

“Exhibit A”

LEGAL DESCRIPTION

Being a 11.03 Acre tract of land situated in the J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, and being all of that certain tract of land as described by Special Warranty Deed with Vendor's Lien to Phillips Equity Capital, LLC, recorded under Instrument No. D222219140 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), also being all of that certain tract of land as described by Special Warranty Deed with Vendor's Lien to Phillips Equity Capital, LLC, recorded under Instrument No. D222219131 (O.P.R.T.C.T.), and also being a portion of a 130 foot Pipeline Right-of-Way Easement to Tarrant County Water Control and Improvement District Number One, recorded under Volume 4494, Page 104 (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at an Aluminum Monument stamped "TWCW" found for the southwest corner of the herein described tract, said point lying in the northeast right-of-way line of N. Main Street / Business 287, a 100 foot right-of-way;

THENCE North 42 degrees 34 minutes 55 seconds West, with said northeast right-of-way line, a distance of 297.43 feet to a 1/2 inch iron rod found with orange plastic cap at the northwest corner of Lot 1 of Lot 1 and Lot 2 of the Amlotte Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Volume B, Page 2403 of the Plat Records, Tarrant County, Texas (P.R.T.C.T.).

THENCE North 58 degrees 39 minutes 14 seconds East, departing said northeast right-of-way line, a distance of 457.52 feet along the northwesterly line of said Amlotte Addition to a point for corner at the northeast corner of said Lot 2, Amlotte Addition, said point being on the southwesterly line of said Phillips Equity Capital, LLC, tract (Instrument No. D222219140);

THENCE North 31 degrees 07 minutes 12 seconds West, along the southwesterly line of said Phillips Equity Capital, LLC, tract, a distance of 93.52 feet to a point for corner at the northwesterly corner of said Phillips Equity Capital, LLC, tract;

THENCE North 58 degrees 34 minutes 48 seconds East, along the northwesterly line of said Phillips Equity Capital, LLC, tract, a distance of 921.47 feet to a 1/2 inch iron rod found for the northeast corner of said Phillips Equity Capital, LLC, tract;

THENCE South 31 degrees 17 minutes 45 seconds East, a distance of 386.43 feet to a 3/4 inch iron rod found for the southeast corner of said Phillips Equity Capital, LLC, tract;

THENCE South 58 degrees 39 minutes 14 seconds West, a distance of 1,321.07 feet to the **POINT OF BEGINNING**, and containing 480,611 sq. ft or 11.03 acres of land, more or less;

A survey of even date accompanies this legal description.

For Huitt-Zollars, Inc

Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
5430 LBJ Fwy.
Suite 1500
Dallas, Texas 75240
Ph. (214) 871-3311
Date: November 5, 2022



EXHIBIT B FOR ZC #22-018

DIAMONDHEAD ESTATES

PD, PLANNED DEVELOPMENT DISTRICT

APPLICANT: PHILLIPS EQUITY CAPITAL, LLC

A. GENERAL PURPOSE AND DESCRIPTION:

1. The purpose of this PD, Planned Development District standards is to provide for the development of a visually harmonious mix of Manor Houses and Row Houses as defined below.
2. This proposed development shall be in accordance with the provisions of this PD, Planned Development District; and the development plans recorded hereunder, if any, shall be binding upon the applicant thereof, their successors and assigns, and shall limit and control all building permits. The existing provisions of the City of Mansfield, Texas Code of Ordinances shall continue to be applicable to issues not covered by these PD, Planned Development District standards for Diamondhead Estates.
3. In the event of a conflict between these PD, Planned Development District standards, and those of the City of Mansfield, Texas Zoning Code of Ordinances, as amended, the provisions set forth herein shall take precedence.
4. In the event of a conflict between these PD, Planned Development District standards and the standards that are specified elsewhere in text, diagrams, photographs and tables, the standards that are set forth herein shall prevail.

- B. DEFINITIONS:** The following provides definitions for terms used in this PD, Planned Development District standards, and that are technical in nature or otherwise may not reflect a common usage of the term:

BUILDING FAÇADE. The exterior wall of a building.

BUILDING HEIGHT. Building height shall be measured in stories for each habitable level above-ground as provided in below:

1. Stories are measured from finished floor to finished ceiling.
2. All first stories shall have a minimum story height of nine (9) feet.

FRONTAGE. The area between a building façade and the vehicular lanes, and it is inclusive of its built and its planted components.

FRONTAGE, DOORYARD. A type of Frontage with a shallow setback, and a front garden or a patio, usually with a low wall or a hedge at the front lot line.

FRONTAGE, STOOP. A type of Frontage wherein the front Building Façade is aligned close to the front lot line with the first story elevated from the sidewalk for privacy, with an exterior stair and a landing at the entrance.

MANOR HOUSE. A small two-story residential building of two to four dwelling units that reads visually like a detached single-family residence. The habitable area of the units shall not be greater than 1,200 square feet.

ROW HOUSE. A single-family residential unit platted on a separate lot and sharing a party wall with another of the same type that occupies the full front lot line (Synonym: TOWNHOUSE).

C. DEVELOPMENT STANDARDS AND REGULATIONS:

1. Setbacks:

- i. Setbacks are shown diagrammatically in *Exhibit C (Development Plan)* and are as follows:

TABLE 1 - SETBACKS

LOT TYPE*	FRONT SETBACK	SIDE SETBACK (SIDE SHARED WITH ADJOINED UNIT)	SIDE SETBACK (SIDE NOT SHARED WITH ADJOINED UNIT)	REAR SETBACK
ROW NHOUSE - TYPE A (3+ UNIT TOWNHOUSE BUILDINGS)	5'	0'	5'	20'
ROW HOUSE - TYPE B (2-UNIT TOWNHOUSE BUILDINGS)	5'	0'	15'	5'
MANOR HOUSE (4-UNIT MANORHOUSE BUILDINGS)	10'	N/A	5'	25'***

* Lot Type as indicated in Exhibit C (Development Plan)
** A Carport structure may encroach into the rear setback for the Manor House lots by 20'

2. Height:

- i. Maximum building height is 35' as measured from the finished elevation to the top floor top-plate. Buildings in this PD, Planned Development District are limited to 3 stories, with further restrictions expanded in the following paragraph.

