

**CITY OF MANSFIELD, TEXAS**  
**DEVELOPMENT AGREEMENT NO. \_\_\_\_\_.**

This Development Agreement (this “**AGREEMENT**”) is made and entered into by and between BRIDGEVIEW MULTIFAMILY LLC, its successors and assigns (“**DEVELOPER**”), and the CITY OF MANSFIELD, TEXAS, a home rule city and municipal corporation (the “**CITY**”). The City and Developer may also be referred to collectively as the “**PARTIES**”, or individually as a “**PARTY**”.

**RECITALS**

**WHEREAS**, Developer owns a certain 7.7 acre tract of real property (the “**PROPERTY**”) more fully described in EXHIBIT “A” that is attached hereto and incorporated herein; **AND**

**WHEREAS**, Developer intends to develop the Property as Class A multi-family, with a structured parking garage, resort style amenities, and high end interior finish-out; more fully described in EXHIBIT “B”; **AND**

**WHEREAS**, the City Council considered and approved Developer’s request for a Specific Use Permit on the Property on the 10th day of April, 2023; **AND**

**WHEREAS**, the regulations for the project as applied in the Specific Use Permit describe the minimum terms and conditions of such development agreement; **AND**

**WHEREAS**, the City and Developer are desirous of creating a development agreement in accordance with the regulations for the conditions contained herein; **AND**

**WHEREAS**, the Developer stockpiled excavated soil from the Property on adjacent 6.0 acre tract of real property owned by the City (“City Property”) more fully described in EXHIBIT “C”;

**NOW, THEREFORE**, in consideration of the mutual benefits and promises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

## ARTICLE I.

### **DEFINITIONS**

In this Agreement, each of the following terms shall have the meanings indicated:

“**EFFECTIVE DATE**” shall mean the date that this Agreement is executed by the Parties.

“**PROJECT**” shall mean construction of a Class A multi-family development on the Property (as defined below) and includes, without limitation, the addition of public and private roads, utilities, other infrastructure, and multi-family as allowed, pursuant to all the rules and regulations as set forth in the Zoning Ordinance of the City.

“**PROPERTY**” shall have the meaning set forth in the Recitals to this Agreement, and consists of the real property described on EXHIBIT “A”.

“**ADJACENT PROPERTY**” shall have the meaning set forth in the Recitals to this Agreement, and consists of the real property described in EXHIBIT “C”.

## ARTICLE II.

## **OBLIGATIONS AND RIGHTS OF DEVELOPER**

**A. CONCEPT PLAN.** Developer shall develop (or cause to be developed) the Property and will use commercially reasonable efforts to construct (or cause to be constructed) the Project in substantial accordance with the Concept Plan shown on the attached EXHIBIT “B”.

**B. AMENITIES AND FINISH-OUT.** Developer will use commercial reasonable efforts for the development of the Property and the construction of the Project shall occur in accordance with the standards provided in EXHIBIT “B”.

**C. APPLICABLE ORDINANCES AND REGULATIONS.** Developer will use commercially reasonable efforts to develop (or shall cause to be developed) and construct the Property in accordance with all City ordinances and regulations that apply to development within the City limits, and more specifically, as found in the City’s Zoning Ordinance.

**D. CHAPTER 245 PERMIT AND PROJECT.** The Parties agree and acknowledge that this Agreement shall constitute a “PERMIT” and the Project shall constitute a “PROJECT” as those terms are defined in Chapter 245 of the Texas Local Government Code.

**E. ACCESS TO ADJACENT PROPERTY.** The Parties agree that the soil stockpiled on the Adjacent Property is owned by Developer. City grants Developer the right to construction access for the sole purpose of operation of equipment as reasonably needed to enable Developer or Developer’s hired contractor to remove the stockpiled soil from the City Property and relocate to the Property. Developer shall use commercially reasonable efforts to minimize the duration of its operations and disturbance of the City Property during its operations. City Property shall be left in a condition reasonably the same as the condition prior to

the stockpiling operations. Developer or Developer's contractor shall maintain insurance during its construction operations compliant with applicable City requirements.

*[signatures on following pages]*



**EXECUTED** to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_, **20**\_\_\_\_\_.

**CITY OF MANSFIELD, TEXAS:**

BY: \_\_\_\_\_  
City Manager

**APPROVED AS TO FORM:**

BY: \_\_\_\_\_  
City Attorney

**DEVELOPER:**

BY: \_\_\_\_\_  
*[Bridgeview Multifamily LLC]*

# EXHIBIT "A"

## ZONING DESCRIPTION LOT 7R, BLOCK 1, THE SHOPS AT BROAD STREET MANSFIELD, TARRANT COUNTY, TEXAS

**BEING** a tract of land situated in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas, being all of LOT 7R, BLOCK 1 of LOTS 1R, 2R, 3R1, 3R2, 4R1, 4R2, 4R3, 5R, 6R1, 6R2, 6R3, 6R4, 7R, 8R, 9R, 10R, 11R AND 12, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at the southeast corner of said Lot 7R, Block 1 and the northeast corner of said Lot 8R, Block 1;

**THENCE** South 59°50'48" West along the common line of said Lot 7R and Lot 8R, Block 1, a distance of 714.19 feet to the southwest corner of said Lot 7R, Block 1 and being in a east line of Lot 6R1A, Block 1 of LOTS 6R1A, 13 AND 14, BLOCK 1, THE SHOPS AT BROAD STREET, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded under Clerk's File No. D219213093, Official Public Records, Tarrant County, Texas;

