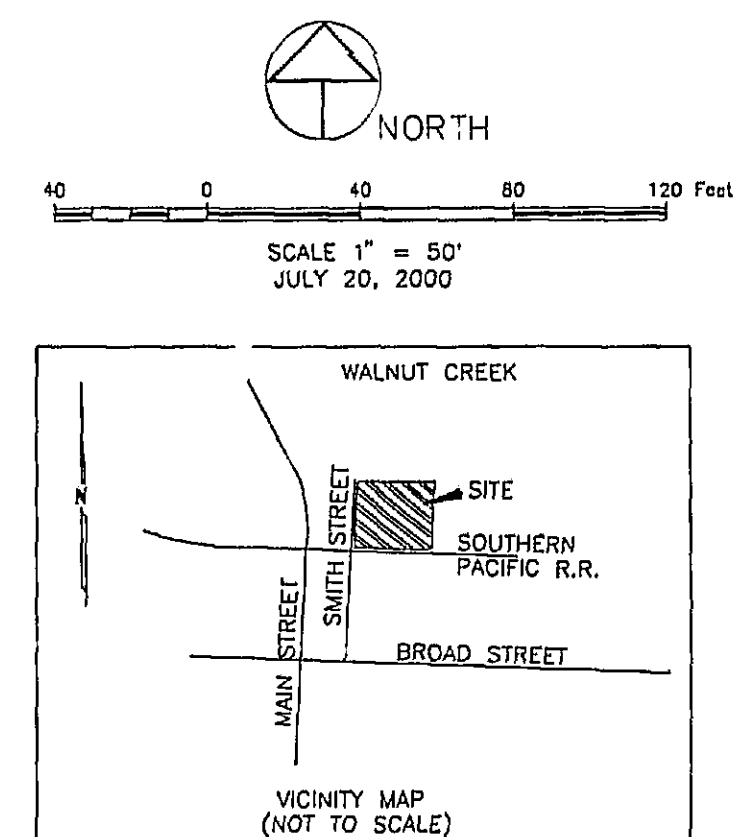
PREPARED BY:
GEODATA SURVEYING, INC.
P.O. BOX 13556
ARLINGTON, TEXAS 76094
817-261-2878
FAX - 817-261-2878

AFTER RECORDING RETURN TO:
CITY OF MANSFIELD
1305 BROAD STREET
MANSFIELD, TEXAS 76063

APPROVED BY THE CITY OF MANSFIELD	
DATE 9/5/2000	Mayor
P&Z COMMISSION CHAIR	
DATE 9/5/2000	City Secretary
ATTY.	
CERTIFICATE OF APPROVAL	
8-18-00	8-25-00
SOUTHWESTERN BELL TELEPHONE	
Wendy McLaughlin	
CHARTER COMMUNICATIONS	



- NOTES:
- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, AS SHOWN ON PLAT RECORDED IN CAB. A, SLIDE 1635 P.R.T.C.T.
 - 2) THE MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1-R-1, BLOCK 2, SHALL BE 588.0



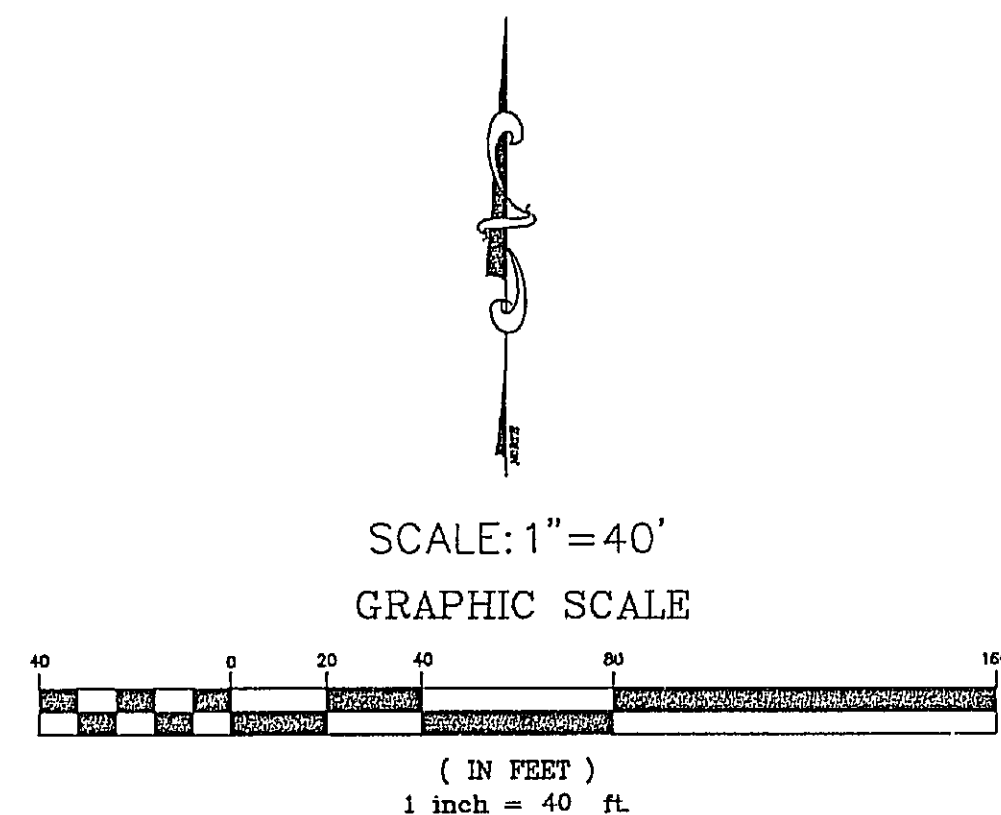
CONDITIONS OF ACCEPTANCE OF DRAINAGE EASEMENTS

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.

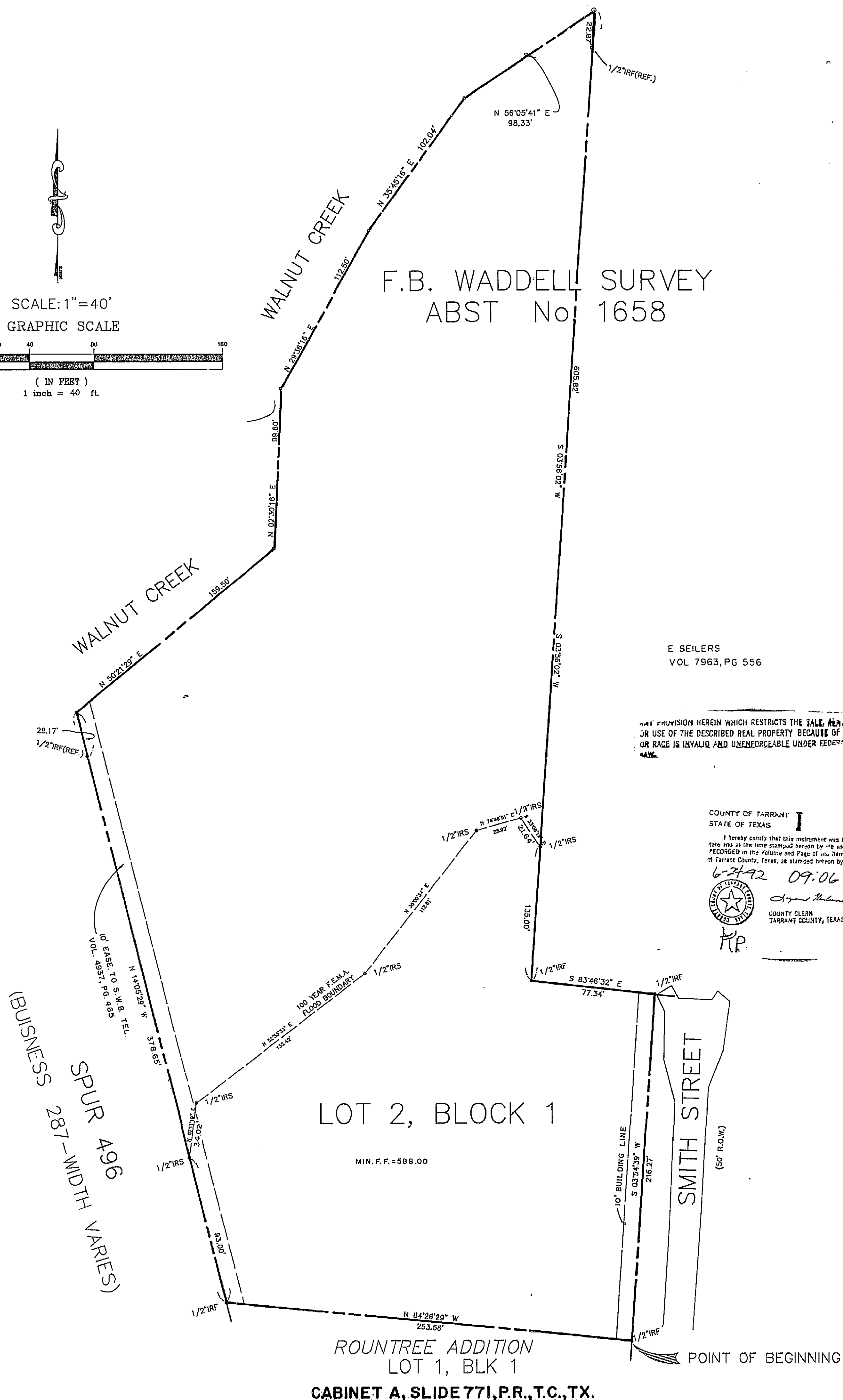
THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAR AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNDESIRABLE OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFORESAID RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON 15 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 BROUGHT 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.



SCALE: 1"=40'
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft



E SEILERS
VOL 7963, PG 556

NOT PROVISION HEREIN WHICH RESTRICTS THE SALE, MORTGAGE, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

COUNTY OF TARRANT
STATE OF TEXAS

I hereby certify that this instrument was filed on the date and in the county and place of filing as shown on the face hereof, and that the same is a true and correct copy of the original as recorded in the Public Records of Tarrant County, Texas, as stamped herein by me.

6-21-92 09:06
COUNTY CLERK
TARRANT COUNTY, TEXAS

FIELD NOTES

BEING a tract of land situated in Tarrant County, Texas out the F.B. Waddell Survey, Abstract No. 1658, and being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the West line of Smith Street at the Northwest corner of Lot 1, Rountree Addition to the City of Mansfield, according to the Plat recorded in Cabinet "A", Page 771, Plat Records of Tarrant County, Texas;

THENCE North 84 degrees 26 minutes 29 seconds West a distance of 253.56 feet to a 1/2" iron rod found for corner in the Easterly Right-of-Way line of Business 287 (Hwy. Spur 496);

THENCE North 14 degrees 05 minutes 29 seconds West with said Right-of-Way line, passing a 1/2" iron rod found for reference at 351.48 feet, in all a distance of 378.65 feet to a point in the channel of Walnut Creek;

THENCE along the meanders of said creek the following courses:

North 50 deg. 21 min. 29 sec. East a distance of 159.5 feet;
North 02 deg. 30 min. 16 sec. East a distance of 99.6 feet;
North 29 deg. 36 min. 16 sec. East a distance of 112.5 feet;
North 35 deg. 45 min. 16 sec. East a distance of 102.04 feet;
North 56 deg. 05 min. 41 sec. East a distance of 98.33 feet to a point for corner;

THENCE South 03 degrees 56 minutes 02 seconds West, passing a 1/2" iron rod found for reference at 22.87 feet, in all a distance of 605.82 feet to a 1/2" iron rod found for corner;

THENCE South 83 degrees 46 minutes 32 seconds East a distance of 77.34 feet to a 1/2" iron rod found for corner in the West line of said Smith Street;

THENCE South 03 degrees 54 minutes 39 seconds West with said West line a distance of 216.27 feet to the POINT OF BEGINNING and containing 3.963 acres of land, more or less.

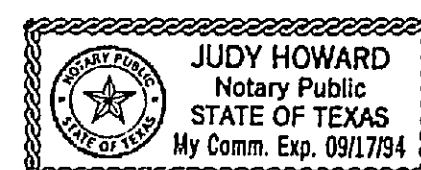
THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL ROUNTREE, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY ADOPT THIS PLAT, DESIGNATING SAME AS LOT 2, BLOCK 1, ROUNTREE ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DEDICATE, FOR PUBLIC USE FOREVER, THE STREETS AND EASEMENTS AS SHOWN THEREON.

STATE OF TEXAS }
COUNTY OF TARRANT }
PAUL ROUNTREE - OWNER

BEFORE ME, the undersigned authority, on this day personally appeared PAUL ROUNTREE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 11th day of June, 1992.



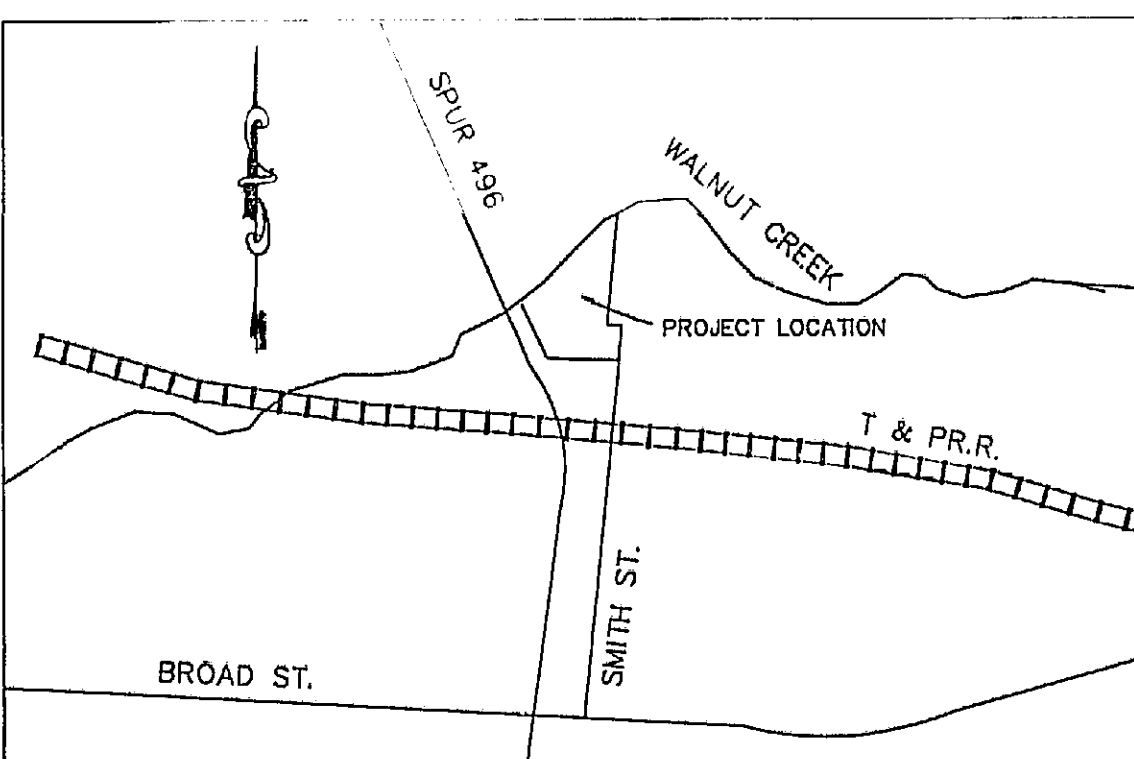
Judy Howard
NOTARY PUBLIC - TARRANT COUNTY, TEXAS

CERTIFICATION

This is to certify that I, Edwin A. Apel, a registered Professional Land Surveyor of the State of Texas, have plotted the above tract of land from an actual survey on the ground, and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.



Edwin A. Apel
Edwin A. Apel
Registered Professional Land Surveyor
Reg. No. 3078 - State of Texas



LOCATION MAP

THE CITY OF MANSFIELD, 1992
VOTED AFFIRMATIVELY AND APPROVED THIS PLAT,
APPROVING SAME FOR FILING FOR RECORD

RECOMMENDED: PLANNING AND ZONING COMMISSION

BY: *Don W. Green*
CHAIRMAN

APPROVED: THE CITY OF MANSFIELD

BY: _____

ATTEST: _____

DATE: _____

SEAL:

APPROVED BY:
SANSONS CABLE SERVICES
S-B-S / BLACKHAWK CABLE-TV

T.U. ELECTRIC SERVICE COMPANY

LONE STAR GAS COMPANY

SOUTHWESTERN BELL TELEPHONE COMPANY

Don W. Green 6/10/92
RD Green 6-10-92
Edwin A. Apel 6/10/92
W. J. Sapp 6-10-92

FINAL PLAT ROUNTREE ADDITION

LOT 2, BLOCK 1

3.963 ACRES OUT OF THE F.B. WADDELL SURVEY

ABSTRACT 1658

MANSFIELD TARRANT COUNTY, TEXAS

DATE : APRIL, 1992

SCALE : 1" = 40'

OWNER / DEVELOPER
PAUL ROUNTREE
305 SMITH STREET
MANSFIELD, TEXAS 76063
(817)-473-1982

Arlington Engineering Co., Inc.

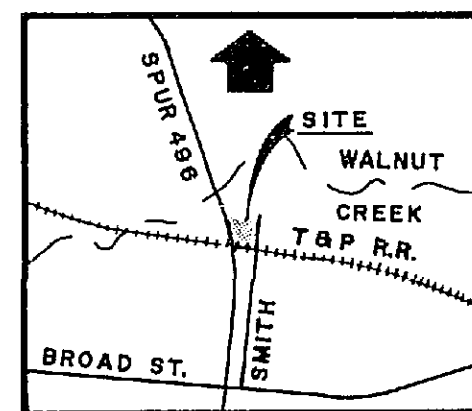
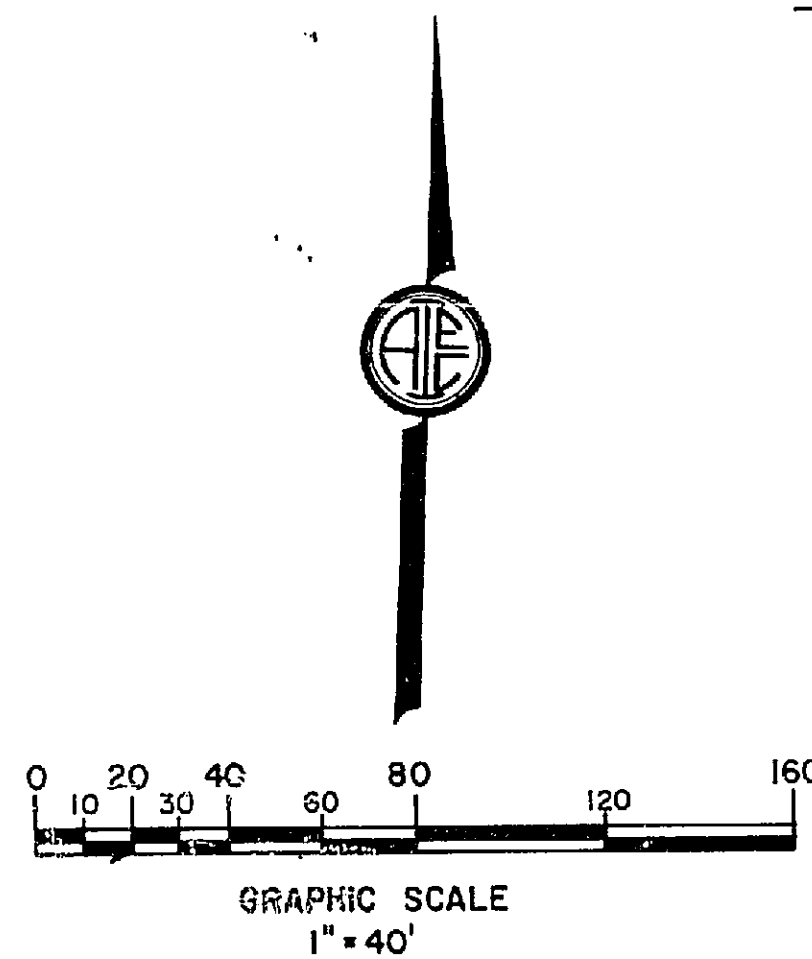
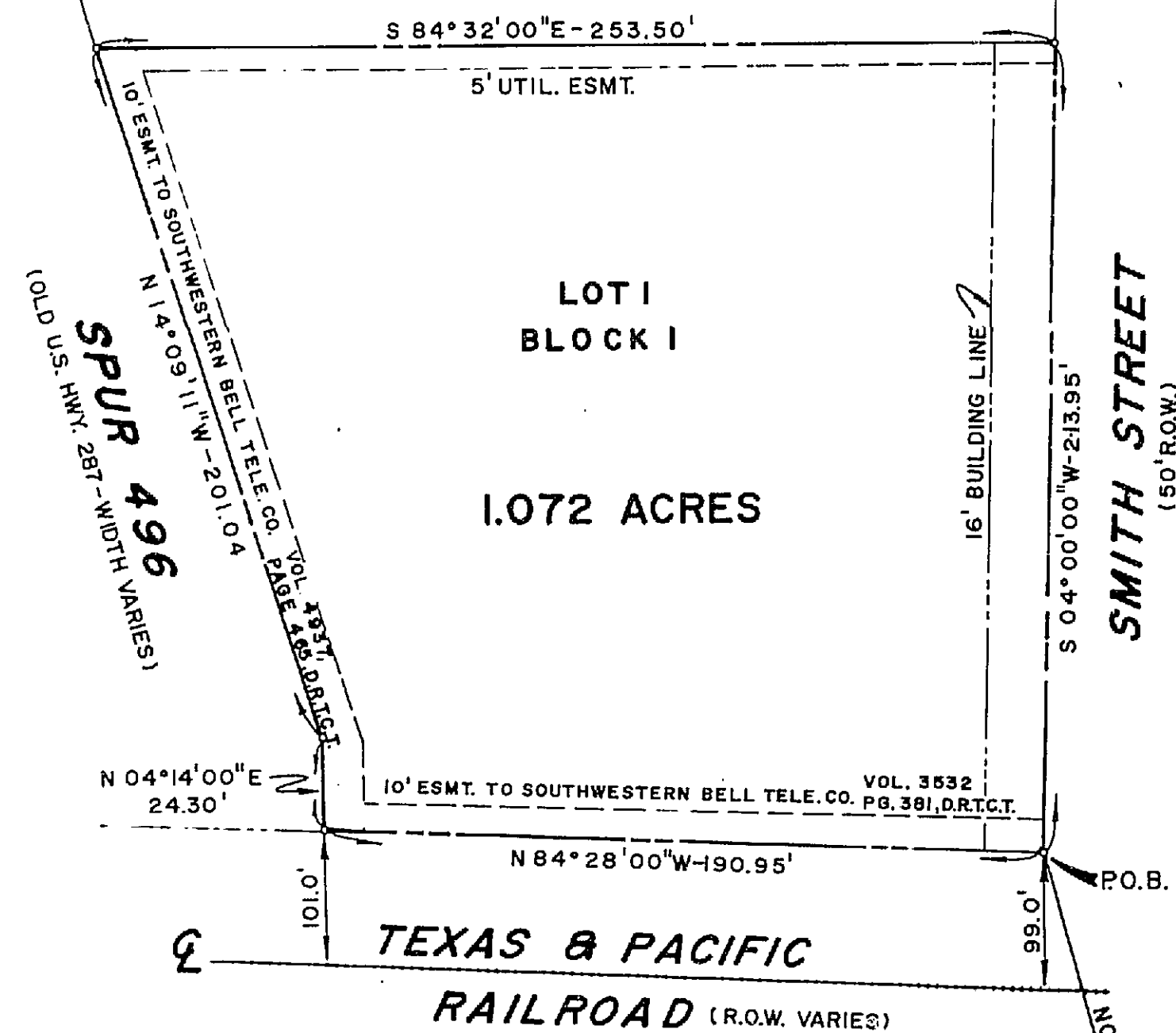
908 W. MAIN ST.
Arlington, Texas 76013

Civil Engineering Land Surveying
Land Planning

metro (817) 265-5354

TRACT 9A
R.L.F. MACHINING INC.
VOL. 8616, PG. 537 D.R.T.C.T.

F. B. WADDELL SURVEY
ABSTRACT N^o 1658



LOCATION MAP
N.T.S.

PROVISION HEREIN WHICH RESTRICTS THE SALE, RENT, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY REPEALED UNDER FEDERAL LAW.

6/28/91



4:56

COUNTY CLERK
TARRANT COUNTY, TEXAS

FIELD NOTES

Being a part of that certain 5.05 acre tract of land out of the F.B. Waddell Survey, Abstract 1658, as described in deed of May 1, 1969 from Irene Back to Randall Faught et ux, Dorothy Jean Faught and recorded in Volume 4719, Page 88, Deed Records of Tarrant County, Texas, and being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod for corner at the Southeast corner of said 5.05 acre tract, said point being the intersection of the West line of Smith Street with the North line of a railroad Right-of-Way, said point also being located North 89 degrees 00 minutes 00 seconds West 50.00 feet and North 34 degrees 00 minutes 00 seconds East 301.4 feet from a Southwestern Bell Telephone Company Concrete Property Monument at the Northwest corner of Lot 3, Block 63, Original Town of Mansfield according to the plat recorded in Volume 63, Page 53 and 54, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 28 minutes 00 seconds West along the North line of said railroad R.O.W. and the South line of said 5.05 acre tract a distance of 190.95 feet to a 1/2 inch iron rod for corner in the East line of Spur Highway 496 (old U.S. Highway #287);

THENCE North 04 degrees 14 minutes 00 seconds East along said East line of said highway a distance of 24.30 feet to a 1/2 inch iron rod for corner;

THENCE North 14 degrees 09 minutes 11 seconds West, continuing with said East line of highway a distance of 201.04 feet to a 1/2 inch iron rod for corner;

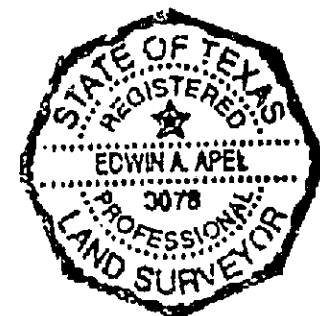
THENCE South 84 degrees 32 minutes 00 seconds East 253.5 feet to a 1/2 inch iron rod for corner in the East line of said 5.05 acre tract, and in the West line of Smith Street;

THENCE South 04 degrees 00 minutes 00 seconds West along the East line of said 5.05 acre tract and the West line of Smith Street a distance of 213.95 feet to the POINT OF BEGINNING, and containing 1.072 acres of land, more or less.

CERTIFICATION

This is to certify that I, Edwin A. Apel, a Registered Professional Land Surveyor of the State of Texas, have platted the above tract of land from an actual survey on the ground, and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

Edwin A. Apel
Edwin A. Apel
Registered Professional Land Surveyor
Reg. # 3078 - State of Texas



6-05-91

THE CITY OF MANSFIELD ON _____, 1991
VOTED AFFIRMATIVELY AND APPROVED THIS PLAT,
APPROVING SAME FOR FILING FOR RECORD.

APPROVED : PLANNING AND ZONING COMMISSION

BY: *Michael J. Heimer*
CHAIRMAN

ATTEST : THE CITY OF MANSFIELD

BY: *Barbara J. Heimer*
PLANNING & ZONING SECRETARY

DATE: *June 17, 1991*

SEAL:

OWNER: MR. PAUL ROUNTREE
305 SMITH STREET
MANSFIELD, TEXAS 76063

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, PAUL ROUNTREE, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY ADOPT THIS PLAT, DESIGNATING SAME AS LOT 1, BLOCK 1, ROUNTREE ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DEDICATE, FOR PUBLIC USE FOREVER, THE STREETS AND EASEMENTS AS SHOWN THEREON.

STATE OF TEXAS ()
COUNTY OF TARRANT ()

Paul Rountree
PAUL ROUNTREE - OWNER

BEFORE ME, the undersigned authority, on this day personally appeared PAUL ROUNTREE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the *6th* day of *June*, 1991.



Caroline Rogers
NOTARY PUBLIC - TARRANT COUNTY, TEXAS

APPROVED BY:

SAMMONS CABLE TV *Steve Symons, Sammons Communications*
T.U. ELECTRIC SERVICE COMPANY *J. H. Madley*
LONE STAR GAS COMPANY *Gene Grater*
SOUTHWESTERN BELL TELEPHONE COMPANY *G. C. Buntz*

C-A slide 771

FINAL PLAT
ROUNTREE ADDITION

1.072 ACRES OUT OF THE F.B. WADDELL SURVEY
ABSTRACT 1658

1 LOT
MANSFIELD TARRANT COUNTY, TEXAS

DATE: JUNE, 1991 SCALE: 1" = 40'

OWNER / DEVELOPER (VOL. 9275, PG. 1288 D.R.T.C.T.)
PAUL ROUNTREE
305 SMITH ST.
MANSFIELD, TX. 76063
(817)-473-1982

Arlington Engineering Company, Inc.
801 E. Border St., Suite "F"
Arlington, Texas 76010
(817) 276-3336

D194064536

A-1635

FINAL PLAT
 ROUNTREE ADDITION TO THE CITY OF MANSFIELD, TEXAS
 LOT 3, BLOCK 1 AND LOT 1, BLOCK 2

LOT 3, BLOCK 1

BEING 0.330 acres out of the F.B. Waddell Survey, Abstract No. 1658, Tarrant County, Texas and being a portion of that certain tract as conveyed by John Collins and Mary E. Collins to the Fort Worth and New Orleans Railroad Company by deed recorded in Volume 42, Page 103 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point in the West line of Smith Street, said point being N 08°34'45" W, a distance of 229.27 feet from a Southwestern Bell Telephone Company Concrete Monument set at the Northwest corner of Lot 3, Block 63, Original Town of Mansfield according to the plat recorded in Volume 63, Page 53 and 54 of the Deed Records of Tarrant County, Texas for the Southeast corner of this tract;

THENCE N 84°28'00" W, a distance of 177.88 feet to a point for the Southwest corner of this tract;
 THENCE N 06°50'04" E, a distance of 76.49 feet to a point for the Northwest corner of this tract;
 THENCE S 84°28'00" E, a distance of 190.95 feet to a point in the West line of said Smith Street for the Northeast corner of this tract;
 THENCE S 04°00'00" W, along and with said West line of Smith Street, a distance of 75.02 feet to the place of beginning and containing 0.330 acres.

BLOCK 2

BEING 4.454 acres out of the F.B. Waddell Survey, Abstract No. 1658, Tarrant County, Texas and being a portion of that certain tract as conveyed by John Collins and Mary E. Collins to the Fort Worth and New Orleans Railroad Company by deed recorded in Volume 42, Page 103 of the Deed Records of Tarrant County, Texas and a portion of that certain tract conveyed by Paul Rountree to Roger Seeton and wife Sharon C. Seeton by deed recorded in Volume 8838, Page 2232 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a point in the East line of Smith Street, said point being N 04°01'03" E, a distance of 222.02 feet from a Southwestern Bell Telephone Company Concrete Monument set at the Northwest corner of Lot 3, Block 63, Original Town of Mansfield according to the plat recorded in Volume 63, Page 53 and 54 of the Deed Records of Tarrant County, Texas for the Southwest corner of this tract;

THENCE N 04°00'00" E, along and with said East line of Smith Street, a distance of 99.11 feet to a point;
 THENCE S 83°43'39" E, a distance of 175.35 feet to a point;
 THENCE N 06°21'02" E, a distance of 126.16 feet to a point;
 THENCE S 84°14'02" E, a distance of 150.00 feet to a point;
 THENCE N 06°25'14" E, a distance of 275.15 feet to a point for the Northwest corner of this tract;
 THENCE S 84°19'59" E, a distance of 293.98 feet to a point for the Northeast corner of this tract;
 THENCE S 03°16'34" W, a distance of 83.50 feet to a point;
 THENCE S 09°17'40" W, a distance of 419.12 feet to a point in the North Right of Way of Texas and Pacific Railroad Company for the Southeast corner of this tract;
 THENCE N 84°00'00" W, along and with said North Right of Way, a distance of 593.73 feet to the place of beginning and containing 4.454 acres.

I, B.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, hereby certify that I have plotted the above described tracts of land from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground and that this plat correctly represents said survey.

B.F. Rivers
 B.F. Rivers, R.P.L.S. No. 2190
 State of Texas

STATE OF TEXAS:

COUNTY OF TARRANT:

THEREFORE know all men by these presents:

That I, Paul Rountree, Owner of the herein described tract(s) of land, hereby adopt this Plat, designating same as Lot 3, Block 1, and Lot 1, Block 2, Rountree Addition to the City of Mansfield, Tarrant County, Texas, and hereby dedicate for the Public Use Forever the Streets, Easements and Public Ways as shown hereon,

Paul Rountree
 Paul Rountree, Owner

BEFORE ME, the undersigned authority, on this day personally appeared PAUL ROUNTREE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same for the purposes and considerations therein stated.

GIVEN under my hand and seal of office on this the 15 day of March, 1994.

[Signature]
 Notary Public-State of Texas
 APPROVED BY:

SAMMONS CABLE SERVICES: *Don W. Green 3/1/94*

T.U. ELECTRIC SERVICE CO.: *R.D. Green*

LONE STAR GAS CO.: *Nicole Cowley*

SOUTHWESTERN BELL TELEPHONE CO.: *Ronald Gilkey*

FINAL PLAT

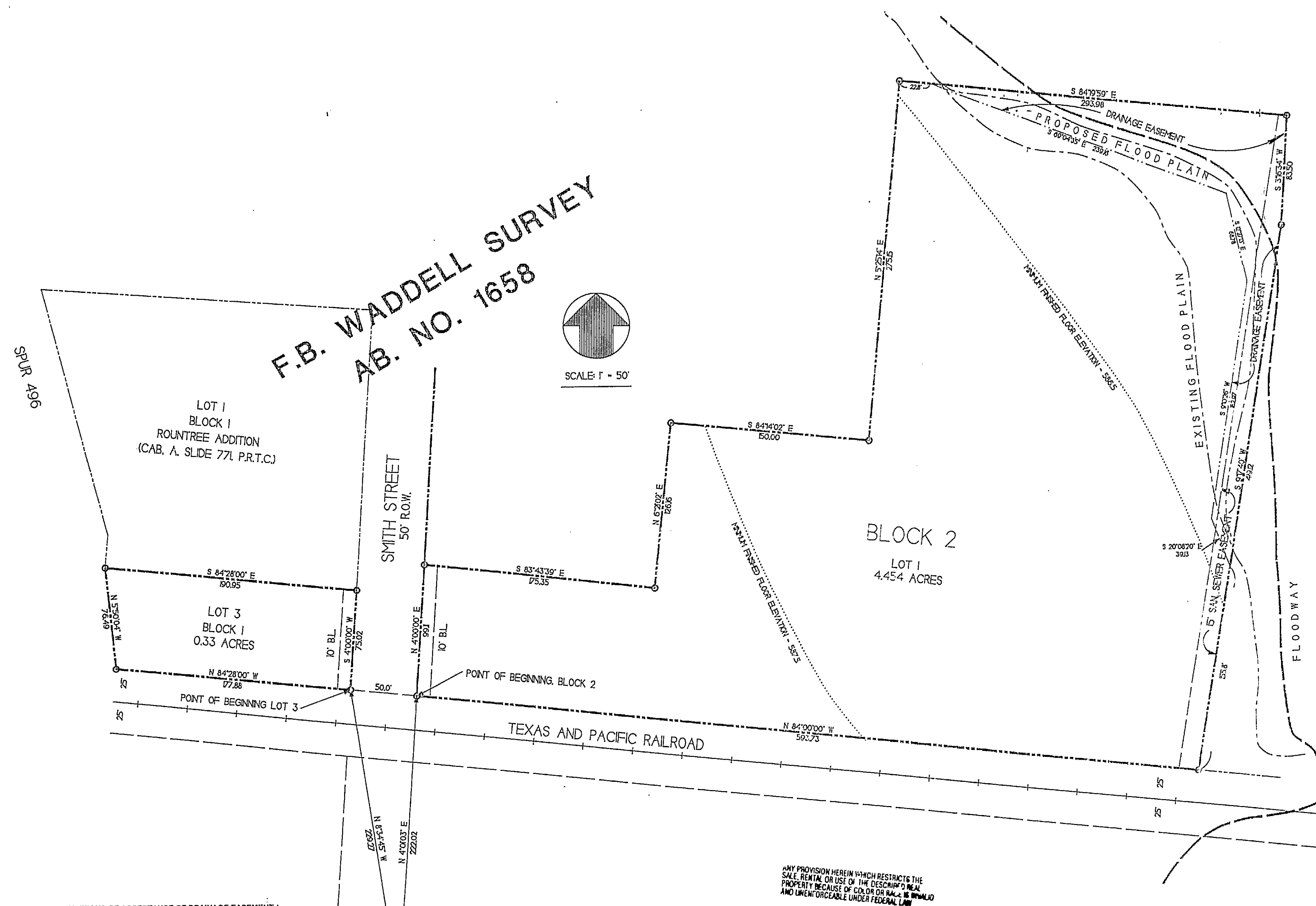
ROUNTREE ADDITION TO THE CITY OF MANSFIELD

LOT 3, BLOCK 1 AND LOT 1, BLOCK 2

4.784 ACRES OUT OF THE F.B. WADDELL SURVEY
 ABSTRACT NO. 1658
 MANSFIELD, TARRANT COUNTY, TEXAS

DATE: FEBRUARY, 1994

SCALE: 1" = 40'



3-16-94 10:48
 COUNTY CLERK
 TARRANT COUNTY, TEXAS

KP

CONDITIONS OF ACCEPTANCE OF DRAINAGE EASEMENT:

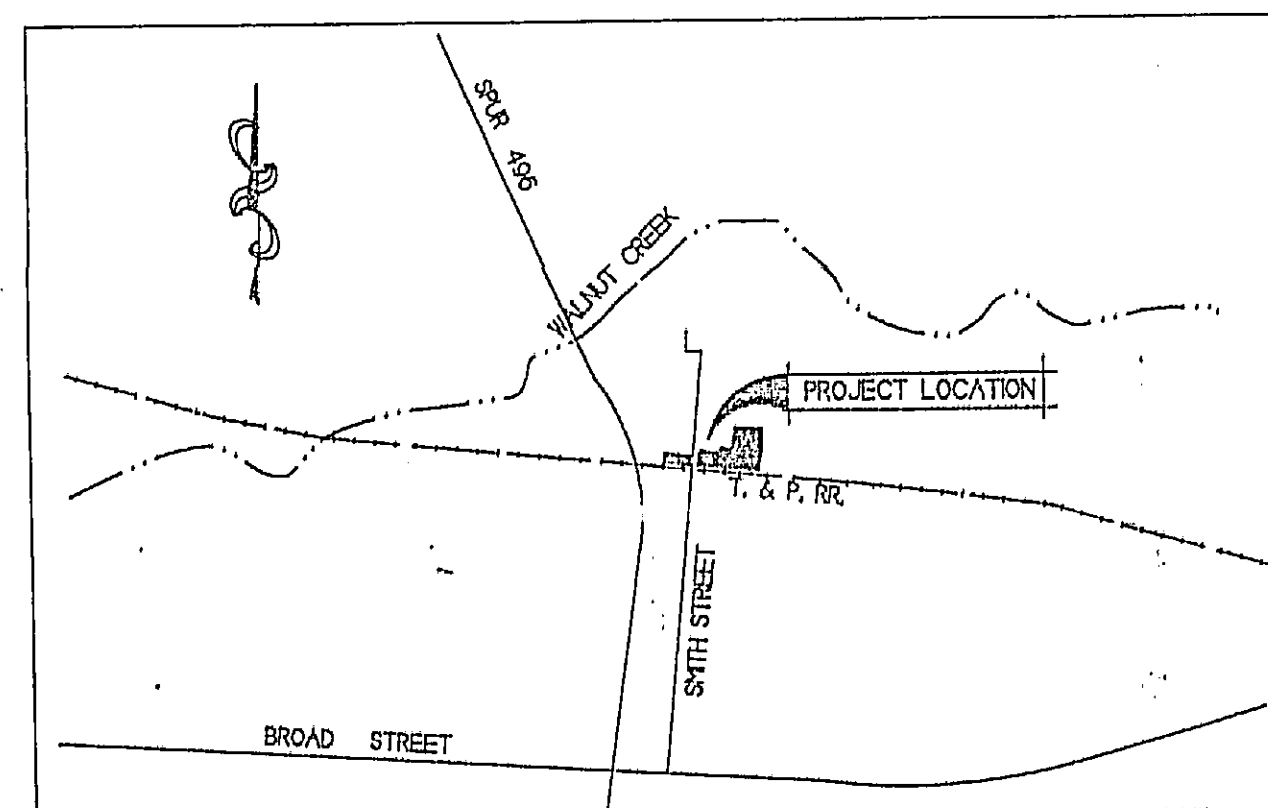
THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

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

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

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

CONC. MONUMENT = NW CORNER
 LOT 3, BLK. 63, ORIGINAL TOWN
 OF MANSFIELD



LOCATION MAP NO SCALE

APPROVED BY THE CITY OF MANSFIELD
 PLANNING AND ZONING COMMISSION ON

March 7, 1994

BY: *L. Wayne Wilkins*

ATTEST: *Bonnie J. Greene*

CHARTMAN
 SECRETARY

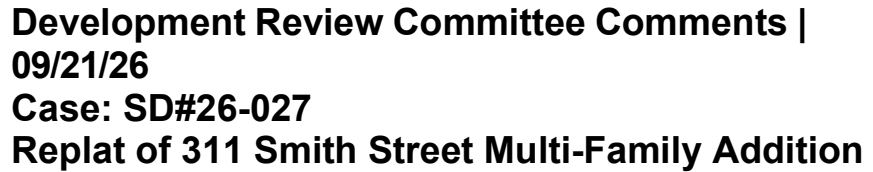
THIS PLAT IS FILED IN CABINET A, SLIDE 1635.
 DATE _____

OWNER/DEVELOPER
 PAUL ROUNTREE
 305 SMITH STREET
 MANSFIELD, TEXAS 76063
 (817)473-1982

SURVEYOR
 RIVERS & ASSOCIATES
 ENGINEERS & SURVEYORS
 P.O. BOX 1447
 MINERAL WELLS, TEXAS 76068
 (817)325-8613

AFTER RECORDING RETURN TO:
 CITY OF MANSFIELD
 1305 E. BROAD STREET
 MANSFIELD, TEXAS 76063

2093-034



The Development Review Committee reviewed this plat on September 18, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

- [illegible]

3. Provide the name of the record owner and deed recording information for all unplatted tracts within 200 feet, to include owners across any adjacent rights-of-way and all adjacent platted properties within 200 feet, shown in dashed lines, labeling the lot and block numbers, subdivision name, street names and plat record reference. ***Subdivision Control Ordinance §2.02(G)(7) (Requirements for adjacent properties)***
4. Show and label all existing and proposed easements on or adjacent to the subdivision as to type, size, and deed or plat record information. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***
5. Remove the recording information blank in the access easement label. Simply label it "By separate instrument". ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***
6. Label the new Smith Street right-of-way as "To be dedicated". ***Subdivision Control Ordinance §2.02(G)(18) (Requirements for existing and proposed rights-of-way)***
7. Revise "This portion of Smith Street vacated per this plat" label to "To be abandoned". ***Subdivision Control Ordinance §2.02(G)(18) (Requirements for existing and proposed rights-of-way)***
8. Show the full and centerline dimensions of all streets on the plat and dimension the railroad right-of-way. ***Subdivision Control Ordinance §2.02(G)(18) (Requirements for existing and proposed rights-of-way)***
9. Show 10' utility easement along Smith St frontage. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***
10. Include Conditions of Drainage Acceptance on plat. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***

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.