3. Building Typology:

- i. General. There are two (2) different Building Types are accommodated in this Planned Development: (i) the Row House and; and (ii) Manor House. The locations for the two different Building Types are identified in Exhibit C (Development Plan). A Manor House may be replaced with Row House (space permitting) subject to review and approval by the Director of Planning, and the decision of the Director of Planning may be directly appealed to the City Council; Row Houses may not be replaced with a Manor House.
- ii. Specific to Row Houses:
 1. Row House Heights are restricted to three (3) stories. A Row House building may include up to 14 units provided, however, that no building façade shall extend for greater than 300 feet in length, though there is no minimum number of units required for one (1) building.
- iii. Specific to Manor Houses:
 1. Manor House heights shall be two (2) stories. A Manor House shall contain a minimum of two (2) and a maximum number of four (4) individual units per building.

4. Permitted uses:

- i. Permitted uses shall be restricted to the following:
 1. Manor House.
 2. Row House.
 3. Accessory uses and structures as permitted in the 2F, Two Family Residential District.

5. Off-street parking regulations:

- i. All Row House units shall have at least two (2) off-street parking spaces each. All Manor Houses shall have at least one (1) off-street parking space per unit; for Manor Houses with the maximum four (4) units, a minimum of four (4) off-street parking spaces must be provided, however, up to four (4) additional off-street parking spaces may be provided as well.

6. Access Drive regulations:
 - i. All on-street (i.e., parallel) parking spaces and pedestrian crosswalks shall be differentiated from the paving surface of vehicular travel lanes with different paving material and/or pattern as shown in example in **DIAGRAM 4**, subject to review and approval by the Director of Planning.
7. Fire Suppression Systems:
 - i. All homes shall be constructed with fire suppression systems that are reviewed and approved by the City of Mansfield Fire Marshal.
8. Landscaping, screening and open spaces:
 - i. The Developer shall design and provide connected, active, open spaces for outdoor lawn games and casual engagement with the landscape environment, as shown in **EXHIBIT “E” (LANDSCAPE PLAN)**.
 - ii. The Developer shall design and provide an engineered water retention pond that includes amenities such as a water fountain (or other similar water feature subject to the review and the approval of the Director of Planning) as generally shown in **EXHIBIT “E” (LANDSCAPE PLAN)** and in **DIAGRAM 3**. This Pond Amenity will be surrounded by a “boardwalk” and/or trails allowing passive engagement with this landscape feature.
 - iii. Street Trees. Canopy trees at least three (3) inches caliper in size at the time of planting shall be planted between the sidewalk and street section, with a minimum of one (1) canopy tree for each 22’ wide lot.
9. Garage and Frontage Regulations:
 - i. Garage Orientation. All Row House lots within this Diamondhead Estates Planned Development shall be alley-served with the exception of a limited number of units located on the south boundary of the site. These units may be served by driveways entering from the primary frontage, and such driveways are limited to widths shown in the Development Plan and provided that no garage doors shall directly front the street. Trees shall be planted on either side of primary frontage driveways such that the ultimate tree canopies cover the driveway paving.

ii. Each dwelling shall be required to provide a dooryard, porch, or stoop Frontage along the front Building Façade (for the purposes of this provision, the front Building Façade shall be defined as the Building Façade that is designated to bear the address and the principal entrance into the dwelling, except where required otherwise by this PD, Planned Development District). All dooryards, porches, and stoops shall be designed and constructed as provided below, and as shown in **DIAGRAM 2:**

1. **Porch & Fence Frontage:** a planted Frontage where the front Building Façade is set back from the front lot line with an attached porch permitted to encroach. A fence at the front lot line maintains street spatial definition. All porches shall be no less than 6 feet deep.
2. **Dooryard Frontage:** a Frontage wherein the front Building Façade is setback back from the front lot line by an elevated terrace or sunken lightwell. This type buffers the residential use from adjacent sidewalks and removes the private yard from public encroachment.
3. **Stoop Frontage:** a Frontage wherein the front Building Façade is aligned close to the front lot line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing.

iii. All dwellings to be constructed on corner lots or high-visibility lots shall be held to an elevated standard for urban design as depicted on the Development Plan.

1. All units on corner or high-visibility lots shall be required to have a wrap-around porch.
2. Wrap-around porches shall be allowed to encroach up to 100 percent of the depth of the side setback.

10. Building materials and configuration:

i. GENERAL.

1. All exterior walls of a single building shall maintain a uniform level of quality in materials and detailing.

2. Examples of representative materials, photos, and elevations for the row house lots and manor house are included in **DIAGRAM 1-A, DIAGRAM 1-B, and DIAGRAM 1-C**. All buildings, in the event of a conflict between the representative materials, photos, and elevations and text of this PD, Planned Development District, shall comply with the building materials and configurations (i.e., architectural requirements) that are contained within the text of this PD, Planned Development District. However, the Manor House facing North Main Street shall be designed and constructed in substantial accordance with the image shown in **DIAGRAM 1-A**.

ii. WALLS.

