

EXHIBIT A

502 EAST BROAD STREET

FIELD NOTES

A portion of Block 22, ORIGINAL TOWN OF MANSFIELD, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, also known as Lot 27, Block 22, ORIGINAL TOWN OF MANSFIELD, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found at the Northwest corner of the herein described tract and the Northeast corner of a tract of Block 22 conveyed to Martin Michael St. Peter by deed recorded in CC# D204196361, Deed Records, Tarrant County, Texas, said iron being in the South line of East Broad Street (100' R.O.W.), from which a 5/8" iron found bears S 72° 42' 14" W, 124.50 feet;

THENCE N 71° 58' 24" E, along the South line of said East Broad Street, 74.94 feet from which a 5/8" iron bears N 11° 51' 04" W, 3.14 feet;

THENCE S 18° 13' 50" E, 224.87 feet to a 1" pipe found at the Southeast corner of the herein described tract and the Northeast corner of a tract of Block 22 conveyed to Joseph B. Hall by deed recorded in CC# D207286026, Deed Records, Tarrant County, Texas;

THENCE S 71° 49' 36" W, along the North line of said Hall tract, 73.41 feet to a ½" iron found at the Southwest corner of the herein described tract and the Southeast corner of a tract of Block 22 conveyed to Paul Eric Peel by deed recorded in CC# D205351455, Deed Records, Tarrant County, Texas;

THENCE N 18° 37' 10" W, along the East line of said Peel tract, passing the Northeast corner of said Peel tract and the Southeast corner of said St. Peter tract, continuing in all a distance of 225.07 feet to the POINT OF BEGINNING and containing 0.383 acre of land.

