

EXHIBIT "A"

BEING a tract of land situated in the William Howard Survey, Abstract No. 690, City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land conveyed to Paul A. Sutton and wife, Paula B. Sutton by Warranty Deed recorded in Volume 12207, Page 1318 and a portion of that certain tract of land conveyed to Paul A. Sutton and wife, Paula B. Sutton (collectively called "Sutton tract") by Warranty Deed recorded in Volume 12220, Page 193, both in Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for corner in the Northeast ROW line of North Miller Road (a called 65' ROW), said iron rod being at the South corner of said Sutton tract, South corner of Right-of-Way Dedication recorded in Volume 15044, Page 261 and the and the West corner of a tract of land conveyed to Ronnie Whaley and wife by Deed recorded in Volume 7512, Page 1609, Official Public Records, Tarrant County, Texas;

THENCE: North 59 degrees 59 minutes 38 seconds East, along the common line of said Right-of-Way Dedication, said Sutton tract and said Whaley tract, a distance of 5.00 feet to a 1/2 inch iron rod set in the Northeast ROW line of North Miller Road;

THENCE: North 30 degrees 00 minutes 00 seconds West, along the Northeast line of said Right-of-Way Dedication and the Northeast ROW line of North Miller Road, a distance of 139.49 feet to a 1/2 inch iron rod set at the TRUE PLACE OF BEGINNING;

THENCE: North 30 degrees 00 minutes 00 seconds West, continuing along the Northeast line of said Right-of-Way Dedication and the Northeast ROW line of North Miller Road, a distance of 460.27 feet to a 1/2 inch iron rod set at the South end of a cut off at the intersection of the Northeast ROW line of North Miller Road with the Southeast ROW line of Cannon Drive (60' ROW);

THENCE: North 17 degrees 02 minutes 35 seconds East, along said cut off, a distance of 28.96 feet to a 1/2 inch iron rod set in the Southeast ROW line of Cannon Drive and the Northwest line of said Sutton tract;

THENCE: North 64 degrees 05 minutes 30 seconds East, along the Southeast ROW line of Cannon Drive and the Northwest line of said Sutton tract, a distance of 619.78 feet to a 1/2 inch iron rod set at the North corner of said Sutton tract and the West corner of Lot 1, Block 1, Mansfield High School Addition, recorded in Cabinet A, Slide 6072, Map Records, Tarrant County, Texas, as per Boundary Line Agreement recorded in Instrument No. D213106237, Official Public Records, Tarrant County, Texas;

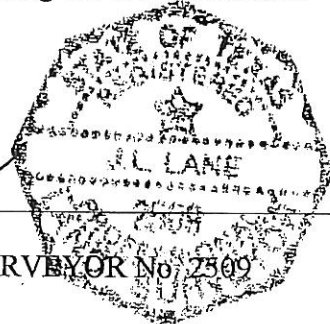
THENCE: South 28 degrees 48 minutes 45 seconds East, said Boundary Line Agreement line, a distance of 437.00 feet to a 1/2 inch iron rod set for corner;