11. Remove the 500-year floodplain from plat. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***

12. Revise the floodplain label to read:

1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
ZONE AE

Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)

13. Add a note on the plat that references what study/FEMA map that the floodplain linework is referenced from. ***Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)***
14. The access easement will need to be labeled as “Common Access Easement”.
Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)
15. Provide notes on the plat stating the lots served by the Common Access Easement and who will maintain it:
 - a. The common access easement is for the use of Lots #, # and #. No improvements shall be made that impede ingress and egress along this easement.
 - b. The common access easement shall be maintained by [i.e. the property owners, a property owners association, etc.].

Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)



**City of Mansfield
Staff Report**

Item ID: 26-2777

Agenda Date: October 1, 2026

Title

Public Hearing and Consideration of a request by Ofi Chito for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 1.34 acres of the 22.05-acre Lot 4, Block 1, Costco Addition, and located at 2101 Lone Star Road. (SUP26-002)

Description/History

Existing Use: Vacant

Existing Zoning: PD, Planned Development District (Lone Star Striker)

Surrounding Land Use & Zoning:

North – Vacant, PD, Planned Development District
South – Vacant, PD, Planned Development District
East – Vacant, PD, Planned Development District
West – Vacant, PD, Planned Development District

Thoroughfare Plan Specification:

U.S. HWY 287 – Freeway

History:

In June 2025 (ZC 25-003), the City Council approved a Planned Development (PD) covering approximately 46 acres to support the development of Costco and other future commercial uses within the area. As part of the PD approval, the City Council established specific development standards, regulations, and site-specific requirements for the overall development of the property and to ensure compatibility among the various proposed uses.

The PD also accommodated up to three (3) Specific Use Permits (SUPs) for future drive-through uses. These SUPs were incorporated into the overall zoning approval to provide a framework for evaluating and accommodating drive-through requests while ensuring consistency with the development standards established by the PD.

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Commercial and Light Industrial

The Commercial & Light Industrial category supports higher-intensity commercial activities and clean industrial uses, such as light manufacturing, assembly, and showrooms. Ideal for less-populated areas, it minimizes conflicts with freight and commercial traffic. Buildings may have large footprints based on operational needs. This category also accommodates high-tech industries, data centers, and flex office spaces. While higher-density residential may be included to support the workforce, it should remain secondary to commercial and industrial uses.

Development in the Commercial & Light Industrial category should balance functional needs with quality design. Transparent materials, landscaping, and architectural details should help soften the visual impact of large buildings. Freight loading, storage, and other operations should be screened and oriented away from roads and pedestrian areas.

The Commercial & Light Industrial category also identifies "Regional Commercial" uses as the most appropriate type of land use within these areas. Regional Commercial uses are those in excess of 20,000 square feet in floor area targeted toward local and regional consumer markets. Developments are typically oriented towards frequently traveled thoroughfares and include significant site alterations and parking needs. Uses include indoor or outdoor entertainment, anchor retail or shopping establishments, and corporate offices.

Site Plan

McDonald's, a quick service drive-through restaurant, proposes to construct and occupy a 4,180-square-foot commercial building adjacent to U.S. Highway 287.

Customers will have the option to utilize both the indoor dining area and drive-through service. The site plan provides a passive open space on the east side of the building, along with 43 off-street parking spaces. The site also includes pedestrian connections to the building, parking areas, surrounding development, and U.S. Highway 287 frontage.

The Site Plan is shown on Exhibit "B".

Building Elevations

The applicant submitted building elevations depicting a predominantly masonry structure consisting of brick and limestone with metal accent materials incorporated on all four elevations. The primary customer entrances are oriented towards the north and east façades.

The Elevations are shown on Exhibit "C".

Landscape Plan

The proposed Landscape Plan complies with the applicable landscaping requirements for the site and provides a mix of landscaping throughout the development. The plan includes 5,852 square feet of landscaped area, representing approximately 10 percent of the total site. The proposed landscaping incorporates the required canopy trees within each of the four landscape setbacks, as well as the required buffer yard, providing additional screening and visual enhancement along the site perimeter.

The plan also includes 444 square feet of passive open space. This area features two patio tables and planter boxes located on the east façade of the building. Overall, the proposed landscaping provides required site coverage while incorporating trees, plantings, and open space.

The Landscape Plan is shown on Exhibit "D".

Signage

The project is subject to the general business sign regulations in Section 155.090 of the Mansfield Zoning Ordinance, as well as the applicable Planned Development (PD) standards. The revised sign plan proposes two permanently affixed wall signs on two building façades, menu boards, and required traffic-control signage.

The two wall signs are proposed on the north elevation, facing the internal parking area, and on the east elevation, facing Highway 287 Frontage. Both wall signs comply with the applicable PD standards. Additionally, the applicant proposes to wrap the posts supporting the double-arm gateway sign, two (2) order canopies, and the four (4) menu boards with brick to complement

the building's architectural materials.

The Sign Plan is shown on Exhibit "E".

Summary

The subject property is zoned PD, Planned Development District, where an eating establishment with drive-through is permitted with the approval of a Specific Use Permit (SUP). The applicant proposes to construct a new 4,180 square-foot building with a drive-through.

The provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled "Specific Use Permit" states "[a] specific use permit shall be issued only if all of the following conditions have been found:

1. That the specific use permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
2. That the establishment of the specific use permit will not impede the normal and orderly development and improvement of surrounding vacant property;
3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
5. That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
7. That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property."

Strategic Initiative

Focus on the Future

Recommendation

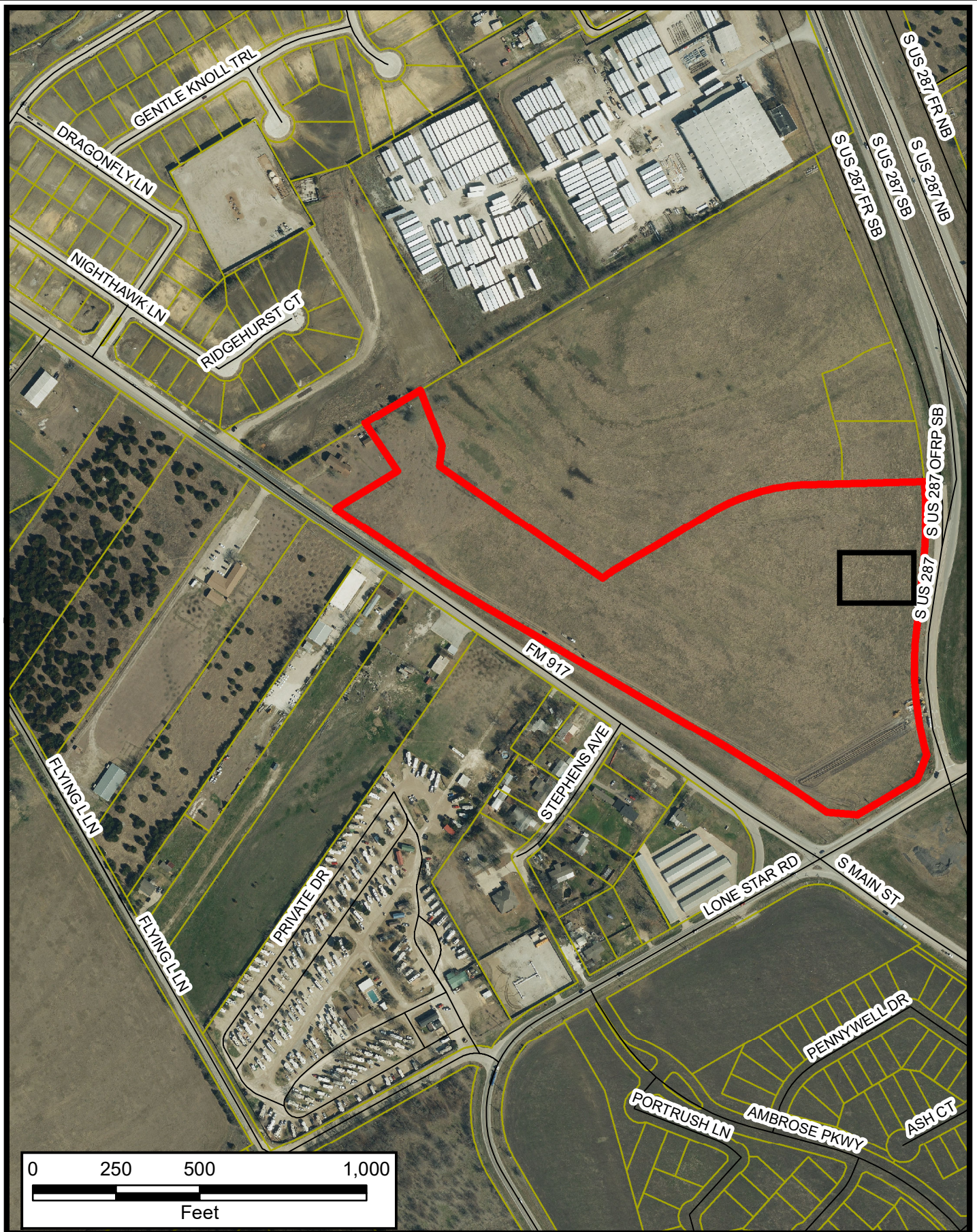
The Development Review Committee recommends approval of the Detailed Site Plan and Specific Use Permit for an eating establishment with drive-through service, finding that the proposed development complies with the applicable Planned Development (PD) standards and the conditions established in Section 155.080.

Funding Source

N/A

Prepared By

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

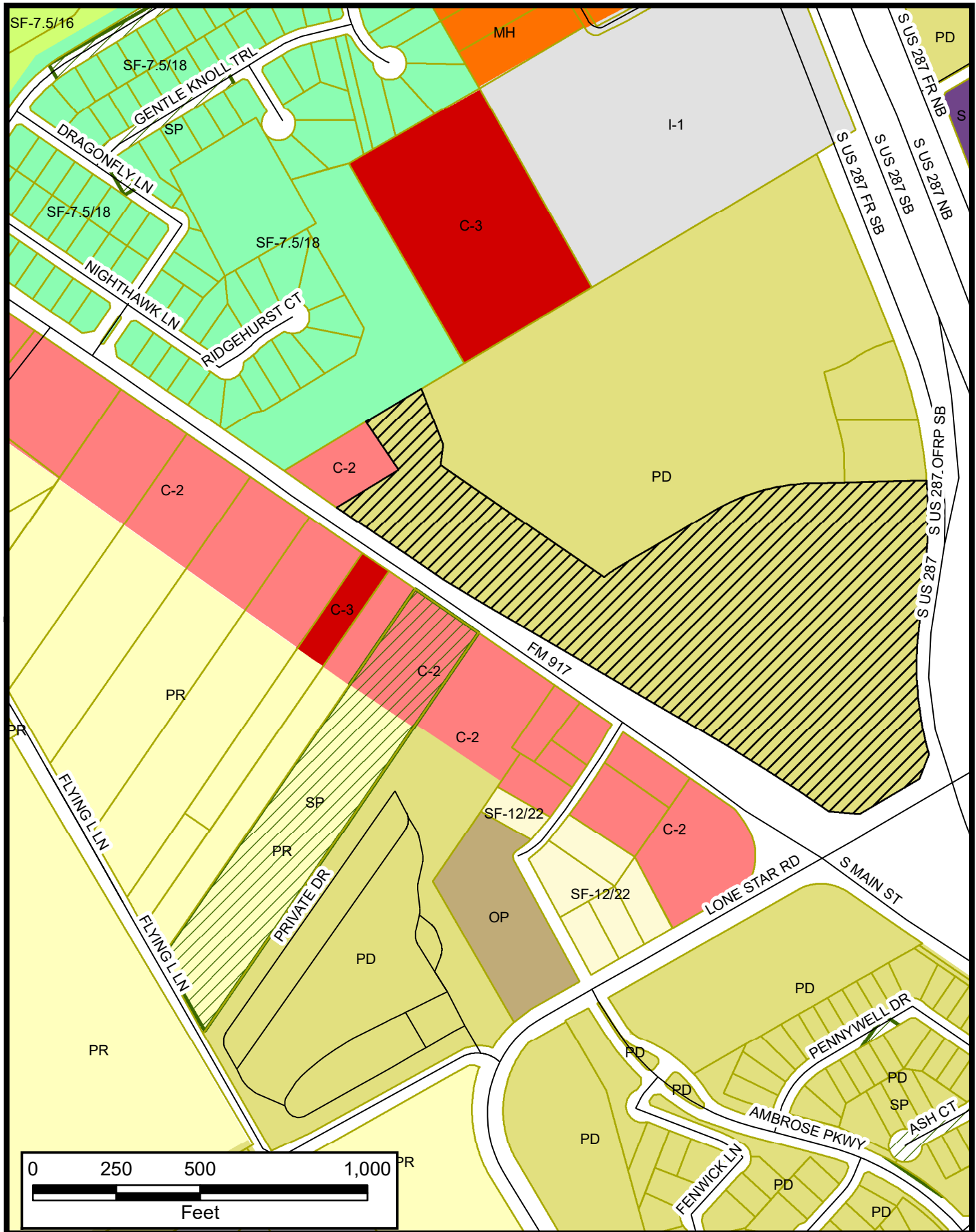


 McDonalds Location

SUP#26-002

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.

9/16/2026



SUP#26-002

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.

9/16/2026

Property Owner Notification for SUP26-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
COSTCO ADDN	BLK 1	COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH, WA	98027
COSTCO ADDN	BLK 1	LONESTAR STRIKER LLC	15640 QUORUM DR	ADDISON, TX	75001
COSTCO ADDN	BLK 1	COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH, WA	98027
COSTCO ADDN	BLK 1	COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH, WA	98027
D DELAY	TR 6A	SLATAPER MICHAEL	1400 US HWY 287 S	MANSFIELD, TX	76063
DOVE CHASE PHASE 2	BLK 5	OPPONG MARY S ET VIR PETER ACHE	909 RIDGEHURST CT	MANSFIELD, TX	76063
DOVE CHASE PHASE 2	BLK 5	SANDERSON BLAKE EUX HALEY	907 RIDGEHURST CT	MANSFIELD, TX	76063
DOVE CHASE PHASE 2	BLK 5	DOVE CHASE HOMEOWNERS ASSOC IN	8668 JOHN HICKMAN PKWY STE 801	FRISCO, TX	75034
EATON ESTATES CAMPGROUND	BLK 1	TXNRV LLC	3618 LAKESIDE DR	ROCKWALL, TX	75087
L H STEVENS	TR 3 PT	RODGERS PAUL EDWARD	P O BOX 964	MANSFIELD, TX	76063
L H STEVENS	TR 4E	COUNTRYSIDE BAPTIST CHURCH	P O BOX 178	MANSFIELD, TX	76063
L H STEVENS	TR 4F	BAINS BALBIR & JASVIR	2803 CASSIE RD	MANSFIELD, TX	76063-4270
L H STEVENS	TR 4G2	BUILDERS ELECTRIC CORPORATION	PO BOX 2245	MANSFIELD, TX	76063
SOUTH MAIN PLACE	BLK 1	PAUL COOK PROPS LTD	P O BOX 2245	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 1	SOUTHERN BOAT & RV STORAGE LLC	PO BOX 677	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 1	SOUTHERN BOAT & RV STORAGE LLC	PO BOX 677	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	EATON THOMAS E & VICKI J	1438 S MAIN	MANSFIELD, TX	76063
TRIANGLE HOME SITES	BLK 2	SANDS D G ETUX LINDA	6104 HONEYTREE DR	ARLINGTON, TX	76016
VENUS ADDITION	BLK 1	BROWN SANDRA K & NATALIE	P O BOX 90	MANSFIELD, TX	76063

RECORD DESCRIPTION OF PARENT TRACT

LOT 4, BLOCK 1, COSTCO ADDITION, AN ADDITION IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER INSTRUMENT NUMBER 2025-170, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), BEING A PORTION OF THE CALLED 46.0369-ACRE TRACT DESCRIBED IN THE DEED TO LONESTAR STRIKER LLC, RECORDED UNDER INSTRUMENT NUMBER 2021-10120, O.P.R.J.C.T.

SURVEYED DESCRIPTION: (WRITTEN TO DESCRIBE A PORTION OF LOT 4, BLOCK 1, COSTCO ADDITION, RECORDED UNDER INSTRUMENT NUMBER 2025-170, O.P.R.J.C.T.).

FIELD NOTES TO THAT CERTAIN TRACT BEING A PORTION LOT 4, BLOCK 1, COSTCO ADDITION, AN ADDITION SITUATED IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER INSTRUMENT NUMBER 2025-170, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); THE SUBJECT TRACT SURVEYED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC IS MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE):

BEGINNING AT A 3-INCH ALUMINUM DISC STAMPED "TXDOT" FOUND AT THE NORTH TERMINUS OF A CURVE (CONCAVE TO THE EAST) HAVING A RADIUS OF 984.93 FEET, ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY 287 AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 752, PAGE 534, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 3-INCH ALUMINUM DISC STAMPED "TXDOT" FOUND AT THE SOUTH TERMINUS OF THE SAID CURVE FOUND AT NORTHWEST QUADRANT OF THE INTERSECTION OF THE WEST RIGHT OF WAY OF SAID U.S. HIGHWAY 287 AND THE NORTH RIGHT OF WAY OF LONE STAR ROAD, BEARS AN ARC LENGTH OF 370.77 FEET (A CHORD BEARING OF SOUTH 04°49'21" EAST, A CHORD DISTANCE OF 368.58 FEET);

THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF THE SAID CURVE, AN ARC LENGTH OF 1.38 FEET (A CHORD BEARING OF SOUTH 05°55'18" WEST, A CHORD DISTANCE OF 1.38 FEET) TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, COSTCO ADDITION, AN ADDITION RECORDED UNDER INSTRUMENT NUMBER 2025-170, O.P.R.J.C.T.;

THENCE THROUGH THE INTERIOR OF SAID LOT 4, THE FOLLOWING CALLS:

1. NORTH 84°07'06" WEST, A DISTANCE OF 275.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (CURVE TO THE RIGHT) HAVING A RADIUS OF 1,312.26 FEET;

2. IN A NORTHERLY DIRECTION, ALONG THE ARC OF THE SAID NON-TANGENT CURVE, AN ARC LENGTH OF 1.78 FEET (A CHORD BEARING OF NORTH 05°47'39" EAST, A CHORD DISTANCE OF 1.78 FEET) TO THE END OF THE CURVE;
3. NORTH 05°57'42" EAST, A DISTANCE OF 210.62 FEET;
4. SOUTH 84°02'18" EAST, A DISTANCE OF 274.95 FEET, RETURNING TO THE AFORESAID WEST RIGHT OF WAY OF U.S. HIGHWAY 287, THIS SECTION BEING A CURVE CONCAVE TO THE WEST (CURVE TO THE RIGHT) HAVING A RADIUS OF 1,402.40 FEET;
5. IN A SOUTHERLY DIRECTION, ALONG THE ARC OF THE SAID CURVE, AN ARC LENGTH OF 10.64 FEET (CHORD BEARING SOUTH 05°42'33" WEST, A CHORD DISTANCE OF 10.64 FEET) TO THE SOUTHERN TERMINUS OF THE CURVE, FROM WHICH A FOUND 1/2-INCH REBAR FOUND BEARS NORTH 81° EAST, A DISTANCE OF 0.46 FEET;
6. SOUTH 05°57'42" WEST, CONTINUING WITH THE WEST RIGHT OF WAY OF U.S. HIGHWAY 287, A DISTANCE OF 200.00 FEET RETURNING TO THE **POINT OF BEGINNING** AND ENCLOSING 1.340 ACRES (±58,358 SQUARE FEET).

NOTICE FOR CONTRACTOR

INFORMATION SHOWN FOR EXISTING UTILITIES, ROADWAY, PARKWAY, ETC ARE BASED UPON CONSTRUCTION PLANS PROVIDED BY WINKELMANN & ASSOCIATES, INC. DATED 12/02/2023 AND WERE NOT PART OF THE TOPOGRAPHIC SURVEY PERFORMED FOR McDONALD'S. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF DEVIATIONS OR DIFFERENCES ARE FOUND IN THE FIELD PRIOR TO BEGINNING ANY CONSTRUCTION WORK.



S84° 02' 18"E 274.95'



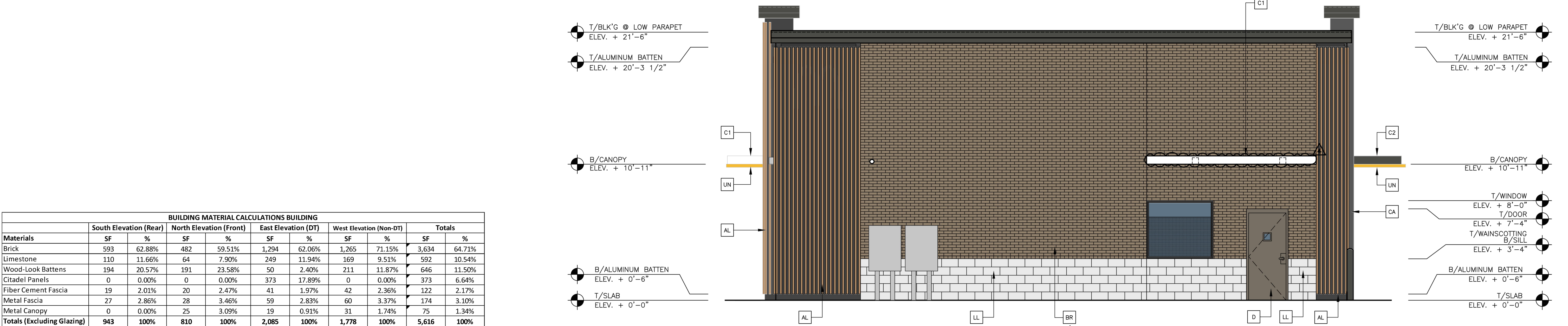
PROPERTY ID#: R000020269
OWNER: LONESTAR STRIKER LLC
ADDRESS: 1421 S MAIN ST
(SEE SURVEYOR'S NOTE #6)



Project No.	C4.0
520106201	
Date	
JUNE 2026	
Drawn By	
DA	
Checked By	
HJM	

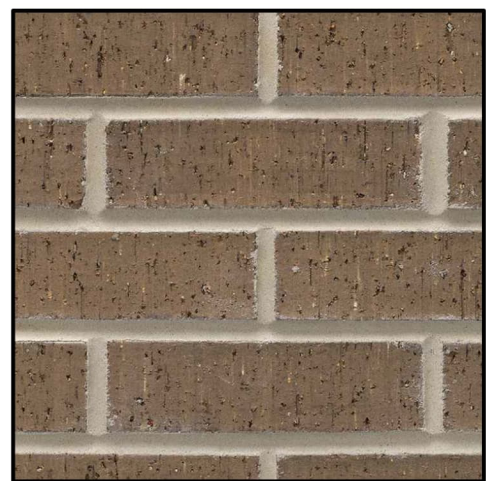


1
A2.3 DRIVE THRU ELEVATION
1/4" = 1'-0"

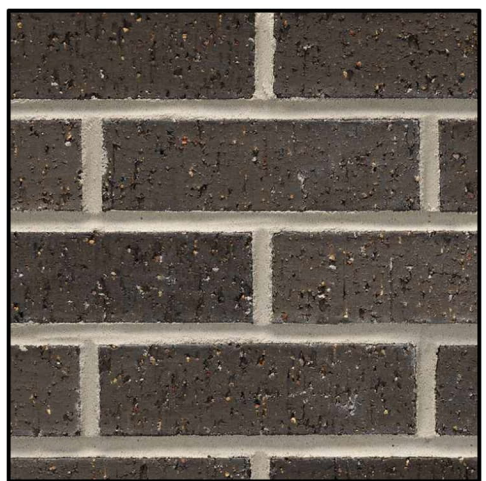


2
A2.3 REAR ELEVATION
1/4" = 1'-0"

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation (Rear)		North Elevation (Front)		East Elevation (DT)		West Elevation (Non-DT)		Totals
Materials	SF	%	SF	%	SF	%	SF	%	
Brick	593	62.88%	482	59.51%	1,294	62.06%	1,265	71.15%	3,634 64.71%
Limestone	110	11.66%	64	7.90%	249	11.94%	169	9.51%	592 10.54%
Wood-Look Battens	194	20.57%	191	23.58%	50	2.40%	211	11.87%	646 11.50%
Citadel Panels	0	0.00%	0	0.00%	373	17.89%	0	0.00%	373 6.64%
Fiber Cement Fascia	19	2.01%	20	2.47%	41	1.97%	42	2.36%	122 2.17%
Metal Fascia	27	2.86%	28	3.46%	59	2.83%	60	3.37%	174 3.10%
Metal Canopy	0	0.00%	25	3.09%	19	0.91%	31	1.74%	75 1.34%
Totals (Excluding Glazing)	943	100%	810	100%	2,085	100%	1,778	100%	5,616 100%
	South Elevation		North Elevation		East Elevation		West Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	
Glazing/Openings	49	4.94%	205	20.20%	60	2.80%	391	18.03%	705 11.15%
Total Façade	992	15.69%	1,015	16.06%	2,145	33.93%	2,169	34.31%	6,321 100%



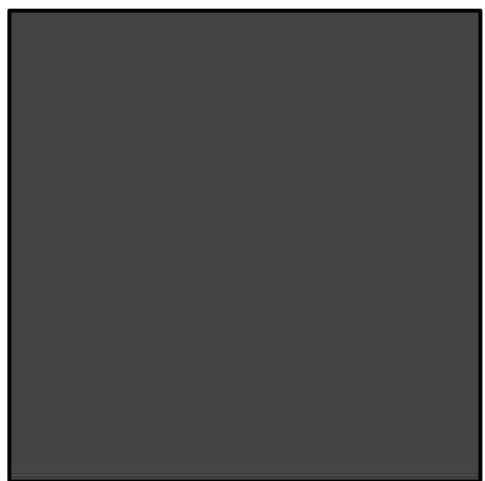
BR 1 MODULAR FACE BRICK
COLOR: MUSHROOM BROWN
BY ACME BRICK COMPANY



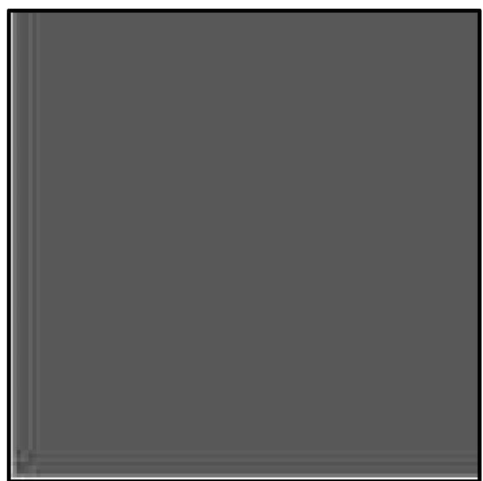
BR 2 MODULAR FACE BRICK
COLOR: EBONY
BY ACME BRICK COMPANY



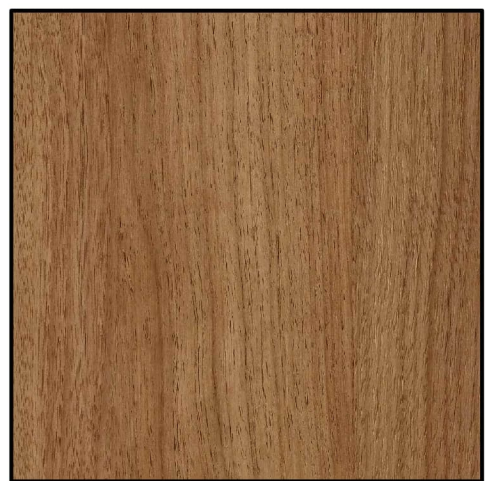
LL NATURAL LIMESTONE BY
SALADO
COLOR: LINEN
FINISH: BRUSHED



AL BATTEN SUBSTRATE
COLOR: IRON ORE



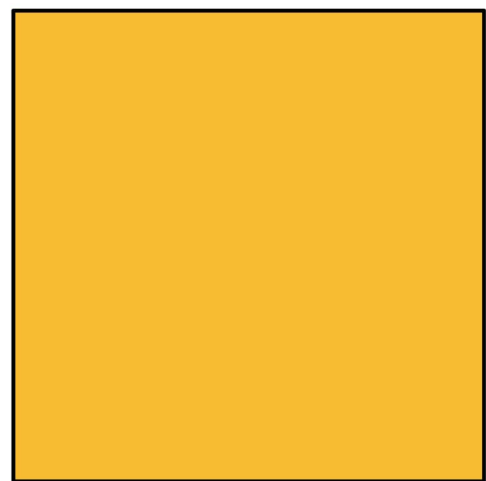
CA CITADEL ACM WALL PANELS
COLOR: UMBRA GRAY



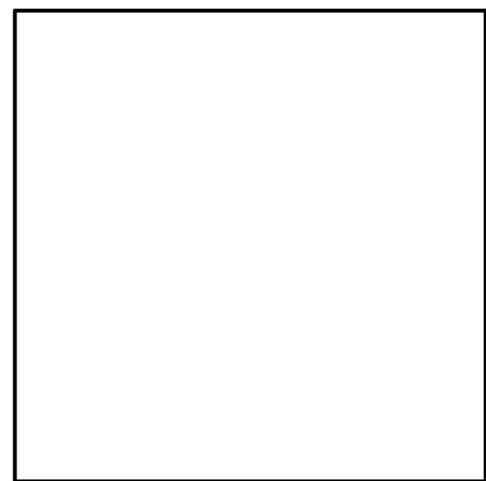
AL METAL ERA ALUMINUM
BATTEN SYSTEM
COLOR WOOD GRAIN
WALNUT



D HOLLOW METAL DOOR
"FAIRVIEW TAUPE" HC-85
BY BENJAMIN MOORE



UN METAL UNDERSCORE
COLOR: GOLD



C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE



C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

PREPARED BY:
JAW
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817.705.3337
Email: jerry@jawa-arch.com

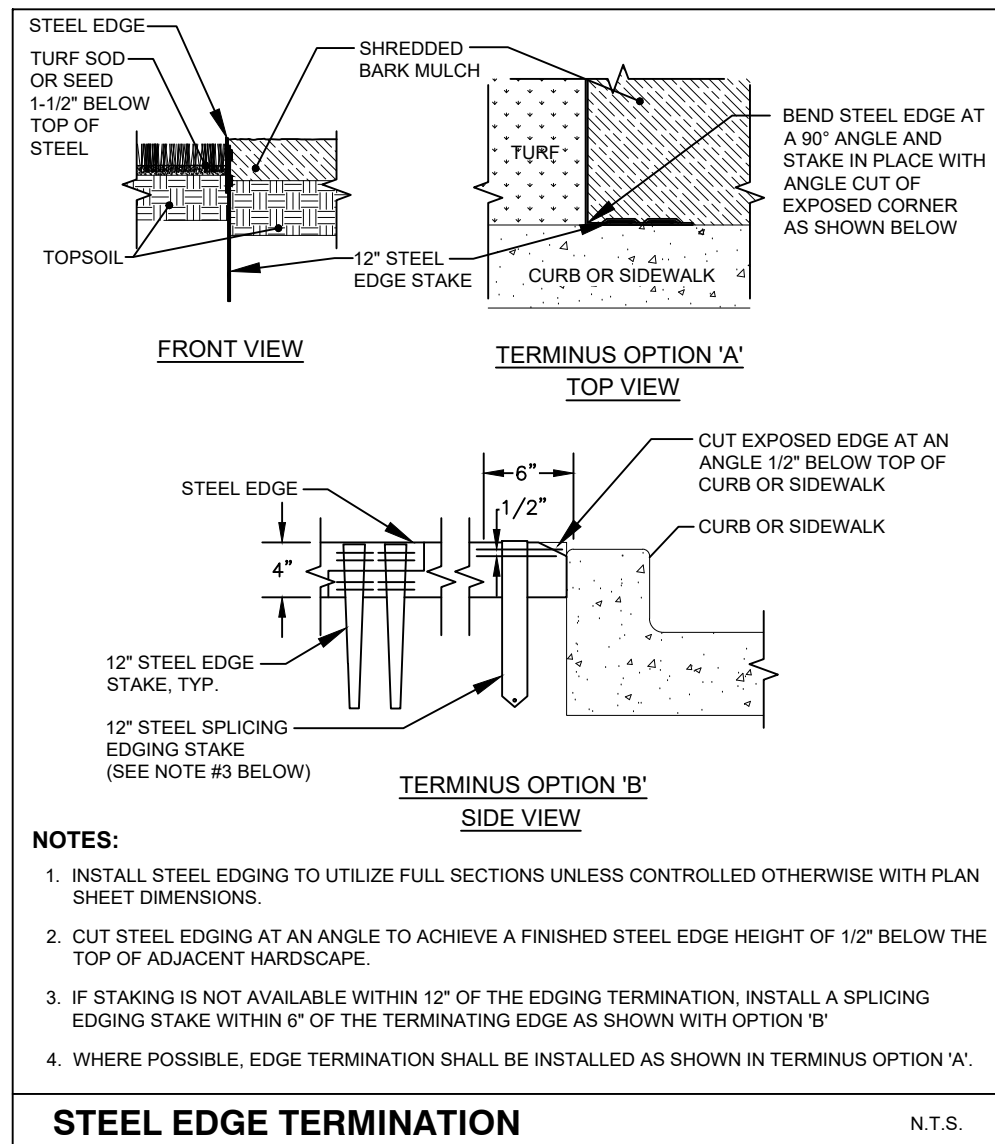
PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the use of the project and are not to be used for any other project. Use of these drawings for reference or example on another project requires the written consent of JAW Architects, Inc. The contract documents for reuse on another project is not authorized.

DRAWN BY:
JAW
STD ISSUE DATE:
2025
REVIEWED BY:
JAW
DATE ISSUED:
11/07/2025

TITLE:
2025 STANDARD BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION:
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ADDRESS:
NWC OF HWY 287 & LONESTAR RD, MANSFIELD, TX 76063

SHEET NO.
A2.3
COLORED ELEVATIONS

REV
DATE
DESCRIPTION
BY

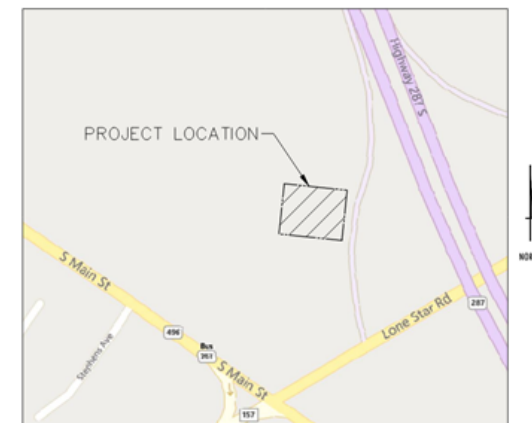
Page 36 of 12



McDonald's

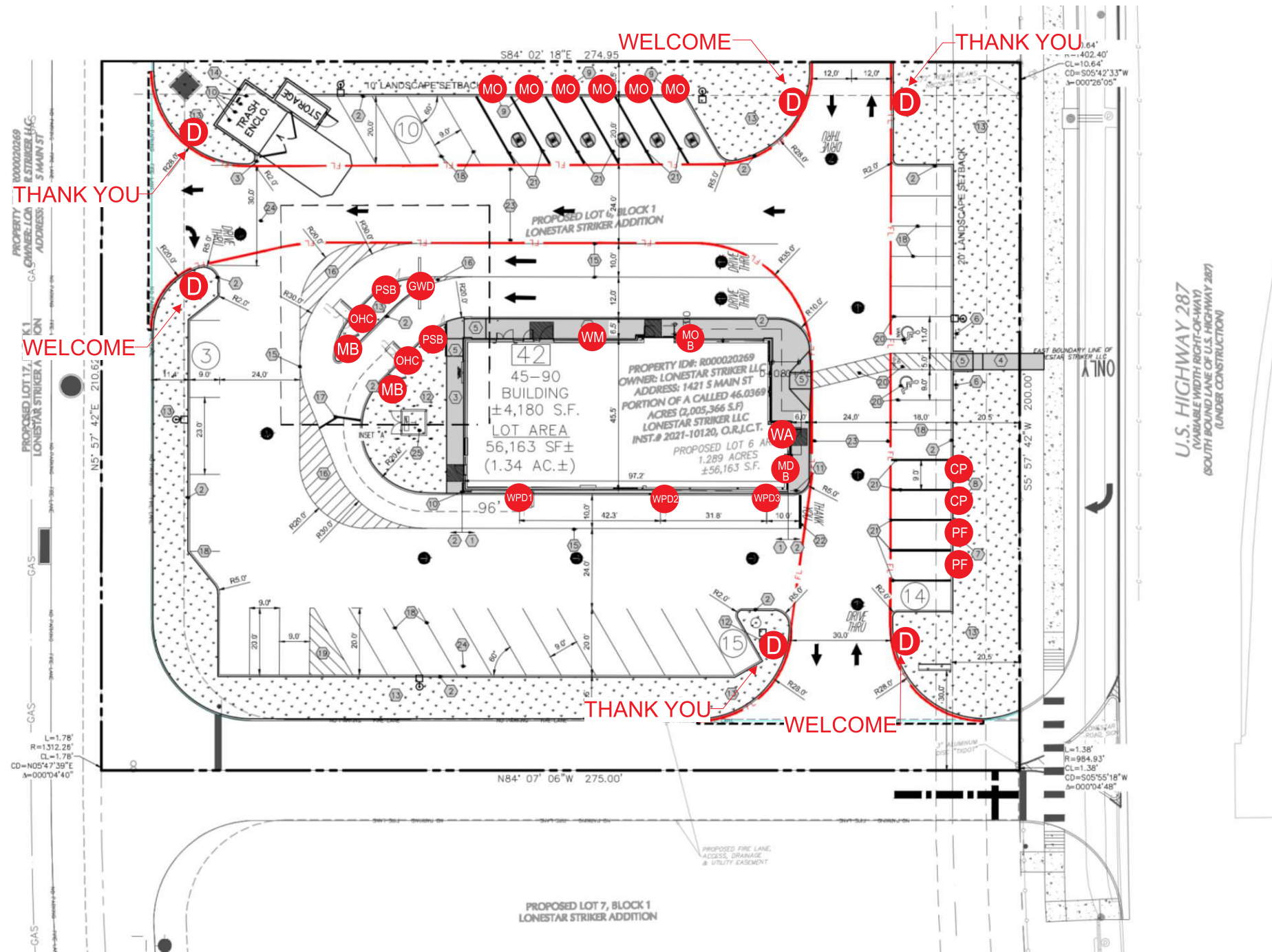
MANSFIELD, TX 76063

SIGN PROGRAM BOOK



VICINITY MAP
N.T.S.