1. No more than two (2) wall materials shall be present in any building, excluding bay windows, patios, porches, exterior shutters, trim, and such.
2. All building walls shall be finished in brick, cementitious fiber board, stone, or stucco. Wood may only be used as an accent material, and where used on a single building, shall not exceed 20 percent of the total building wall area, with each elevation being calculated independently.
 - a. All stucco shall be masonry.
 - b. All stucco shall have a smooth sand finish.
 - c. All exposed exterior wood shall be painted or stained.
 - d. Exterior insulation and finish systems (E.I.F.S.) and vinyl siding are prohibited.
3. The heavier of the building wall materials shall be located below the lighter (e.g., stone below brick; brick below stucco; and stucco below cementitious fiber board and wood). The material transition shall run horizontally across the entire length of the building elevation.
4. Arches and piers shall match the primary materials and the primary colors of the building walls.
 - a. All arches and piers shall be no less than 12 inches by 12 inches.
5. Columns shall be made of concrete or stone.
 - a. All columns shall be no less than 12 inches by 12 inches.

6. Posts shall be made of wood or a synthetic material that has the appearance of wood.
 - a. All posts shall be no less than six (6) inches by six (6) inches.
7. All columns, piers, and posts shall be appropriately spaced in order to form square, rectangular, or vertically proportioned bays.

iii. ROOFS.

1. Principal roofs, where sloped, shall be symmetrical gable or hip and angled no less than 6:12. Sloped roofs shall only be clad in asphalt shingle, slate, or terra cotta tile. Sloped roof cladding may include metal, provided it complements an architectural style and it minimizes glare.
2. Principal roofs, where low-slope (i.e., flat), shall be surrounded on all sides by a horizontal parapet wall that is no less than three-and-a-half (3.5) feet in height where the roof deck meets the parapet wall.
3. Ancillary roofs may be sheds angled no less than 3:12.

iv. OPENINGS.

1. Principal buildings shall have a limit for door and window openings along all elevations that are set along a street or an open space. No less than 10 percent and no more than 50 percent of the total building wall area shall be used for door and window openings.
2. All windows openings shall be vertically proportioned, and shall be rectangular in shape where visible from streets and civic spaces.
3. All windows shall use vertically proportioned panes, excluding any transom windows above door openings visible from streets and civic spaces.
4. Door and window openings shall reveal their thickness within the building wall, and where appropriate to the building material that is used. Doors and windows in building walls made of brick, stone, and stucco shall be recessed a minimum of three (3) inches in depth.
5. Door and window header heights shall be consistent on all building walls that front a street or a civic space.

6. Door and window openings in building elevations that are set along a street or a civic space shall be evenly spaced to create a harmonious composition.
7. Garage doors shall be made of wood, composite wood, or aluminum and may have glass panels.

v. ATTACHMENTS.

1. Chimneys, where visible, shall be clad in brick, stone, or stucco.
2. All chimneys on exterior walls shall extend to the ground and shall have a projecting cap on top.
3. All flooring at stoops (e.g., the exterior stair and the landing) shall be made of brick, concrete, or stone to match the building wall finish.

vi. SPECIFIC TO ROW HOUSES.

1. All row houses shall include special details to enhance the distinctiveness of each dwelling. This may include changes in color, material, height, trim, entry portico, stoops, railings, and other architectural features.

vii. SPECIFIC TO FENCES, WALLS, AND OTHER SUITABLE VISUAL SCREENS.

1. Fences along front lot lines shall be made of metal or wrought iron or wood.
 - a. All metal and wrought iron shall be black.
 - b. All wood shall be painted or stained.
 - c. All gates shall be made of metal or wood.
2. Walls along lot lines shall be constructed of brick, stone, or stucco.
 - a. All gates shall be made of metal or wood.
3. Unless otherwise noted in this PD, Planned Development District, all fencing and wall requirements shall comply with the provisions set forth in the City of Mansfield, Texas Zoning Ordinance, as amended.

11. Homeowners Association

- i. Homeowners Association (“HOA”) shall be incorporated, and each property owner shall be a mandatory member. The bylaws of this HOA shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall

establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard space between buildings.

DIAGRAM 1-A – REPRESENTATIVE ELEVATIONS



Row House



Manor House

DIAGRAM 1-B – EXTERIOR MATERIALS (CONTINUED)

Exterior Stone Brick for Façade

Coach Light Option 1

Roofing Shingles Option 1

Inspiration Images of Townhomes for Exterior Finishes

Stucco Option 1 in Gravel Stone

Stucco Option 2 in Taupe Gray

Stone Veneer Option 1

Stone Veneer Option 2

Coach Light Option 2

Front Door in Dark Mahogany

Garage Door in Dark Mahogany

Exterior Paint Scheme 2

BODY	TRIM	ACCENT
SW 7502 Dry Dock	SW 6047 Hot Cocoa	SW 7510 Chateau Brown

Exterior Paint Scheme 1

BODY	TRIM	ACCENT	ACCENT 2
SW 2804 Renwick Rose Beige	SW 2805 Renwick Beige	SW 0023 Pewter Tankard	SW 2838 Polished Mahogany

Colorways of Siding Boards

- TIMBER BARK - Main Exterior
- COBBLE STONE - Trim
- ARCTIC WHITE - Accent

Exterior Shutters in Dark Berry

Mansfield Townhomes | Color Palette A

NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

Exterior Brick Stone

Stone Veneer Option 1

Coach Light Option 1

Inspiration Images of Townhomes for Exterior Finishes

Stucco Finish in Plateau

Stucco Finish in Basalt

Stone Veneer Option 2

Roofing Shingles Option 1

Coach Light Option 2

Front Door in Mahogany Finish

Garage Door in Mahogany Finish

Exterior Paint Scheme 1

BODY	TRIM	ACCENT
SW 7039 Virtual Taupe	SW 7036 Accessible Beige	SW 7593 Rustic Red

