

EXHIBIT A

CASE NO. ZC#23-016

STATE OF TEXAS:
 COUNTY OF TARRANT:
 LEGAL DESCRIPTION

TRACT 1
 BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 2, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF LOT 1X, BLOCK 3, SILVER OAK ADDITION, PHASE 1, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2020-171 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD THE FOLLOWING COURSES:

NORTH 35 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 157.98 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 32 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 100.25 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 20 DEGREES 19 MINUTES 32 SECONDS EAST, A DISTANCE OF 57.02 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 15 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 27.85 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 10 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 44.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 04 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 359.62 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 3, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, NORTH 59 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 354.42 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, AND FOLLOWING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 519.86 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 15X, BLOCK 3 OF SAID SILVER OAK ADDITION, PHASE 1;

THENCE, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID SILVER OAK ADDITON, SOUTH 59 DEGREES 34 MINUTES 03 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 787.99 FEET, AND CONTINUING A TOTAL DISTANCE OF 836.56 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 267,465.02 SQUARE FEET OR 6.140 ACRES OF LAND MORE OR LESS.

OWNER/CLIENT:
 RASAQ KUTEY
 610 S 4TH AVENUE
 MANSFIELD, TX 76063
 (817) 312-1480
 EMAIL: ROK@JOSEPDAM.COM

SURVEYOR:
 HANNA SURVEYING AND ENGINEERING, LLC
 SAM HANNA
 11729 E FM 917
 ALVARADO, TX 76009
 PH: 682-553-9474
 FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 1 A 6.140 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986
 MANSFIELD, TARRANT COUNTY, TEXAS.

MANSFIELD, TARRANT COUNTY, TEXAS		
* NOTES *		
1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2		
FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

EXHIBIT A

CASE NO. ZC#23-106

TRACT 2

BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 1, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 1X, BLOCK 11, SILVER OAK ADDITION, PHASE 2, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2021-50 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE, FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD THE FOLLOWING COURSES:

NORTH 30 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 447.35 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 09 MINUTES 26 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 27 DEGREES 05 MINUTES 18 SECONDS WEST, A CHORD DISTANCE OF 64.45 FEET;

ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 64.48 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 4, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, NORTH 58 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 460.03 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF LOT1, BLOCK 1, SANDOVAL ADDITION, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER D201115385 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SANDOVAL ADDITION, SOUTH 30 DEGREES 09 MINUTES 52 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, AT A DISTANCE OF 43.49 FEET, FOR THE MOST SOUTHERLY CORNER OF SAID SANDOVAL ADDITION, AND THE MOST NORTHWESTERLY CORNER OF A CALLED 0.391 ACRE TRACT OF LAND, AS CONVEYED TO CRUZ S. MENDEZ IN A DEED RECORDED IN INSTRUMENT NUMBER D213304739, D.R.T.C.T., AND CONTINUING A TOTAL DISTANCE OF 519.21 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A CALLED 2.09 ACRE TRACT OF LAND, AS CONVEYED TO ISMAEL SUAREZ IN A DEED RECORDED IN INSTRUMENT NUMBER D205383301, D.R.T.C.T., SAID POINT ALSO BEING IN THE NORTHERLY LINE OF LOT 8X, BLOCK 11 OF SAID SILVER OAK ADDITION, PHASE 2;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID SUAREZ TRACT, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SILVER OAK ADDITION, PHASE 2, SOUTH 59 DEGREES 33 MINUTES 02 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 246.59 FEET, AND CONTINUING A TOTAL DISTANCE OF 463.37 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 238,759.14 SQUARE FEET OR 5.481 ACRES OF LAND MORE OR LESS.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 2 A 5.481 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986 MANSFIELD, TARRANT COUNTY, TEXAS.