**THENCE** along the common line of said Lot 6R1A and Lot 7R, Block 1, the following:

North 30°09'12" West, a distance of 35.70 feet to a point for corner;

North 53°29'16" West, a distance of 90.03 feet to a point for corner;

South 59°54'49" West, a distance of 19.78 feet to a point for corner;

North 30°09'12" West, a distance of 330.51 feet to a point for the northwest corner of said Lot 7R, Block 1 and in the southeast line of Lot 1, Block 1, NELSON ADDITION, an addition to the city of Mansfield, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 234, Plat Records of Tarrant County, Texas;

**THENCE** North 59°54'26" East along the common line of said Lot 7R, Block 1 and said Lot 1, Block 1, a distance of 762.53 feet to a point for the northeast corner of said Lot 7R, Block 1;

**THENCE** South 31°03'37" East along the northeast line of said Lot 7R, Block 1, a distance of 448.14 feet to the **POINT OF BEGINNING** and containing a computed area of 7.77 acres of land more or less.

### Notes:

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings and distances called for herein are based on the plat recorded under Clerk's File No. D218189472, Official Public Records, Tarrant County, Texas.

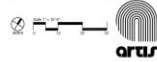


**EXHIBIT “B”**

# CONCEPTUAL LANDSCAPE PLAN



ALEXANDER MANSFIELD | SPATIAL STUDY - WEST POOL COURTYARD  
SEPTEMBER 23, 2022



ALEXANDER MANSFIELD | SPATIAL STUDY - EAST POOL COURTYARD  
SEPTEMBER 23, 2022





# INTERIOR DESIGN INTENT



BRICK WRAPS IN FROM EXTERIOR



MULTI LEVEL  
