

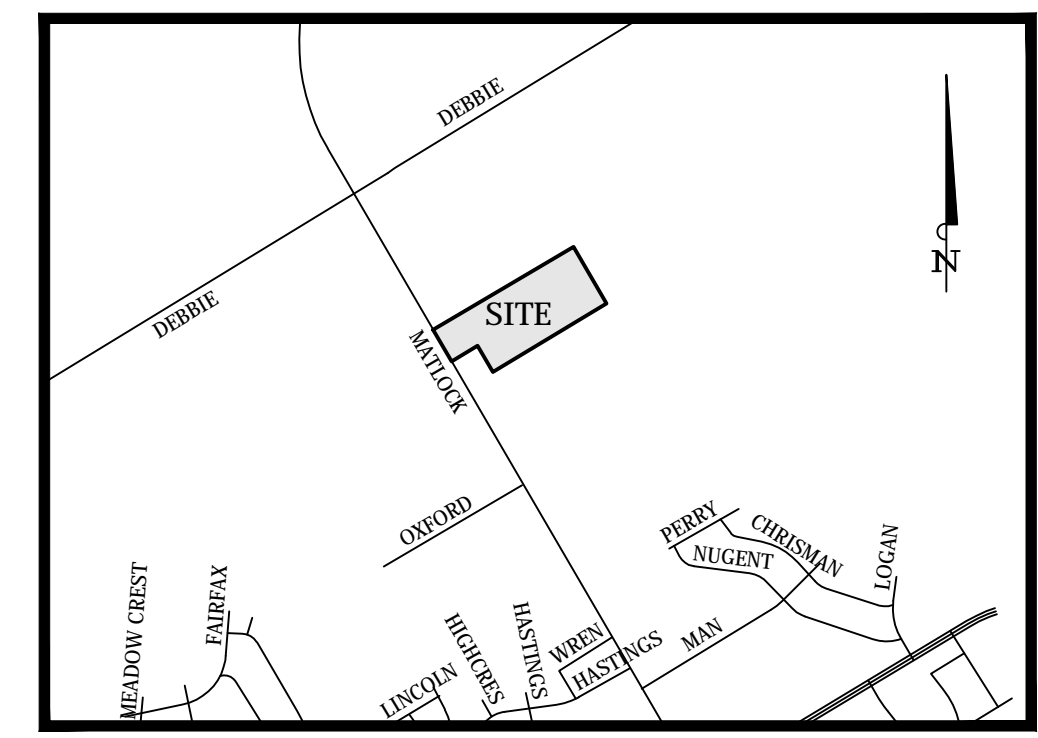
| LOT SUMMARY TABLE |             |
|-------------------|-------------|
| GROSS ACREAGE     | 15.46 ACRES |
| RESIDENTIAL LOTS  | 59 LOTS     |
| OPEN SPACE LOTS   | 8 LOTS      |
| 60' LOTS          | 14 LOTS     |
| 65' LOTS          | 45 LOTS     |

- NOTES:**
- STORM WATER DETENTION AND STORM WATER QUALITY WILL BE ADDRESSED IN THE PLATTING STAGE OF THIS PROJECT.
  - IF PROPERTY TO THE NORTH DOES NOT DEVELOP WITH C2 ZONING, A STREET STUB MUST BE PROVIDED TO THE NORTH.
  - DEVELOPMENT WILL COMPLY WITH THE LANDSCAPE REQUIREMENTS OF 7300.
  - DEVELOPMENT WILL COMPLY WITH 4600D.
  - HOA SHALL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE, LANDSCAPING AND SCREENING WALL.
  - NO TREES, FENCES, WALLS OR ANYTHING OVER 2 FEET IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS.
  - DRIVEWAYS ON LOTS 1, 2 AND 3, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2 WILL BE LOCATED ON THE EAST SIDE OF THE LOT.
  - DURING ENGINEERING DESIGN, IF IT IS FOUND THAT THE CURRENT AREAS MARKED FOR DETENTION ARE INADEQUATELY SIZED, THE DEVELOPER MAY HAVE TO GIVE UP A LOT IN ORDER TO ACCOMMODATE THE REQUIRED AREA.
  - STORM WATER QUALITY WILL BE ADDRESSED IN ACCORDANCE WITH ISWM DURING THE ENGINEERING DESIGN.
  - FENCES WILL BE SHOWN ON THE PLOT PLAN AT TIME OF BUILDING PERMIT.

- REQUESTED DEVIATIONS FROM SF 7.5/18**
- AT LEAST 10 HOMES WILL HAVE J-SWING GARAGES.
  - MINIMUM LOT WIDTH OF 60'
  - MAXIMUM LOT COVERAGE OF 55%
  - MINIMUM SQUARE FOOTAGE ON A LOT WILL BE 7,200 SQ. FT.
  - CORNER LOTS SHALL HAVE A MINIMUM WIDTH OF 70'.
  - THE MINIMUM FLOOR AREA PER UNIT SHALL BE 1,800 SQ. FT.

**ZONING STATEMENT:**  
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**DEVELOPER:**  
 SKORBURG COMPANY  
 8214 WESTCHESTER DRIVE,  
 SUITE 710  
 DALLAS, TEXAS 75225  
 (214) 522-4945  
 CONTACT: JOHN ARNOLD  
 EMAIL:  
 jarnold@skorburgcompany.com



PREPARED BY:  
**BANNISTER ENGINEERING**  
 240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)  
 PROJECT NO. 090-16-12 CONTACT: CODY BROOKS, P.E.