PAGE 2 OF 2

CASE NO. ZC#23-106

<p>OWNER/CLIENT: RASAO KUTEYI 610 S 4TH AVENUE MANSFIELD, TX 76063 (817) 312-1480 EMAIL: ROK@JOSEPDAM.COM</p> <p>SURVEYOR: HANNA SURVEYING AND ENGINEERING, LLC SAM HANNA 11729 E FM 917 ALVARADO, TX 76009 PH: 882-553-9474 FIRM NO. 10194633</p>	<p>THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.</p>
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MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *
1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2

FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

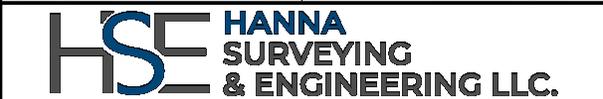
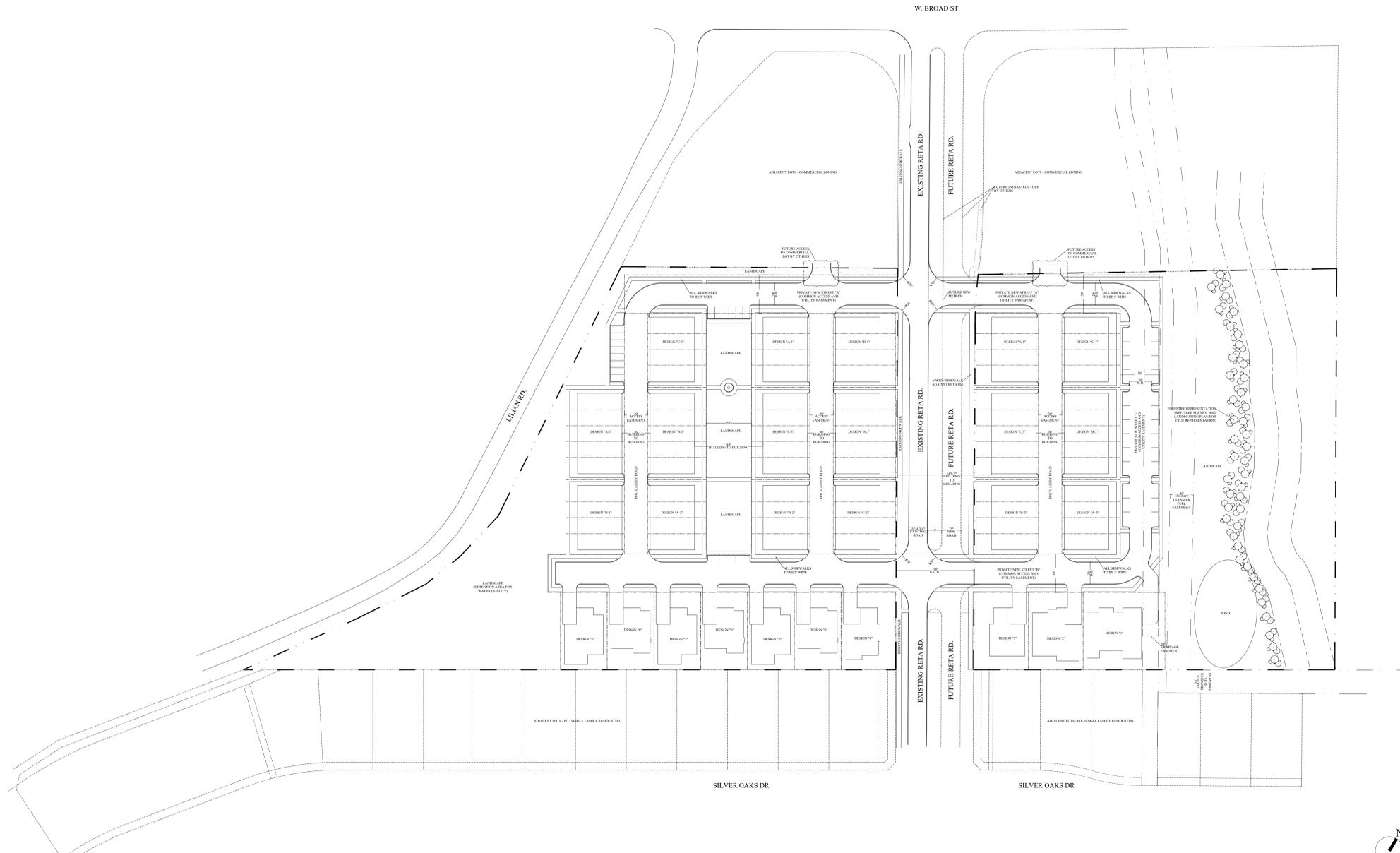


