

ZC#23-008  
**EXHIBIT "A"**

LEGAL LAND DESCRIPTION:

**ZONING LIMITS:**

BEING 1.998 acres (87,074 square feet) of land in the William Lynn Survey, Abstract Number 984, City of Mansfield, Tarrant County, Texas and all of that certain tract of land described as Lot 1, Block 1, Lyon Business Park (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-173, Page 61, Plat Records, Tarrant County, Texas; said 1.998 acres (87,074 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod with plastic cap stamped "MEYERS RPLS 5803" found for the Northwest corner of said Lot 1, same being the Southwest corner of that certain tract of land described as Lot 1R1, Block 1, Hilzer Addition (hereinafter referred to as Lot 1R1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D206054300, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Easterly right-of-way line of U.S. Highway 287 (variable width right-of-way), as recorded in Volume 4888, Page 347, Deed Records, Tarrant County, Texas;

**THENCE** North 87 degrees 53 minutes 18 seconds East, departing the Easterly right-of-way line of said U.S. Highway 287, with the common line between said Lot 1 and said Lot 1R1, pass at a distance of 97.45 feet, a one-half inch iron rod with plastic cap for the Southeast corner of said Lot 1R1, same being the Southwest corner of that certain tract of land described in a General Warranty Deed to Larry Burchfield ( hereinafter referred to as Burchfield tract), as recorded in Instrument Number D218019508, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Burchfield tract, pass at a distance of 212.10 feet, the Southeast corner of said Burchfield tract, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Burchfield Addition (hereinafter referred to as Burchfield Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D213126040, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Burchfield Addition, pass at a distance of 403.13 feet, a one-half inch iron rod found for the Southeast corner of said Burchfield Addition, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Ropo-Tusin Addition (hereinafter referred to as Ropo-Tusin Addition), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D215157666, O.P.R.T.C.T., continue with said course, with the common line between said Lot 1 and said Ropo-Tusin Addition, pass at a distance of 555.90 feet, the Southeast corner of said Ropo-Tusin Addition, same being the Southwest corner of that certain tract of land described as Lot 2, Block 1, Callendar Oaks Estates (hereinafter referred to as Lot 2), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12179, P.R.T.C.T, continue with said course, with the common line between said Lot 1 and said Lot 2 for a total distance of 632.61 feet to a one inch pipe found for the Northeast corner of said Lot 1, same being the West line of that certain tract of land described in a Special Warranty Deed to Norman S. Roberson (hereinafter referred to as Roberson tract), as recorded in Instrument Number D215018291, O.P.R.T.C.T.;

**THENCE** South 00 degrees 35 minutes 32 seconds East with the common line between said Lot 1 and said Roberson tract, a distance of 149.96 feet to a one inch pipe found for the Southeast corner of said Lot 1, same being an inner-ell corner of said Roberson tract;

**THENCE** South 87 degrees 53 minutes 22 seconds West, continue with the common line between said Lot 1 and said Roberson tract, a distance of 529.13 feet to a five-eighths inch iron rod found for the Southwest corner of said Lot 1, same being the Westerly Northwest corner of said Roberson tract, same also being the existing Easterly right-of-way line of the aforesaid U.S. Highway 287;

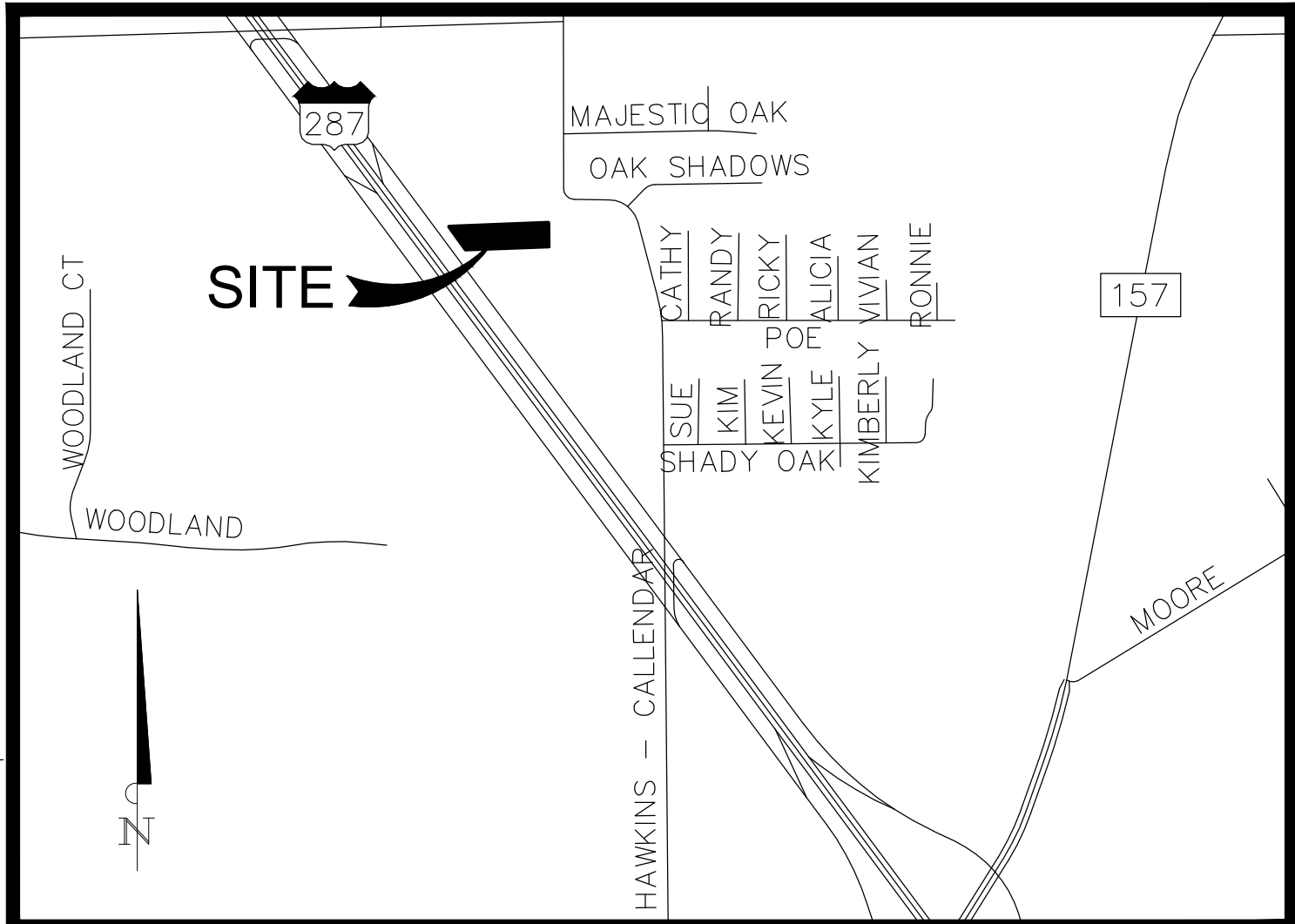
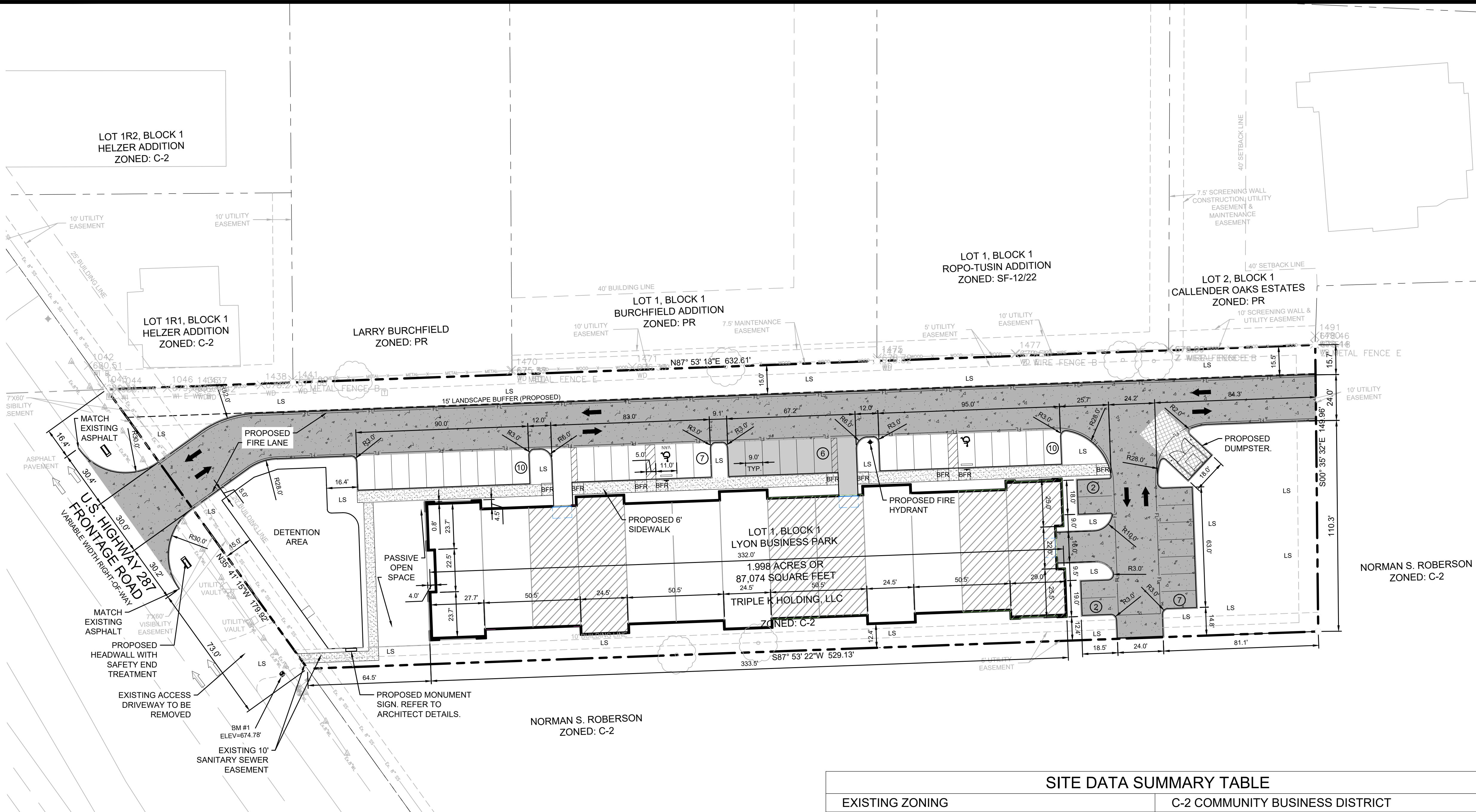
**THENCE** North 35 degrees 41 minutes 15 seconds West with the common line between said Lot 1 and the existing Easterly right-of-way line of said U.S. Highway 287, a distance of 179.92 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.998 acres (87,074 square feet) of land.

