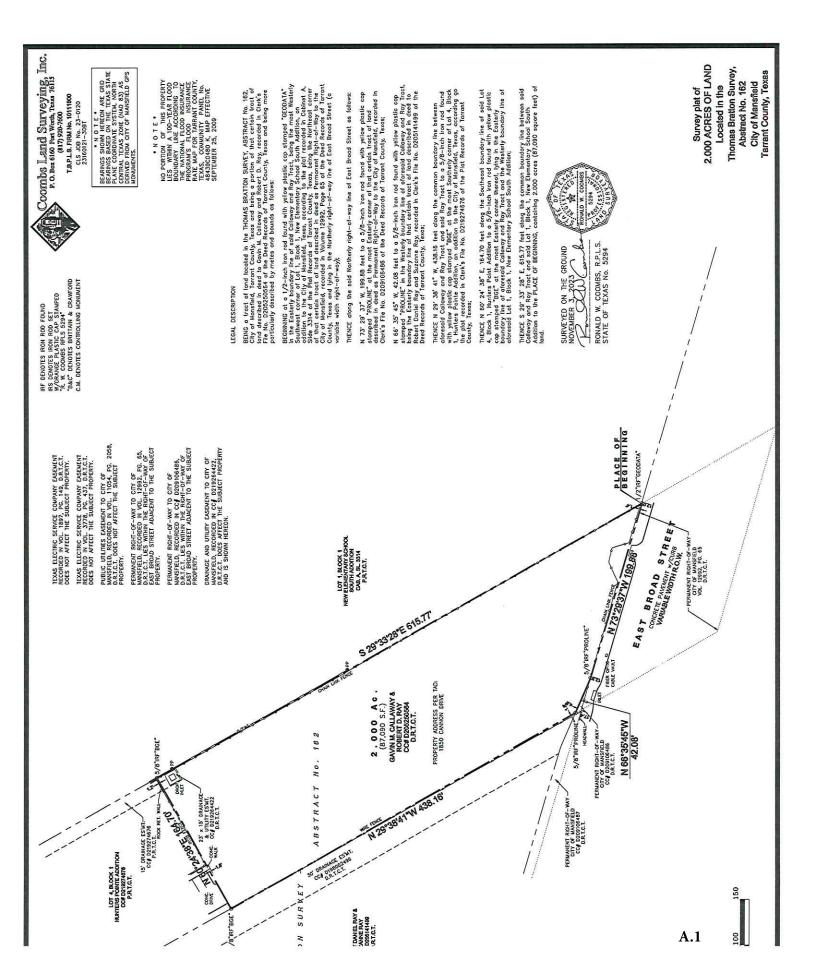
EXHIBIT A ZC#24-013



LEGAL DESCRIPTION

BEING a tract of land located in the THOMAS BRATTON SURVEY, ABSTRACT No. 162, City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land described in deed to Gavin M. Callaway and Robert D. Ray, recorded in Clerk's File No. D205250564 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found with yellow plastic cap stamped "GEODATA" in the Easterly boundary line of said Callaway and Ray Tract, being the most Westerly Southwest corner of Lot 1, Block 1, New Elementary School South Addition, an addition to the City of Mansfield, Texas, according to the plat recorded in Cabinet A, Slide 3314 of the Plat Records of Tarrant County, Texas, being the Northeast corner of that certain tract of land described in deed as Permanent Right-of-Way to the City of Mansfield, recorded in Volume 12992, Page 65 of the Deed Records of Tarrant County, Texas and lying in the Northerly right-of-way line of East Broad Street (a variable width right-of-way);

THENCE along the said Northerly right-of-way line of East Broad Street as follows:

N 73° 29' 37" W, 199.88 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "PROLINE" at the most Easterly corner of that certain tract of land described in deed as Permanent Right-of-Way to the City of Mansfield, recorded in Clerk's File No. D209106486 of the Deed Records of Tarrant County, Texas;

