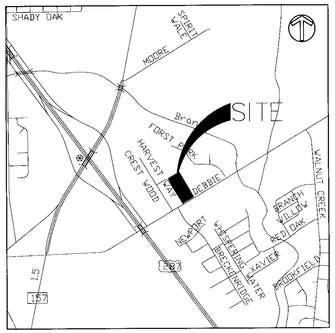


VICINITY MAP
N.T.S.

MANDATORY OWNERS ASSOCIATION NOTES:

(1) A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWINGS:

- SCREENING DEVICES
- COMMON AREAS
- ENTRY MEDIAN
- LANDSCAPING

(2) 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 DOCUMENT SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHERE 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 CONSTRICTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRICTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

NOTES:

(1) THE PROPOSED 20' UTILITY & SCREENING WALL EASEMENT LOCATED IN THE BACK OF ALL LOTS, COMMON ACCESS EASEMENT, DRAINAGE EASEMENT, 10' UTILITY EASEMENT ALONG EAST DEBBIE LANE, AND EXISTING 14'X 15' DRAINAGE EASEMENT ARE FOR THE USE OF LOTS 1 THROUGH 10. NO IMPROVEMENT SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS.

(2) ALL LISTED EASEMENT IN PARAGRAPH (1) SHALL BE MAINTAINED BY THE OWNERS ASSOCIATIONS.

(3) THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORD THEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSION AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

(4) LIGHTING WILL COMPLY WITH SECTION 7400 F AND NO LIGHTING WILL BE PLACED ON THE REARS OF THE BUILDINGS EXCEPT AS NEEDED FOR SECURITY. FURTHERMORE, LIGHTING WOULD BE OF LOW INTENSITY / LOW LEVEL.

(5) HOURS OF OPERATION WILL BE LIMITED TO MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM.

(6) BUILDING FACADE WILL VARY ALONG EACH ELEVATION. NO TWO ADJACENT BUILDINGS SHALL HAVE THE SAME FACADE.

(7) EACH INDIVIDUAL LOT SHALL BE ALLOWED 1 WALL SIGN AS SET FORTH IN SECTION 7100 OF THE ZONING ORDINANCE.

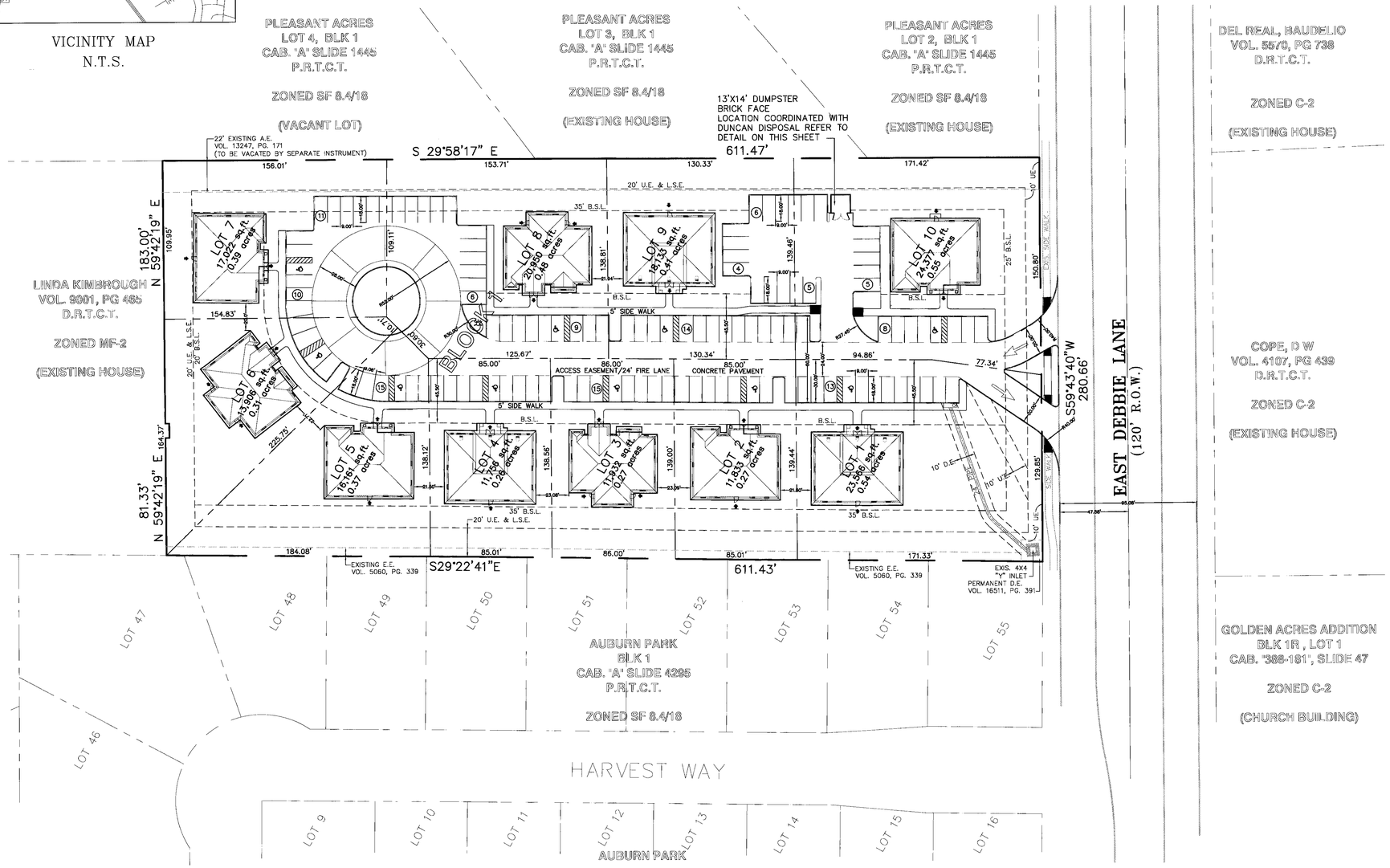
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

	PROPERTY LINE
	ADJOINED PROPERTY
W W	EXISTING WATER LINE
	PROPOSED CURB AND GUTTER
	PAINTED STRIPE (TRAFFIC YELLOW)
	PAINTED WALKWAY (TRAFFIC YELLOW)
U.E.	UTILITY EASEMENT
C.A.E.	COMMON ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
WW	WASTE WATER
WL	WATER LINE
L.S.E.	LANDSCAPING & SCREEN WALL EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
	BUILDING ENTRANCE/EXIT

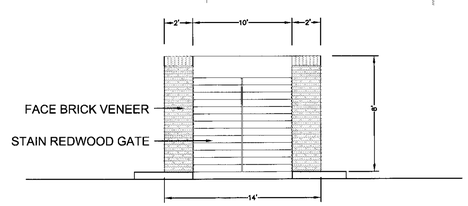


LAND USE CHART

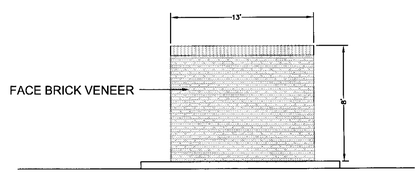
PROPOSED USE	80% PROFESSIONAL OFFICE BUILDINGS (8 LOTS)
	20% PROFESSIONAL MEDICAL OFFICE (2 LOTS)
SITE AREA	3.86 ACRES
PRESENT ZONING	SF 7.5/18
PROPOSED ZONING	PD
BACK YARD SETBACK:	
NORTH SIDE	20' BUILDING SETBACK
EAST & WEST SIDE	35' BUILDING SETBACK
MINIMUM SIDE SETBACK	10' BUILDING SETBACK
MAXIMUM BUILDING HEIGHT	30'
BUILDING MATERIAL	MINIMUM 80% MASONRY
PARKING PROVIDED	121 PARKING SPACES
HANDICAP PARKING PROVIDED	10 PARKING SPACES PROVIDED
MAXIMUM BUILDING AREA	2,790 SF
MINIMUM LOT SIZE	10,000 SF
MAXIMUM LOT COVERAGE	30%
NUMBER OF LOTS	10 LOTS
DENSITY	2.59 UNITS PER ACRE

PARKING CALCULATION

NO OF BUILDINGS	TYPE	BUILDING AREA	TOTAL AREA	SPACES RATIO	SPACES REQUIRED	SPACES PROVIDED
8	GENERAL	2790 SF	22,320 SF	1:300	75 SPACES	75 SPACES
2	MEDICAL	2790 SF	5,580 SF	1:150	38 SPACES	46 SPACES
					TOTAL	121 SPACES



FRONT DUMPSTER ELEVATION



SIDE DUMPSTER ELEVATION

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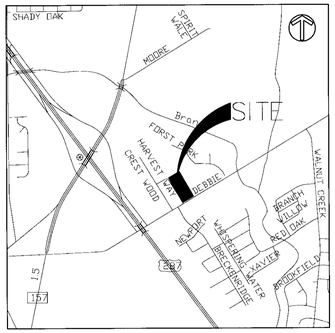
DEVELOPMENT PLAN
SITE PLAN

ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

3.87 ACRES
10 LOTS

6-14-06 REV. 7-10-06



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE	LENGTH	CHORD	CHORD DIR	RADIUS
C1	6.51'	6.51'	N08°52'28"E	40.00'
C2	105.09'	95.50'	S13°20'07"W	70.00'
C3	19.38'	19.19'	S45°47'44"E	40.00'
C4	10.09'	10.07'	S66°51'37"E	39.93'
C5	12.59'	12.46'	S26°03'03"W	25.00'
C6	7.56'	7.48'	S26°03'03"W	15.00'