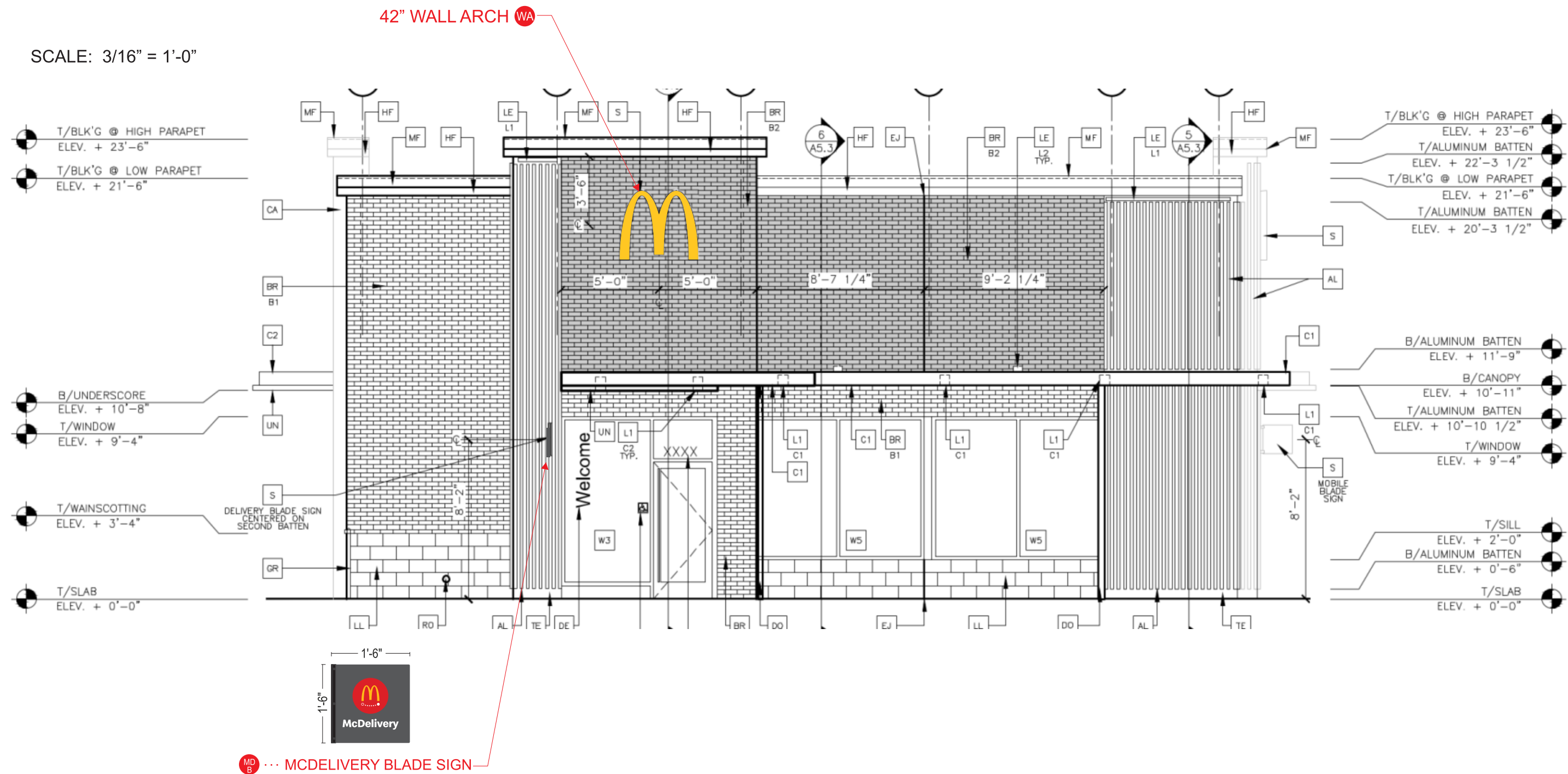




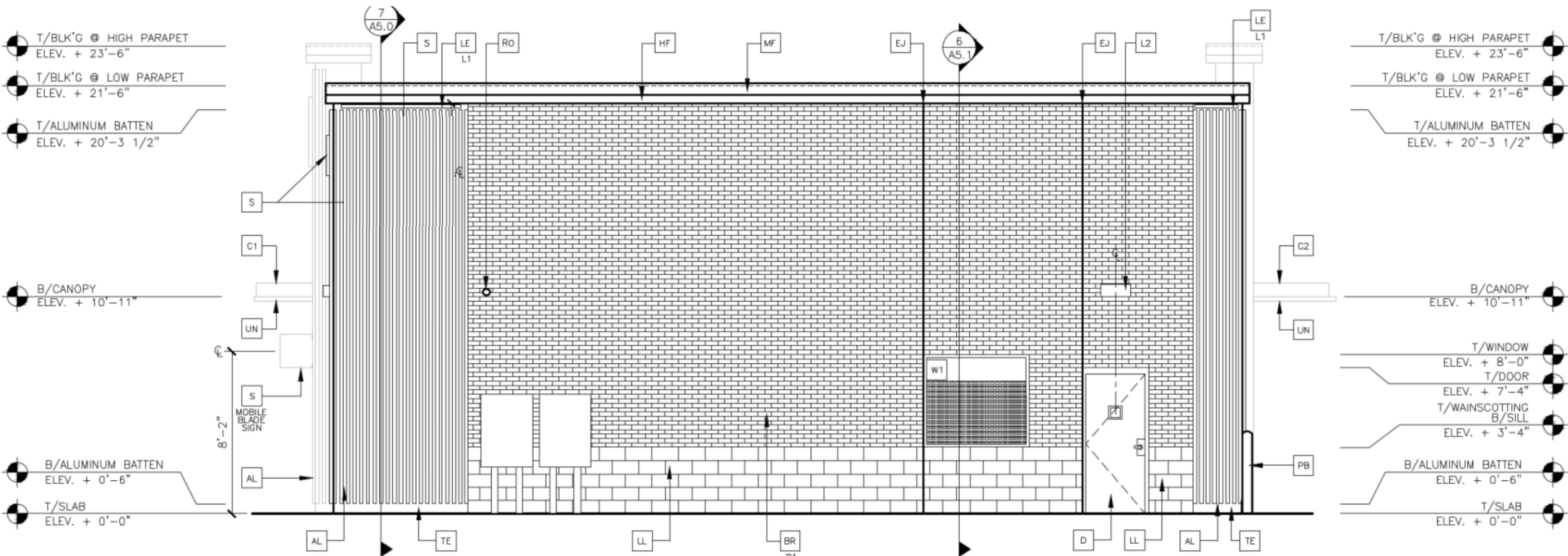
- MB MENU BOARD (QTY 2)
- OHC ORDER HERE CANOPY (QTY 2)
- PSB PRE-SELL BOARD (QTY 2)
- GWD DOUBLE ARM GATEWAY
- WPD1 WINDOW POSITION DECAL 1
- WPD2 WINDOW POSITION DECAL 2
- WPD3 WINDOW POSITION DECAL 3
- MO MOBILE ORDER SIGN (QTY 6)
- PF PULL FORWARD SIGN (QTY 2)
- CP COURIER PARKING SIGN (QTY 2)
- WA WALL ARCH (QTY 1)
- WM 24" WORDMARK (QTY 1)
- MOB MOBILE ORDER BLADE SIGN
- MDB MCDELIVERY BLADE SIGN
- D DIRECTIONAL (QTY 6)

FRONT ELEVATION

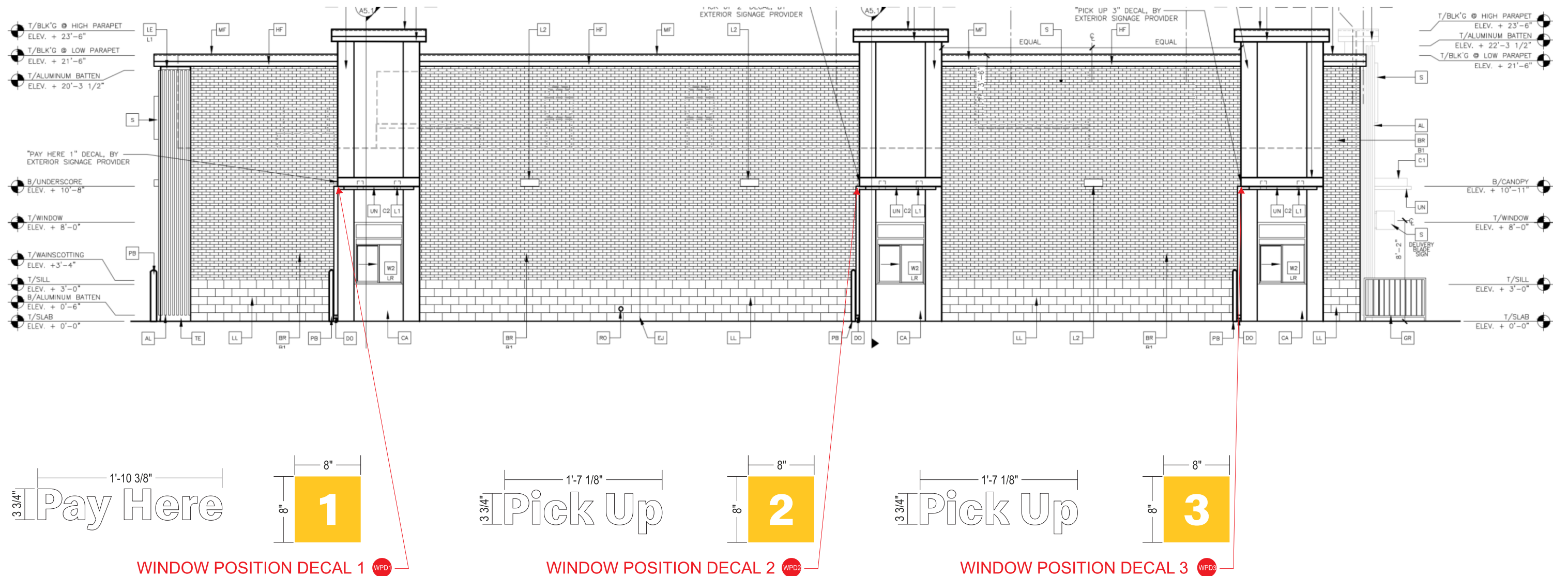
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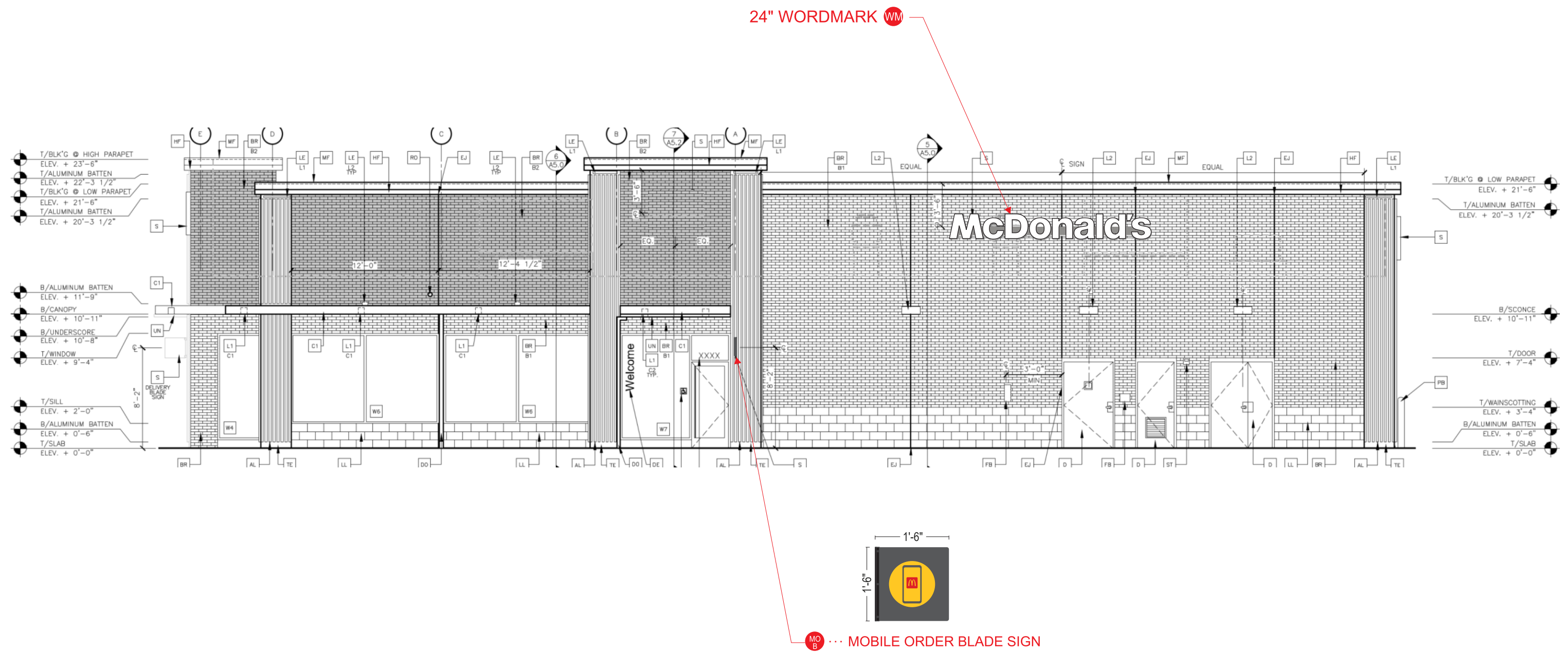
REAR ELEVATION
SCALE: 3/16" = 1'-0"



DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"



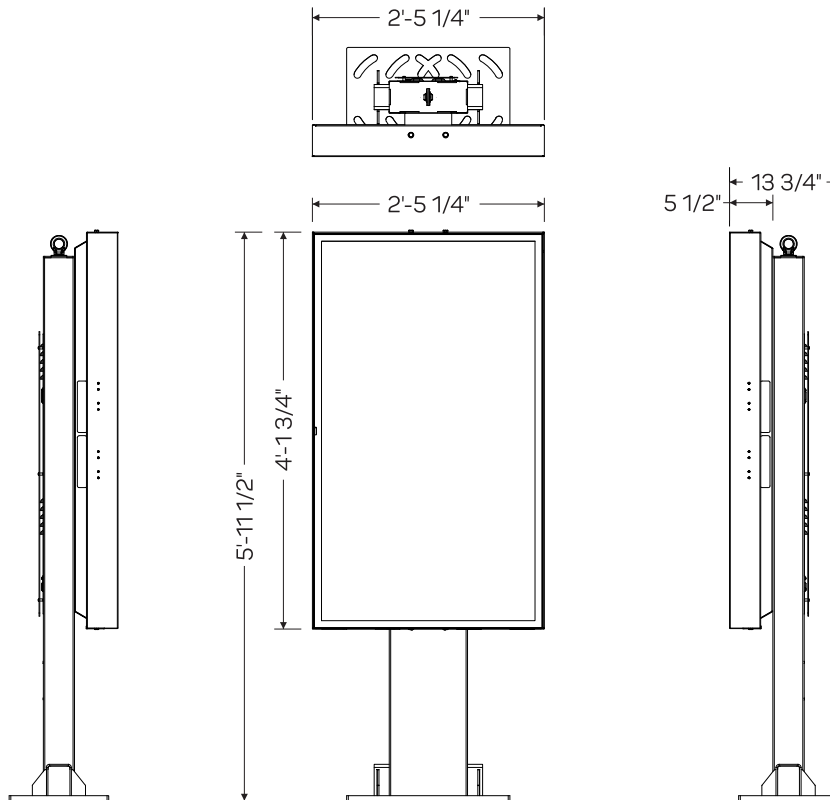
NON DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"



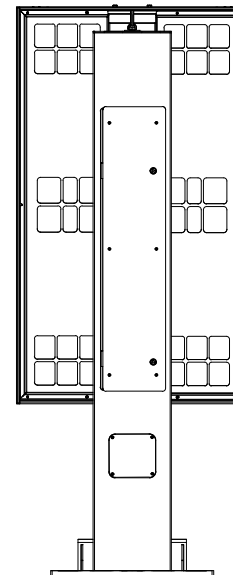
Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

ODMB 02 SINGLE

Displays	Samsung OH55F
Hardware	Stratacache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	60W DC Media Player Power Supply
Power Cables	1 x IEC Power Cable
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	2 x HDMI 1 x RS232
Certification	UL Certified



SCALE: 1/2" = 1'-0"



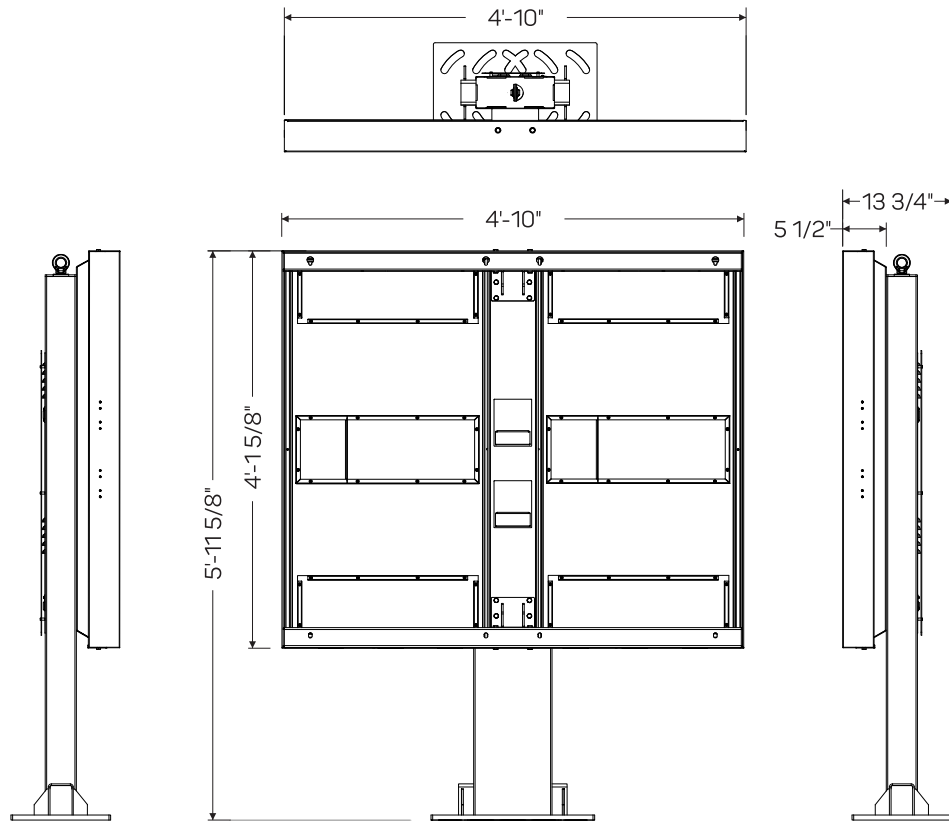
GRAPHIC DETAIL
NOT TO SCALE

BRICK TO MATCH BUILDING

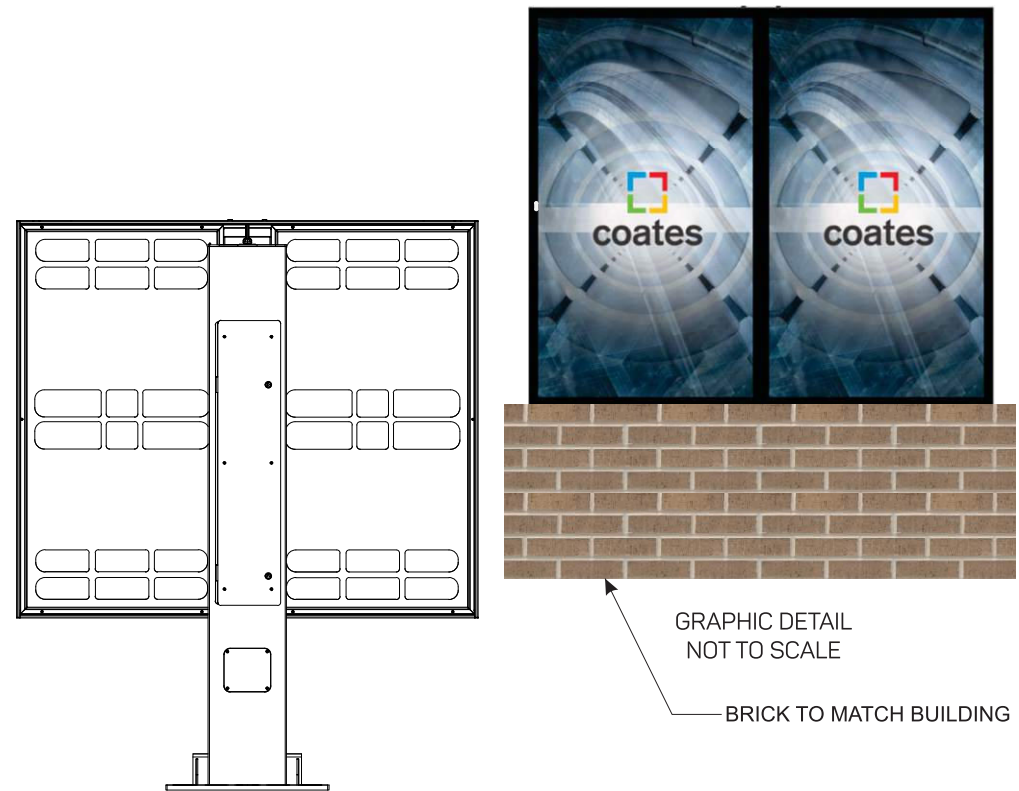
Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminium + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

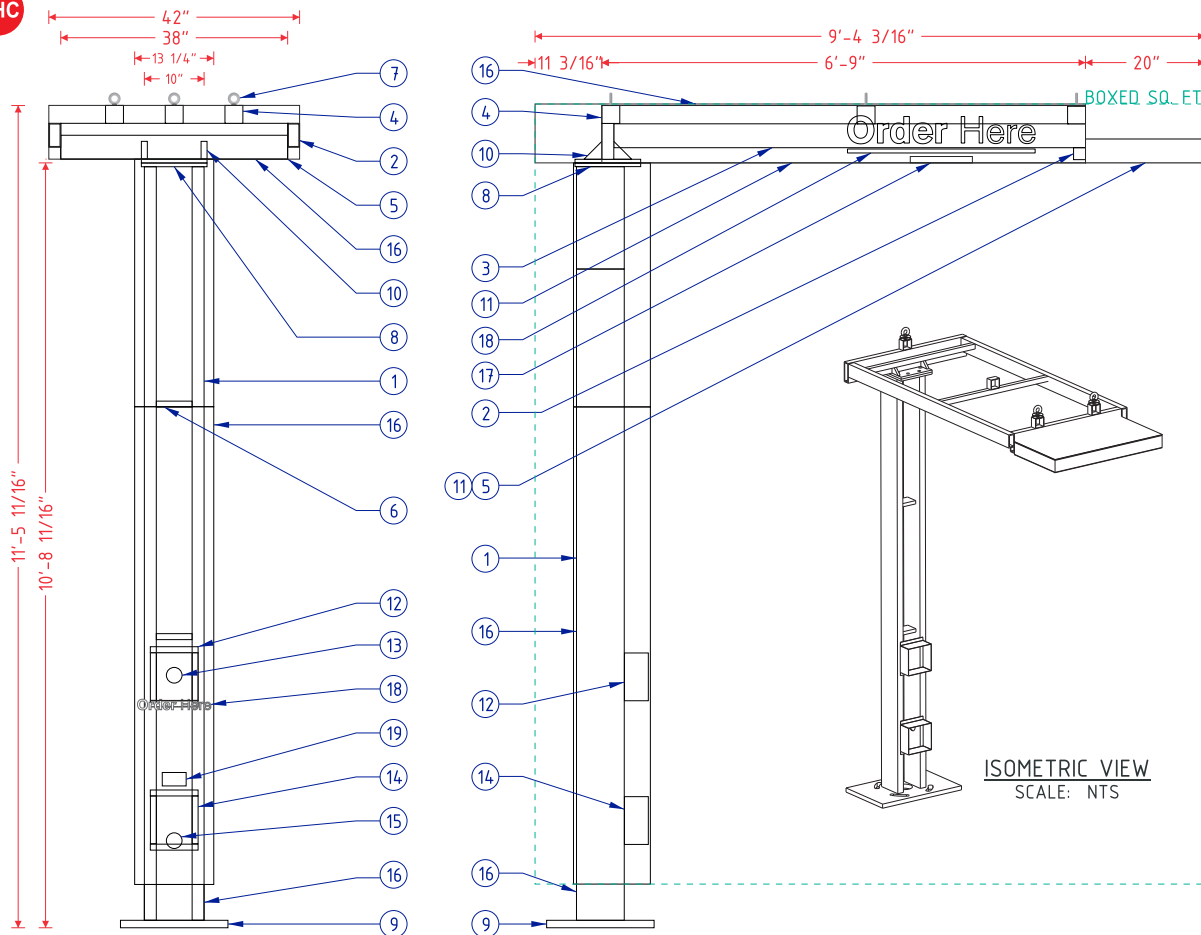
ODMB 02 DOUBLE

Displays	2 x Samsung OH55F
Hardware	2 x Stratacache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	2 x 60W DC Media Player Power Supply
Power Cables	2 x IEC Power Cables
Electrical Components	Isolated Ground 2 x 1G Receptacles 20A Circuit Breaker
Communication Cables	4 x HDMI 2 x RS232
Certification	UL Certified



SCALE: 1/2" = 1'-0"





FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"

18" X 18" X 1" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

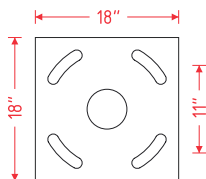


PLATE DETAIL
SCALE: 1/2" = 1'-0"

CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

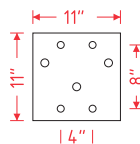
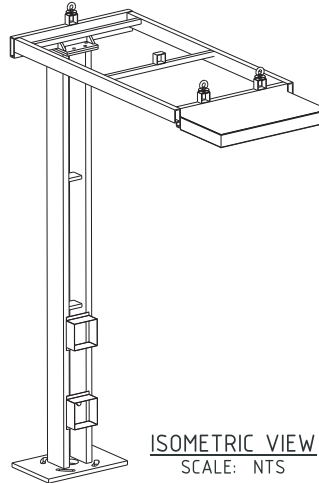
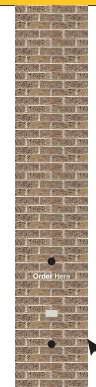


PLATE DETAIL
SCALE: 1/2" = 1'-0"



Order Here

GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"



MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS

NO.	PART/DESCRIPTION
1	2" X 6" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" TUBE
5	1" X 4" C-CHANNEL
6	2" X 6" X 3/16" RECTANGULAR TUBE
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 18" X 1" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS (2)
11	.063" SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	3000K SLOAN LED LIGHT
18	3M 680-10 REFLECTIVE WHITE FILM 1ST SURFACE
19	ADA STICKER

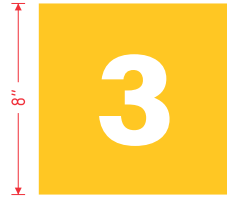
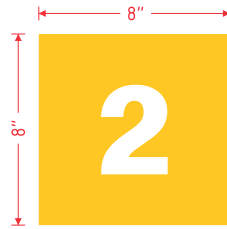
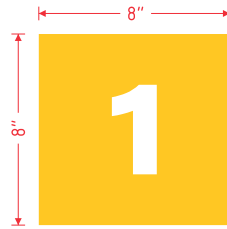
NOTES:

- 2" X 6" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
 - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
 - TUBE AND TOP ACM - PAINT CHARCOAL
 - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123C
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- (1) 20A / 120V CIRCUIT REQUIRED
- SQUARE FOOTAGE:
 - BOXED AREA: 101.52 SQ. FT.
 - ACTUAL SQUARE FEET: 14.97 SQ. FT.
 - SPRINGBOARD: 0.56 SQ. FT.
 - TOP: 6.08 SQ. FT.
 - POLE SHROUD: 8.33 SQ. FT.

BRICK TO MATCH BUILDING



Pay Here
Pick Up



GRAPHIC DETAILS
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS

- 3M 7725-20 MATTE WHITE OPAQUE FILM
- 3M 7725-25 SUNFLOWER OPAQUE FILM
- FONT = SPEEDEE BOLD



TRELLIS POSITIONING DETAIL
SCALE: 1 1/2" = 1'-0"

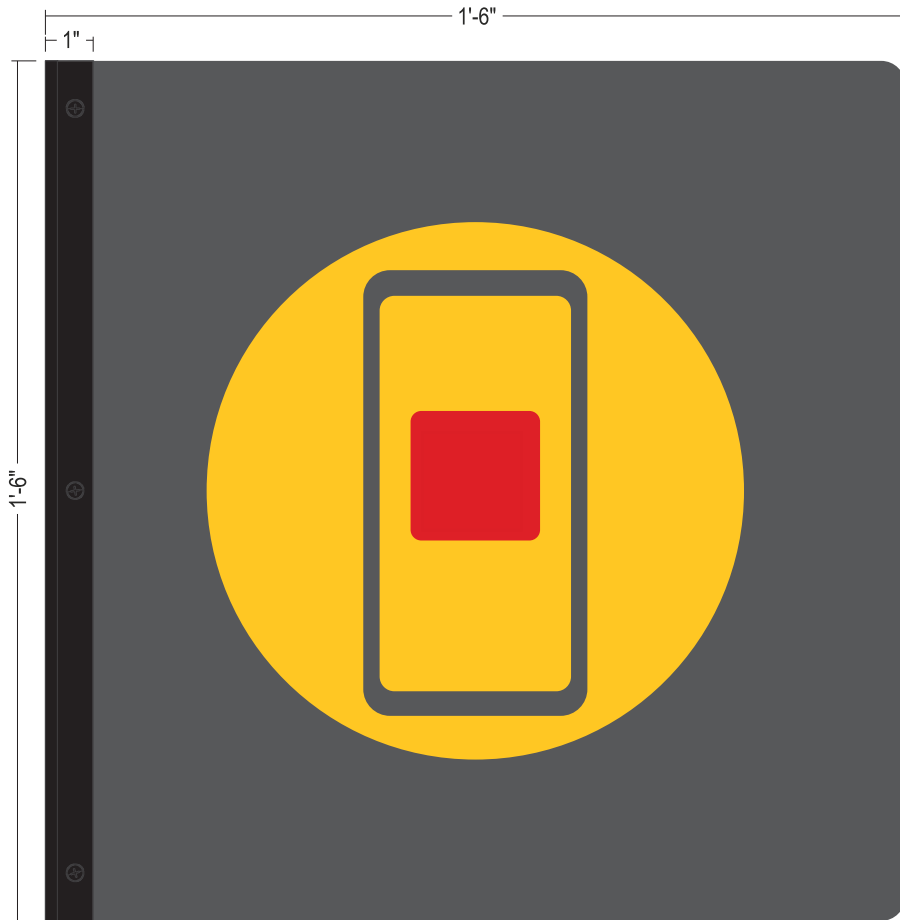


This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

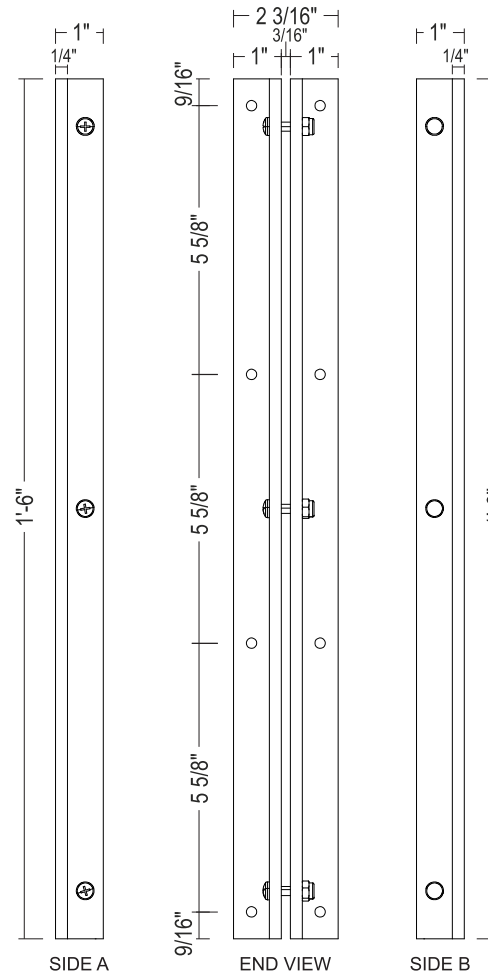
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:



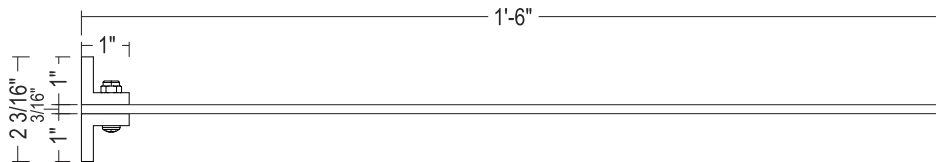
GRAPHIC DETAIL
SCALE: 3" = 1'-0"



MOUNTING BRACKET DETAIL
SCALE: 3" = 1'-0"

SPECIFICATIONS:

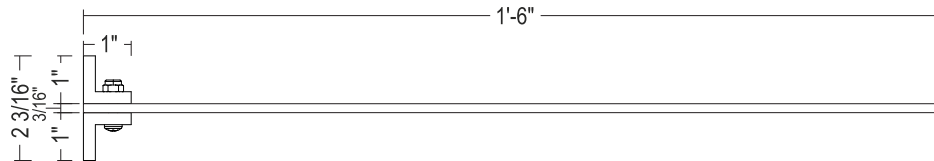
- MOUNTING BRACKET:
(2) 1" X 1" X 1/4" X 18" ALUMINUM ANGLES;
POWDER COATED BLACK
- FACE ATTACHMENT: 10-24 X .75" THREAD-
CUTTING SCREWS WITH NYLOCK NUTS,
POWDER COATED BLACK
- .187" ALUMINUM FACE, POWDER COATED TO
MATCH NG CHARCOAL
- DECORATION (BOTH SIDES):
3M 3630-33 RED FILM
3M 7725-25 YELLOW FILM
- BOXED SIGN AREA: 2.25 SQ FT



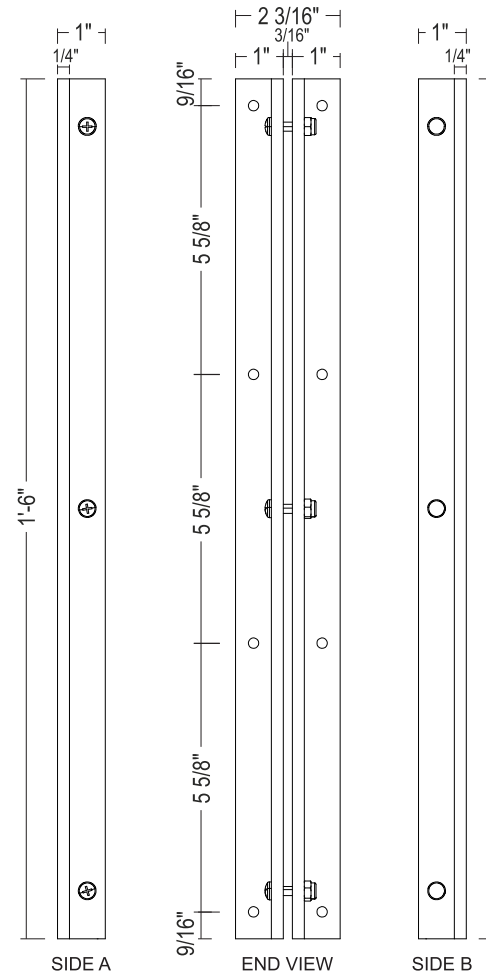
PLAN VIEW
SCALE: 3" = 1'-0"



GRAPHIC DETAIL
SCALE: 3" = 1'-0"



PLAN VIEW
SCALE: 3" = 1'-0"

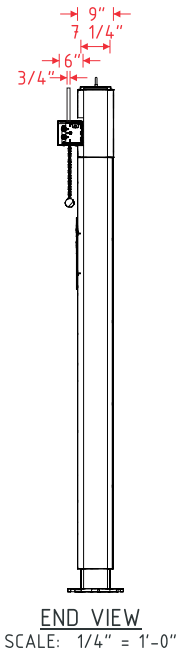
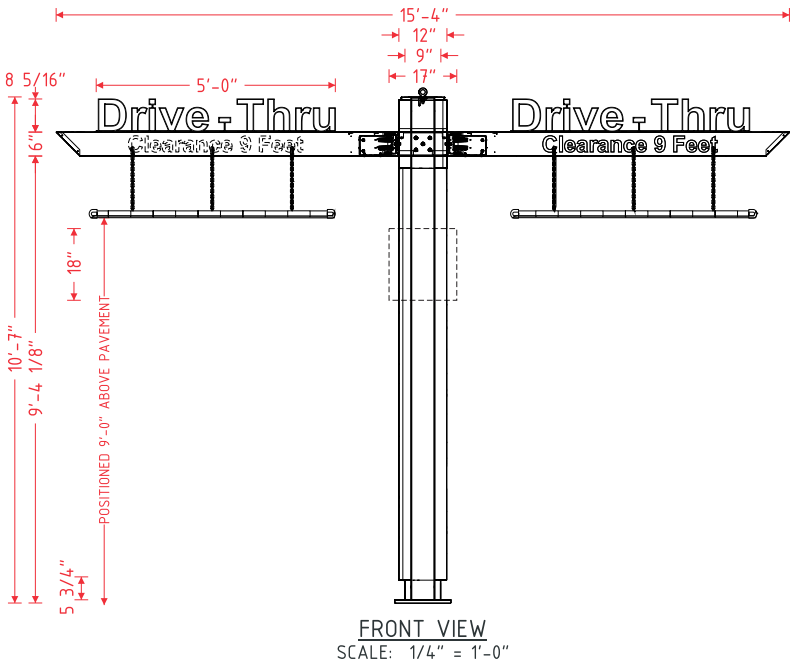
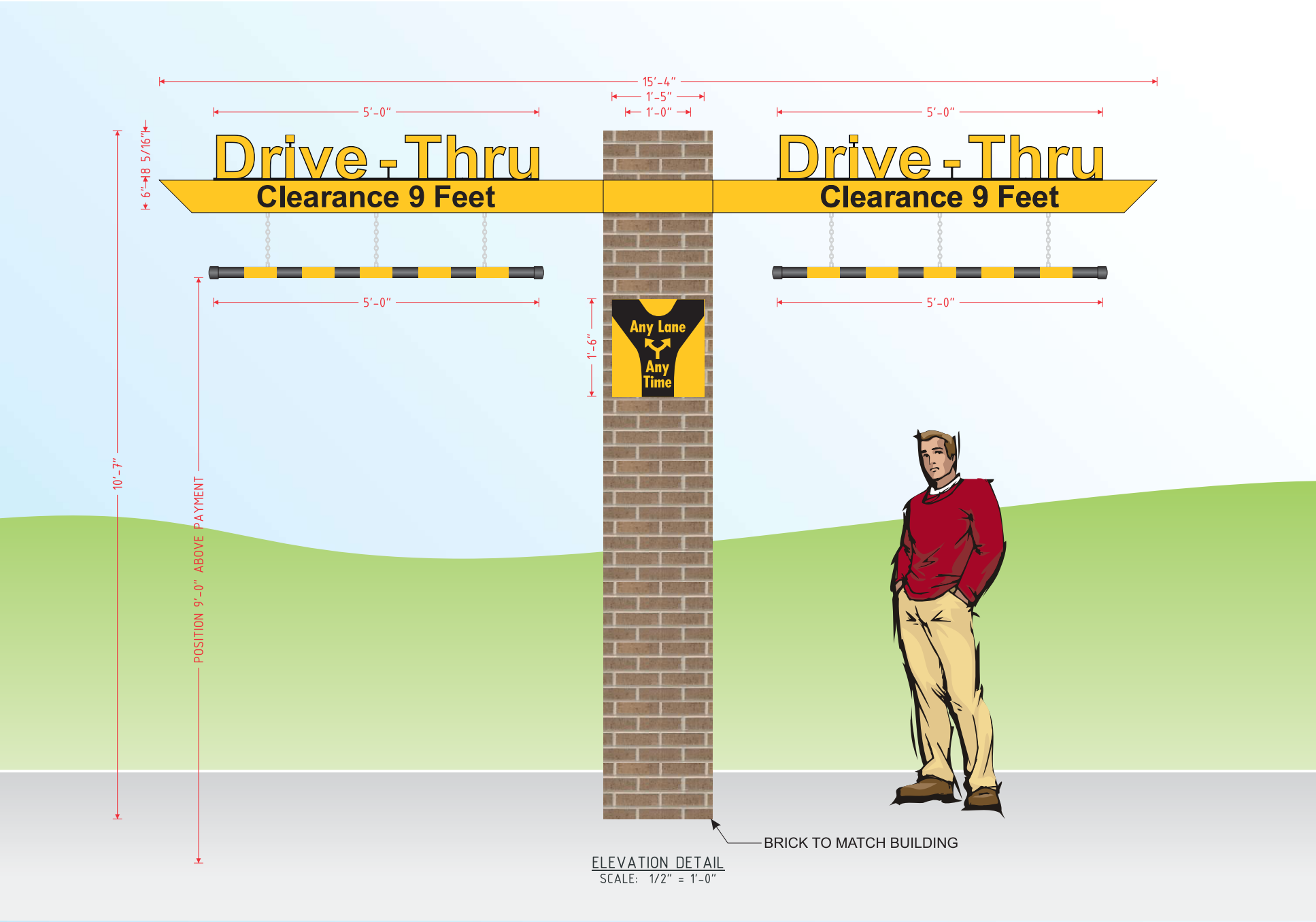


MOUNTING BRACKET DETAIL
SCALE: 3" = 1'-0"

SPECIFICATIONS:

- MOUNTING BRACKET:
(2) 1" X 1" X 1/4" X 18" ALUMINUM ANGLES;
POWDER COATED BLACK
- FACE ATTACHMENT: 10-24 X .75" THREAD-
CUTTING SCREWS WITH NYLOCK NUTS,
POWDER COATED BLACK
- .187" ALUMINUM FACE, POWDER COATED TO
MATCH NG CHARCOAL
- DECORATION (BOTH SIDES):
3M 3630-33 RED FILM
3M 7725-25 YELLOW FILM
3M 7725-20 WHITE FILM
- BOXED SIGN AREA: 2.25 SQ FT





ARM SPECIFICATIONS

- 16 GAUGE STEEL CONSTRUCTION
- BREAKAWAY HINGED ARM SECTIONS
- EXTERIOR FINISH: PANTONE® 123 C YELLOW
- DECORATION: 3M 3630-20 BLACK FILM (CLEARANCE COPY)

BANG BAR SPECIFICATIONS

- 1 1/2" DIAMETER BLACK ABS PIPE
- 1 1/2" BLACK ABS END CAPS
- DECORATION: 3M CONTROLTACK 180MC-25 SUNFLOWER YELLOW VINYL
- CHAINS WITH CARABINERS AT TOP & BOTTOM FOR INSTALLATION

BASE/POLE SPECIFICATIONS

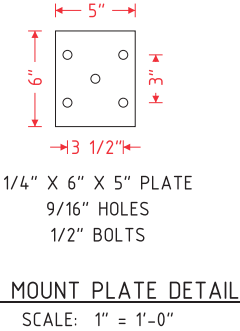
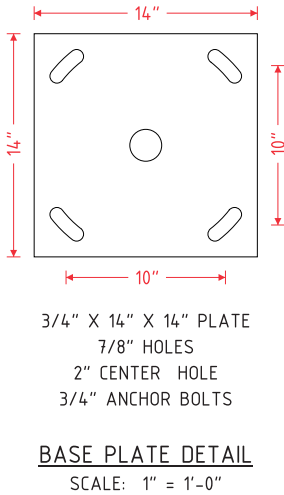
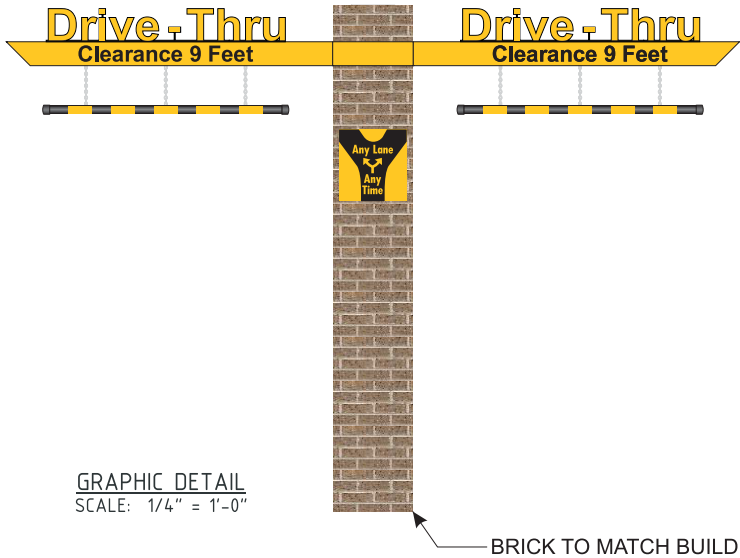
- 6" X 6" X 3/16" STEEL TUBE POLE CONSTRUCTION
- 4 MM ACM NG CHARCOAL SKINS
- 4 MM ACM NG CHARCOAL TOP CAP
- 5" TALL X 9" X 7 1/4" BENT UP .063" ALUMINUM BASE SHROUD PAINTED NG CHARCOAL
- 14" X 14" X 3/4" BASE PLATE (SEE PLATE DETAILS)
- 6" X 5" X 1/4" STEEL PLATE ARM CONNECTION (SEE PLATE DETAILS)

