

BEING 9.202 acres or (400,830 square feet) of land in the Thomas J. Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas; said 9.202 acres or (400,830 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Lonnie Bud Kemp, recorded in Volume 10394, page 782, Deed Records, Tarrant County, Texas (D.R.T.C.T.); and being all of that certain tract of land described in a General Warranty Deed to Anna Genevieve Ross Kemp (hereinafter collectively referred to as Kemp tract), as recorded in Volume 10394, Page 775, D.R.T.C.T.; said 9.202 acres or (400,830 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a three quarter-inch iron rod found for the Southeasterly corner of said Kemp tract, same being the Southwesterly corner of that certain tract of land described as Webb Addition (hereinafter referred to as Webb Addition (Volume 388-82, Page 38)), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 38, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being the North line of that certain tract of land described in a Deed to Mansfield Cemetery Association (hereinafter referred to as Mansfield Cemetery Association tract), as recorded in Volume 12739, Page 481, D.R.T.C.T.;

THENCE North 87 degrees 36 minutes 55 seconds West with the common line between said Kemp tract and said Mansfield Cemetery Association tract, a distance of 642.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Kemp tract, same being the Easterly margin of Cemetery Road (variable width right-of-way, no document found), from which a three-inch post bears North 84 degrees 57 minutes 29 seconds East, a distance of 0.97 feet;

THENCE with the common line between said Kemp tract and the Easterly margin of said Cemetery Road for the following 3 courses:

1. North 10 degrees 42 minutes 06 seconds West, departing the North line of said Mansfield Cemetery Association tract, a distance of 201.44 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found, same being the common corner between said Kemp tracts;
2. North 10 degrees 53 minutes 37 seconds West, a distance of 291.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 16 degrees 03 minutes 05 seconds East, a distance of 24.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point, same being the Easterly transition from said Cemetery Road to the Southerly margin of West Kimball Street (variable width right-of-way, no document found), from which a one-half inch pipe found bears North 27 degrees 08 minutes 14 seconds West, a distance of 2.23 feet;

THENCE North 56 degrees 43 minutes 05 seconds East with the common line between said Kemp tract and the Southerly margin of said West Kimball Street, a distance of 112.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 62 degrees 03 minutes 05 seconds East continue with the common line between said Kemp tract and the Southerly margin of said West Kimball Street, a distance of 179.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northerly corner of said Kemp tract, same being the Northwest corner of that certain tract of land described in a General Warranty Deed to Cirila A. Perez (hereinafter referred to as Perez tract), as recorded in Instrument Number D206258219, D.R.T.C.T.;

THENCE South 18 degrees 54 minutes 31 seconds East with the common line between said Kemp tract and said Perez tract, a distance of 108.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said Perez tract;

THENCE North 73 degrees 40 minutes 05 seconds East continue with the common line between said Kemp tract and said Perez tract, a distance of 49.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Perez tract, same being the Westerly line of that certain tract of land described in a Special Warranty Deed to Jose Armando Jemenez (hereinafter referred to as Jemenez tract), as recorded in Volume 15498, Page 213, D.R.T.C.T.;

THENCE South 05 degrees 40 minutes 05 seconds West with the common line between said Kemp tract and said Jemenez tract, a distance of 63.76 feet to a seven-eighths inch pipe found for an angle point in the North line of said Kemp tract;

THENCE North 73 degrees 27 minutes 05 seconds East with the North line of said Kemp tract, a distance of 193.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of that certain tract of land described in a deed to Eric Evans, as recorded in Instrument Number D212055174, D.R.T.C.T., same being the Southwest corner of that certain tract of land described in a deed to Jimmie L. Jarvis and wife, Barbara (hereinafter referred to as Jarvis tract), as recorded in Volume 7543, Page 2397, D.R.T.C.T.;