Exterior Paint Scheme 2

BODY	TRIM	ACCENT
SW 7012 Creamy	SW 7680 Lanyard	SW 6061 Tanbark

Siding Board Finish Options

- TIMBER BARK - Main Exterior
- COBBLE STONE - Trim
- ARCTIC WHITE - Accent

Exterior Shutters

Mansfield Townhomes | Color Palette B

NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

DIAGRAM 1-C – EXTERIOR MATERIALS (CONTINUED)

Main Exterior Brick Finish

Accent Exterior Natural Stone Finish

Stucco Option 1 in Off White

Roofing Shingles Option 1

Exterior Garage Door in Dark Brown Stain Finish

Front Door in Dark Bronze/Brown Finish

Accent Exterior Paint Colors Options 1, 2, 3, & 4

Tapered Column Options 1

Coach Light

Siding Board Colorway Options

Window Shutters in Musket Brown

Exposed Wood Rafter Details

COBBLE STONE Main Exterior

ARCTIC WHITE Trim

MOUNTAIN SAGE Accent

Bush ARCHITECTS

EXTERIOR EXAMPLE Color Palette A – Arts & Crafts | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

Main Exterior Brick Finish

Accent Exterior Natural Stone Finish

Stucco Finish in Pewter

Stucco Finish in White

Accent Exterior Paint Colors Options 1 & 2

Coach Light

Roofing Shingles Option 1

Roofing Shingles Option 2

Exterior Garage Door in Gray Finish

GRAY SLATE Main Exterior

TIMBER BARK Main Exterior

PEARL GRAY Trim

COBBLE STONE Trim

IRON GRAY Accent

ARCTIC WHITE Accent

Window Shutters in Gray Finish – Option 1

Window Shutters in Stone Gray Finish – Option 2

Window Shutters in Black Finish – Option 3

Metal Awning Option 1

Siding Board Colorway Option 1 & 2

Bush ARCHITECTS

EXTERIOR EXAMPLE Color Palette B – Modern Farmhouse | NOTE: RENDERINGS, MATERIALS, GRAPHICS, DIMENSIONS, AND ANY ASSOCIATED DESIGN CONTENT PRESENTED HEREIN ARE CONCEPTUAL AND FOR PRELIMINARY REVIEW PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO JURISDICTIONAL REVIEW AND APPROVAL UNDER SEPARATE SUBMITTAL.