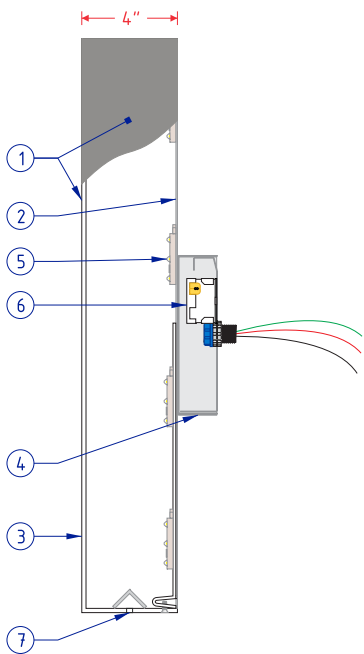
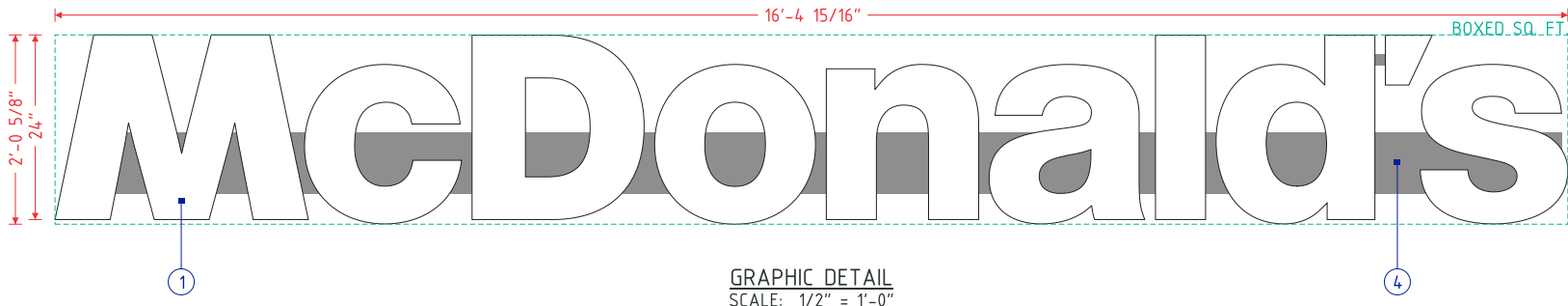
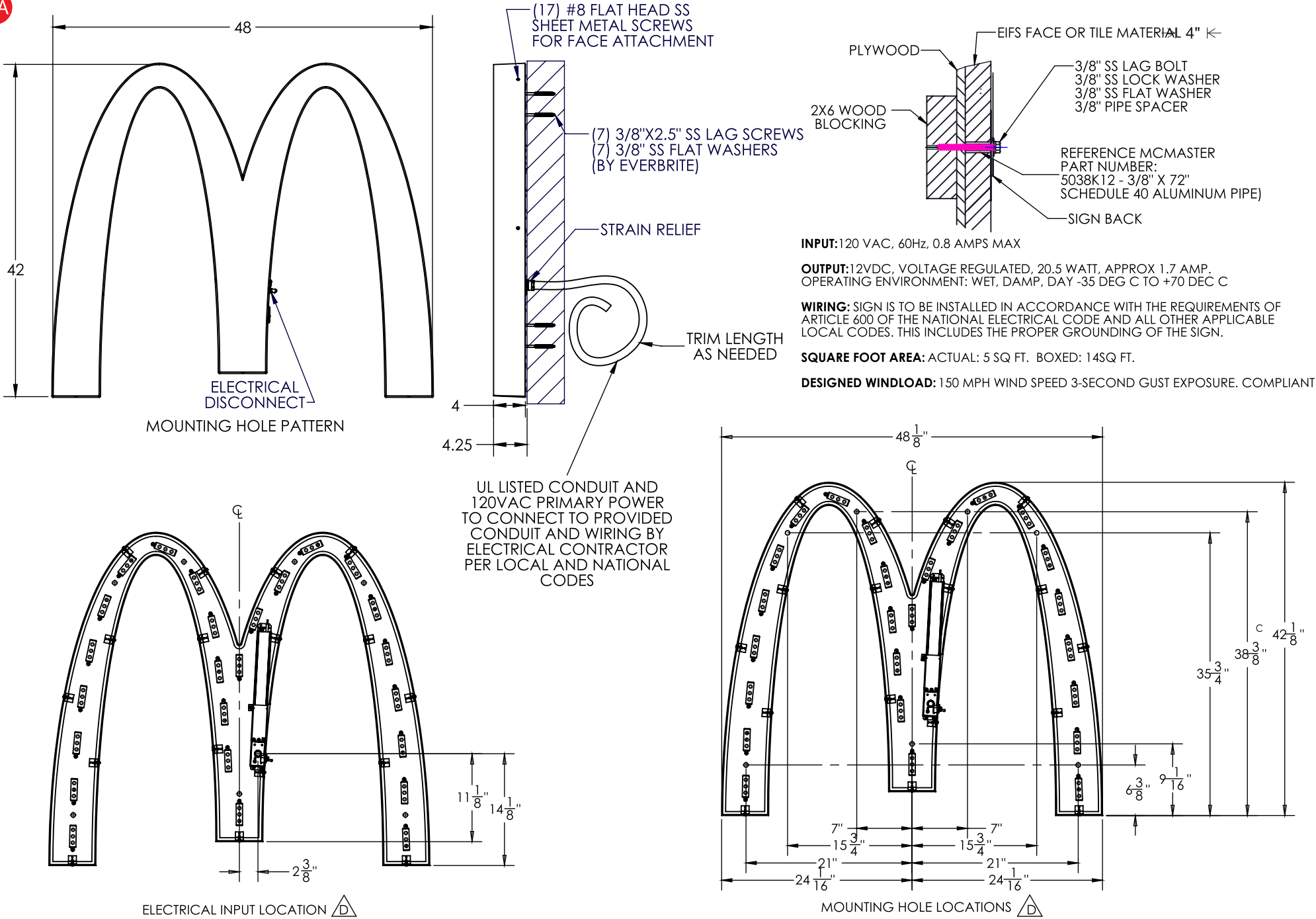
ANYLANE PANEL SPECIFICATIONS

- 1/4" ALUMINUM PANEL
- PAINTED PANTONE® 123 C YELLOW
- DECORATION: 3M 3630-22 BLACK FILM
- STUD MOUNT AND GLUED TO BASE

DRIVE-THRU LETTERS SPECIFICATIONS

- 3/4" ALUMINUM
- POWDER COATED BLACK
- DECORATION: 3M CONTROLTACK 180MC-25 SUNFLOWER YELLOW VINYL
- SCREWED TO TOP OF ARMS



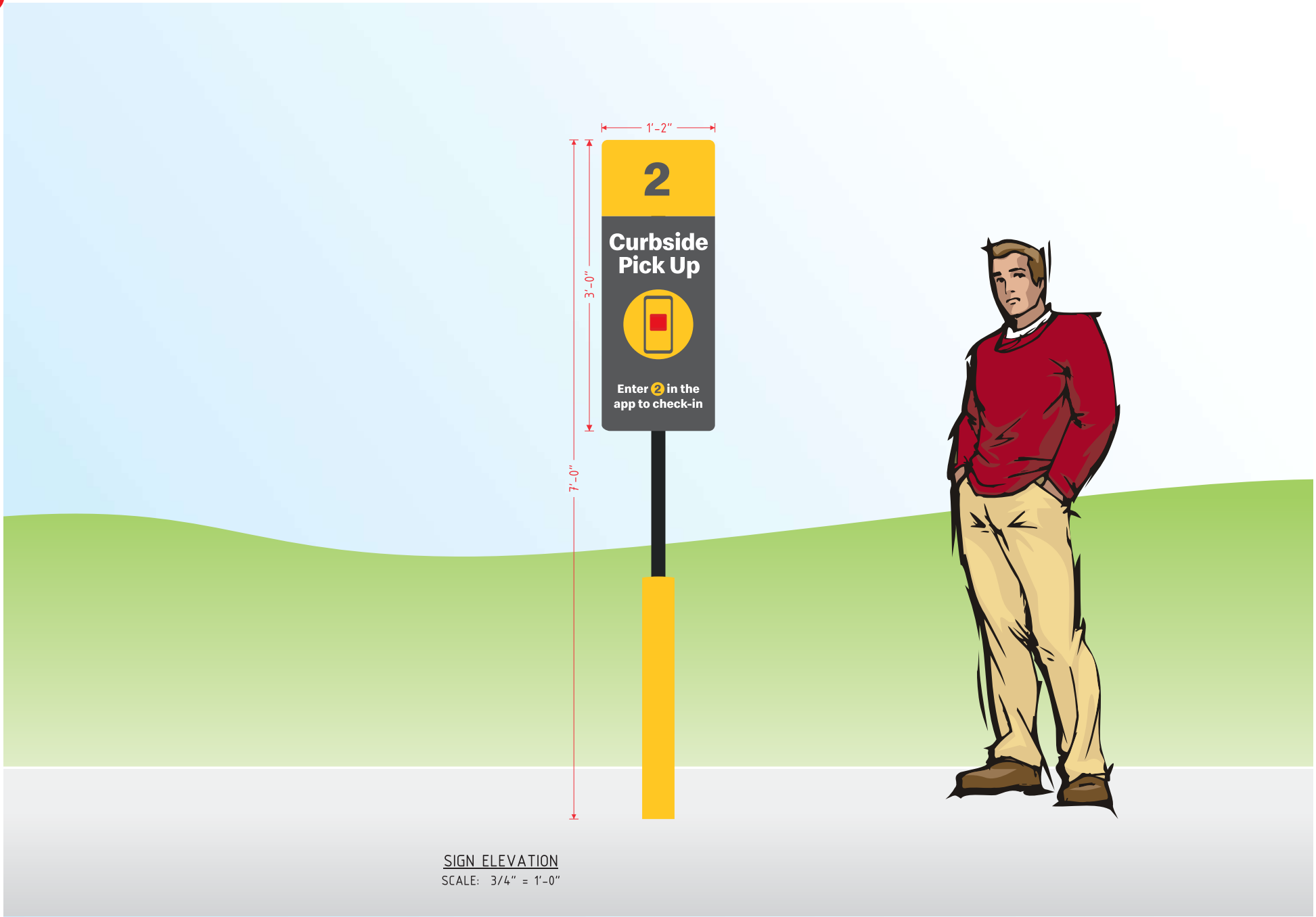


CHANNEL LETTER DETAIL

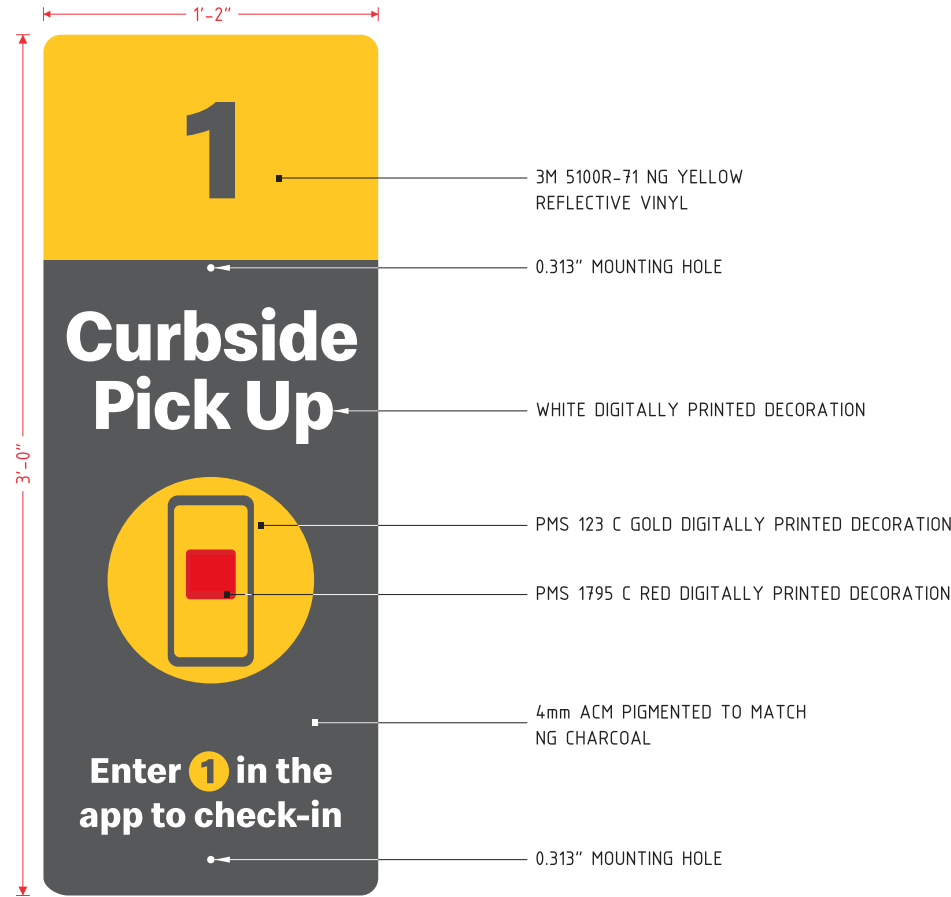
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	.177" MOLDED WHITE MODIFIED ACRYLIC FACES/LETTER BODIES WITH SIDES PAINTED MCDONALD'S SILVER (OPAQUE) ON EXTERIOR
2	.040" ALUMINUM BACKS
3	.118" WHITE ABS INSERTS
4	ALUMINUM RACEWAY PAINTED MCDONALD'S SILVER
5	GE 5000K WHITE LED'S AS REQUIRED
6	LED POWER SUPPLY LOCATED INSIDE RACEWAY
7	DRAIN HOLES WITH BAFFLES AS REQUIRED

- NOTES:
- LETTER INTERIORS TO BE WHITE
 - U.L. LISTED

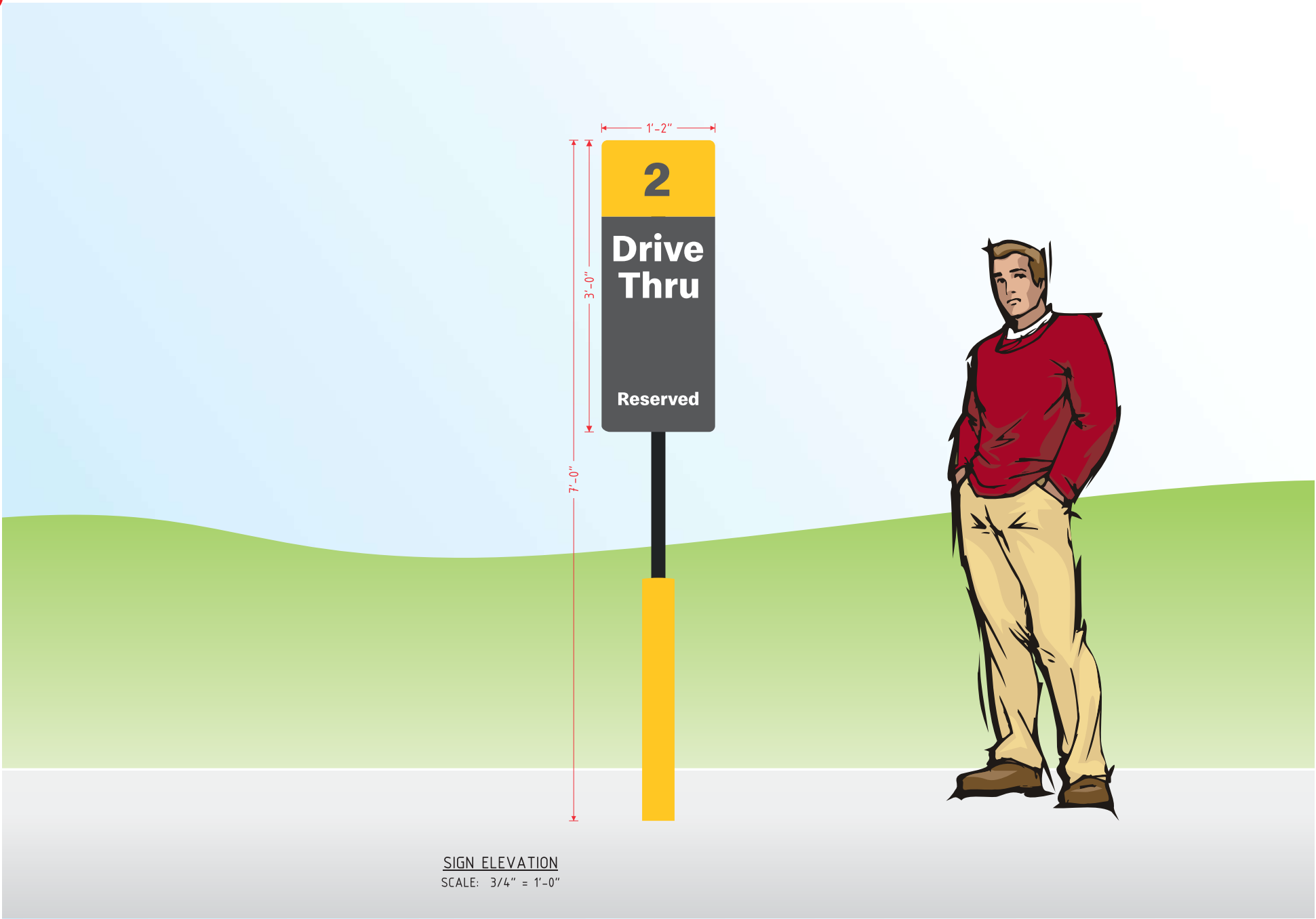


SIGN ELEVATION
SCALE: 3/4" = 1'-0"

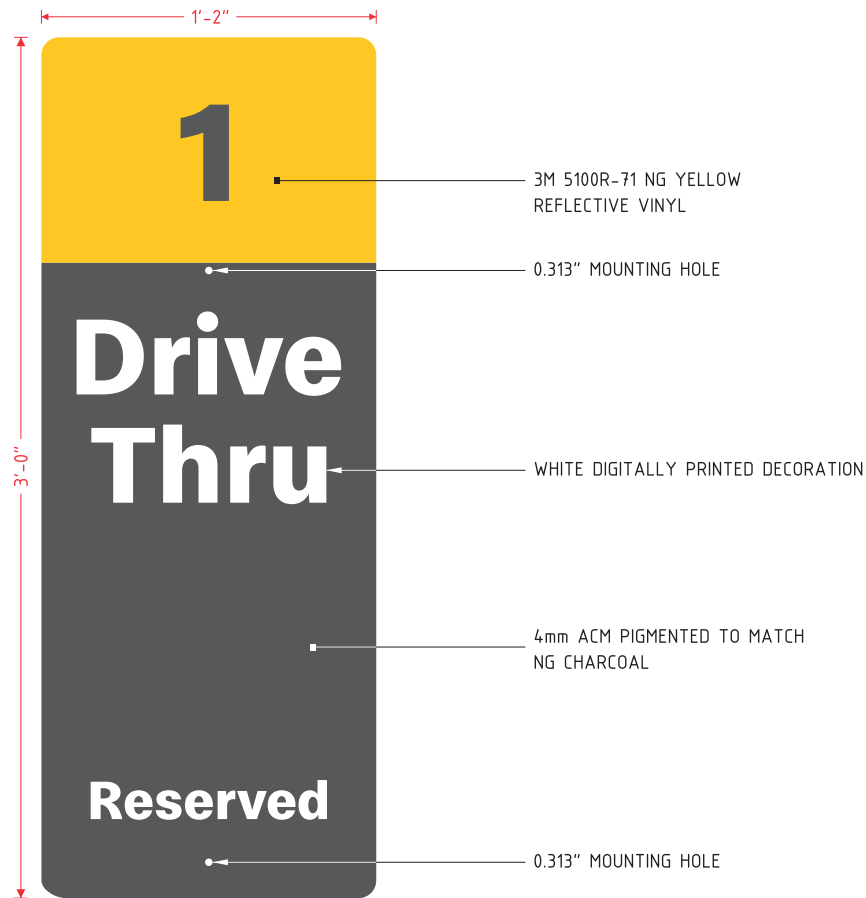


GRAPHIC DETAIL
SCALE: 1 1/2" = 1'-0"

MOBILE ORDER CURBSIDE PICKUP SIGN DETAIL
DESIGN FACTOR: TBD
4mm ACM PIGMENTED TO MATCH NG CHARCOAL
WHITE, YELLOW, & RED DIGITALLY PRINTED GRAPHICS
REFLECTIVE YELLOW VINYL NUMBER BACKGROUND
3.50 SQUARE FEET



SIGN ELEVATION
SCALE: 3/4" = 1'-0"



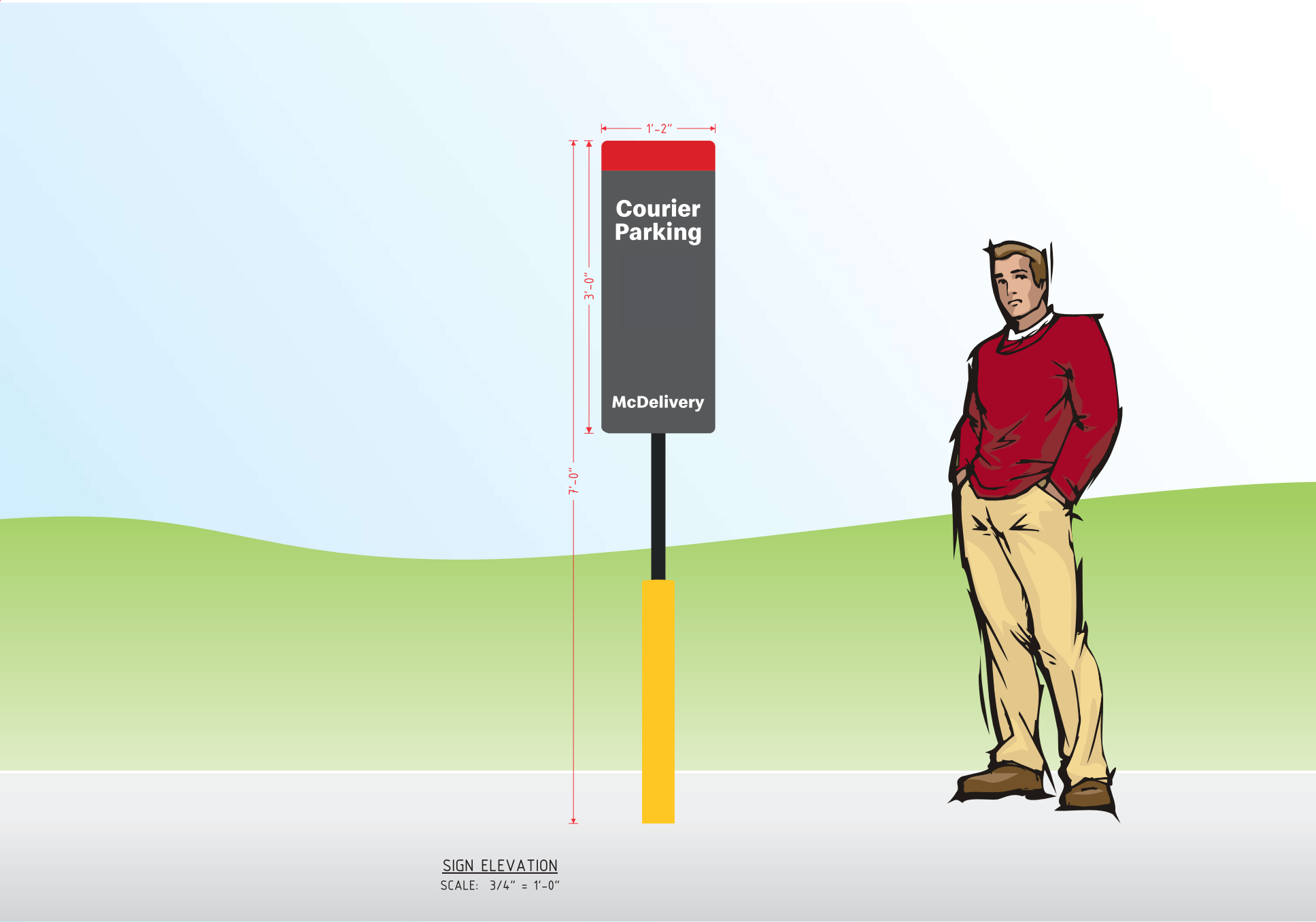
GRAPHIC DETAIL
SCALE: 1 1/2" = 1'-0"



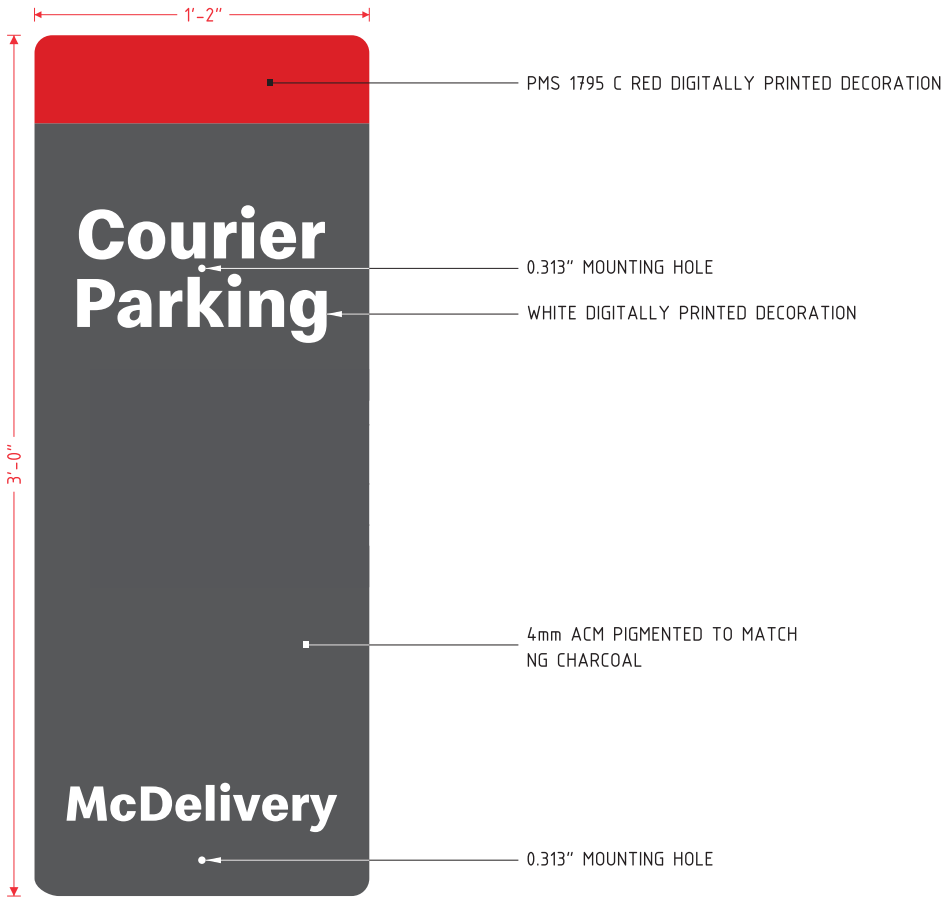
MCD22-DRIVETHRU1-S2 MCD22-DRIVETHRU2-S2 MCD22-DRIVETHRU3-S2 MCD22-DRIVETHRU4-S2

AVAILABLE FACES
SCALE: 1/2" = 1'-0"

DRIVE THRU RESERVED SIGN DETAIL
DESIGN FACTOR: TBD
4mm ACM PIGMENTED TO MATCH NG CHARCOAL
WHITE DIGITALLY PRINTED GRAPHICS
REFLECTIVE YELLOW VINYL NUMBER BACKGROUND
3.50 SQUARE FEET



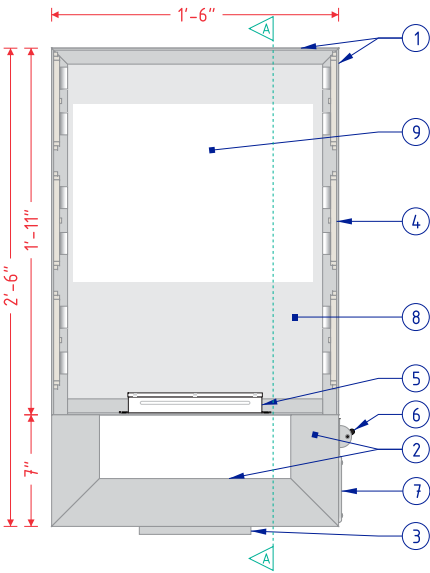
SIGN ELEVATION
SCALE: 3/4" = 1'-0"



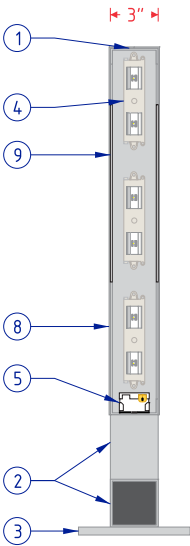
GRAPHIC DETAIL
SCALE: 1 1/2" = 1'-0"

COURIER PARKING SIGN DETAIL
DESIGN FACTOR: TBD
4mm ACM PIGMENTED TO MATCH NG CHARCOAL
WHITE, YELLOW, & RED DIGITALLY PRINTED GRAPHICS
REFLECTIVE YELLOW VINYL NUMBER BACKGROUND
3.50 SQUARE FEET

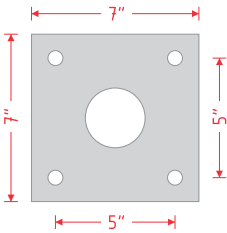
Customer: McDONALD'S	Project No.: 460573	Request No.: 96166	 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.	Customer Approval (Please Initial):
Location: MANSFIELD, TX	Prepared By: AHD/PG	Date: 9/16/26		Approval Date:
File Name: 460573 - R1 - MANSFIELD, TX	Revision: 1			



FRAME & LAMP DETAIL
SCALE: 1" = 1'-0"



CROSS SECTION A-A
SCALE: 1" = 1'-0"

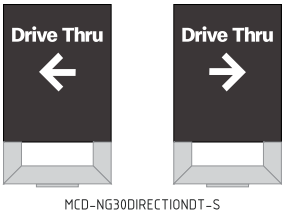
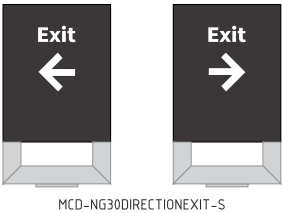
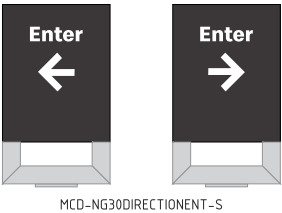
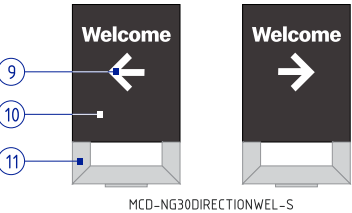


1/2" X 7" X 7" ALUMINUM PLATE
5/8" BOLT HOLES
2 1/2" CENTER HOLE

PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

MCDONALD'S 30" NEXT GEN DIRECTIONAL WITHOUT LOGO SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	3" X 1" X 1/8" ALUMINUM C-CHANNEL
2	3" X 3" X 1/8" ALUMINUM TUBE
3	MOUNTING PLATE (SEE PLATE DETAILS)
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED
6	DISCONNECT SWITCH
7	ELECTRICAL CONNECTION ACCESS THROUGH COVER
8	.080" ROUTED ALUMINUM SHOEBOX FACES
9	.118" NG WHITE SOLAR GRADE POLYCARBOANTE BACKER PANEL
10	POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
11	PANT TO MATCH SILVER OR METALLIC GRAY

- NOTES:
- DESIGN FACTOR: TO BE DETERMINED
 - 3" X 1" ALUMINUM C-CHANNEL FRAME
 - ROUTED ALUMINUM SHOEBOX FACES
 - EXTERIOR FINISH:
 - FACES - POWDERCOAT HENTZEN #90353APC (OR PAINT TO MATCH)
 - TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACES REMOVABLE FOR SERVICE ACCESS
 - U.L. LISTED
 - ELECTRICAL: 0.30 AMPS/120 VOLTS
 - SQUARE FOOTAGE:
 - FACE = 2.88
 - DISPLAY = 3.75



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

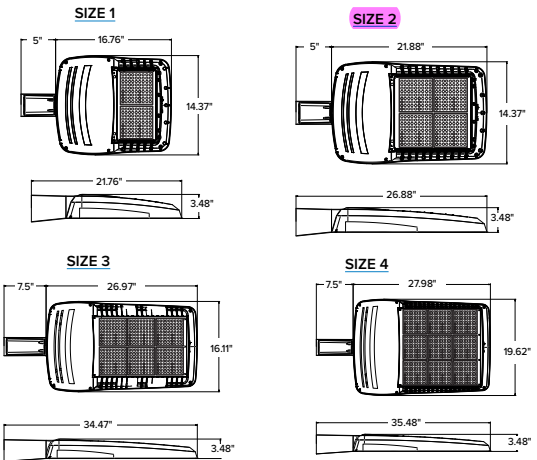
CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty



VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #: Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

Gray Shading = Service Program Limit of 15 luminaires

QS10

CATALOG #

VP	Optic Platform	Size	Light Engine	3K7	4W	Optic Rotation	UNV
Series				CCT/CRI	Distribution		Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

A	DBS	Options	Network Control Options
Mounting	Color		
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
A_ Arm mount for round pole ²	BLS Black Gloss Smooth	2PF Dual Power Feed	NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
A_U Universal arm mount for round pole ²	DBS Dark Bronze Gloss Smooth	TE Toolless Entry	WIR LightGRID+ In-Fixture Module ^{3,4}
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control ⁸	WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4}
AA_U Adjustable arm mount for round pole ²	LGS Light Grey Gloss Smooth	TB Terminal Block	Stand Alone Sensors
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured		BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U Decorative upswept arm mount for round pole ²	PSS Platinum Silver Smooth		BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		7PR 7-Pin Receptacle ⁴
T Trunnion	VGT Verde Green Textured		7PR-SC 7-Pin Receptacle with shorting cap ⁴
WB Wall Bracket, horizontal tenon with MAF	Color Option		3PR 3-Pin twist lock ⁴
WM Wall mount bracket with decorative upswept arm	CC Custom Color		3PR-SC 3-Pin receptacle with shorting cap ⁴
WA Wall mount bracket with adjustable arm			3PR-TL 3-Pin PCR with photocontrol ⁴
			Programmed Controls
			SCP_F Sensor Control Programmable, 8F or 40F ⁹
			ADD AutoDim Timer Based Dimming ⁴
			ADT AutoDim Time of Day Dimming ⁴
			Photocontrols
			PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG #

VP							
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm	FR Auto Front Row	BLANK No Rotation	UNV 120- 277V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens	27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow	L Optic rotation left R Optic rotation right	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens	5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular		
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹		C Corner Optic TC Tennis Court Optic		

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface A_ Arm mount for round pole ³ ASQU Universal arm mount for square pole A_U Universal arm mount for round pole ³ AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ³ ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ³ MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing E Battery Backup ^{1,2,7,8,9} 2PF Dual Power Feed 2DR Dual Driver TE Tooless Entry BC Backlight Control TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5} NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5} WIR LightGRID+ In-Fixture Module ^{4,5} WIRSC LightGRID+ Module and Occupancy Sensor ^{4,5} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls SCP_F Sensor Control Programmable, 8F or 40F ¹¹ ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Battery temperature rating -20C to 55C

3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole,
“5” for 5.5”-6.5” OD pole

4 – Networked Controls cannot be combined with other control options

5 – Not available with 2PF option

6 – Not available with 480V

7 – Not available with 347 or 480V

8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts

10 – Some voltage restrictions may apply when combined with controls

11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.



VIPER Area/Site

VIPER LUMINAIRE

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

		HSS-90-B			Current Control Solutions — Accessories (Sold Separately)
Accessory Type	Size	Option		Color	NX Lighting Controls
SHD Shield	1 Size 1	HSS-90-B House Side Shield 90° Back		BLS Black Gloss Smooth	☐ NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC
	2 Size 2	HSS-90-F House Side Shield 90° Front		BLT Black Matte Textured	
	3 Size 3	HSS-90-S House Side Shield 90° Side		DBS Dark Bronze Gloss Smooth	LightGRID+ Lighting Control
	4 Size 4	HSS-270-BSS House Side Shield 270° Back/Side/Side		DBT Dark Bronze Matte Textured	☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
		HSS-270-FSS House Side Shield 270° Front/Side/Side		GTT Graphite Matte Textured	☐ SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
		HSS-270-FSB House Side Shield 270° Front/Side/Back		LGS Light Gray Gloss Smooth	
		HSS-360 House Side Shield 360°		PSS Platinum Silver Smooth	
		BC Back Light Control		WHS White Gloss Smooth	
MTG Mounting		A Arm Mount for square pole/flat surface		WHT White Matte Textured	
		ASQU Universal Arm Mount for square pole		VGT Green Landscape Decorative	
		AAU Adjustable Arm for pole mounting		LEG Legacy Colors	
		ADU Decorative upswept Arm		Color Option	
		RPA Round Pole Adapter		CC Custom Color	
		MAF Mast Arm Fitter for 2-3/8" OD horizontal arm			
		K Knuckle			
		T Trunnion			
		WB Wall Bracket (compatible with universal arm mounts)			
Accessory Type		Option			
MSC Miscellaneous		BIRD SPK Bird Spike			

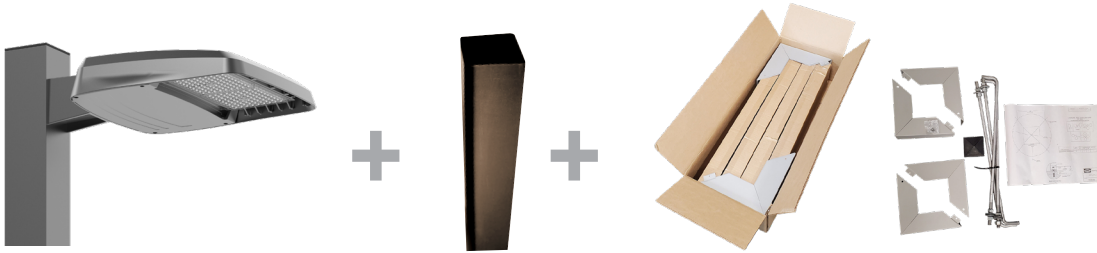


VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration





VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY



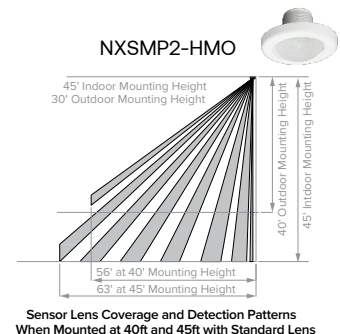
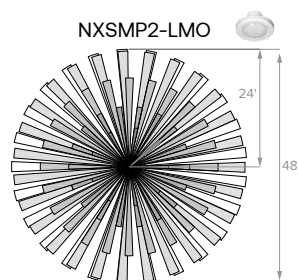
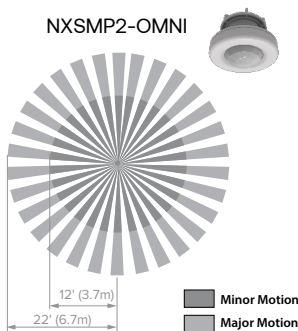
Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFMIRID-UNV	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-1R1D-UV
	NXW	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
	NXWS12F	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
	WIR-RME-L	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
	WIRSC	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMO-OMNI-O
	BTS-14F	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMO-LMO
	BTS-40F	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMO-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS





VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App

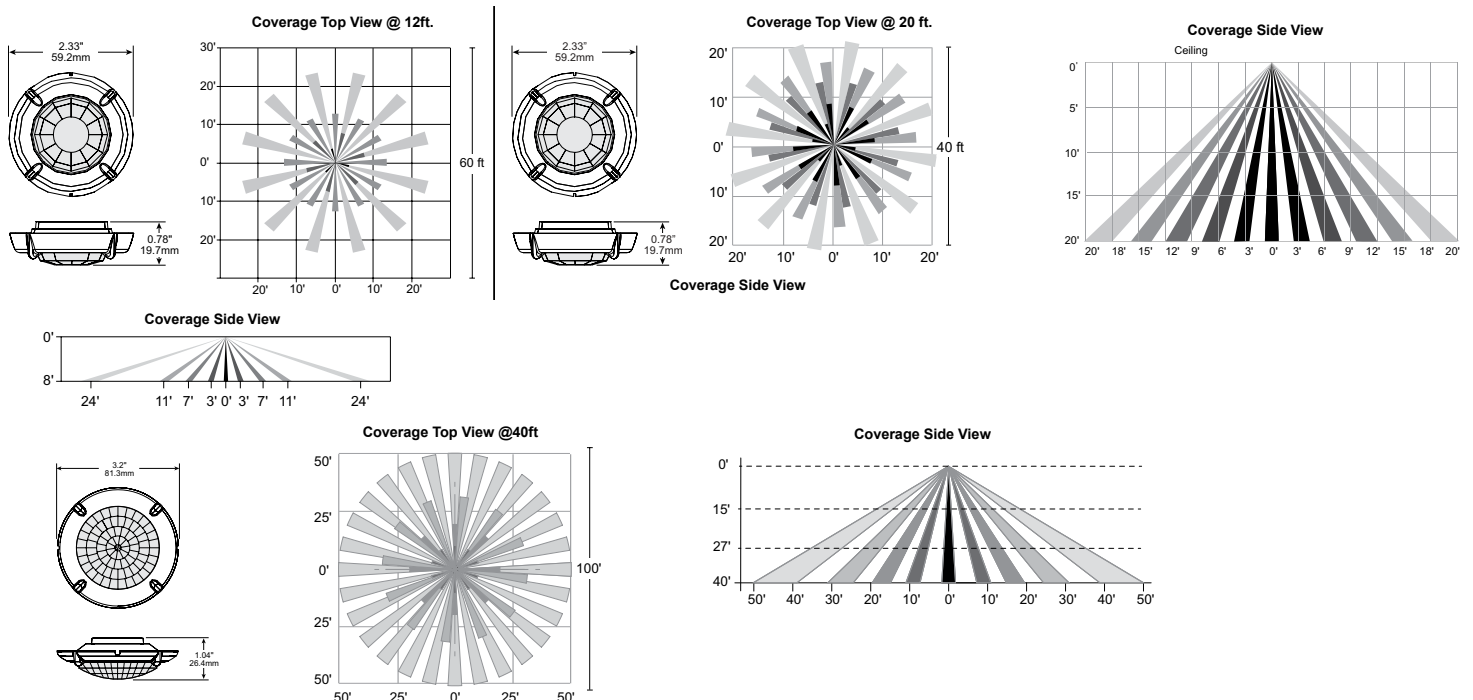


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OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components		
		Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height			
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
	ADD	AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD	
	ADT	AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT	
	7PR	7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR	
	7PR-SC	7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		7PR-SC	
	3PR	3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR	
	3PR-SC	3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-		3PR-SC	
	3PR-TL	3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-		3PR-TL

COVERAGE PATTERNS FOR SCP_F





VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
0°C	32°F	1.03	CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
10°C	50°F	1.01	2700K	–	0.841	–	2700K	0.9	0.81	0.62
20°C	68°F	1.00	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
25°C	77°F	1.00	3500K	–	0.900	–	3500K	0.959	0.894	0.711
30°C	86°F	0.99	4000K	1	0.926	0.699	4000K	1	0.9	0.732
40°C	104°F	0.98	5000K	1	0.937	0.791	5000K	1	0.9	0.732
			AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25



VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14



VIPER Area/Site

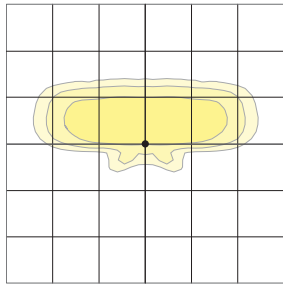
VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

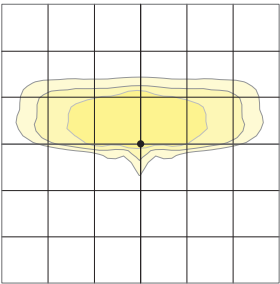
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

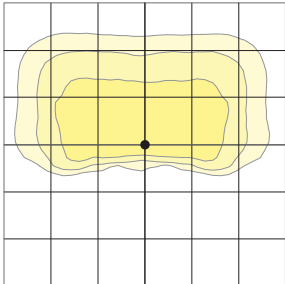
Type 2



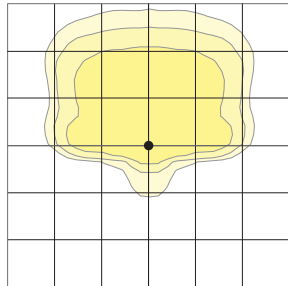
Type 3



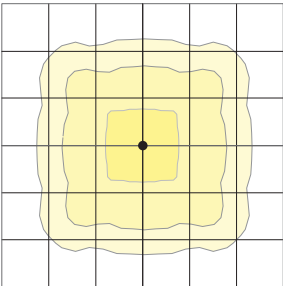
Type 4 Wide



Type 4F



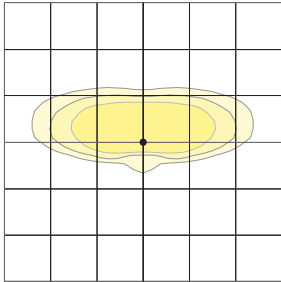
Type 5QW



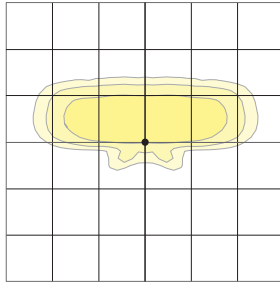
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

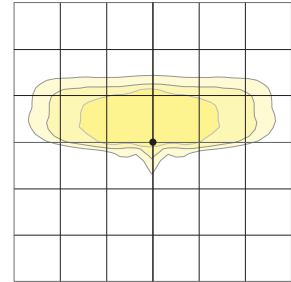
Type FR – Front Row/Auto Optic



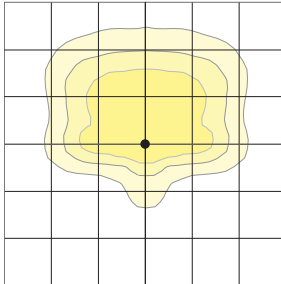
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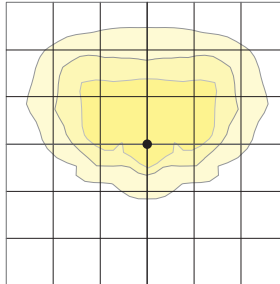
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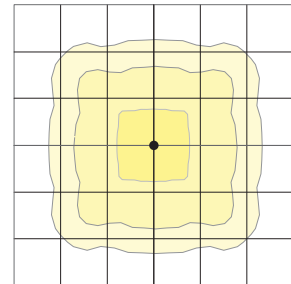
Type 4 Forward