59 Residential Lots, 8 Common Area Lots

## EXHIBIT "B" DEVELOPMENT PLAN

for  
 "Cypress Crossing Addition"  
 situated in the James Grimsley Survey  
 Abstract No. 578,  
 City of Mansfield, Tarrant County, Texas.  
 ±15.46 Acres



Know what's below.  
 Call before you dig.  
 (@ least 48 hours prior to digging)

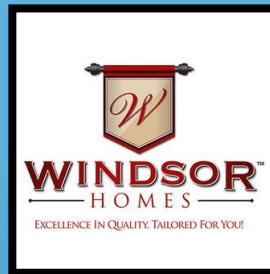
DECEMBER 7, 2016

ZC#16-017

# REPRESENTATIVE PRODUCT

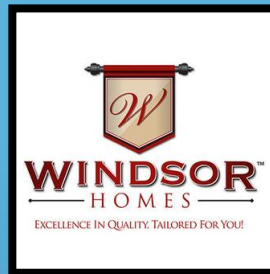


# REPRESENTATIVE PRODUCT



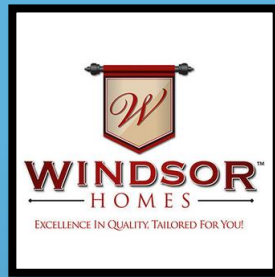
ZC #16-017

# REPRESENTATIVE PRODUCT



ZC #16-017

# REPRESENTATIVE PRODUCT



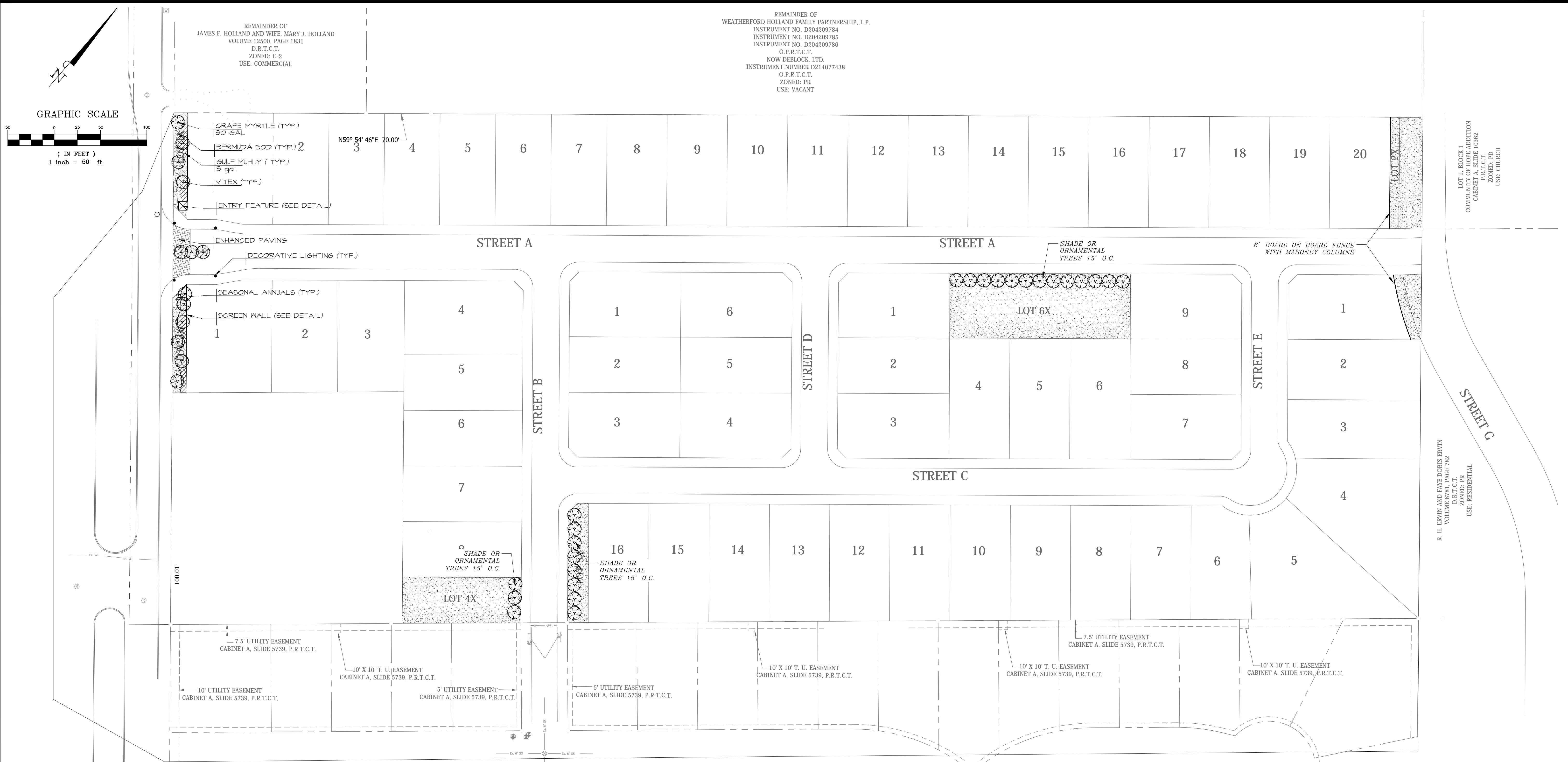
ZC #16-017

# REPRESENTATIVE BOULEVARD



# REPRESENTATIVE ENTRY FEATURE AND LANDSCAPING

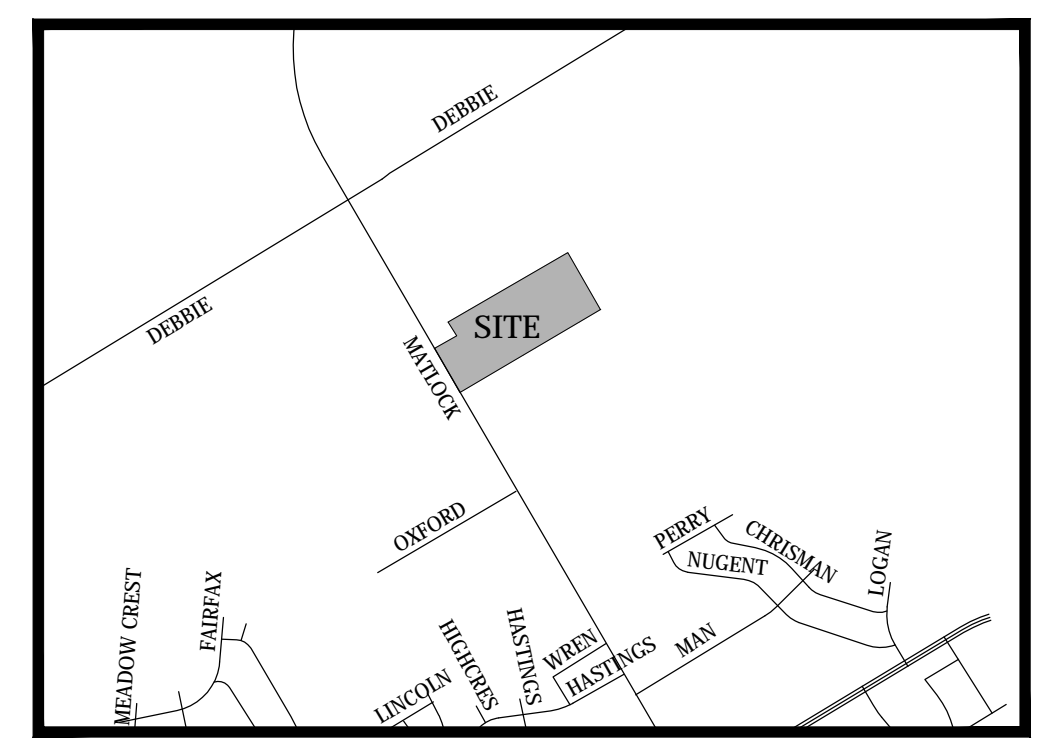




59 Residential Lots, 8 Common Area Lots

- NOTE:**
- DECORATIVE STREET LIGHTING AT THE ENHANCED ENTRYWAY WILL BE PROVIDED THAT CONFORMS TO THE CITY'S STANDARDS WITH ONCOR ELECTRIC SERVICES OR OTHER UTILITY PROVIDERS.
  - FINAL LANDSCAPE PLANS WILL COMPLY WITH THE LANDSCAPING SECTION 7300 IN THE ZONING ORDINANCE. HOA WILL MAINTAIN ALL PLATTED OPEN SPACE LOTS. THIS WILL INCLUDE LANDSCAPE MAINTENANCE, SCREEN WALL MAINTENANCE. ALSO NO TREES, FENCES, WALLS OR ANYTHING OVER 2 FEET IN HEIGHT WILL BE PERMITTED IN THE VISIBILITY TRIANGLE.

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**EXHIBIT D-1**  
for  
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Abstract No. 578,  
City of Mansfield, Tarrant County, Texas.  
±15.46 Acres