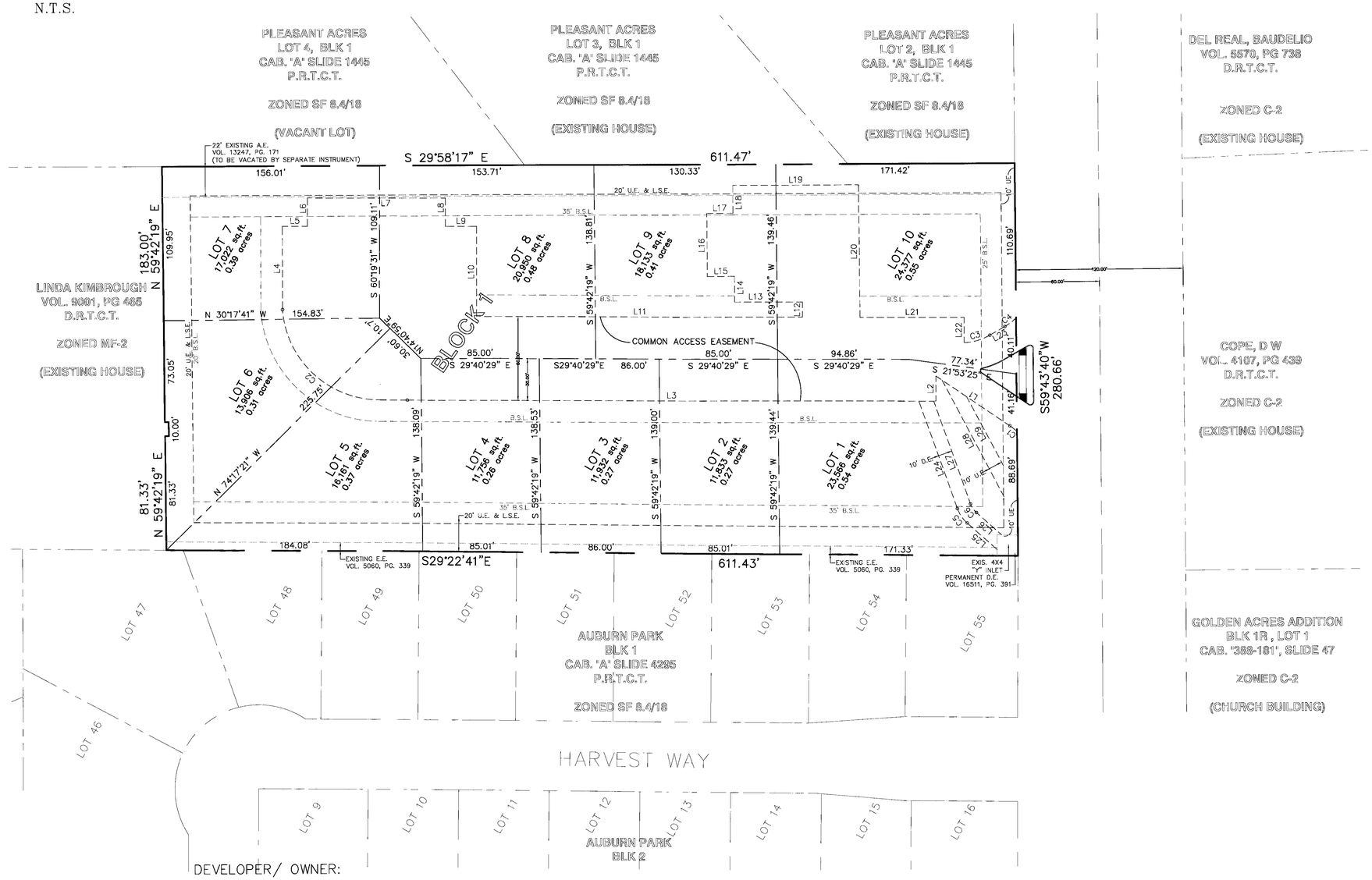
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

	PROPERTY LINE
	ADJOINED PROPERTY
W W	EXISTING WATER LINE
	PROPOSED CURB AND GUTTER
	PAINTED STRIPE (TRAFFIC YELLOW)
	PAINTED WALKWAY (TRAFFIC YELLOW)
U.E.	UTILITY EASEMENT
C.A.E.	COMMON ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
WW	WASTE WATER
WL	WATER LINE
L.S.E.	LANDSCAPING & SCREEN WALL EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
	BUILDING ENTRANCE/EXIT



LINE TABLE		
LINE	LENGTH	BEARING
L1	63.84	N04°12'33"E
L2	18.01	S60°19'31"W
L3	379.57	N29°40'29"W
L4	59.57	N60°19'31"E
L5	18.00	S29°40'29"E
L6	20.23	N60°19'31"E
L7	99.00	S29°40'29"E
L8	20.23	S60°19'31"W
L9	22.42	S29°40'29"E
L10	64.71	S60°19'31"W
L11	233.63	S29°40'29"E
L12	11.01	N60°19'31"E
L13	48.65	N29°40'29"W
L14	18.47	N60°19'31"E
L15	19.51	N30°17'41"W
L16	45.00	N59°42'19"E
L17	18.75	S30°17'41"E
L18	19.95	N60°02'12"E
L19	90.16	S29°57'48"E
L20	94.88	S59°42'19"W
L21	75.01	S29°40'29"E
L22	17.97	N60°19'31"E
L23	12.38	S59°40'29"E
L24	81.45	S40°29'00"W
L25	28.56	S11°37'06"W
L26	24.12	S11°37'06"W
L27	77.85	S40°29'00"W
L28	94.15	N32°12'53"E
L29	55.64	N32°12'53"E

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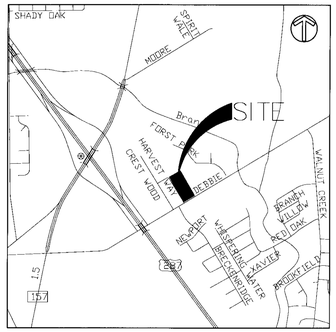
DEVELOPMENT PLAN

ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS

6-14-06 REV. 7-10-06



VICINITY MAP
N.T.S.

GRAPHIC SCALE

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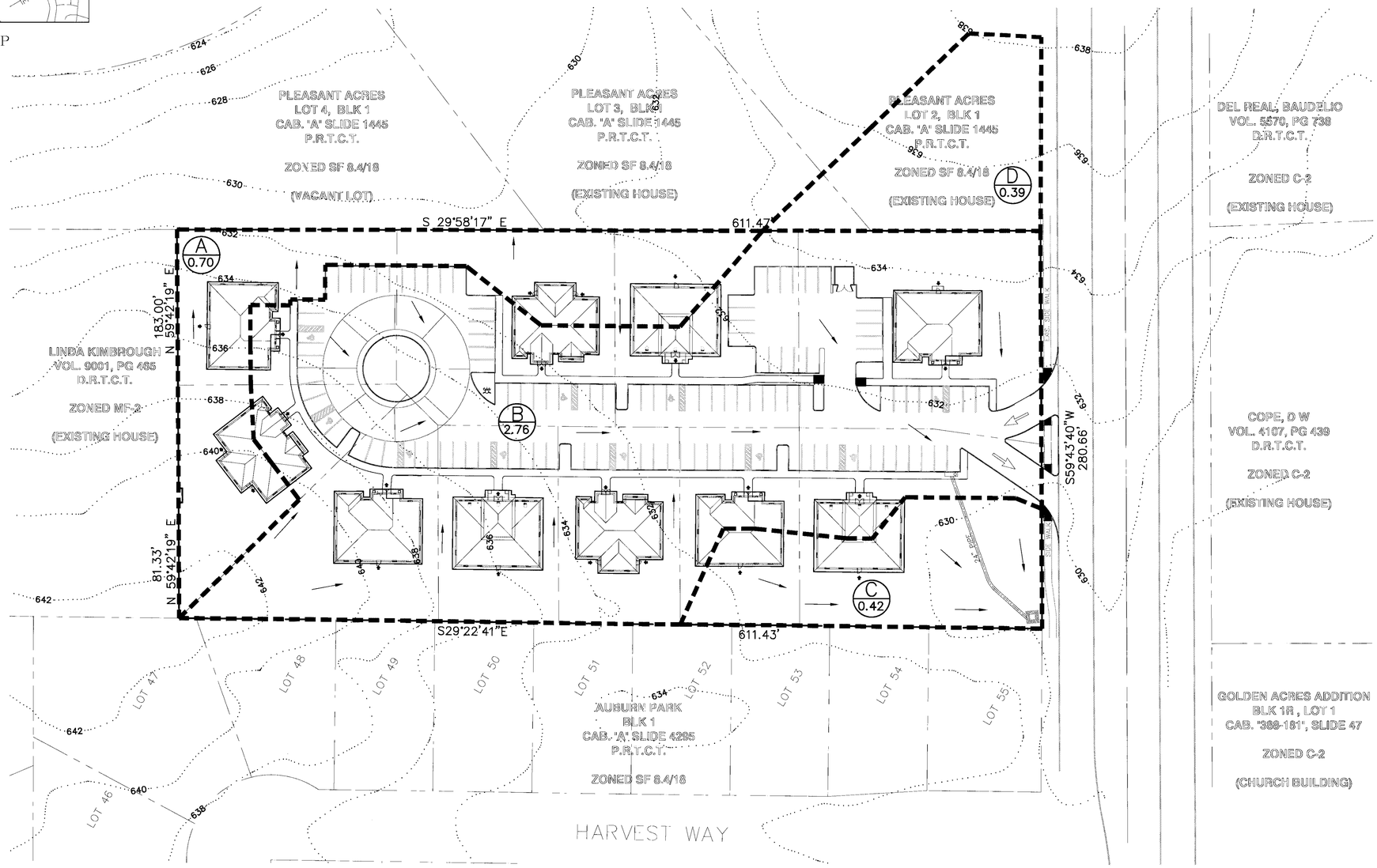

100 YEAR STORM CALCULATION									
BASIN ID	AREA (ACRE) > 8,000 RES.	AREA (ACRE) COMMERCIAL	C > 8,000 RES.	C COMMERCIAL	I-25 (IN/HR)	Q-25 CFS	I-100 (IN/HR)	Q-100 CFS	NOTE
A	0.70		0.50		7.55	2.64	9.32	3.26	SHEET FLOW TO ADJACENT LOT
B	1.69	1.07	0.50	0.90	7.55	13.65	9.32	16.85	FLOW TO CURB INLET
C	0.42		0.50		7.55	1.58	9.32	1.96	FLOW TO EXISTING "Y" INLET
D	0.39		0.30		7.55	0.88	9.32	1.09	FLOW TO BASIN B

RATIONAL METHOD
Q=CIA
Q FLOW
I RAIN INTENSITY
A AREA

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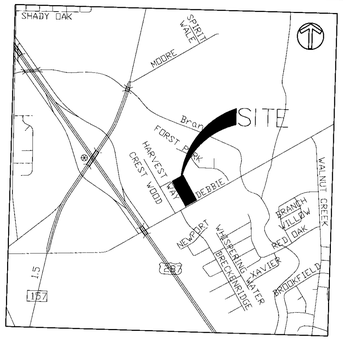
DEVELOPMENT PLAN
CONCEPTUAL DRAINAGE PLAN