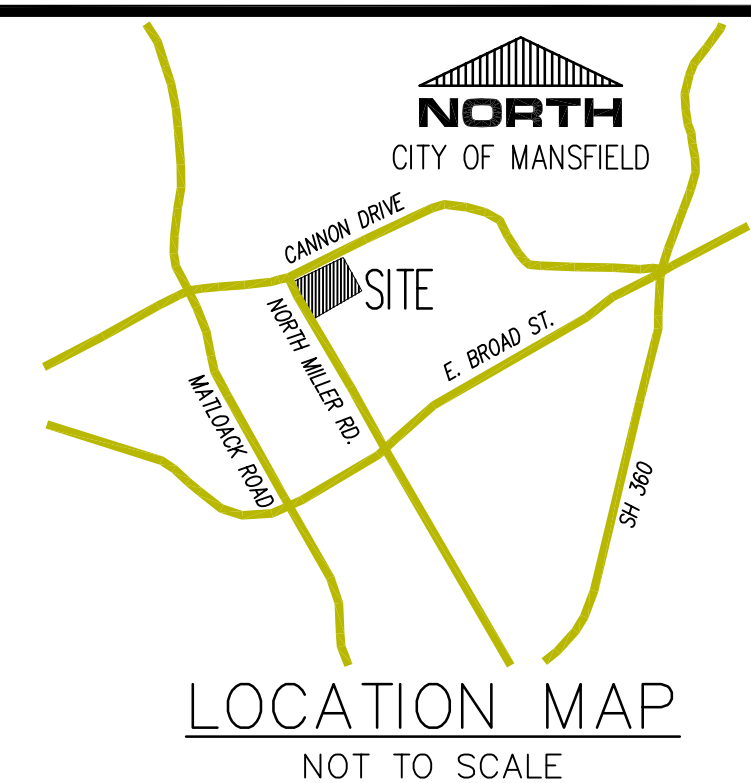
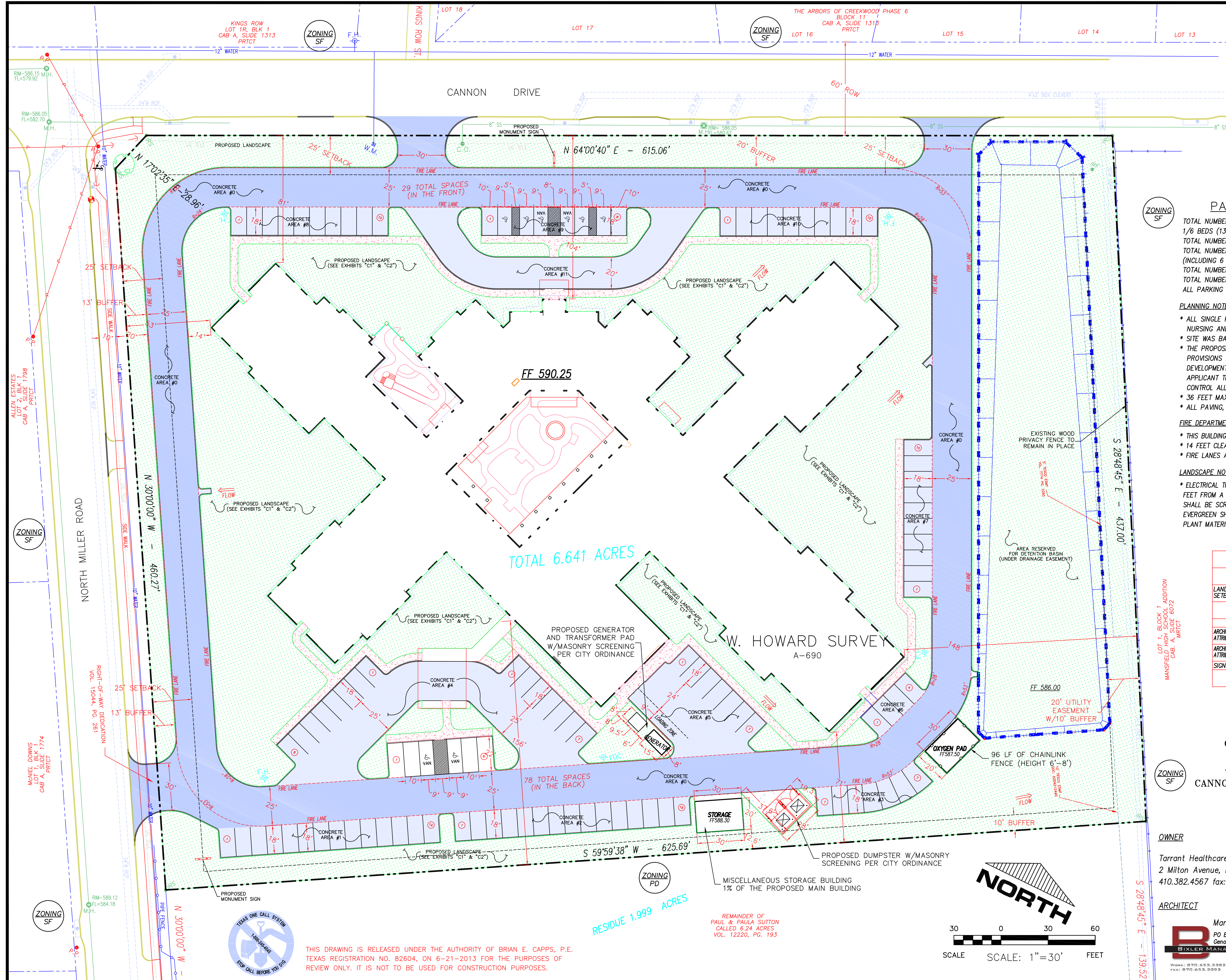
THENCE: South 59 degrees 59 minutes 38 seconds West, departing said Boundary Line Agreement line, a distance of 625.69 feet to the TRUE PLACE OF BEGINNING and containing 6.641 acres of land.

May 15, 2013


J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2309





PARKING REQUIREMENTS

TOTAL NUMBER OF SPACES REQUIRED (NURSING HOMES)
1/6 BEDS (132/6=22)
TOTAL NUMBER SPACES REQUIRED = 22
TOTAL NUMBER SPACES PROVIDED = 106
(INCLUDING 6 HANDICAP)
TOTAL NUMBER OF HANDICAP SPACES REQUIRED (101-150) = 5
TOTAL NUMBER OF HANDICAP SPACES PROVIDED = 8
ALL PARKING STALLS 10'x18' UNLESS OTHERWISE NOTED

PLANNING NOTES:

- * ALL SINGLE PHASE DEVELOPMENT PD FOR THE PURPOSE OF A NURSING AND REHABILITATION CENTER
- * SITE WAS BASED ON A C-2 CLASSIFICATION REQUESTING A PD ZONING
- * 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
- * 36 FEET MAXIMUM HEIGHT AT THE FRONT BUILDING
- * ALL PAVING, PARKING AND SIDEWALKS (5' WIDE) SHALL BE CONCRETE

FIRE DEPARTMENT NOTES:

- * THIS BUILDING WILL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM
- * 14 FEET CLEARANCE AT THE DRIVE THRU PORCH (NON-COMBUSTIBLE)
- * FIRE LANES ARE 25' AS SHOWN ON THIS EXHIBIT

LANDSCAPE NOTES:

- * ELECTRICAL TRANSFORMERS AND TELEPHONE LINE PEDESTALS LOCATED MORE THAN 5 FEET FROM A BUILDING, GAS METERS, SWITCH GEAR DEVICES AND SATELLITE DISHES SHALL BE SCREENED BY A SCREENING WALL OR BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPER ADMINISTRATOR

DEVIATIONS

| | RETAIL C-2 REQUIRED | VS PROPOSED PD PROVIDED |
|-----------------------------|---|--|
| LANDSCAPE SETBACK | 20' WEST | 13' WEST |
| ARCHITECTURAL ATTRIBUTES | UNINTERRUPTED FACADE LENGTH NO LONGER THAN 50' | SEVERAL LOCATIONS>THAN 50' WITHOUT PROJECTIONS/RECESSES |
| ARCHITECTURAL ATTRIBUTES | FLAT ROOF PLANES> 100' IN LENGTH | SEVERAL LOCATIONS>THAN 100' WITHOUT VERTICAL CHANGE |
| SIGNAGE | 10' WIDE (50 SQ. FT.) | 12' WIDE (49.3 SQ. FT.) |

DEVELOPMENT PLAN

COURTYARDS AT MANSFIELD
6.641 ACRES
LOT 1 BLOCK 1
W. HOWARD SURVEY, A-690
CANNON DRIVE AND NORTH MILLER RD
MANSFIELD, TEXAS 76063
TARRANT COUNTY, TEXAS
(CASE No. ZC#13-005)
JUNE 7, 2013