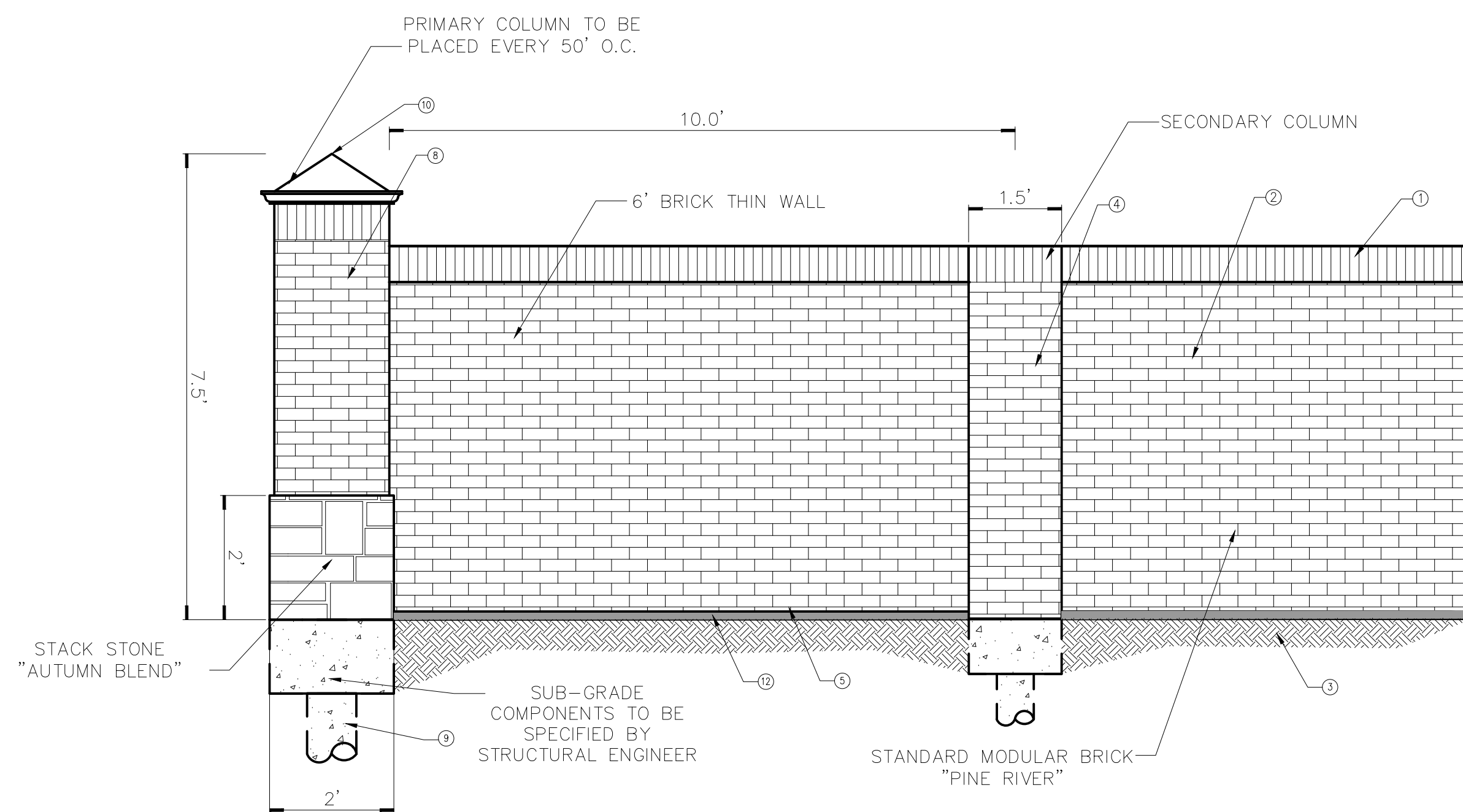
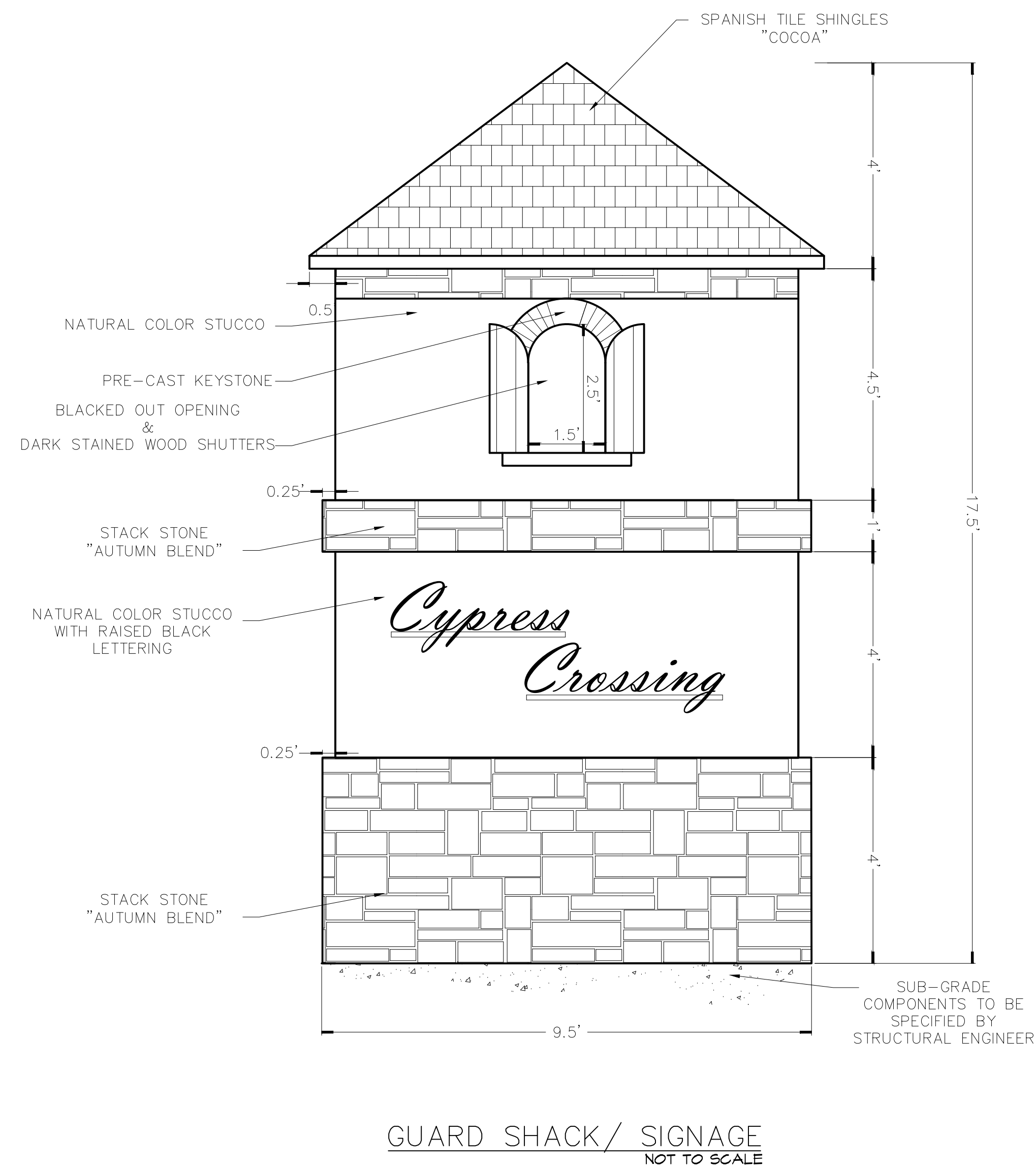
December 7, 2016

PREPARED BY:  
**BANNISTER ENGINEERING**  
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)  
PROJECT NO. 090-16-12 CONTACT: CODY BROOKS, P.E.