N 66° 35' 45" W, 42.08 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "PROLINE" in the Westerly boundary line of aforesaid Callaway and Ray Tract, being the Easterly boundary line of that certain tract of land described in deed to Robert Daniel Ray and Suzanne Ray, recorded in Clerk's File No. D205141499 of the Deed Records of Tarrant County, Texas;

THENCE N 29° 38' 41" W, 438.16 feet along the common boundary line between aforesaid Callaway and Ray Tract and said Ray Tract to a 5/8-inch iron rod found with yellow plastic cap stamped "BGE" at the most Southerly corner of Lot 4, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield, Texas, according go the plat recorded in Clerk's File No. D219274676 of the Plat Records of Tarrant County, Texas;

THENCE N 60° 24' 38" E, 164.70 feet along the Southeast boundary line of said Lot 4, Block 1, Hunters Point Addition to a 5/8-inch iron rod found with yellow plastic cap stamped "BGE" at the most Easterly corner thereof, lying in the Easterly boundary line of aforesaid Callaway and Ray Tract and the Westerly boundary line of aforesaid Lot 1, Block 1, New Elementary School South Addition;

THENCE S 29° 33' 28" E, 615.77 feet along the common boundary line between said Callaway and Ray Tract and said Lot 1, Block 1, New Elementary School South Addition to the PLACE OF BEGINNING, containing 2.000 acres (87,090 square feet) of land.

Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115 (817) 920-7600 T.B.P.L.S. FIRM No. 10111800

23160121-30BT

BEARINGS SHOWN HEREON ARE GRID

PLANE COORDINATE SYSTEM, NORTH

CENTRAL TEXAS ZONE (NAD 83) AS

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD

BOUNDARY LINE ACCORDING TO

EFFECTIVE SEPTEMBER 25, 2009.

THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE

RATE MAP FOR TARRANT COUNTY. TEXAS

COMMUNITY PANEL No. 48439C0480 K, MAP

BEARINGS BASED ON THE TEXAS STATE

DERIVED FROM CITY OF MANSFIELD GPS

CLS JOB No. 23-0120



7901 4th St. N STE 300. ST Petersburg, Florida 33702. P: 281-899-0250

PROPERTY OF AESOM INT. WHETHER THE PROJECT FOR THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE PROJECTS WITHOUT PERMISSION OF ACE SERVICES



23160121-30BT

Rock Sheep Properties Shane Farrar 817-614-4354 email: rocksheepventures@gmail.com 1836 Cannon Dr. Suite 1200 Mansfield, TX 76063

SHANE

REVISION DATE

ISSUE DATES 18/10/2024 ONWER REVIEW SET

DRAWN BY CHECKED BY SA

PROJECT NUMBER: 240215P-A4 18/10/2024

Site Plan

SHEET NUMBER:

EXHIBIT A ZC#24-013

Site Plan

Proposed Name: SHANE FARRAR CAR WASH & HTeaO Restaurant Reference to original survey / Plat with recording information: Abstract No. 162

> City of Mansfield, Tarrant County, Texas DATE: NOVEMBER 3, 2023

Acreage: 2.000 ACRES OF LAND Number of lots: 1

THENCE S 29° 33' 28" E, 615.77 feet along the common boundary line between said Callaway and Ray Tract and said Lot 1, Block 1, New Elementary School South Addition to the PLACE OF BEGINNING, containing 2.000 acres (87,090 square feet) of land.