AMBER LIGHTING



RUSTIC BEAMS



ANTIQUE BRONZE MAILBOXES



RUSTIC WOOD FLOOR

LEATHER ACCENTS

STAINED WOOD  
PANELING



LEASING/AMENITY  
ALEXANDER



BRIDGEVIEW REAL ESTATE

BRONZE METALS



# INTERIOR DESIGN INTENT



BRASS VANITY & METALS

TILE POP OF COLOR



PANELED COFFEE BAR



PAINTED CHECKERBOARD WOOD FLOOR

LOWER RHYTHMIC WOOD CEILINGS



HISTORIC LIGHTING MIXED WITH MORE MODERN-TIED TOGETHER BY FINISH



GLASS WALLS AT OFFICES

VARIED SEATING TYPES



HISTORIC, VINTAGE ART- TIE BACK TO FOUNDERS OF TOWN

COFFEE/LEASING/WE-WORK/WC  
ALEXANDER



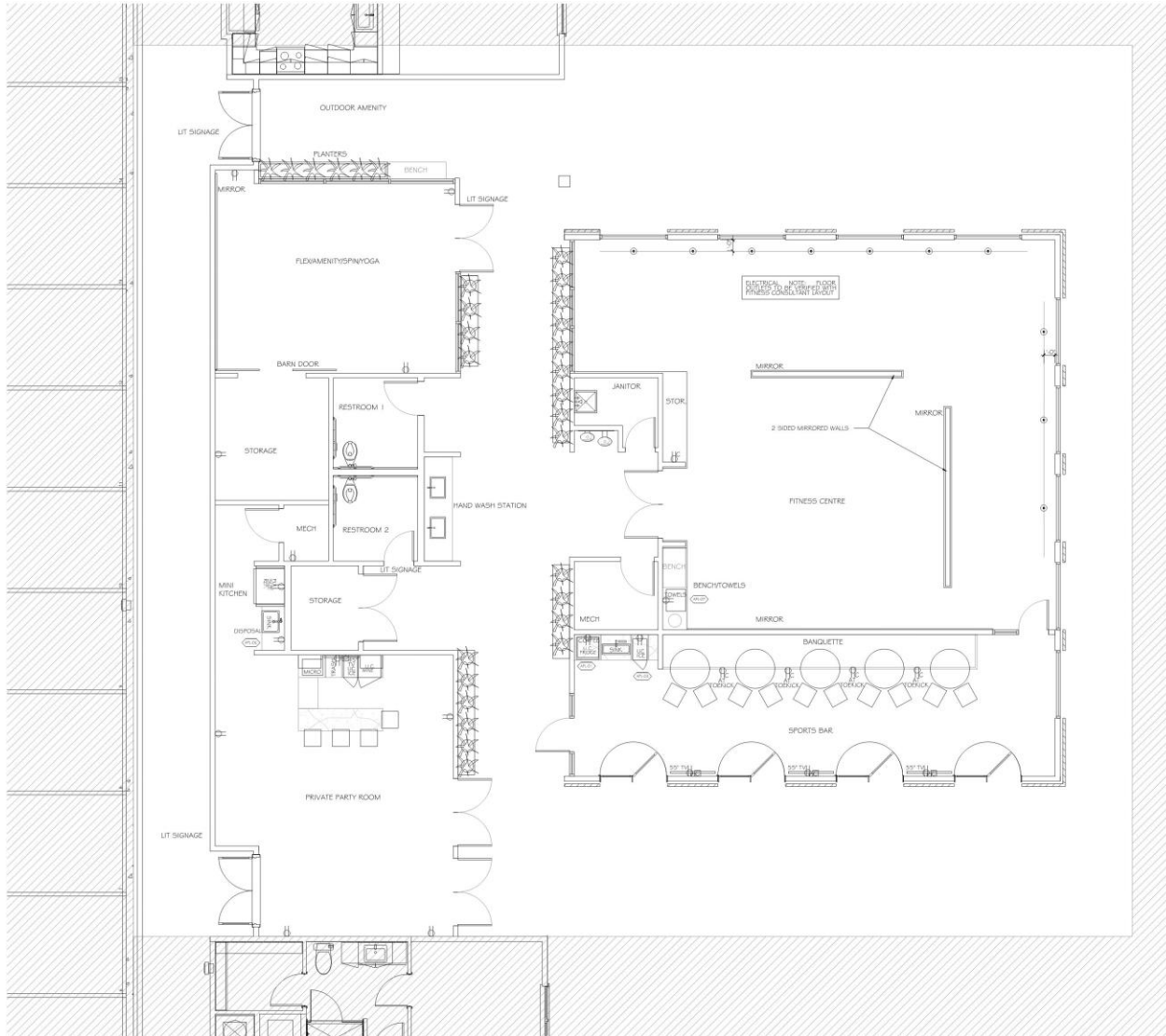
BRIDGEVIEW REAL ESTATE



# CLUB LAYOUTS



# CLUB LAYOUTS





# UNIT FINISHES

WHITE PAINTED WALLS AND TRIM



THE KITCHEN LOOK-



SPLASH TILE-  
WHITE SUBWAY

BLACK LIGHTING

BLACK FAUX BEAMS;  
AS SPECIAL UNIT ACCENT



3" CABINET PANEL  
TO EXTEND OUT WITH BAR  
FRONT

BLACK CABINETS/PULLS AT  
KITCHEN



BLACK HONED GRANITE TOP-  
AT KITCHENS

VINYL WOOD PLANK-  
LIGHT WASHED GREY  
WOOD TONE



Size: 7" W x 48" L

UNITS

# UNIT FINISHES

## THE BATH LOOK-

WHITE PAINTED WALLS AND TRIM

SATIN CHROME BATH PLUMBING & ACCESSORIES

WHITE QUARTZ  
COUNTERTOP

BLACK WOOD CABINET-



LARGE SCALE LIGHT GREY TILE AT FLOOR

BACKLIT MIRROR AT VANITY



BLACK SUBWAY ACCENT IN HERRINGBONE

PROVIDE  
STRUCTURAL PANELS  
ON EACH SIDE OF  
ADA VANITY



ADA UNITS

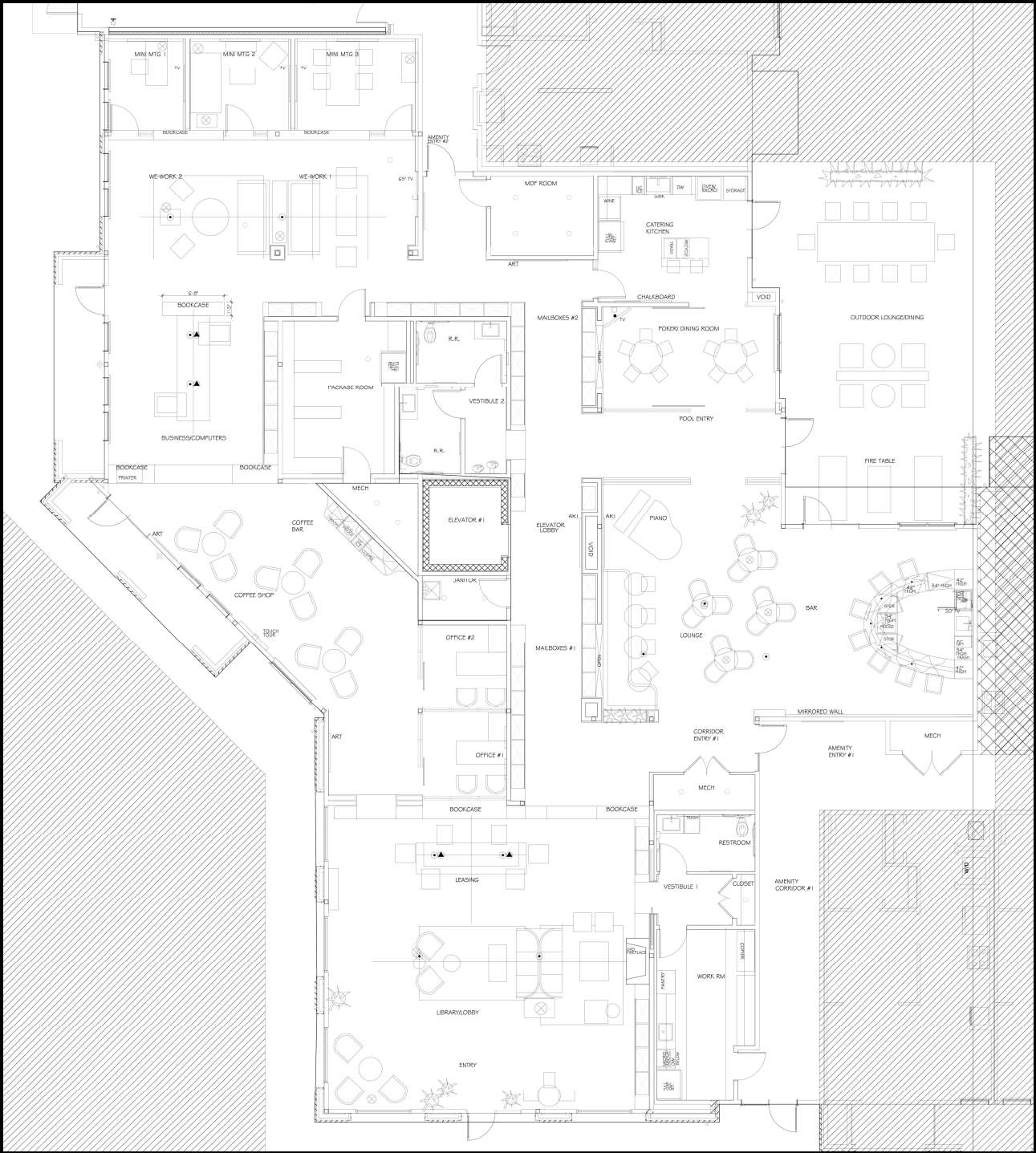
UNITS

# THE ALEXANDER

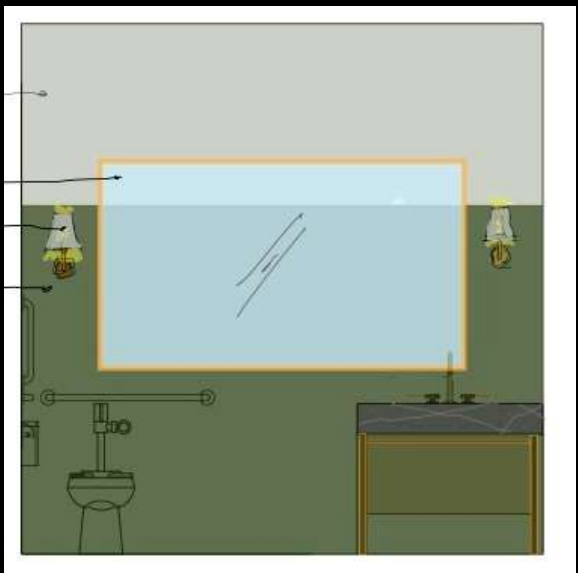
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BRIDGEVIEW REAL ESTATE

