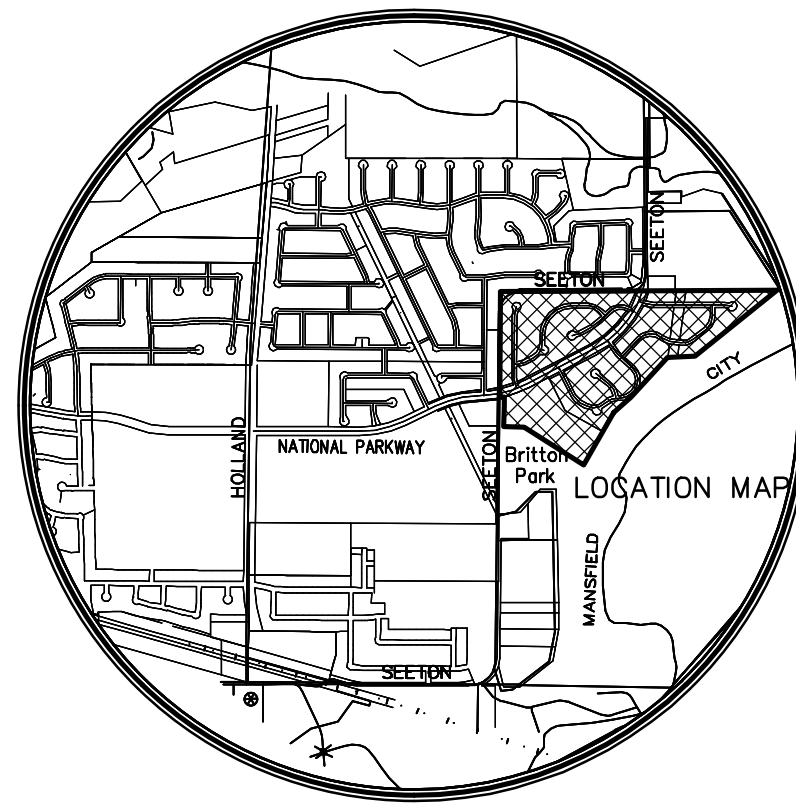
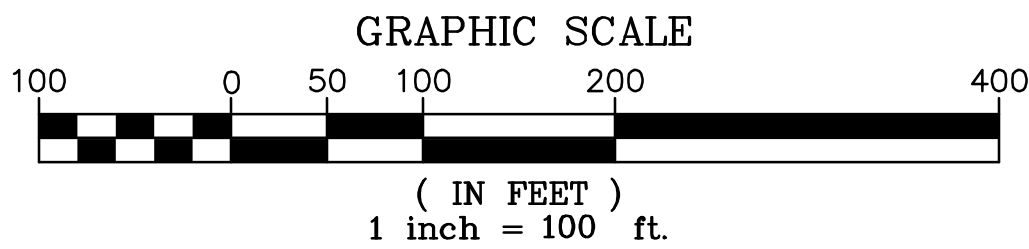


Note: A 10' Utility Easement is along the front of each lot contiguous to the street row. Additional Easements may be required when final designs are prepared.



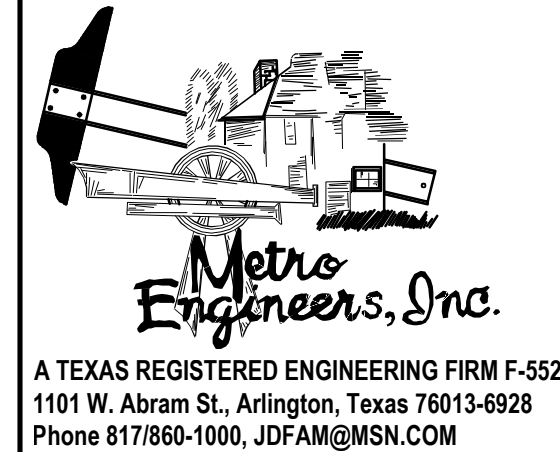
PROPOSED PHASE ONE SECTION ONE:
29.310 ACRES
63 RESIDENTIAL LOTS
1 PUBLIC PARK
8 HOA LOTS



AN AMENDMENT TO THE
Development Plan/Preliminary Plat
Being a revision of Phases 2 & 3 on the
Approved Development Plan