THENCE South 84 degrees 38 minutes 55 seconds East with the common line between said Kemp tract and said Jarvis tract, passing at a distance of 113.58 feet, the Southeast corner of said Jarvis tract, same being the Southwest corner of that certain tract of land described in a deed to Robert Mitchell and Cynthia Mitchell (hereinafter referred to as Mitchell tract), as recorded in Volume 7781, Page 1515, D.R.T.C.T. and continue with said course and with the common line between said Kemp tract and said Jarvis tract for a total distance of 231.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeasterly corner of said Kemp tract, same being the Northwesterly corner of that certain tract of land described as Webb Addition (hereinafter referred to as Webb Addition (Volume 388-93, Page 393)), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-93, Page 393, P.R.T.C.T.;

THENCE South 01 degree 30 minutes 34 seconds West with the common line between said Kemp tract and said Webb Addition (Volume 388-93, Page 393), passing at a distance of 271.36 feet, the Southwesterly corner of said Webb Addition (Volume 388-93, Page 393), same being the Northwesterly corner of the aforesaid Webb Addition (Volume 388-82, Page 38) and continue with said course and the common line between said Kemp tract and said Webb Addition (Volume 388-82, Page 38) for a total distance of 365.21 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found;

THENCE South 01 degree 59 minutes 03 seconds West continue with the common line between said Kemp tract and said Webb Addition (Volume 388-82, Page 38), a distance of 196.29 feet to the PLACE OF BEGINNING, and containing a calculated area of 9.202 acres or (400,830 square feet) of land.

**EXHIBIT B**  
**MANCHESTER HEIGHTS**  
**DEVELOPMENT REGULATIONS**  
**Planned Development – 9.198 Acres**  
**ZC#15-008**

**I. PURPOSE**

Manchester Heights is a proposed single family residential subdivision within the City of Mansfield.

**II. DEVELOPMENT PLAN**

The property shall be developed in accordance with the City of Mansfield regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit C).

**III. USES**

A. Permitted Uses – The following uses shall be permitted by right:

1. Single Family Detached Dwelling
2. Accessory Uses (Only Phase 2 Lots are permitted to have detached garages that comply with Section 7800.B.5.e of the Zoning Ordinance.

**IV. AREA, HEIGHT & SETBACKS**

Min Lot Area per Dwelling Unit (Sq. Ft.)	Min Floor Area Per Unit (Sq. Ft.)	Max Lot Coverage	Min Lot Width (Feet)	Min Lot Depth (Feet)	Min Front Yard (Feet)	Min Rear Yard (Feet)	Min Interior Side Yard (feet)	Min Exterior Side Yard (Feet)		Max Height (Feet)	Max Masonry
								Backing up to an abutting side yard	Backing up to an abutting rear yard		
5,000	1,800	65%	50	100	20	15	5	15	15	35	25%

**V. REQUIRED PORCHES**

Min Porch Depth (Feet)	Min Porch Sq. Ft.	Max Porch Encroachment Into Building Line (Feet)	Min Garage Setback From Front Elevation (Feet)
7	70	10	3

**VI. RESIDENTIAL DENSITY**

The residential density for Manchester Heights shall not exceed 5 units per acre.

**VII. BUILDING DESIGN**

A. Each Single Family home in Manchester Heights shall have the following characteristics.

1. Chimneys must be brick or stone construction.
2. Windows must be vinyl or wood.
3. Each home shall have a front porch.
4. Porch columns shall be a minimum of 6"x6".
5. Roofing materials shall be 3 dimensional shingles.

6. Exterior materials shall be a minimum of 75% cementitious fiber board with no more than 25% brick and stone (excluding chimneys).
  7. Garage doors to be carriage style steel or cedar.
- C. The development shall comply with Section 4600 of the City's Zoning Ordinance with the following exceptions:
1. Section 4600 (C) 1: All dwelling units shall not be required to be 80% masonry.
  2. Section 4600 (D) 3: All windows may be flush mounted to the exterior face of the building.
  3. Section 4600 (D) 8: A minimum roof pitch of 8:12 will not be required for 20% of the homes.
  4. Section 4600(D) 14: Due to the lot width, J-Swings will not be provided.
  5. Section 4600(D) 17: The min. front yard setback for all lots will be 20' (except as allowed by 4600 (D)16).
  6. Section 4600(D)18: An enhanced entryway is not proposed with this development.

