







E. BROAD STREET

Signage Location Map

Case #DS 21-009

Exhibits E1-E6

LEGEND

-  PROPOSED LANDSCAPE AREA
-  PROPOSED SIDEWALK
-  5" - 3600 PSI CONC. (LIGHT DUTY)
-  6" - 3600 PSI CONC. (FIRE LANE & TRASH ROUTE)
-  7" - 3600 PSI CONC. (DUMPSTER PAD)
-  PARKING STALL COUNT

SITE DATA LOT 3, BLOCK 2:

USE: RESTAURANT
 SITE AREA: 1.179 ACRES
 BUILDING AREA: 5,870 SF
 PATIO AREA: 2,099 SF
 TOTAL AREA: 7,969 SF

PARKING REQUIREMENTS: 1 PS/100 SF
 PARKING REQUIRED: 80 PS
 PARKING PROVIDED: 73 PS
 HANDICAP SPACES PROVIDED: 4 PS

SITE DATA LOT 1R, BLOCK 1 (PORTION OF)

USE: AUXILIARY PARKING
 SITE AREA: 0.292 ACRES (APPROX)
 BUILDING AREA: N/A
 PATIO AREA: N/A
 TOTAL AREA: N/A

PARKING REQUIREMENTS: 1 PS/100 SF
 PARKING REQUIRED: 0 PS
 PARKING PROVIDED: 27 PS
 HANDICAP SPACES PROVIDED: 0 PS

NOTES

- THE COMMON ACCESS EASEMENT IS FOR THE USE OF EXISTING LOTS 1, 2, & 3, BLOCK 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS AS ORIGINALLY INTENDED.
- THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

PRELIMINARY - FOR REVIEW ONLY

These documents are for review only and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

CHRISTIAN J. CONNERS 135616 10/18/2021
 Name PE No. Date



Sign Professional:
Adam O'Mary
817-894-1158
aomary@prioritysignsandgraphics.com

OWNER

HOLLAND CROSSING, L.P.
 8350 N. CENTRAL EXPRESSWAY,
 SUITE 1313
 DALLAS, TX 75206
 CHAD DUBOSE
 CHAD@FOREMARK.COM
 (214.891.3215)

DEVELOPER

H.B. RESTAURANTS, INC.
 11127 SHADY TRAIL, # 108
 DALLAS, TX 75229
 ARON FOGIEL
 AFOGIEL@HBRMGT.COM

ENGINEER

GRAHAM ASSOCIATES, INC.
 600 SIX FLAGS DR., STE. 500
 ARLINGTON, TX 76011
 CHRISTIAN, J. CONNERS, P.E.
 CCONNERS@GRAHAMCIVIL.COM
 (817.640.8535)