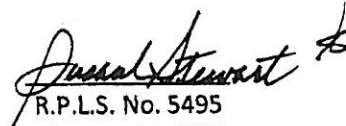

R.P.L.S. No. 5495
February 10, 2015



EXHIBIT B

ZC#15-003

Re: Lot 27, Block 22 Original Town of Mansfield

502 East Broad Street 0.383 acres

New single family residence with detached accessory structure

Base Zoning District: SF-7.5/16

Min lot coverage required is 7,500 sf 16,887 sf provided

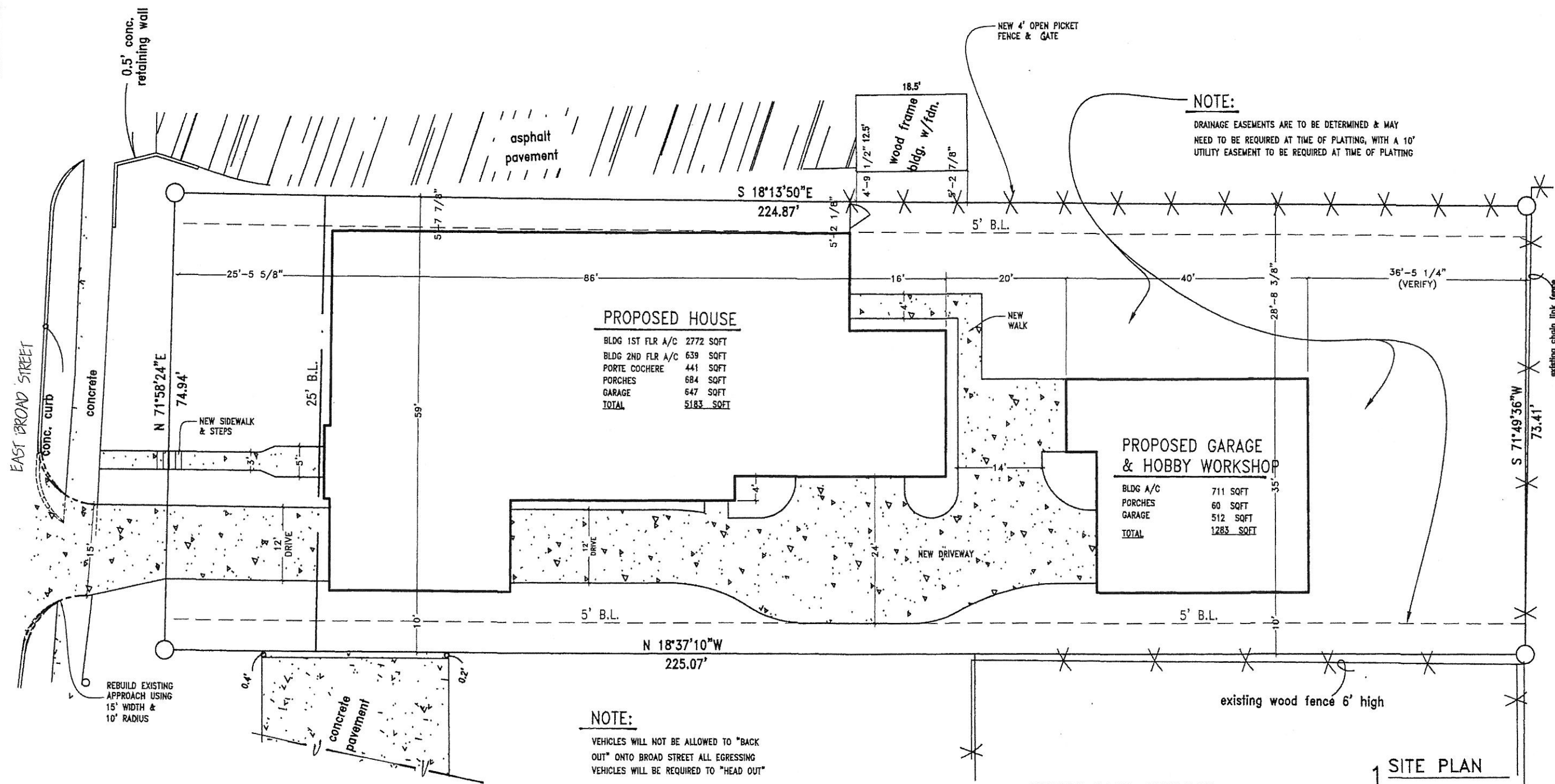
Min floor area required is 1,600 sf 3,411 ac sf provided

Lot coverage 45% maximum 35% provided

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

Deviations from Base Zoning

Section	Requirement	Provided
4600.C.1	80% Masonry	Cottage Style Home
4600D.7	Laminated Architectural Shingle/ 30 Yr Warranty	Metal Roof
4600.D.8	Minimum 8:12 Roof Pitch	4:12 Which is Characteristic of "Cottage" Style Architecture
7300.O.7	8' Screening Wall along OP Boundary	16" Cedar Lattice on Top of 2' Planter Box
7300.Z.1.b	Provide 4 Trees with at Least 2 Planted in Front Yard	Several Large Trees Will be Preserved on the Site
7400.C.2.a&b	40' Building Setback Adjacent to OP and Increased Lot Depth to Accommodate the 40' Setback	This Requirement Cannot be Met Due to the Lot Size
7800.B.5.g	Max 400 sq ft Accessory Building	Accessory Building of Approx. 1,283 sq ft for Hobby Workshop and Garage
7800.B.5.k	Max Height of 12' for Accessory Building	Accessory Building Height Approx 17'



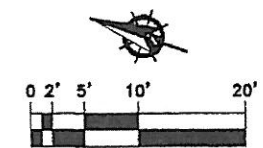
NOTE:
VEHICLES WILL NOT BE ALLOWED TO "BACK OUT" ONTO BROAD STREET ALL EGRESSING VEHICLES WILL BE REQUIRED TO "HEAD OUT"

NOTE:
DRAINAGE EASEMENTS ARE TO BE DETERMINED & MAY NEED TO BE REQUIRED AT TIME OF PLATTING, WITH A 10' UTILITY EASEMENT TO BE REQUIRED AT TIME OF PLATTING