OWNER

Tarrant Healthcare Realty, LLC
2 Milton Avenue, Fallston, MD 21047
410.382.4567 fax: 410.560.2961

ARCHITECT

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GENERAL CONTRACTOR

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ENGINEER

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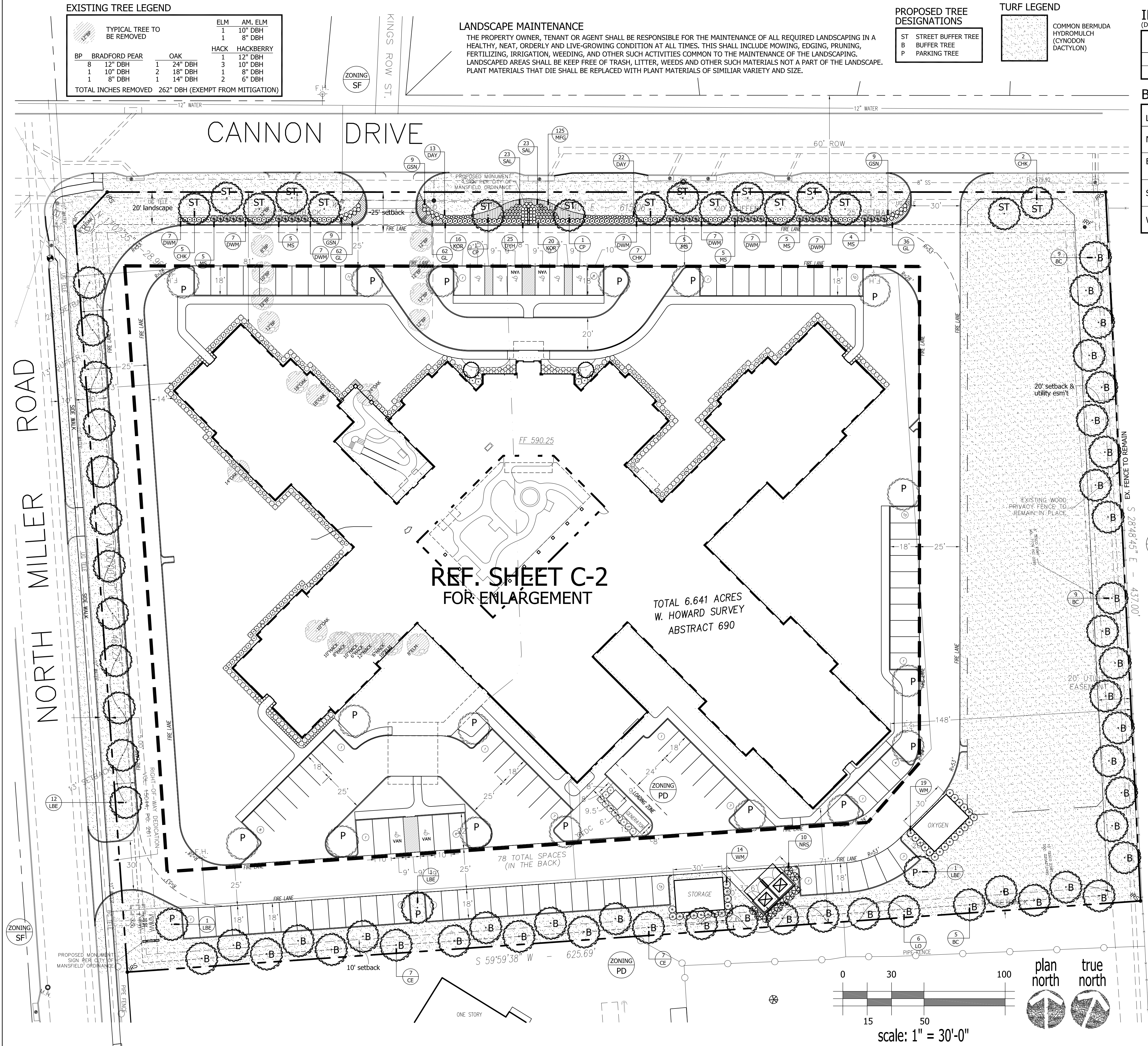
COURTYARDS AT MANSFIELD
CANNON DRIVE
MANSFIELD, TEXAS

by: **SCI** CONSTRUCTION, LTD.

| DATE | REVISION |
|------------|----------|
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EXHIBIT "B"
SITE PLAN

B



EXISTING TREE LEGEND

| | ELM | AM. ELM |
|--|---------------|-----------|
| | 1 10" DBH | 1 8" DBH |
| | HACK | HACKBERRY |
| BP | BRADFORD PEAR | OAK |
| 8 | 12" DBH | 1 24" DBH |
| 1 | 10" DBH | 2 18" DBH |
| 1 | 8" DBH | 1 8" DBH |
| 1 | 8" DBH | 1 14" DBH |
| 2 | | 2 6" DBH |
| TOTAL INCHES REMOVED 262" DBH (EXEMPT FROM MITIGATION) | | |

LANDSCAPE MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

PROPOSED TREE DESIGNATIONS

| | |
|----|--------------------|
| ST | STREET BUFFER TREE |
| B | BUFFER TREE |
| P | PARKING TREE |

TURF LEGEND

| | |
|--|---|
| | COMMON BERMUDA HYDROMULCH (CYNODON DACTYLON) |
|--|---|

INTERIOR LANDSCAPE SUMMARY CHART
(DOES NOT INCLUDE PERIMETER AND INTERIOR PARKING LANDSCAPE)

| | LANDSCAPE AREA (IN SQ. FT.) | % OF LANDSCAPE AREA | CANOPY TREES | ACCENT TREES | SHRUBS | GROUND COVER |
|----------|--------------------------------|------------------------|-----------------|-----------------|--------|-----------------|
| REQUIRED | 28,926 SF | 10% | - | 0 | 0 | 0 |
| PROVIDED | 88,341 SF | 30.54% | | | | |