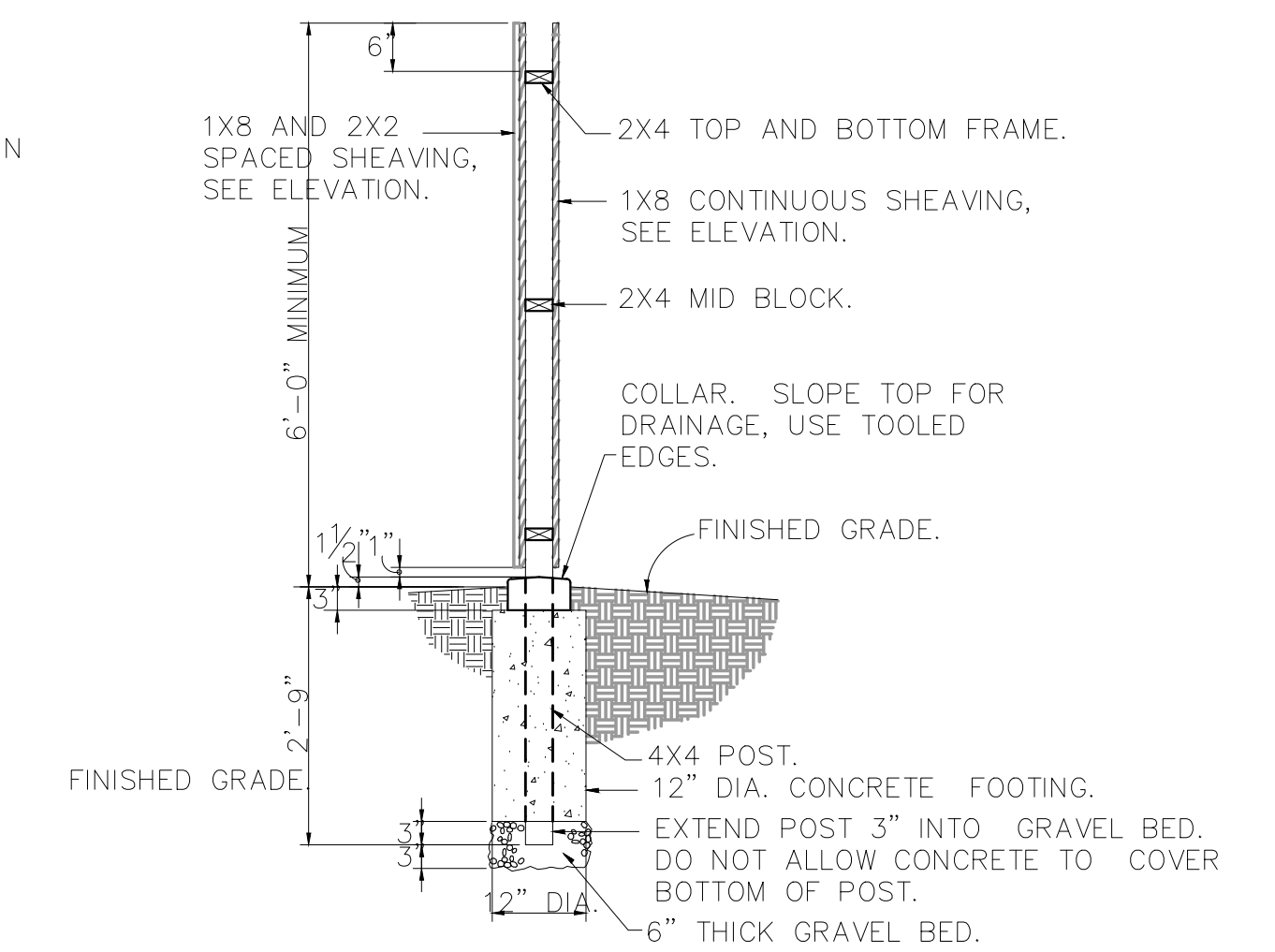
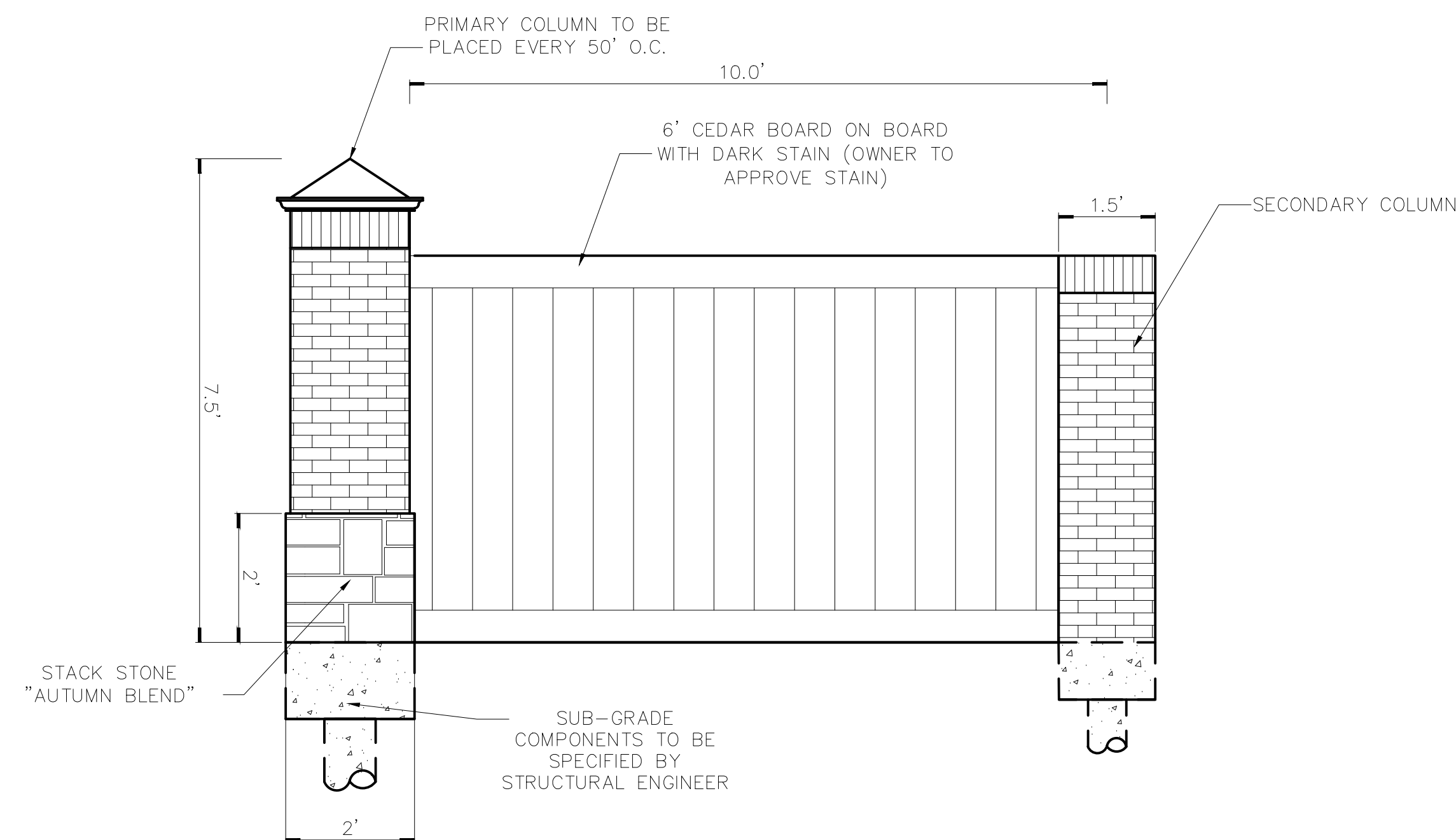
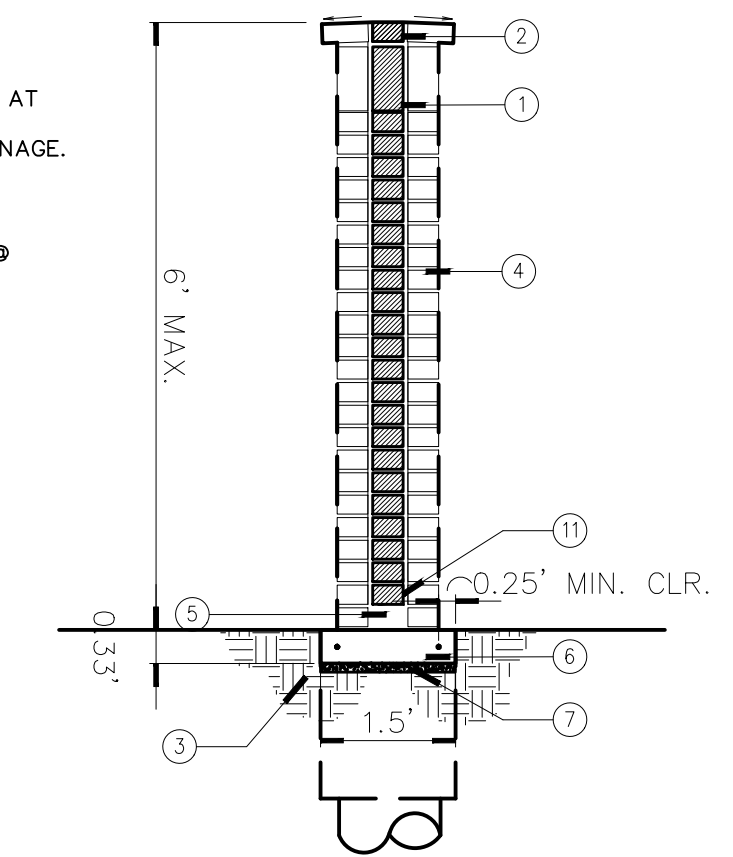
DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
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DALLAS, TEXAS 75225  
(214) 522-4945  
CONTACT: JOHN ARNOLD  
EMAIL:  
jarnold@skorburgcompany.com