SQUARE FOOT: SUMMARY

LOT	= 16687 SQFT
PROPOSED HOUSE 1ST FLOOR UNDER ROOF	= 4544 SQFT
PROPOSED GARAGE & HOBBY SHOP	= 1283 SQFT
% OF LOT COVERAGE	= 35%

1 SITE PLAN



APR 29 2015

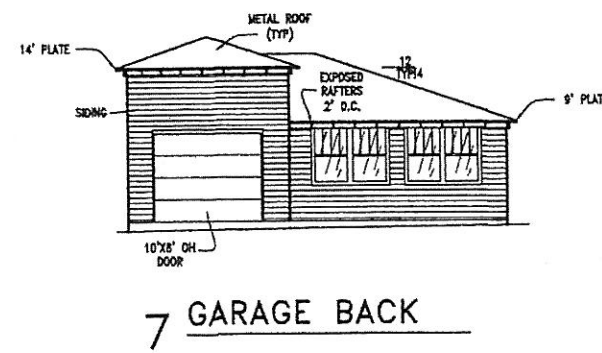
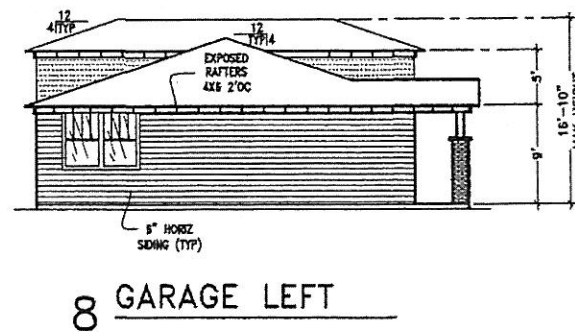