THE ALEXANDER  
LEASING FLOORPLAN



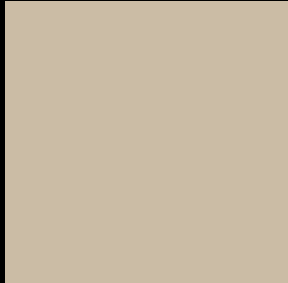








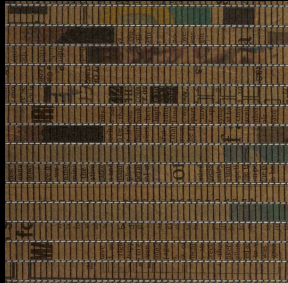
BRICK WALLS



WALL PAINT



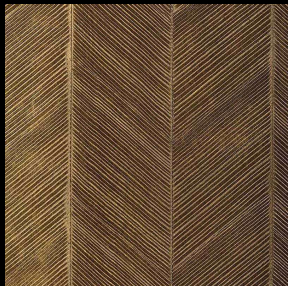
LEATHER WALL PANELS



ACCENT WALLCOVERING



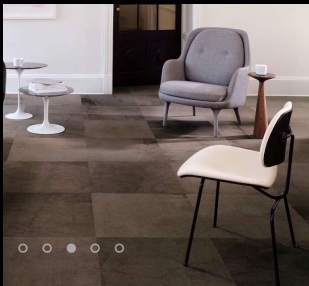
TILE FLOORING



ACCENT WALLCOVERING



WOOD FLOORING



CARPET



PAINTED WOOD FLOORING