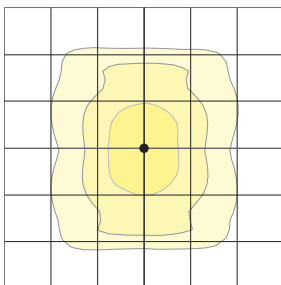
Type 4 Wide



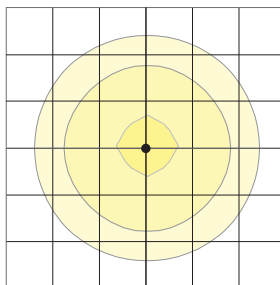
Type 5QM



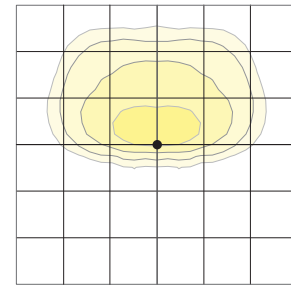
Type 5RW (rectangular)



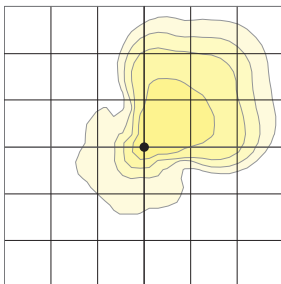
Type 5W (round wide)



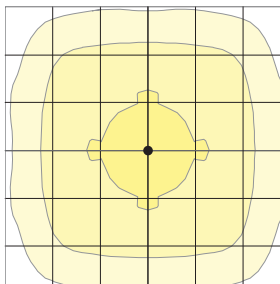
Type TC



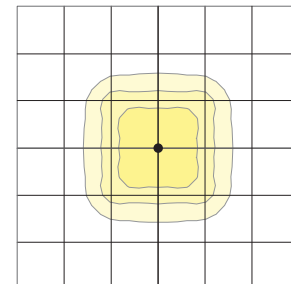
Type Corner



Type 5QW



Type 5QN





VIPER Area/Site

VIPER LUMINAIRE

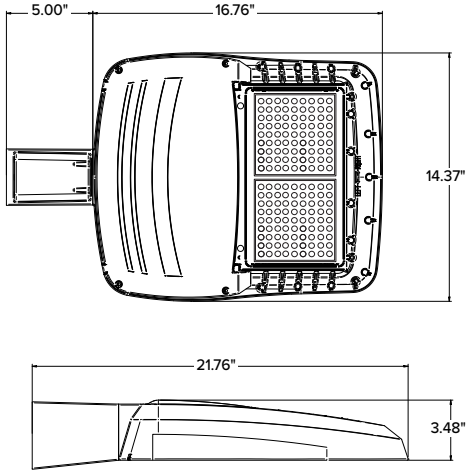
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TYPE: PROJECT:

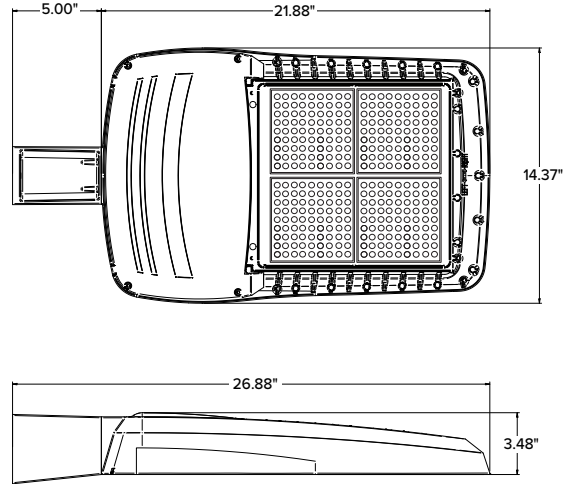
CATALOG #:

DIMENSIONS

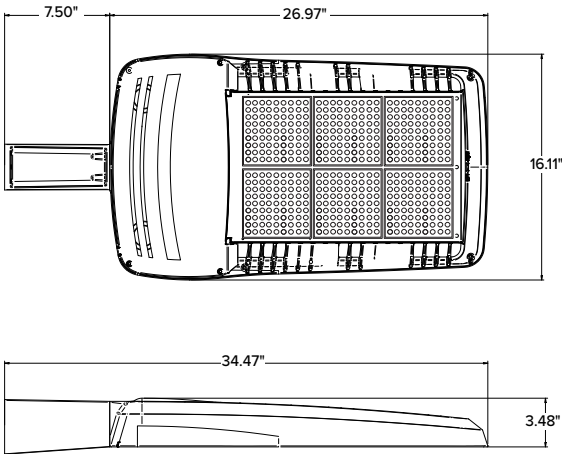
SIZE 1



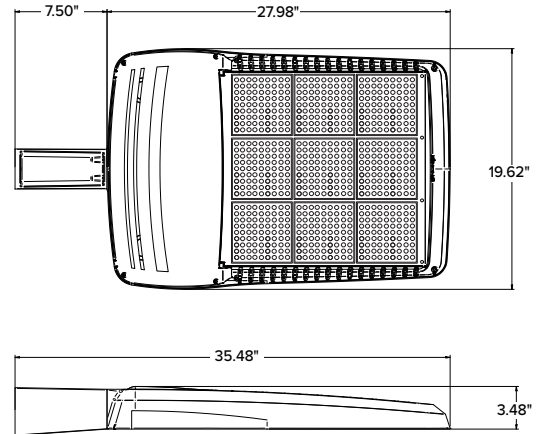
SIZE 2



SIZE 3



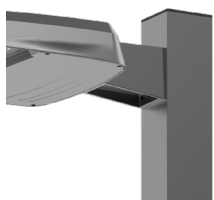
SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

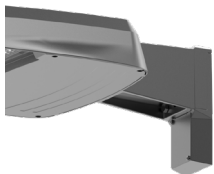
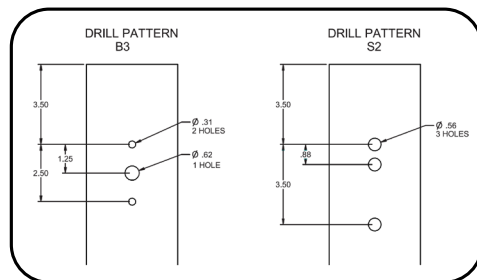
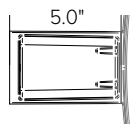
	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

MOUNTING



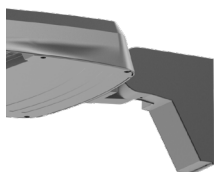
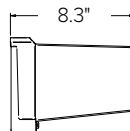
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



ASQU-UNIVERSAL ARM MOUNT

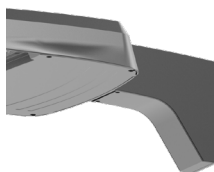
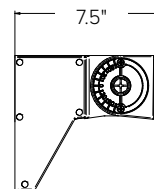
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



AAU-ADJUSTABLE ARM FOR POLE MOUNTING

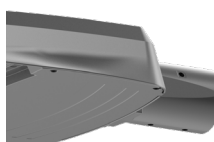
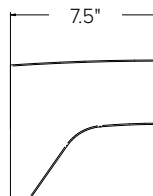
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.

Strike configurations have a 30° aiming limitation.



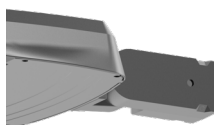
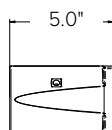
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



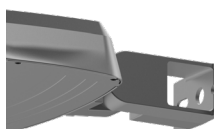
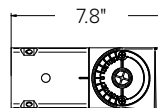
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



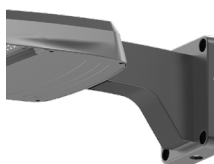
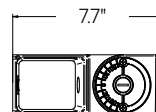
K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



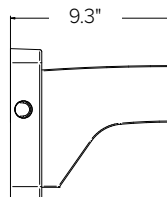
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

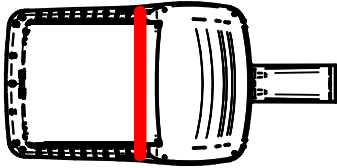


ADDITIONAL INFORMATION (CONTINUED)

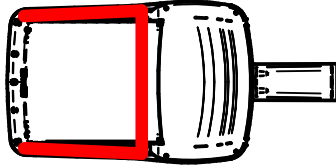
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
 Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

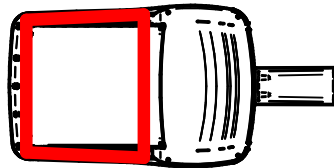
VPR2x HSS-90-B-xx



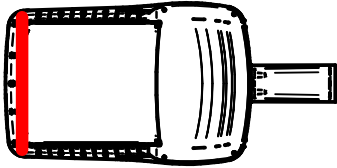
VPR2x HSS-270-BSS-xx



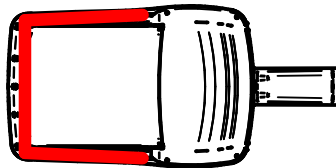
VPR2x HSS-360-xx



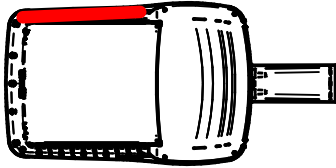
VPR2x HSS-90-F-xx



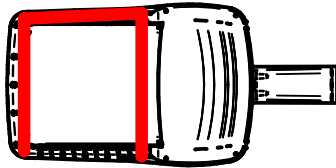
VPR2x HSS-270-FSS-xx



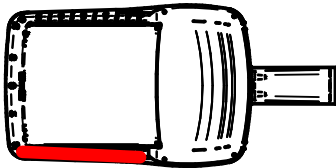
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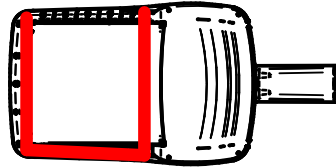
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



ORDINANCE NO. OR-2412-25

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO PD, PLANNED DEVELOPMENT DISTRICT FOR THE LONESTAR STRIKER DEVELOPMENT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Mansfield, Texas, in compliance with the laws of the State of Texas with reference to the amendment of Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing opportunity to all property owners generally and to owners of the affected properties, the governing body of the City is of the opinion and finds that the Chapter 155 “Zoning” of the Code of Ordinances and Map should be amended.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS:

SECTION 1.

That Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Mansfield, to give the hereinafter described property a new zoning district PD, Planned Development District for Lonestar Striker Development; said property being described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2.

That the use and development of the hereinabove described property shall be in accordance with the development standards shown in Exhibits “B-C”, attached hereto and made a part hereof for all purposes.

SECTION 3.

That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4.

That the above-described property shall be used only in the manner and for the purposes provided for in the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas of the City, as amended herein by the granting of this zoning classification.

SECTION 5.

That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas as a whole.

SECTION 6.

That any person, firm or corporation violating any of the provisions of this ordinance or the Chapter 155 “Zoning” of the Code of Ordinances, City of Mansfield, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Mansfield, Texas, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

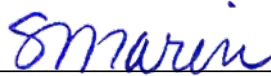
SECTION 7.

That this ordinance shall take effect immediately from and after its passage on second and final reading and the publication of the caption, as the law and charter in such cases provide.

FIRST READING APPROVED ON THE 9TH DAY OF JUNE, 2025.

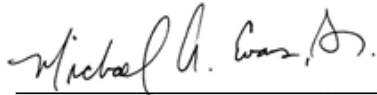
DULY PASSED ON THE SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 23RD DAY OF JUNE, 2025.

ATTEST:



Susana Marin, City Secretary





Michael Evans, Mayor

APPROVED AS TO FORM:



Victor Flores, City Attorney

EXHIBIT A-1

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING a tract of land situated in the LEMUEL H. STEVENS SURVEY, ABSTRACT NO. 785 and the CRESANTO VELA SURVEY, ABSTRACT NO. 851, in the City of Mansfield, Johnson County, Texas, being a portion of a tract of land described in deed to Lonestar Striker LLC as recorded in County Clerk's Instrument No. 2021-10120, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a TxDOT (Texas Department of Transportation) brass monument found for the North corner of said Lonestar Striker, LLC, tract on the West right-of-way of U.S. Highway 287, a variable width right-of-way, per deed to the State of Texas as recorded in Volume 752, Page 534, Official Public Records, Johnson County, Texas;

THENCE South 21 degrees 36 minutes 13 seconds East, along the West right-of-way of said U.S. Highway 287, and the East line of said Lonestar Striker, LLC tract, a distance of 431.68 feet to 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing the West right-of-way of said U.S. Highway 287, over and across said Lonestar Striker, LLC tract, the following courses and distances:

South 59 degrees 18 minutes 31 seconds West, a distance of 225.68 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 30 deg 47 min 01 sec East, a distance of 19.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 200.00 feet, a central angle of 16 degrees 11 minutes 17 seconds, a chord bearing of South 22 degrees 41 minutes 22 seconds East, and a chord length of 56.32 feet;

Along said curve to the right, an arc distance of 56.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 14 degrees 35 minutes 44 seconds East, a distance of 284.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 200.00 feet, a central angle of 13 degrees 06 minutes 21 seconds, a chord bearing of South 08 degrees 02 minutes 33 seconds East, and a chord length of 45.65 feet;

Along said curve to the right, an arc distance of 45.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 01 degrees 29 minutes 23 seconds East, a distance of 79.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 88 degrees 30 minutes 37 seconds West, a distance of 102.08 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 600.00 feet, a central angle of 29 degrees 17 minutes 38 seconds, a chord bearing of South 73 degrees 51 minutes 48 seconds West, and a chord length of 303.44 feet;

Along said curve to the left, an arc distance of 306.77 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 59 degrees 12 minutes 59 seconds West, a distance of 341.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 197.00, a central angle of 10 deg 43 min 49 sec, a chord bearing of South 53 deg 51 min 05 sec West and a chord length of 36.84 feet;

Along said curve to the left, an arc distance of 36.89 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 55 degrees 34 minutes 40 seconds West, a distance of 592.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 07 deg 46 min 02 sec East, a distance of 60.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 21 deg 09 min 19 sec West, a distance of 179.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Northwest line of said Lonestar Striker, LLC tract and the South line of a tract of land as described in deed to Dove Chase Homeowners Association, Inc. as recorded in County Clerk's Instrument No. 2021-7576, Official Public Records, Johnson County, Texas;

THENCE North 59 degrees 12 minutes 59 seconds East, along the Northwest line of said Lonestar Striker, LLC tract, the Southeast line of said Dove Chase Homeowners Association tract, the Southeast line of a tract of land described in deed to Michael T. Slataper, as recorded in Volume 2478, Page 741, Official Public Records, Johnson County, Texas, and the Southeast line of a tract of land described in deed to Michael Ted Slataper as recorded in Volume 1075, Page 422, Official Public Records, Johnson County, Texas, a distance of 1,370.88 feet to a 1-inch iron rod in concrete found for corner;

THENCE North 57 degrees 34 minutes 27 seconds East, continuing along the Northwest line of said Lonestar Striker, LLC tract, a distance of 9.09 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 21.101 acres or 919,175 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 28th day of October, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the Geodetic Control Data Sheet for the City of Mansfield Station No. 14-07 and Station No. 16-07.



[Handwritten signature]
3/13/25

EXHIBIT A-2

PROPERTY DESCRIPTION TRACT 2

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING a tract of land situated in the CRESANTO VELA SURVEY, ABSTRACT NO. 851, in the City of Mansfield, Johnson County, Texas, being all of a tract of land described in deed to Lonestar Striker LLC as recorded in County Clerk's Instrument No. 2021-10120, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a TxDOT (Texas Department of Transportation) brass monument found for the North corner of said Lonestar Striker, LLC, tract on the West right-of-way of U.S. Highway 287, a variable width right-of-way, per deed to the State of Texas as recorded in Volume 752, Page 534, Official Public Records, Johnson County, Texas;

THENCE South 21 degrees 36 minutes 13 seconds East, along the West right-of-way of said U.S. Highway 287, and the East line of said Lonestar Striker, LLC tract, a distance of 431.68 feet to 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the POINT OF BEGINNING;

THENCE South 21 deg 36 min 13 sec East, continuing along said common line, a distance of 183.72 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 1,402.40, a central angle of 17 deg 08 min 39 sec, a chord bearing of South 13 deg 00 min 50 sec East and a chord length of 418.07 feet;

THENCE continuing along said common line and along said curve to the right, an arc distance of 419.63 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing said common line and over and across said Lonestar Striker, LLC tract, the following:

South 88 degrees 30 minutes 37 seconds West, a distance of 243.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 01 deg 29 min 23 sec West, a distance of 79.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 200.00 feet, a central angle of 13 degrees 06 minutes 21 seconds, a chord bearing of North 08 degrees 02 minutes 33 seconds West, and a chord length of 45.65 feet;

Along said curve to the left, an arc distance of 45.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 14 degrees 35 minutes 44 seconds West, a distance of 284.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 200.00, a central angle of 16 deg 11 min 17 sec, a chord bearing of North 22 deg 41 min 22 sec West and a chord length of 56.32 feet;

Along said curve to the left, an arc distance of 56.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 30 degrees 47 minutes 01 seconds West, a distance of 19.64 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 59 degrees 18 minutes 31 seconds East, continuing over and across said Lonestar Striker, LLC tract, a distance of 225.68 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.888 acres or 125,784 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 28th day of October, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the Geodetic Control Data Sheet for the City of Mansfield Station No. 14-07 and Station No. 16-07.



[Handwritten signature]
3/13/25

EXHIBIT A-3

PROPERTY DESCRIPTION TRACT 3

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEING a tract of land situated in the LEMUEL H. STEVENS SURVEY, ABSTRACT NO. 785 and the CRESANTO VELA SURVEY, ABSTRACT NO. 851, in the City of Mansfield, Johnson County, Texas, being a portion of a tract of land described in deed to Lonestar Striker LLC as recorded in County Clerk's Instrument No. 2021-10120, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

COMMENCING at a TxDOT (Texas Department of Transportation) brass monument found for the North corner of said Lonestar Striker, LLC, tract on the West right-of-way of U.S. Highway 287, a variable width right-of-way, per deed to the State of Texas as recorded in Volume 752, Page 534, Official Public Records, Johnson County, Texas;

THENCE South 21 degrees 36 minutes 13 seconds East, along the West right-of-way of said U.S. Highway 287, and the East line of said Lonestar Striker, LLC tract, a distance of 615.40 feet to TXDOT brass monument found and the beginning of a curve to the right having a radius of 1,402.40 feet, a central angle of 17 deg 08 min 39 sec, a chord bearing of South 13 deg 00 min 50 sec East and a chord length of 418.07 feet;

THENCE continuing along said common line and along said curve to the right, an arc distance of 419.63 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the POINT OF BEGINNING, said iron rod being the beginning of a curve to the right having a radius of 1,402.40 feet, a central angle of 10 deg 22 min 06 sec, a chord bearing of South 00 deg 44 min 33 sec West and a chord length of 253.43 feet;

THENCE continuing along said common line and along said curve to the right, an arc distance of 253.78 feet to a point for corner from which a 5/8-inch iron rod found bears North 80 deg 14 min 09 sec East, a distance of 0.46 feet;

THENCE South 05 deg 57 min 42 sec West, continuing along said common line, a distance of 200.00 feet to a TXDOT brass monument found for corner and the beginning of a curve to the left having a radius of 984.93 feet, a central angle of 21 deg 34 min 06 sec, a central angle of 21 deg 34 min 06 sec, a chord bearing of South 04 deg 49 min 21 sec East and a chord length of 368.58 feet;

THENCE continuing along said common line and along said curve to the left, an arc distance of 370.77 feet to a TXDOT brass monument found for corner at the Northeasterly end of a corner clip at the intersection of the Westerly right-of-way line of said U.S. Highway 287 and the Northerly right-of-way line of Lone Star Road, a variable width right-of-way);

THENCE South 21 deg 21 min 31 sec West, along said corner clip, a distance of 78.00 feet to a 1/2-inch iron rod with red plastic cap found for corner at the Southwesterly end of said corner clip, said iron rod being situated in the Northerly right-of-way line of said Lone Star Road;

THENCE South 59 deg 40 min 45 sec West, departing said corner clip and along said Northerly right-of-way line, a distance of 206.33 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the Southeast end of a corner clip at the intersection of the Northerly right-of-way line of said Lone Star Road and the Easterly right-of-way line of Business U.S. Highway 287, a.k.a., S. Main Street, a variable width right-of-way;

THENCE North 85 deg 10 min 29 sec West, along said corner clip, a distance of 91.20 feet to a TXDOT brass monument found for the Northwest end of said corner clip, and situated in said Easterly right-of-way line, said TXDOT monument being the beginning of a non-tangent curve to the left having a radius of 5,759.58 feet, a central angle of 04 deg 09 min 14 sec, a chord bearing of North 57 deg 38 min 29 sec West and a chord length of 417.48 feet;

THENCE departing said corner clip and along said Easterly right-of-way line and said non-tangent curve to the left, an arc distance of 417.57 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 59 deg 41 min 18 sec West, continuing along said Easterly right-of-way line, a distance of 769.89 feet to a TXDOT brass monument found for corner;

THENCE North 58 deg 55 min 16 sec West, continuing along said Easterly right-of-way line, a distance of 154.23 feet to a TXDOT brass monument found for corner;

THENCE North 55 deg 57 min 11 sec West, continuing along said Easterly right-of-way line, a distance of 386.05 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, said iron rod being the Southwest corner of the remainder of a tract of land as described in deed to Paul Edward Rodgers, recorded in Document No. 201100021051, R.P.R.J.C.T.;

THENCE North 58 deg 47 min 04 sec East, departing the Easterly right-of-way line of said Business U.S. Highway 287 and along the South line of the remainder of said Paul Edward Rodgers tract, a distance of 217.18 feet to a 3/8-inch iron rod found for corner and the Southeast corner of the remainder of said Paul Edward Rodgers tract;

THENCE North 34 deg 20 min 25 sec West, departing the South line and along the East line of the remainder of said Paul Edward Rodgers tract, a distance of 173.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner and being the Northeast corner of the remainder of said Paul Edward Rodgers tract and being situated in the South line of a tract of land as described in deed to Dove Chase Homeowners Association, Inc., recorded in Document No. 2021-7576, R.P.R.J.C.T.;

THENCE North 59 deg 12 min 59 sec East, departing the East line of the remainder of said Paul Edward Rodgers tract and along the South line of said Dove Chase Homeowners Association, Inc. tract and the Northerly line of said Lonestar Striker LLC tract, a distance of 192.59 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE departing said common line and over and across said Lonestar Striker LLC tract, the following:

South 21 deg 09 min 19 sec East, a distance of 179.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 07 deg 46 min 02 sec West, a distance of 60.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 55 deg 34 min 40 sec East, a distance of 592.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a non-tangent curve to the right having a radius of 197.00 feet, a central angle of 10 deg 43 min 49 sec, a chord bearing of North 53 deg 51 min 05 sec East and a chord length of 36.84 feet;

Along said non-tangent curve to the right, an arc distance of 36.89 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 59 deg 12 min 59 sec East, a distance of 341.81 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 600.00 feet, a central angle of 29 deg 17 min 38 sec, a chord bearing of North 73 deg 51 min 48 sec East and a chord length of 303.44 feet;

Along said curve to the right, an arc distance of 306.77 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 88 deg 30 min 37 sec East, continuing over and across said Lonestar Striker LLC tract, a distance of 346.04 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 22.048 acres or 960,423 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 28th day of October, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Central Zone (4202), NAD 83, grid values from the Geodetic Control Data Sheet for the City of Mansfield Station No. 14-07 and Station No. 16-07.

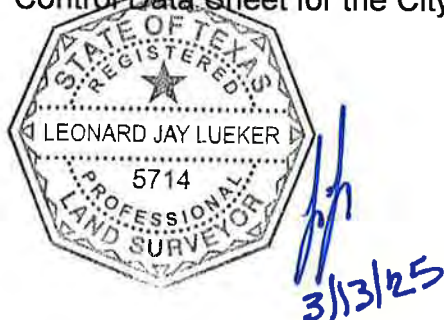
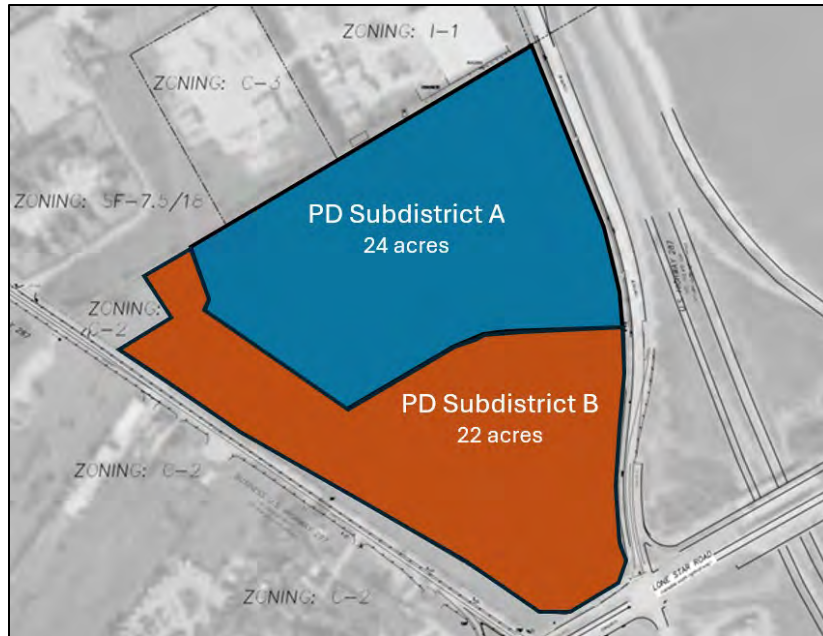


Exhibit B
Planned Development
Land Use and Development Regulations
Mansfield, Texas
ZC 25-003

- A. ***Purpose and intent.*** The purpose of this PD, Planned Development District, to be known as the Lonestar Striker Planned Development (this “**PD**”), is to facilitate the coordinated development of a high-quality commercial center with a primary anchor business (the “**Primary Anchor**”), along with a complementary mix of other retail, neighborhood service, restaurant, and other commercial uses throughout the approximately 46-acre site. The initial Primary Anchor will be a national membership based retail/wholesale club. This PD is intended to create a cohesive and comprehensively planned commercial environment that supports economic growth, provides opportunities for a variety of businesses, and enhances the overall quality, appearance, and functionality of the area.
- B. ***Land Use and Development Regulations.*** This PD must adhere to the development standards and regulations of the C-2 Community Business District, the FR Freeway Overlay District, and the Mansfield Code of Ordinances, as amended, unless otherwise specified by the deviations listed in the regulations set forth in this Exhibit B and the elevations and plans in Exhibit C. Any such deviations are intended to accommodate the unique design or operational needs of this PD while maintaining overall consistency with the Mansfield Zoning Ordinance and community development character. Where the matters set forth in this Exhibit B and in Exhibit C conflict with or overlap the C-2 Community Business District, the FR Freeway Overlay District, and the Mansfield Code of Ordinances or another ordinance or an easement, covenant or deed restriction in favor of the City, priority and preference shall be provided to the deviations and matters set forth in this Exhibit B and the elevations and plans attached in Exhibit C. Where there is a conflict or overlap between this Exhibit B and the elevations and plans attached in Exhibit C, priority and preference shall be provided to Exhibit C.
- C. ***Establishment of Planned Development Subdistricts.*** This PD is divided into two (2) subdistricts (each, a “**Subdistrict**”), PD Subdistrict A (herein “**Subdistrict A**”), and PD Subdistrict B (herein “**Subdistrict B**”) as shown in Figure 1 below.



D. **Land use.**

1. *Permitted Land Uses.* Uses in this PD shall be those permitted in the C-2 Community Business District and the FR Freeway Overlay District, as amended.
2. *Approved Specific Use Permits.* Certain uses outlined below per Subdistrict, which typically require approval of a Specific Use Permit, shall be permitted under this PD.
3. *Approved Specific Use Permits in Subdistrict A.* The following uses which typically require approval of a Specific Use Permit are approved and shall be permitted in Subdistrict A without further action (except as expressly noted below):
 - a. Wholesale and retail general merchandise store, to include all uses that are normal and ancillary to a grocery store or department store and the following:
 - b. The following uses as a part of or ancillary to the Primary Anchor's business:
 - i. Tire sales and installation (and sales but not installation of batteries).
 - ii. Display of up to three (3) vehicles for sale.

- iii. Temporary and seasonal outdoor sales and temporary promotional activities including the display for sale within a temporarily fenced area in the Primary Anchor's lot (see Exhibit C).
 - iv. Propane sales and filling.
- c. One (1) quick service or fast casual restaurant with drive-through with additional approval of a Specific Use Permit (SUP).
- d. Package Store, or liquor sales for off-premise consumption, provided it meets all conditions of the Texas Alcoholic Beverages Commission (TABC) and Sec. 155.099(B)(41) of the Mansfield Zoning Ordinance, as amended.
- e. Gasoline Service Station, with or without a kiosk with limited outside sales, limited to 40 fuel stations, and pursuant to the plans and elevations provided in Exhibit C attached.
- f. Car wash provided the use meets the following conditions as part of a site plan review as provided in Section F below:
 - i. Single-bay fully automatic "express tunnel" car wash.
 - ii. Any vacuum bays must be located at the rear of the property, farthest from US 287.
 - iii. Access to the car wash must be provided within Subdistrict A and direct access to the car wash from a public street is not permitted.
 - iv. The car wash building must be oriented parallel to US 287.
 - v. The building façade facing US 287 must include a minimum of 40% clear glazing between two and twelve feet above finished grade. Glazing may not extend below two feet.
 - vi. All windows must include architectural awnings or canopies in a contrasting color.
 - vii. The material used between finished grade and two feet in height must be a capped masonry and must differ from the material used above that point, establishing a recognizable base, bulkhead, or wainscot.

viii. Horizontal banding and/or sizeable cornice or pitched roof must be provided to establish a tri-partite architectural style.

4. *Approved Specific Use Permits in Subdistrict B.*

a. A maximum of three (3) drive-through eating establishments, provided they meet the following standards:

i. Minimum floor area: 1,500 square feet with indoor seating.

ii. Additional approval of a Specific Use Permit (SUP)

b. One of the following Automobile/Vehicle Service Uses shall be permitted after six or more pad sites within Subdistrict B are fully developed. At that time, one or a combination of said uses shall be permitted for one pad site within Subdistrict B, provided the conditions of Sec. 155-099(B)(18) of the Mansfield Zoning Ordinance are met. Overnight outdoor storage of vehicles on-site is prohibited.

i. Auto glass, upholstery, or muffler shop

ii. Auto parts or accessory sales, indoor

iii. Auto inspections station

iv. Auto alarm/stereo/window tinting store

v. Auto lubrication center

5. *Prohibited Uses.* The following uses, which are typically permitted in the C-2 Community Business District and FR Freeway Overlay District, are prohibited in this PD:

a. Mortuary or Funeral Chapel

b. Nursing or Assisted Living Facility

E. ***Development Regulations.*** This PD shall follow the development regulations of the C-2 Community Business District, as amended, with the following additions and exceptions:

1. *Comprehensive Sidewalk Network.* All lots must be developed to provide a comprehensive sidewalk network pursuant to the Pedestrian Access Plan provided in Exhibit C attached hereto.

2. *Architectural Elevations.*

- a. The plans and elevations in Exhibit C are approved and the Primary Anchor building and related improvements including the associated Gasoline Service Station shall be constructed in accordance with such approved plans and elevations.
 - b. Parapet walls on the Primary Anchor building shall be constructed to a height not less than that required to screen pedestrian and vehicular views of roof-mounted equipment from the property lines as measured from a height of 5'-6" above grade, as demonstrated in the attached Exhibit C.
 - c. Pad site buildings in both Subdistricts shall utilize similar or complementary building materials and/or colors and shall complement the architectural style or certain elements of the Primary Anchor building.
 - d. Excluding the Primary Anchor building, each elevation of all buildings and similar structures must meet a minimum 70 percent brick or stone. The remaining 30 percent may utilize cementitious siding, stucco, EIFS, or architectural metal. The use of EIFS is limited to areas above 8 feet.
3. *Parking & Loading.* Off-street parking and loading standards for the entire PD Planned Development shall meet the standards established in Sec. 155.091 of the Mansfield Zoning Ordinance, as amended, except as otherwise provided below:
- a. Eating establishments with drive-through service: 1 parking space per 100 square feet of floor area
4. *Landscaping and Screening.* All landscaping shall follow the standards of Sec. 155.092 of the Mansfield Zoning Ordinance, as amended, except as otherwise provided below:
- a. The landscape plan, attached hereto in Exhibit C (the "**Landscape Plan**"), shall serve as the detailed landscape plan for the Primary Anchor lot. The Landscape Plan shall also serve as a regulating master plan for all lots within this PD. All lots within this PD must follow the landscape material palette and design of the Landscape Plan.
 - b. (Deviation to Sec. 155.092(N)(7)) A 0'/10' landscape side yard buffer shall be permitted between all Subdistrict B properties, whereby one side yard may have no landscape buffer (0') and the other side yard may have a ten-foot (10') landscape buffer. The combined total landscape

buffer between properties must be at least 10 feet and meet the material standards of Sec. 155.092.

- c. All lots that are adjacent to the common access drive network identified in Exhibit C must maintain a ten-foot (10') landscape buffer adjacent to that drive, which may include sidewalks per Exhibit C.
 - d. Public street frontages must provide a minimum 20-foot landscape buffer. Where water, sewer, or storm sewer easements exist, the landscape buffer must be widened such that a minimum of 10 feet of landscape buffer is provided outside those easements.
 - e. Service areas and ground-mounted equipment within Subdistrict A may be screened and secured by the use of black vinyl-clad chain link fencing or wrought iron fencing. In such cases a solid hedgerow of evergreen vegetation must be provided along the outside of the fencing at a mature height equal to or greater than the fence height.
 - f. Where a screening wall would be required for service areas in Subdistrict A, a solid evergreen hedgerow or vegetation may be used instead. Said screening must be of sufficient height and density to serve an equal or greater screening outcome as a screening wall, per the discretion of the Landscape Administrator. This deviation does not apply to dumpster enclosures.
 - g. (Deviation to Sec. 155.092 (N)(7)) A minimum 6-foot-tall opaque screen composed of evergreen trees and shrubs is required. A masonry wall is not required. Along the northwestern portion of the property where it is adjacent to residential zoning, BY10* buffer yard requirements shall apply.
5. *Outdoor Lighting.* A Photometric Plan for the Primary Anchor lot is attached in Exhibit C (the “**Photometric Plan**”). A photometric plan must be submitted for all other lots within this PD. Each photometric plan must demonstrate compliance with the following conditions. These conditions ensure a consistent outdoor lighting theme across the entire PD Planned Development.
- a. The Primary Anchor lot must follow the Photometric Plan. The Photometric Plan shall also serve as a regulating photometric model and guide for all lots within this PD, with particular focus on light location and spacing along the common access drives and development entry driveways.
 - b. All outdoor lighting fixtures, including parking lot lighting and exterior building lighting, must be DarkSky compliant. This is defined as targeting light only where needed by having all luminaires utilize a full-

cutoff or fully-shielded design, so as to have no light emitted above 90 degrees.

- c. Color Temperature of all outdoor lighting fixtures: 3000K
- d. Maximum height of parking lot lights:
 - i. Subdistrict A: 35 feet
 - ii. Subdistrict B: 30 feet
- e. Minimum setback of all parking lot lights from public right-of-way: 15 feet.
- f. Parking lot light poles and fixtures shall be metal of a dark bronze color and shall be consistent in design with the Primary Anchor lot.
- g. Lighting levels may not exceed 0.50-foot candle at the project property line along the public rights of way.

6. *Signage*. All signs within this PD shall meet the standards of Sec. 155.090 of the Mansfield Zoning Ordinance, as amended, except as provided below.

- a. Monument Signage. The master sign plan, attached hereto in Exhibit C (the “**Master Sign Plan**”), designates monument sign locations and types for this PD. The Master Sign Plan shall include:
 - i. Maximum three (3) masonry multi-tenant monument signs of a maximum 25 feet in height each.
 - ii. All monument signs in the PD must be designed with the same material and color, as shown in Exhibit C.
 - iii. Smaller single- or multi-tenant monument signs along Main Street, US 287, and Lone Star Road are limited to a minimum spacing of 300 feet. This restriction is intended to reduce sign clutter along the street frontage and encourage the use of shared monument signage. Administrative approval may be granted for minor deviations of up to fifty feet (50’) for lot configurations, provided that the intent of the Planned Development (PD) standards is being met.
 - iv. Property owners shall be permitted to share monument signage throughout the development. A property within this PD need not

have direct frontage to utilize a monument sign. Off-site signage for use by lots within this PD is permitted.

b. Attached Signage.

- i. Attached building signage on the Primary Anchor building shall comply with the general sign area and location shown on the Master Sign Plan.
- ii. The Gas Service Station associated with the Primary Anchor is allowed attached signs on all four facades. The fuel canopy and attached signage on the Gas Service Station shall comply with the attached Master Sign Plan.
- iii. Except as otherwise noted above, each primary building (including a car wash in Subdistrict A) is allowed up to two (2) building facades with attached signs, with a maximum of 75% of storefront.

c. Directional Signage.

- i. Directional signage must follow the Master Sign Plan, which may include:
 1. A maximum of four (4) directional signs, to be consistent in design, including materials, color, font, and text sizing.
 2. Maximum 5 feet in height.

F. *Administrative Approval of Site Plans.*

Site plans that comply with all development-related ordinances and this PD Ordinance shall be administratively approved by the Planning Department. Substantial deviations or amendments from the regulations set forth in this Exhibit B or from the elevations and plans in Exhibit C attached hereto must be processed in the same manner as the original approval of this PD. The application for an amendment or revision must include all land in the applicable Subdistrict described in this original ordinance approving this PD.

The city manager or designee may approve minor amendments or revisions to these PD Planned Development regulations or from the elevations and plans in Exhibit C provided the amendment or revision does not significantly:

1. Change the uses approved;

2. Result in any increase in external impact on adjacent properties or neighborhoods;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements beyond 10 percent;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.