Exhibit B: Site Plan



SITE PLANS
SCALE: 1/64" = 1'-0"



FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT:
JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A,
GRAND PRAIRIE, TX 75050

PROJECT:
RETA RD DEVELOPMENT
803 LILLIAN RD,
MANSFIELD, TX 76063

SHEET TITLE:
PROPOSED SITE PLAN

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

A1.0

EXHIBIT D: Elevations and Landscape Plan

TOWNHOME DESIGN "A-1"



TOWNHOME DESIGN "A-2"



EXHIBIT D: Elevations and Landscape Plan

TOWNHOME DESIGN "A-3"



TOWNHOME DESIGN "B-1"



EXHIBIT D: Elevations and Landscape Plan

TOWNHOME DESIGN "B-2"



TOWNHOME DESIGN "B-3"



EXHIBIT D: Elevations and Landscape Plan

TOWNHOME DESIGN "C-1"



TOWNHOME DESIGN "C-2"



EXHIBIT D: Elevations and Landscape Plan

TOWNHOME DESIGN "C-3"



SINGLE FAMILY "1"



SINGLE FAMILY "2"



EXHIBIT D: Elevations and Landscape Plan

SINGLE FAMILY "3"



SINGLE FAMILY "4"



EXHIBIT D: Elevations and Landscape Plan

SINGLE FAMILY "5"

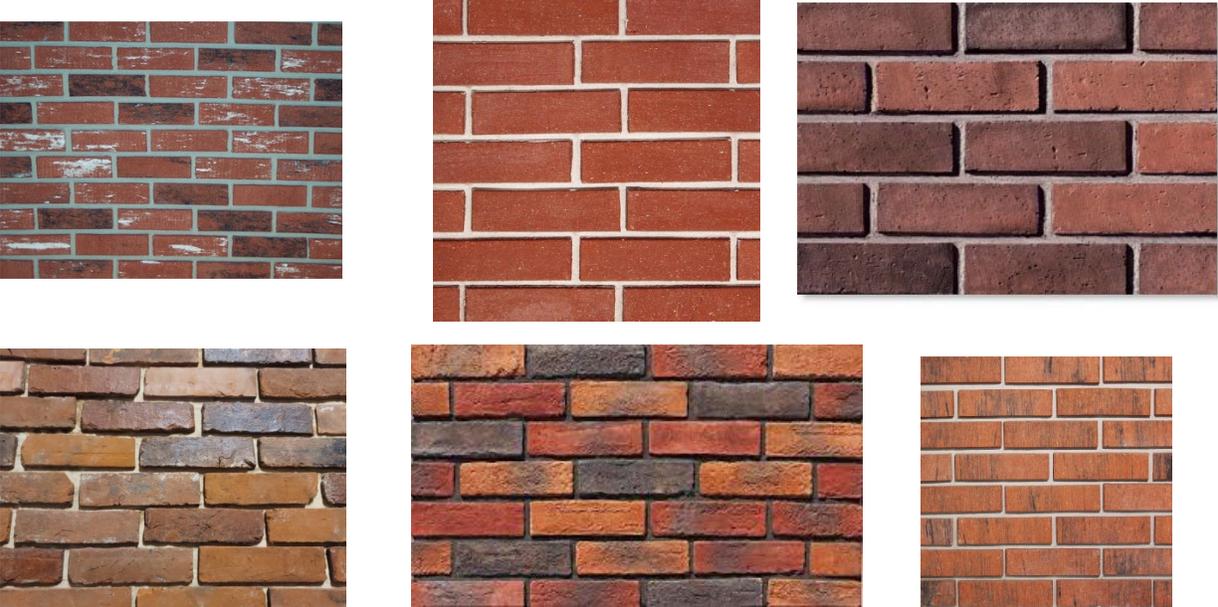


SINGLE FAMILY "6"