Southerly corner of Lot 4, Block 1, Hunters Pointe Addition, an addition to the City of Mansfield, Texas,

Addition to a 5/8-inch iron rod found with yellow plastic cap stamped "BGE" at the most Easterly corner

of aforesaid Lot 1, Block 1, New Elementary School South Addition;

according go the plat recorded in Clerk's File No. D219274676 of the Plat Records of Tarrant County, Texas;

THENCE N 60° 24' 38" E, 164.70 feet along the Southeast boundary line of said Lot 4, Block 1, Hunters Point

thereof, lying in the Easterly boundary line of aforesaid Callaway and Ray Tract and the Westerly boundary line

2 Vicinity Plan Copy 1 12" = 1'-0"

LEGEND

Storm Drain Manhole

Electric Meter

Fire Line

Mail Box

Grate Inlet

Guy Anchor

Power Pole

Steel Post

Water Meter

Water Valve

Overhead Electric

Polyvinyl Chloride Pipe

Reinforced Concrete Pip

Sanitary Sewer Manhole

GENERAL NOTES

FLOOD ZONE NOTE

LEGAL DESCRIPTION

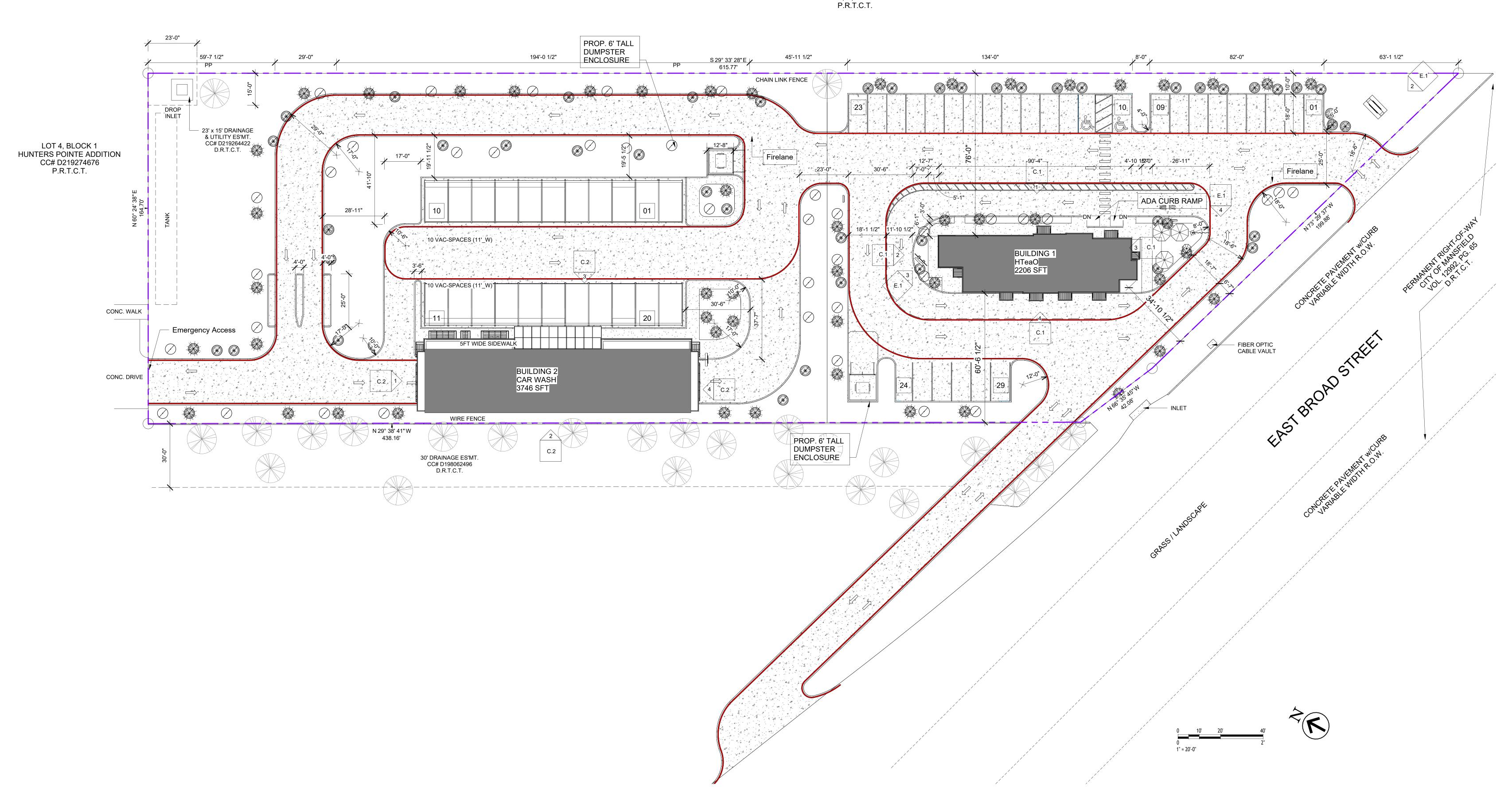




Vicinity Map

Location Map

LOT 1, BLOCK 1 NEW ELEMENTRY SCHOOL SOUTH ADDITION CAB, A, SL 3314



EXISTING PROPOSED

PROPERTY LINE

BUILDING FOOTPRINT

CURB & GUTTER

CONCRETE PAVEMENT

CONCRETE SIDEWALK

FIRE LANE

TBM #X
EL = X.XX

TEMPORARY BENCH MARK

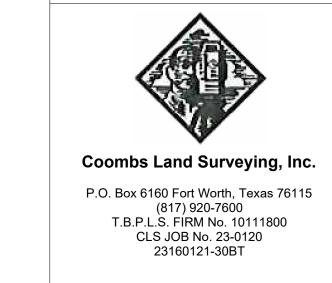