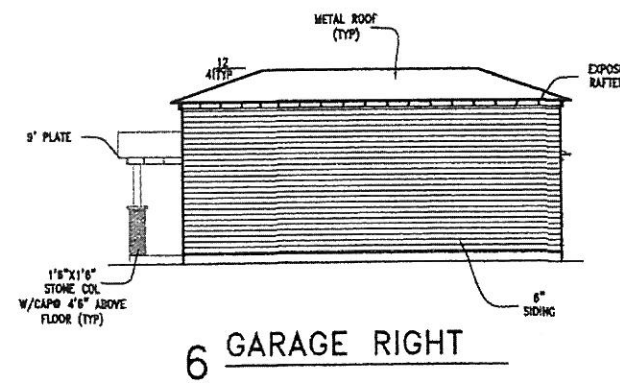
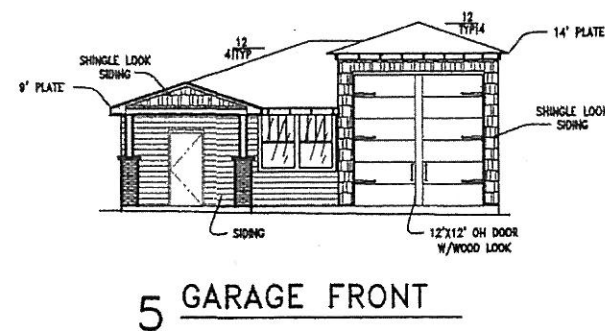
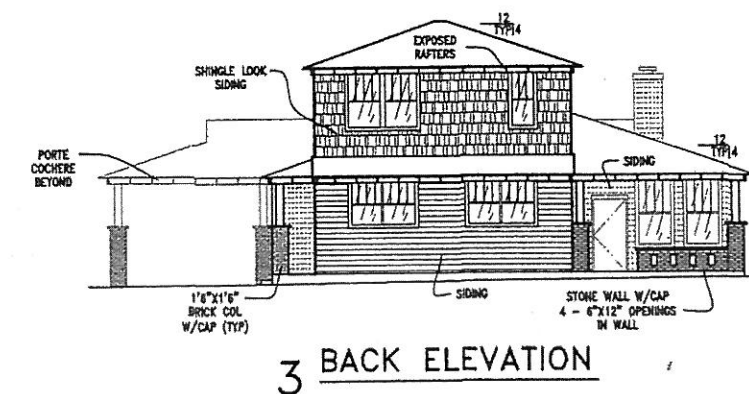
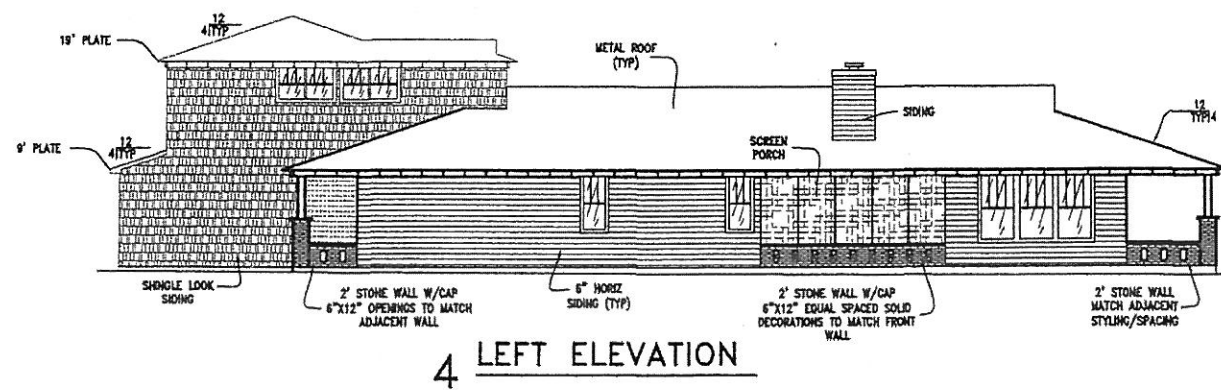
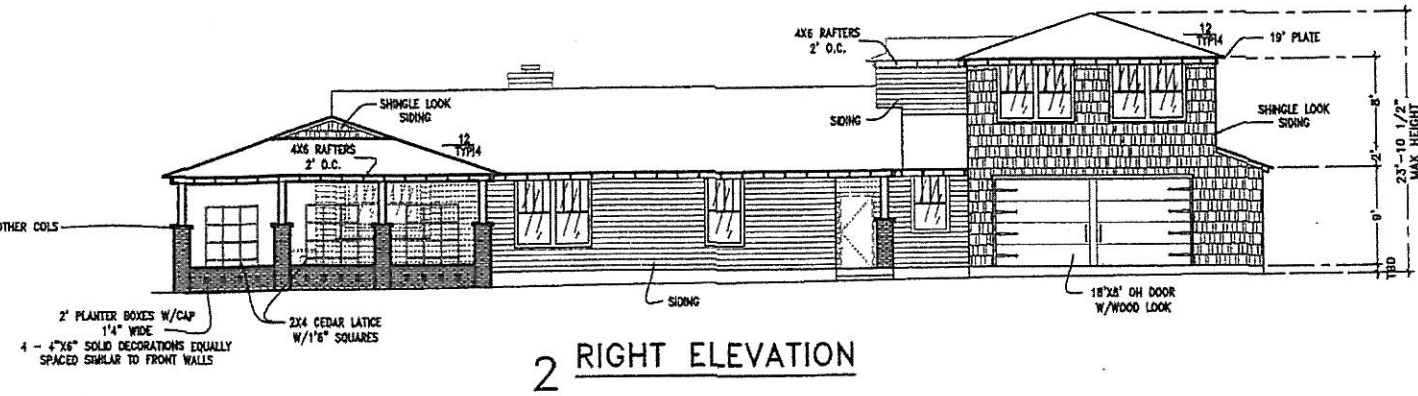
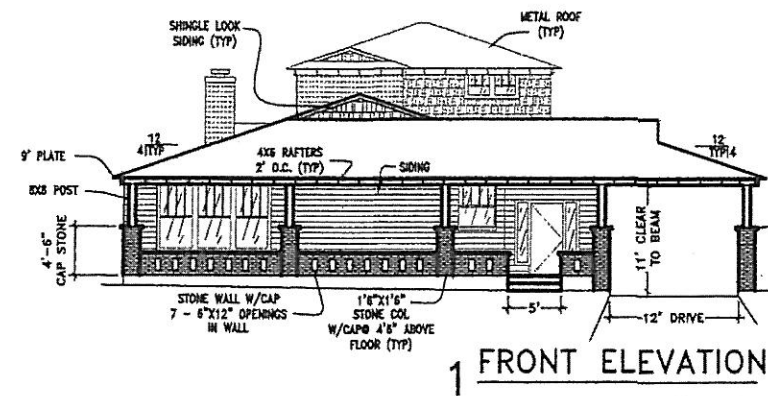
ZONING CASE ZC15#-003
EXHIBIT AC