MATERIALS EXAMPLES

RED BRICK VENEERS



BROWN/TAN BRICK VENEERS



OFF WHITE BRICK VENEERS



EXHIBIT D: Elevations and Landscape Plan

BROWN/TAN STONE VENEER



OFF BLUE STONE VENEER

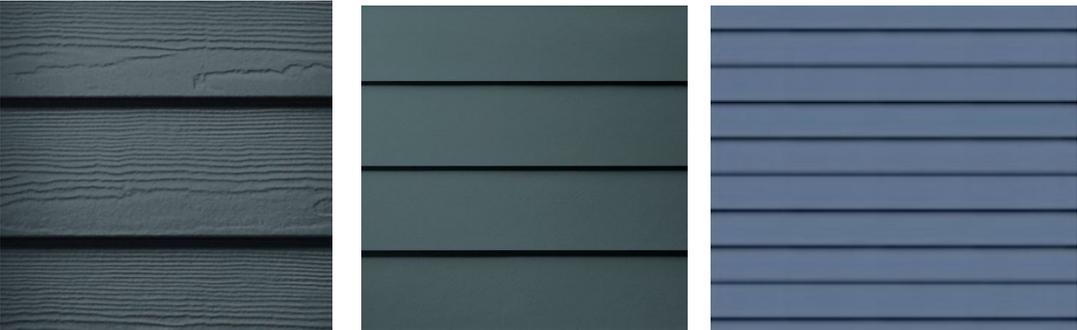


OFF WHITE STONE VENEER



EXHIBIT D: Elevations and Landscape Plan