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TEMPORARY BENCH MARK



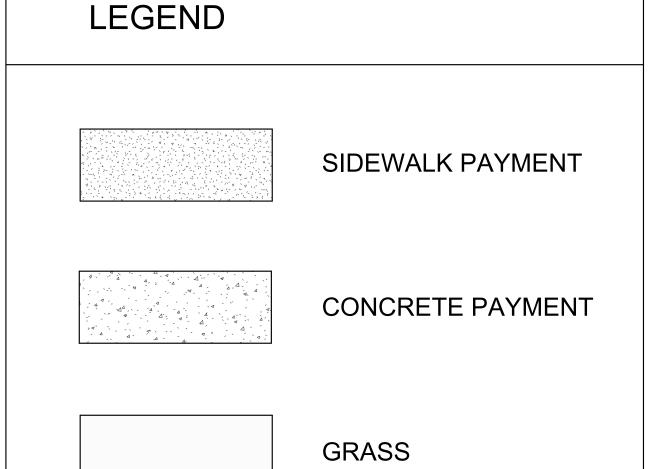


DESIGN ESTIMATE DELIVE

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CONSULTANTS





Rock Sheep Properties
Shane Farrar
817-614-4354
email: rocksheepventures@gmail.com
1836 Cannon Dr. Suite 1200
Mansfield, TX 76063

SHANE FARRAR

REVISION DATE

Output

Date

Output

Date

Output

Date

Output

Date

Output

Date

ISSUE DATES

ONWER REVIEW SET

DRAWN BY
CHECKED BY
PROJECT NUMBER:

240215P-A4

18/10/2024

DATE:

Rock Sheep Properties
Shane Farrar
817-614-4354
email rocksheepventures@gmail.com
1836 Cannon Dr. Suite 1200
Mansfield, TX 76063

Development Plan

Proposed Name: SHANE FARRAR CAR WASH & HTeaO Restaurant

Reference to original survey / Plat with recording information: Abstract No. 162

City of Mansfield, Tarrant County, Texas

DATE: NOVEMBER 3, 2023

Acreage: 2.000 ACRES OF LAND

Number of lots: 1

Development Plan

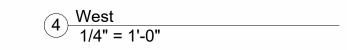
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EXHIBIT B

ZC#24-013











3	South	
	1/4" = 1'-0"	

FACADE MATERIALS AND MANUFACTURERS									
<u>MATERIALS</u>	<u>MANUFACTURERS</u>	AREAS	<u>%AGE</u>						
6 EXTERIOR GRADE TILE CLADDING		1302 SFT	30.1%						
BRICK MASONRY		3020 SFT	69.9%						
		4322 SFT	100%						



