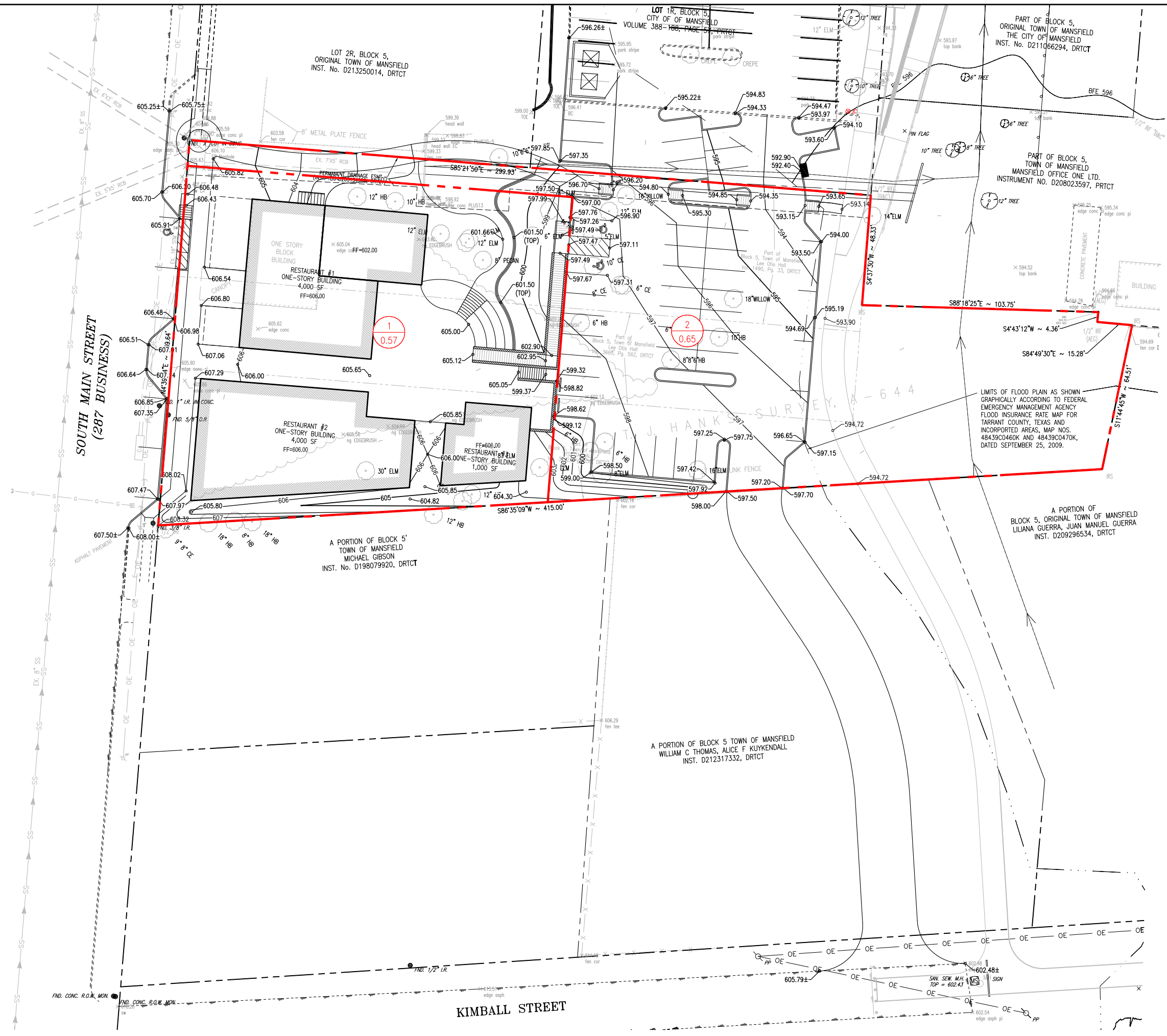


EXHIBIT A



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:
ERIC M. SEELEY, PE 107718 2/24/2016
Name PE No. Date



THE BACKYARD

PRELIMINARY LOT EXHIBIT

SEQ SOUTH MAIN STREET & BROAD STREET
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