BUFFERYARD and SETBACK SCHEDULE

| LOCATION | | LENGTH | BUFFERYARD- WIDTH TYPE | CANOPY TREES | ACCENT TREES | SHRUBS | FENCE and SCREENING HEIGHT and MATERIAL |
|----------|----------|--------|---------------------------|-----------------|-----------------|--------|--|
| NORTH | REQUIRED | 625' | SETBACK | 16 | 0 | 0 | NONE |
| | PROVIDED | | SETBACK | 16 | 0 | 0 | NONE |
| EAST | REQUIRED | 437' | BY20 | 18 | 0 | 0 | SW6 |
| | PROVIDED | | BY20 | 18 | 0 | 0 | SW6 |
| SOUTH | REQUIRED | 625' | BY10 | 25 | 0 | 0 | NONE |
| | PROVIDED | | BY10 | 25 | 0 | 0 | NONE |
| WEST | REQUIRED | 471' | SETBACK | 12 | 0 | 0 | NONE |
| | PROVIDED | | SETBACK | 12 | 0 | 0 | NONE |

PLANTLIST

| QNTY | MATERIAL | QNTY | SIZE | HT | SPR | NOTES | SP |
|------|----------------------|------|-----------|--------|------|-----------------------|---------|
| LBE | LACEBARK ELM | 30 | 3.5" CAL. | 11-13' | 7-8' | NURSERY GROWN | NA |
| CE | CEDAR ELM | 14 | 3.5" CAL. | 11-13' | 6-7' | NURSERY GROWN | NA |
| CHK | CHINKAPIN OAK | 14 | 3.5" CAL. | 11-13' | 6-7' | NURSERY GROWN | NA |
| BC | BALD CYPRESS | 23 | 3.5" CAL. | 11-13' | 5-6' | NURSERY GROWN | NA |
| CP | CHINESE PISTACHE | 4 | 3.5" CAL. | 11-13' | 6-7' | NURSERY GROWN | NA |
| LO | LIVE OAK | 6 | 3.5" CAL. | 11-13' | 6-7' | NURSERY GROWN | NA |
| CM | CRAPE MYRTLE | 2 | 30 GAL. | 8-10' | 4-5' | CONT. GROWN | NA |
| NRS | NR STEVENS HOLLY | 10 | 15 GAL. | 48" | 30" | FULL | 5'o.c. |
| WM | WAX MYRTLE | 43 | 7 GAL. | 36" | 24" | FULL | 48'o.c. |
| MS | MISCANTHUS | 29 | 5 GAL. | 30" | 20" | FULL | 48'o.c. |
| NP | NEEDLEPOINT HOLLY | 159 | 5 GAL. | 28" | 20" | FULL | 36'o.c. |
| OK | OAKLEAF HYDRANGEA | 6 | 5 GAL. | 24" | 20" | FULL | 48'o.c. |
| KOR | KNOCKOUT ROSE | 74 | 5 GAL. | 18" | 15" | FULL | 36'o.c. |
| DWM | DWF WAX MYRTLE | 37 | 5 GAL. | 18" | 15" | FULL | 36'o.c. |
| IH | INDIAN HAWTHORN | 49 | 5 GAL. | 15" | 15" | FULL | 24'o.c. |
| GM | GULF MUHLY | 22 | 3 GAL. | 15" | 15" | FULL | 30'o.c. |
| DB | DWF BURFORD HOLLY | 142 | 3 GAL. | 18" | 15" | FULL | 30'o.c. |
| DYH | DWF YALPON HOLLY | 25 | 3 GAL. | 12" | 12" | FULL | 24'o.c. |
| GSN | GULF STREAM NANDINA | 57 | 3 GAL. | 12" | 12" | FULL | 28'o.c. |
| DAY | DAYLILLY | 51 | 1 GAL. | 10" | 10" | FULL | 18'o.c. |
| SAL | SALVIA | 46 | 1 GAL. | 12" | 12" | FULL | 24'o.c. |
| LT | LOUISIANA IRIS | 17 | 1 GAL. | 15" | 10" | FULL | 18'o.c. |
| MFG | MEXICAN FEATHERGRASS | 125 | 1 GAL. | 12" | 10" | FULL | 18'o.c. |
| GIA | GIANT LIRIOPE | 70 | 1 GAL. | 15" | 12" | FULL | 18'o.c. |
| GL | GREEN LIRIOPE | 160 | 1 GAL. | 10" | 10" | FULL | 18'o.c. |
| AN | ANNUALS | 90 | 4" POTS | | | TYPE TO BE DETERMINED | 9'o.c. |

- LANDSCAPE NOTES
1. PLANT LIST FOR SHEETS C-1 AND C-2.
 2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
 3. ALL BED AREAS SHALL BE SEPERATED FROM TURF WITH STEEL EDGING. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
 4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST
SILVER CREEK MATERIALS COMPOST
 5. TOPDRESS ENTIRE BED AREAS WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
 6. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON SHEET C-2.
 7. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

LANDSCAPE PLAN
COURTYARDS AT MANSFIELD
6.641 ACRES
LOT 1 BLOCK 1
W. HOWARD SURVEY, A-690
CANNON DRIVE AND NORTH MILLER RD
MANSFIELD, TEXAS 76063
TARRANT COUNTY, TEXAS
(CASE No. ZC#13-005)