BLUE CEMENT SIDING



GREEN CEMENT SIDING



STUCCO EXTERIOR FINISH

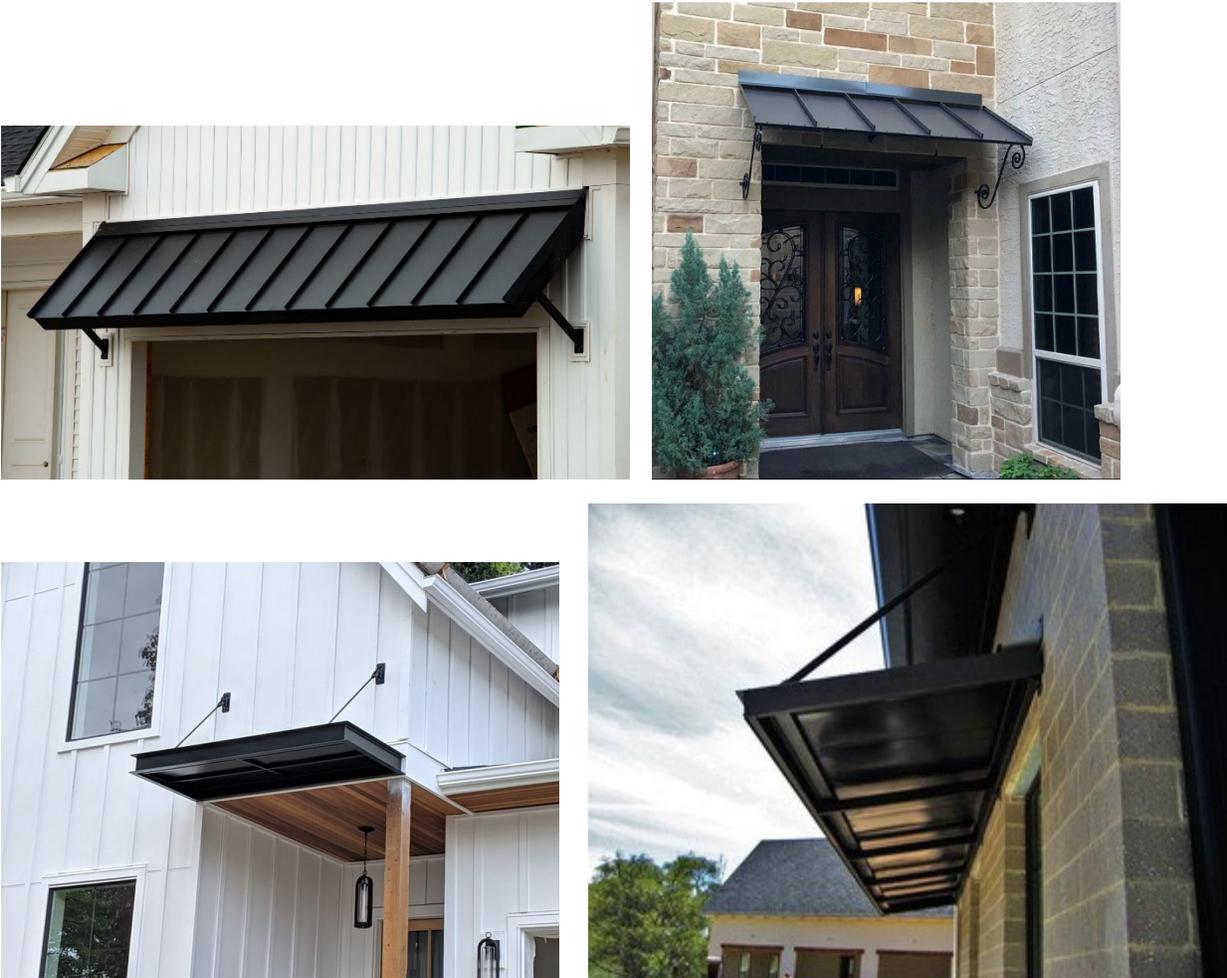


EXHIBIT D: Elevations and Landscape Plan

ASPHALT SHINGLES

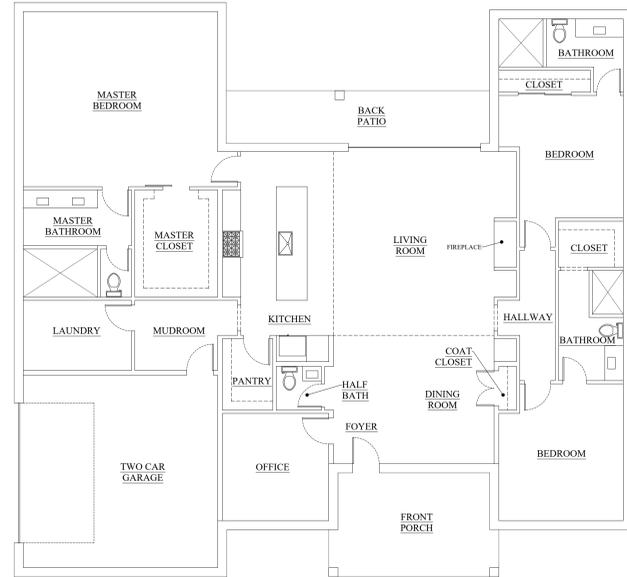


METAL AWNINGS



SINGLE FAMILY RESIDENTIAL

DESIGN "1"