DIAGRAM 2 – PRIVATE FRONTAGES

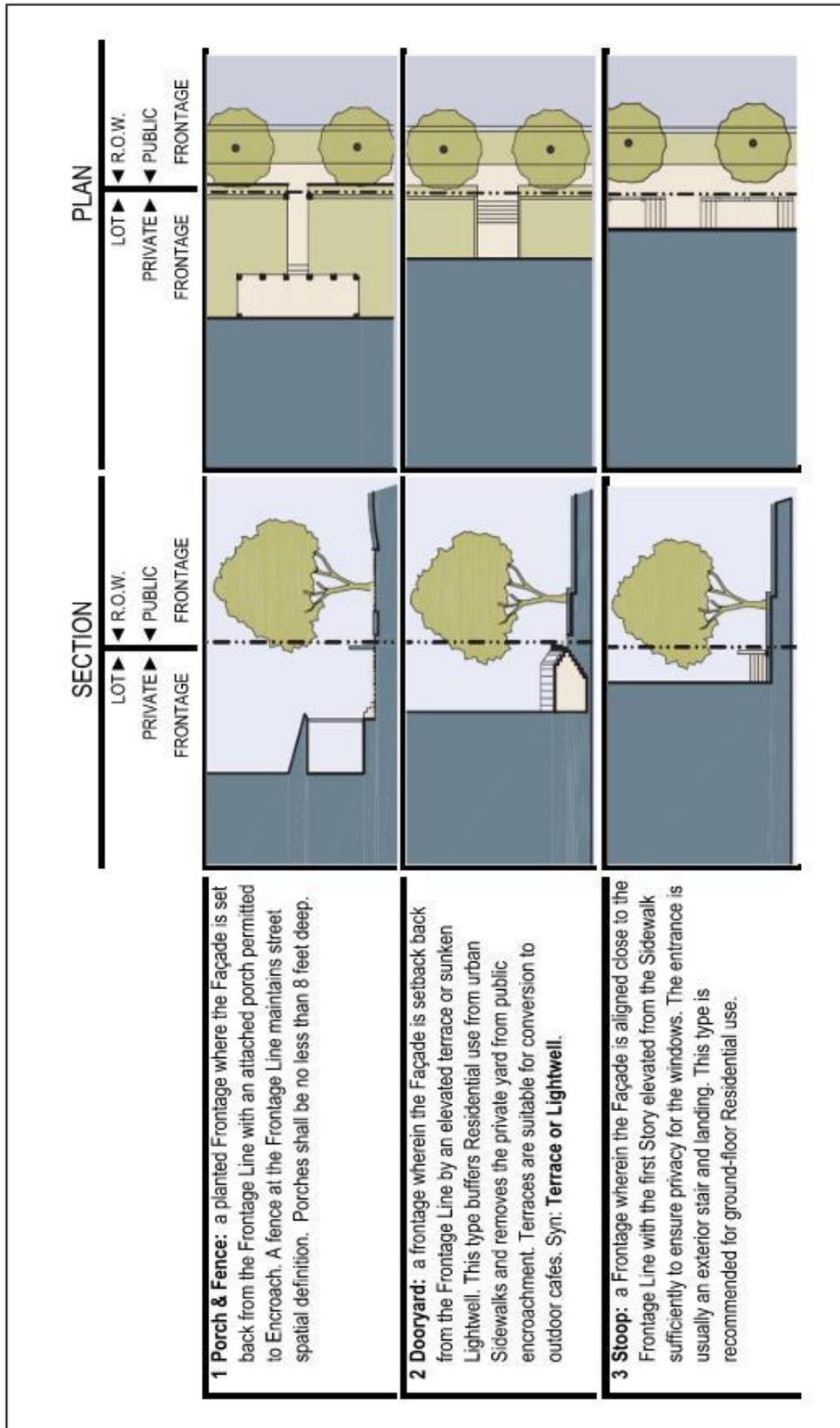


DIAGRAM 3 – POND AMENITY



DIAGRAM 4 – ON-STREET PARKING



Example of Vehicular Pavers/Stamped Concrete at On-Street/Parallel Parking, Trilith Pkwy, Fayetteville, GA



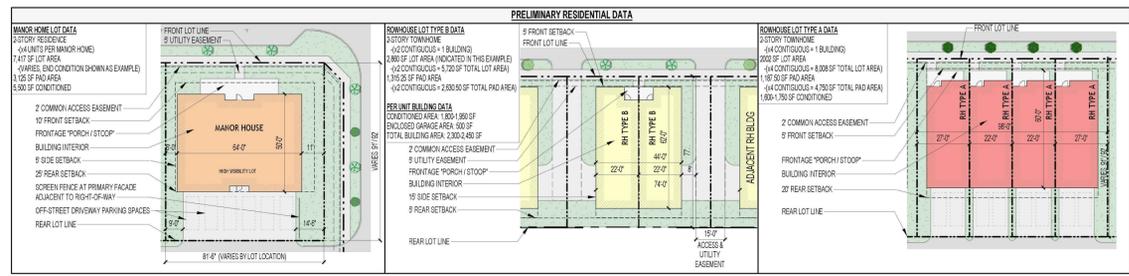
Example of Vehicular Pavers/Stamped Concrete at Pedestrian Crosswalk, Firewheel Town Center, Garland, TX

HIGH VISIBILITY LOTS

PHASE 1 LOTS

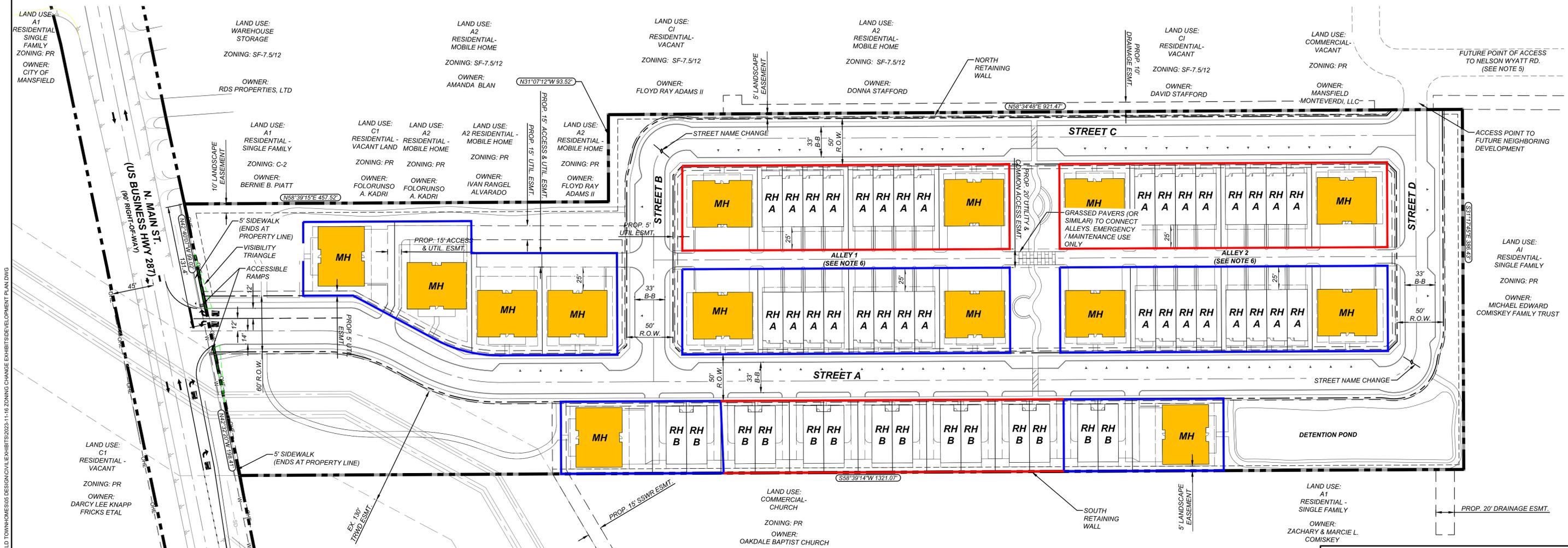
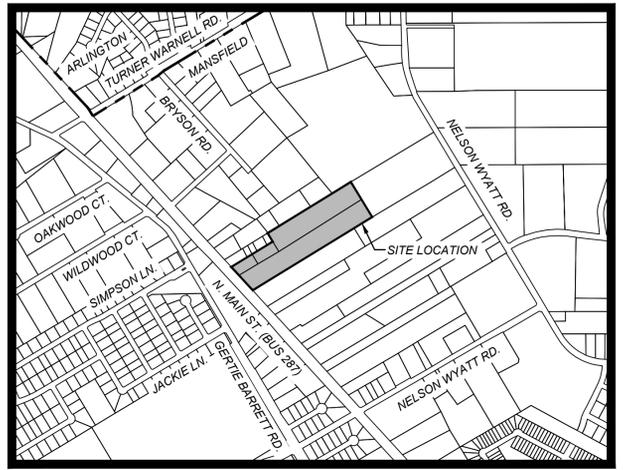
PHASE 2 LOTS