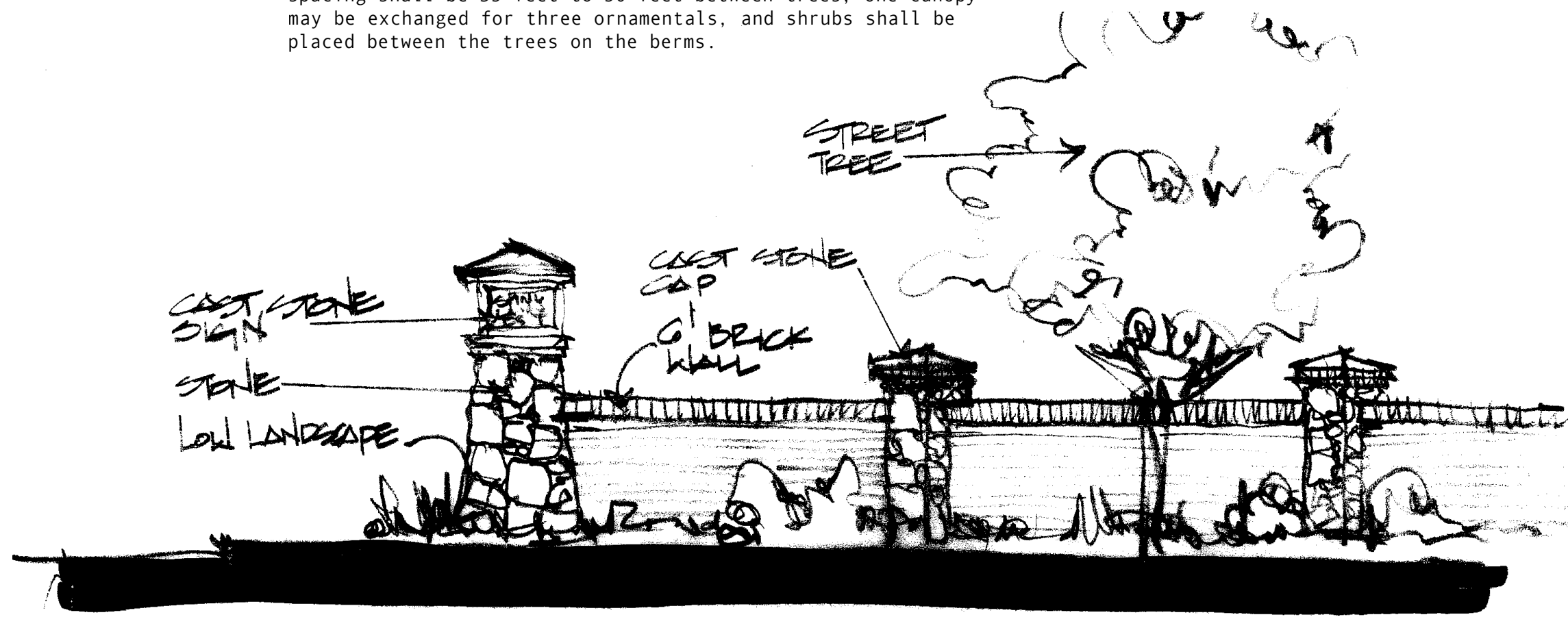
Spring Lake Estates

Being 65.80 Acres in the William Childress
Survey, Abstract #1949
City of Mansfield, Tarrant County, Texas
June, 2014
Sheet 1 of 2



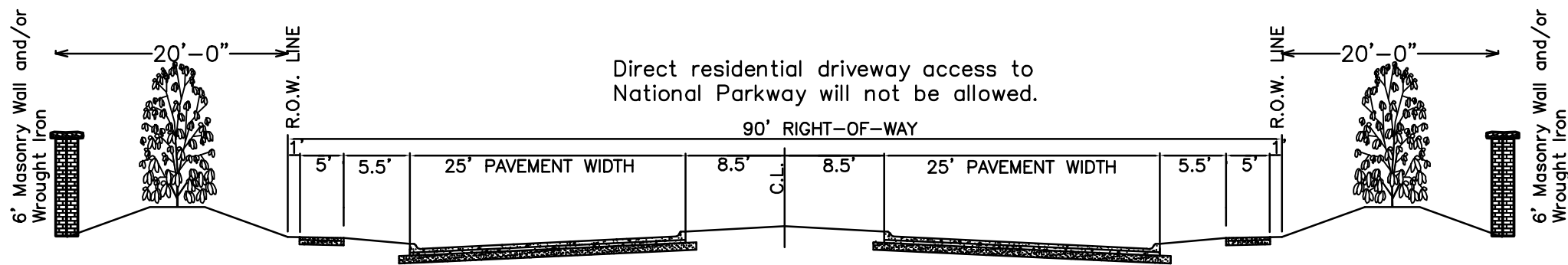
DEVELOPER:
PECOS CAPITAL PARTNERS LLC
c/o MR. COLLIN PRATER, MANAGER
16950 DALLAS PARKWAY STE. 100
DALLAS, TEXAS 75229
214-766-6933

"The development will comply with the requirements for tree plantings, foundation shrubs and lawns for residential lots set forth in Section 7300 of the Zoning Ordinance and any amendment thereof." Plant canopies along National Parkway spacing shall be 35 feet to 50 feet between trees, one canopy may be exchanged for three ornamentals, and shrubs shall be placed between the trees on the berms.