01 FIRST FLOOR

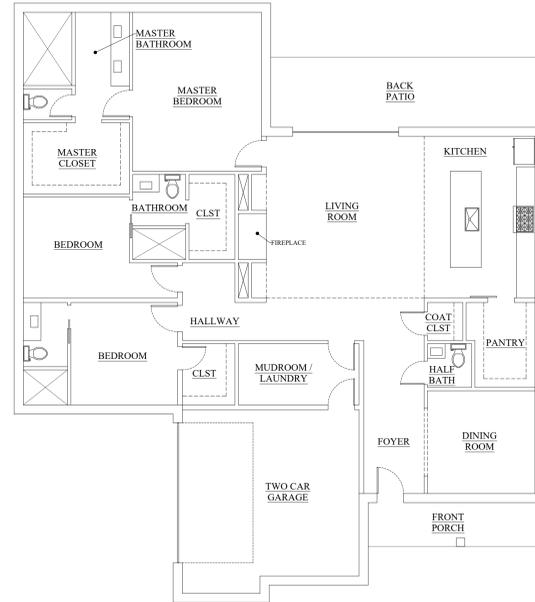


02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,742 SF
 - 1.1. LIVING SQUARE FOOTAGE 2,917 SF
 - 1.2. GARAGE SQUARE FOOTAGE 484 SF
2. ONE STORY, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "2"



01 FIRST FLOOR

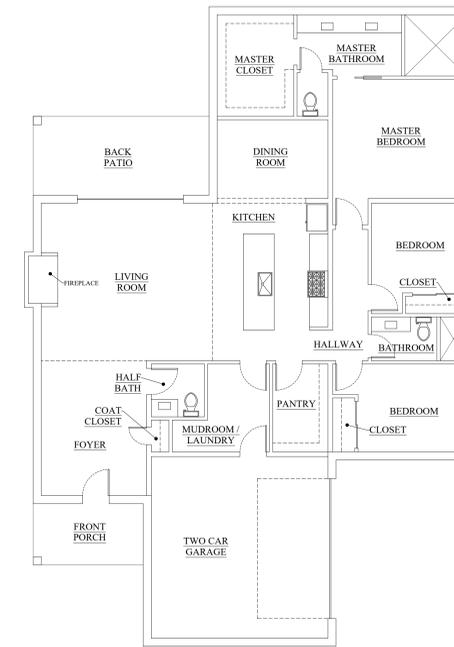


02 FRONT ELEVATION

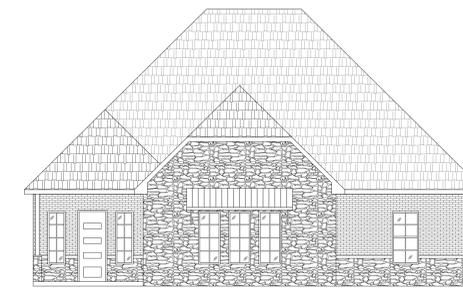
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,034 SF
 - 1.1. LIVING SQUARE FOOTAGE 2,356 SF
 - 1.2. GARAGE SQUARE FOOTAGE 398 SF
2. ONE STORY, 3 BEDROOMS, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "3"



01 FIRST FLOOR



02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 2,687 SF
 - 1.1. LIVING SQUARE FOOTAGE 2,036 SF
 - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. ONE STORY, 3 BEDROOMS, 2.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

