

EXHIBIT A - LEGAL DESCRIPTION

BEING a tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, also being a portion of the tract of land described in a deed to Bethlehem Baptist Church of Mansfield Incorporation, recorded in Instrument Number D215137756, Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, said iron rod being at the southwest corner of a tract of land described in a deed to the City of Mansfield, as recorded in Instrument Number D212265597, DRTCT, and in the south right of way line of Broad Street (a variable width right of way);

THENCE North 58° 40' 57" East, with the south right of way line of Broad Street, a distance of 289.40 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

THENCE South 30° 22' 05" East, with the east line of the aforementioned Bethlehem Baptist Church of Mansfield Incorporation tract, 821.16 feet to a 1/2 inch iron rod found, for corner;

THENCE South 59° 39' 34" West, a distance of 292.75 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

THENCE North 30° 07' 47" West, a distance of 816.24 feet to the Place of Beginning containing 5.470 acres (238,284 square feet) of land.



JP
2/16/2017

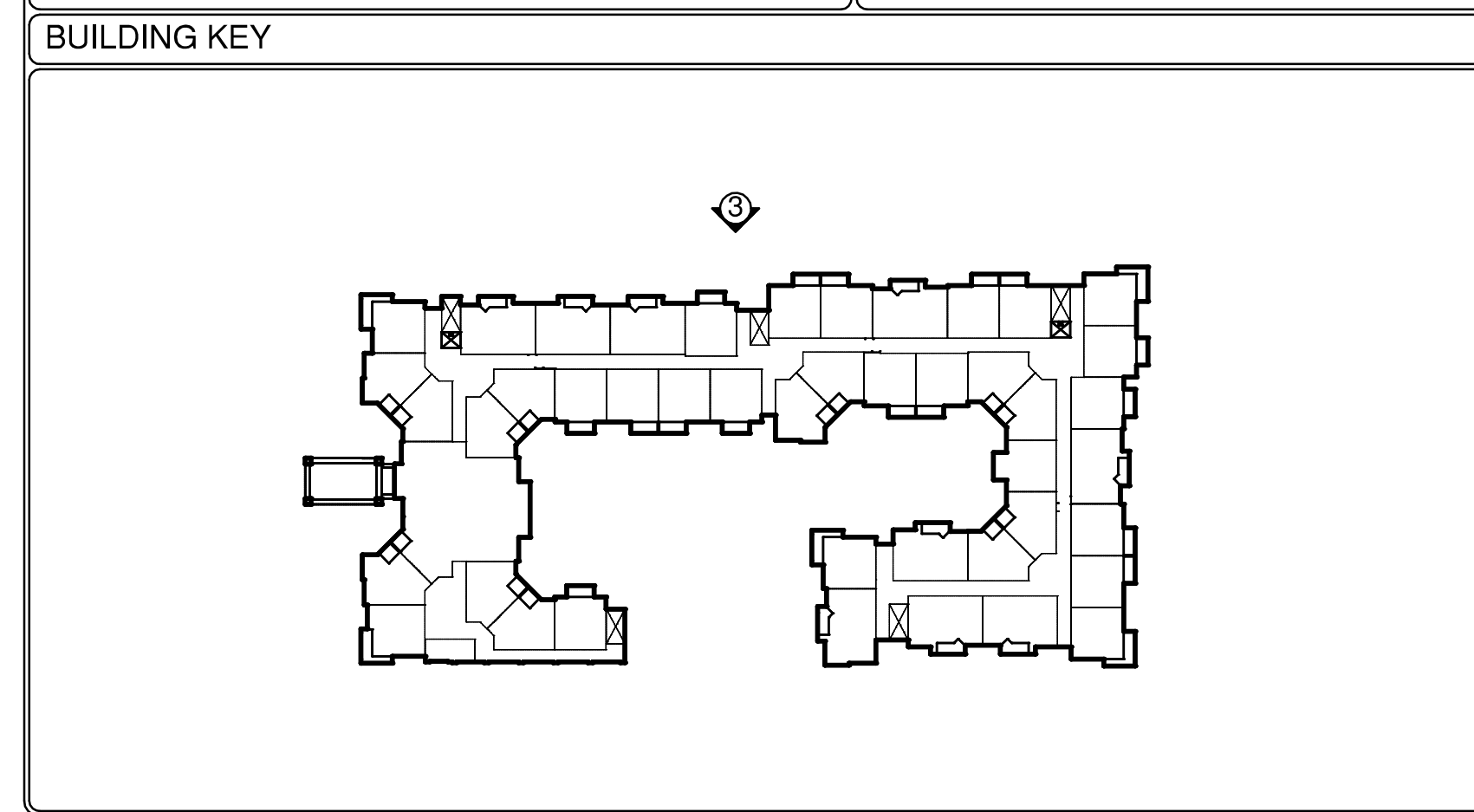


3 BUILDING A - OVERALL SIDE ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING A - SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIALS KEY		LEGEND	
NOTE: SQUARE FOOTAGE IS AN ESTIMATION FOR CITY PURPOSES ONLY. NOT TO BE USED FOR BIDDING PURPOSES.			
FAÇADE TREATMENT MATERIALS	OVERALL AREA (S.F.)	OVERALL % OF TOTAL FAÇADE	
	MANUFACTURED STONE NATURAL APPEARANCE	22 %	
	STUCCO	60 %	
	BRICK	18 %	
ACCENT MATERIALS			
	METAL AWNINGS		
	COMP. SHINGLES		
	METAL		
		LEGEND ELECTRIC METER LOCATION WALL PACK	
		NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.	



1 BUILDING A - SIDE ELEVATION
SCALE 1/8"=1'-0"

REVISIONS

PIONEER PLACE
135 Apartments in MANSFIELD, TEXAS
CARLETON RESIDENTIAL LIMITED

PLANNED DEVELOPMENT
ZC#16-026
REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION

BGO architects
4202 Beltway Dr.
Addison, TX 75001
214.520.8878
www.bgoarchitects.com