Project No. 380-22-001 | Date: 3/14/2023 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

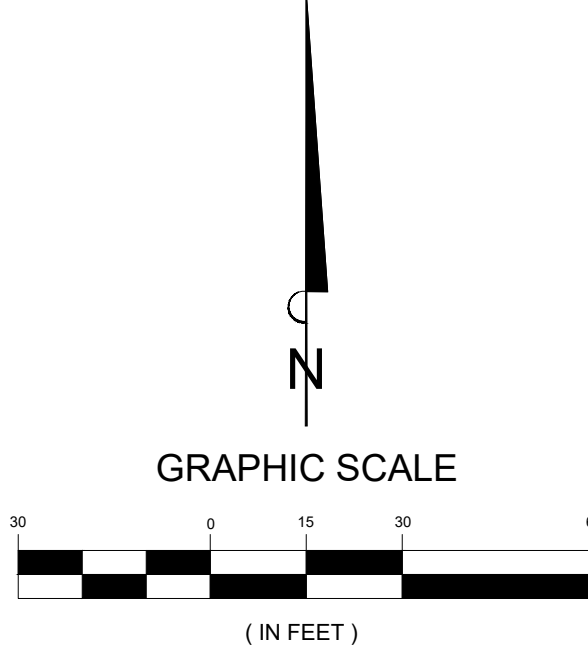
**ZONING LIMITS EXHIBIT**  
**LOT 1, BLOCK 1**  
**LYON BUSINESS PARK**  
**CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

**BANNISTER**  
**ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823

File: B:\Clients\380 (Triple K Holding, LLO)\380-22-001 (2480 N US Hwy 287 - Mansfield)\Civil\Exhibits - Zoning Exhibit\Site Exhibit.dwg | Date Plotted: 10/09/2024 12:21 PM | Plotted By: jef



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS



LEGEND

	OFFICE SPACE
	WAREHOUSE SPACE
	HEAVY DUTY CONCRETE PAVEMENT
	MEDIUM DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
	BARRIER FREE RAMP
	LANDSCAPE
	FIRE LANE
	PARKING COUNT
	EXISTING TRAFFIC CIRCULATION
	PROPOSED TRAFFIC CIRCULATION

SEE ZONING NOTES ON SHEET 2

REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, THE APPLICANT'S SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

DEVELOPER:  
TRIPLE K HOLDING, LLC.  
CONTACT: LINDA MURILLO  
2909 TURNER WARNELL RD.  
SUITE 101  
ARLINGTON, TX 76001-7745  
lindam@connectiondrywall.com  
(682)419-8779

PREPARED BY:

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ENGINEERING  
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REGISTRATION # F-10599 (TEXAS)

CONTACT: HECTOR J. SOTELO, P.E.  
EMAIL: hsotelo@bannistereng.com

SITE DATA SUMMARY TABLE	
EXISTING ZONING	C-2 COMMUNITY BUSINESS DISTRICT
PROPOSED ZONING	PLANNED DEVELOPMENT
LOT SIZE	1.998 ACRES
TOTAL BUILDING SQUARE FOOTAGE	22,222 S.F.
WAREHOUSE SQUARE FOOTAGE (47%)	10,396 S.F.
OFFICE SQUARE FOOTAGE (53%)	11,826 S.F.
PARKING CALCULATIONS	
REQUIRED PARKING RATIO	1 PER 3000 S.F. OF FLEX FLOOR AREA + 1 PER 300 S.F. OF OFFICE AREA
BUILDING A	
OFFICE SQUARE FOOTAGE (53%)	11,826 S.F. / 300 S.F. ≈ 40 SPACES
FLEX SQUARE FOOTAGE (47%)	10,396 S.F. / 3000 S.F. ≈ 4 SPACES
TOTAL NO. OF PARKING REQUIRED	44 SPACES
TOTAL NO. OF PARKING PROVIDED	44 SPACES
TOTAL NO. OF HC PARKING REQUIRED	2 SPACES
TOTAL NO. OF HC PARKING PROVIDED	2 SPACES
NO. OF HC VAN PARKING REQUIRED	1 SPACE
NO. OF HC VAN PARKING PROVIDED	1 SPACE

EXHIBIT B.1  
DEVELOPMENT PLAN  
FLEX OFFICE DEVELOPMENT  
LOT 1, BLOCK 1, LYON BUSINESS PARK  
MANSFIELD, TARRANT COUNTY, TEXAS  
Date Prepared: October 8, 2024  
Acreage: 1.998 ACRES  
Number of Lots: 1  
ZC#23-008



ZONING NOTES:

1.

FLEX OFFICE, AS A LAND USE, SHALL PROMOTE DEVELOPMENTS WHICH PROVIDE FLEXIBILITY FOR A COMBINATION OF USES THAT MAY OCCUR OVER TIME. THE COMBINATION OF OFFICE AND FLEX SPACE WITHIN A DEVELOPMENT PROVIDES FOR A COMBINATION OF TENANT OPTIONS WHILE MAINTAINING A FIXED OVERALL RATIO OF OFFICE AND FLEX SPACES. IN GENERAL, THE LAND USES PROPOSED WITHIN THIS PD, PLANNED DEVELOPMENT WILL BE OFFICE TYPE USES WITH OR WITHOUT FLEX AREAS AND BACK OF HOUSE/STORAGE AREAS.
2.

THE PROPOSED PLANNED DEVELOPMENT FOR A FLEX OFFICE FACILITY SHALL INCLUDE ALL OFFICE AND FLEX USES AS LISTED BELOW. THE STRUCTURE WILL SUPPORT A MINIMUM OF 53% OFFICE USES AND A MAXIMUM OF 47% FLEX USES. OUTSIDE STORAGE OR DISPLAY WILL BE PROHIBITED.

a. FLEX SPACE USES

1.

SALES WITH STORAGE

2.

WHOLESALE OFFICE OR SAMPLE ROOM

3.

CONSTRUCTION CONTRACTOR OPERATIONS, INCLUDING EQUIPMENT STORAGE

4.

CABINET MAKING

5.

WOODWORKING SHOP

6.

UPHOLSTERY SHOP

7.

MAINTENANCE OR REPAIR SERVICES FOR BUILDINGS

8.

AUTOMOTIVE DETAILING, WRAPPING, WINDOW TINTING

b. PROHIBITED USES

1.