PD: OR-2056-17

LOT 3, BLOCK 2, JACOB BACK ADDITION
 AND A PORTION OF
 LOT 1R, BLOCK 1 MANSFIELD ISD ATHLETIC COMPLEX



DEVELOPMENT PLAN - EXHIBIT B

CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS

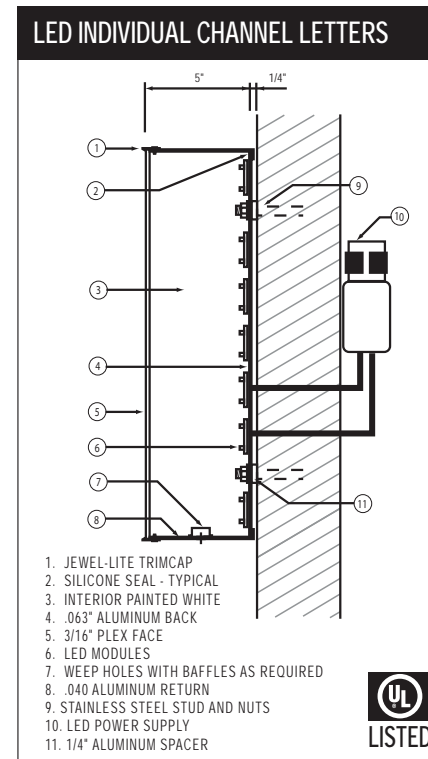
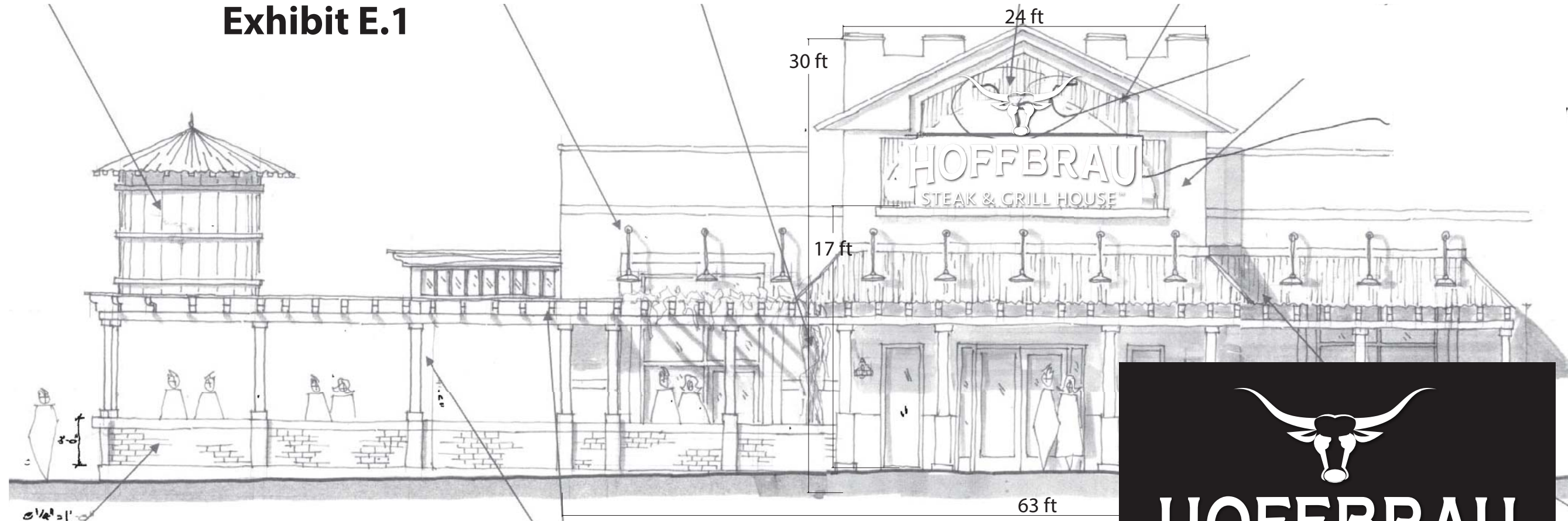


Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 300 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBP# FIRM: F-191917BPLS.FIRM: 101538-00