DATE
02-21-17

PROJECT
16226

EXHIBIT
C.2

BLDG A ELEVATION

COPYRIGHT © BGO Architects ALL RIGHTS RESERVED

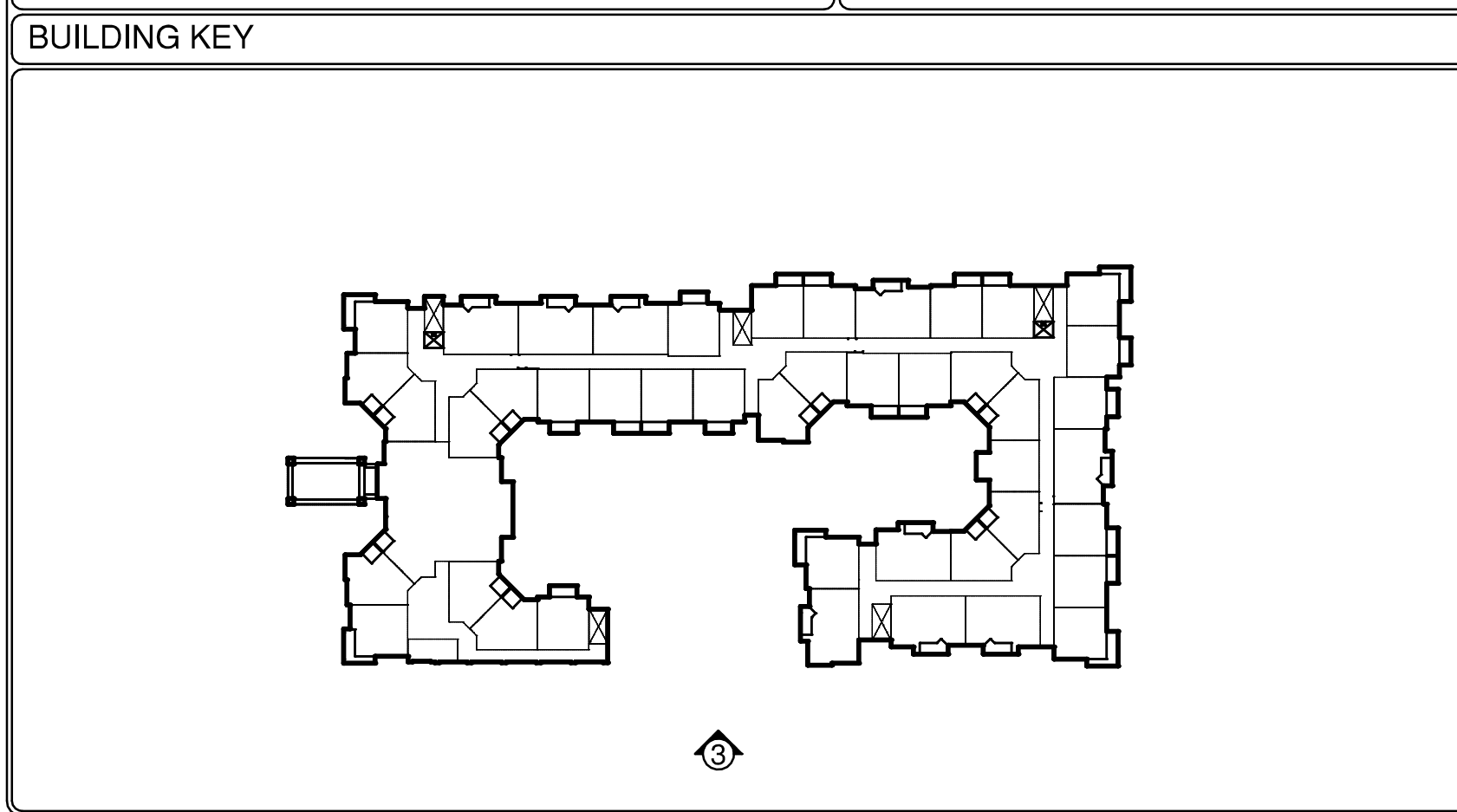


3 BUILDING A - OVERALL SIDE ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING A - SIDE ELEVATION
SCALE 1/8"=1'-0"

MATERIALS KEY		LEGEND	
NOTE: SQUARE FOOTAGE IS AN ESTIMATION FOR CITY PURPOSES ONLY. NOT TO BE USED FOR BIDDING PURPOSES.			
FAÇADE TREATMENT MATERIALS	OVERALL AREA (S.F.)	OVERALL % OF TOTAL FAÇADE	
		22 %	
		60 %	
		18 %	
ACCENT MATERIALS			
			ELECTRIC METER LOCATION
			WALL PACK
T.O.P.			TOP OF PLATE
T.O.S.			TOP OF SLAB
T.O.D.			TOP OF DECK
T.O.H.			TOP OF HEEL
NOTES MATERIALS SHALL CONTINUE AROUND EXTERIOR CORNERS.			



1 BUILDING A - SIDE ELEVATION
SCALE 1/8"=1'-0"

REVISIONS

PIONEER PLACE
135 Apartments in MANSFIELD, TEXAS
CARLETON RESIDENTIAL LIMITED

PLANNED DEVELOPMENT
ZC#16-026
REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION

BGO architects
4202 Beltway Dr.
Addison, TX 75001
214.520.8878
www.bgoarchitects.com

DATE
02-21-17

PROJECT
16226

EXHIBIT

C.3

BLDG A ELEVATION

COPYRIGHT © BGO Architects ALL RIGHTS RESERVED



PIONEER PLACE MULTI FAMILY ELEVATION
MANSFIELD, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

PIONEER PLACE
135 Apartments in MANSFIELD, TEXAS
CARLETON RESIDENTIAL LIMITED

PLANNED DEVELOPMENT
ZC#16-026
REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION

BGO
architects
4202 Beltway Dr.
Addison, TX 75001
214.520.8878
www.bgoarchitects.com

DATE
02-21-17

PROJECT
16226

EXHIBIT

C.4

BLDG A
COLOR RENDERING

COPYRIGHT © BGO Architects ALL RIGHTS RESERVED