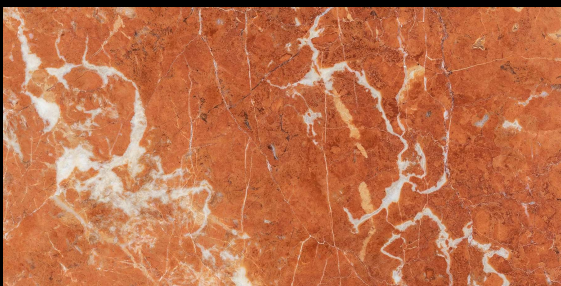
WOOD STAIN



TILE FLOORING



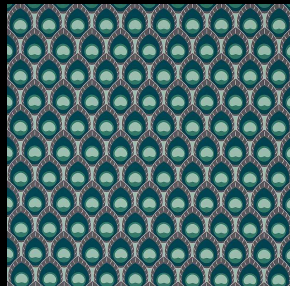
WALL TILE



STONE COUNTERTOPS



RESTROOM WALL TILE



RESTROOM WALLCOVERING

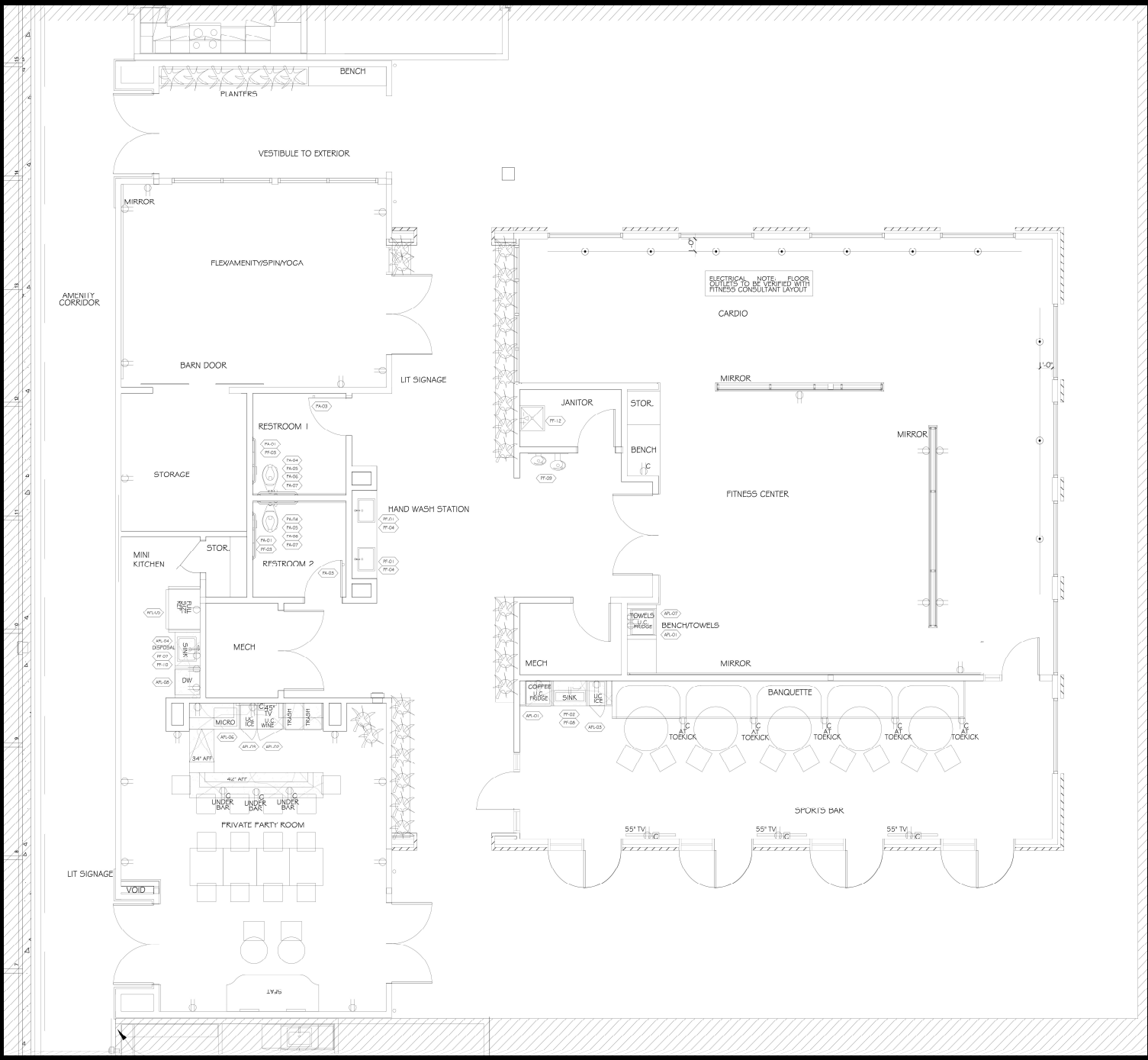


RESTROOM STONE COUNTERTOP

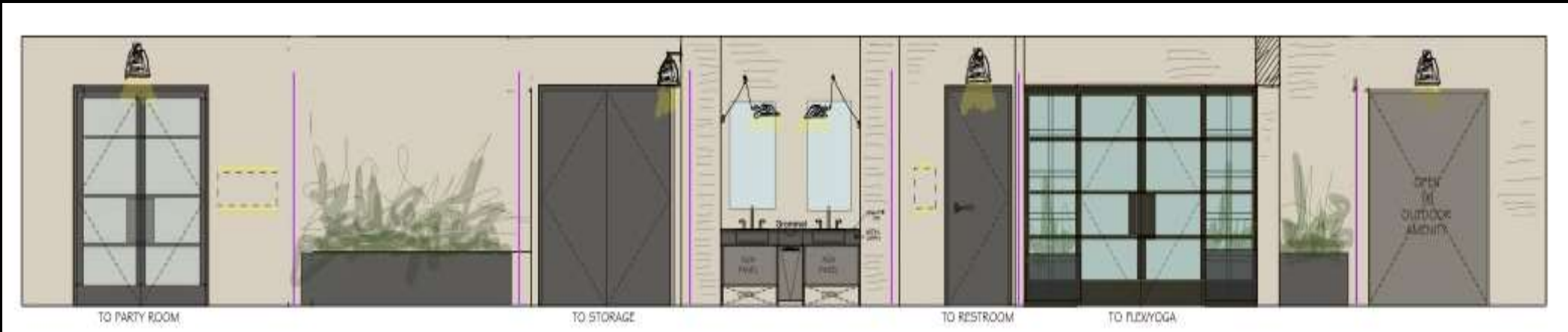
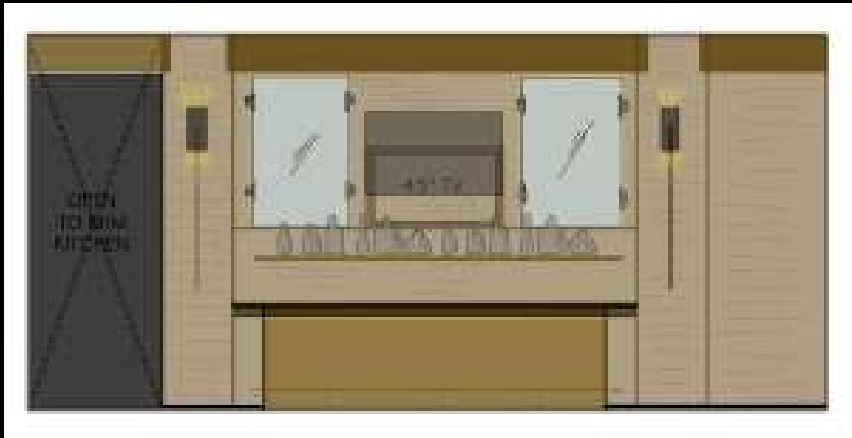
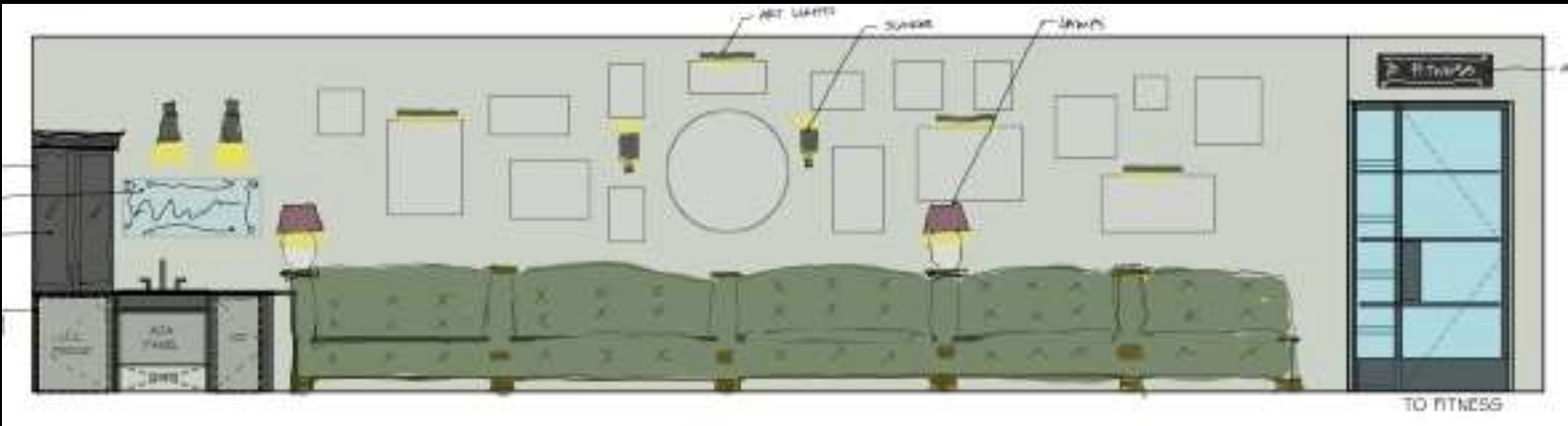