Masonry Entry Walls & Signs Concept

All signs to comply with all Ordinances in effect at the time of construction including Section 7100 of the Zoning Ordinance except cast stone signs to be on both sides. Fences and Walls along National Parkway to be a Minimum of 6'-0" except where would conflict with City Ordinance



NATIONAL PARKWAY (See Detailed Landscape Attachments)

There shall be provided at the intersections of all public or private streets, visibility triangles in accordance with current City Ordinance. All landscaping within visibility triangles shall comply with the Visibility Ordinance (Nothing over 2½ feet in height as measured from the top of curb).

"For purposes of gas well drilling and production, associated operations and site preparation (the "petroleum operations"), approval of the subject Development Plan and Planned Development zoning shall not constitute approval to conduct petroleum operations on the subject property but shall be limited to reserving Phase Three for petroleum operations. Permission to conduct petroleum operations shall require strict compliance with the regulations set forth in Section 7960 of the Mansfield Zoning Ordinance, including, but not limited to, Paragraph C, requiring application for and the issuance of a Specific Use Permit as a condition precedent to conducting petroleum operations. Notwithstanding the foregoing, the requirements of Section 7960.M.1 of the Zoning Ordinance are hereby waived to permit any drill site authorized by Specific Use Permit on Lot 7, Block 3, provided, however, that the residential lots in Phases 2 and 3 may not be developed until drilling of all approved wells, if any, is complete."

A mandatory owners association will be responsible for the maintenance of the private amenities, screening fences, common areas (Lots A & B Block 1, Lot A Block 2, Lots A thru E Block 3, Lot A Block 4, Lot A Block 5), parks, amenity centers, landscaping, and the Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

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 applicant thereof, his successors and/or assigns, and shall limit and control all building permits.

a) "The development will meet the City's off-street parking regulations and any future amendment thereof."

b) "5' sidewalks will be provided on National Parkway and 4' sidewalks on all residential streets."

c) "Detached garages and accessory buildings/structures shall comply with the requirements of Section 7800 of the Zoning Ordinance, and any future amendment thereof."

d) "The development will comply with the requirements for tree plantings, foundation shrubs and lawns for residential lots set forth in Section 7300 of the Zoning Ordinance and any amendment thereof. Plant canopies along National Parkway spacing shall be 35 feet to 50 feet between trees, one canopy may be exchanged for three ornamentals, and shrubs shall be placed between the trees on the berms.

e) Rear fencing along National Parkway to be constructed with masonry and/or wrought iron.

PUBLIC IMPROVEMENTS

National Parkway is an impact fee roadway. Offsets, credits, will be made to the developer of this tract for all expenses incurred for the construction of this facility. Portions of National Parkway are needed by this development for access. The developer will construct the south 25' back to back section with Phase One.

"A lift station and force main is required to serve this tract and the tract to the north. This developer will construct the lift station, force main, and obtain offsite easements to Holland Road for the benefit of both tracts. Mansfield City Council will enter a pro rata agreement upon completion of construction with this developer, consistent with the current practice, that will require other developments to pay a pro-rata fee that the City will reimburse to this developer."

SINGLE FAMILY RESIDENTIAL:
(Not Including Church Use)
Minimum Lot Depth 110'
Minimum Lot Width 80' @B/L except on Cul-De-Sac 45' at ROW
Minimum Lot Area 9600 sf
Maximum Height 35'
Minimum 80% Masonry
2400 S.F. Min Bldg Area
2000 S.F. Min Living Area
Roof Pitch 8/12
Minimum Front Bldg Line 25'
Minimum Side Yard Setback 5' one side and 10' on the other
Houses may be a minimum of 10' apart.
Minimum Rear Yard Setback 15'

LAND USE

~65.797 Acres Total
~3.8 Acres in National Parkway
~10.00 Acres Church Site
~ 4.266 Acres Gas Well Site
~1.019 Acres T.U. Esmt HOA Open Space
~2.035 Acres Landscape HOA Open Space
~1.702 Acres Public Park Open Space
~42.975 Acres Usable
125 Residential Lots = 2.91 Lots/Acre
(Density lots/total area excluding National Parkway right-of-way and open space <3per acre)