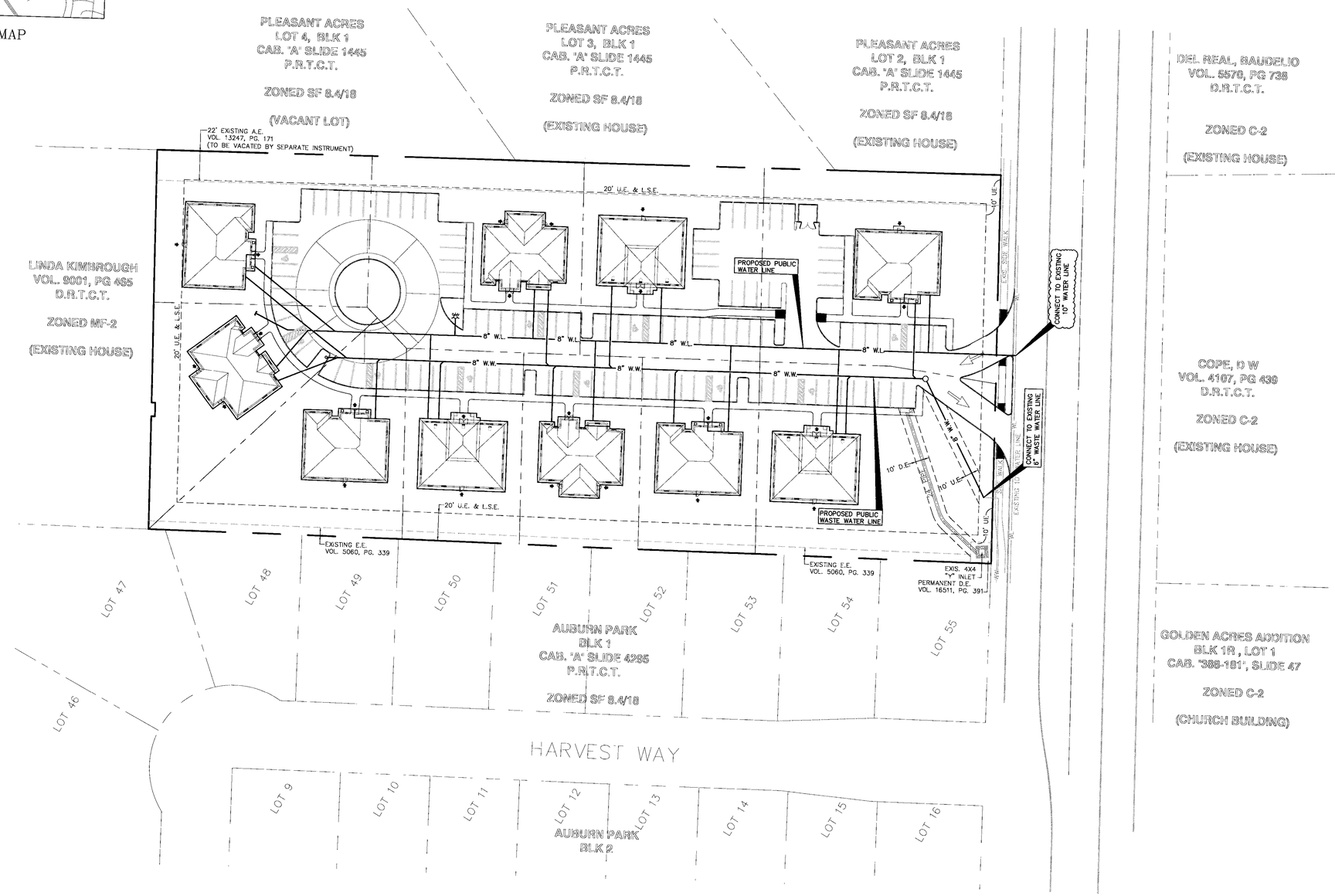
ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS

6-14-06



VICINITY MAP
N.T.S.



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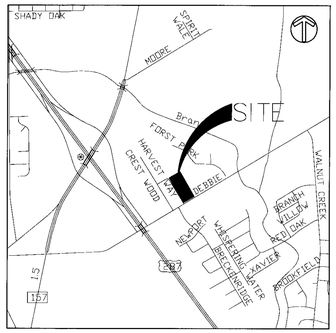
DEVELOPMENT PLAN
UTILITY PLAN

ENCLAVE

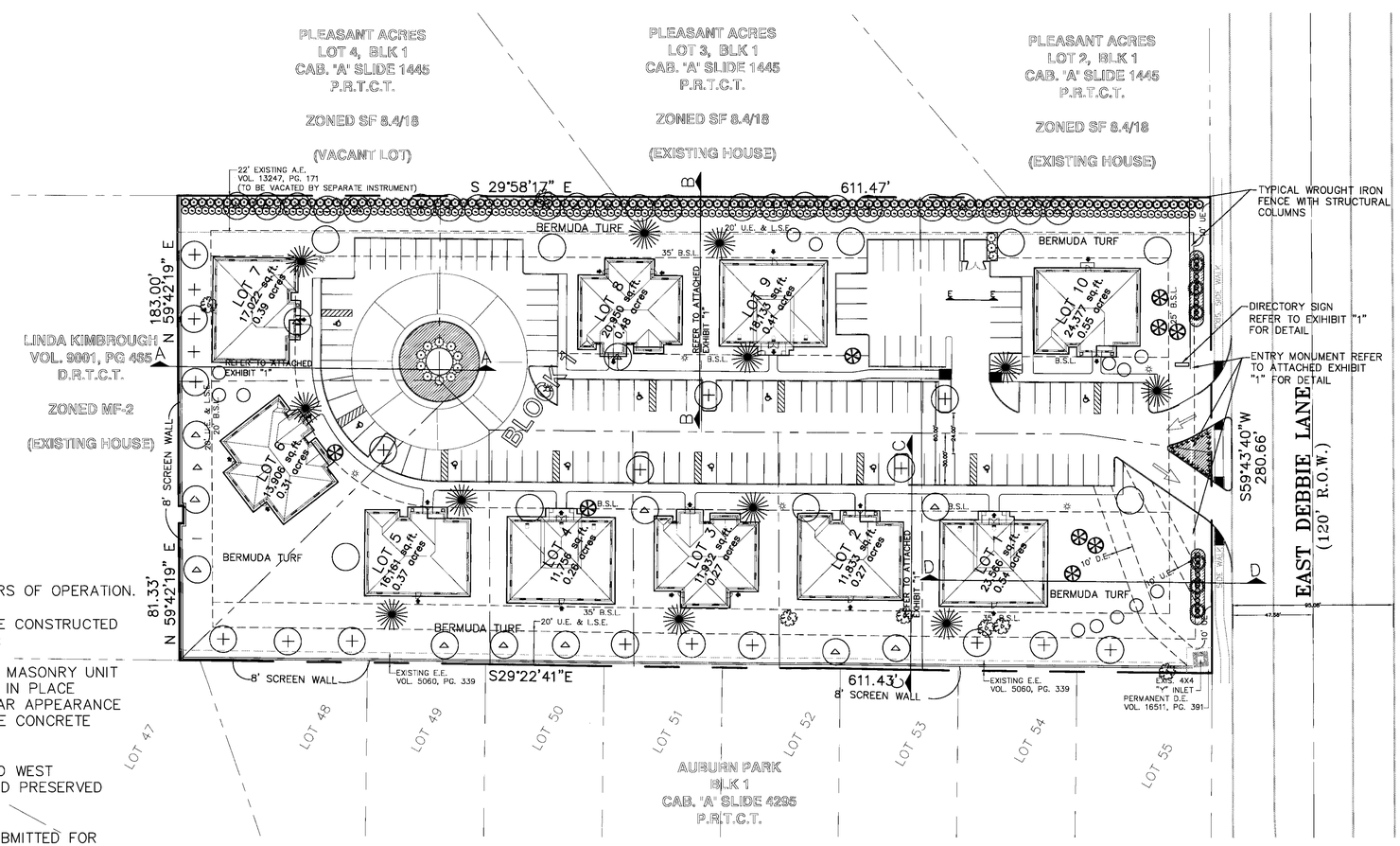
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

3.87 ACRES
10 LOTS

6-14-06



VICINITY MAP
N.T.S.



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E.E.	ELECTRIC EASEMENT
	BUILDING ENTRANCE/EXIT

	13	BALD CYPRESS	3" CALIPER
	27	CHINESE PISTACHIO	3" CALIPER
	9	LIVE OAK	3" CALIPER
	24	RED OAK	3" CALIPER
	9	LITTLE GEM MAGNOLIA	30 GAL
	13	CRAPE MYRTLE	8–10'
	7	REDBUD	15 GAL
	3	NELLIE STEVENS HOLLY	10 GAL
	123	SEA GREEN JUNIPER	5 GAL
	152	PLUM DELIGHT	5 GAL
	33	TAM JUNIPER	5 GAL
	120	LIRIOPE	1 GAL
	783	SEASONAL COLOR	4" POTS
	6	LIGHT POLE	

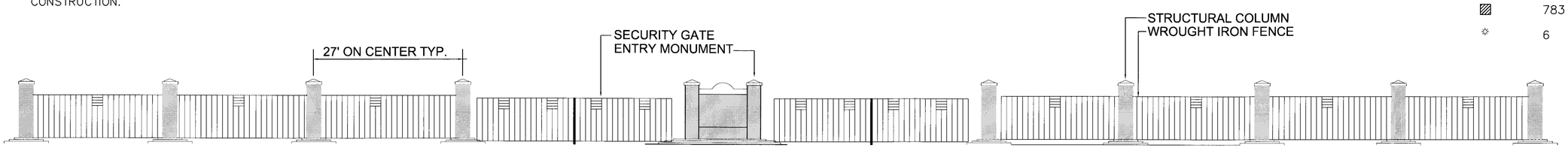
NOTES:

(1) GATES SHALL BE CLOSED AFTER HOURS OF OPERATION.