RESTROOM VANITY

THE ALEXANDER  
CLUB FLOORPLAN









TIN CEILING



WOOD BEAMS



WALL TILE



TILE FLOORING



BRICK WALLS



STONE COUNTERTOPS



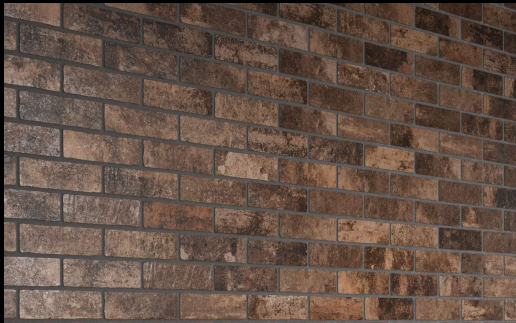
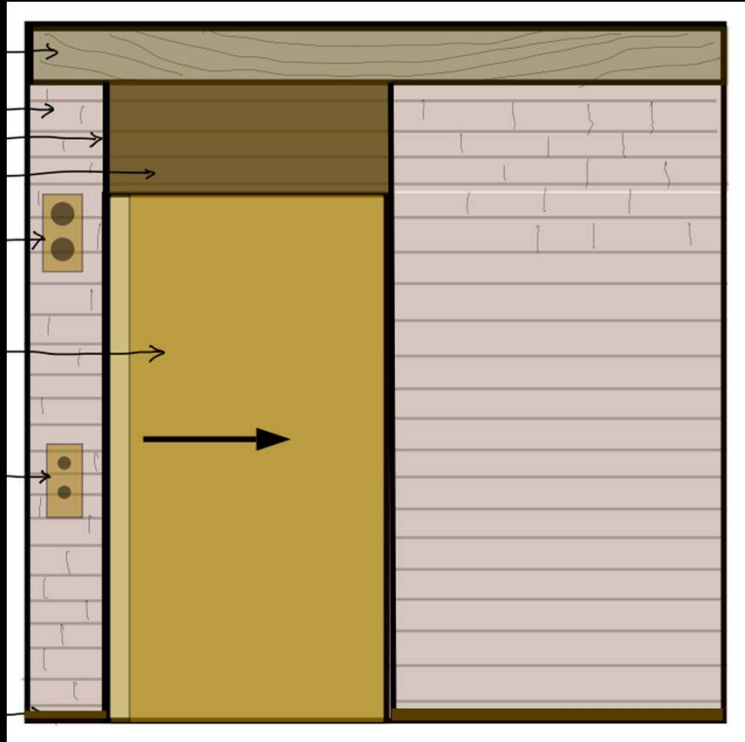
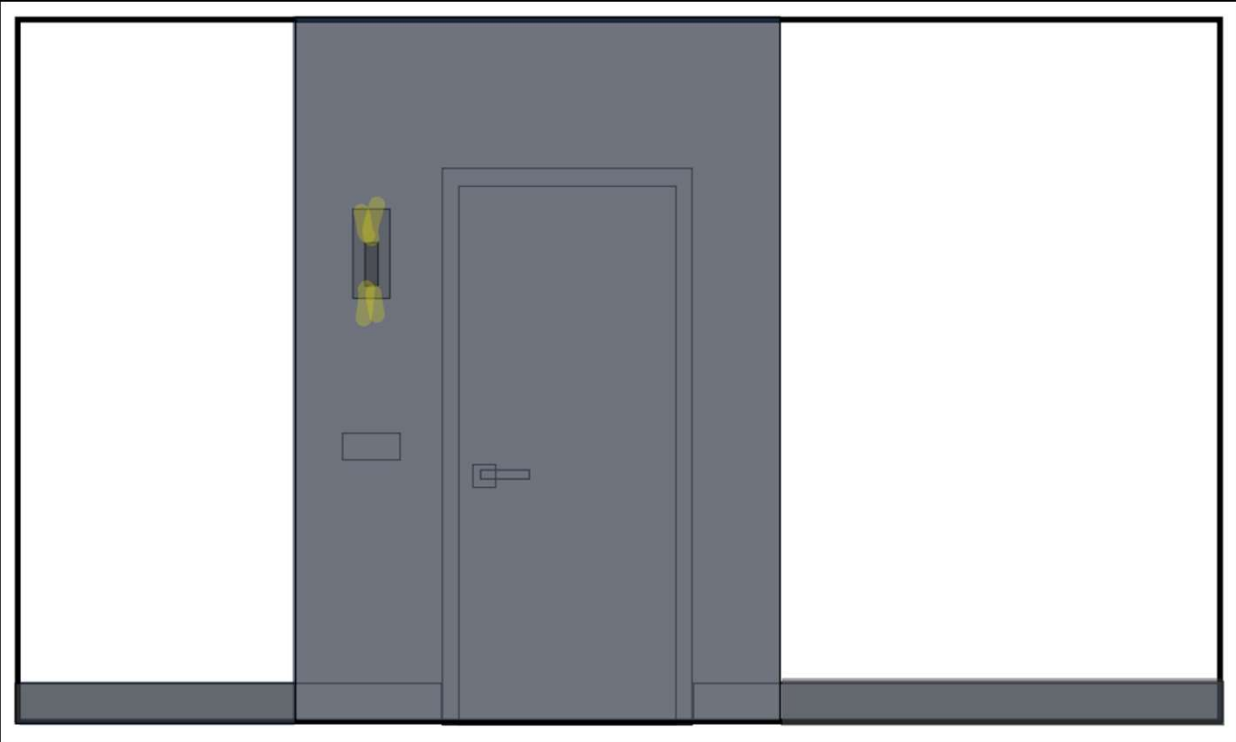
WALLCOVERING