LOT TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
ROW HOUSE - TYPE A	5'	5'	20'
ROW HOUSE - TYPE B	5'	15'	5'
MANOR HOUSE	10'	5'	25'



SITE DATA	
TOTAL SITE AREA	11.03 AC.
OPEN SPACE	0.52AC.
ACTIVE OPEN SPACE	2.09 AC.
NUMBER OF DWELLINGS	60 LOTS
NUMBER OF UNITS	102 UNITS
	MANOR HOMES 14 LOTS, 56 UNITS
	TYPE A ROW HOUSE 32 LOTS, 32 UNITS
	TYPE B ROW HOUSE 14 LOTS, 14 UNITS
CURRENT ZONING	MH & PR
PROPOSED ZONING	PD
CURRENT USE	VACANT
PROPOSED USE	SINGLE FAMILY ATTACHED ROW HOUSES
OFF-STREET PARKING	240 SPACES
	MANOR HOMES 6 SPACES PER LOT - 84 TOT.
	TYPE A ROW HOUSE 4 SPACES PER LOT - 128 TOT.
	TYPE B ROW HOUSE 2 SPACES PER LOT - 28 TOT.

	LOTS	%TOTAL
MANOR HOMES	14	23 %
TYPE A ROW HOUSE	32	53 %
TYPE B ROW HOUSE	14	23 %
TOTAL LOT COUNT	60	100 %



- NOTES:
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALLEYS, DETENTION PONDS, PAVERS, ALL OPEN SPACES, PARKING AREAS, LANDSCAPING, ENTRANCE SIGN, THE ROW OF STREET C, AND THE AREA BETWEEN STREET C AND THE NORTH PROPERTY LINE.
 - 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 ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. 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. THEY 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.
 - ALL STREETS TO BE CONSTRUCTED USING ASPHALT. ALL ALLEYS, SIDEWALKS, AND DRIVEWAYS ARE TO BE CONSTRUCTED USING CONCRETE PAVEMENT OR OTHER PAVING SURFACE AS APPROVED BY CITY ENGINEER.
 - THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
 - A SECOND POINT OF ACCESS WILL BE PROVIDED FOR THE DEVELOPMENT, ONCE CONSTRUCTION OF THE 31ST PROPOSED UNIT BEGINS, PER REQUIREMENT OF THE CITY.
 - ALLEY PAVEMENT SHALL BE 14' IN WIDTH, TO INCLUDE A FIRE LANE, WITHIN A 20' COMMON ACCESS, UTILITY, AND FIRE LANE EASEMENT.
 - ALLEYS 1 & 2 WILL BE DEMARCATED AS FIRE LANES.
 - THE ON SITE DETENTION POND SHALL ADDRESS ALL POST CONSTRUCTION WATER QUALITY.

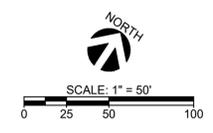
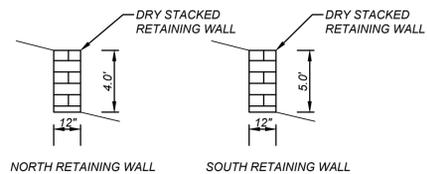


EXHIBIT C: DEVELOPMENT PLAN

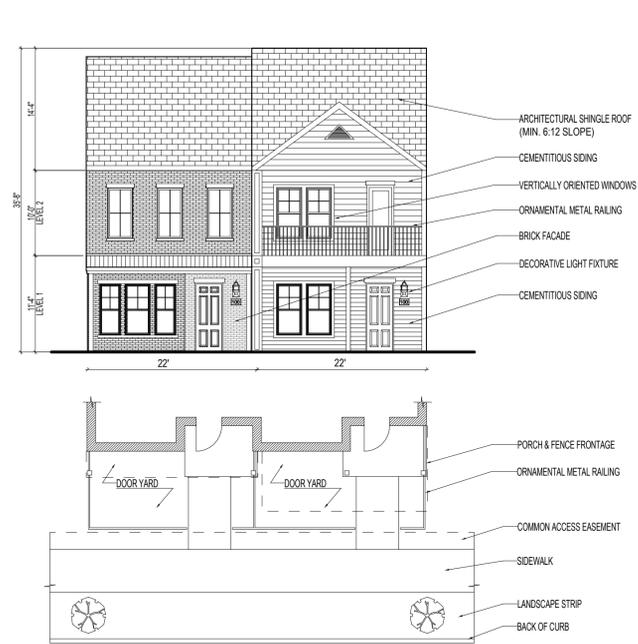
Diamondhead Estates
 Being Lots 1 and 2, Amiotte Addition
 as recorded in Cabinet B, Slide 2403, P.R.T.C.T. and
 a 10.04 acre tract of land out of the
 James McDonald Survey, Abstract No. 997
 Mansfield, Texas
 November 16, 2023
 11.03 acres
 60 Residential Lots and 4 Open Space Lots

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Fort Worth
 500 West 7th Street, Suite 300
 Fort Worth, Texas 76102-4773
 Phone (817) 335-3000 (817) 335-1025