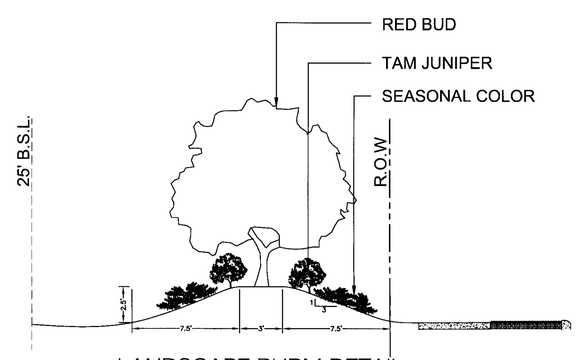
(2) PROPOSED SCREENING WALL SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING MATERIAL:
- BRICK
- STONE SPLIT–FACE CONCRETE MASONRY UNIT
- PRECAST CONCRETE OR POUR IN PLACE CONCRETE WALL WITH A SIMILAR APPEARANCE AS BRICK, STONE , SPLIT FACE CONCRETE MASONRY UNIT, OR WOOD.

(3) EXISTING TREES ALONG THE EAST AND WEST PROPERTY LINE SHALL PROTECTED AND PRESERVED DURING DEVELOPMENT.

(4) TREE PROTECTION PLAN SHELL BE SUBMITTED FOR APPROVAL PRIOR TO START OF GRADING OR CONSTRUCTION.



FRONT ENTERY FENCE ELEVATION
SCALE 1:10



LANDSCAPE BURM DETAIL

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DEVELOPMENT PLAN
LANDSCAPING PLAN

ENCLAVE

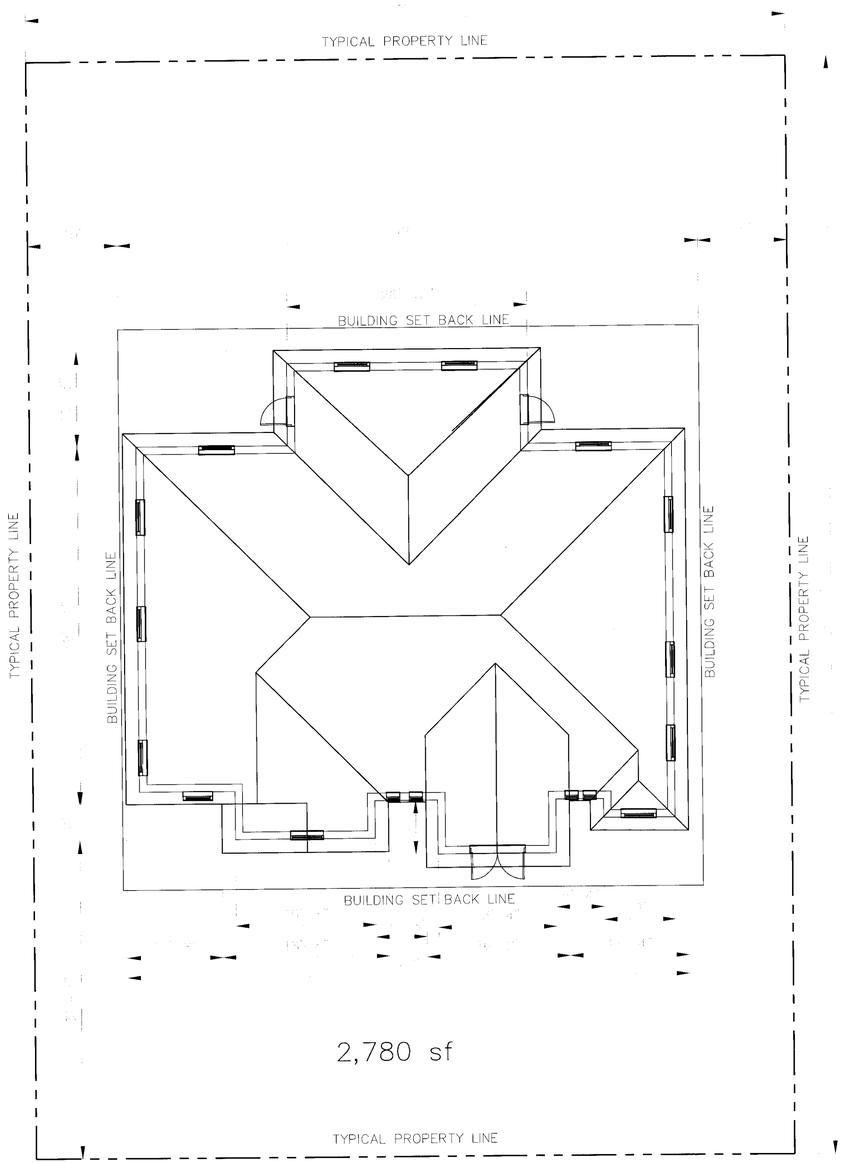
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS

6–14–06 REV. 3–2–07 PAGE 5 OF 11

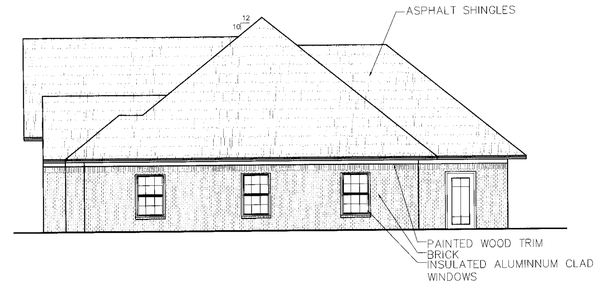
GRAPHIC SCALE

0 8 16 32 48

(IN FEET)



TYPICAL SITE PLAN

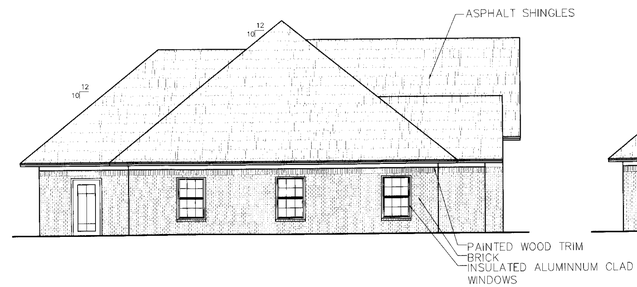


LEFT ELEVATION

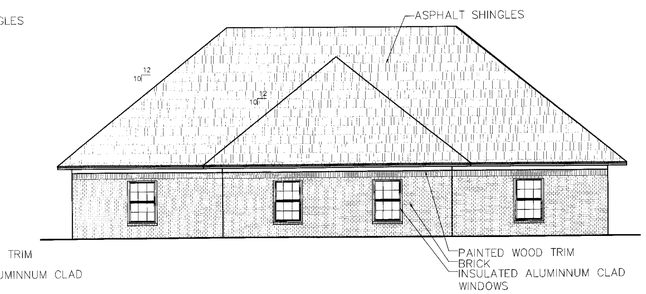
PERCENT MATERIAL COVERAGE

ELEV	Masonry	WOOD	GLAZING	TOTAL
FRONT	84%	2%	14%	100%
REAR	86%	2%	12%	100%
LEFT	87%	2%	10%	100%
RIGHT	87%	2%	10%	100%

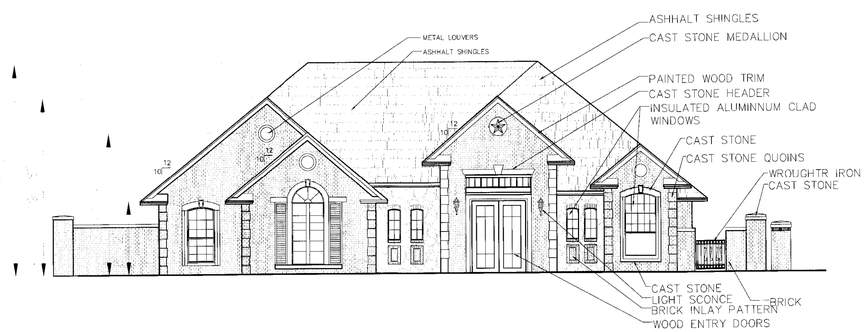
P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

OFFICE UNIT 1b-2786

DEVELOPMENT PLAN

ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
6-14-06 REV. 7-09-06 PAGE 6 OF 11

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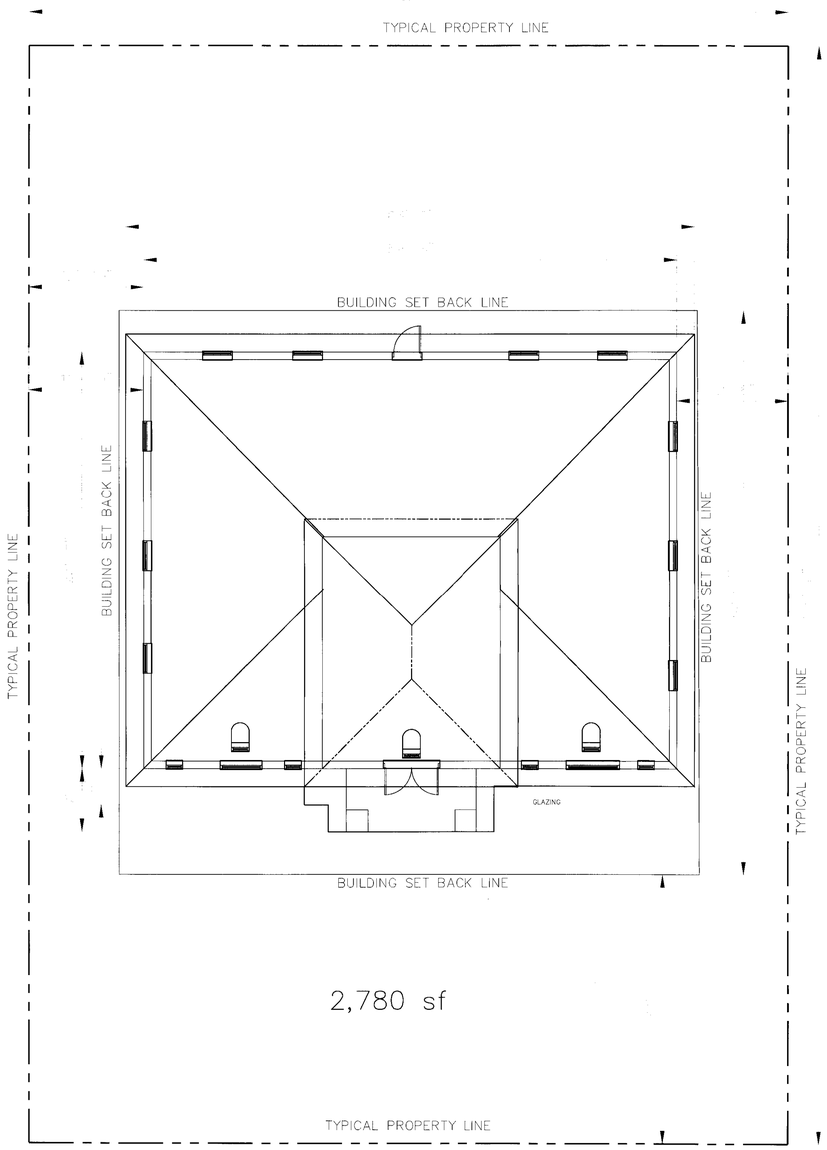
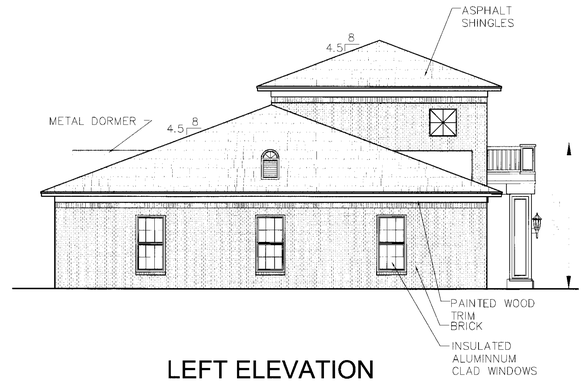
GRAPHIC SCALE