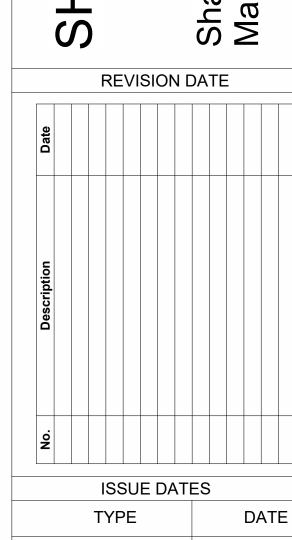
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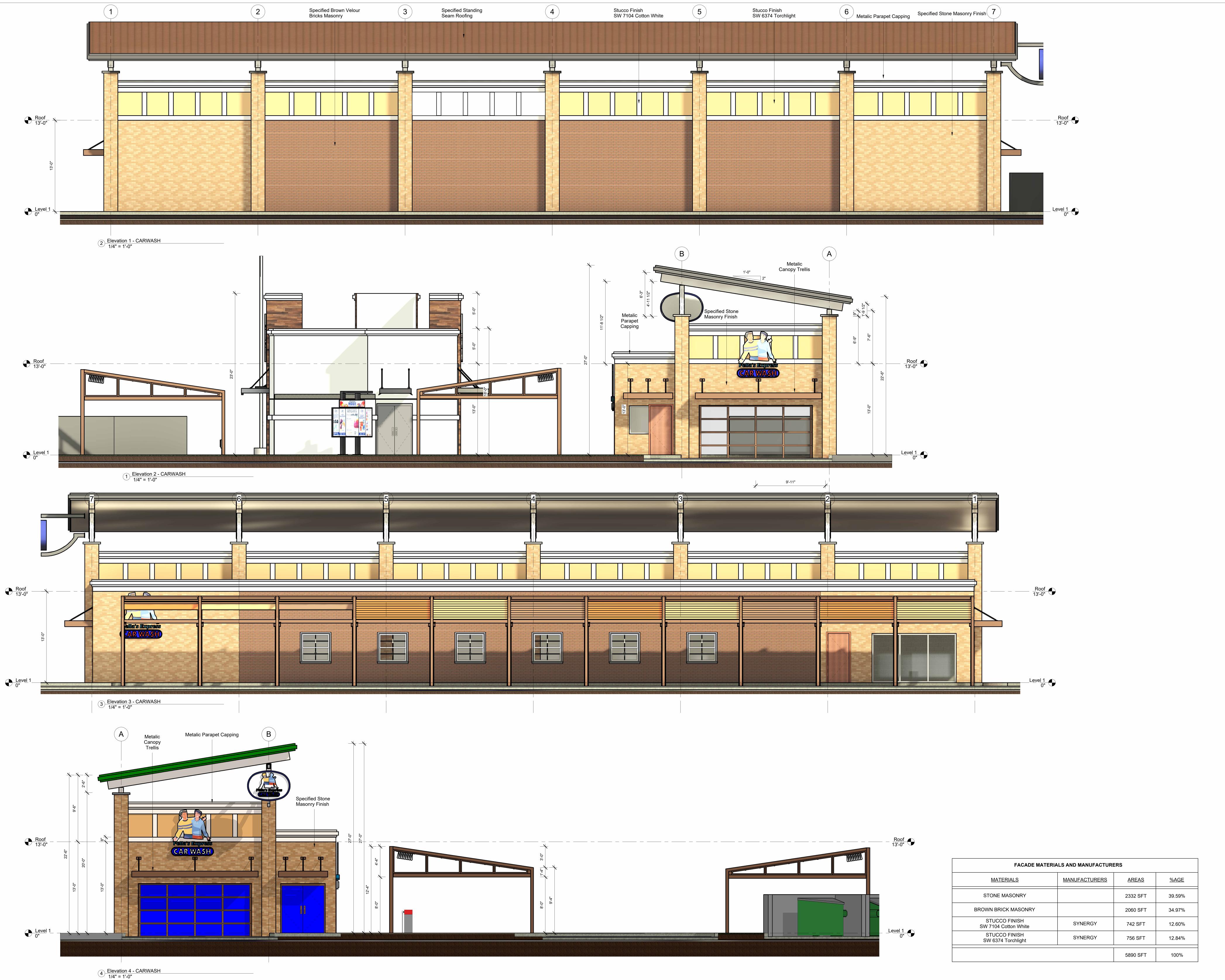