Summary report: Litera Compare for Word 11.11.0.158 Document comparison done on 5/27/2025 6:22:01 PM	
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Intelligent Table Comparison: Active	
Original DMS: iw://hklaw.cloudimanage.com/active/521749651/1 - 514 City draft of PD.docx	
Description: 514 City draft of PD	
Modified DMS: iw://hklaw.cloudimanage.com/active/521749651/2 - Costco comments to 514 City draft of PD.docx	
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<u>Table moves from</u>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	169

Sheet Index

Exhibit C1 – Site Plan

Exhibit C2 – Architectural Elevations

Exhibit C3 – Landscape Plan

Exhibit C4 – Master Sign Plan

Exhibit C5 – Photometric Plan

Exhibit C6 – Concept Plan

Exhibit C7 – Pedestrian Plan

Exhibit C8 – Traffic Calming Plan

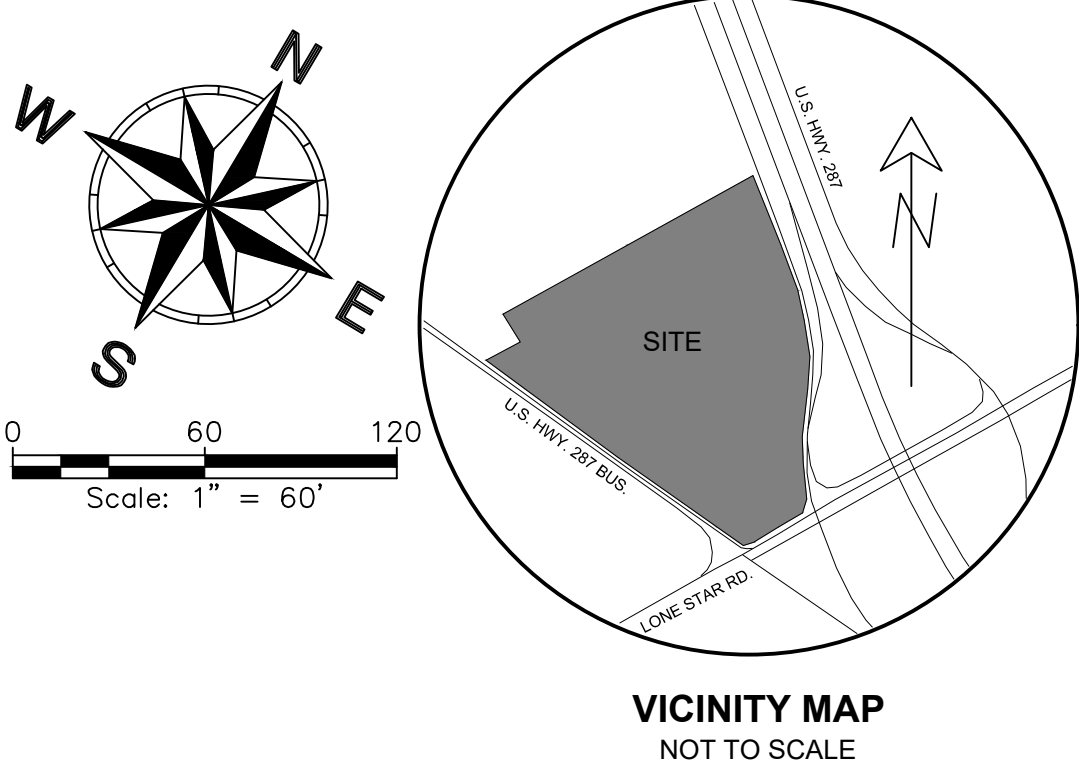
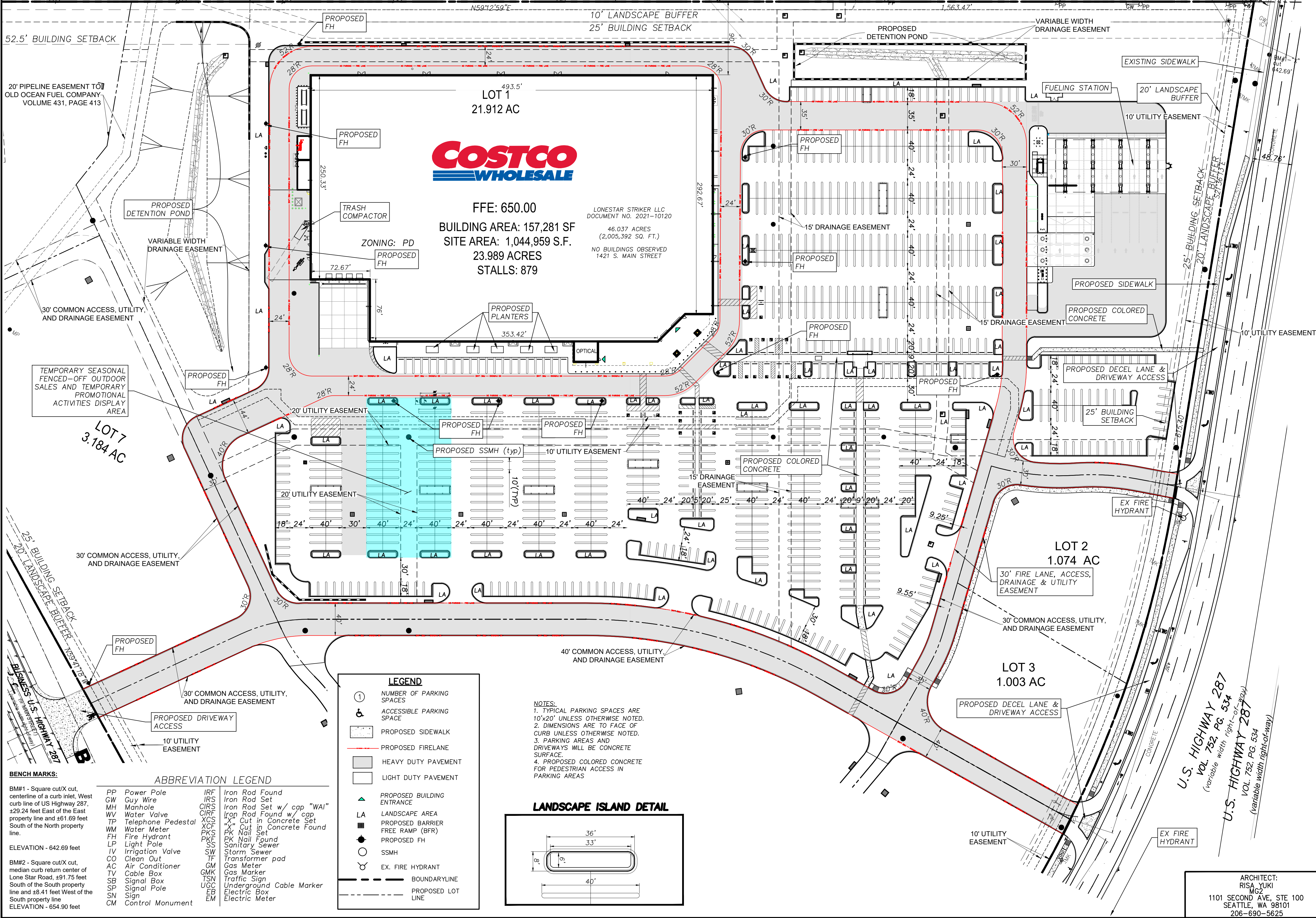
Exhibit C9 – Street Configuration Plan

EXHIBIT C1

DOVE CHASE
HOMEOWNERS
ASSOCIATION, INC.
DOC. NO. 2021-7576
LAND USE: SINGLE-FAMILY
RESIDENTIAL DISTRICT
REGULATIONS
ZONING: SF-7.5/18

MICHAEL T. SLATAPER
VOL. 2478, PG. 741
ABST 209 TRACT 6D
DELAY
LAND USE: INDUSTRIAL

MICHAEL T. SLATAPER
VOL. 1075, PG. 422
LOT 1R BKL 1
RAMTECH ADDITION
LAND USE: INDUSTRIAL



SITE DATA TABLE		
ZONING/PROPOSED USE	PD /COMMERCIAL	
TOTAL ACREAGE	46.037	ACRES
BUILDING AREA TOTAL (GROSS SQUARE FOOTAGE)	157,281	SF
BUILDING HEIGHT	MAX HEIGHT 50'	
FLOOR AREA RATIO	0.08	:1
TOTAL PARKING REQUIRED		
RETAIL	157,281	SF - 99.9%
GAS STATION	136	SF - 0.1%
TOTAL	157,417	SF
REQUIRED PARKING		
RETAIL (1 PER 300 S.F.)	525	SPACES
GAS STATION (1 PER 200 S.F.)	1	SPACES
TOTAL PARKING REQUIRED	526	SPACES
TOTAL PARKING PROVIDED	879	SPACES
TOTAL HANDICAP REQUIRED	18	SPACES
TOTAL HANDICAP PROVIDED	19	SPACES
BUILDING SETBACKS		
RESIDENTIAL - SF	52.5 FT	
ABUTTING ROW	25 FT	
NON RESIDENTIAL	25 FT	
LANDSCAPE BUFFER		
RESIDENTIAL - SF	20 FT	
ABUTTING ROW	20 FT	
NON RESIDENTIAL	10 FT	
OPEN SPACE PROVIDED	10,677	SF - 6.8%
* PARKING PROVIDED TOTAL INCLUDES HC PARKING		
LOT	ACREAGE	USE
1	21.912 ACRES	WAREHOUSE RETAIL & FUELING STATION
2	1.074 ACRES	PD ALLOWED USE
3	1.003 ACRES	PD ALLOWED USE

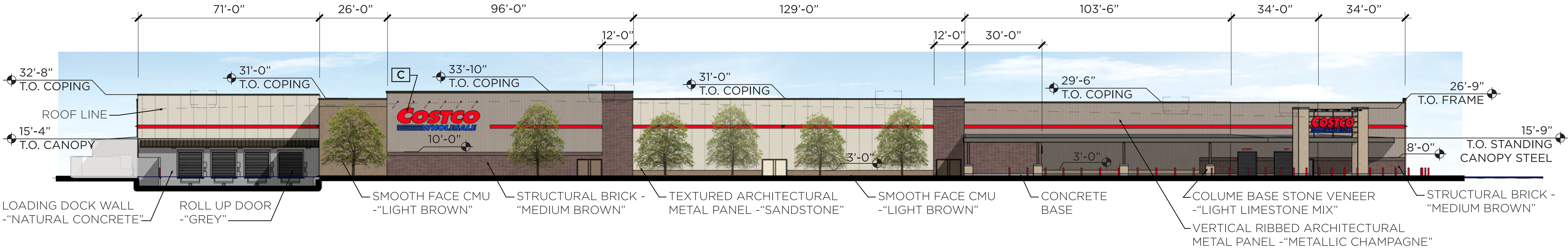
NOTES:
1. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISION OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
2. THE PRIVATE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS.

SITE PLAN
COSTCO WHOLESALE

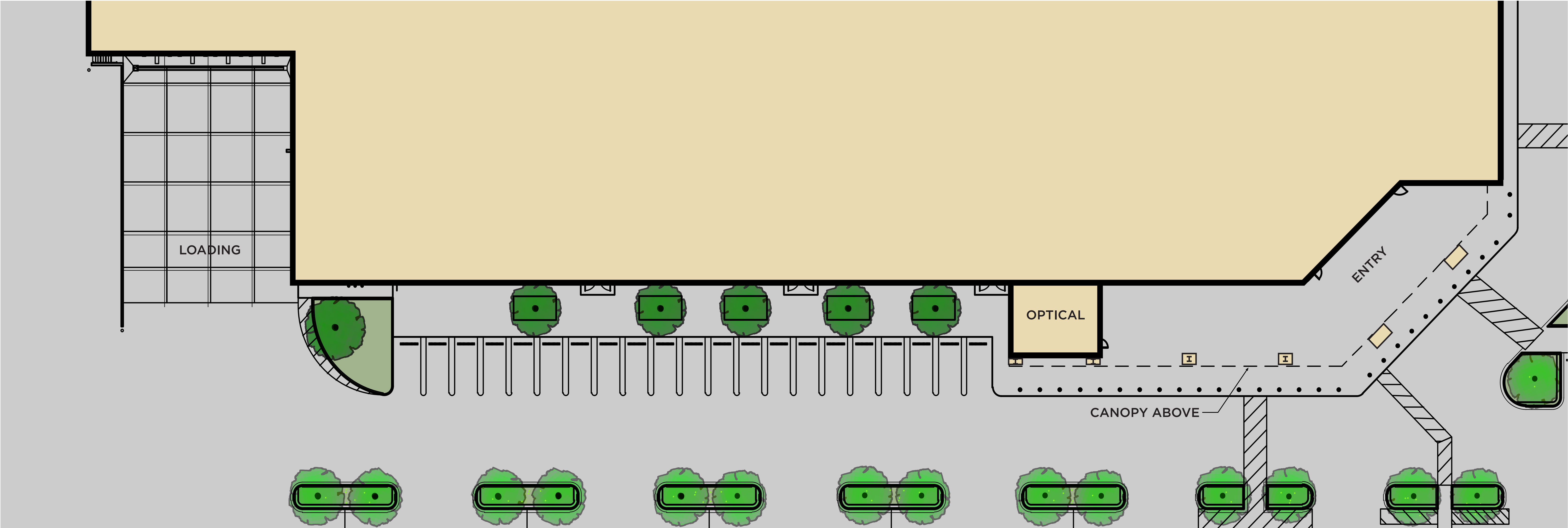
23.989 ACRES OF LAND LOCATED IN THE LEMUEL H. STEVENS SURVEY, ABSTRACT NO. 785, CRESANTO VELA SURVEY, ABSTRACT NO. 851 LONESTAR STRIKER LLC 46.037 ACRES IN THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS
SUBMITTED: MARCH 17, 2025
PD ZC #25-003

OWNER: TOMMY CROWELL LONESTAR STRIKER LLC 15640 QUORUM DR ADDISON TX 75001 214.363.1998	DEVELOPER: JOHN PAUL ANDREWS COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WASHINGTON 98027 425-427-3933
ARCHITECT: RISA YUKI 1101 SECOND AVE, STE 100 SEATTLE, WA 98101 206-690-5625	ENGINEER: MICHAEL D. CLARK WINKELMANN & ASSOCIATES 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090

EXHIBIT C2

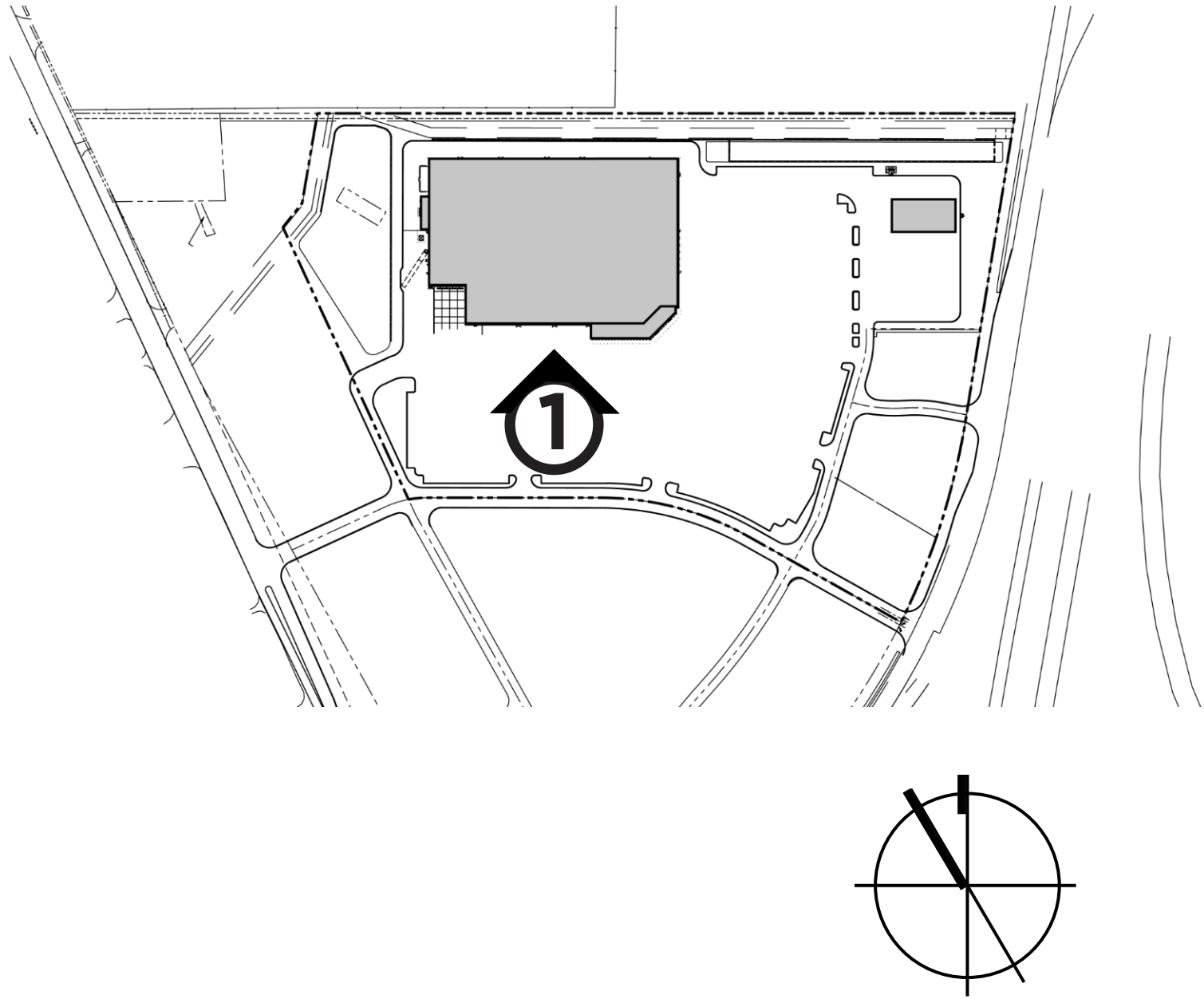


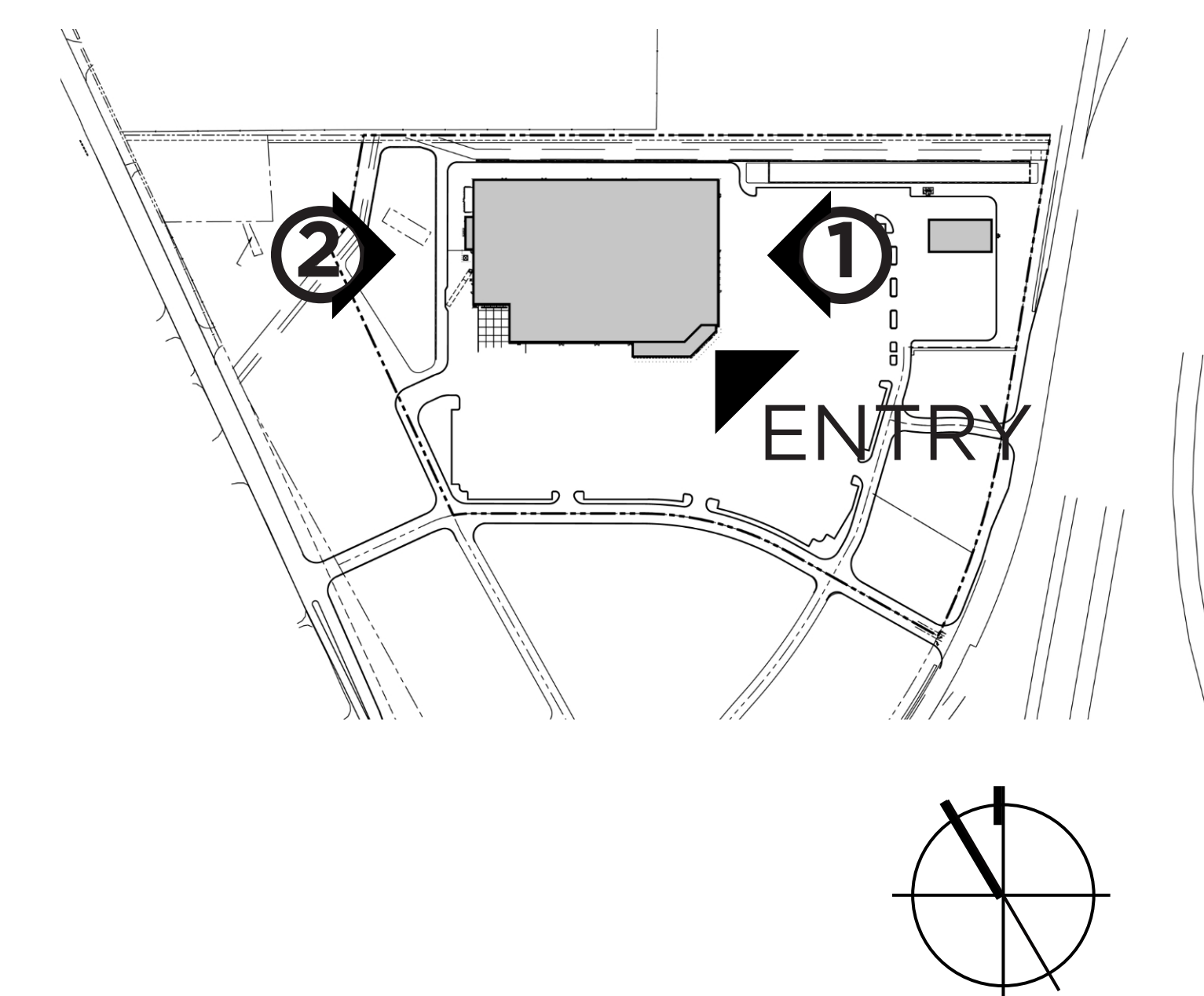
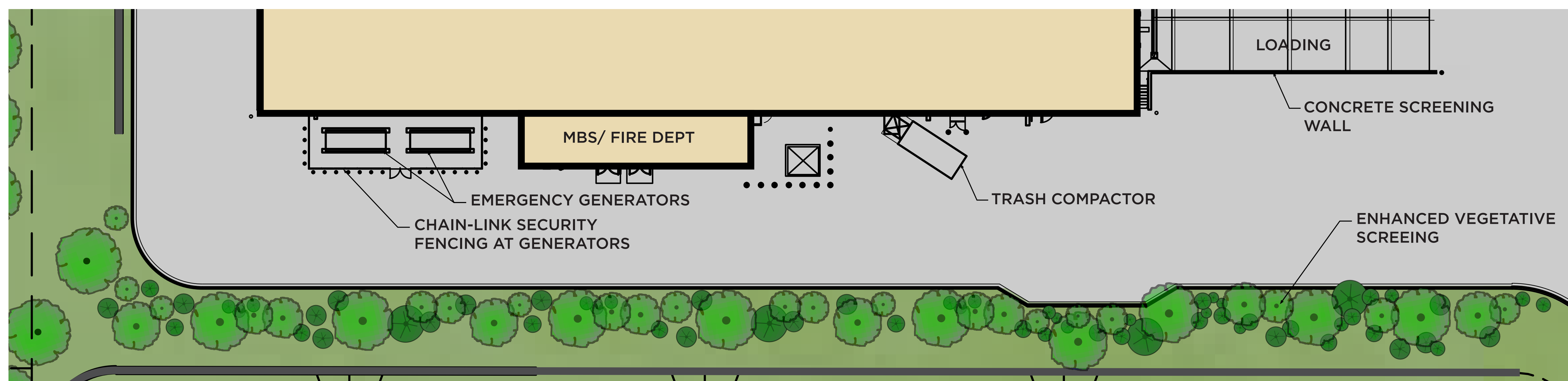
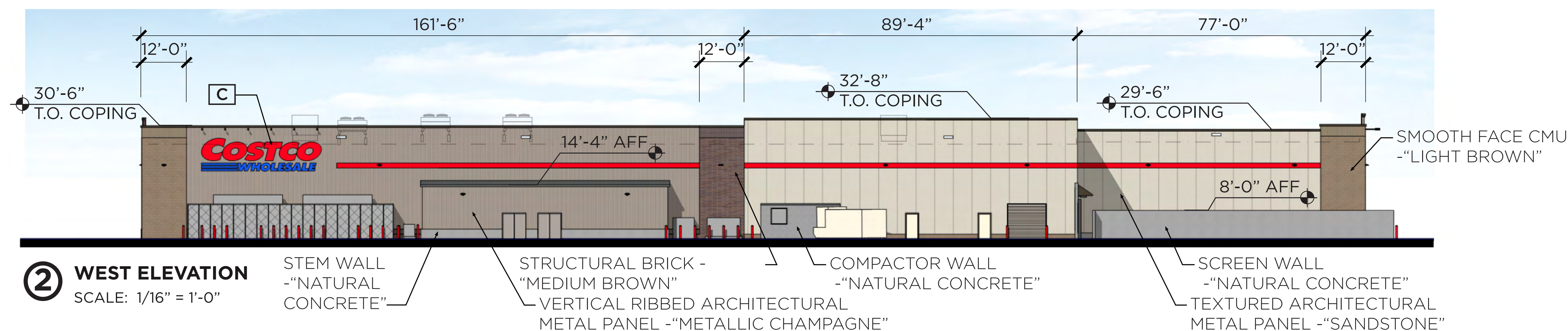
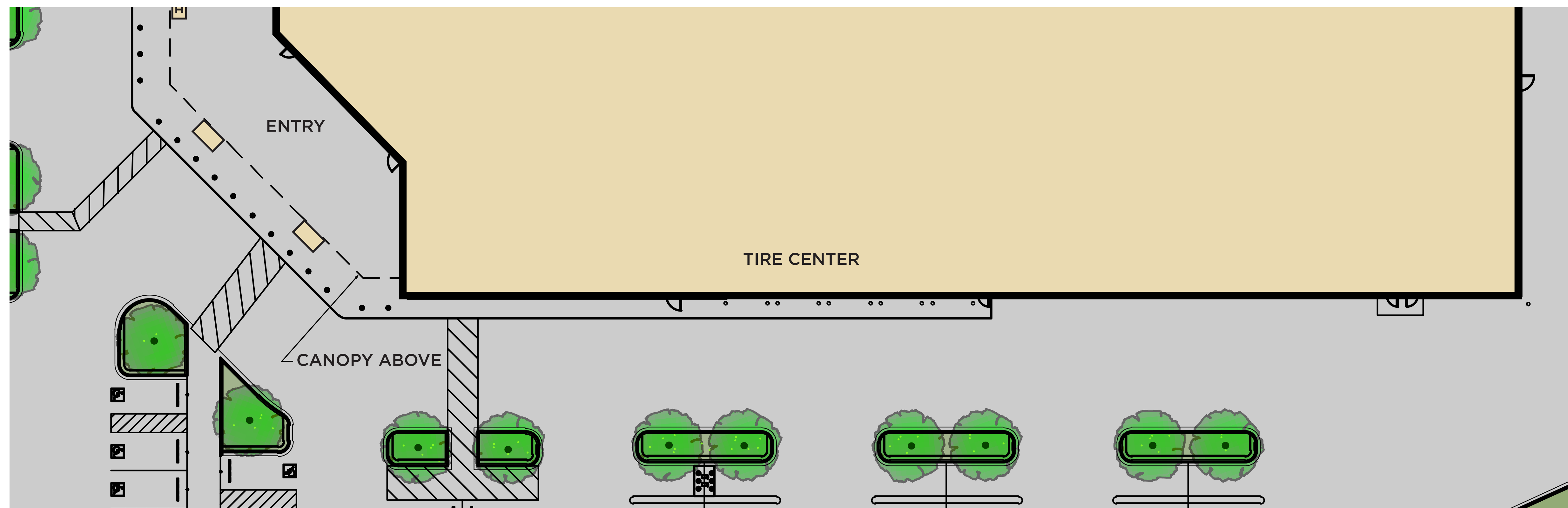
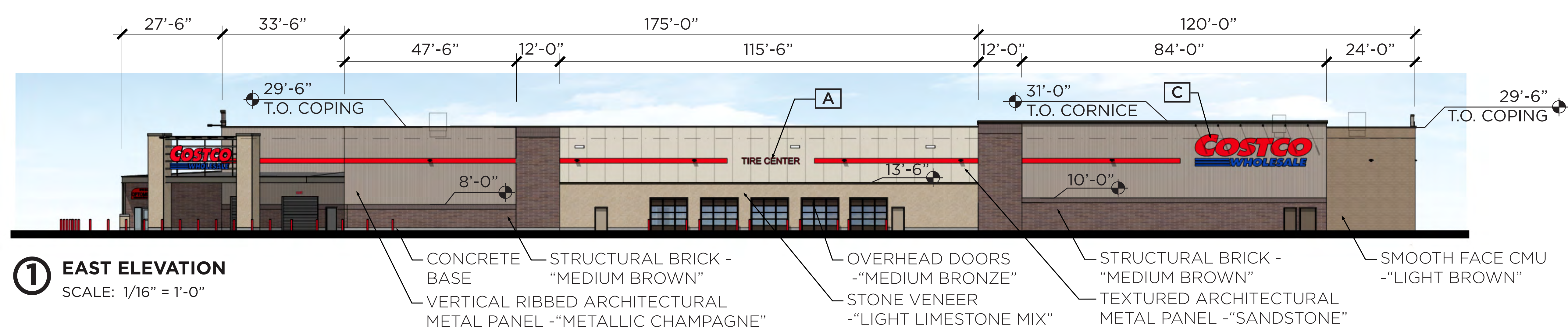
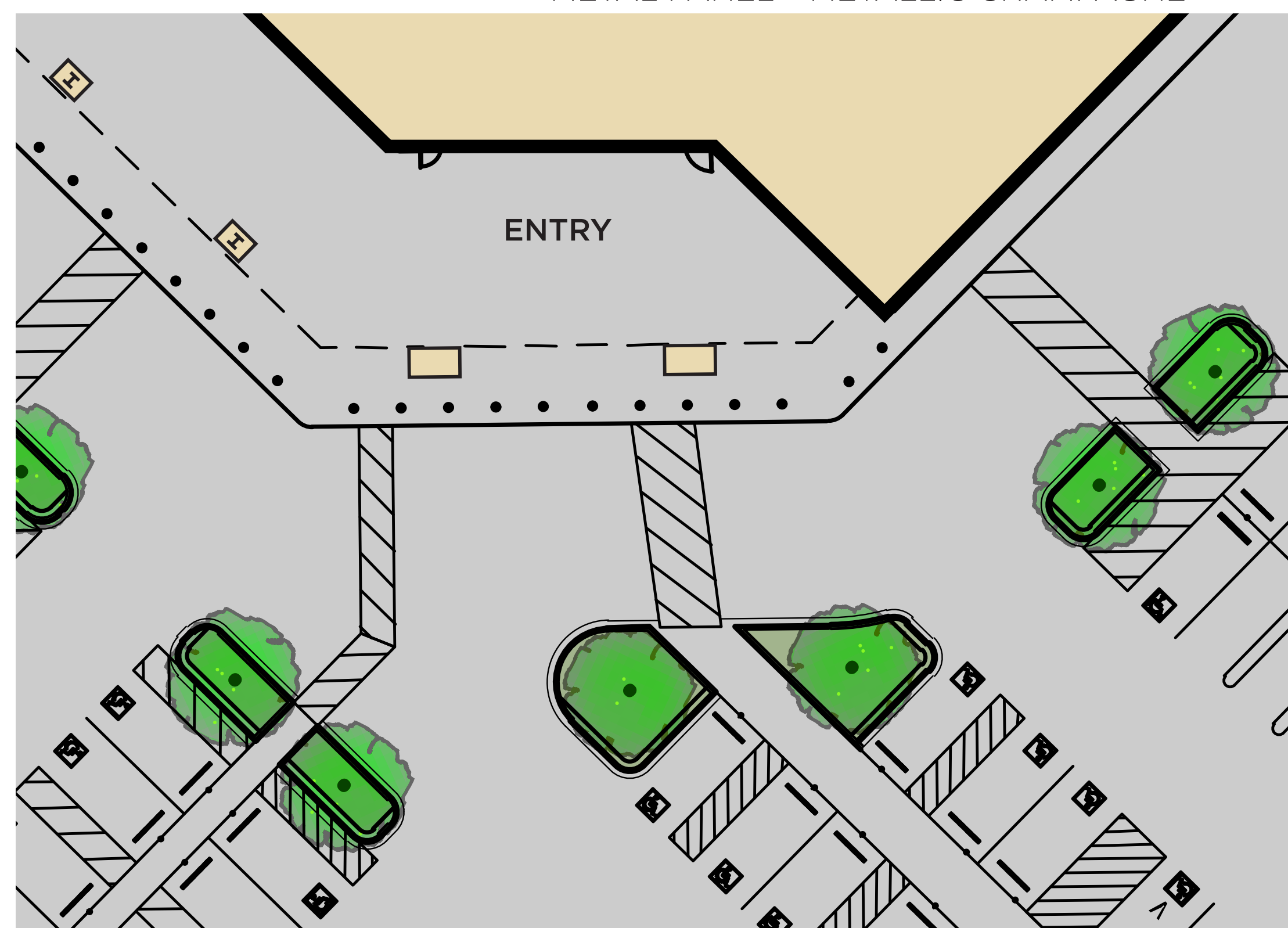
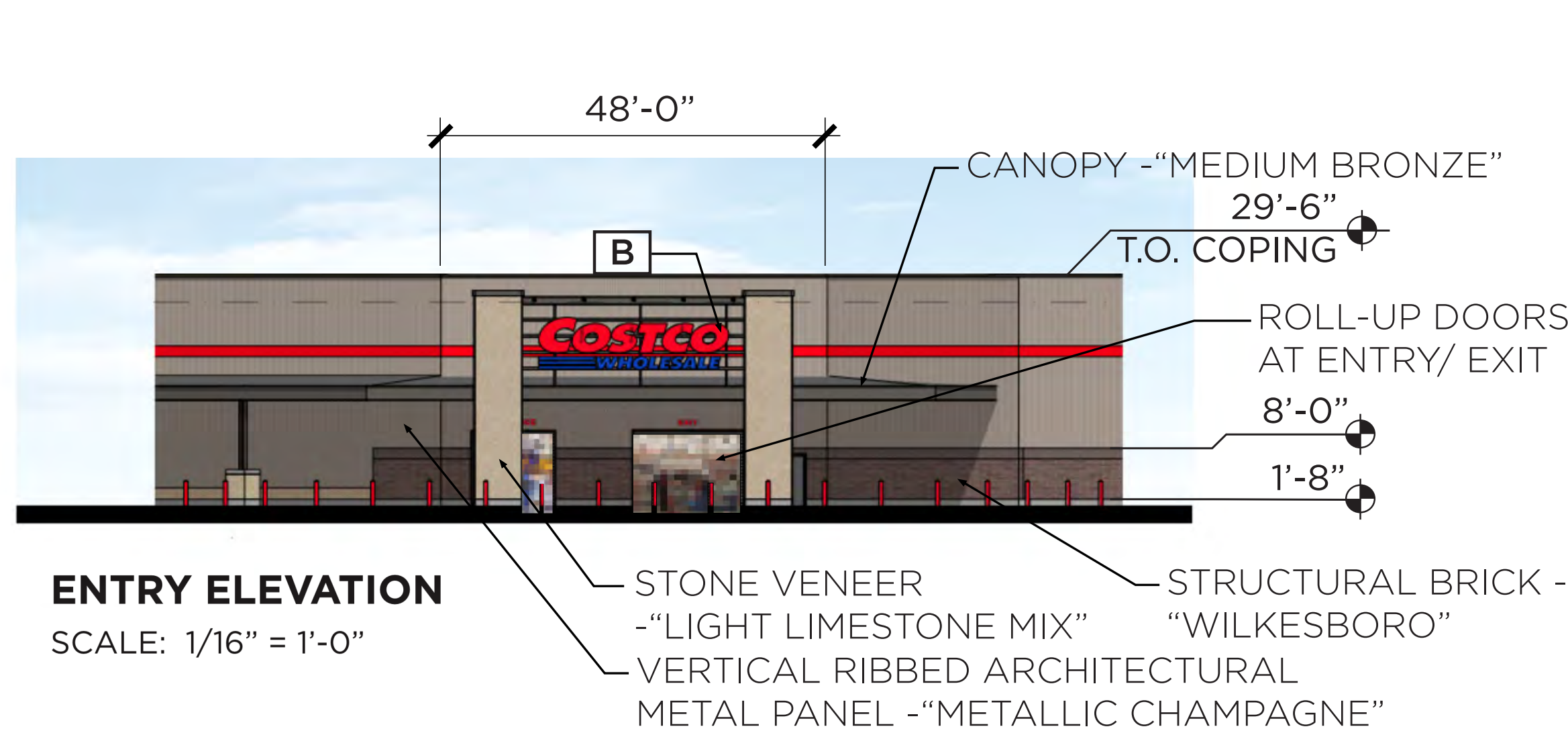
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

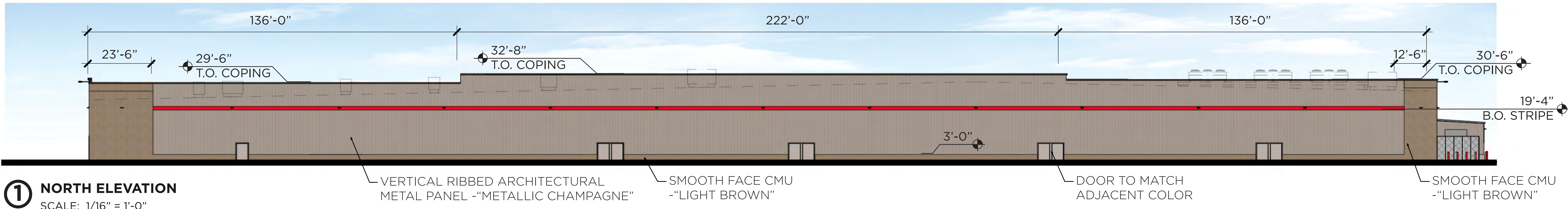


SIGNAGE DETAILS
SCALE: NTS

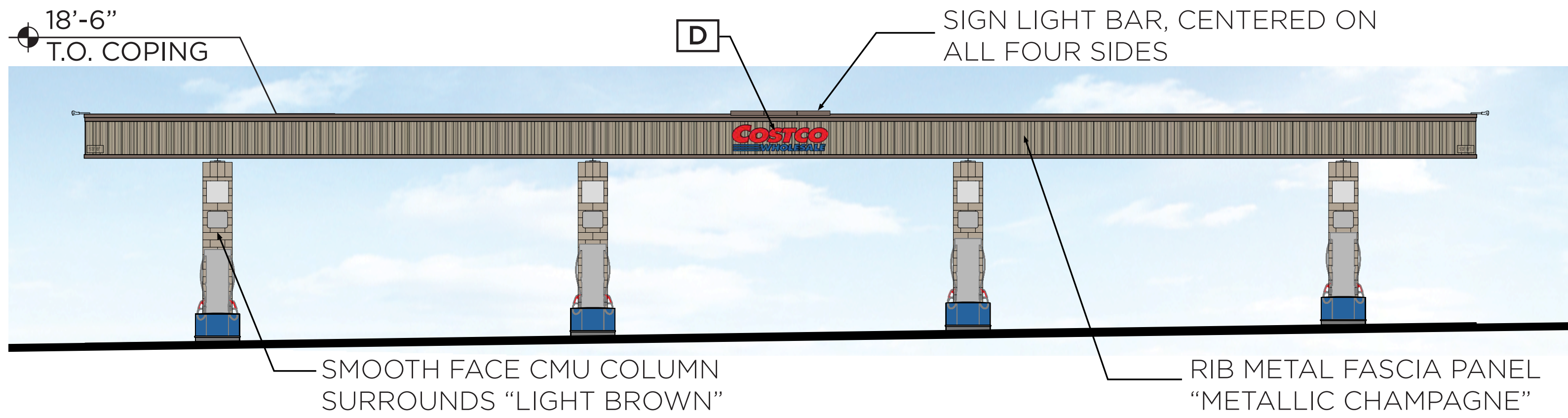
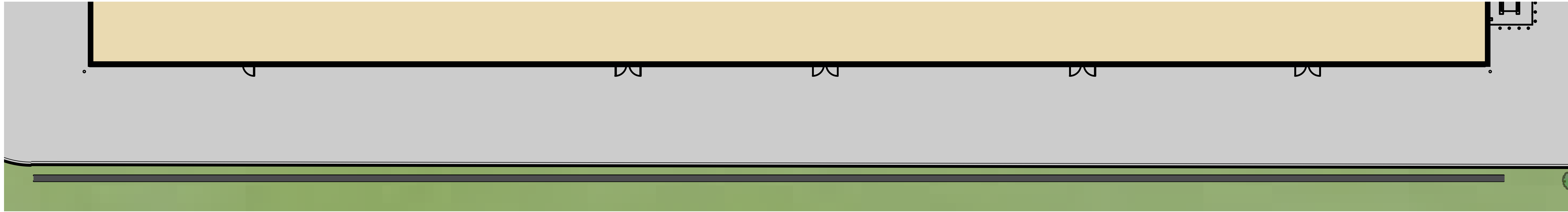
SIGN TABLE					
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
A 1	TIRE CENTER	17'-4" X 1'-9"	31 SF	31 SF	
B 1	COSTCO WHOLESALE	7'-4" X 26'-8"	175 SF	175 SF	
C 3	COSTCO WHOLESALE	8'-9" X 32'-0"	280 SF	840 SF	
TOTAL SIGN AREA				1,046 SF	







1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

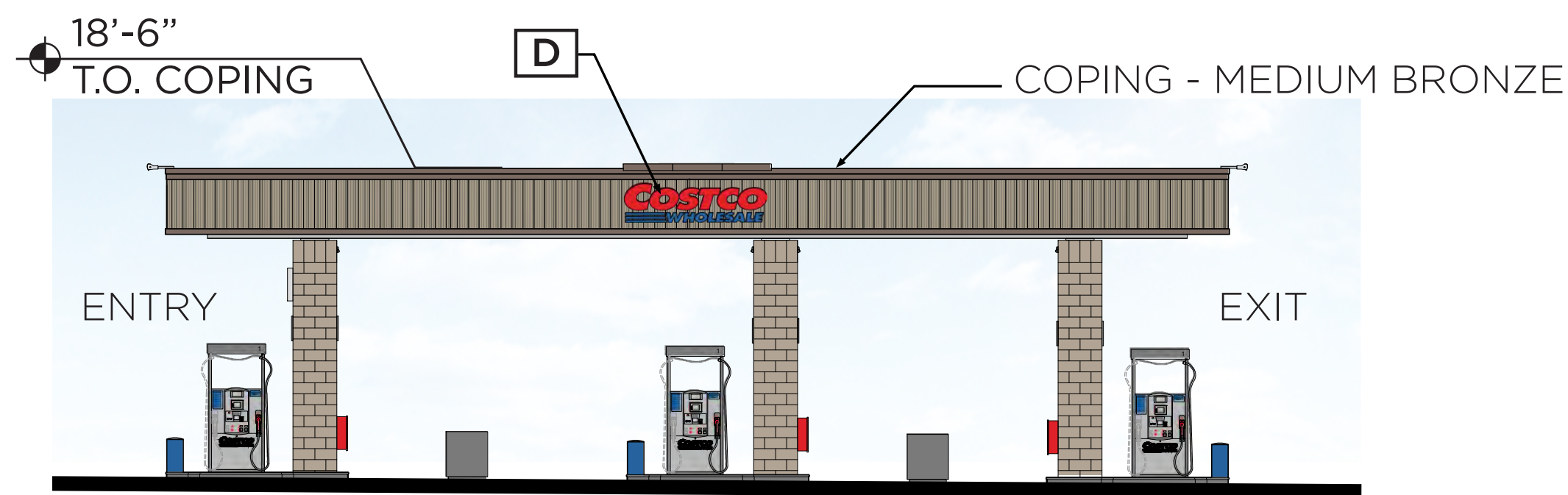


2 FUEL ELEVATION (NORTH/SOUTH)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SMOTH-FACE CMU	1278	10%
BRICK	1725	14%
STONE VENEER	121	1%
ARCHITECTURAL METAL PANEL	8621	68%
CONCRETE	899	7%
GLASS	0	0%
TOTAL	12644	100%
TOTAL MASONRY	3124	25%

NORTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SMOTH-FACE CMU	2215	15%
BRICK	0	0%
STONE VENEER	0	0%
ARCHITECTURAL METAL PANEL	12535	85%
CONCRETE	0	0%
GLASS	0	0%
TOTAL	14750	100%
TOTAL MASONRY	2215	15%