0 8 16 32 48

(IN FEET)



TYPICAL SITE PLAN

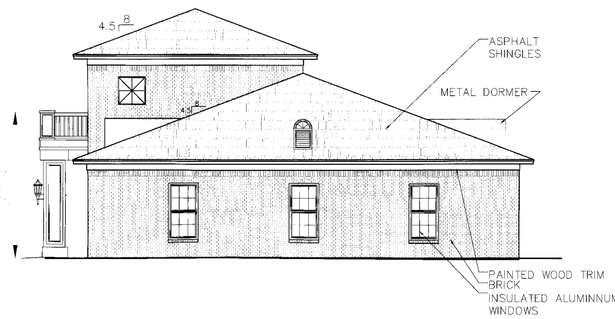


LEFT ELEVATION

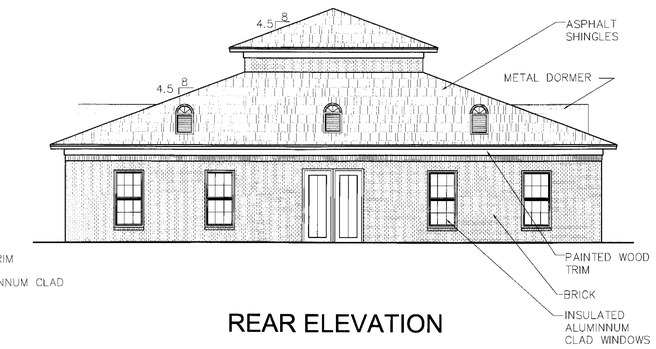
PERCENT MATERIAL COVERAGE

ELEV	Masonry	WOOD	GLAZING	TOTAL
FRONT	84%	2%	14%	100%
REAR	86%	2%	12%	100%
LEFT	89%	2%	9%	100%
RIGHT	89%	2%	9%	100%

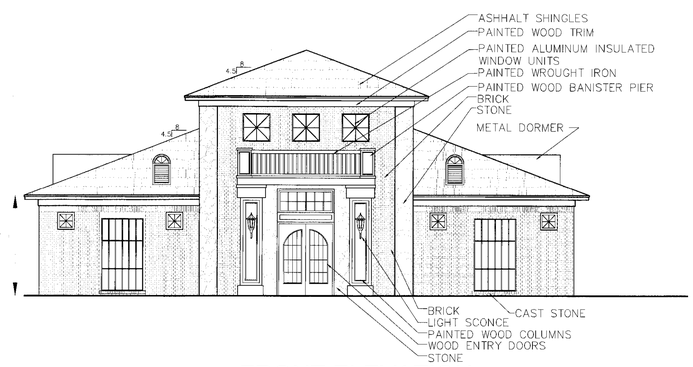
P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

OFFICE UNIT 2b-2787

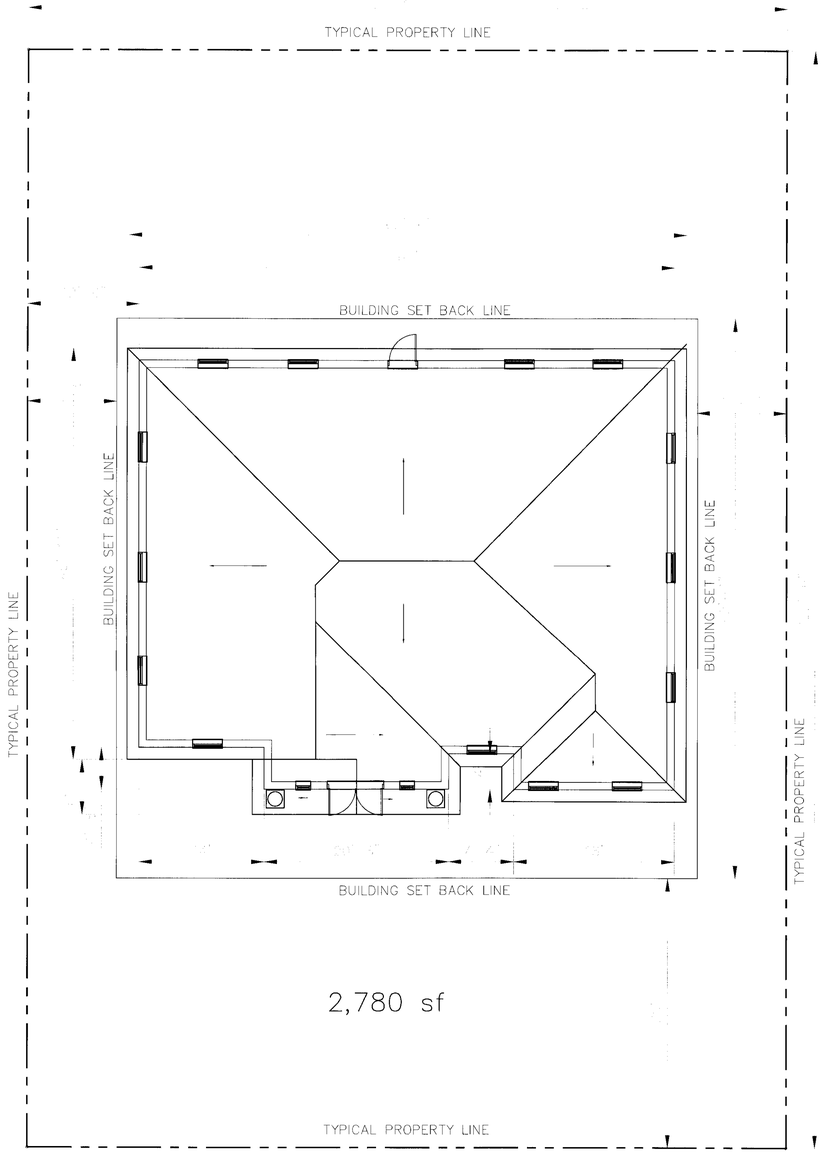
DEVELOPMENT PLAN

ENCLAVE

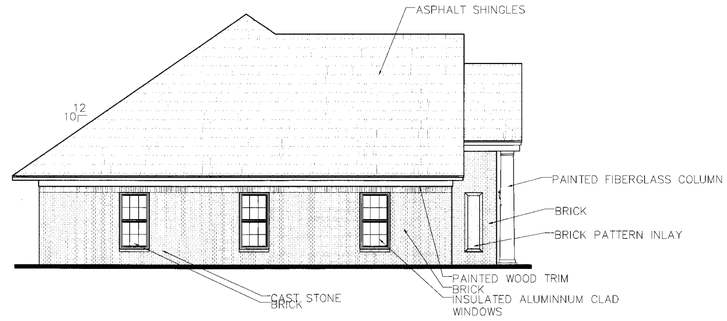
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
6-14-06 REV. 7-09-06 PAGE 7 OF 11

ENGINEER:
MA ENGINEERING & CONSTRUCTION
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX

DEVELOPER/ OWNER:
DLBP I, LP
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX



TYPICAL SITE PLAN



LEFT ELEVATION

GRAPHIC SCALE

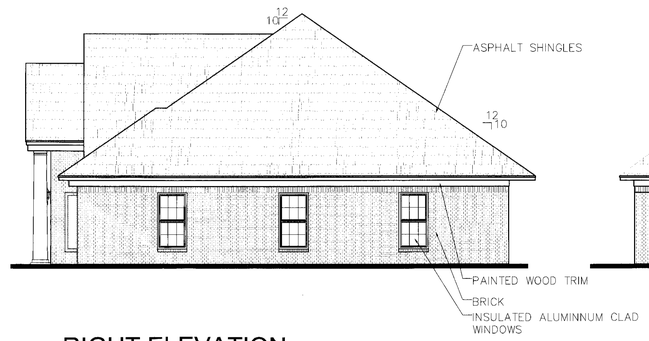
8 16 32

(IN FEET)