OWNER
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TBE REG. NO. F-4347

apr. by:
drawn by:
date: 05-16-13

revisions
06-04-13
06-06-13

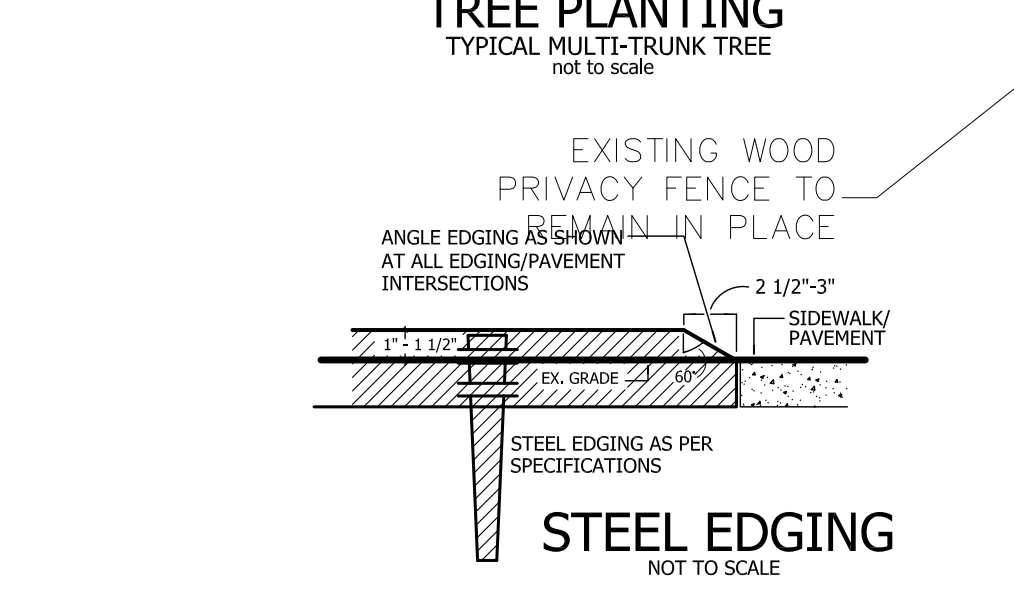
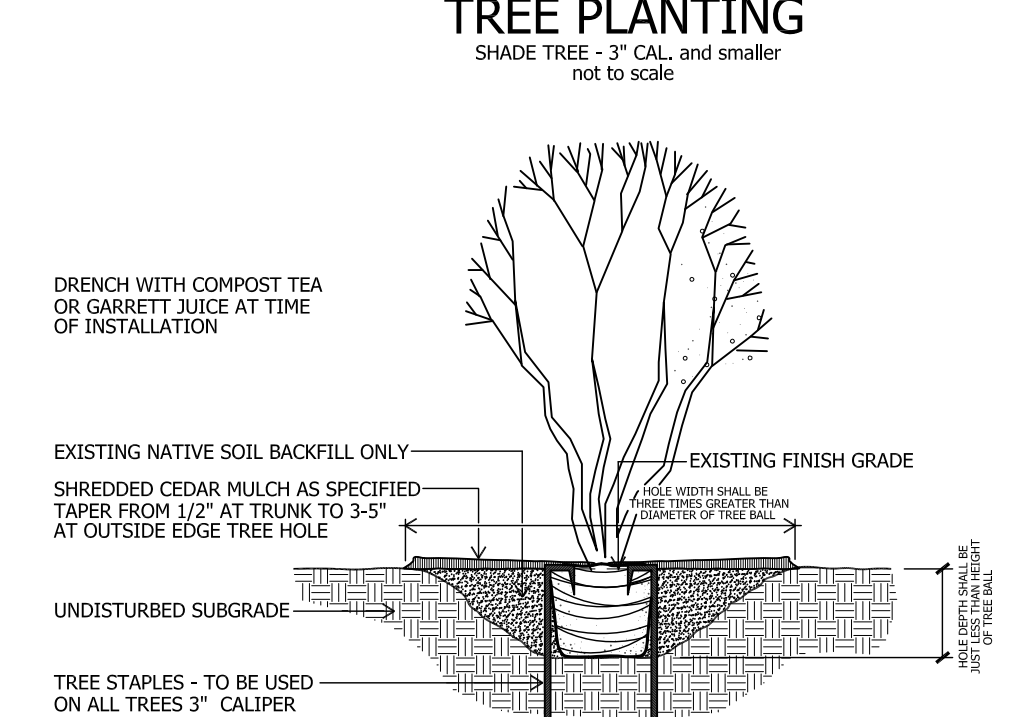
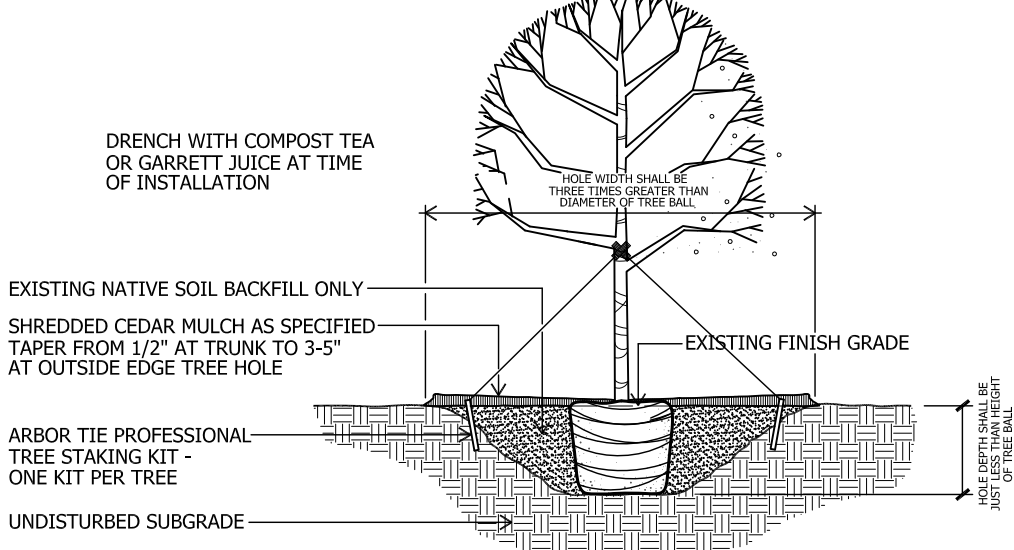