AUTOMOTIVE AND TRUCK, SALES, REPAIR AND SERVICE USES

2.

LONG TERM OR OVERNIGHT STORAGE OF SEMI-TRUCK AND/OR TRAILERS. A BOX TRUCK OR SMALLER DELIVERY VEHICLE WILL BE ALLOWED OVERNIGHT PARKING ON A TEMPORARY BASIS.

3.

USES PROHIBITED BY THE FREEWAY OVERLAY DISTRICT
3.

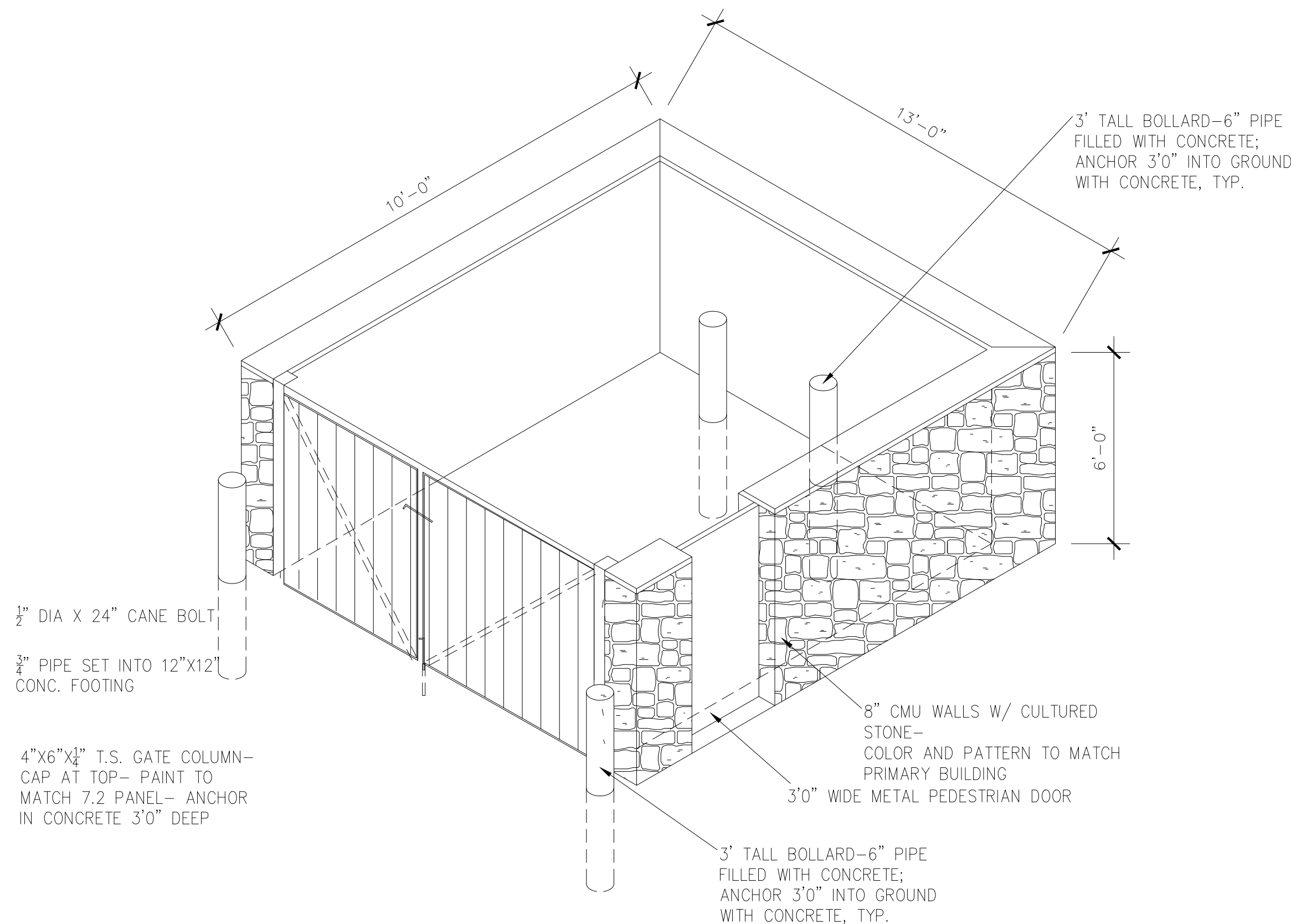
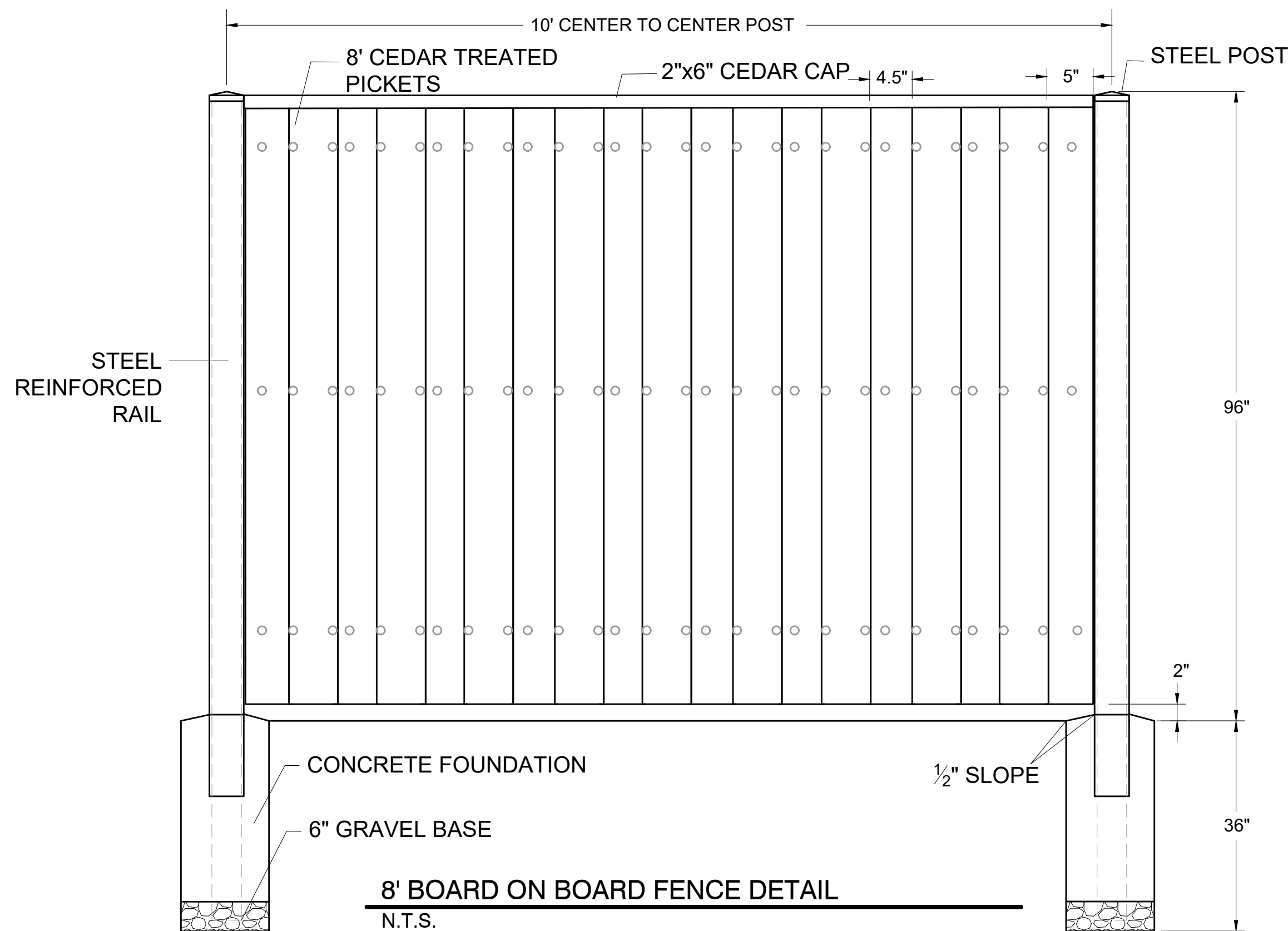
WHERE THE PROVISIONS OF THIS PLANNED DEVELOPMENT DISTRICT ARE SILENT, THE APPLICABLE PROVISIONS OF THE C-2 COMMUNITY BUSINESS DISTRICT SHALL GOVERN.
4.