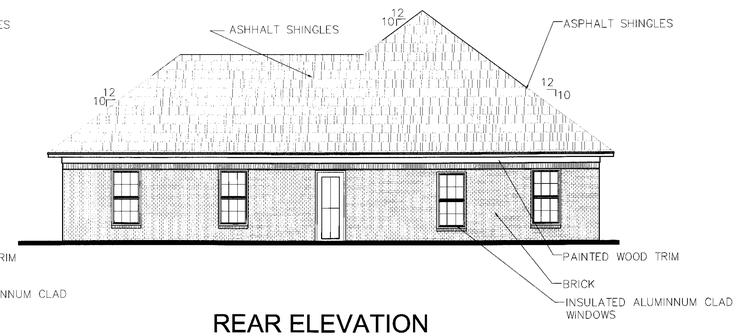
PERCENT MATERIAL COVERAGE

ELEV	Masonry	WOOD	GLAZING	TOTAL
FRONT	84%	2%	14%	100%
REAR	91%	2%	7%	100%
LEFT	90%	2%	8%	100%
RIGHT	90%	2%	8%	100%

P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%



RIGHT ELEVATION



REAR ELEVATION

FRONT ELEVATION

OFFICE UNIT
3b -2787

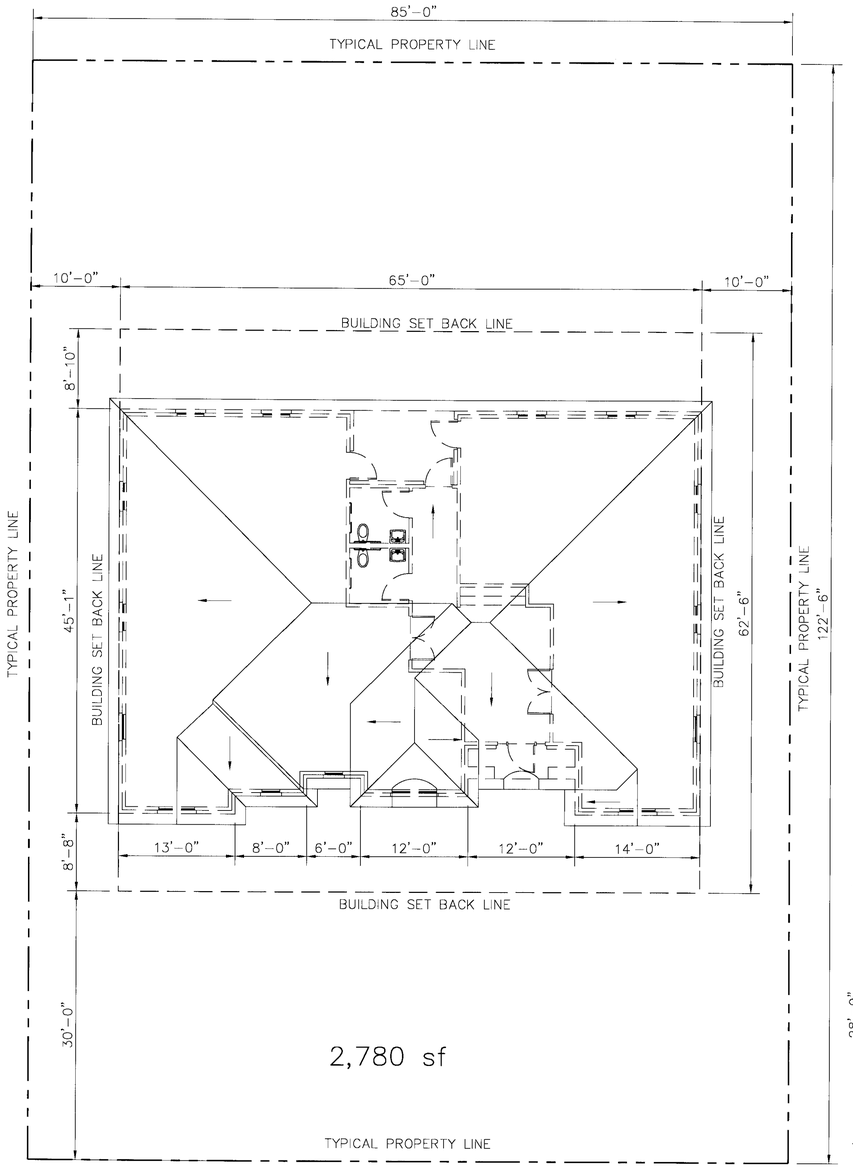
DEVELOPMENT PLAN

ENCLAVE

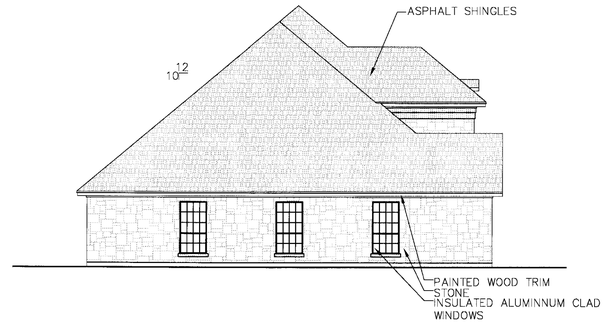
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
6-14-06 REV. 7-09-06 PAGE 8 OF 11

ENGINEER:
MA ENGINEERING & CONSTRUCTION
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX

DEVELOPER/ OWNER:
DLBP I, LP
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX



TYPICAL SITE PLAN



LEFT ELEVATION

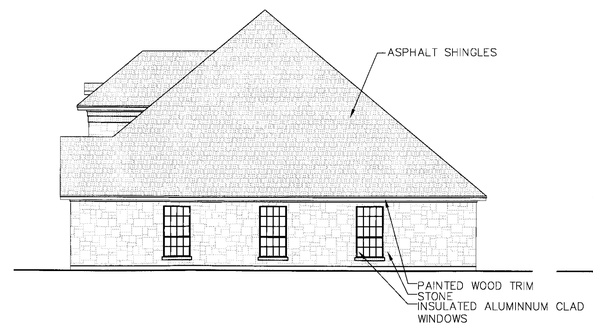
GRAPHIC SCALE

0 8 16 32 48

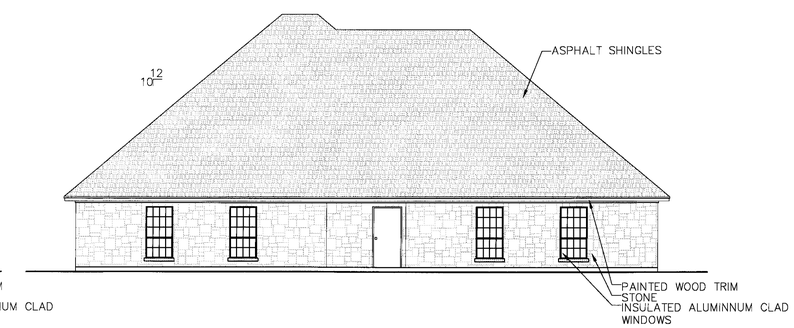
(IN FEET)

PERCENT MATERIAL COVERAGE					
ELEV	MASONRY	WOOD	OTHER	TOTAL	
FRONT	100%	0%	0%	100%	
REAR	100%	0%	0%	100%	
LEFT	100%	0%	0%	100%	
RIGHT	100%	0%	0%	100%	

P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%



RIGHT ELEVATION



REAR ELEVATION

FRONT ELEVATION

OFFICE UNIT 1a-2780

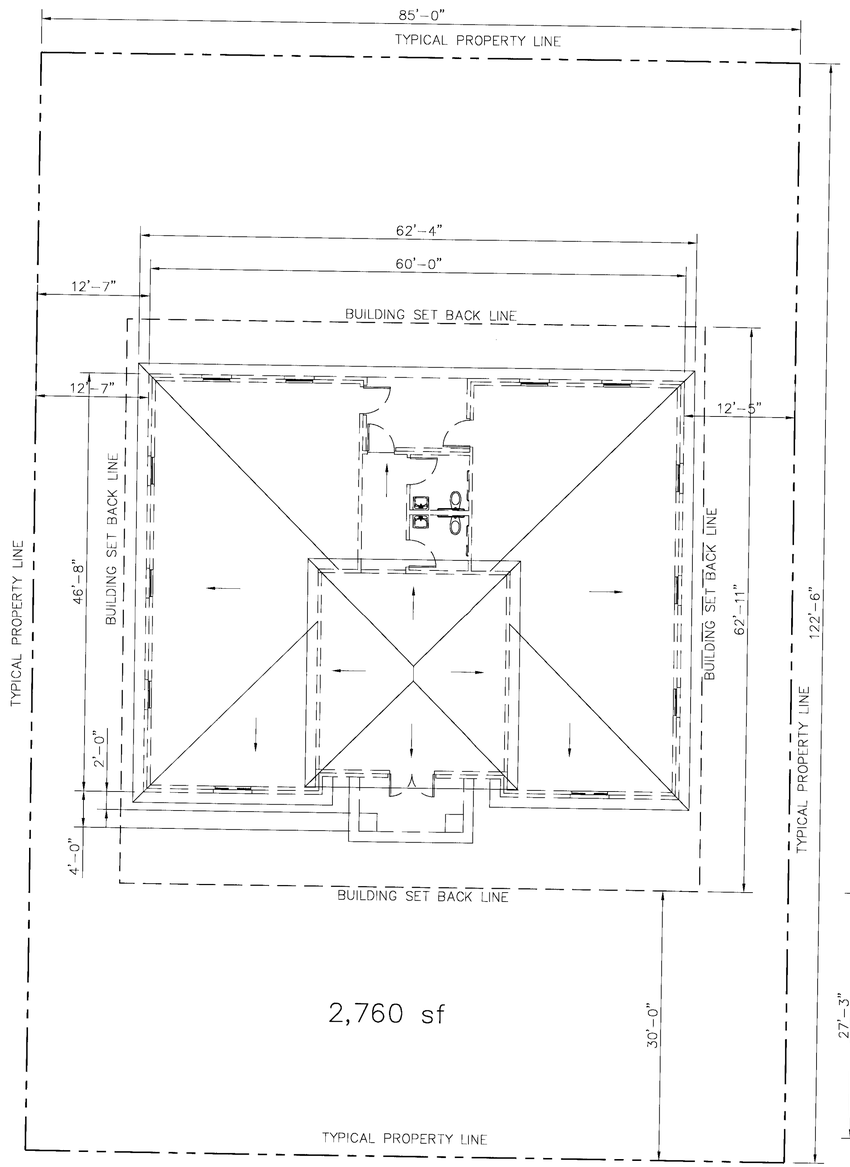
DEVELOPMENT PLAN

ENCLAVE

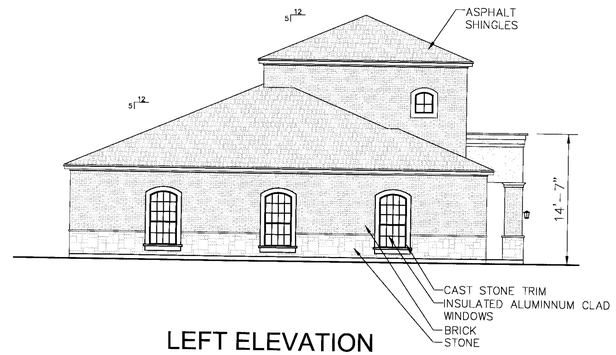
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
3-2-07 REV. 3-20-07 PAGE 9 OF 11

ENGINEER:
MA ENGINEERING & CONSTRUCTION
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX

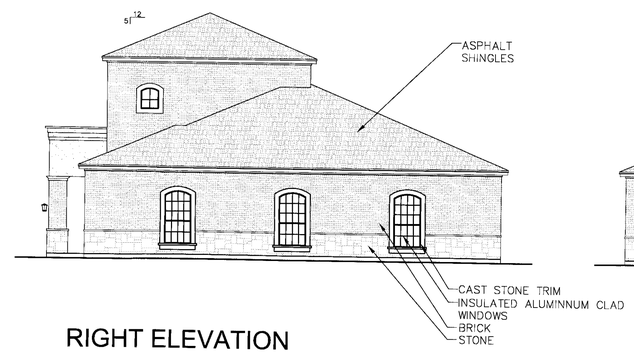
DEVELOPER/ OWNER:
DLBP 1 LP
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX



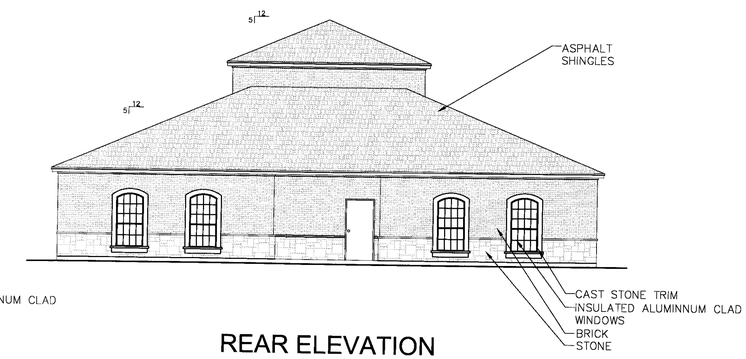
TYPICAL SITE PLAN



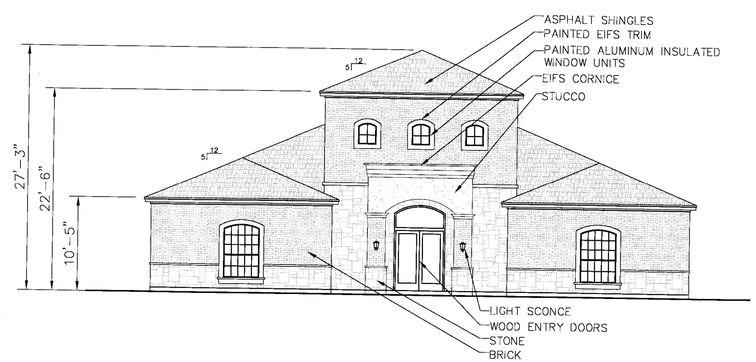
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

GRAPHIC SCALE

0 8 16 32 48

(IN FEET)

PERCENT MATERIAL COVERAGE					
ELEV	MASONRY	WOOD	STUCCO	TOTAL	
FRONT	88%	0%	12%	100%	
REAR	97%	0%	3%	100%	
LEFT	89%	0%	11%	100%	
RIGHT	89%	0%	11%	100%	

P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%

OFFICE UNIT 2a-2760

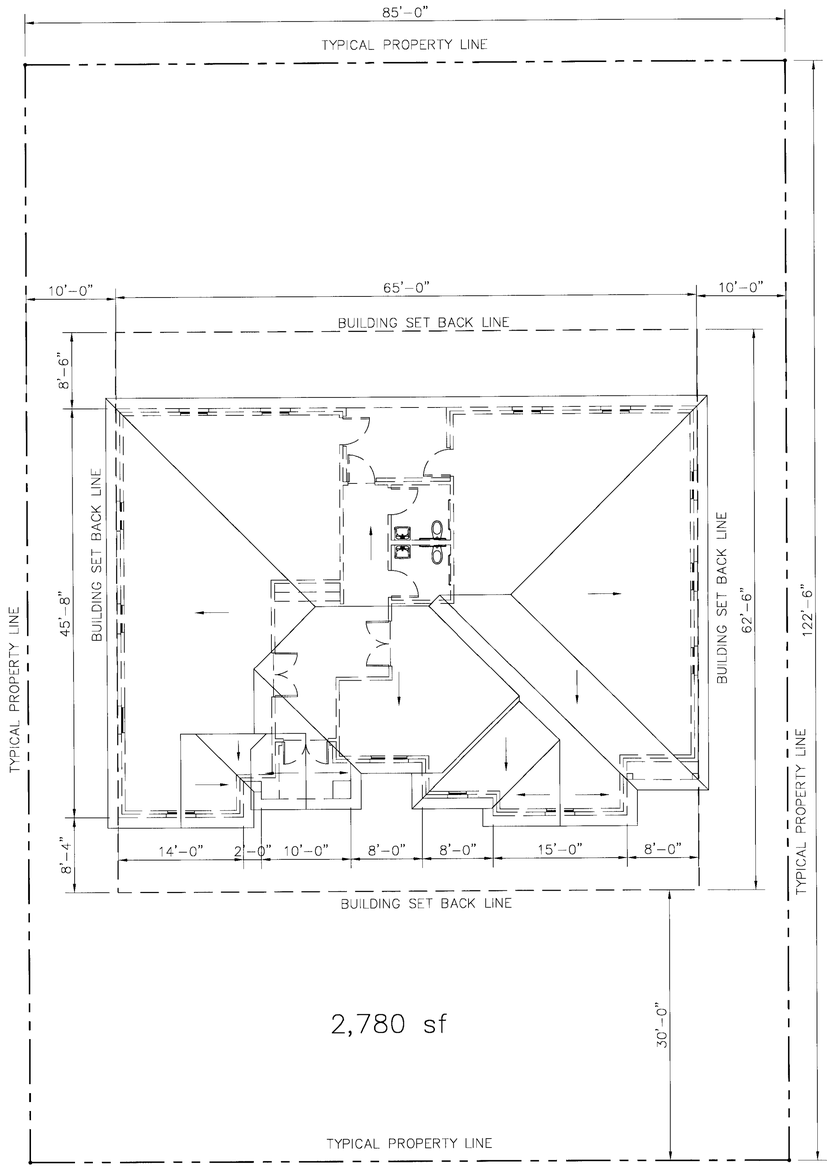
DEVELOPMENT PLAN

ENCLAVE

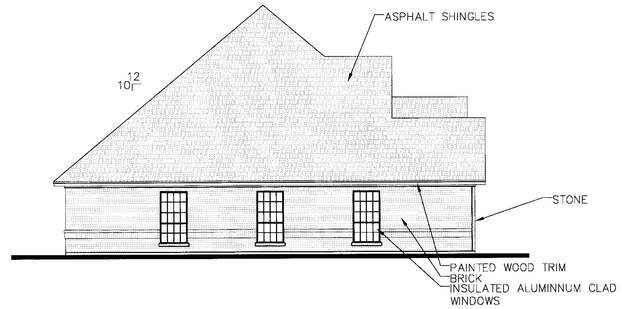
IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
3-2-07 REV. 3-20-07 PAGE 10 OF 11

ENGINEER:
MA ENGINEERING & CONSTRUCTION
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX

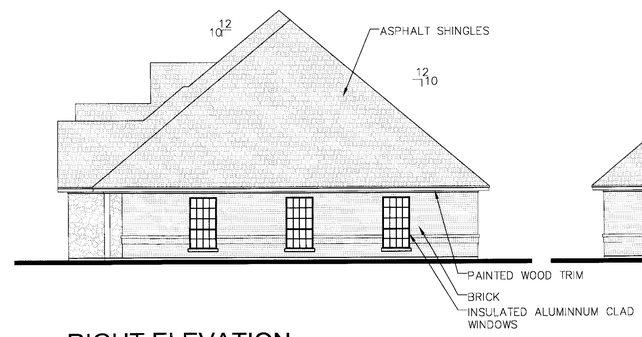
DEVELOPER/ OWNER:
DLBP 1 LP
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX



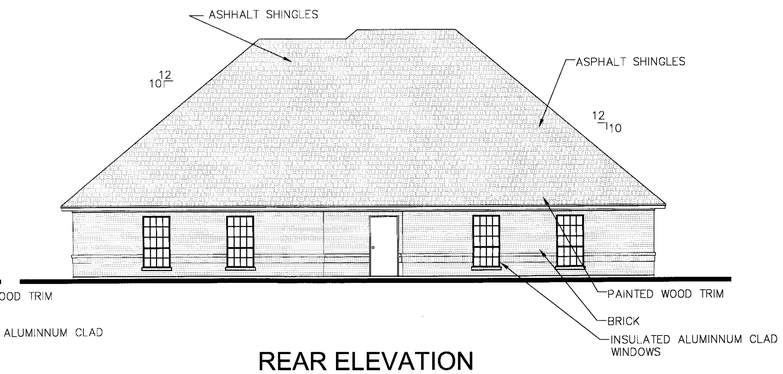
TYPICAL SITE PLAN



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

FRONT ELEVATION

GRAPHIC SCALE

8 16 32

(IN FEET)

