

- The original concept showed a baseball field with backstop and perimeter fence and flag poles. This original concept had to be amended due to both drainage issues and Oncor comments that prevent any ungrounded metal objects within their 150 wide easement. Also this area is the lowest point on the property and will ultimately accommodate the storm water generated on the property after being detained and released.
- **Revised Submission** The new submission has this area defined as (Activity Area) or greenspace. There is approximately 3.5 acres dedicated to this greenspace and it will be used for various recreation activities that do not involve permanent structures. It will be maintained by the HOA as well as the rest of both TRWD and Oncor easements. Which make up over 20 acres of the property.
- ***This revision places the amenity and activity space in the center of the community. There were ongoing storm drain concerns regarding the activity and amenity area since they were placed in the lowest corner of the property wedged between the Oncor and TRWD easements. Consequently we worked with staff to locate in an area that incorporates retention detention pond into the Amenity area.***
- The original concept plan showed the entry monument sign located at the northeast corner of the common area or "Preserve". Oncor will not permit at this time the permanent columns shown on the concept. The clipped corner and the wrought iron fence, (black pvc knock off) is permissible. The have now and will have their swing gate incorporated into the fence along Lillian Road.
- The new submission has moved the same monument sign and landscaping that was shown to a new location on the south side of the property at the landscaped corner at Lillian Road, (Lot 1X) That location is actually larger and more appropriate for the monument sign and entry.
- ***This revision leaves the main entry and monument sign in the same location. No change in the location of the sign or the design shown on the attached rendering***
- The original concept showed the parking perpendicular to Tall Meadow Drive.
- The new concept shows the parking parallel to Tall Meadow Drive. Oncor requested more room to navigate within their easement.