DRAWN BY: GAI
 DATE: 10/18/2021

PROJECT NO. ###
 SHEET 1 OF 1

SHEET EX.01



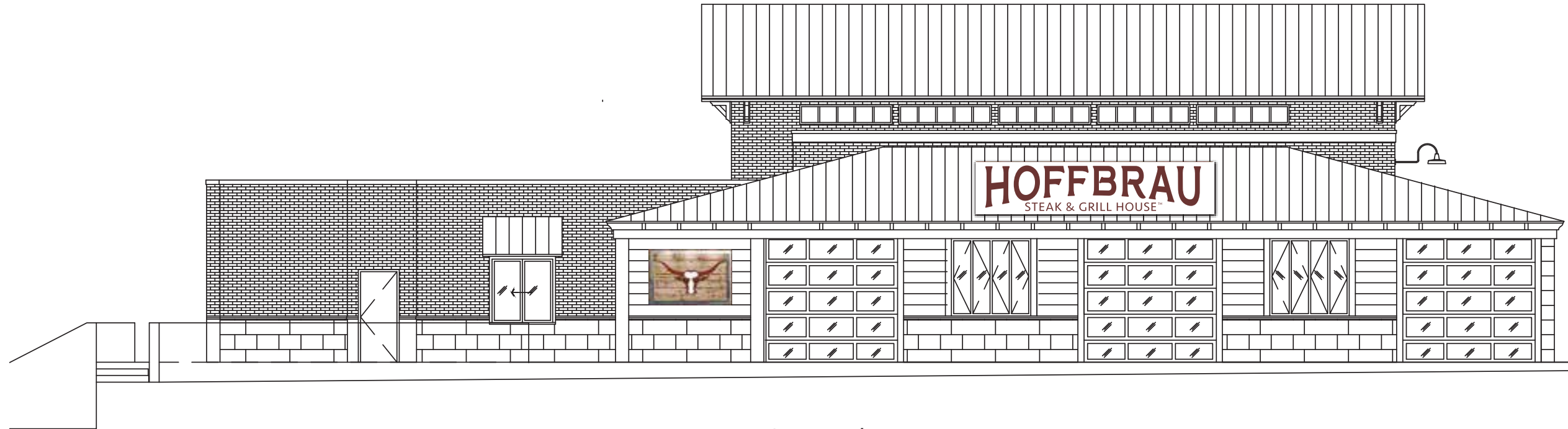
5" d Front Lit Channel Letters
 Illumination: White LEDs
 Faces: White
 Returns: Black
 Trimcap: Black
 Mounted: Flush

	Client Name: Hoffbrau Steak & Grill House	Contact Person: Aaron Fogiel	TECL# 30309 TSCL# 18741
	Address: E Broad St at N Holland Ave	Contact Number: 214-986-4081	© COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	City / State / Zip: Mansfield, TX	Contact E-mail:	
		Sales Representative: Adam O'Mary	

Exhibit E.2

Scope of work:
Manufacture and install new

N Holland Rd Building Sign



Proposed



Illumination - Simulation Only

	Client: Hoffbrau Steaks & Grill	Sales: Adam O'Mary	Revisions:	Initials/Date:	<p>TSCL# 18741</p> <p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>© COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS.</p> <p>PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.</p>
	Location: Mansfield	Designer: Michael	1 -	-	
	Contact: Aron Fogiel Contact #:	Date: 10/18/2021	2 -	-	
	Email:	Approval Signature:	3 -	-	
			4 -	-	
			INTERNATIONAL SIGN ASSOCIATION	MEMBER	

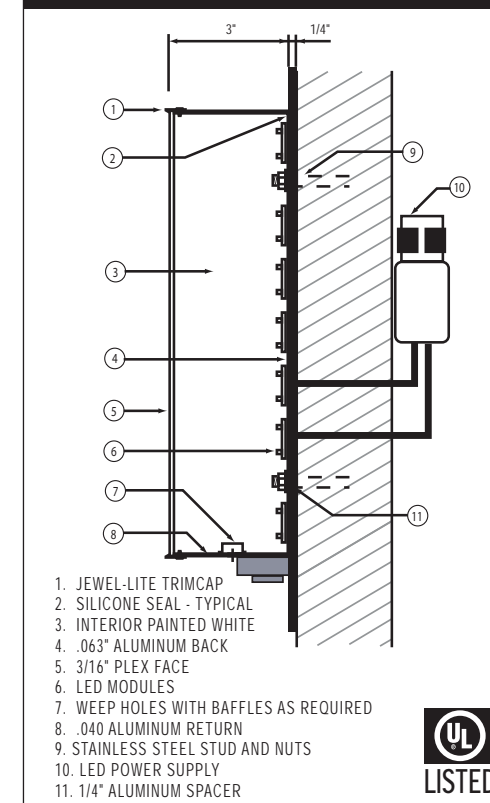
Exhibit E.2



SPECIFICATIONS:
3" d Front Channel Letters
Illumination: White LEDs
Faces: White Acrylic #7238
Returns: 3" d .040" - Black
TrimCap: 1" Jewelite- Black
Backer: White Aluminum
Mounting: 1/4" non-corrosive bolts/anchors
Sq. Ft: 118.4
Qty: 1