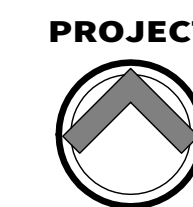
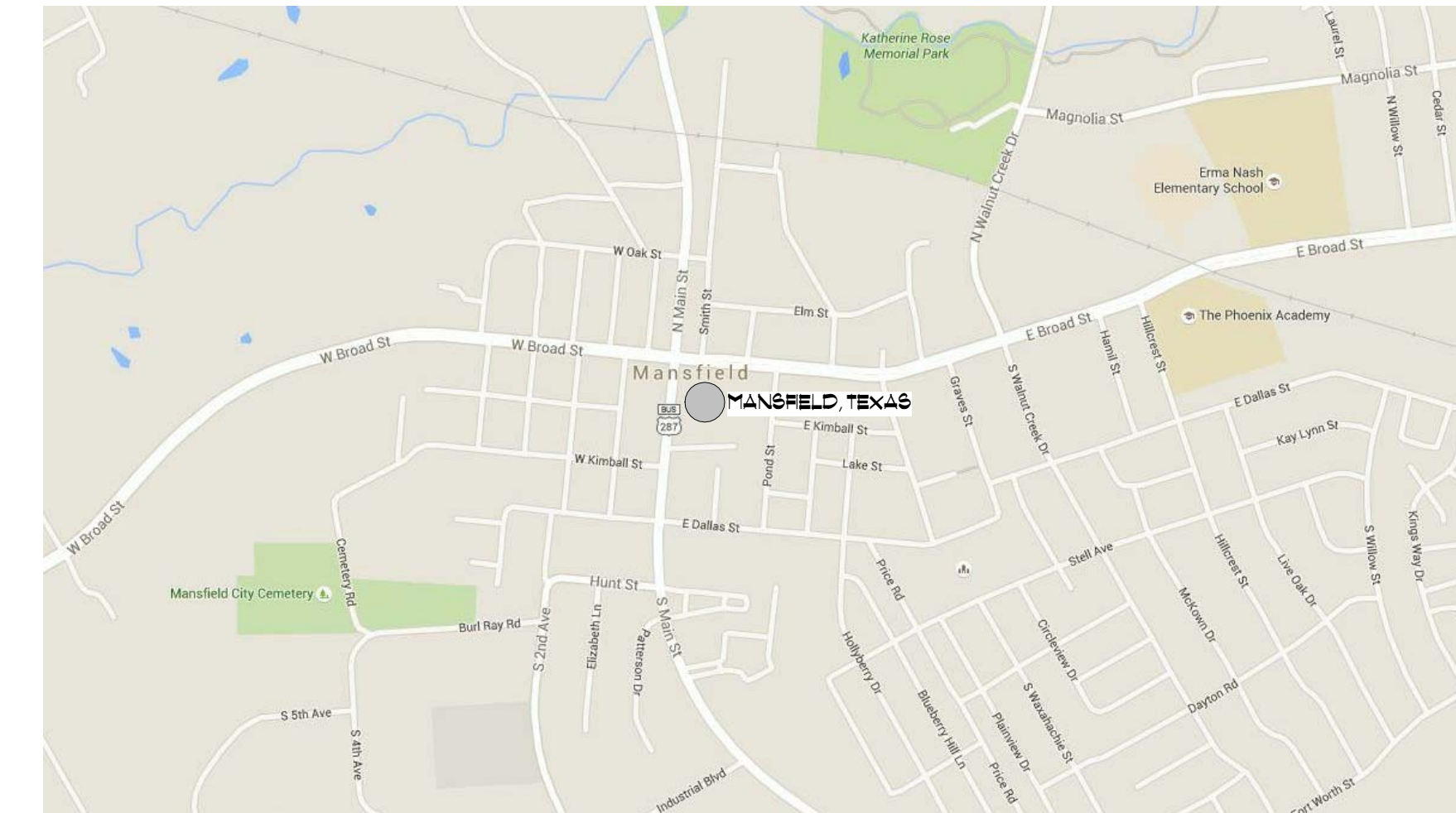
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SW FLAKS DRIVE, SUITE 300
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM: F-1191/TPPLS FIRM: 101536-00

DRAWN BY: J.L. Ryan
DATE: 2/6/2016

PROJECT NO. 2715-1000
SHEET 1 OF 1

PLOTTED BY: JAMES RYAN
PLOT DATE: 2/24/2016 2:33 PM
FILE NAME: J:\MANSFIELD\THE BACKYARD-SOUTH MAIN\04\EXHIBITS\PRELIMINARY GRADING.DWG
SHEET: 1 OF 1

EXHIBIT B



VICINITY MAP

SCALE: 1 1/2" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"



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PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

NEW SITE FOR

S MAIN DEVELOPMENTS

S. MAIN
MANSFIELD,
TEXAS 76063

PROJECT NUMBER:
Project Number

ISSUE DATE: Issue Date

REVISIONS:

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A101

DEVELOPMENT PLAN
S MAIN DEVELOPMENT BY MR
DEVELOPMENT, CORP.
T.J. HANKS SURVEY, A-644
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS
6.25.2015
1.215 ACRES (52,939 SF
COMPOSED OF 3 LOTS:
BLOCK 5 TOWN OF
MANSFIELD
LEE OTIS HALL VOL. 1490
PAGE 33, DRTCT
LEE OTIS HALL VOL. 3663,
PAGE 562, DRTCT
YELETA HALL VOL. 3762,
PAGE 556, DRTCT