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SHANE FARRAR



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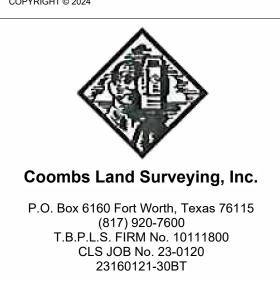




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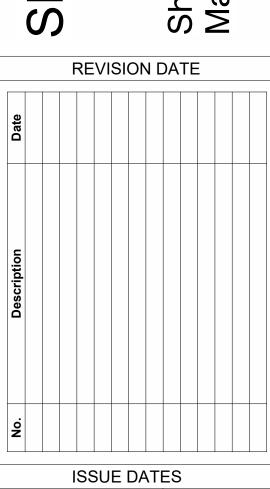
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SHANE FARRAR



TYPE DATE

ONWER REVIEW SET

18/10/2024

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CHECKED BY SA

PROJECT NUMBER:

240215P-A4

DATE:

18/10/2024

SHEET TITLE:

Building Elevations CARWASH

SHEET NUMBER:

C.2 EXHIBIT C ZC#24-013















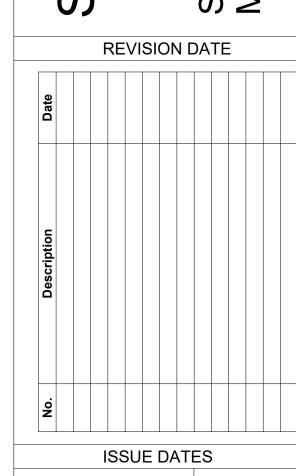
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3D Renders

OUEET NUMB

C.3 EXHIBIT C ZC#24-013















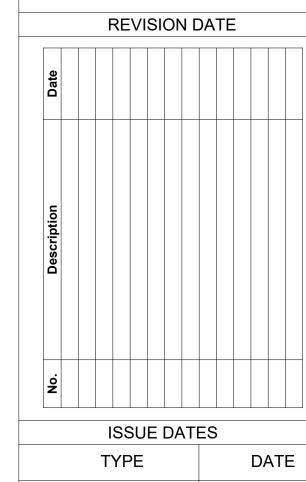
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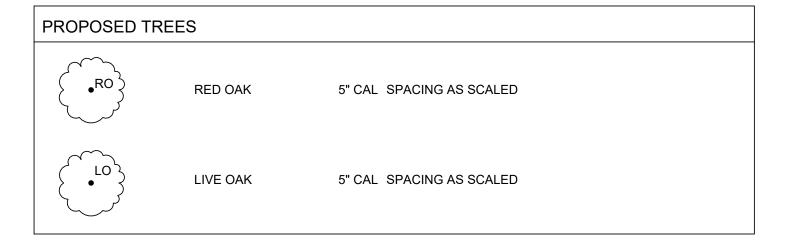
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PROPOSED SHRU	JBS		
	HOLLY, NELLIE R STEVENS	45 GAL	AS SHOWN
	RED DRIFT ROSE	3 GAL / 2' HT	AS SHOWN
	GULF MUHLY (MUHLENBERGIA CAPILLARIS)	5 GAL	AS SHOWN
*	LINHEIMER MUHLY	10 GAL	AS SHOWN

LANDSCAPE 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 CONDITIONS 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.