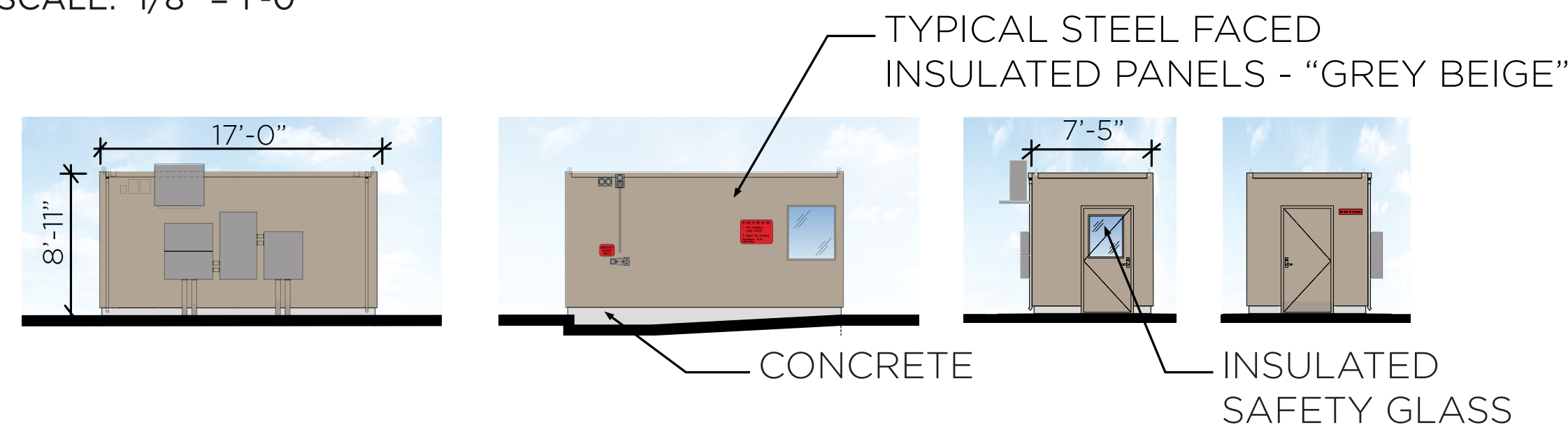
5 MATERIAL CALCULATIONS
SCALE: NTS



3 FUEL ELEVATION (EAST/WEST)
SCALE: 1/8" = 1'-0"

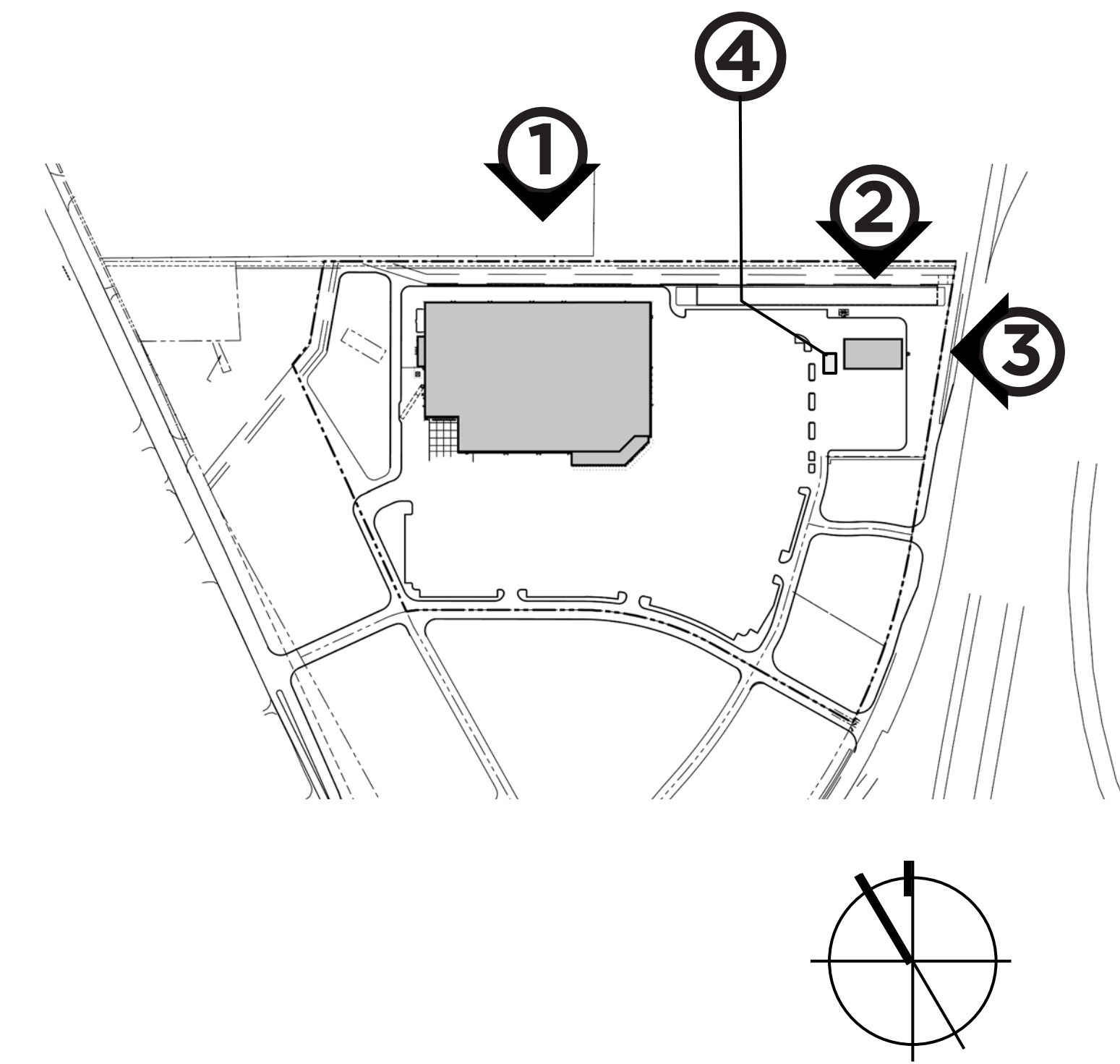
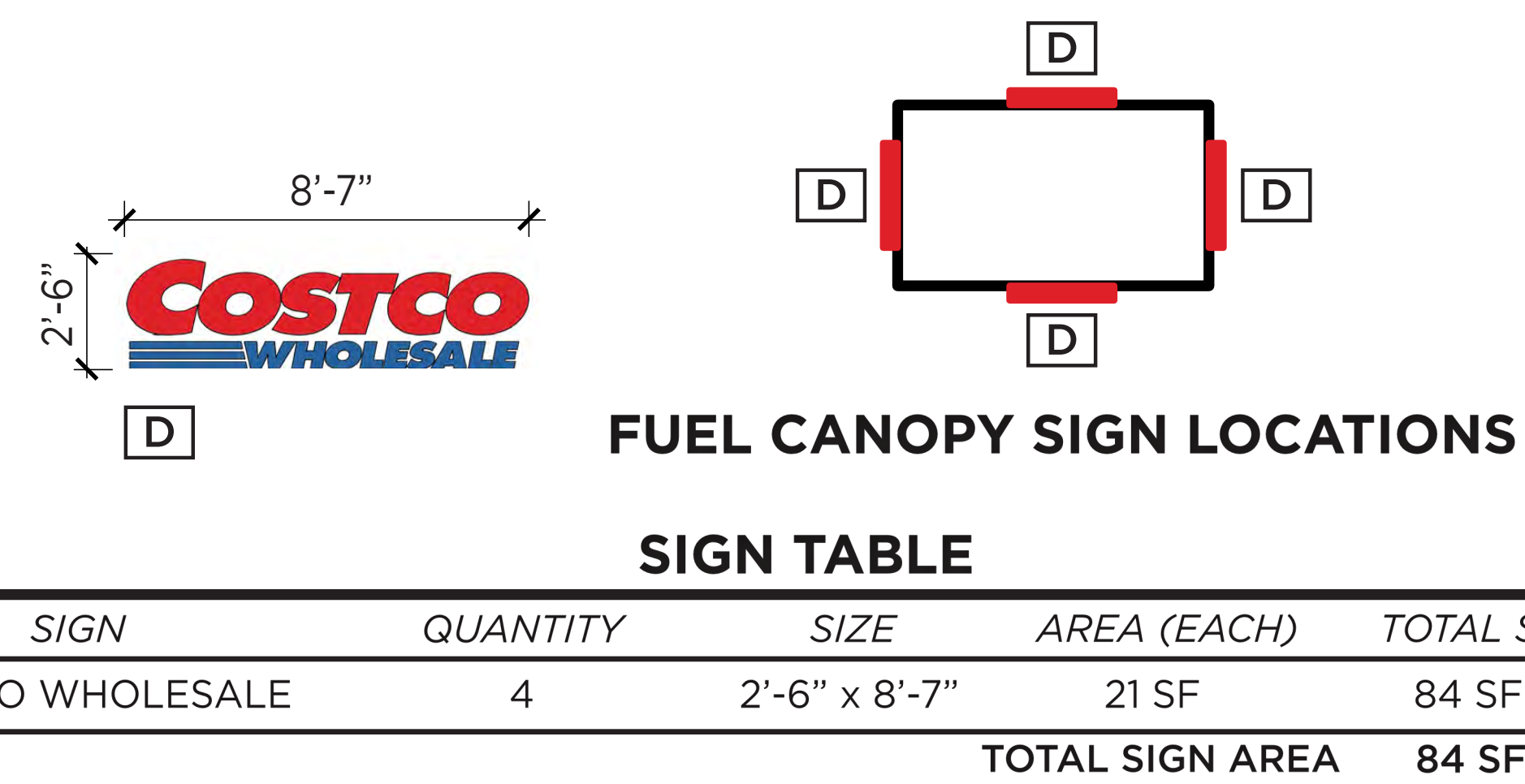
EAST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SMOTH-FACE CMU	1656	19%
BRICK	1534	17%
STONE VENEER	983	11%
ARCHITECTURAL METAL PANEL	4256	48%
CONCRETE	172	2%
GLASS	281	3%
TOTAL	8882	100%
TOTAL MASONRY	4173	47%

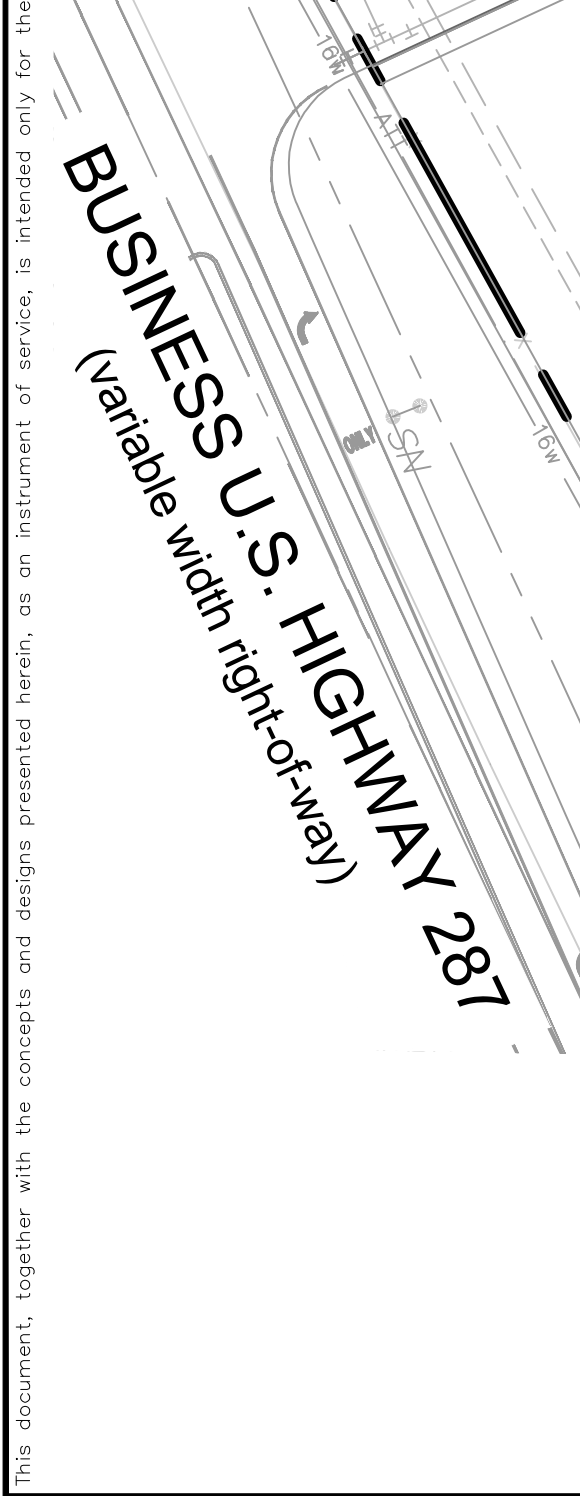
WEST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SMOTH-FACE CMU	773	8%
BRICK	562	6%
STONE VENEER	0	0%
ARCHITECTURAL METAL PANEL	7863	77%
CONCRETE	1018	10%
GLASS	0	0%
TOTAL	10216	100%
TOTAL MASONRY	1335	13%



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

TOTAL		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
SMOTH-FACE CMU	5922	13%
BRICK	3821	8%
STONE VENEER	1104	2%
ARCHITECTURAL METAL PANEL	33275	72%
CONCRETE	2089	4%
GLASS	281	1%
TOTAL	42671	100%
TOTAL MASONRY	10847	25%





PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
SHRUBS							
	TS	139	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	MD	43	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	IB	291	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	IN	24	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	AG	55	ABELIA X GRANDIFLORA / GLOSSY ABELIA	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	IX	22	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	HP	13	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS							
	AT	6,919 SF	ARTIFICIAL TURF	N/A	N/A	N/A	REF. DETAIL A, SHEET LP 3.02
	RM	31,299 SF	ROCK MULCH	N/A	N/A	N/A	REF. DETAIL H, SHEET LP 3.01
	BG	3,309 SF	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
	SEED	190,493 SF	HYDROSEED / HYDROSEED	N/A	N/A	N/A	SEED TO LIMIT OF DISTURBANCE
	ML	1,835 SF	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
	CP	240 SF	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
	MX	464 SF	MISCANTHUS X 'GRACILLIMUS' / MAIDEN GRASS	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
	NT	238 SF	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
	SE	2,915 LF	STEEL EDGING	N/A	N/A	N/A	REF. DETAIL J, SHEET LP 3.01
	LB	35	LANDSCAPE BOULDER	N/A	N/A	N/A	REF. DETAIL G, SHEET LP 3.01

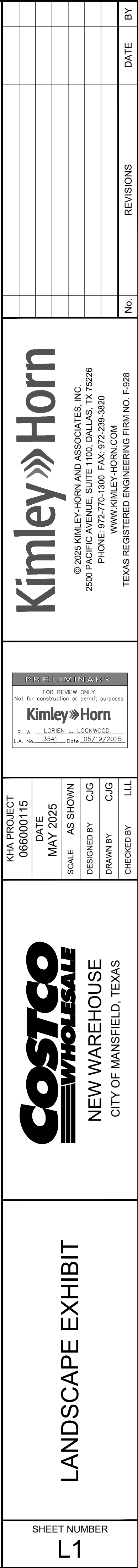


EXHIBIT C4

LONE STAR STRIKER ADDITION

CUSTOMER APPROVAL

APPROVED BY: _____ DATE: ____ / ____ / ____

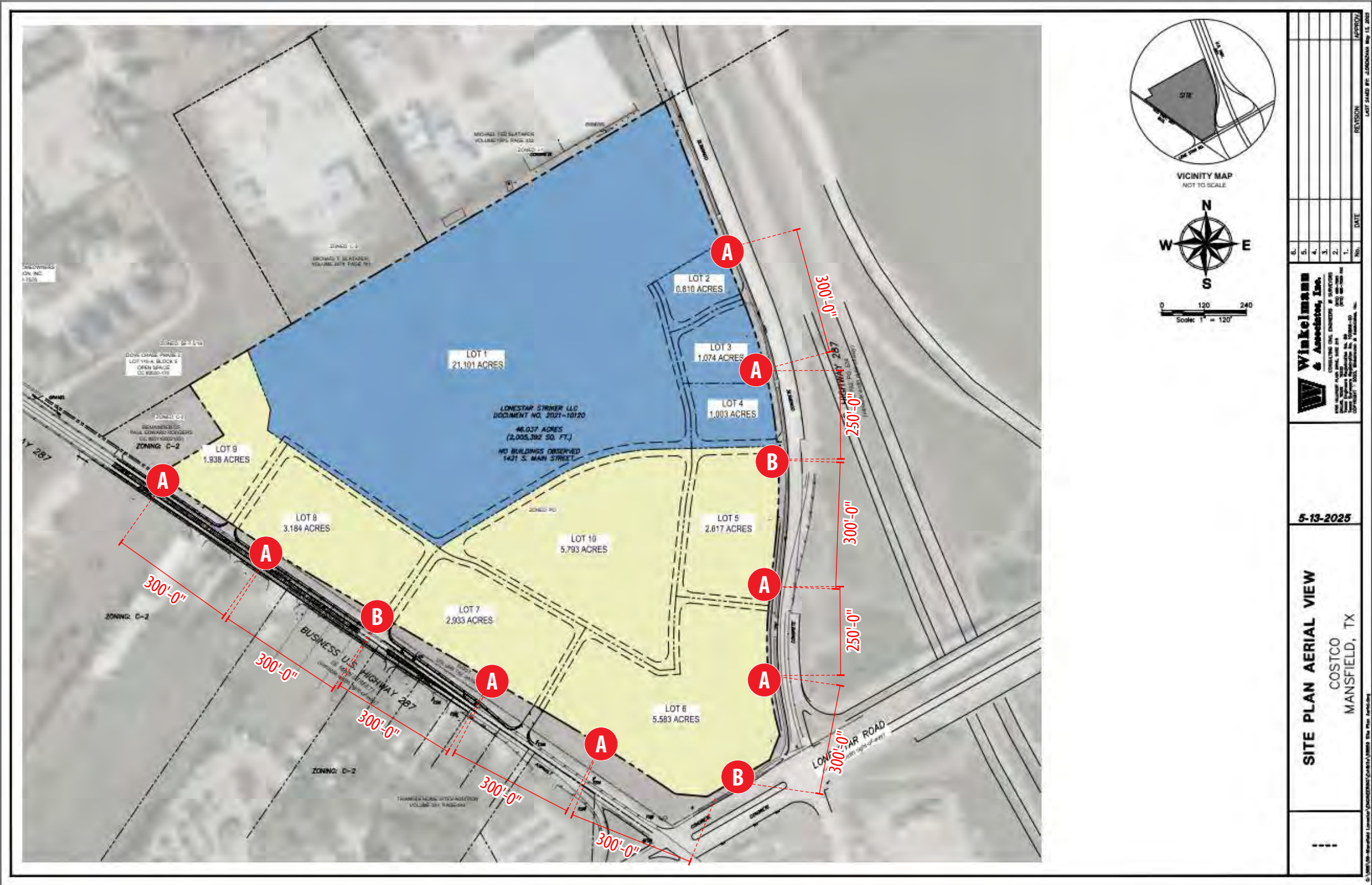


**LEGACY SIGNS
OF TEXAS**

LONE STAR STRIKER ADDITION

MANSFIELD, TX | 01.28.25

UL E226292  TDLR 18933



SITE PLAN - AERIAL VIEW

EXACT LOCATION TBD - (1) SIGN "A" EVERY 300'

****ALL SIGNS MUST BE BEHIND PROPERTY LINES, OUT OF EASEMENTS & LANDSCAPING AREAS****



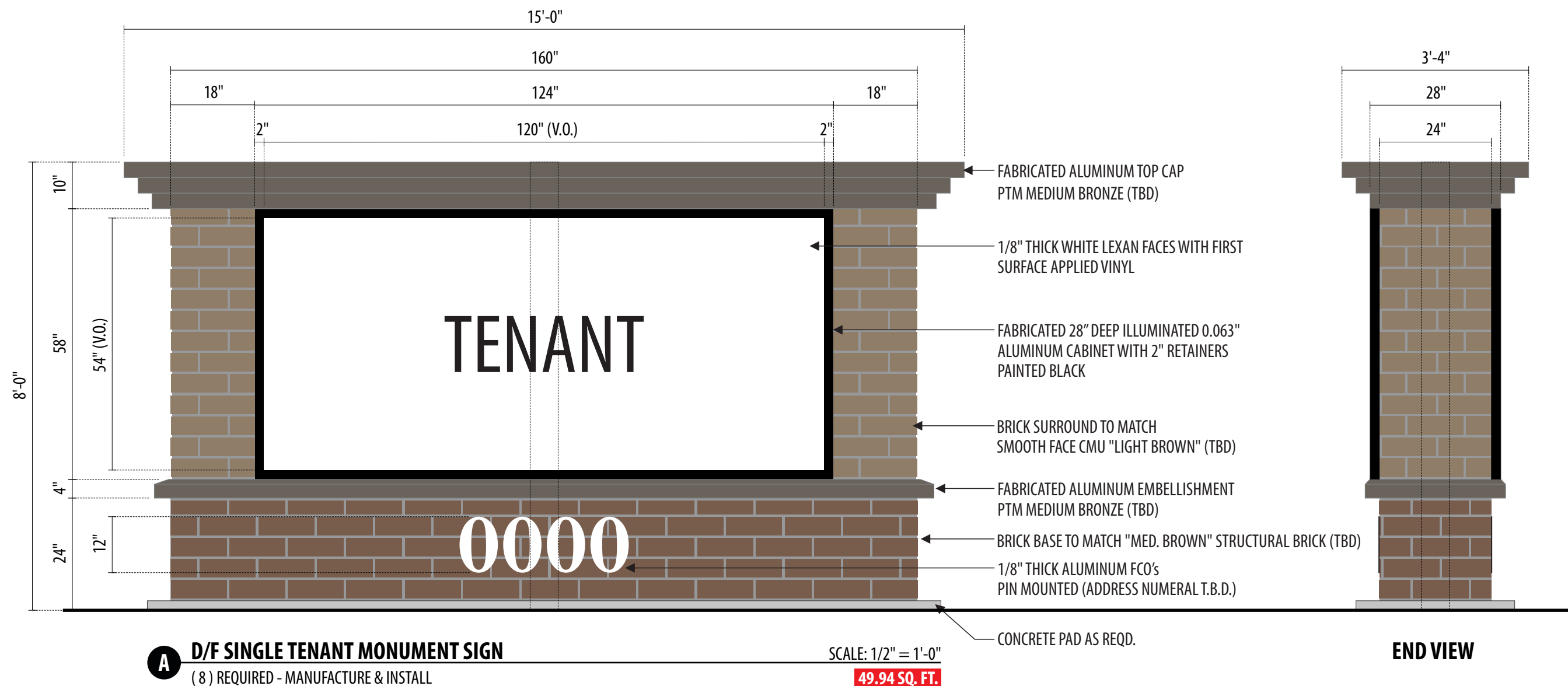
7923 E. McKinney St.
Denton, TX 76208
Office: 817.431.5700
Fax: 817.431.5799

PRESENTATION DOCUMENT

THE COLORS, SIZES AND PROPORTIONS INCLUDED IN THIS PRESENTATION DOCUMENT ARE PRELIMINARY IN NATURE AND REPRESENT PROPOSED SIGN(S) BASED ON INFORMATION OBTAINED BEFORE A TECHNICAL SURVEY HAS BEEN PERFORMED. COLORS, SIZES AND PROPORTIONS MAY BE REQUIRED TO CHANGE UPON THE RESULTS OF A TECHNICAL SURVEY.

JOB NUMBER	250118	DATE	01.28.25	BY	IDV	REV		NOTES	
JOB DESCRIPTION	MONUMENT SIGN		01.29.25	CJR	R1			Site plan locations	
JOB NAME	LONE STAR STRIKER ADDITION		02.19.25	CJR	R2			Removed "A" from site plan	
ADDRESS	US HIGHWAY 287 @ BUSINESS HIGHWAY 2897, MANSFIELD, TX 76063		02.20.25	CJR	R3				
SALES	RICK SUTTON		05.23.25	CJR	R8				
PROJECT MANAGER	ANNA DONATO								

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Monument signs must be brick on all sides and uniform in height and size. Materials and colors will be consistent for cohesiveness, though colors may differ from those shown in this exhibit.



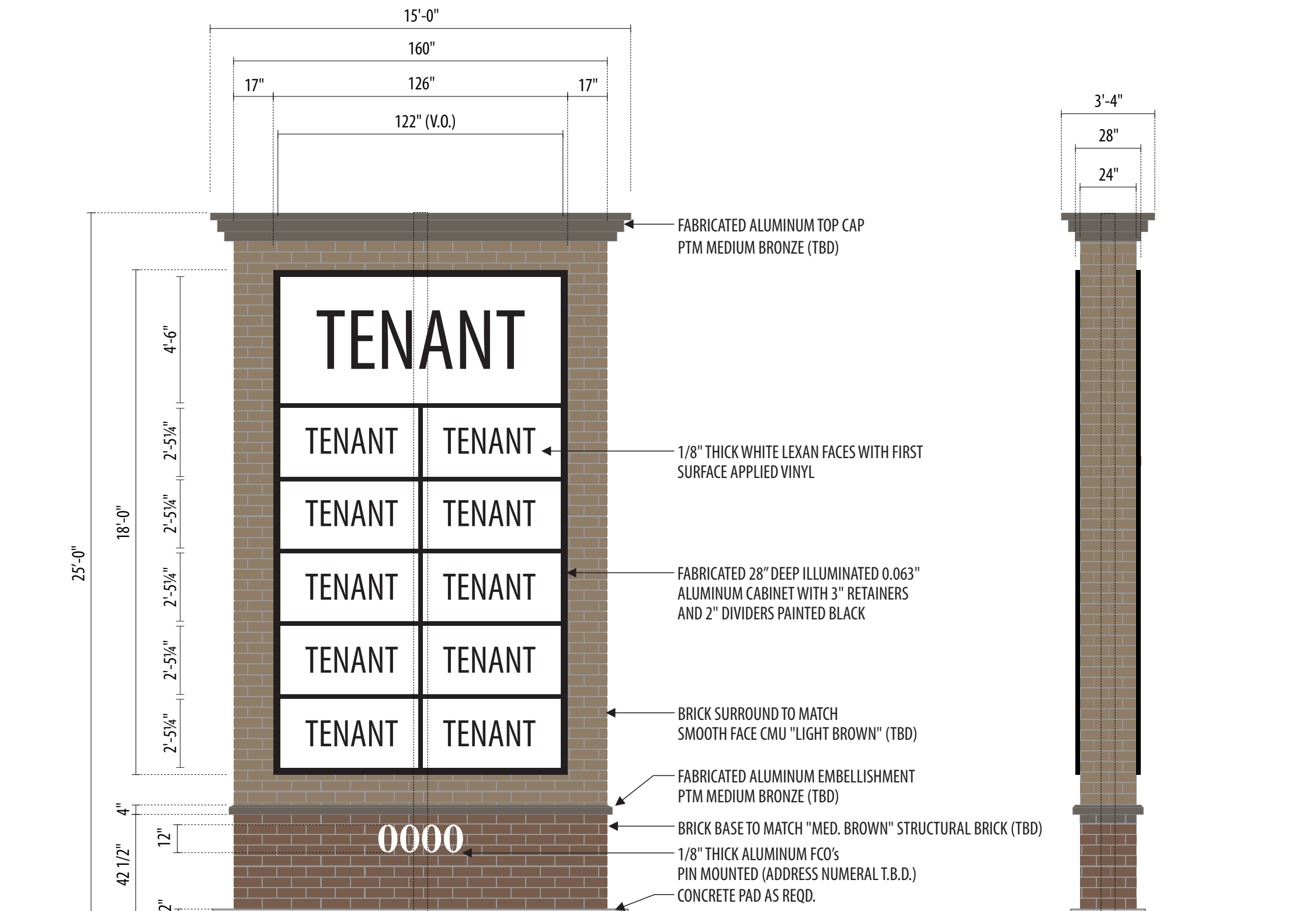
7923 E. McKinney St.
Denton, TX 76208
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SALES	RICK SUTTON		05.23.25	CJR	R8				
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B D/F MULTI-TENANT MONUMENT SIGN SCALE: 1/4" = 1'-0"
 (3) REQUIRED - MANUFACTURE & INSTALL **189 SQ. FT.**

END VIEW

Monument signs must be brick on all sides and uniform in height and size. Materials and colors will be consistent for cohesiveness, though colors may differ from those shown in this exhibit.



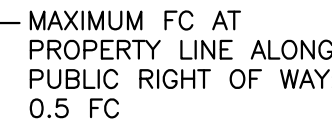
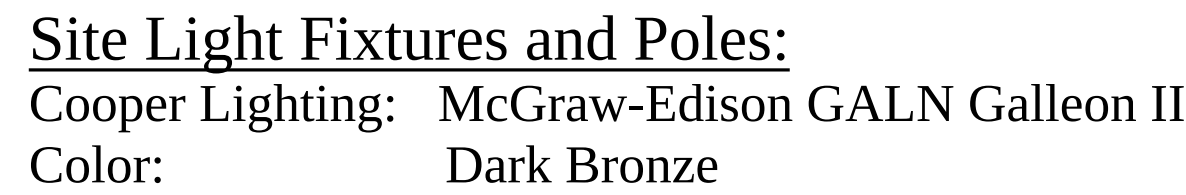
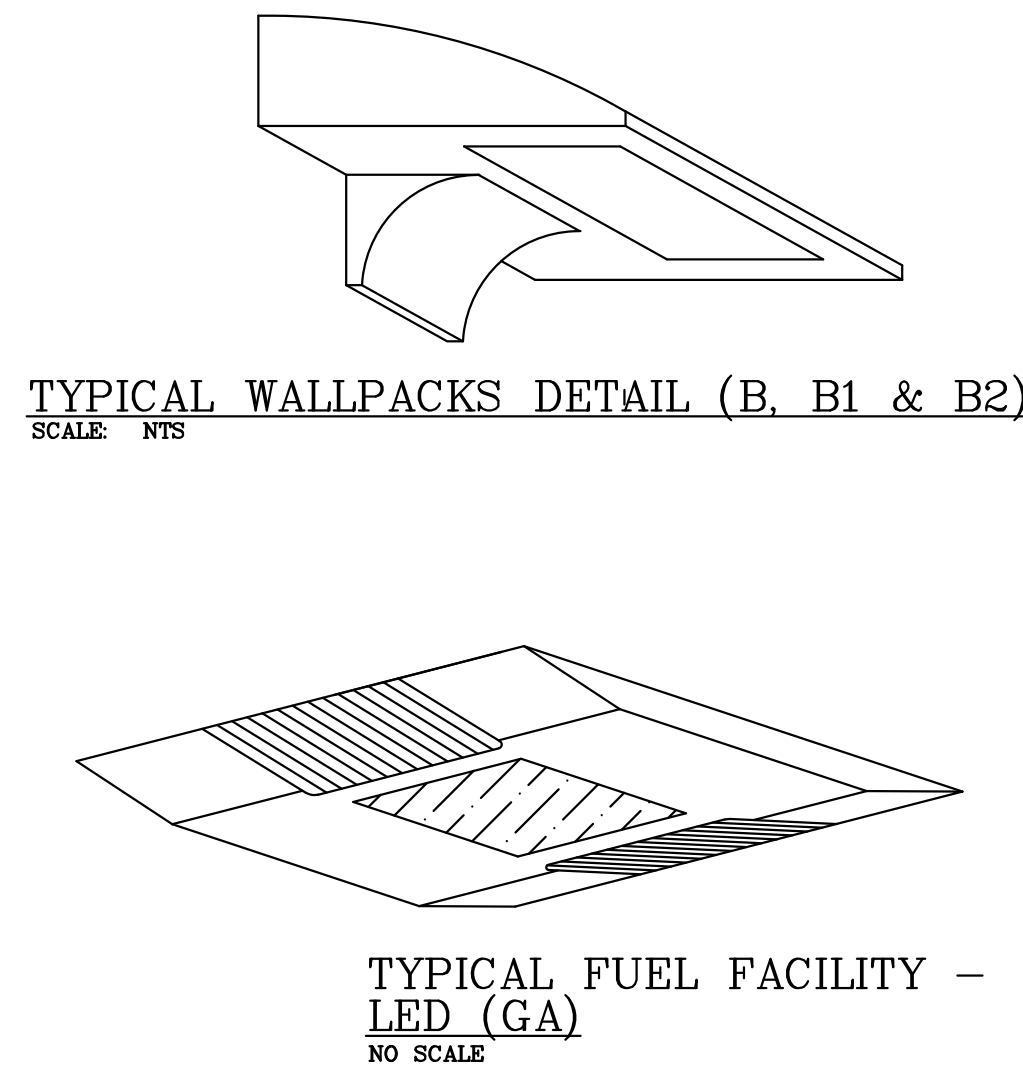
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JOB NUMBER	250118	DATE	01.28.25	BY	IDV	REV		NOTES	
JOB DESCRIPTION	MONUMENT SIGN	01.29.25	CJR	R1				Site plan locations	
JOB NAME	LONE STAR STRIKER ADDITION	02.19.25	CJR	R2					
ADDRESS	US HIGHWAY 287 @ BUSINESS HIGHWAY 2897, MANSFIELD, TX 76063	02.20.25	CJR	R3				Removed "A" from site plan	
SALES	RICK SUTTON	05.23.25	CJR	R8					
PROJECT MANAGER	ANNA DONATO								

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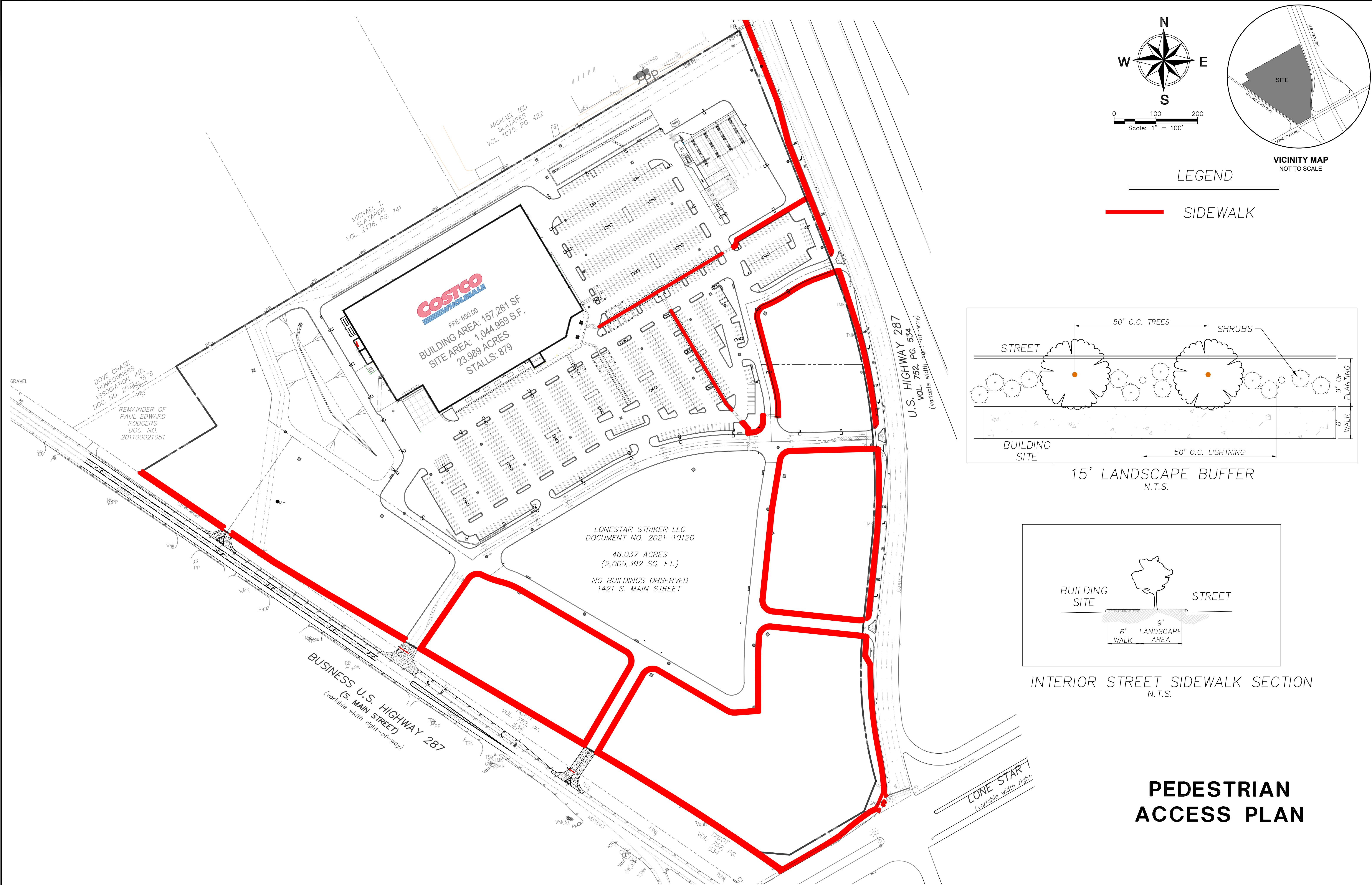


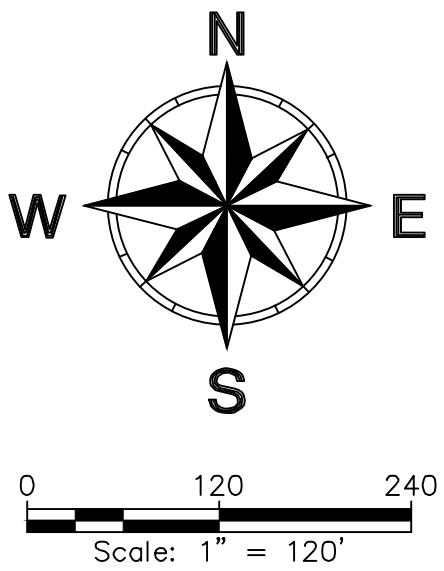
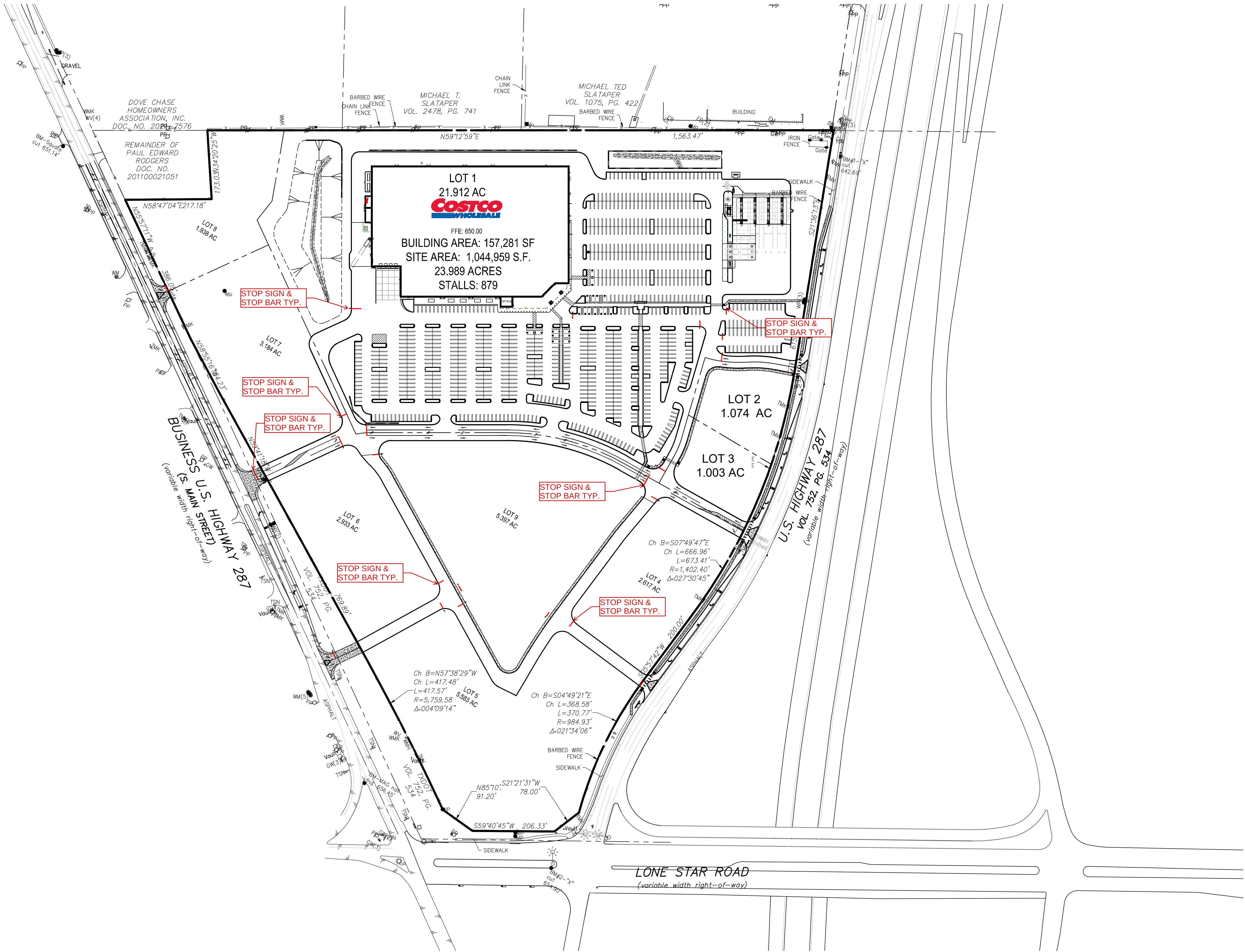
	FIXTURE DESCRIPTION
(B)	LITHONIA DSKW2 P5 30K T2M, 57W LED, 18" MOUNTING HEIGHT
(G1)	LITHONIA DSKW2 P6 30K T4M, 71W LED, 18" MOUNTING HEIGHT
(B2)	LITHONIA DSKW2 P1 30K T4M, 27W LED, 18" MOUNTING HEIGHT
(CA)	CREE LIGHTING, CPY250-C-13L-30K8-F-UL-XX-XXX 86W LED, SURFACE SYMMETRIC DOWN LIGHT, FLAT LENS, 17" MOUNTING HEIGHT
(L)	CREE LIGHTING, CPY250-C-13L-30K8-F-UL-XX-XXX 86W LED, SURFACE SYMMETRIC DOWN LIGHT, FLAT LENS, 17" MOUNTING HEIGHT
(P)	COOPER GAIN-S46B-730-U-5MQ-BZ, 243W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.
(P1)	COOPER GAIN-S46B-730-U-SL4-BZ-HSS, 243W TYPE 4 DISTRIBUTION W/ HOUSE SIDE SHIELD. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.
(P2)	COOPER GAIN-S44B-730-U-SL4-BZ-HSS, 164W TYPE 4 DISTRIBUTION W/ HOUSE SIDE SHIELD. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.
(P3)	COOPER GAIN-S43B-730-U-5MQ-BZ, 121W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.
(P4)	COOPER GAIN-S42B-730-U-SL3-BZ-HSS, 82W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 35' ABOVE GRADE, WITH 2'-6" BASE.

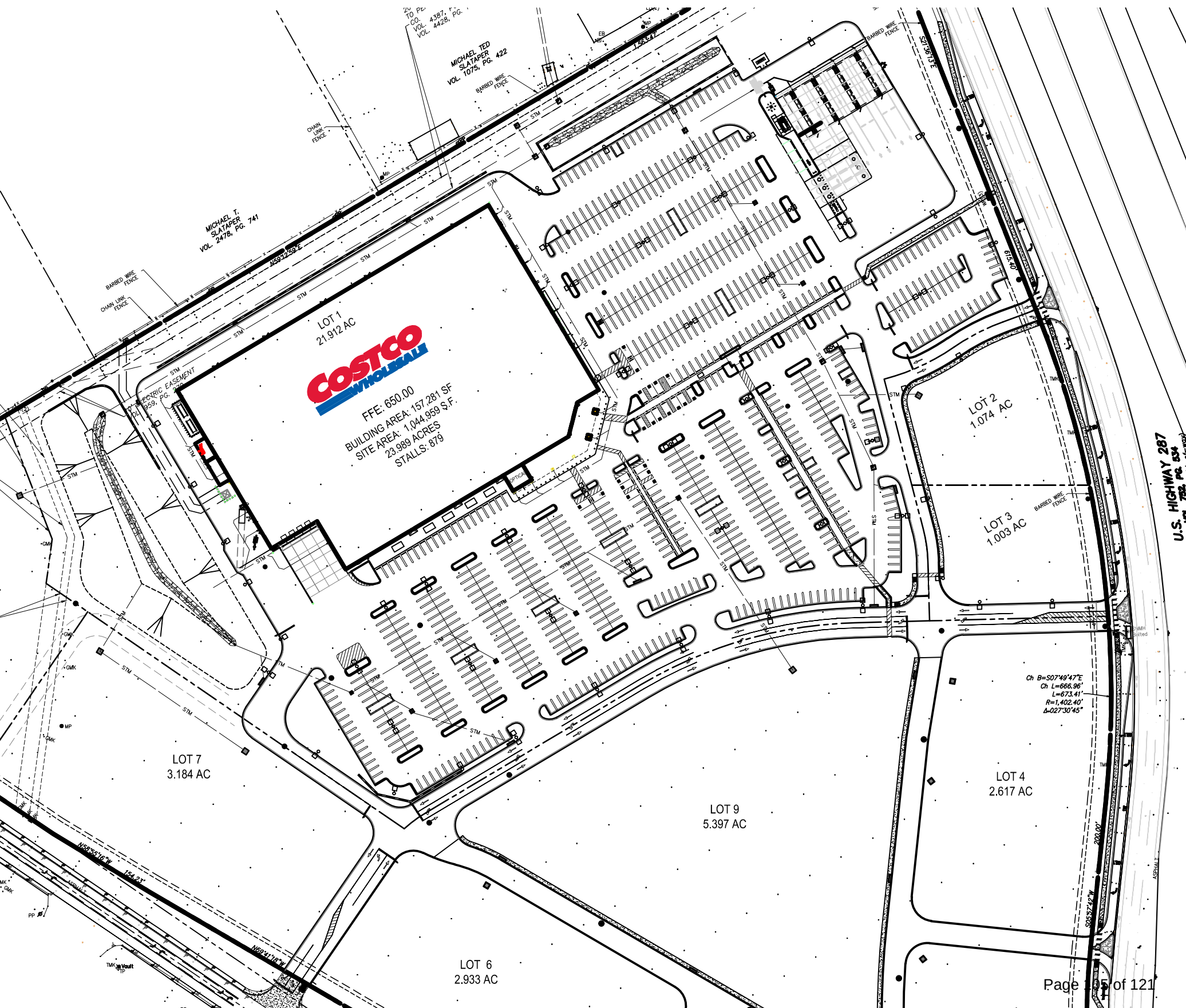
(1) LIGHTS TO BE ON SEPARATE CIRCUITS AND CONTROLS

SCALE: 1" = 64'-0"









U.S. HIGHWAY 287
U.S. 287, PG. 634



**City of Mansfield
Staff Report**

Item ID: 26-2778

Agenda Date: October 1, 2026

Title

Public Hearing and Consideration of a request by Heritage Ranch Baptist Church for a Zoning Change from S, South Mansfield Form-Based Development District to PD, Planned Development District for a Place of Worship and Commercial Uses on 6.592 acres out of the C Treese Survey, Abstract No. 831 and the JC Guest Survey, Abstract No. 311, Tarrant Co., TX, addressed at 1465 S 2nd Ave and located at the northwest corner of Heritage Pkwy and Klein Tools Blvd. (ZC#26-006)

Description/History

Existing Use: Vacant

Existing Zoning: S, South Mansfield Form-Based Development District.