PARKING COUNTS

NEW BUILDING PARKING
PROVIDED (TOTAL):
UNDER DESIGN

PARKING ALONG S. MAIN:
4 SPACES

H.C. ACCESSIBLE SPACES PROVIDED:	3 SPACES
----------------------------------	----------

EXHIBIT B



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REVISIONS:

SHEET NAME:

COVER PAGE

SHEET NUMBER:

G001

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AERIAL VIEW OF DEVELOPMENT
DRAWINGS BY JIM RICHARDS

EXHIBIT B

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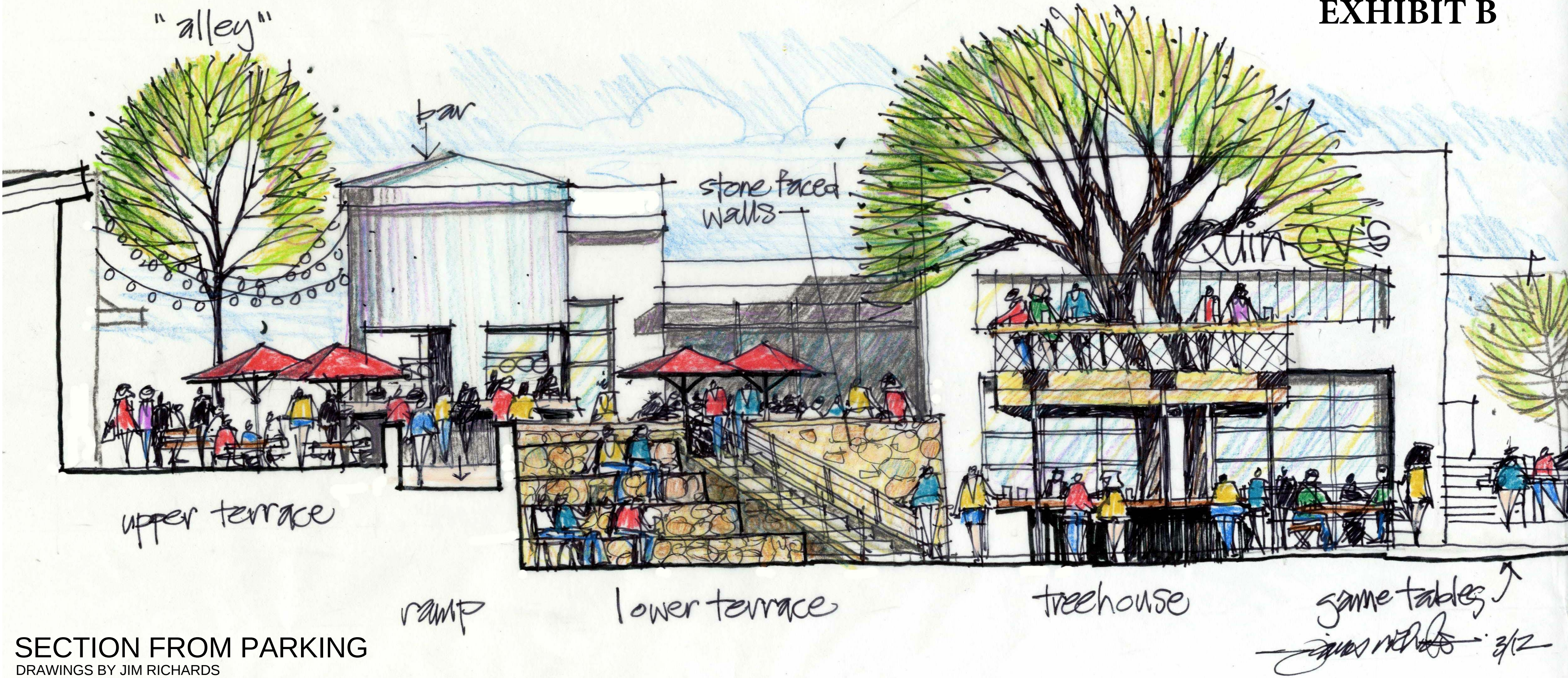
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PERSPECTIVES