DEVELOPMENT PLAN
LOT 27 BLOCK 27, ORIGINAL TOWNE OF MANSFIELD
502 E. BROAD ST, MANSFIELD, TX. 76063

Grossman
Design Build
1005 E. Broad St. 2nd
Mansfield, TX 76063
817-472-9165

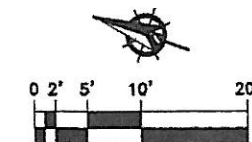
Survey: Vantage Core
Project: Crown Residence
Drawn: 10/27/18
Checked: 11/1/18
Reviewed: 11/1/18
Approved: 11/1/18
Scale: 1"=40' (verify)
Date: 10/27/18

Approved: 10/27/18



- NOTES:**
- * $\frac{1}{2}$ ROOF PITCH
 - * METAL ROOF
 - COLORED METAL HIDDEN FASTNER
 - STANDING SEAM PANELS
 - * SHINGLE LOOK SIDING
 - HARDI - CONCRETE BOARD SIDING
 - * 6" HORIZONTAL
 - HARDI - 6" HORIZ TEXT, SIDING
 - * MASONRY CONTENT
 - 50% TOTAL EXT WALL COVERAGE SOFT
 - 88% EXT SIDING SOFT
 - 12% EXT WINDOWS SOFT
 - 10% EXT DOORS SOFT
 - 7% EXT MASONRY SOFT