THE BUILDING ELEVATIONS ARE IN THE RETRO-CONTEMPORARY STYLE. EXTERIOR MATERIALS WILL BE A COMBINATION OF CULTURED STONE, STEEL PANELS AND STUCCO. BUILDING ARTICULATION IS VISUALLY ENHANCED BY METAL PANEL CLAD PROJECTIONS ON THE SIDES AND REAR OF THE BUILDING. THE STREET FACING FAÇADE EMPLOYS TOWER ELEMENTS WITH CULTURED STONE VERTICAL ACCENTS. THE ELEVATIONS ARE APPROVED AS PART OF THE ORDINANCE OF THIS PD, PLANNED DEVELOPMENT.
5.

NO ROLL-UP DOORS SHALL BE PERMITTED ON ANY BUILDING FACADE FRONTING U.S. HIGHWAY 287.
6.

THE NORTH LANDSCAPE BUFFER SHALL BE REDUCED FROM 20' TO 15'.
7.

THE PASSIVE SPACE SHALL BE IMPLEMENTED IN THE LOCATION INDICATED ON THE DEVELOPMENT AND LANDSCAPE PLANS.



PREPARED BY:



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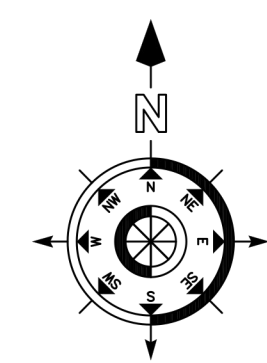
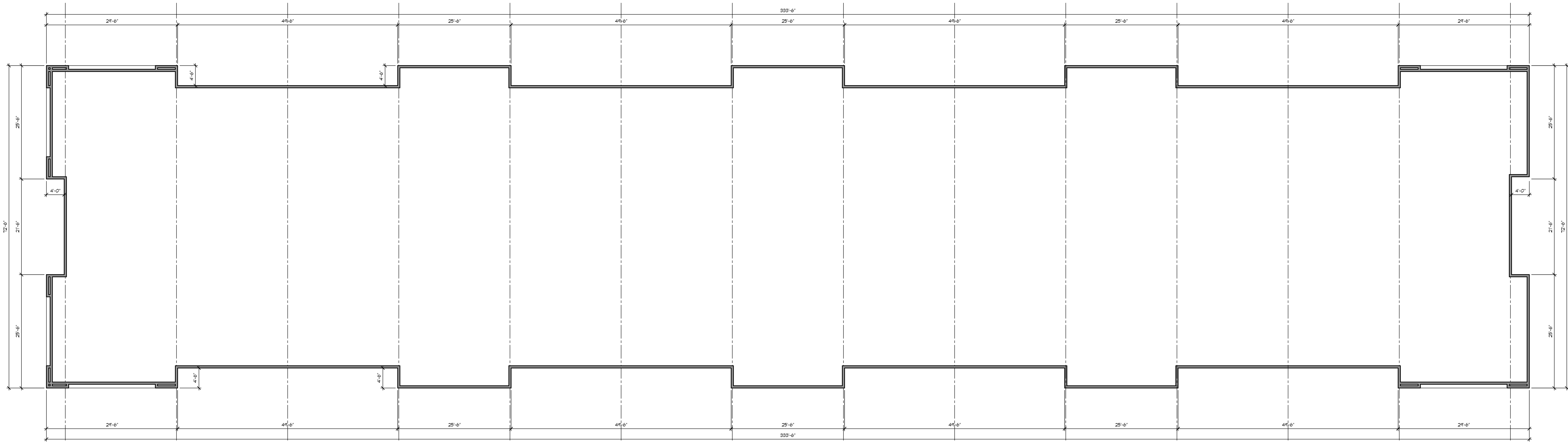
DEVELOPER:

TRIPLE K HOLDING, LLC.  
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EXHIBIT B.2  
DEVELOPMENT PLAN  
FLEX OFFICE DEVELOPMENT  
LOT 1, BLOCK 1, LYON BUSINESS PARK  
MANSFIELD, TARRANT COUNTY, TEXAS  
Date Prepared: October 8, 2024  
Acreage: 1.998 ACRES  
Number of Lots: 1  
ZC#23-008

Sheet 2 of 2

BE: 380-22-001



FLOOR PLAN BUILDING 'A'  
1/8" = 1'-0"

EXHIBIT C.1

case number (ZC#23-008)

213592



287  
OFFICES

248 HWY 287  
LOT ---- BLOCK ----  
MANSFIELD, TEXAS  
TARRANT

DATE: 3-20-23  
5-8-23  
7-29-24  
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SHEET Title:

CONCEPT  
FLOOR PLAN



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SHEET No.:



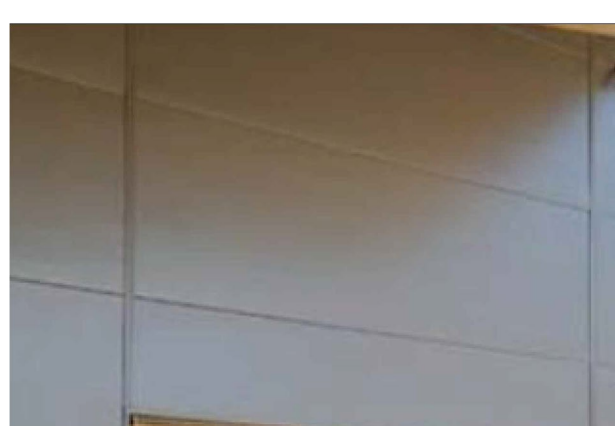
CULTURED STONE

METAL 'C' PANEL


METAL PANEL





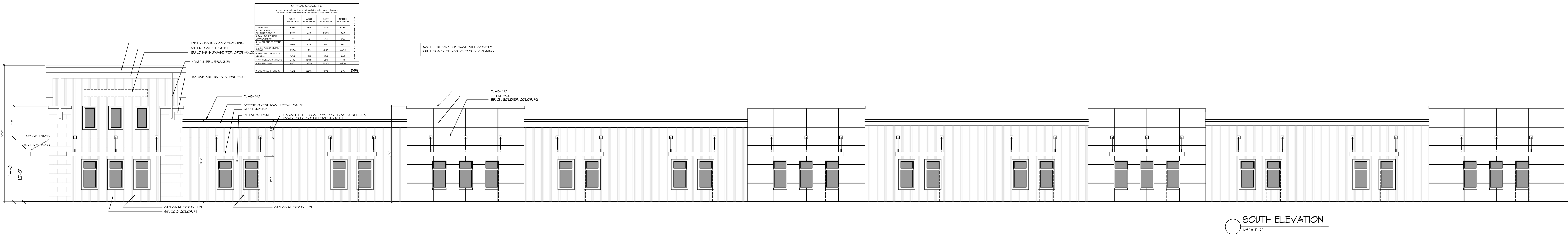


  
Dura Tech® 5000/Dura Tech® max with  
Substrate 40 Year Limited Warranty

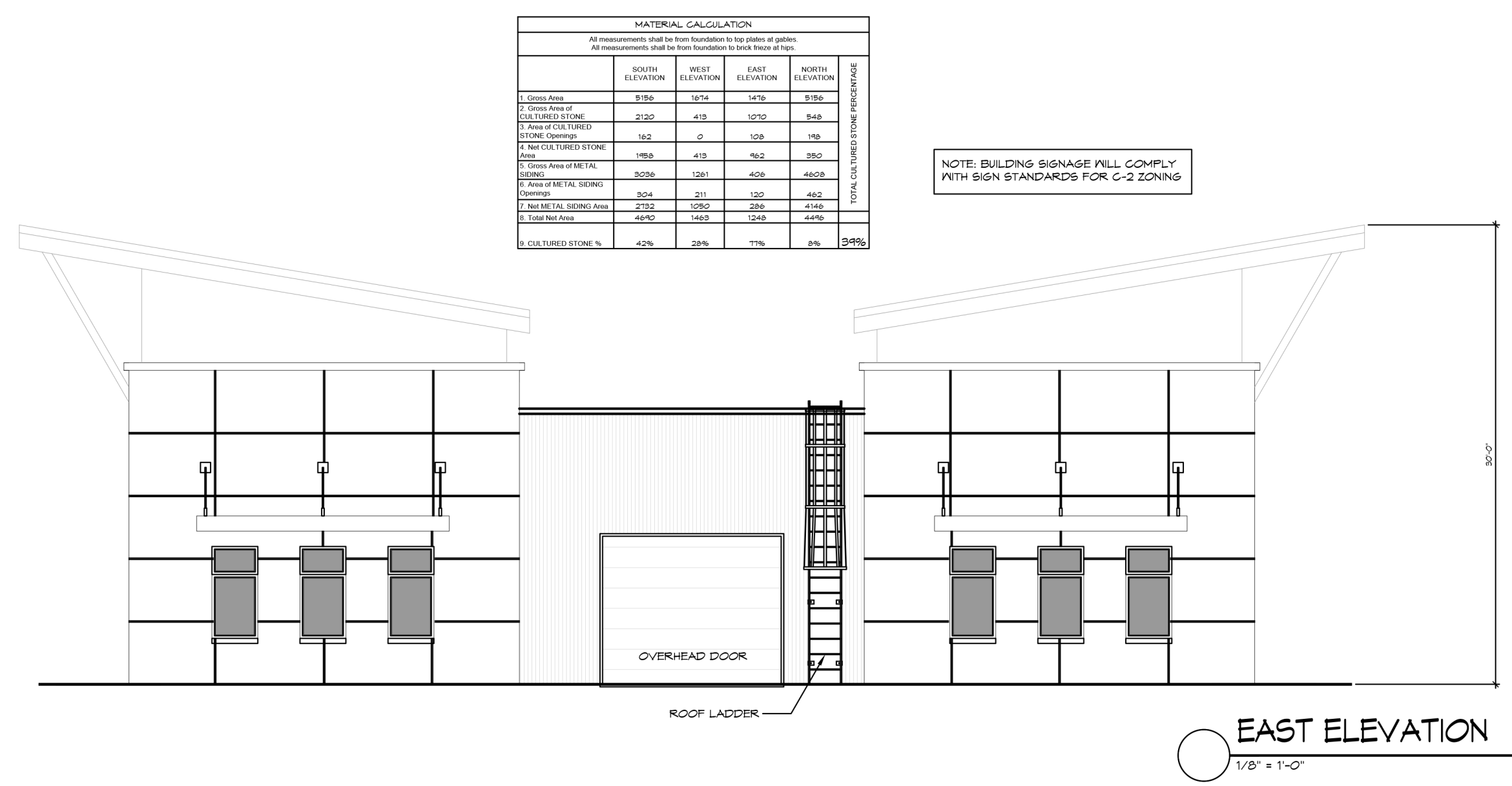
  
Dura Tech® 5000/Dura Tech® max with  
Substrate 40 Year Limited Warranty

PROPOSED MATERIALS/COLORS

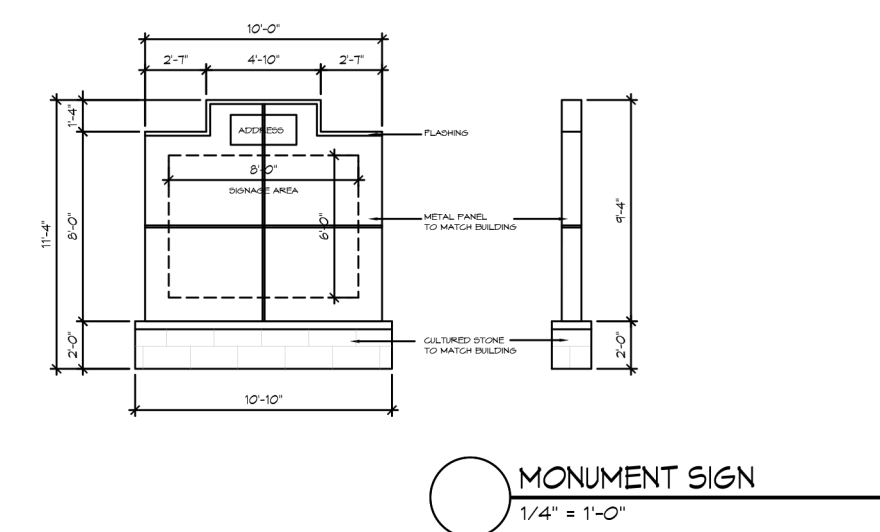
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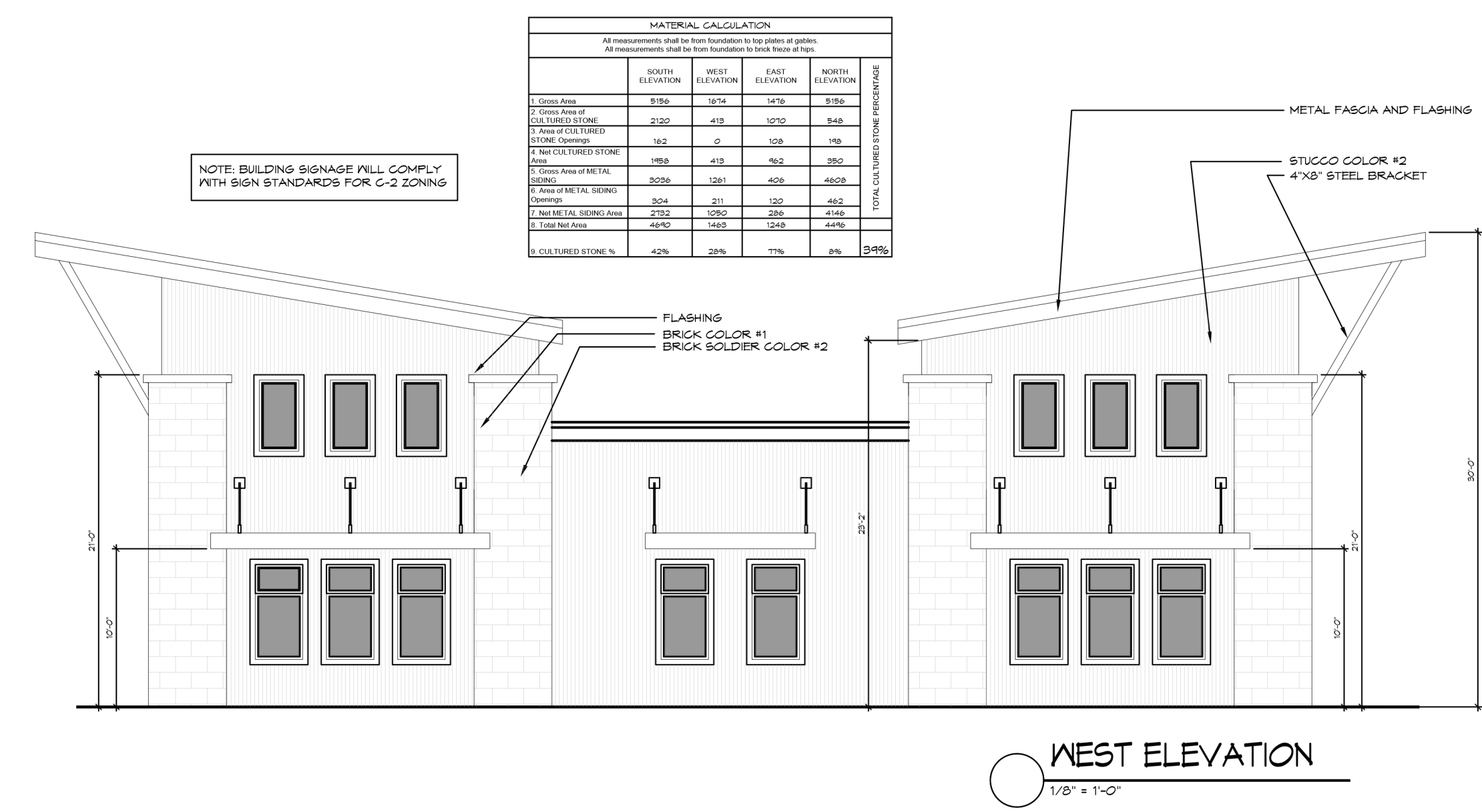
SOUTH ELEVATION  
1/8" = 1'-0"



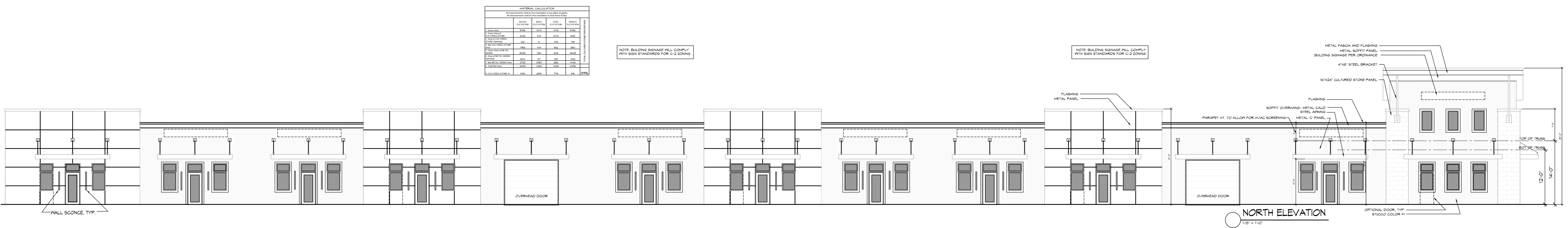
EAST ELEVATION  
1/8" = 1'-0"