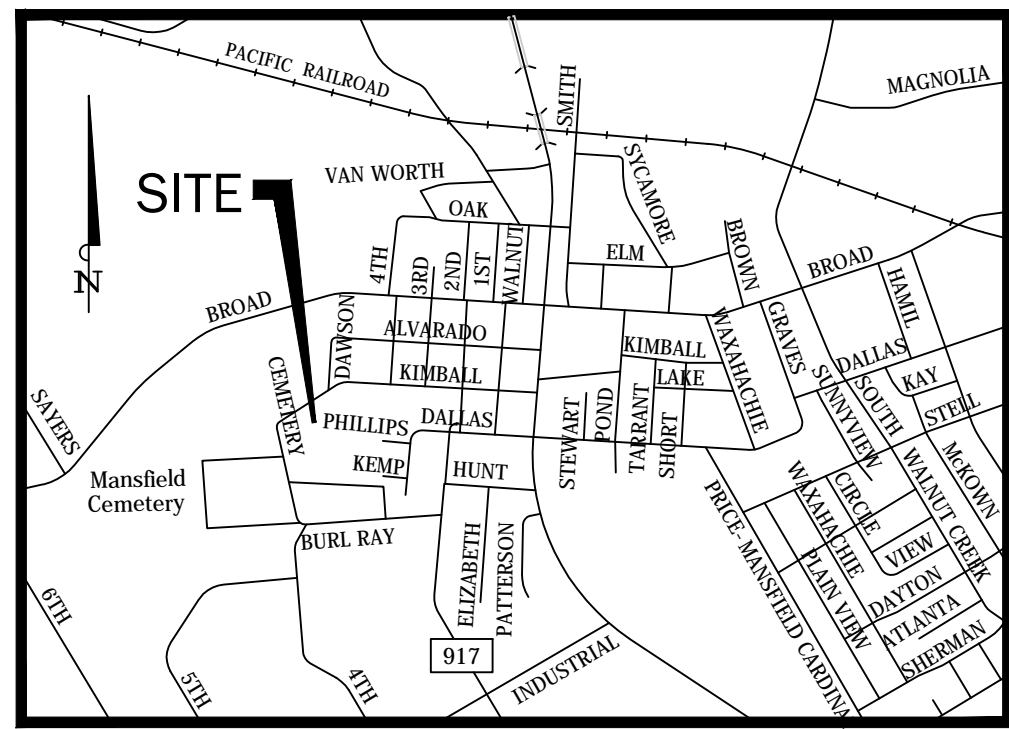
VIII. LANDSCAPING

- A. A minimum of 1 tree a minimum of 3.5 caliper inches shall be planted per lot (excluding lots which face W. Kimball St).
- B. A minimum of 50% of the foundation facing the street (outside of the backyard fence) must be planted with shrubbery (excluding width of drive and sidewalk).

IX. FENCING

- A. Rear yard fencing for Block 1, Lots 1-11 shall be installed by the developer at the time of subdivision construction. Subsequent maintenance of the fences will be the responsibility of each homeowner. Construction specifications are detailed on Exhibit D.
- B. The side yard fencing adjacent to W. Kimball St for Block1, Lot 1 and Block 2, Lot 22 shall be installed with the construction of the house and shall be maintained by each homeowner. Construction specifications are detailed on Exhibit D.

- X. The proposed development will be in complete accordance with the provisions 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 building permits.



VICINITY MAP  
NOT TO SCALE  
MANSFIELD, TEXAS

ZONED: SF-7.5 / 12  
JIMMIE D. COMER AND WIFE,  
MARGARET A. COMER  
VOLUME 4047, PAGE 322  
D.R.T.C.T.

ZONED: SF-7.5 / 12  
JIMMIE D. COMER AND WIFE,  
MARGARET A. COMER  
VOLUME 4047, PAGE 322  
D.R.T.C.T.

ZONED: SF-7.5 / 12  
LAWRENCE Z. CARTER  
AND  
PEGGY CARTER

ZONED: SF-7.5 / 12  
ERIC EVANS  
INSTRUMENT NUMBER  
D212055174  
D.R.T.C.T.