Colors:
 Vinyl: 3M Translucent - Rust Brown 3630-63

LED INDIVIDUAL CHANNEL LETTERS



Client: Hoffbrau Steaks & Grill	Sales: Adam O'Mary	Revisions: 1 - 2 - 3 - 4 -	Initials/Date: - - - -
Location: Mansfield	Designer: Michael		
Contact: Aron Fogiel Contact #:	Date: 10/18/2021		
Email:	Approval Signature:	INTERNATIONAL SIGN ASSOCIATION	MEMBER

TSCL# 18741

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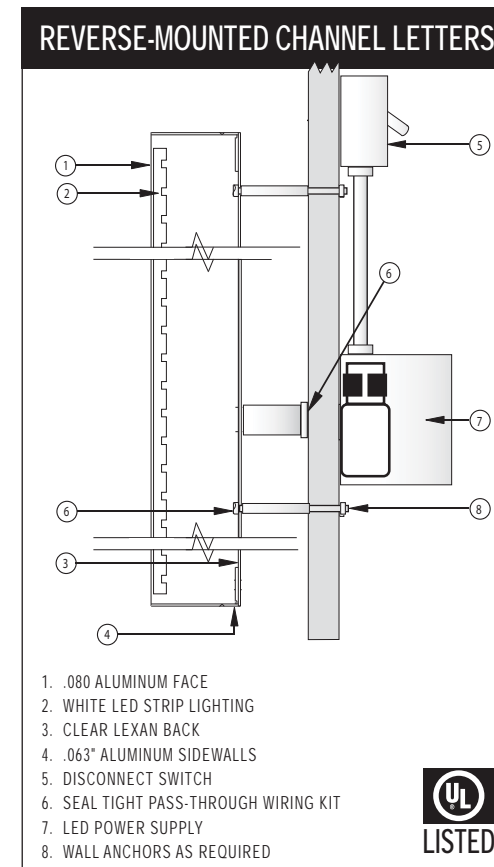
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PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.

Exhibit E.3



SPECIFICATIONS:
2" d Reverse Channel Letters
Illumination: White LEDs
Faces: .125" d Aluminum
Returns: 2" d .060"
Mounting: 1.5" d Standoff
 1/4" non-corrosive bolts/anchors
Sq. Ft: 49.65
Qty: 1
Colors:
Paint (Gloss/Satin/Matte Finish)
 ■ PMS 7610 to match Rust Brown Vinyl



	Client: Hoffbrau Steaks & Grill	Sales: Adam O'Mary	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: Mansfield	Designer: Michael	1 -	-	
	Contact: Aron Fogiel Contact #:	Date: 10/18/2021	2 -	-	
	Email:	Approval Signature:	3 -	-	
			4 -	-	
			INTERNATIONAL SIGN ASSOCIATION	MEMBER	