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SHANE FARRAR

REVISION DATE

Date

Date

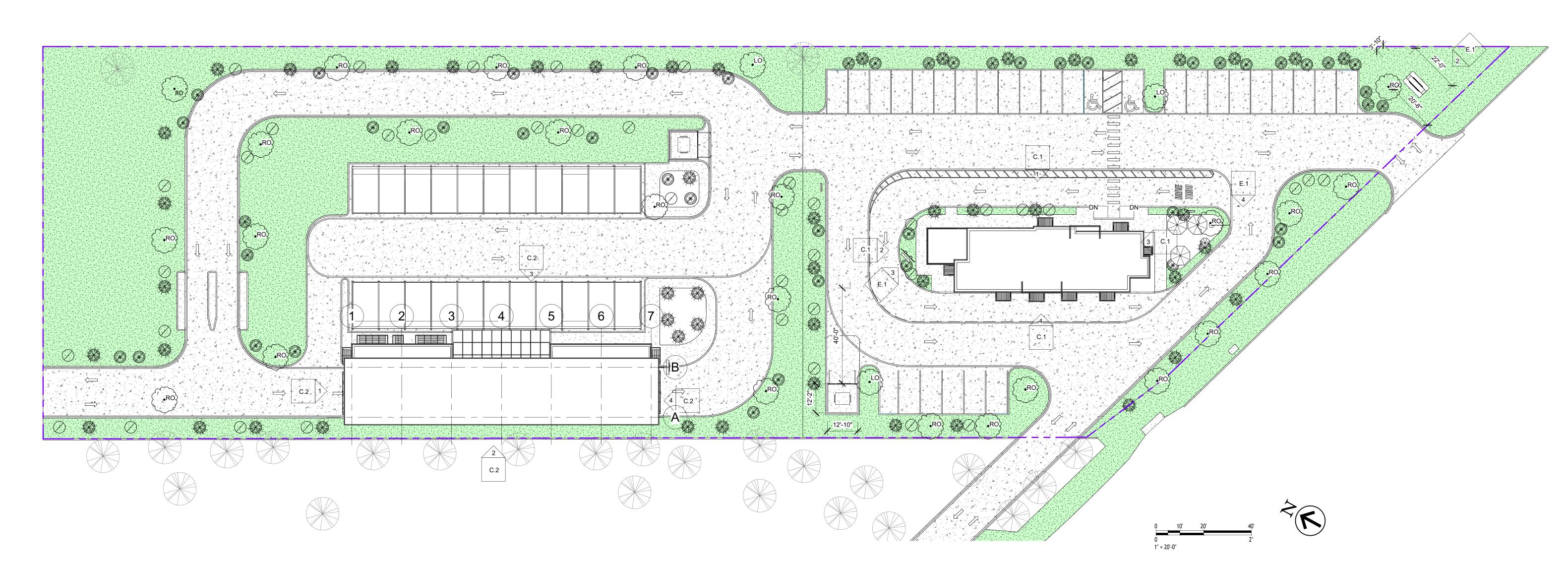
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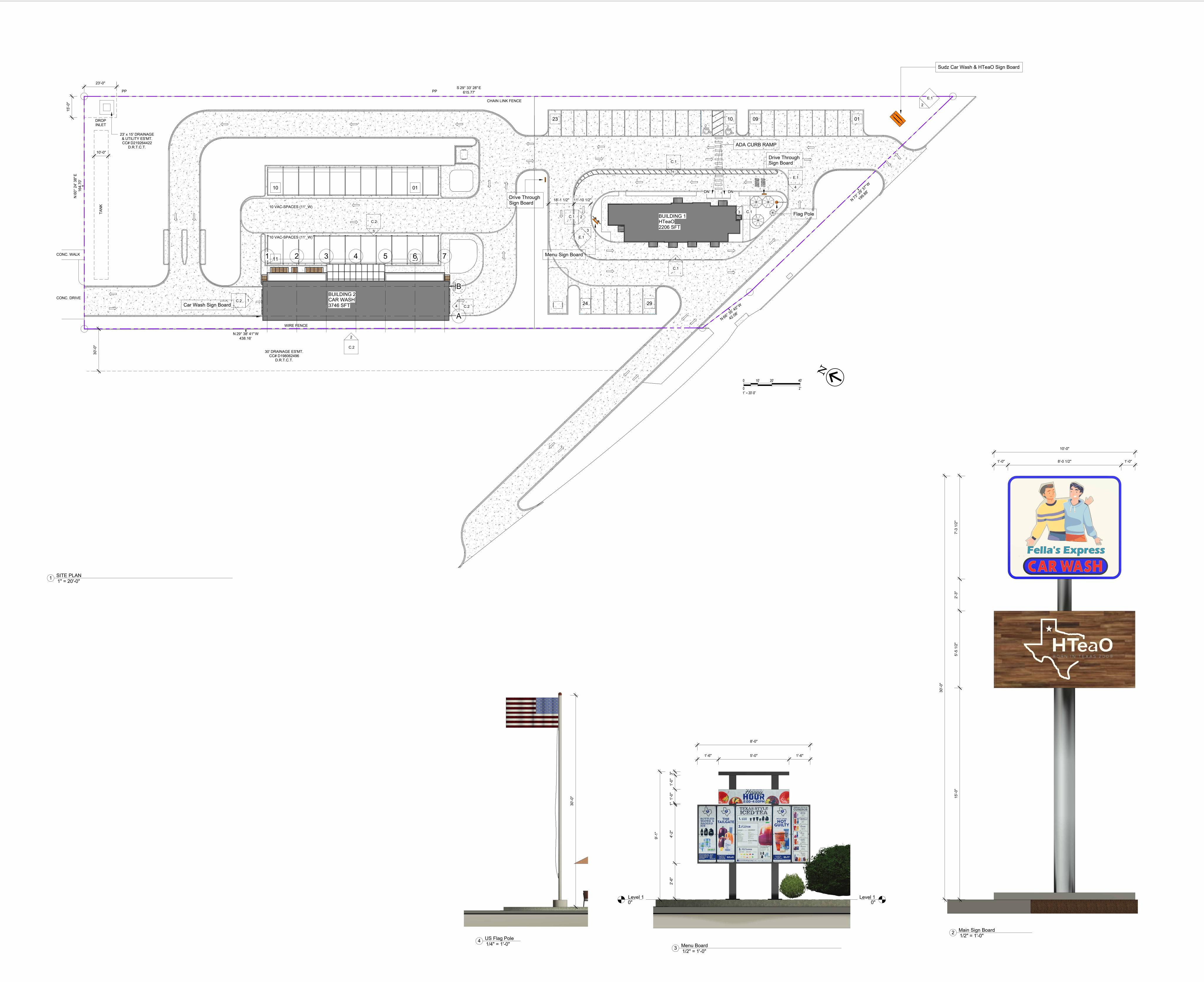
Landscape Plan

SHEET NUMBER:

D.1 EXHIBIT D ZC#24-013



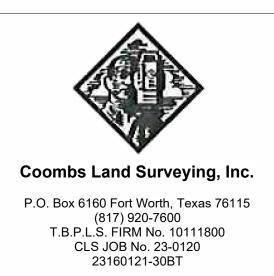
1" = 20'-0"





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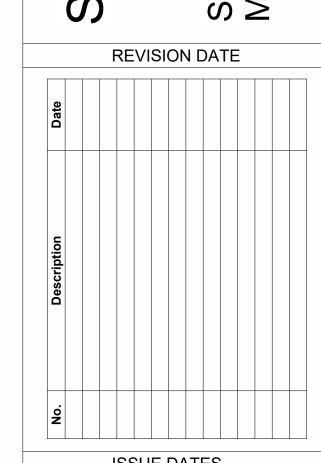




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Signage Layout Plan

SHEET NUMBER:

EXHIBIT E ZC#24-013