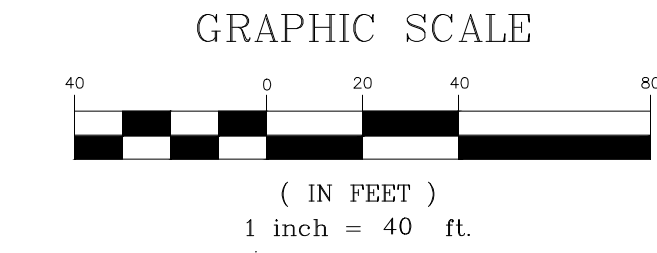
ZONED: SF-7.5 / 12  
JIMMIE L. JARVIS  
AND WIFE, BARBARA  
VOLUME 7543, PAGE 2397  
D.R.T.C.T.

ZONED: SF-7.5 / 12  
ROBERT MITCHELL AND  
WIFE, CYNTHIA MITCHELL  
VOLUME 7781, PAGE 1515  
D.R.T.C.T.

PORTION OF BLOCK 37  
ORIGINAL TOWN OF  
MANSFIELD  
VOLUME 63, PAGE 53  
P.R.T.C.T.

ZONED: 2F  
LOT 1R, BLOCK 37  
ORIGINAL TOWN OF  
MANSFIELD  
VOLUME 388-194, PAGE 86  
P.R.T.C.T.

ZONED: 2F  
LOT 2R, BLOCK 37  
ORIGINAL TOWN OF  
MANSFIELD  
VOLUME 388-194, PAGE 86  
P.R.T.C.T.



GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

LEGAL LAND DESCRIPTION:

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BEGINNING at a three quarter-inch iron rod found for the Southeasterly corner of said Kemp tract, same being the Southwestery corner of that certain tract of land described as Webb Addition (hereinafter referred to as Webb Addition (Volume 388-82, Page 38)), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 38, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being the North line of that certain tract of land described in a Deed to Mansfield Cemetery Association (hereinafter referred to as Mansfield Cemetery Association tract), as recorded in Volume 12739, Page 481, D.R.T.C.T.;

THENCE North 87 degrees 36 minutes 55 seconds West with the common line between said Kemp tract and said Mansfield Cemetery Association tract, a distance of 642.90 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Kemp tract, same being the Easterly margin of Cemetery Road (variable width right-of-way, no document found), from which a three-inch post bears North 84 degrees 57 minutes 29 seconds East, a distance of 0.97 feet;

THENCE with the common line between said Kemp tract and the Easterly margin of said Cemetery Road for the following 3 courses:

1. North 10 degrees 42 minutes 06 seconds West, departing the North line of said Mansfield Cemetery Association tract, a distance of 201.44 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found, same being the common corner between said Kemp tracts;
2. North 10 degrees 53 minutes 37 seconds West, a distance of 291.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 16 degrees 03 minutes 05 seconds East, a distance of 24.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point, same being the Easterly transition from said Cemetery Road to the Southerly margin of West Kimball Street (variable width right-of-way, no document found), from which a one-half inch pipe found bears North 27 degrees 08 minutes 14 seconds West, a distance of 2.23 feet;

THENCE North 56 degrees 43 minutes 05 seconds East with the common line between said Kemp tract and the Southerly margin of said West Kimball Street, a distance of 112.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;

THENCE North 62 degrees 03 minutes 05 seconds East continue with the common line between said Kemp tract and the Southerly margin of said West Kimball Street, a distance of 179.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northerly corner of said Kemp tract, same being the Northwest corner of that certain tract of land described in a General Warranty Deed to Cirila A. Perez (hereinafter referred to as Perez tract), as recorded in Instrument Number D206258219, D.R.T.C.T.;

THENCE South 18 degrees 54 minutes 31 seconds East with the common line between said Kemp tract and said Perez tract, a distance of 108.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwestery corner of said Perez tract;