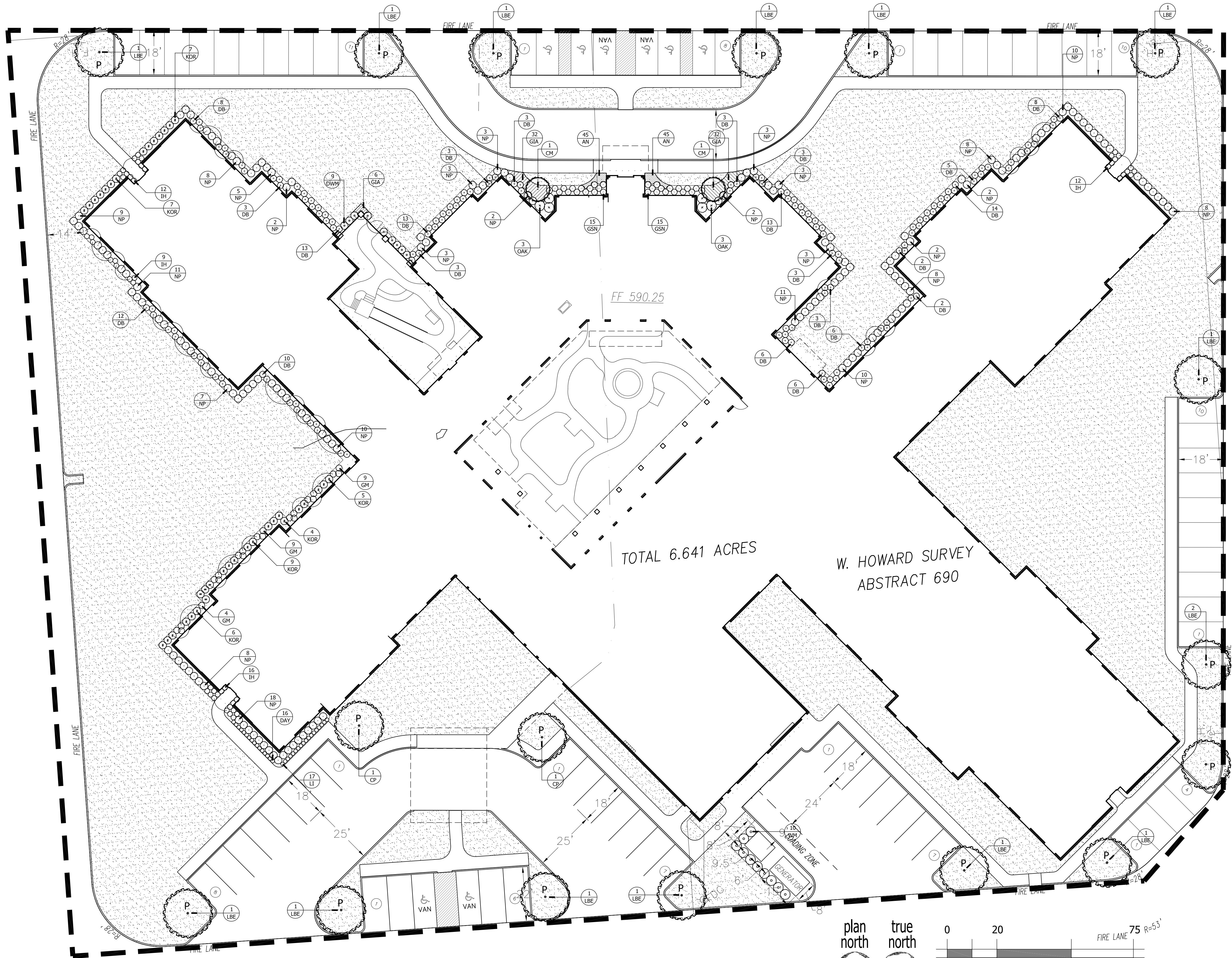
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Design Group
Landscape Architecture
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(817) 577-0889 Fax: (817) 577-5886
leemingdesigngroup@gmail.com