PROJECT NO.
R31-5345.01

ZONING CASE NO.
ZC#22-018

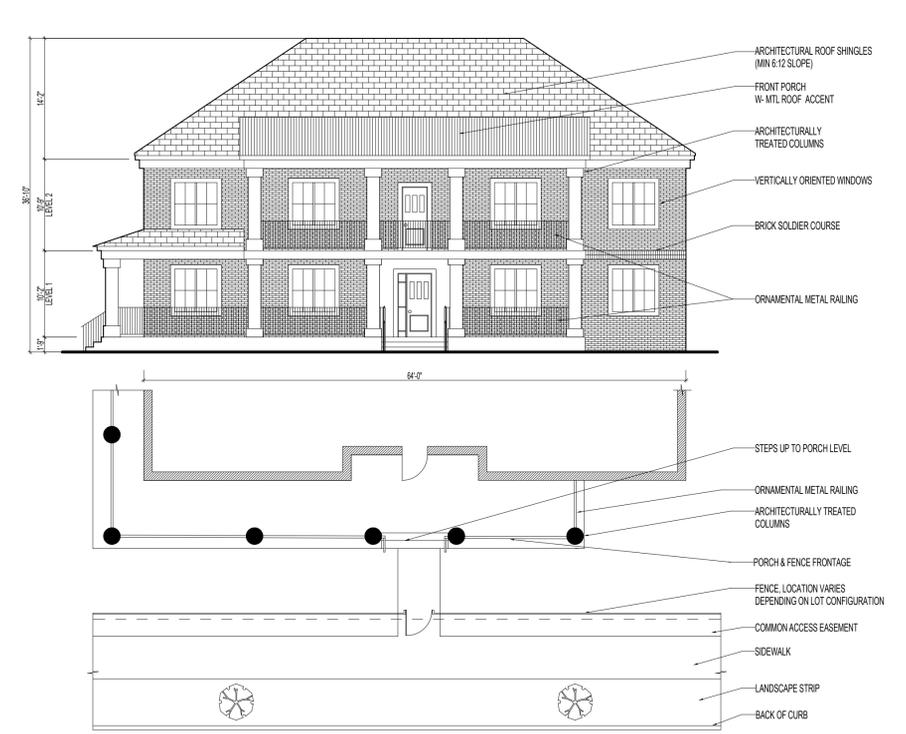
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CONCEPTUAL FRONT ELEVATION - ROW HOUSE TYPE B (2-PLEX)



CONCEPTUAL FRONT ELEVATION - ROWHOUSE TYPE A (4-PLEX)



CONCEPTUAL FRONT ELEVATION - MANOR HOUSE



CONCEPTUAL REAR ELEVATION - ROWHOUSE TYPE B (2-PLEX)



CONCEPTUAL REAR ELEVATION - ROWHOUSE TYPE A (4-PLEX)



CONCEPTUAL SIDE ELEVATION - MANOR HOUSE



CONCEPTUAL SIDE ELEVATION - ROWHOUSE TYPE B (2-PLEX)



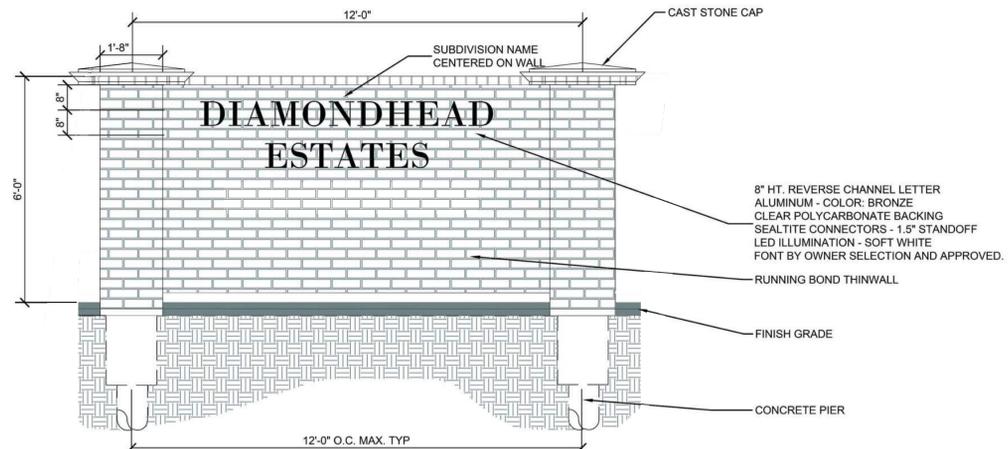
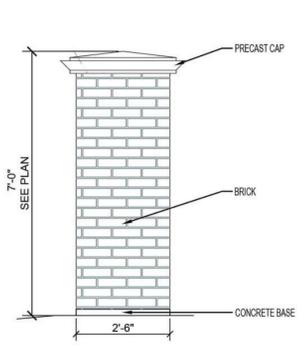
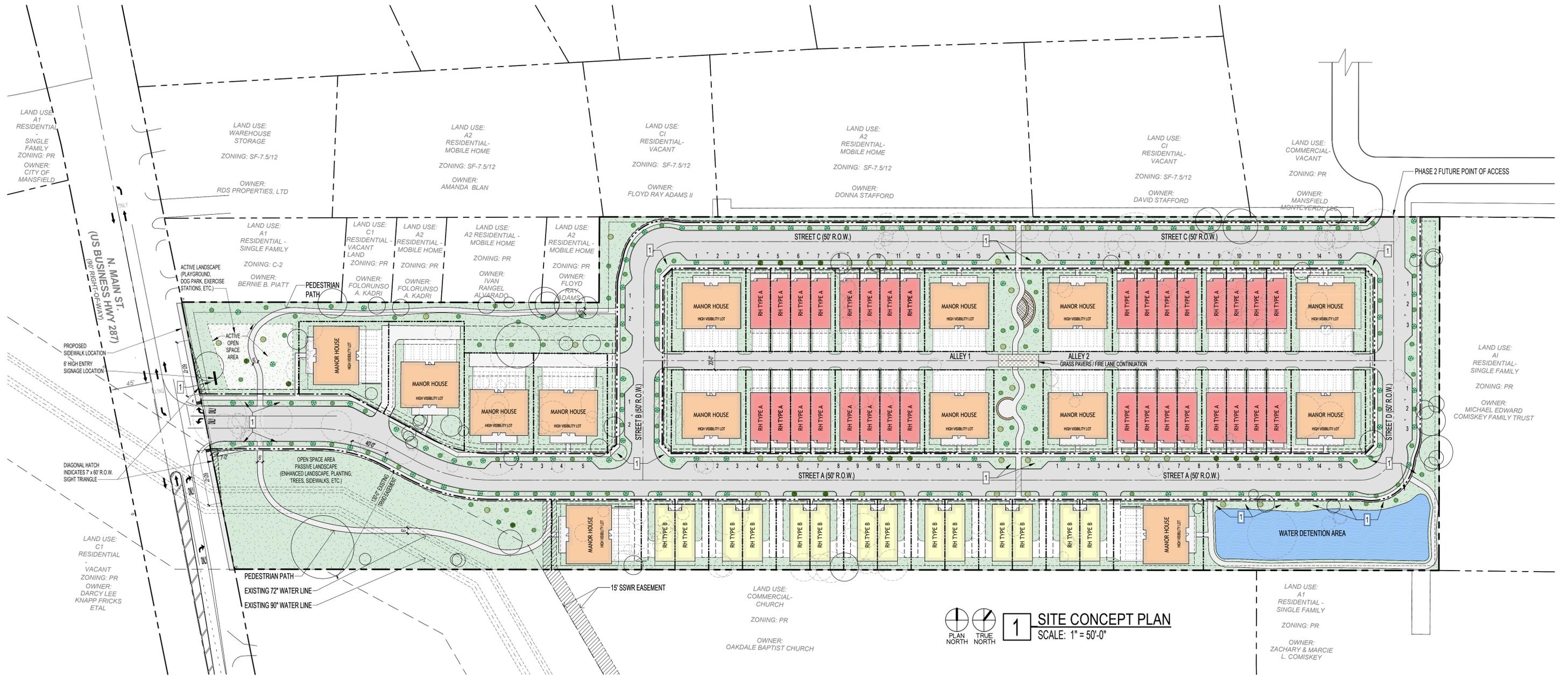
CONCEPTUAL SIDE ELEVATION - ROWHOUSE TYPE A (4-PLEX)