PLANNED BY:  
BANNISTER ENGINEERING, LLC (F-10599)  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE (817) 842-2094  
FAX (817) 842-2095  
CONTACT: CODY BROOKS, P.E.





- ① SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION).
- ② STANDARD RUNNING BOND BRICK FACING W/STANDARD MASONRY H-REINFORCING. BRICK SELECTION BY OWNER. REINFORCING W/ 1-NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE.
- ③ COMPACTED SUBGRADE TO 95% OF AASHTO T-99 DENSITY.
- ④ STANDARD 16" WIDE BRICK SUPPORT @ 12' OR 10' O.C.
- ⑤ BOTTOM COURSE WITH WEEP OPENINGS
- ⑥ CONCRETE MOW-STRIP W/ (2) #4 BARS CONTINUOUS, 8" o.c. MIN.
- ⑦ 1" SAND SETTING BED.
- ⑧ STANDARD 24"x24" COLUMN @ 60' OR 20' O.C.
- ⑨ 12"~ PIER x DEPTH TO 8' MIN. BELOW EXISTING GRADE @ 12' O.C. MAX. (O.C. TO MATCH COLUMNS & BRICK SUPPORTS)
- ⑩ CAST STONE COLUMN CAP
- ⑪ 3"x3"x1" GALVANIZED ANGLE IRON
- ⑫ 4" OPENING



**EXHIBIT D-2**  
for  
"Cypress Crossing Addition"

situated in the James Grimsley Survey  
Abstract No. 578,  
City of Mansfield, Tarrant County, Texas.  
±15.46 Acres

December 7, 2016

PREPARED BY:  
**BANNISTER**  
ENGINEERING  
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

PLAN PREPARED BY:  
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ZC#16-017



ENTRY CROSS SECTION  
NOT TO SCALE

**EXHIBIT D-3**  
for  
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situated in the James Grimsley Survey  
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240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

PROJECT NO. 090-16-12

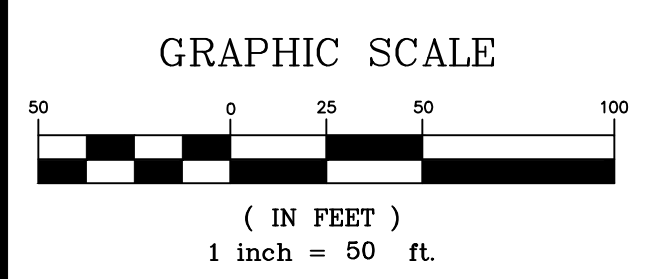
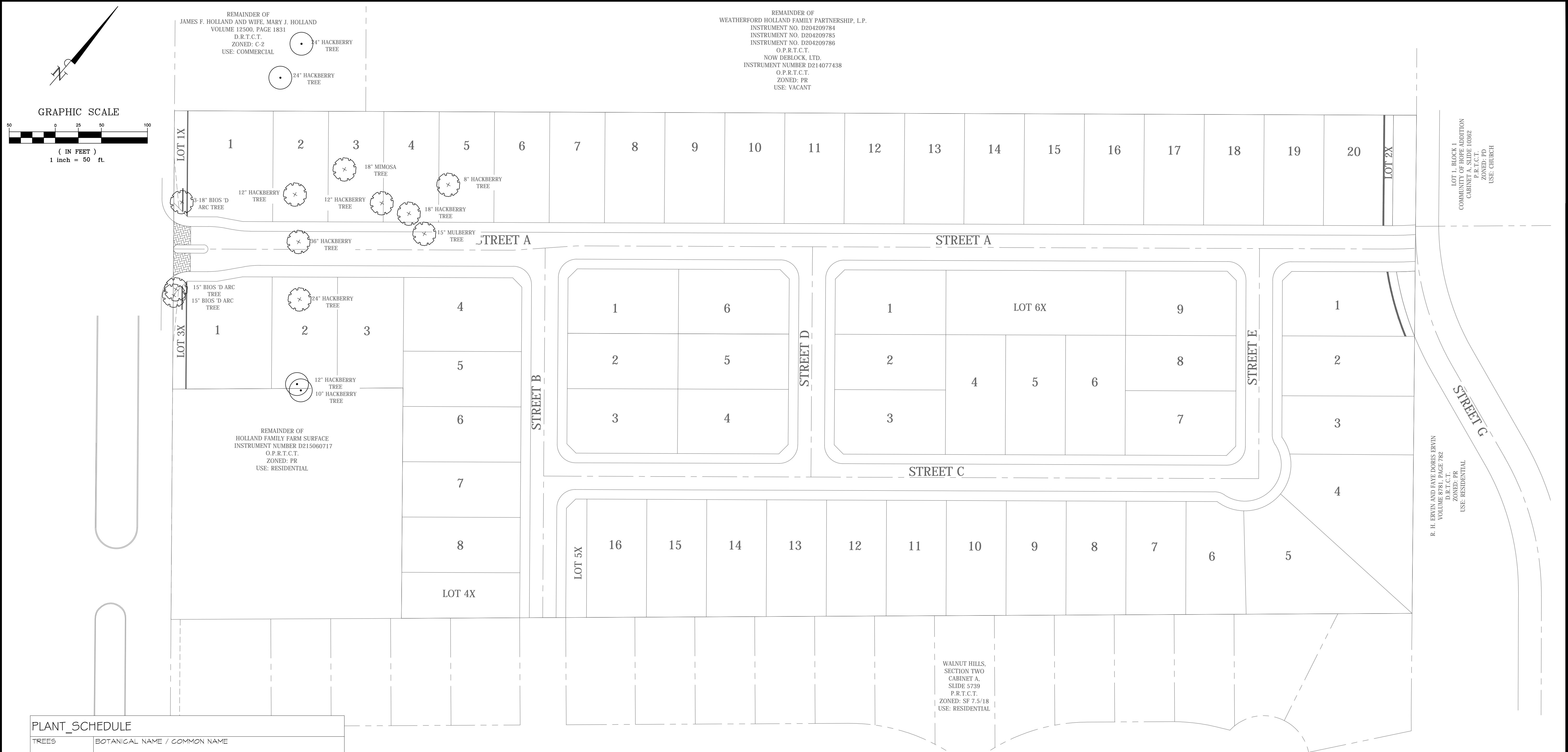
CONTACT: CODY BROOKS, P.E.