PERCENT MATERIAL COVERAGE

ELEV	MASONRY	WOOD	STUCCO	TOTAL	
FRONT	81%	6%	13%	100%	
REAR	100%	0%	0%	100%	
LEFT	100%	0%	0%	100%	
RIGHT	100%	0%	0%	100%	

P&Z REQUIREMENT NOTE : ALL ELEVATIONS MINIUM MASONRY SHALL BE 80%

OFFICE UNIT
3a -2780

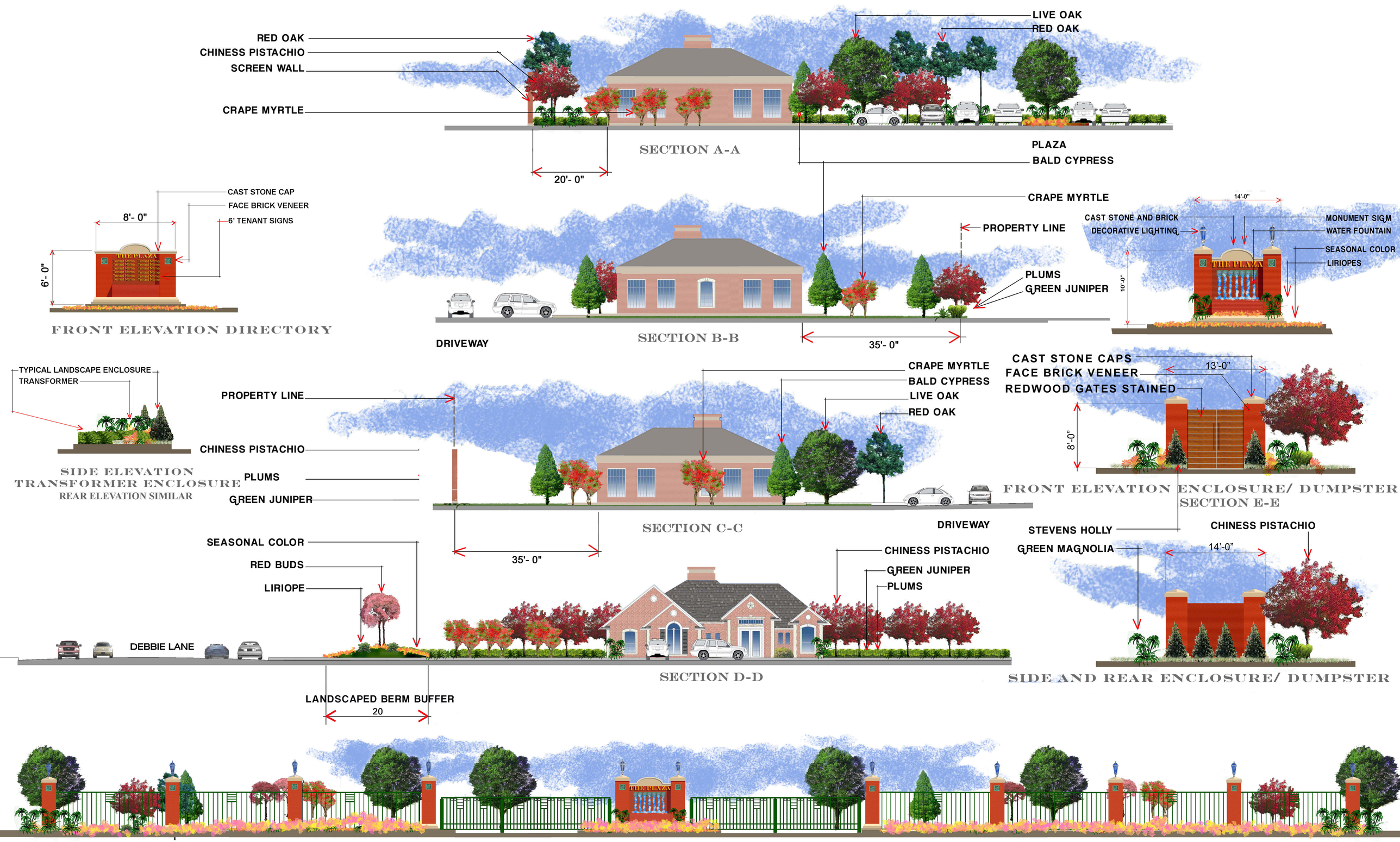
DEVELOPMENT PLAN

ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
3-2-07 REV. 3-20-07 PAGE 11 OF 11

ENGINEER:
MA ENGINEERING & CONSTRUCTION
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX

DEVELOPER/ OWNER:
DLBP 1 LP
1120 S. FREEWAY SUITE 118
FT WORTH, TX 76104
(817) 885-8600 PHONE
(817) 796-1042 FAX



E N C L A V E

EXIHIBIT "1"

1120 S, FREEWAY - SUITE 118
FORT WORTH, TX. 76104
817-885. 8600
817-796. 1042 - FAX

MA
ENGINEERING & CONSTRUCTION

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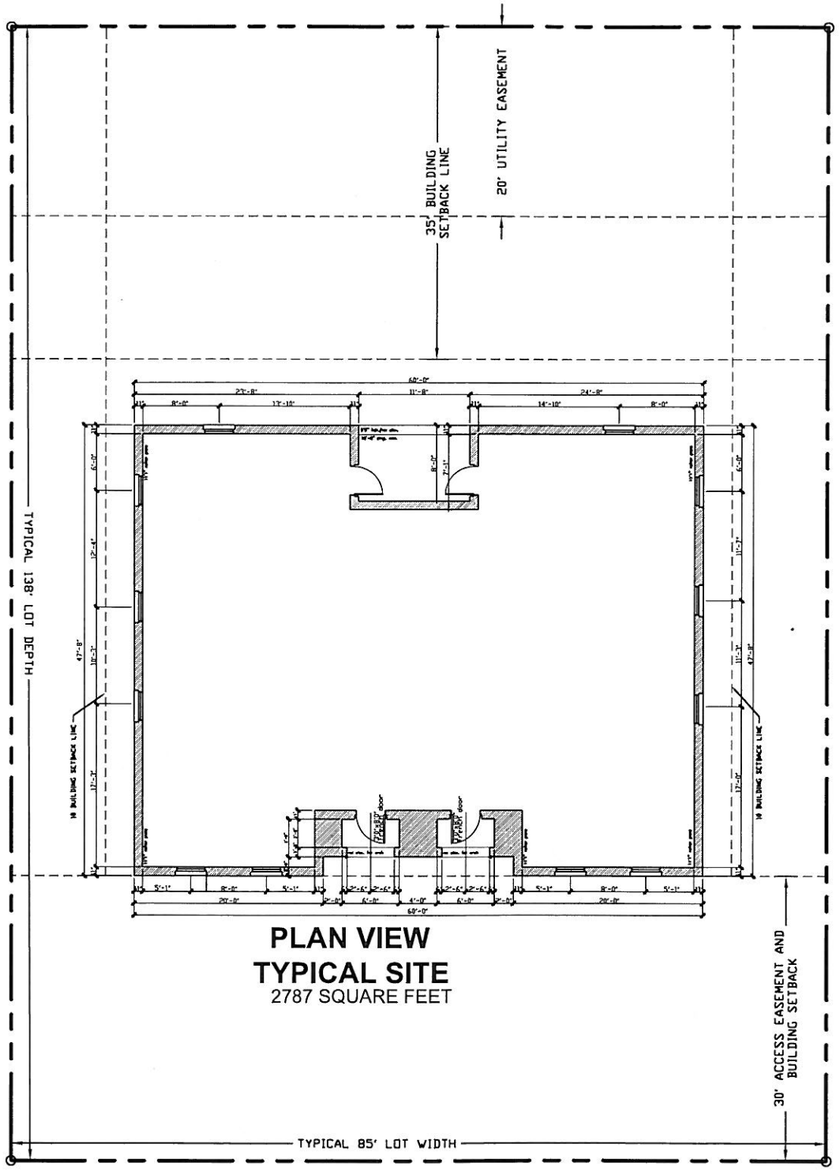
PERCENT MATERIAL COVERAGE

ELEVATION	MASONRY	WOOD	GLAZING	TOTAL
FRONT	88%	2%	10%	100%
REAR	95%	2%	3%	100%
LEFT	92%	2%	6%	100%
RIGHT	92%	2%	6%	100%

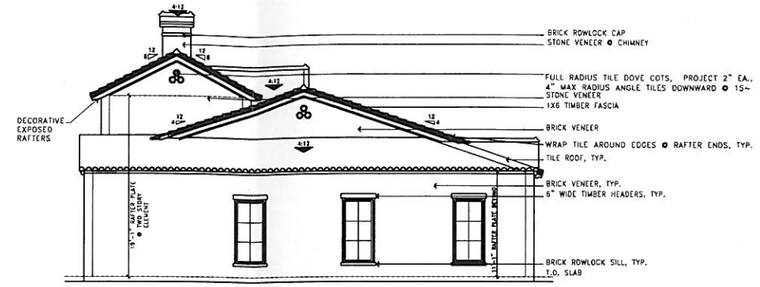
GRAPHIC SCALE

0 4 8 16 32

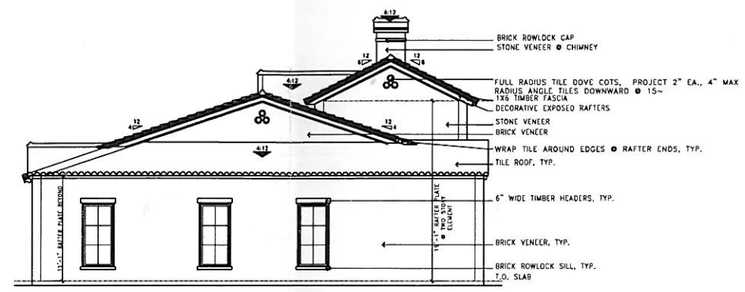
(IN FEET)
1" = 8'



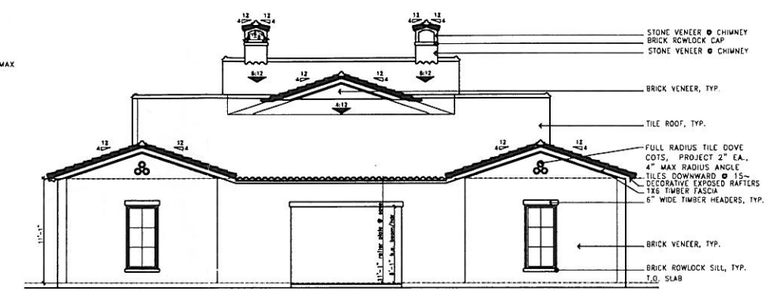
PLAN VIEW
TYPICAL SITE
2787 SQUARE FEET



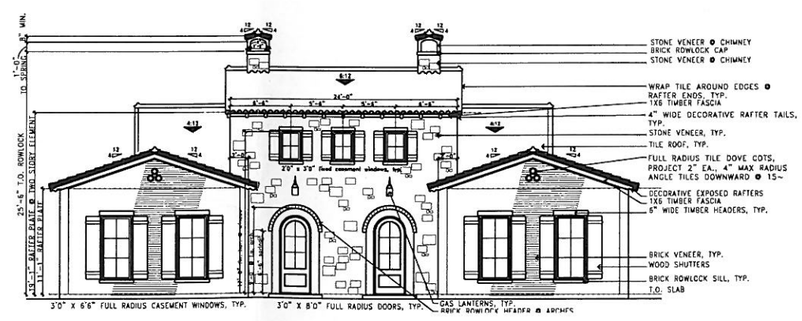
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

OFFICE UNIT
1c -2787

PROPOSED ELEVATION

DEVELOPEMENT PLAN

ENCLAVE

IN THE H. McGEHEE SURVEY, ABSTRACT No. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
3.87 ACRES
10 LOTS
10-19-09

ENGINEER:
MA ENGINEERING & CONSTRUCTION
5850 W I-20, SUITE 250
ARLINGTON, TEXAS 76017
PH. 817-563-6900
FX. 817-796-1042

OWNER/DEVELOPER:
DLBP I, LP.
5850 W I-20, SUITE 250
ARLINGTON, TEXAS 76017
PH. 817-563-6900
FX. 817-796-1042

PROPOSED ELEVATION