RESTROOM VANITY



WOOD FLOORING



BRICK



CARPET

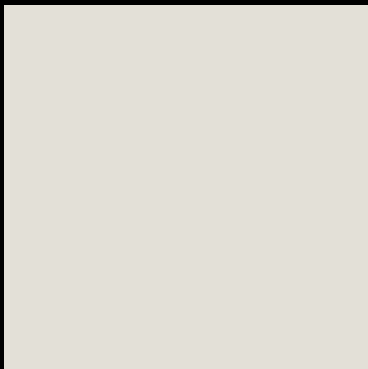


VINYL PLANK



WOOD BEAMS

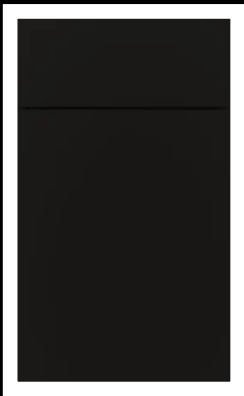




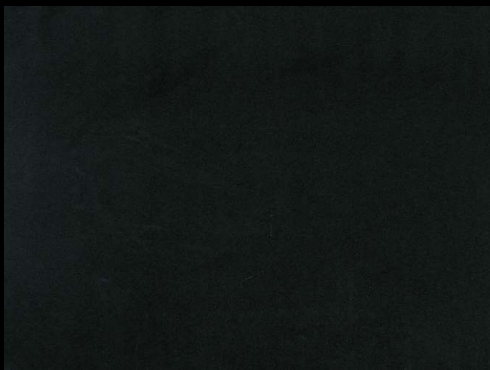
WALL PAINT



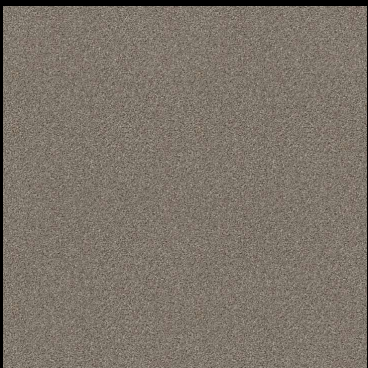
VINYL PLANK FLOORING



CABINETY



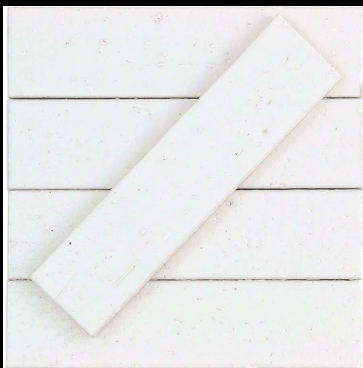
KITCHEN STONE COUNTERTOPS



CARPET



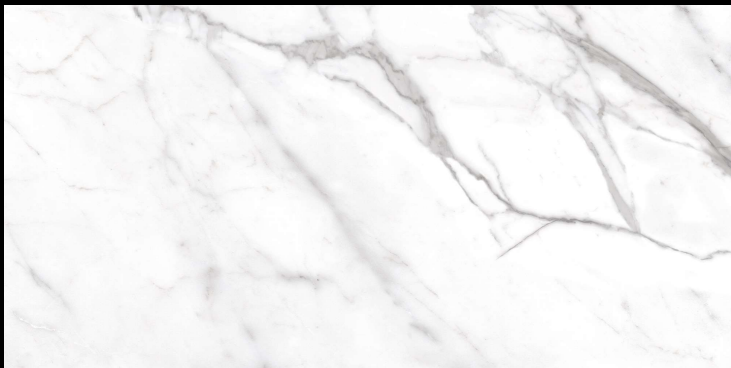
CEILING BEAM



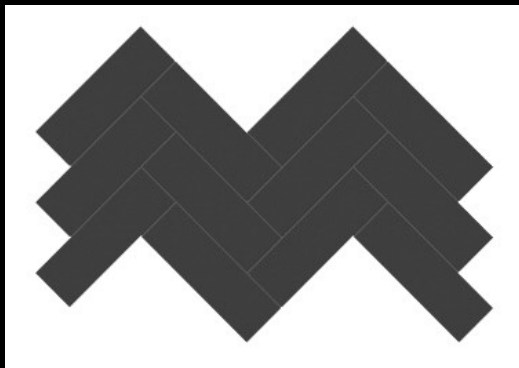
KITCHEN WALL TILE



BATHROOM STONE COUNTERTOP



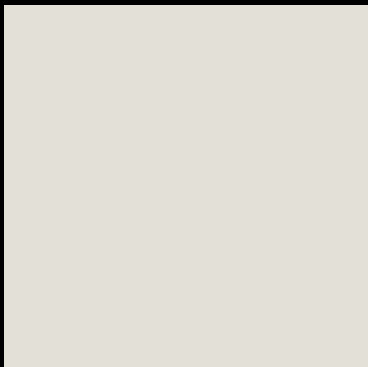