MONUMENT SIGN  
1/4" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

# BUILDING A

case number (ZC#23-008)

EXHIBIT C.2

213592



287  
OFFICES

248 HWY 287  
LOT --- BLOCK ---  
---  
MANSFIELD, TEXAS  
TARRANT

DATE: 3-20-23  
5-8-23  
7-24-24  
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SHEET Title:

CONCEPT  
ELEVATIONS  
BUILDING A

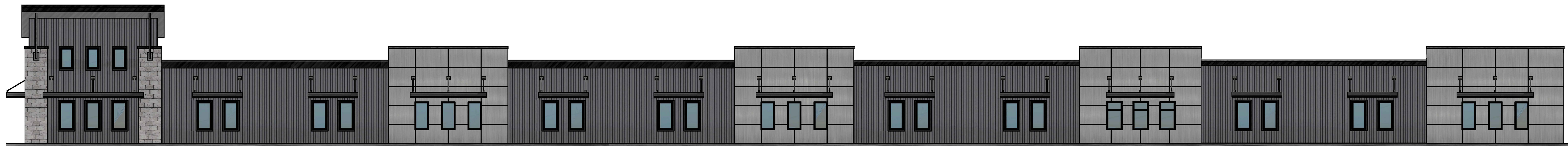


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SHEET No.:





SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

## BUILDING A- RENDERINGS

case number (ZC#23-008)

EXHIBIT C.3

213592



287  
OFFICES

248 HWY 287  
LOT --- BLOCK ---  
---  
MANSFIELD, TEXAS  
TARRANT

DATE: 3-20-23  
5-8-23  
7-29-24  
---  
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SHEET Title:

CONCEPT  
ELEVATIONS  
BUILDING A



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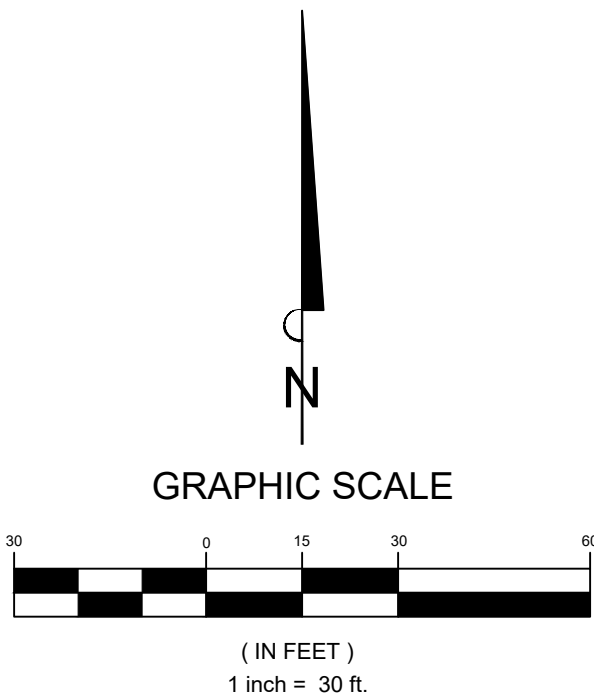
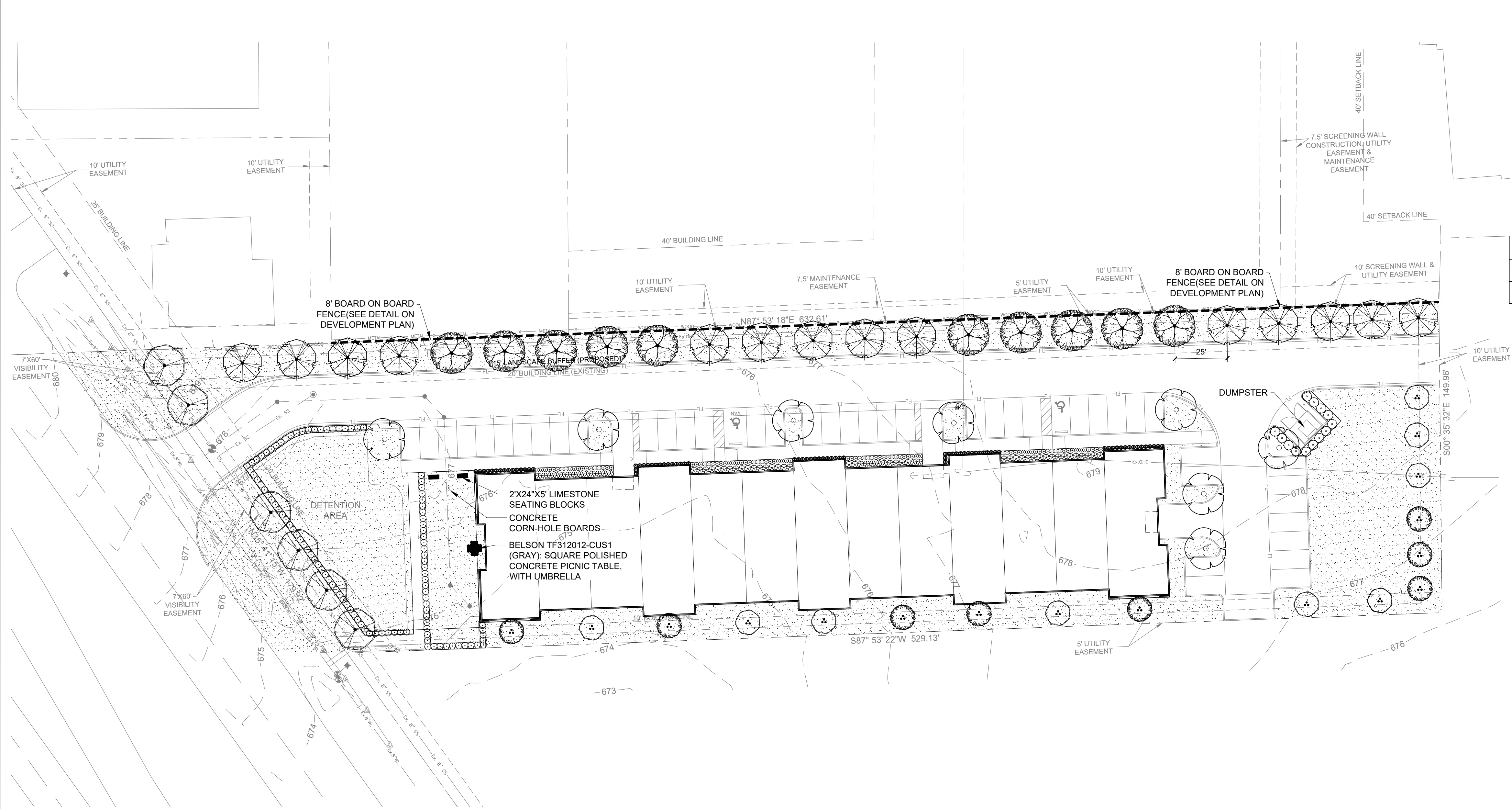


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REGISTRATION # F-10599 (TEXAS)

CONTACT: HECTOR J. SOTELO, P.E.  
EMAIL: hsotelo@bannistereng.com

PRELIMINARY  
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were prepared by, or  
under the supervision of:  
Drew J. Dubocq  
L.A.#3141  
10/08/2024

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
TREES						
	8	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	6	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL	3"	10'-12'	FULL, MATCHING SYMMETRICAL
	10	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	15	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	8	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	10	VITEX AGNUS-CASTUS / CHASTE TREE	30 GAL	3"	6'-8'	FULL, MATCHING SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
SHRUBS						
	13	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	15 GAL	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	60	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	104	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	88	NANDINA DOMESTICA 'SEIKA' / OBSESSION™ HEAVENLY BAMBOO	3 GAL	16" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	76	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHER GRASS	1 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			



SUMMARY CHART - INTERIOR LANDSCAPE				
PARCEL		LOT AREA (IN SQUARE FEET)	LANDSCAPE AREA (IN SQUARE FEET)	PASSIVE OPEN SPACE AREA (IN SQUARE FEET) 22,122 S.F. BUILDING AREA
LOT 1	REQ'D	87,074	8,707	2,212 S.F. (10%)
	PROV'D		33,212	2,430 S.F. (11%)

SUMMARY CHART - INT. PARKING LOT LANDSCAPING		
LOT 1	# OF REQ'D PARKING SPACES:	41
	# OF PROV'D PARKING SPACES:	44
	# OF TREE ISLANDS WITH TREES PROV'D:	3

SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQ'D	TREES PROV'D	SCREENING DEVICES
LOT 1	NORTH	20' BUFFERYARD REQ. (15' BUFFERYARD PROVIDED)	633	25	25	8' MASONRY WALL
LOT 1	SOUTH	10' BUFFERYARD	529	11	11	-
LOT 1	EAST	10' BUFFERYARD	150	6	6	-
LOT 1	WEST	20' BUFFERYARD	180	5	5	-

#### NOTE

- The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
- All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
- All landscaping shall be always maintained in a healthy and growing condition. The following landscaping maintenance note shall be placed on each landscape plan: "Landscaping Maintenance: The property owner, tenant, or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
- All ground mounted mechanical equipment shall be screened with evergreen plant material.