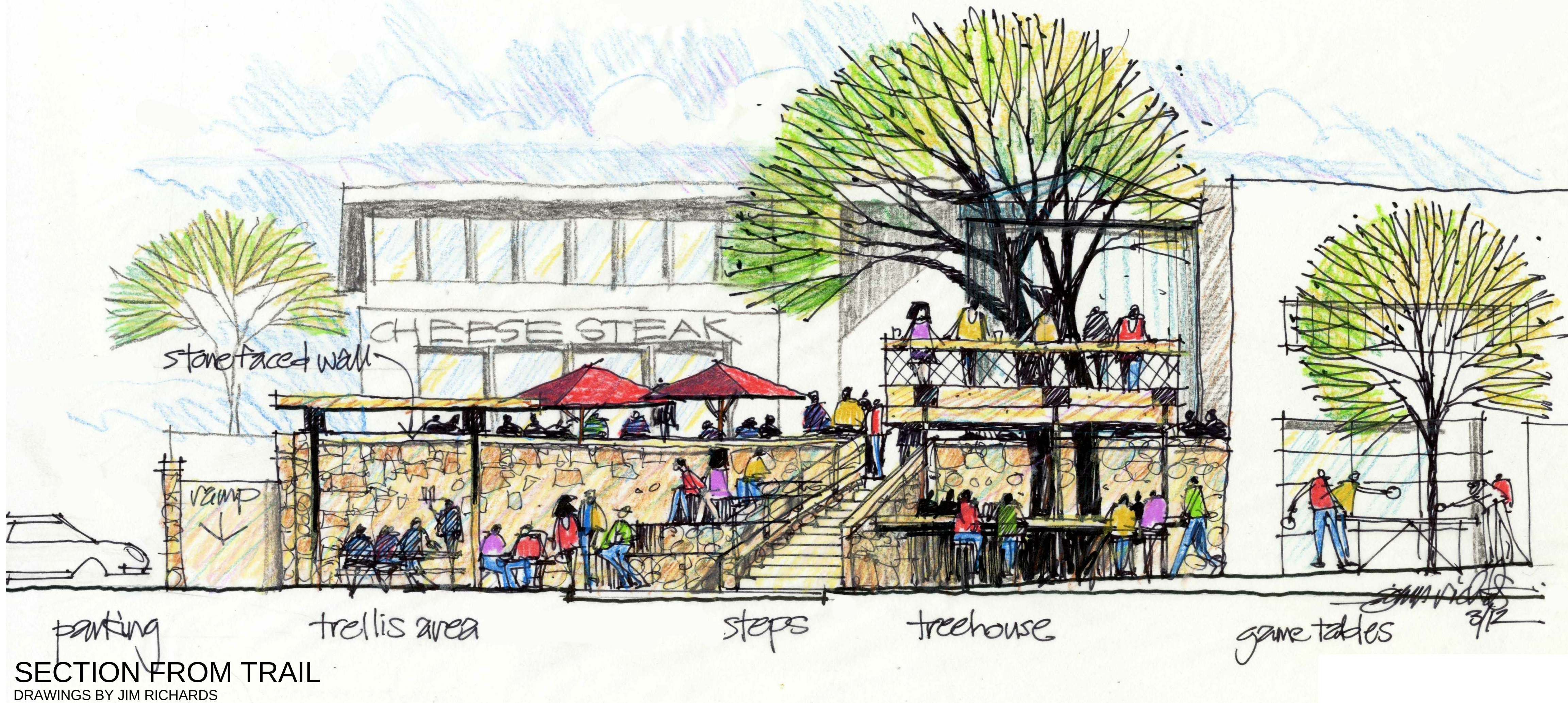
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SECTION FROM PARKING
DRAWINGS BY JIM RICHARDS



SECTION FROM TRAIL
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ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

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MANSFIELD,
TEXAS 76063

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Issue Date

REVISIONS:

SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

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EXHIBIT C

THE BACKYARD ENGINEERS' OPINION OF PROBABLE CONSTRUCTION COST February 8, 2016

Drainage Extension

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM COST
1	Mobilization	1	LS	\$ 6,000.00	\$6,000.00
2	SWPPP	1	LS	\$ 2,500.00	\$2,500.00
3	Remove Exist Headwall	1	LS	\$ 2,500.00	\$2,500.00
4	Connect to Exist RCB	1	EA	\$ 1,000.00	\$1,000.00
5	7' x 5' RCB	95	LF	\$ 425.00	\$40,375.00
7	Embankment	208	CY	\$ 10.00	\$2,080.00

Subtotal **\$54,455.00**

15% Contingency **\$8,168.25**

Total **\$62,623.25**

Drainage Extension

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM COST
1	Mobilization	1	LS	\$ 6,000.00	\$6,000.00
2	SWPPP	1	LS	\$ 2,500.00	\$2,500.00
5	7' x 5' RCB	120	LF	\$ 425.00	\$51,000.00
6	Type PW Headwall	1	EA	\$ 7,500.00	\$7,500.00
7	Embankment	264	CY	\$ 10.00	\$2,640.00

Subtotal **\$69,640.00**

15% Contingency **\$10,446.00**

Total **\$80,086.00**