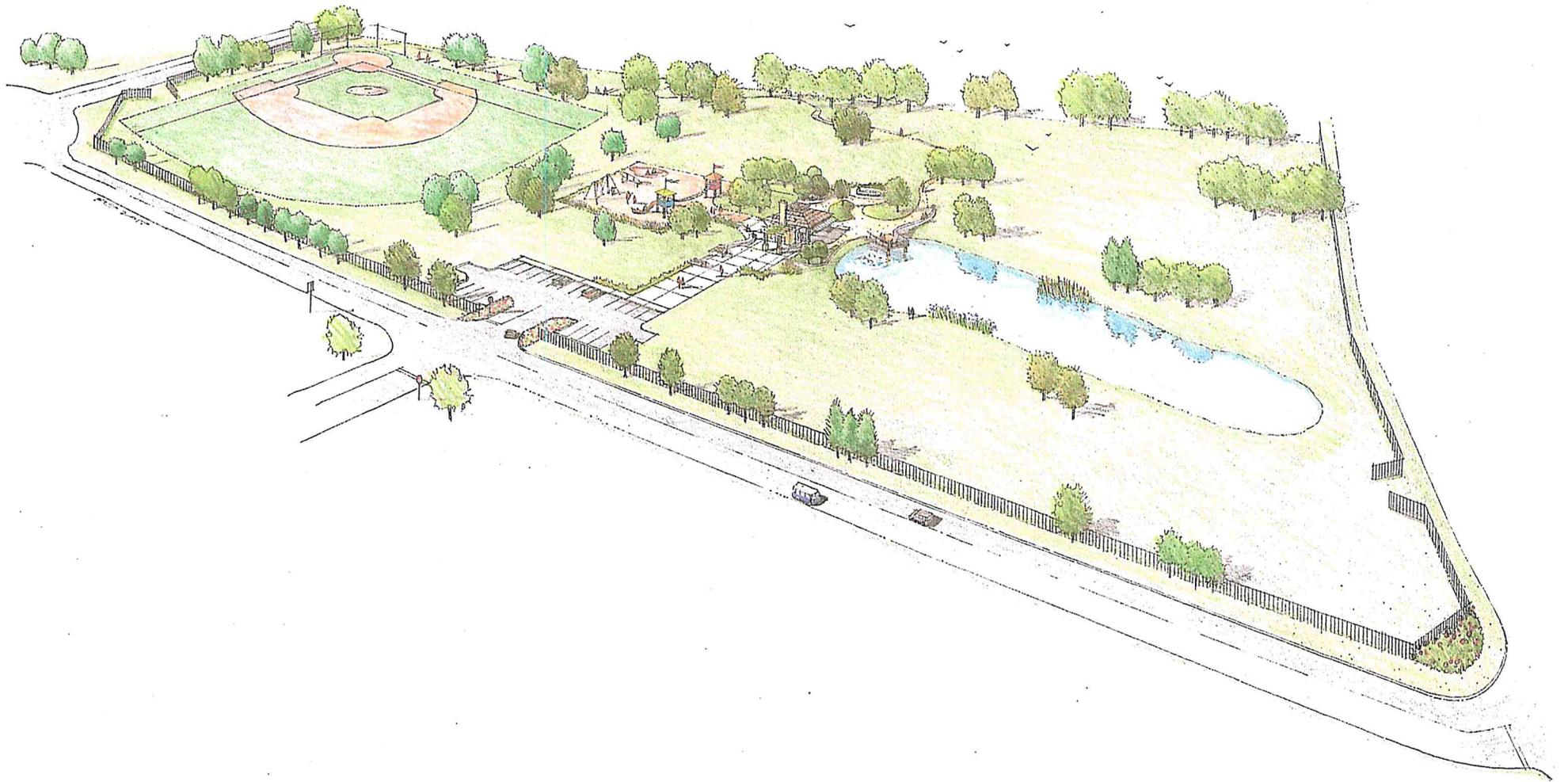
- ***This revision incorporates the parking in the amenity outside of any dedicated easement and is enlarged.***
- The preliminary plat showed lot lines that crossed or entered with Oncor or TRWD easements. Both Utility companies insisted that the property line terminate at their easement boundary
- **The new preliminary plat show all property lines to be contained outside of either utility easement. This resulted in a net reduction of 6 lots in the Development.**
- ***This condition of the Preliminary Plat has not changed. Not lot count increase has occurred.***
- The original concept showed a central gathering amenity which included a loggia, outdoor BBQ, fire pit, fireplace, playground, fishing pier, manmade pond with natural vegetation.
- **The new submission has not changed this amenity. This is located in the wedge of land that is in neither easement.**
- ***This revision has relocated the area dedicated to amenity per the attached Preliminary Plat and Amenity Plan. The components of the amenity have not changed.***
- The original concept showed trees planted at the edge of the Oncor easement along Tall Meadow drive with a fence on the easement boundary.
- **The new submission shows the fence at the easement boundary and the tree planted at the edge of the Tall Meadow Drive Parkway. Oncor prohibits the planting of any trees in their easement. There will be a minimum of 20 trees 4" caliper plus plants and shrubs and seasonal color all irrigated.**
- ***This revision does not change this landscaping.***

**In summary the relocation of the amenity was necessitated by a concern over the functionality of the area dedicated as Amenity Center and Activity space.**