Surrounding Land Use & Zoning:

North – Industrial Warehouse Use, I-2, Heavy Industrial District

South – Klein Tool Blvd ROW

East – Heritage Pkwy (FM 917) ROW

West – Industrial Warehouse Use, I-1, Light Industrial District

Thoroughfare Plan Specification:

Heritage Pkwy – Principal Arterial (P6D)

Klein Tool Blvd – Major Arterial (M4D)

Mansfield 2040 Plan

Mansfield 2040 Land Use Designation: Commercial and Light Industrial

The Commercial & Light Industrial category supports higher-intensity commercial activities and clean industrial uses, such as light manufacturing, assembly, and showrooms. Ideal for less-populated areas, it minimizes conflicts with freight and commercial traffic. Buildings may have large footprints based on operational needs. This category also accommodates high-tech industries, data centers, and flex office spaces. While higher-density residential may be included to support the workforce, it should remain secondary to commercial and industrial uses.

Development in the Commercial & Light Industrial category should balance functional needs with quality design. Transparent materials, landscaping, and architectural details should help soften the visual impact of large buildings. Freight loading, storage, and other operations should be screened and oriented away from roads and pedestrian areas.

The Commercial & Light Industrial category also identifies "Regional Commercial" uses as the most appropriate type of land use within these areas. Regional Commercial uses are those in excess of 20,000 square feet in floor area targeted toward local and regional consumer markets. Developments are typically oriented towards frequently traveled thoroughfares and include significant site alterations and parking needs. Uses include indoor or outdoor entertainment, anchor retail or shopping establishments, and corporate offices.

Analysis

The subject property is located on the north side of Klein Tools Blvd and west Heritage Pkwy (NW corner of the intersection of these two roadways).

The applicant proposes a new Planned Development (PD) district to allow Place of Worship (Church) on a portion of the property with future flexibility to develop the remaining portion of the lot as future institutional uses or future commercial, with specific development standards. The site encompasses 6.592 acres.

Site Plan and PD Standards

As part of their rezoning application, the developer has provided the attached site plan (Exhibit C). The purpose of the site plan is to serve as a framework plan and to outline intended first phase of development. Currently, there is no known plan to develop the north portion of the lot, but the site plan provides notes on access to the north if and when that area develops.

The PD Standards (Exhibit B) provide applicable design criteria for the Place of Worship and provides criteria for proposed future users. Future development would be subject to the development standards found in the C-2 Community Business District. The PD Standards provided limited restrictions to C-2 uses, including limiting Mortuary or Funeral Chapel uses and the ability to apply for Specific Use Permits for Auto Repair, Parts or Service uses.

Building Elevations

The church has provided elevations (Exhibit D) showing the material mix and architectural details of the proposed church building. Those elevations show approximately 70% masonry on all facades. All future developments will be required to meet the C-2, Community Business District Standards, including all architectural standards found in the Community Development Standards.

Landscape and Screening

All site landscaping will follow 155.092 Landscaping and Screening Standards.

Development Review Committee Conceptual Site Plan Conditions

During the review of the zoning application materials by the Development Review Committee (DRC), staff identified several items that will require additional review as future development entitlements are obtained.

Access to Heritage Parkway (FM 917) is administered by the Texas Department of Transportation (TxDOT). TxDOT approval will be required during the platting process for the proposed access point shown on the site plan.

Future access to the vacant property to the north will need to be provided through a shared access easement that meets the required separation from the throat of the proposed curb cut. The developer has identified a potential access point on the site plan that appears to meet the applicable distance requirements. Compliance with these requirements will be confirmed during review of future development permits.

The DRC also identified the following items for consideration during subsequent site plan and building permit reviews:

1. Fire Lane Identification

- Fire lanes will need to be clearly identified on plans submitted for subsequent site plan

and building permit review.

2. Fire Hydrants

- Existing and proposed fire hydrant locations will need to be identified on subsequent site plans.
- Fire hydrants serving the development are required to be spaced at intervals not exceeding 300 feet, measured along unobstructed paved surfaces, in accordance with the City of Mansfield amendment to 2018 IFC Section 507.5.7.

Summary

The application meets the intended purpose of a PD, Planned Development District, which is to “accommodate unified design of commercial uses and facilities or combinations thereof in accordance with an approved comprehensive development plan. This district is designed to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape.”

The conceptual site plan and Planned Development (PD) Standards provide staff with predictable and enforceable standards to manage and deliver comprehensive development on all undeveloped portions of the remaining property at this site. Where necessary, the development standards provide additional standards to mitigate some of the stand-alone nature of the proposed uses. These include adding additional standards for increased patio spaces, committing to increased masonry materials, and providing adequate screening and buffers.

The application for rezoning proposes “Local Business”, which is described in Mansfield 2040 as “commercial uses, typically no greater than 20,000 square feet in floor area, intended to meet the immediate needs and services of local residents. Uses include, but are not limited to restaurants, personal service, medical offices, retail establishments, and other employment generators.

With the required screening and buffering of land uses, the request is compatible with surrounding uses and consistent with Mansfield’s 2040 Future Land Use Plan.

Strategic Initiative

Focus on the Future

Develop Strong Economy

Recommendation

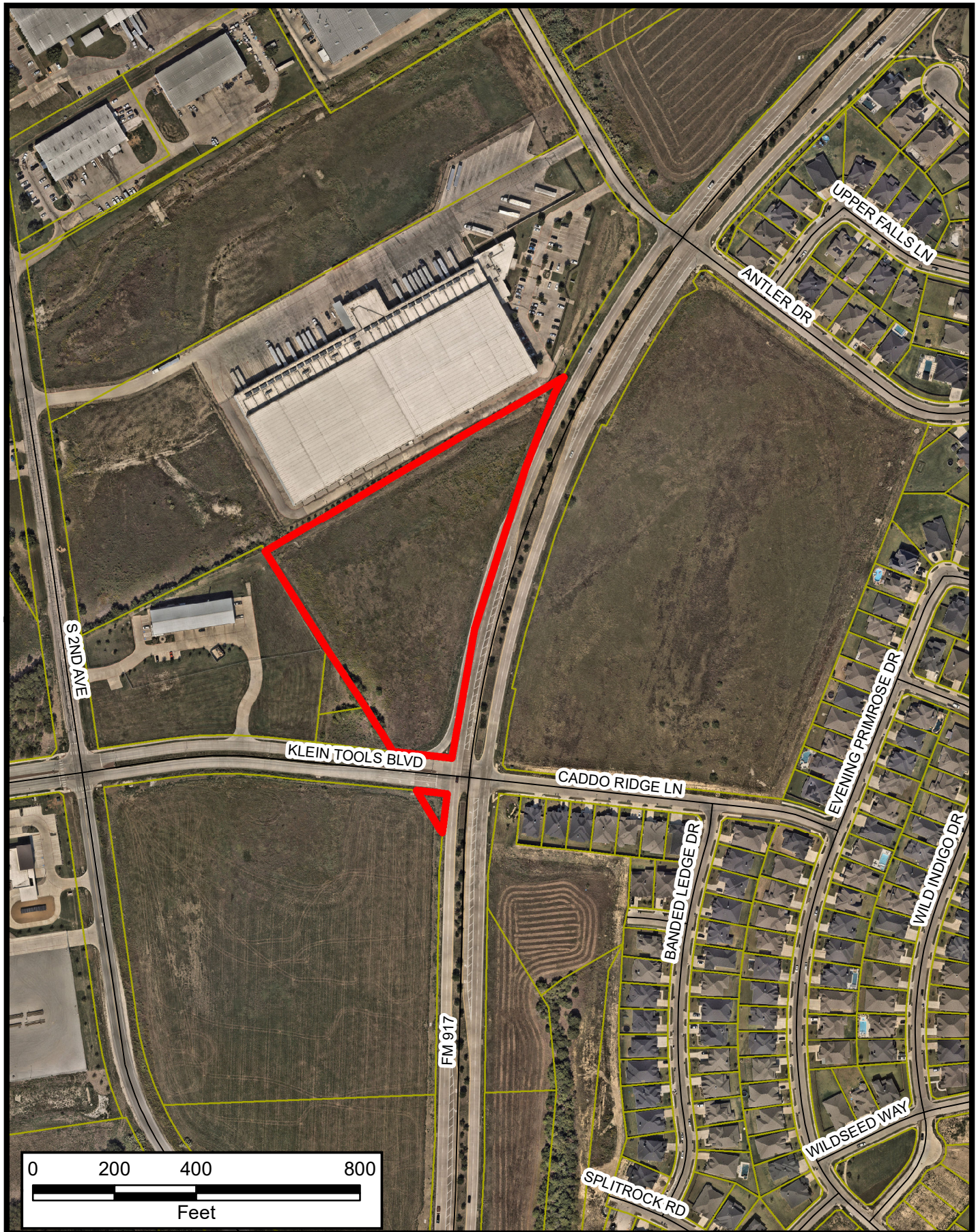
The Department of Planning and Development Services recommends approval of the proposed Planned Development (PD) request.

Funding Source

N/A

Prepared By

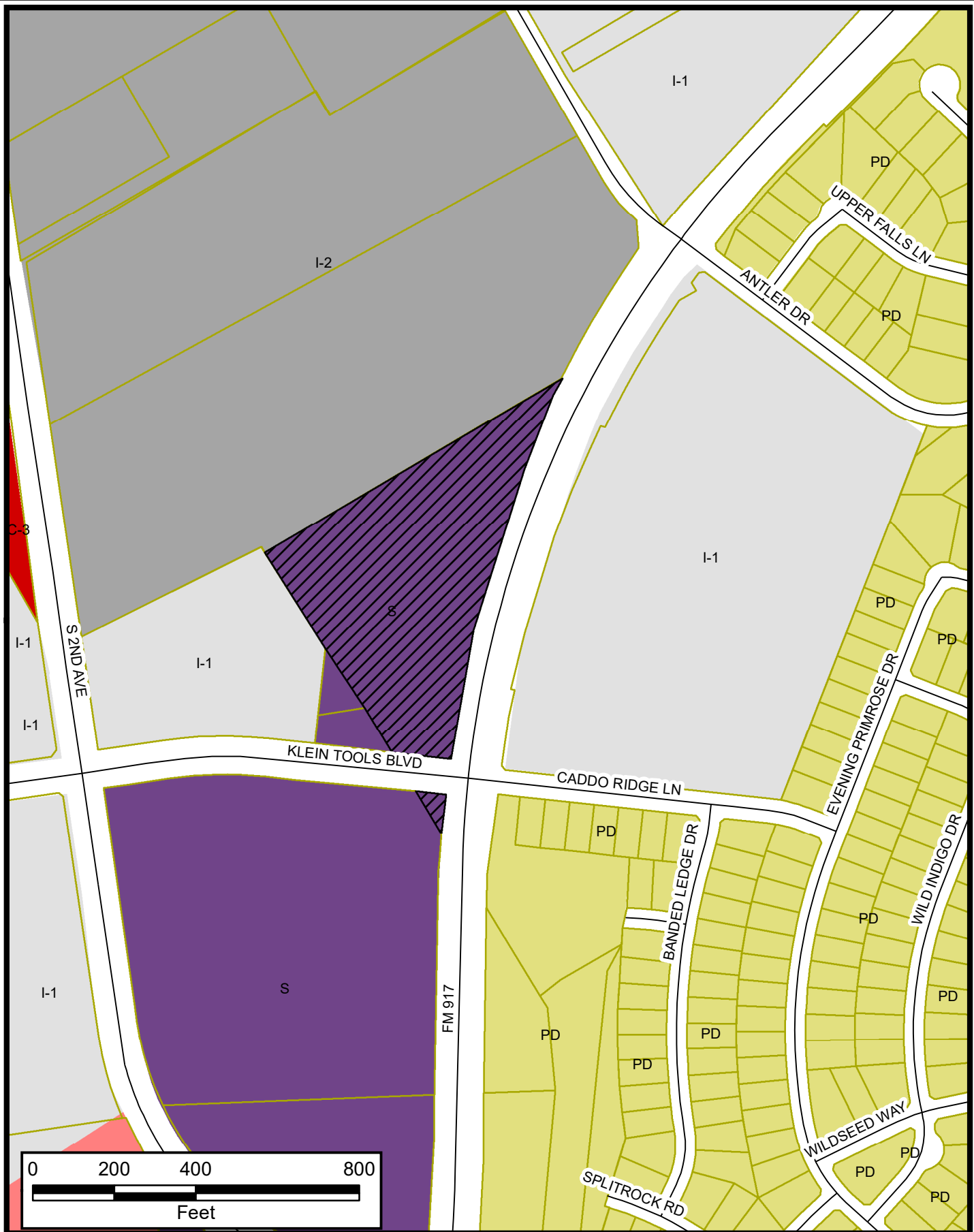
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245



ZC 26-006

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.

9/21/2026



ZC 26-006

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.

9/21/2026

Property Owner Notification for ZC 26-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
AM-C WAREHOUSE ADDITION	BLK 1	AMERICOLD REAL ESTATE LP	10 GLENLAKE PKWY NE	ATLANTA, GA	30328
C TREECE	TR 2 PT	GATEWAY CHURCH	700 BLESSED WAY	SOUTHLAKE, TX	76092
C TREECE	TR 2 PT	M3 RANCH DEVELOPMENT INC	3001 KNOX ST STE 405	DALLAS, TX	75205
J C GUEST	TR 7	SET BACK PARTNERS	100 N MITCHELL RD	MANSFIELD, TX	76063
KORENEK ADDITION	BLK 1	KORENEK ENTERPRISES LP	2107 SUNSHINE POINT DR	KINGWOOD, TX	77345-1678
M3 RANCH PH 1A & 1B	BLK 16	NGUYEN NGAN THI AI ETUX LONG K	401 CADDO RIDGE LN	MANSFIELD, TX	76063

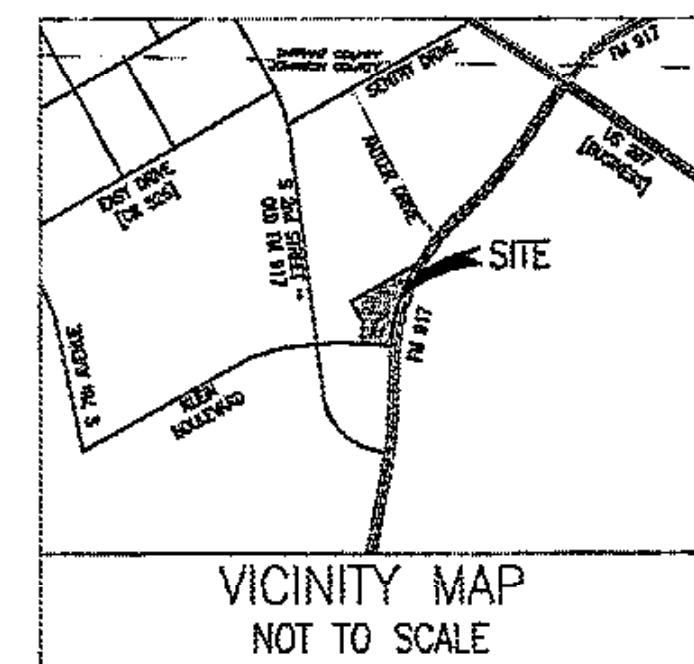


Exhibit B
Case # ZC#26-006

HERITAGE PKWY AND KLEIN TOOLS BLVD DEVELOPMENT, ZC 26-XXX
PLANNED DEVELOPMENT
LAND USE AND DEVELOPMENT REGULATIONS
MANSFIELD, TEXAS

PURPOSE AND INTENT.

The purpose and intent of this PD, PLANNED DEVELOPMENT , is to facilitate the coordinated development of institutional and commercial uses on a property located at the NW corner of Heritage Parkway and Klein Tools Boulevard. The property is described as a property approximately X Acres X Survey, Abstract ### Johnson County, Texas.

LAND USE AND DEVELOPMENT REGULATIONS.

This Planned Development (PD) District must adhere to the development standards and regulations of the C-2 Community Business District and more generally the Mansfield Code of Ordinances, as amended, unless otherwise specified by the deviations listed herein. Any such deviations are intended to accommodate the unique design or operational needs of this Planned Development while maintaining overall consistency with the Mansfield Zoning Ordinance and community development character. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, priority and preference shall be provided to these regulations.

ZONING AND LAND USE.

1. *Permitted Land Uses.* Uses in this PD shall be those permitted in the C-2 Community Business District.
2. *Prohibited Uses.* The following uses, which are typically permitted in the C-2 Community Business District, are prohibited in this PD Planned Development:
 - a. Mortuary or Funeral Chapel.
 - b. Auto Repair, Auto Parts, or Auto Service.

DEVELOPMENT REGULATIONS.

The PD Planned Development shall follow the development regulations of the C-2 Community Business District, as amended, for all identified non-residential buildings in *Exhibit(s)*, with the following additions and exceptions:

1. *Architectural Elevations and Standards.*

Exhibit B
Case # ZC#26-006

- a. Construction plans for institutional uses shall comply with the façade drawings and building materials attached hereto as *Exhibit, Building Elevations*.
 - b. Each elevation of all institutional structures must meet the minimum color and material schedule mix shown in *Exhibit, Building Elevations*.
 - c. All future, non-institutional, buildings will be constructed with a minimum of 70% masonry materials on all facades and otherwise adhere to Sec. 155.56 Community Design Standards of the Mansfield Zoning Ordinance.
2. Parking & Loading. Off-street parking and loading standards for the entire PD Planned Development shall meet the standards set forth in Sec. 155.091 of the Mansfield Zoning Ordinance, as amended, or comply with what is shown in *Exhibit Site Plan Overall*
3. Landscaping and Screening. All site landscaping, including foundation plantings, landscape buffers, and passive space will follow 155.092 Landscaping and Screening Standards.
 - a. Rooftop mechanical equipment shall be fully screened from view on all sides by parapet walls of which shall be at least six (6) inches greater than the height of the equipment.
 - b. Ground mounted equipment, where practicable shall be oriented to the rear or sides of lots. Ground mounted equipment located along a building frontage shall be visually screened by a screening structure or by landscaping, either of which shall be equal or greater than the height of the equipment.
4. Outdoor Lighting. Photometric Plans must be submitted for all sites within this PD Planned Development. The Photometric Plan must demonstrate compliance with the following conditions. These conditions ensure a consistent outdoor lighting theme across the entire development.
 - a. All outdoor lighting fixtures, including parking lot lighting and exterior building lighting, must be DarkSky compliant. This is defined as targeting light only where needed by having all luminaries utilize a full-cutoff, or fully shielded design, so as to have no light emitted above 90 degrees.
 - b. Color Temperature of all fixtures: 2700K.
 - c. Maximum height of parking lot lights (commercial uses only): 30 feet.

- d. Minimum setback of all parking lot lights from public right of way: 12 feet.
 - e. Parking lot light poles and fixtures shall be metal of a Dark Bronze color.
 - f. Light levels may not exceed 0.50-foot candle at the project property line along the public rights of way.
5. Signage. All signs within this PD Planned Development shall meet the standards of Sec. 155.090 of the Mansfield Zoning Ordinance, as amended.
6. Sidewalks. All sidewalks shall be a minimum of 5 feet in width.

ADMINISTRATIVE APPROVAL OF SITE PLANS

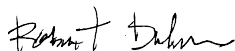
Site plans that comply with all development-related ordinances and this PD Planned Development Ordinance shall be administratively approved by the Planning Department.

Substantial deviations or amendments from these development standards or site plan must be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the PD Planned Development.

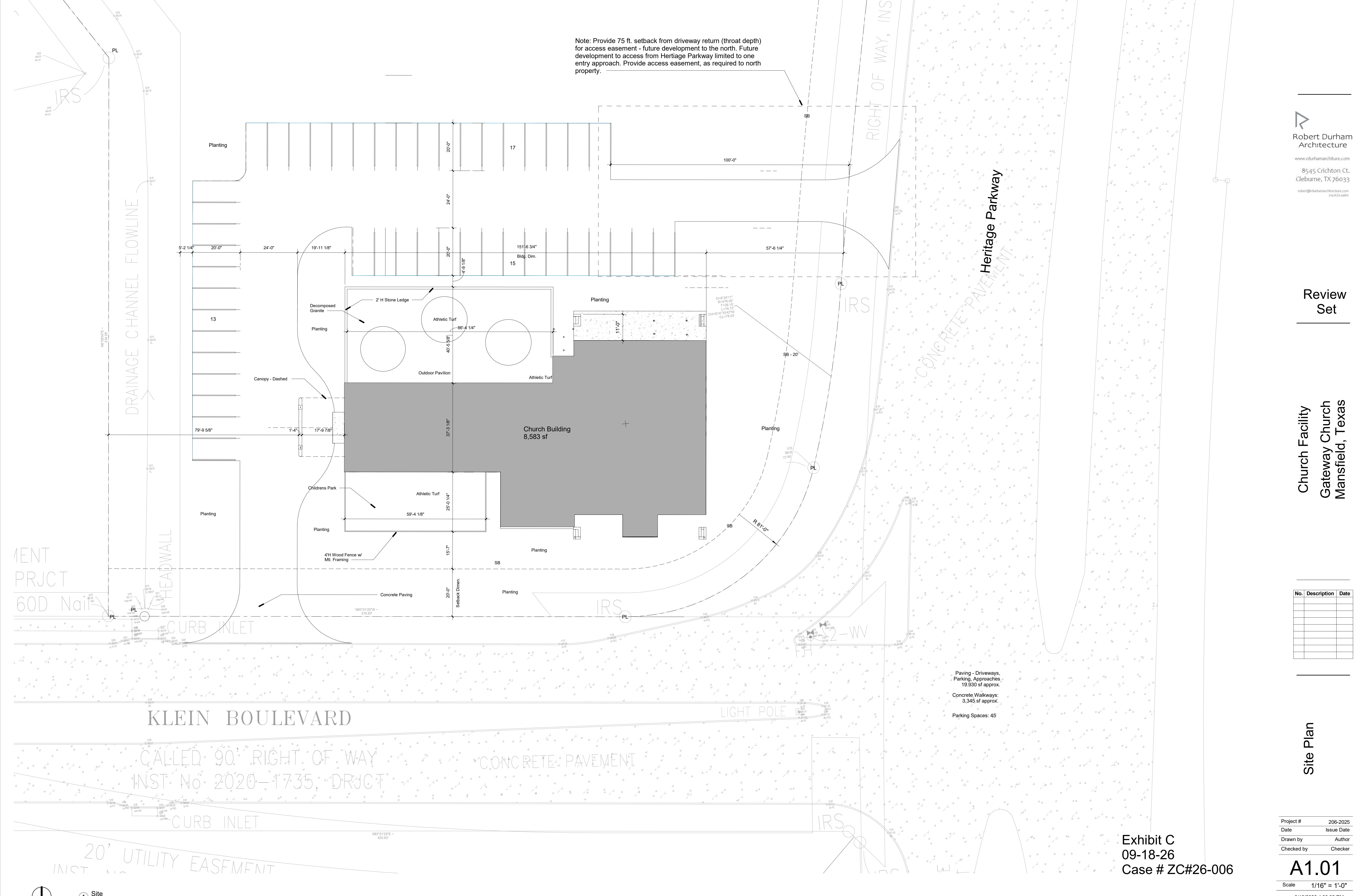
The city manager or designee may approve minor amendments or revisions to these PD Planned Development regulations provided the amendment or revision does not significantly:

- 1. Alter the basic relationship of the proposed uses to adjacent uses;
- 2. Change the uses approved;
- 3. Increase the approved densities, site coverage, or floor areas;
- 4. Decrease on-site parking requirements beyond 10 percent;
- 5. Reduce minimum yards or setbacks; or
- 6. Change traffic patterns.

Robert Durham - Architect
Land Use and Development Regulations has been
reviewed and accepted for requirements as set forth.



08-19-26



Note: Provide 75 ft. setback from driveway return (throat depth) for access easement - future development to the north. Future development to access from Heritage Parkway limited to one entry approach. Provide access easement, as required to north property.

Review
Set

Church Facility
Gateway Church
Mansfield, Texas

No.	Description	Date

Site Plan

Project #	206-2025
Date	Issue Date
Drawn by	Author
Checked by	Checker

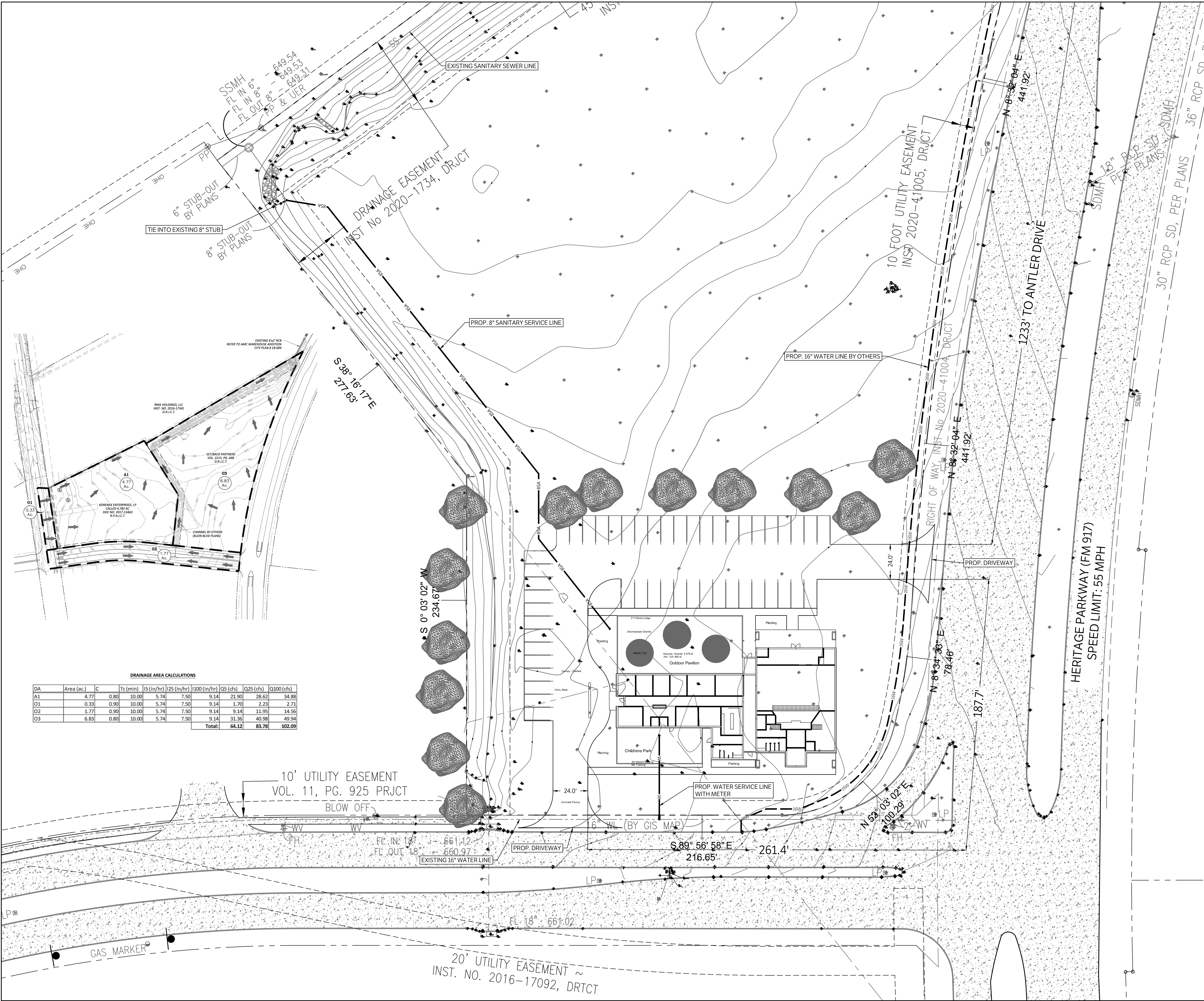
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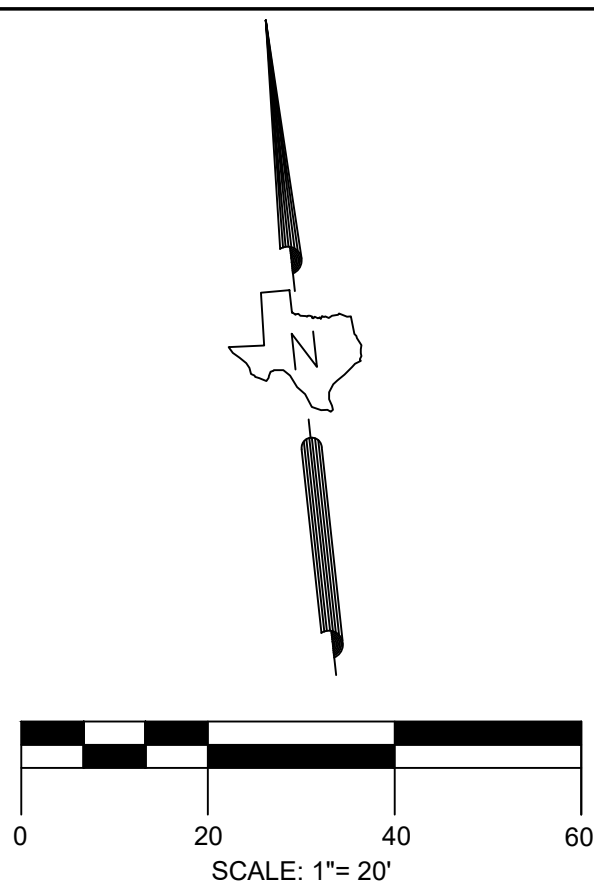
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Page 116 of 121

Exhibit C
09-18-26
Case # ZC#26-006



DRAINAGE AREA CALCULATIONS									
DA	Area (ac.)	C	Tc (min)	I/S (in/hr)	Q5 (in/hr)	1000 (in/hr)	Q5 (cfs)	Q25 (cfs)	Q100 (cfs)
A1	4.77	0.80	10.00	5.74	7.50	9.14	21.90	28.62	34.88
O1	0.33	0.90	10.00	5.74	7.50	9.14	1.70	2.23	2.71
O2	1.77	0.90	10.00	5.74	7.50	9.14	9.14	11.95	14.56
O3	6.83	0.80	10.00	5.74	7.50	9.14	31.36	40.98	49.94
Total:							64.12	83.78	102.09



PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE RELEASED
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REVIEW AND NOT INTENDED FOR
CONSTRUCTION BIDDING OR
PERMIT PURPOSES. THEY
WERE PREPARED BY,
TRANSPORTATION &
MUNICIPAL ENGINEERS, LLC.

RONALD J. ROBINSON, P.E.

NAME	
45264	7/24/2026
REG. NO.	DATE



② Southwest Corner
12" = 1'-0"



③ Southeast Corner 1
12" = 1'-0"



① Aerial 1
12" = 1'-0"

Review
Set

Church Facility
Gateway Church
Mansfield, Texas

No.	Description	Date

Images

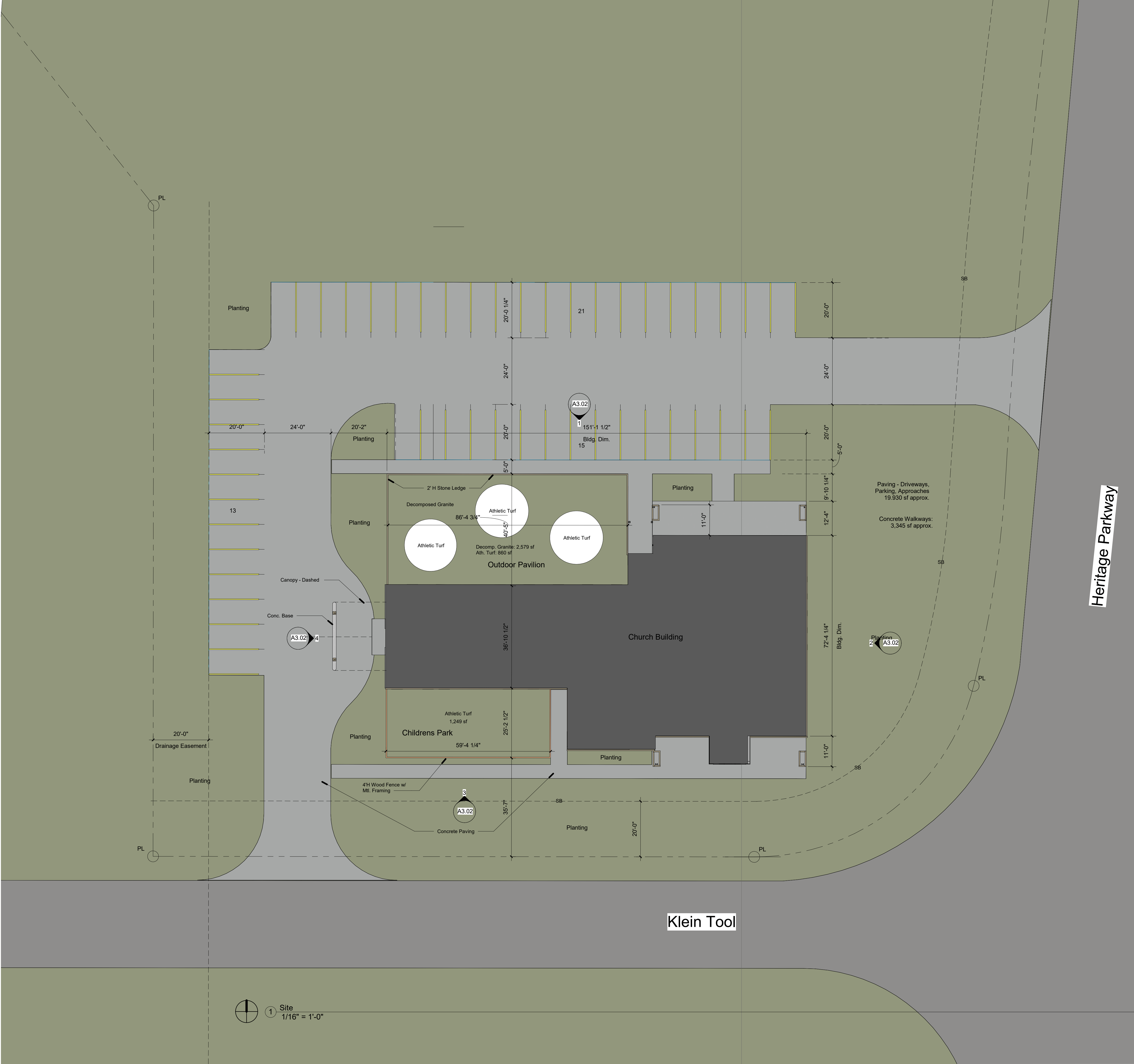
02-16-2026

Project #	206-2025
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0.01

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Review
Set

Church Facility
Gateway Church
Mansfield, Texas

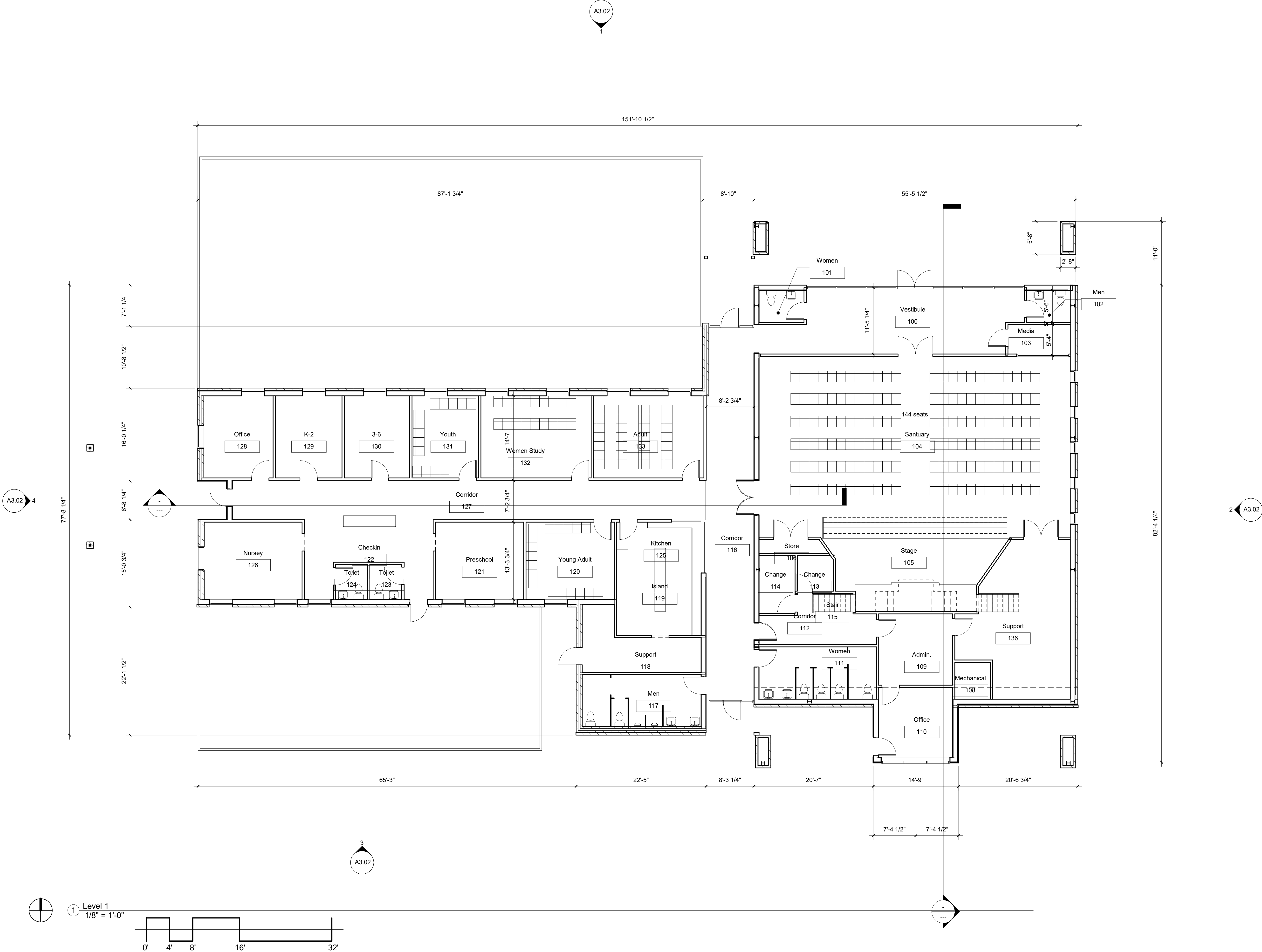
No.	Description	Date

Site Plan

Project #	208-2025
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.01
Scale 1/16" = 1'-0"

Room Schedule		
Number	Name	Area
100	Vestibule	436 SF
101	Women	43 SF
102	Men	41 SF
103	Media	54 SF
104	Sanctuary	1682 SF
105	Stage	322 SF
106	Store	26 SF
108	Mechanical	39 SF
109	Admin.	156 SF
110	Office	153 SF
111	Women	181 SF
112	Corridor	116 SF
113	Change	38 SF
114	Change	62 SF
115	Stair	23 SF
116	Corridor	539 SF
117	Men	182 SF
118	Support	155 SF
119	Island	20 SF
120	Young Adult	203 SF
121	Preschool	203 SF
122	Checkin	215 SF
123	Toilet	33 SF
124	Toilet	33 SF
125	Kitchen	193 SF
126	Nurse	225 SF
127	Corridor	549 SF
128	Office	169 SF
129	K-2	163 SF
130	3-6	160 SF
131	Youth	163 SF
132	Women Study	269 SF
133	Adult	270 SF
136	Support	429 SF
Grand total		7547 SF



Review
Set

Church Facility
Gateway Church
Mansfield, Texas

No.	Description	Date

Plan - Level One

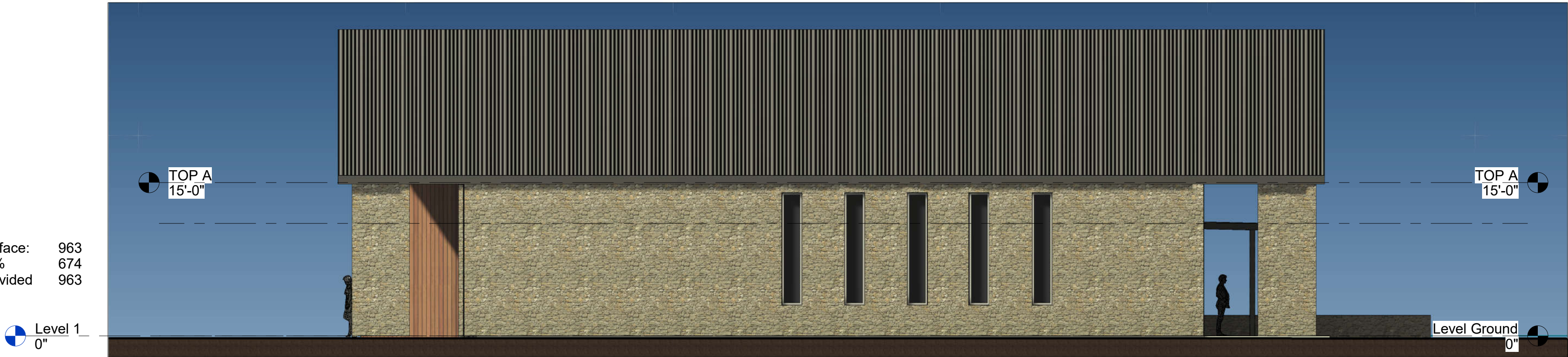
Project #	206-2025
Date	Issue Date
Drawn by	Author
Checked by	Checker

Surface: 1,475
70%: 1,033
Provided: 1,026



① North Coverage
1/8" = 1'-0"

Surface: 963
70%: 674
Provided: 963



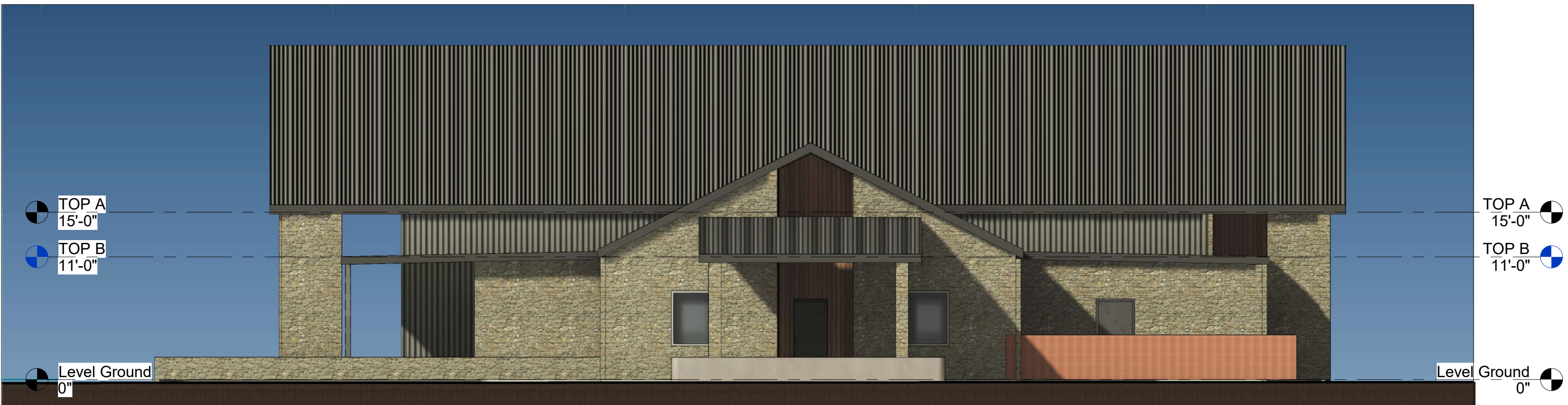
② East Coverage
1/8" = 1'-0"

Surface: 2,095
70%: 1,467
Provided: 1,713



③ South Coverage
1/8" = 1'-0"

Surface: 1,030
70% Req: 721
Provided: 695



④ West Coverage
1/8" = 1'-0"

No.	Description	Date