ELEVATIONS



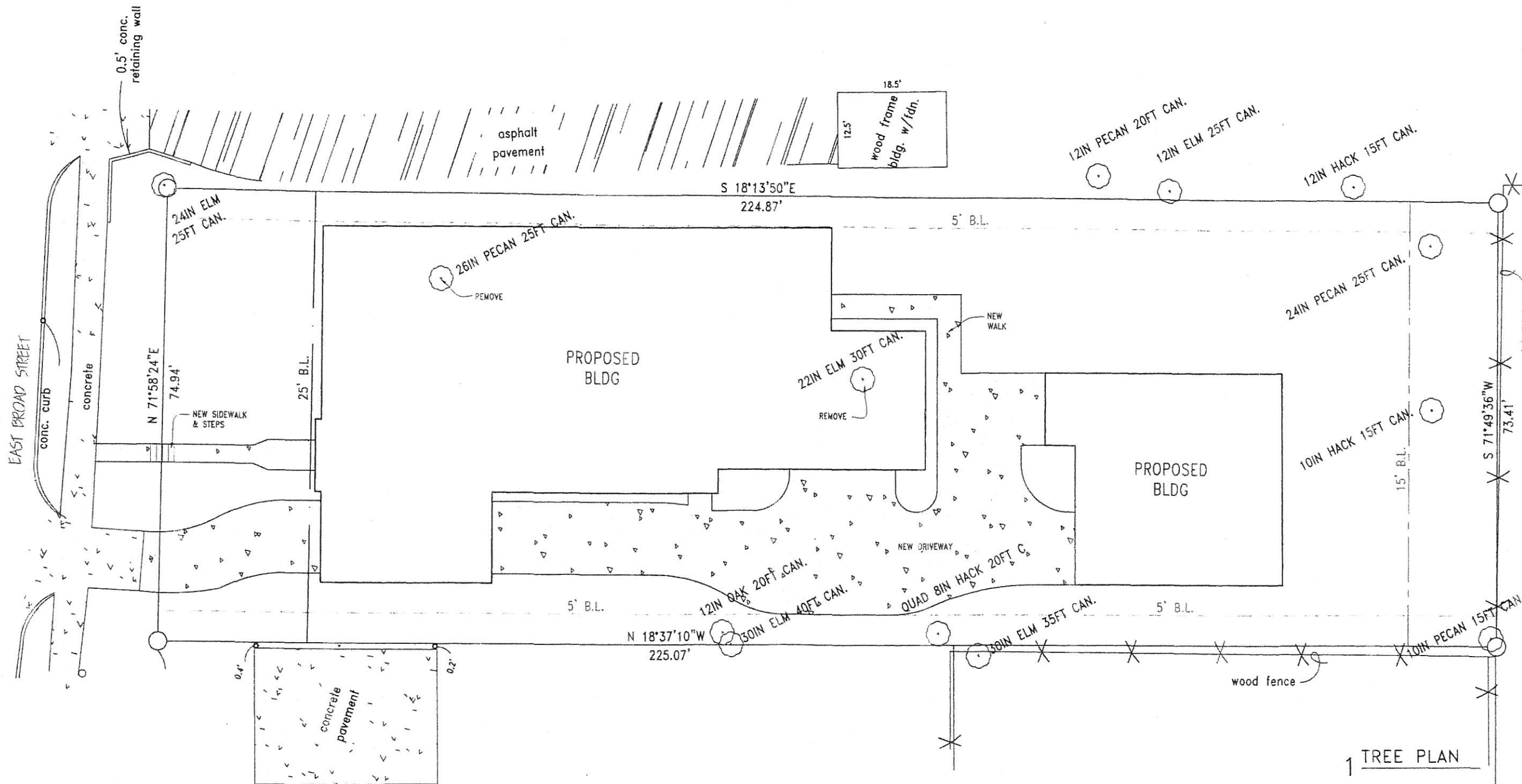
ZONING CASE ZC#15-003
EXHIBIT ~~E~~ D

Grossman
Design Build
1004 E. Broad St. #107
Houston, TX 77003
Gry@grossmandesignbuild.com
Phone/Fax 817-673-0100

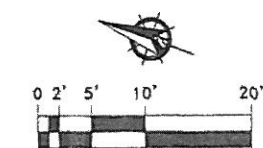
Name: Valerie Cross
 Address: Cross Residence
 Unit: 502 C Blvd SE, Lot 27, Block 22 original town Mansfield
 Prepared: Zoology: 5F- 7/5/16
 Transcribed: Occupancy: Single family residence
 Processed: Bldg: Wood frame bldg

DEVELOPMENT PLAN
LOT 27 BLOCK 27, ORIGINAL TOWNE OF MANSFIELD
502 E. BROAD ST, MANSFIELD, TX. 76063

STATE AND LOCAL GOVERNMENTS



1 TREE PLAN



ZONING CASE ZC#15-003
EXHIBIT **KF**

Grossman
Design Build
1045 E. Wood St. #107
Mansfield, TX 76063
GrossmanDesignBuild.com
Phone/Fax 817-475-9148

Client: Victoria Crowe
Project: Crowe Residence
Location: 502 E. Broad St., Mansfield, TX 76063
Proposed: Occupancy: Single family residence
Proposed: 2024 Wood frame bldg
2/27/2024
As per current local code July 1, 2023 New Item 303.3

PROPOSED CROWE RESIDENCE

502 E. BROAD ST, MANSFIELD, TX. 76063

Sheet Name:	Sheet Number:
Date:	
Scale:	