EXHIBIT D: ELEVATIONS

Diamondhead Estates
 Being Lots 1 and 2, Amlotte Addition
 as recorded in Cabinet B, Slide 2403, P.R.T.C.T. and
 a 10.04 acre tract of land out of the
 James McDonald Survey, Abstract No. 997
 Mansfield, Texas
 November 16, 2023
 11.03 acres
 60 Residential Lots and 3 Open Space Lots

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Fort Worth
 500 West 7th Street, Suite 300
 Fort Worth, Texas 76102-4773
 Phone (817) 335-3000 Fax (817) 335-1025

PROJECT NO.	R31-5345.01
ZONING CASE NO.	ZC#22-018



GRAPHICS LEGEND	TREE LEGEND
ROADWAY	AMERICAN ELM (ULMUS AMERICANA - DECIDUOUS CANOPY TREE)
SIDEWALK	CEDAR ELM (ULMUS CRASSIFOLIA - DECIDUOUS CANOPY TREE)
LANDSCAPED AREA	TEXAS LIVE OAK (QUERCUS FUSIFORMIS - EVERGREEN CANOPY TREE)
GRASS-CRETE OR DECORATIVE PAVERS	MEXICAN PLUM (PRUNUS MEXICANA - DECIDUOUS ORNAMENTAL TREE)
AMENITIZED POND / ON-SITE WATER DETENTION	BOX ELDER MAPLE (ACER NEGUNDO - DECIDUOUS ORNAMENTAL TREE)
ENHANCED LANDSCAPE LOCATION - MEXICAN FEATHER GRASS (VASELLIA TENNISIMA) - NELLIE STEVENS HOLLY (ILEX X 'NELLIE R. STEVENS') - YAUPON HOLLY DWARF (ILEX VOMITORIA)	THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN UN-BUILT AREA OF THE SITE. AN EFFORT WILL BE MADE TO PROTECT THIS TREE FROM CONSTRUCTION ACTIVITIES IN THE SPIRIT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE
NOTE: IN ACCORDANCE WITH CHAPTER 89, NATURAL RESOURCES MANAGEMENT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE, INDISCRIMINATE CLEARING OF THIS PROPERTY IS PROHIBITED, AND HEALTHY QUALITY TREES SHALL BE PROTECTED DURING CONSTRUCTION TO PROMOTE THE NATURAL ECOLOGICAL ENVIRONMENTAL AND AESTHETIC QUALITIES OF THE CITY.	THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN AREA OF THE SITE THAT IS DESIGNED TO BE RECONSTRUCTED, AND IT IS UNLIKELY THAT THIS TREE WILL SURVIVE CONSTRUCTION ACTIVITIES. REPLACEMENT WILL OCCUR AS REQUIRED BY CITY OF MANSFIELD ORDINANCE REQUIREMENTS.

EXHIBIT E: SIGN & LANDSCAPE PLAN

Diamondhead Estates
Being Lots 1 and 2, Amlotte Addition
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APOGEE PARTNERS

PROJECT NO.	R31-5345.01
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