LANDSCAPE
SITE PLAN

COURTYARDS at MANSFIELD
CANNON DRIVE
MANSFIELD, TEXAS

file name:
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lkg-base_CN_Mansfield.dwg

sheet
C-1



TREE DESIGNATIONS

| | |
|----|--------------------|
| ST | STREET BUFFER TREE |
| B | BUFFER TREE |
| P | PARKING TREE |

TURF LEGEND

| | |
|--|-------------------------------|
| | COMMON BERMUDA |
| | HYDROMULCH (CYNODON DACTYLON) |

LANDSCAPE PLAN
COURTYARDS AT MANSFIELD
6.641 ACRES
LOT 1 BLOCK 1
W. HOWARD SURVEY, A-690
CANNON DRIVE AND NORTH MILLER RD
MANSFIELD, TEXAS 76063
TARRANT COUNTY, TEXAS
(CASE No. ZC#13-005)

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TPE REG. NO. F-4947

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sheet
C-2

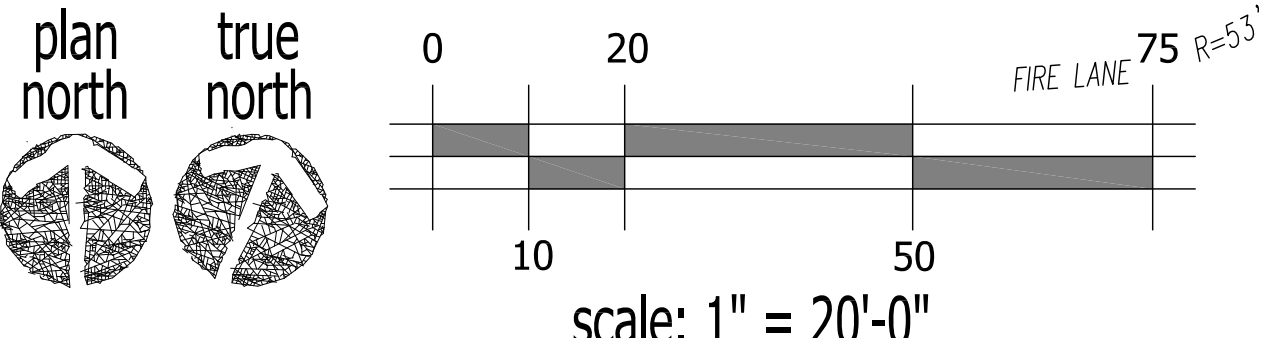
apr. by: _____
drawn by: _____
date: 05-16-13

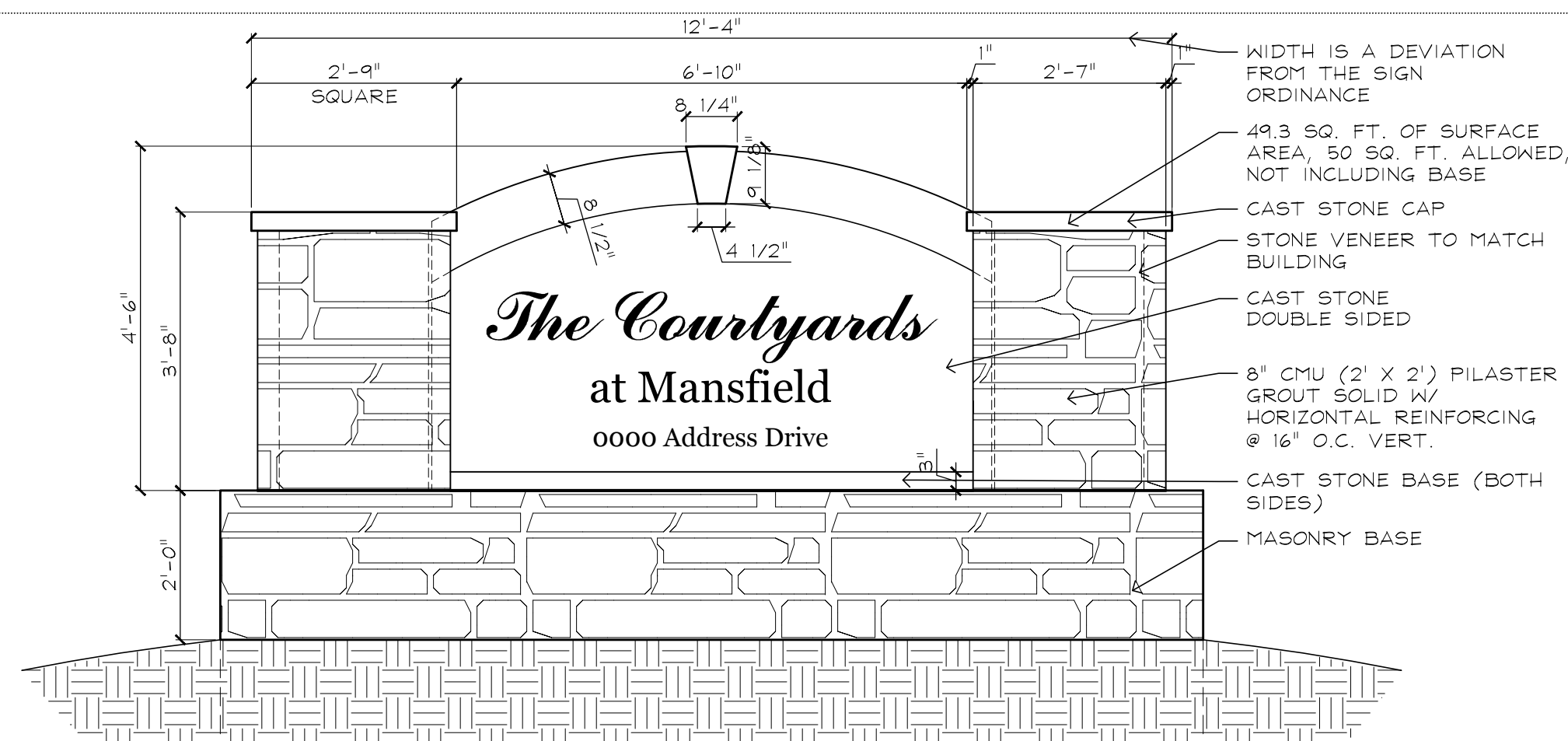
revisions
06-04-13
06-06-13

LANDSCAPE ARCHITECT
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(817) 577-0889 Fax (817) 577-8896
leemingdesigngroup@icloud.com