Exhibit E.3

Scope of work:
Manufacture and install new

Retaining wall corner of E Broad St at N Holland Rd

Sign: 13ft 8in wide by 3ft 7.6in tall



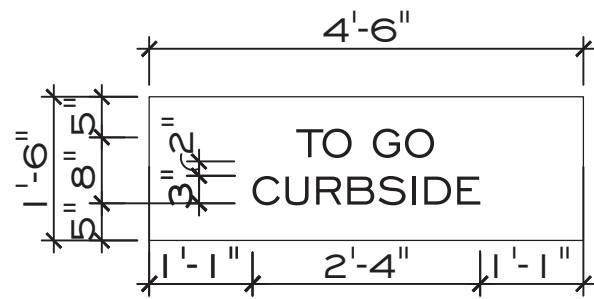
Proposed

Sign in ghost letters

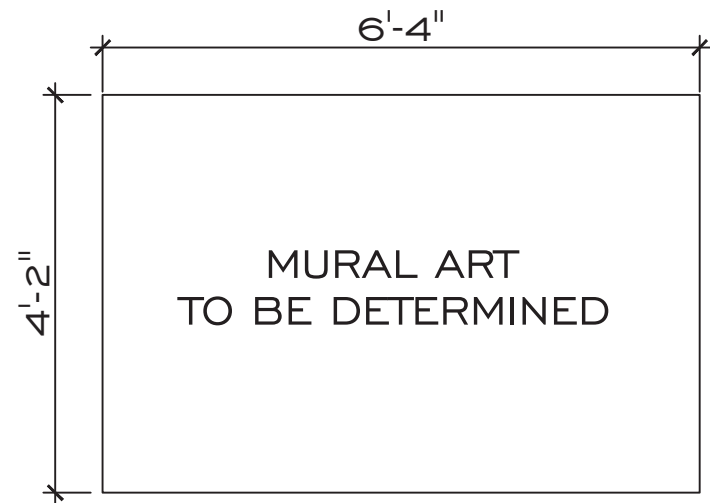


Illumination - Simulation Only

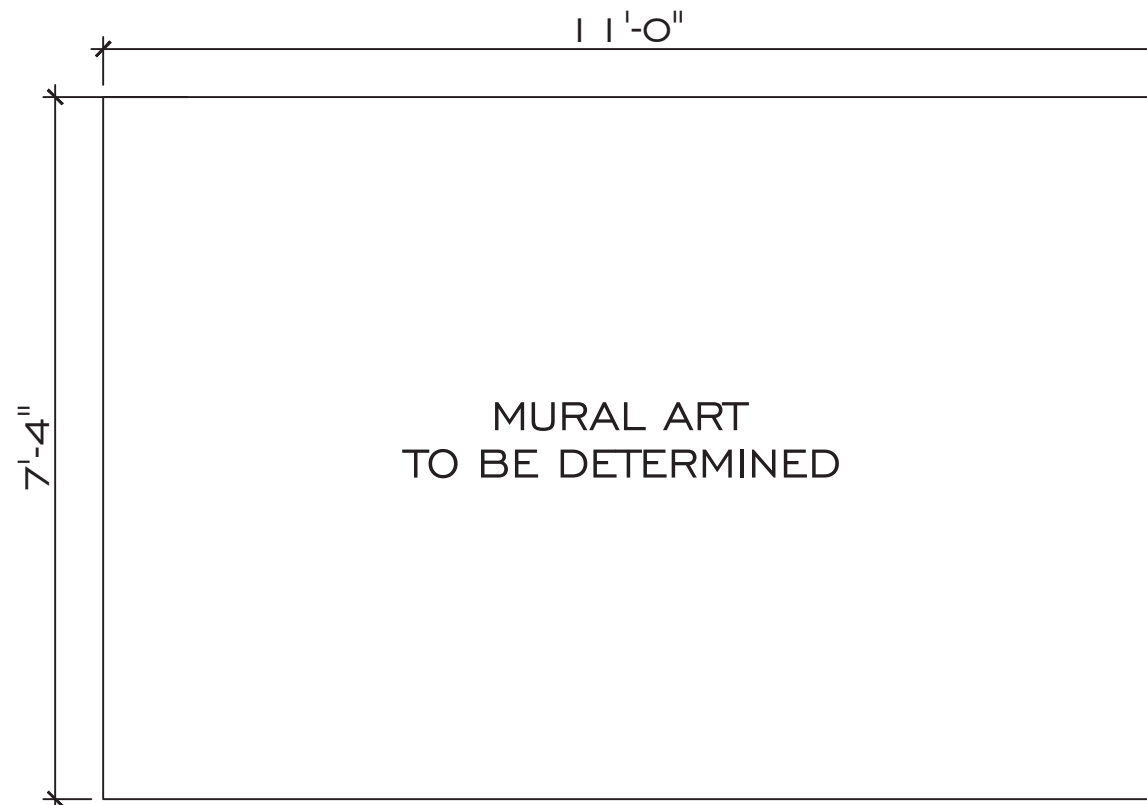
	Client: Hoffbrau Steaks & Grill	Sales: Adam O'Mary	Revisions:	Initials/Date:	<p>TSCL# 18741</p> <p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>© COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS.</p> <p>PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.</p>
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	Contact: Aron Fogiel Contact #:	Date: 10/18/2021	2 -	-	
	Email:	Approval Signature:	3 -	-	
			4 -	-	
			INTERNATIONAL SIGN ASSOCIATION	MEMBER	



CASE # DS #21-009
EXHIBIT E-6



CASE # DS #21-009
EXHIBIT E-5



CASE # DS #21-009
EXHIBIT E-4