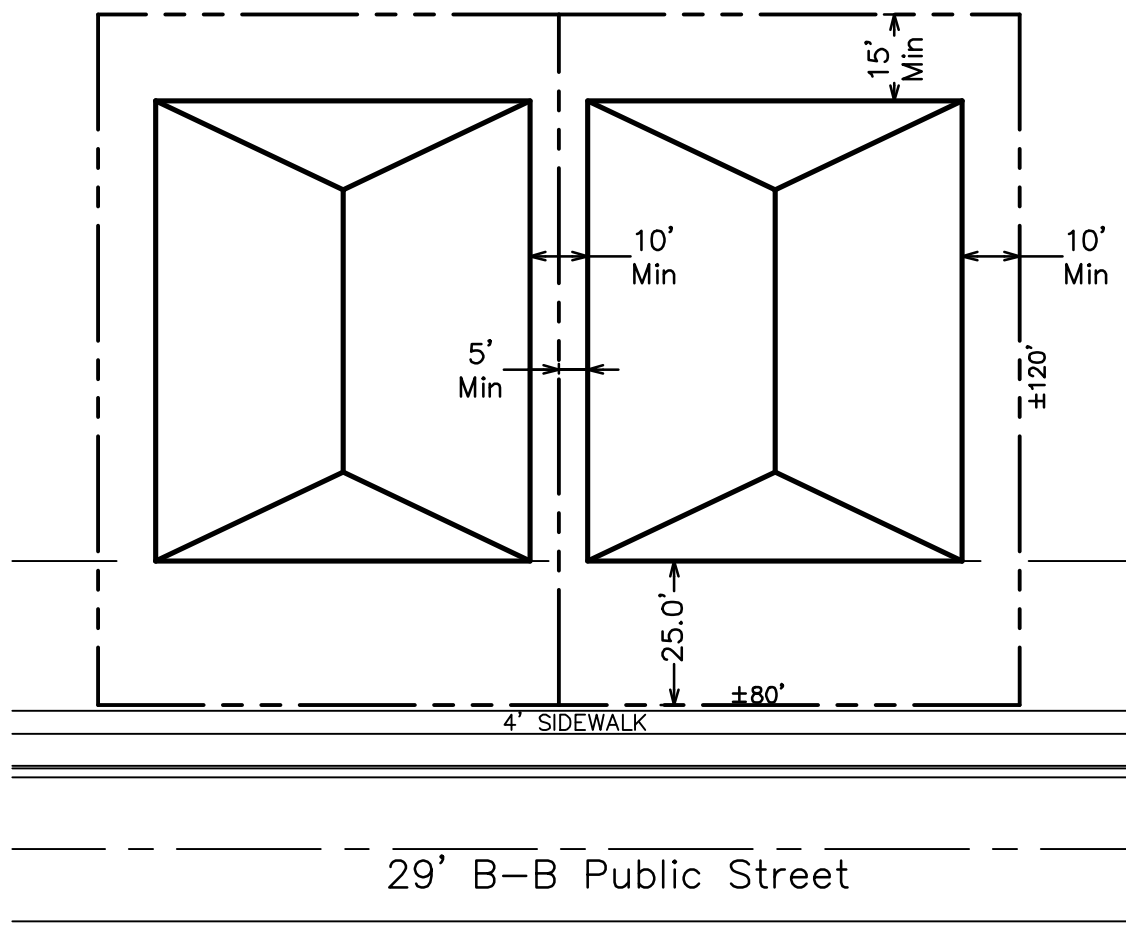
DEVELOPMENT SCHEDULE

Phase One: 43.560 Acres
107 Residential Lots 2.46/Ac
(Density lots/total area including right-of-way and open space)
7 HOA Lots & One Public Park Lot
Begin Construction ~June 2006
End Construction ~June 2008

Phase Two: 7.971 Acres
20 Residential Lots 2.51/Ac
(Density lots/total area including right-of-way and open space)
2 HOA Lots

Construction of the infrastructure is anticipated to begin in November 2014. However, no portion of the subdivision will be accepted by the City and no building permits shall be issued until the gas well operator provides notification to the City that the drilling at the Lester Levy pad is complete.

Phase Three: 4.266 Acres
1 Gas Well Site 4.266 Acres



TYPICAL LOT

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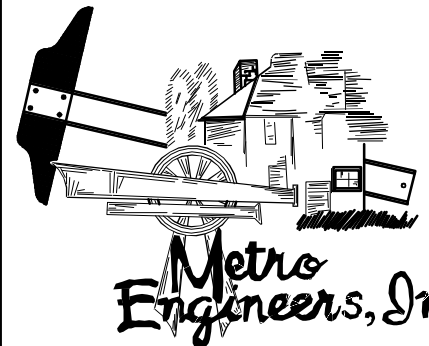
Spring Lake Estates

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Survey, Abstract #1949

City of Mansfield, Tarrant County, Texas

June, 2014

Sheet 2 of 2



A TEXAS REGISTERED ENGINEERING FIRM F-552
1101 W. Abram St., Arlington, Texas 76013-6928
Phone 817/860-1000, JDFAM@MSN.COM

DEVELOPER:
PECOS CAPITAL PARTNERS LLC
c/o MR. COLLIN PRATER, MANAGER
16950 DALLAS PARKWAY STE. 100
DALLAS, TEXAS 75229
214-766-6933