#### LANDSCAPE DEVIATIONS

- PROVIDING A 15' BUFFERYARD ON THE NORTH PROPERTY IN LIEU OF THE REQUIRED 20' BUFFERYARD DUE TO SITE RESTRAINTS.

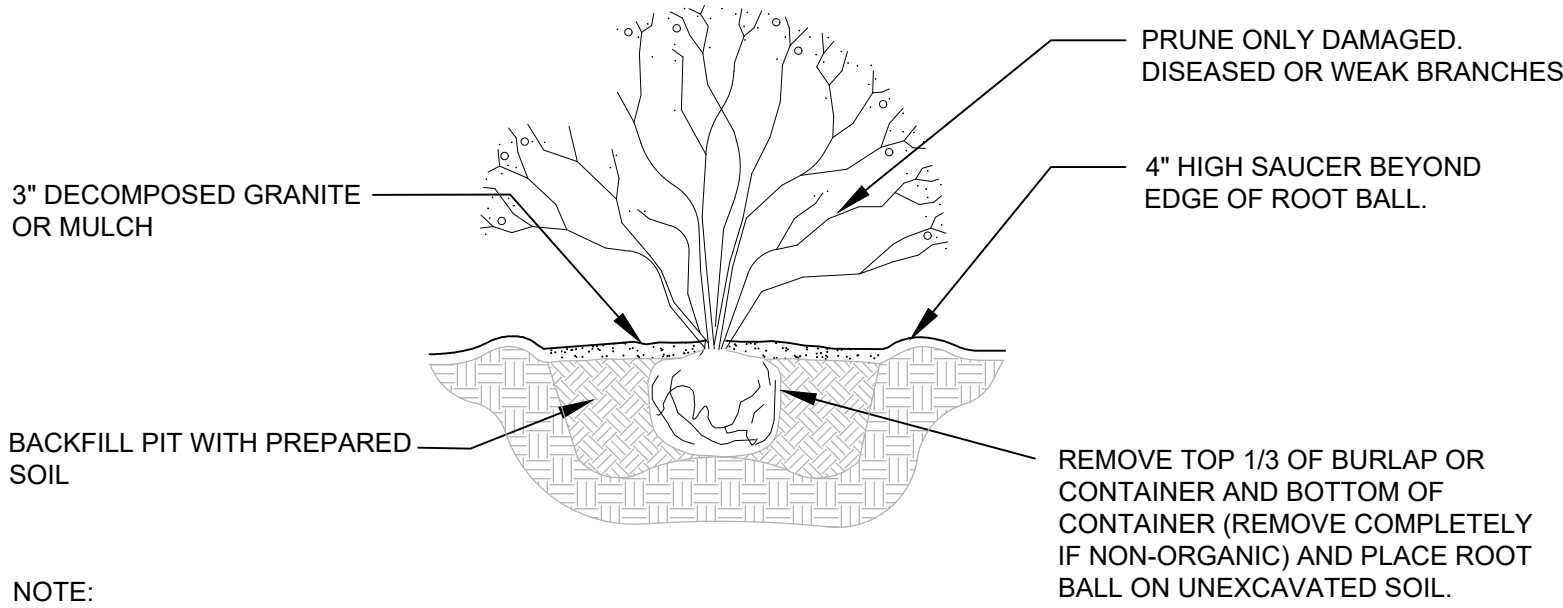
EXHIBIT D.1  
LANDSCAPE PLAN  
FLEX OFFICE DEVELOPMENT  
LOT 1, BLOCK 1, LYON BUSINESS PARK  
MANSFIELD, TARRANT COUNTY, TEXAS  
Date Prepared: October 8, 2024  
Acreage: 1.998 ACRES  
Number of Lots: 1  
ZC#23-008

BE: 380-22-001



GENERAL NOTES :

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS OR HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEER'S GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
  - 3" OF ORGANIC COMPOST
  - 20 POUNDS OF ORGANIC FERTILIZER / 1,000 SF OF BED AREA
  - TILL BED TO A DEPTH OF 6" TO 8"
  - CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL.
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OF-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BY SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTERCREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



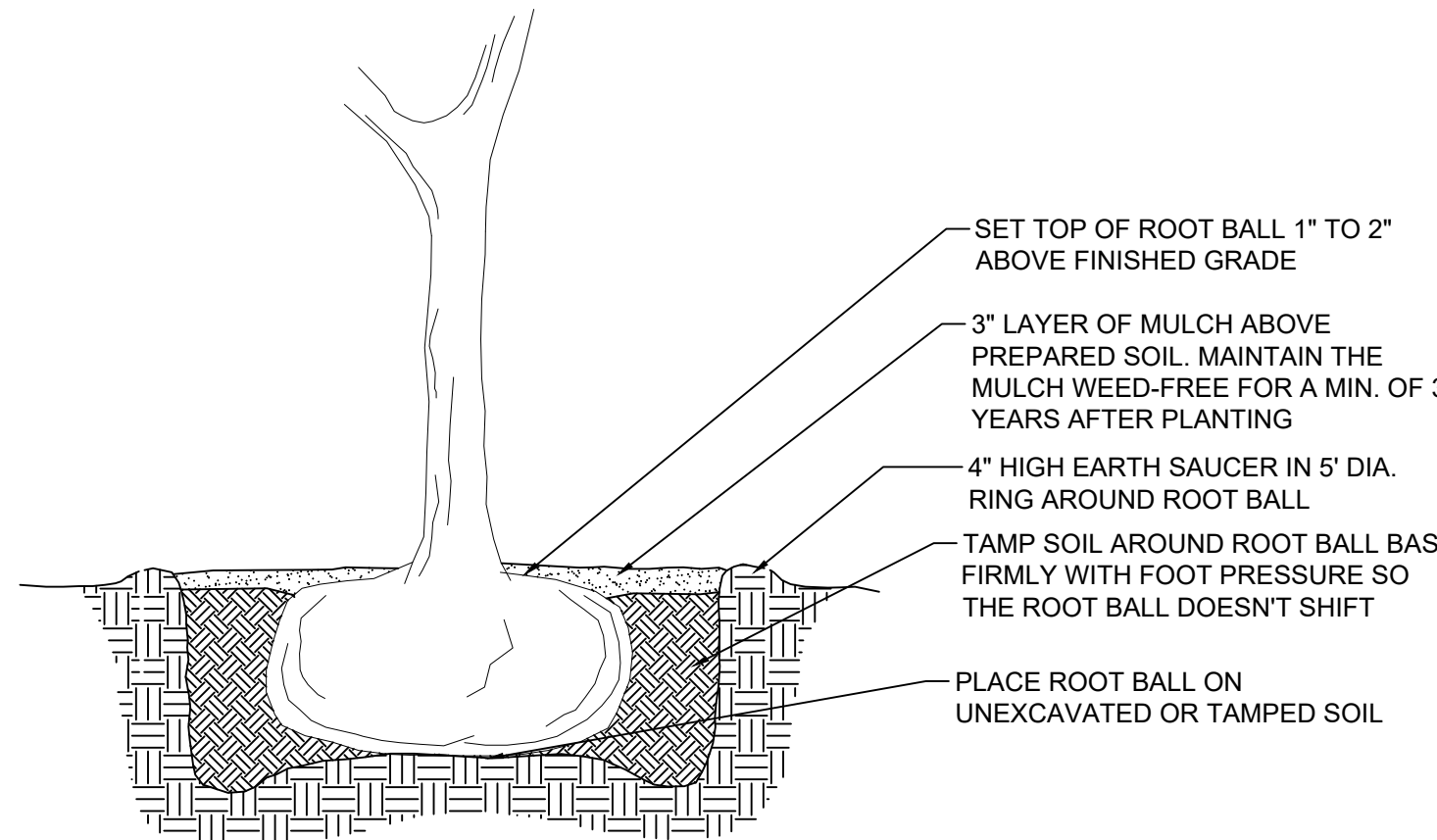
NOTE:

EXCAVATE PIT TO A WIDTH EQUAL TO 2.5 TIMES THE ROOT BALL WIDTH. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. SCARIFY SIDES OF PIT. EXCAVATE LARGER PIT FOR MULTIPLE PLANTINGS.