THENCE North 73 degrees 40 minutes 05 seconds East continue with the common line between said Kemp tract and said Perez tract, a distance of 49.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Perez tract, same being the Westerly line of that certain tract of land described in a Special Warranty Deed to Jose Armando Jemenez (hereinafter referred to as Jemenez tract), as recorded in Volume 15498, Page 213, D.R.T.C.T.;

THENCE South 05 degrees 40 minutes 05 seconds West with the common line between said Kemp tract and said Jemenez tract, a distance of 63.76 feet to a seven-eighths inch pipe found for an angle point in the North line of said Kemp tract;

THENCE North 73 degrees 27 minutes 05 seconds East with the North line of said Kemp tract, a distance of 193.70 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of that certain tract of land described in a deed to Eric Evans, as recorded in Instrument Number D212055174, D.R.T.C.T., same being the Southwest corner of that certain tract of land described in a deed to Jimmie L. Jarvis and wife, Barbara (hereinafter referred to as Jarvis tract), as recorded in Volume 7543, Page 2397, D.R.T.C.T.;

THENCE South 84 degrees 38 minutes 55 seconds East with the common line between said Kemp tract and said Jarvis tract, passing at a distance of 113.58 feet, the Southeast corner of said Jarvis tract, same being the Southwest corner of that certain tract of land described in a deed to Robert Mitchell and Cynthia Mitchell (hereinafter referred to as Mitchell tract), as recorded in Volume 7781, Page 1515, D.R.T.C.T. and continue with said course and with the common line between said Kemp tract and said Jarvis tract for a total distance of 231.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Kemp tract, same being the Northwest corner of that certain tract of land described as Webb Addition (hereinafter referred to as Webb Addition (Volume 388-93, Page 393)), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-93, Page 393, P.R.T.C.T.;

THENCE South 01 degree 30 minutes 34 seconds West with the common line between said Kemp tract and said Webb Addition (Volume 388-93, Page 393), passing at a distance of 271.36 feet, the Southwest corner of said Webb Addition (Volume 388-93, Page 393), same being the Northwest corner of the aforesaid Webb Addition (Volume 388-82, Page 38) and continue with said course and the common line between said Kemp tract and said Webb Addition (Volume 388-82, Page 38) for a total distance of 365.21 feet to a one-half inch iron rod with plastic cap stamped "AREA SURVEYING" found;

THENCE South 01 degree 59 minutes 03 seconds West continue with the common line between said Kemp tract and said Webb Addition (Volume 388-82, Page 38), a distance of 196.29 feet to the PLACE OF BEGINNING, and containing a calculated area of 9.202 acres or (400,830 square feet) of land.

LOT TABULATIONS

Phase 1: Lots 1 thru 16, Block 1  
Lots 1 thru 22, Block 2  
38 Residential Lots

Phase 2: Lots 23 thru 29, Block 2  
7 Residential Lots

Total: 45 Residential Lots

Exhibit 'C'  
DEVELOPMENT PLAN  
for  
MANCHESTER HEIGHTS

Being 9.198 acres situated in the  
Thomas J. Hanks Survey,  
Abstract No. 644  
City of Mansfield, Tarrant County, Texas  
Prepared: July 2015

**BANNISTER**  
ENGINEERING  
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

GENERAL NOTES:

1. No trees, bushes, walls, fences or anything over 2' in height is allowed within the visibility easements.

ZONED: SF-7.5 / 12  
MANSFIELD CEMETERY ASSOCIATION  
VOLUME 12739, PAGE 481  
DESCRIBED IN VOLUME 3559, PAGE 137  
D.R.T.C.T.

PROPOSED BOARD ON BOARD FENCE  
ADJACENT TO CEMETERY

ENGINEER:  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DRIVE  
MANSFIELD, TX 76063  
(817) 842-2094  
CONTACT: CODY R. BROOKS, P.E.

DEVELOPER:  
2CB BUILDERS, LLC  
900 N WALNET CREEK DRIVE,  
SUITE 100 - PMB 366  
MANSFIELD, TEXAS 76063  
(817) 801-6642  
CONTACT: SHERI BUMGARDNER, CEO

PROJECT NO.: 999-15-38