BATHROOM FLOOR TILE



BATHROOM WALL TILE



ACCENT WALL PAINT



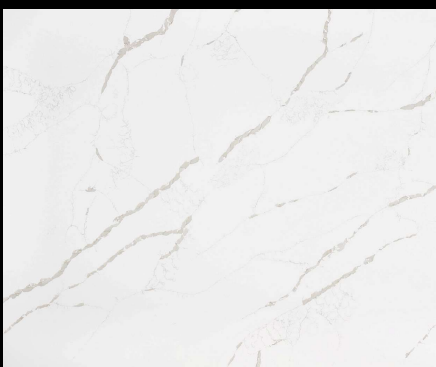
WALL PAINT



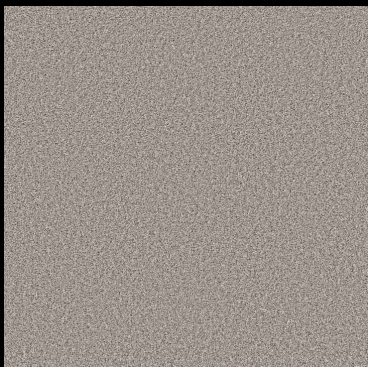
VINYL PLANK FLOORING



CABINETS



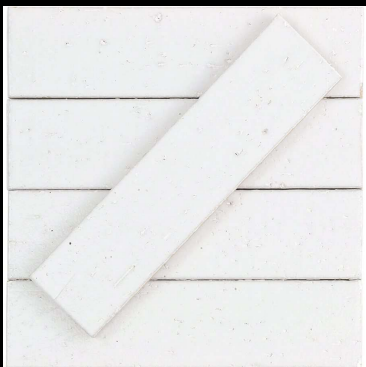
KITCHEN STONE COUNTERTOPS



CARPET



CEILING BEAM



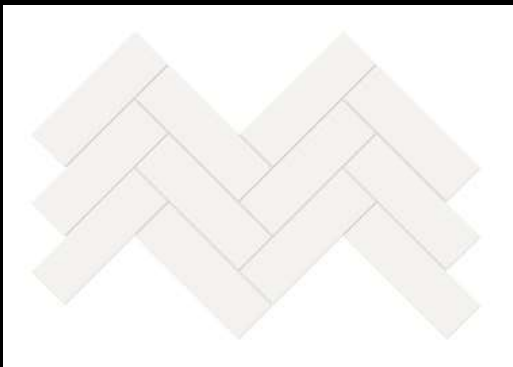
KITCHEN WALL TILE



BATHROOM STONE COUNTERTOP



BATHROOM FLOOR TILE



BATHROOM WALL TILE



ACCENT WALL PAINT

**EXHIBIT “C”**

HENRY ODELE SURVEY  
Abstract 1196 Tract 1F  
Mansfield, Tarrant County, Texas