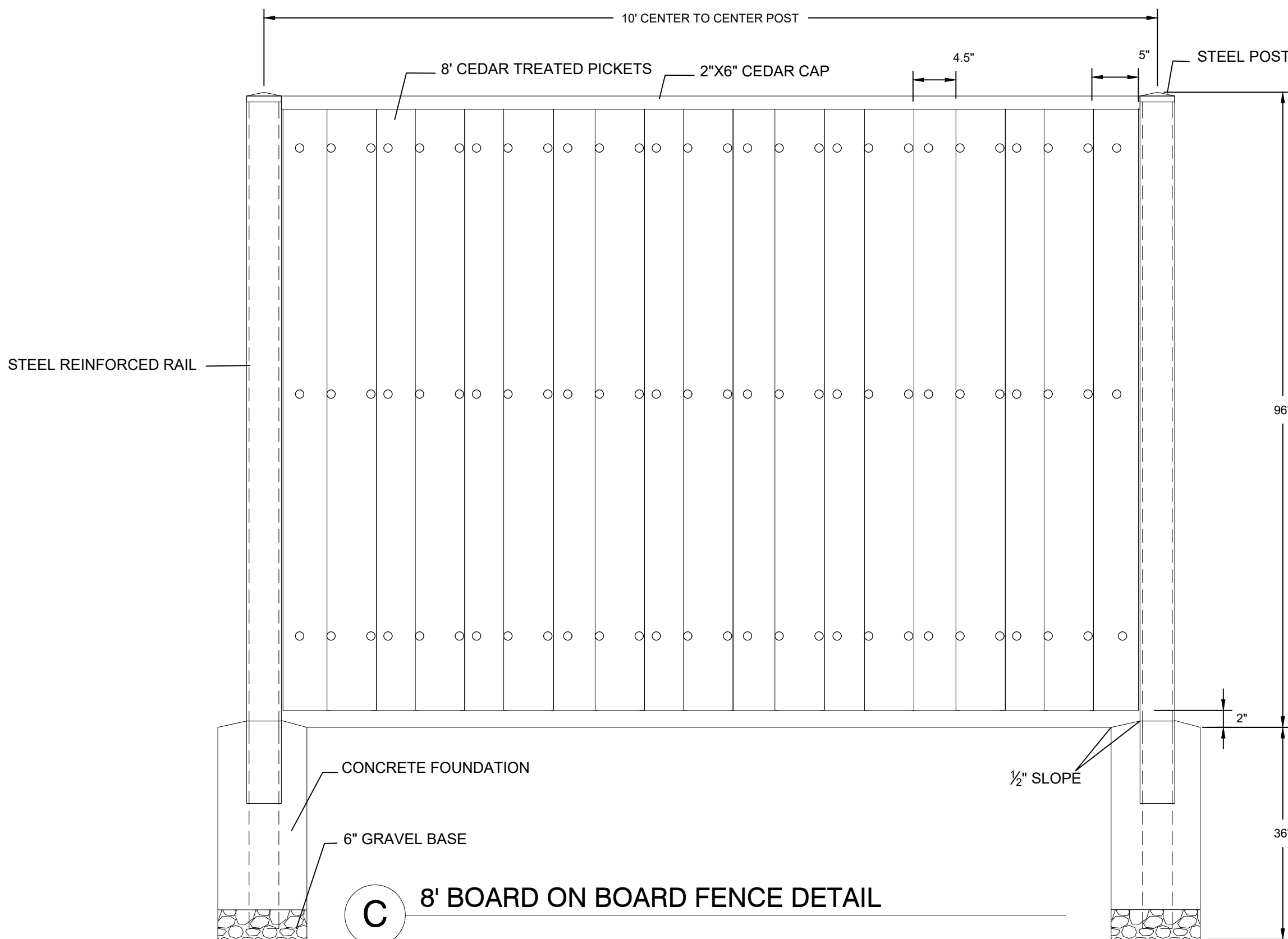
A SHRUB PLANTING DETAIL

NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSEVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



B TREE PLANTING DETAIL



C 8' BOARD ON BOARD FENCE DETAIL

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD

STEP 1:

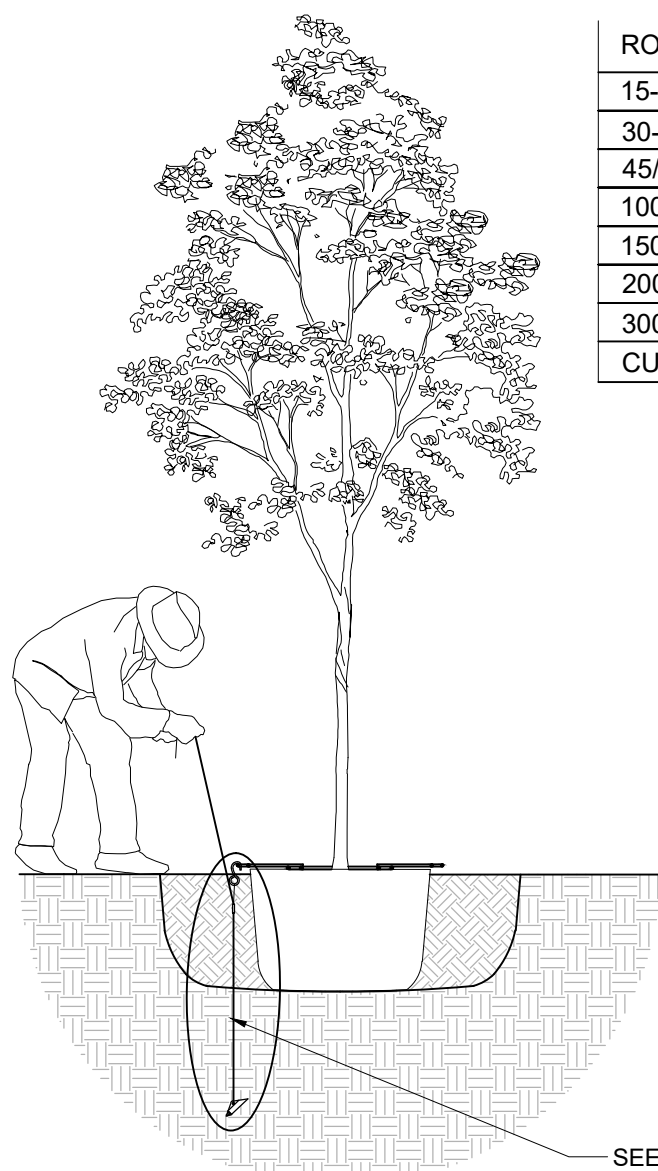
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:

- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

STEP 3:

- REMOVE DRIP ROD.
- REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



D TREE STAKING DETAIL

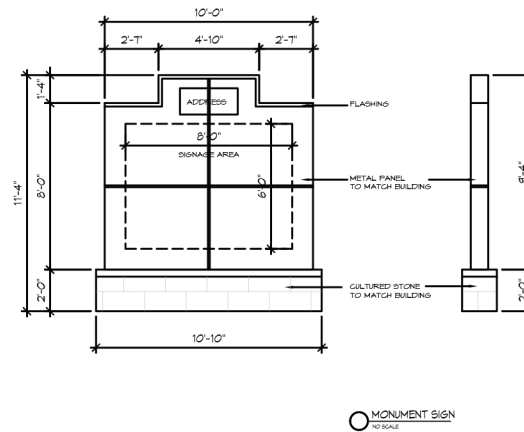
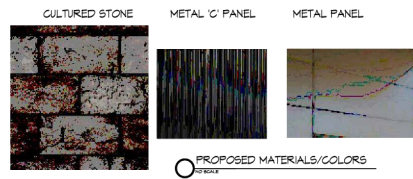


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under the supervision of:  
Drew J. Dubocq  
L.A.#3141  
10/08/2024

EXHIBIT D.2  
LANDSCAPE NOTES  
AND DETAILS  
FLEX OFFICE DEVELOPMENT  
LOT 1, BLOCK 1, LYON BUSINESS PARK  
MANSFIELD, TARRANT COUNTY, TEXAS  
Date Prepared: October 8, 2024  
Acreage: 1.998 ACRES  
Number of Lots: 1  
ZC#23-008

BE: 380-22-001



case number (ZC#23-008)

EXHIBIT E

213592

287  
OFFICES

248 HWY 287

LOT --- BLOCK ---

MANSFIELD, TEXAS

TARRANT

DATE: 5-20-23

5-8-23

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SHEET Title:

MONUMENT SIGN

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ARCHITECTS

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