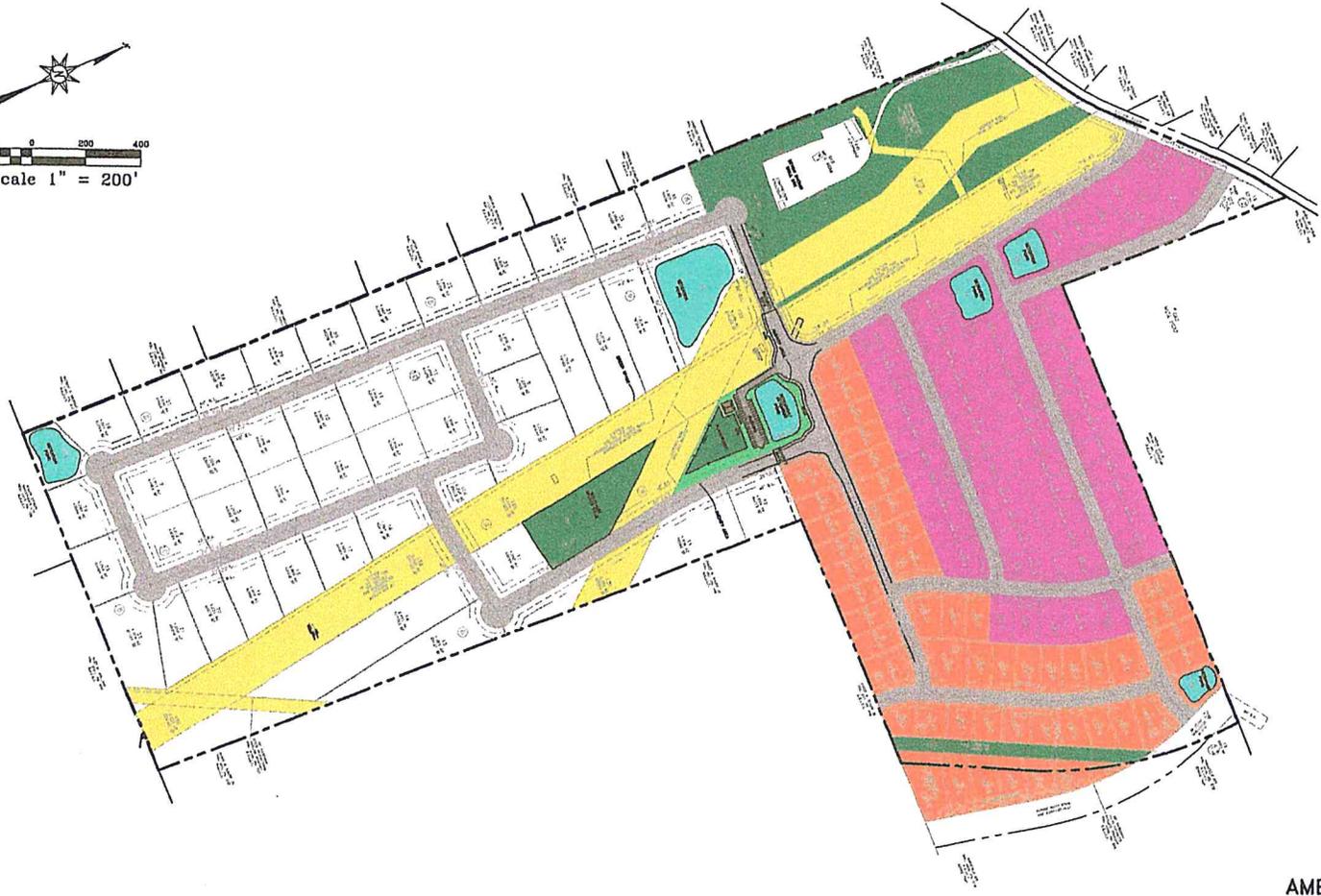
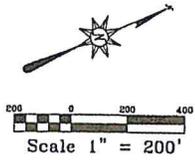
**This revision greatly increases the functionality by avoiding drainage issues. Incorporating the easements as mowed green space and creating long vistas of open space. The access to all residents is increased by locating it centrally in the community. All residents will access through the main park entrance located outside the private gated lots. The 1 acre plus lots will still be secured from all vehicular traffic by the gates and the access to the private area will remain pedestrian so that all residents can use the easement green space.**



Entryway Plan approved by Council on May 8, 2017



Amenity Center Plan approved by Council on May 8, 2017



SURVEYOR:  
**DFW**  
 Geodesy  
1001 SOUTH ARROW STREET  
 FORT WORTH, TX 76104  
 817-335-1234

**HCE** **Hickman Consulting Engineers, Inc.**  
5004 County Road 1024  
 Farmersville, Texas 75442  
 Ph (972)704-2400 • Fax (972)703-0654  
 Engineers Planners  
 F-12172

**AMENITY CONCEPT PLAN**  
 THE OAKS PRESERVE  
 MANSFIELD, JOHNSON COUNTY, TEXAS  
 MKP & ASSOCIATES  
 1375 GILMAN RD  
 FT WORTH, TX 76140  
 817-729-6511

# Towngreen Loggia & Gathering

- Existing Natural Pond
- Lighted water feature
- Crushed granite walking trails
- 1000 SF loggia with lighted cupola
- Outdoor fire pit
- Outdoor stone and brick fireplace
- Recessed conversation pit
- Raised stone planting beds
- Stained concrete/paver courtyards
- Outdoor specialized lighting
- Extensive native and ornamental grasses
- Supplement existing stand of trees with shrubs, trees, rocks etc.
- Outdoor kitchen in Loggia