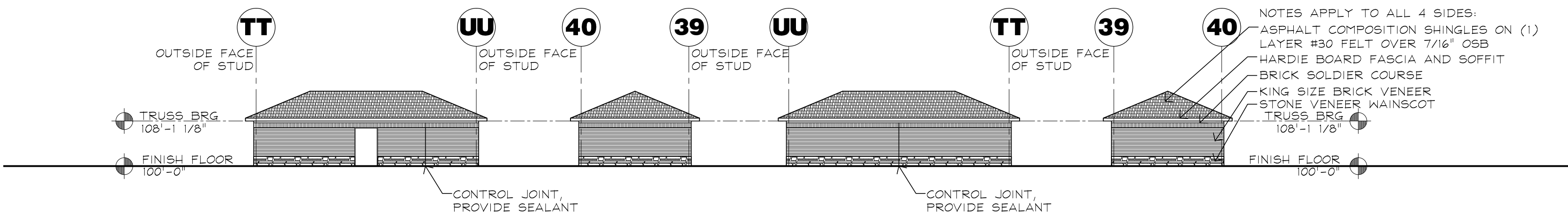
LANDSCAPE ENLARGEMENT

COURTYARDS at MANSFIELD
CANNON DRIVE
MANSFIELD, TEXAS

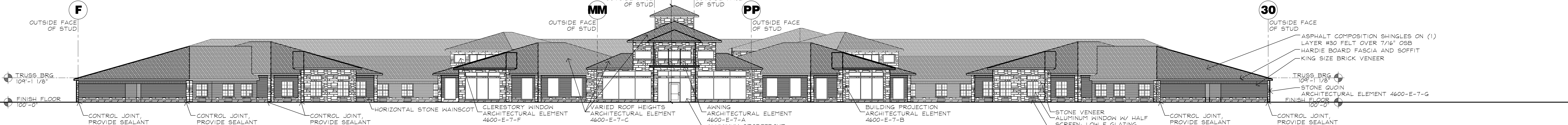




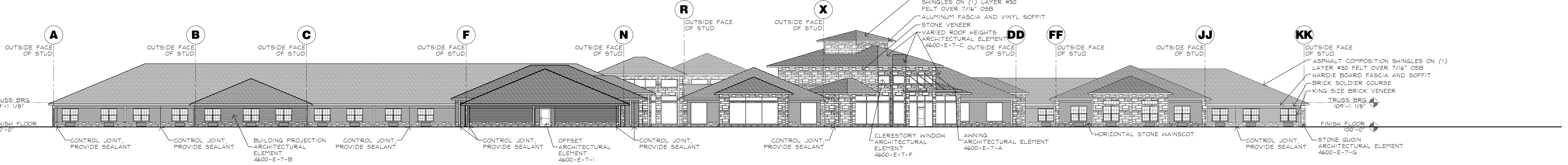
1 SIGN ELEVATION WIDTH IS A DEVIATION FROM THE SIGN ORDINANCE
1/16" = 1'-0"



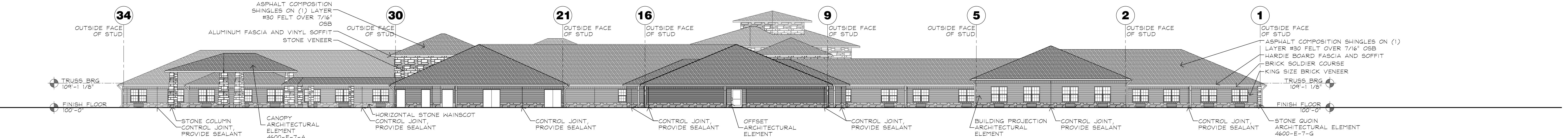
1A STORAGE BUILDING ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"



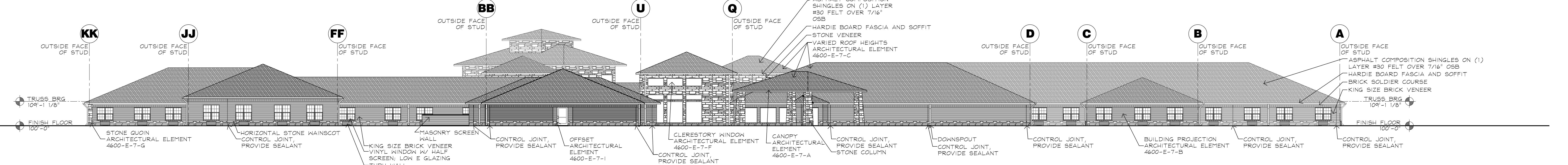
2 NORTHWEST ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"



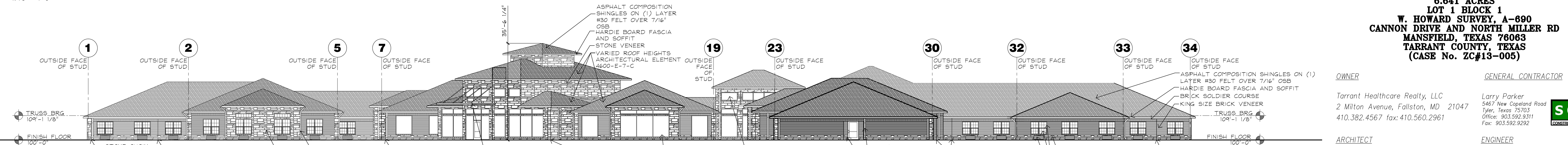
3 NORTH ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"



4 EAST ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"



5 SOUTH ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"



6 WEST ELEVATION EXTERIOR WALLS- 100% MASONRY, EITHER BRICK OR STONE
1/16" = 1'-0"

GENERAL NOTES

- A ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE 2006 INTERNATIONAL BUILDING CODE AS WELL AS ANY LOCAL, STATE, OR FEDERAL AUTHORITIES HAVING JURISDICTION.
- B SEE SHEET A10.1 FOR DOOR AND FINISH SCHEDULES
- C SEE SHEET B/A10.2 FOR INTERIOR SIGNAGE
- D ALL DIMENSIONS ARE TO CENTERLINE OF STUDS UNLESS NOTED OTHERWISE
- E ALL INTERIOR WALLS ARE 2 X 4 STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPBOARD UNLESS NOTED OTHERWISE



ELEVATIONS EXHIBIT D

THE COURTYARDS AT MANSFIELD 132 BED SKILLED NURSING FACILITY MANSFIELD, TEXAS

COURTYARDS AT MANSFIELD
6.641 ACRES
LOT 1 BLOCK 1
W. HOWARD SURVEY, A-6890
CANNON DRIVE AND NORTH MILLER RD
MANSFIELD, TEXAS 76063
TARRANT COUNTY, TEXAS
(CASE No. ZC#13-005)

OWNER

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