PLAN PREPARED BY:

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EMAIL:  
jarnold@skorburgcompany.com



**PLANT\_SCHEDULE**

| TREES | BOTANICAL NAME / COMMON NAME |
|-------|------------------------------|
|       | EXISTING TREE TO BE REMOVED  |
|       | EXISTING TREE TO REMAIN      |

**LOT SUMMARY TABLE**

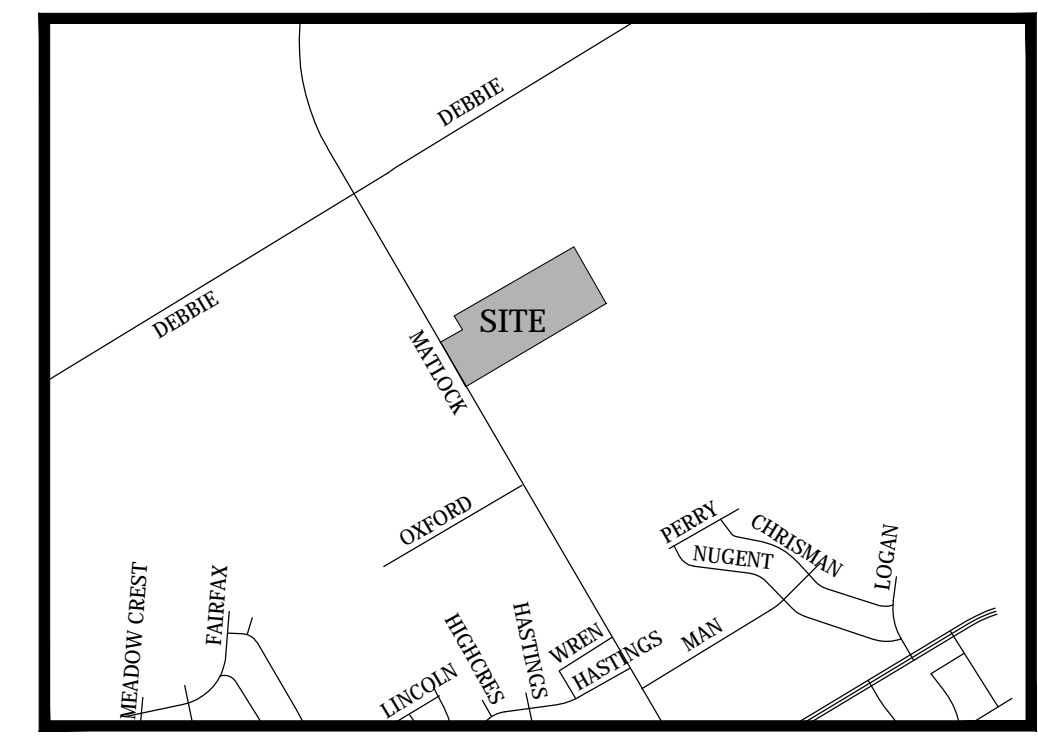
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59 Residential Lots, 8 Common Area Lots

**EXHIBIT D-4**  
 for  
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 Abstract No. 578,  
 City of Mansfield, Tarrant County, Texas.  
 ±15.46 Acres

NOVEMBER 29, 2016

ZC#16-017

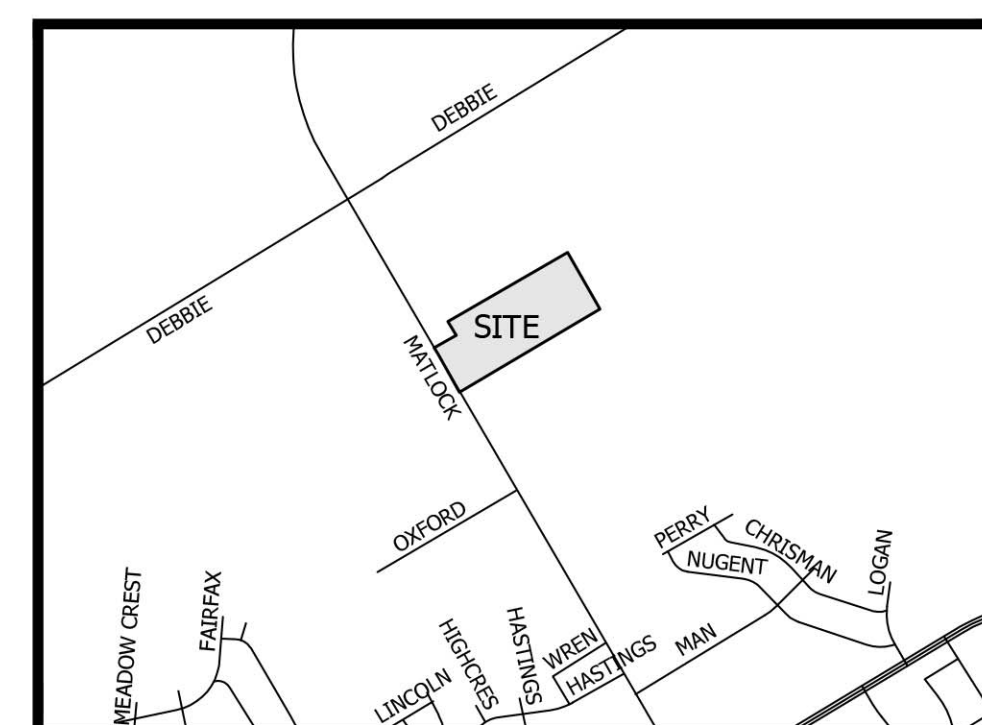


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 PROJECT NO. 090-16-12 CONTACT: CODY BROOKS, P.E.

PLAN PREPARED BY:  
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**EXHIBIT D-5**  
 for  
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 ±15.46 Acres

November 29, 2016

ZC#16-017