F C D

ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDENTIAL

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

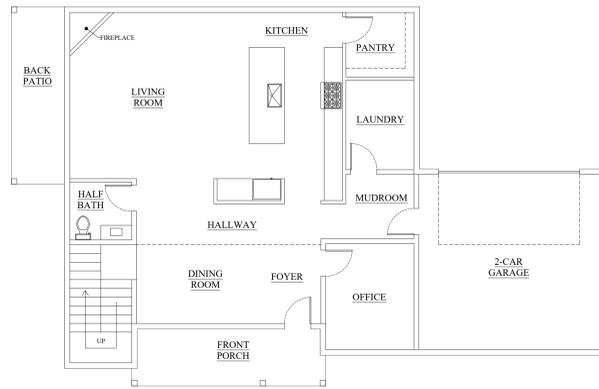
DATE: 06-19-23

SCALE: AS NOTED

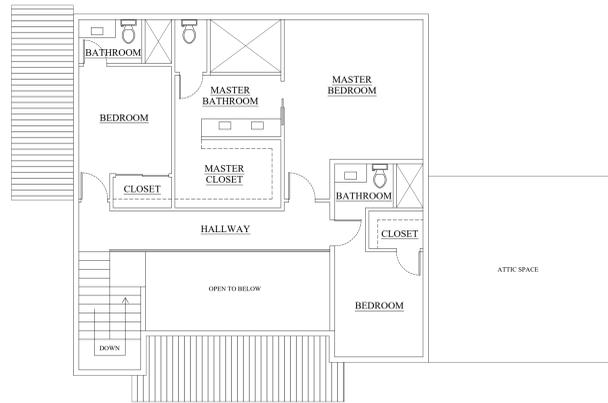
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SINGLE FAMILY RESIDENTIAL

DESIGN "4"



01 FIRST FLOOR



02 SECOND FLOOR

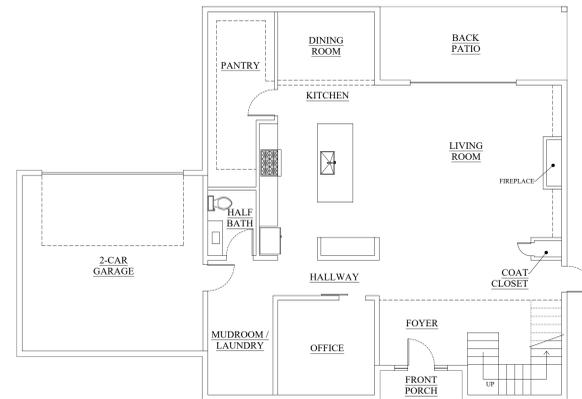


03 FRONT ELEVATION

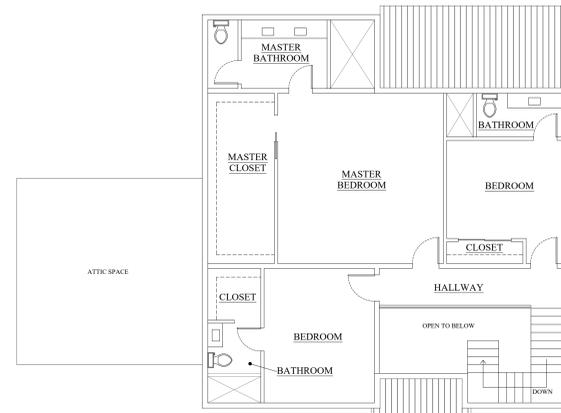
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,231 SF
 - 1.1. LIVING SQUARE FOOTAGE 2,606 SF
 - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "5"



01 FIRST FLOOR



02 SECOND FLOOR



03 FRONT ELEVATION

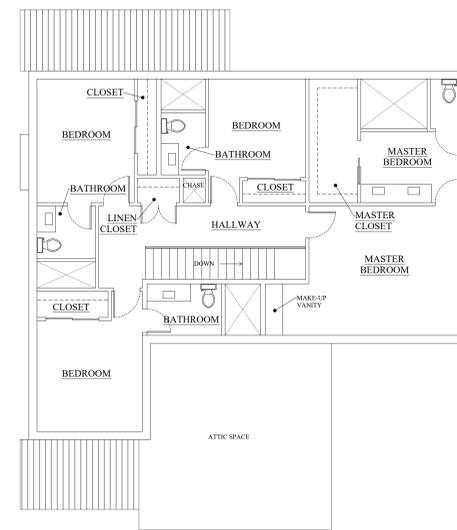
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,536 SF
 - 1.1. LIVING SQUARE FOOTAGE 2,889 SF
 - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "6"



01 FIRST FLOOR



02 SECOND FLOOR



03 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,866 SF
 - 1.1. LIVING SQUARE FOOTAGE 3,021 SF
 - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. TWO STOREYS, 4 BEDROOMS, 4.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

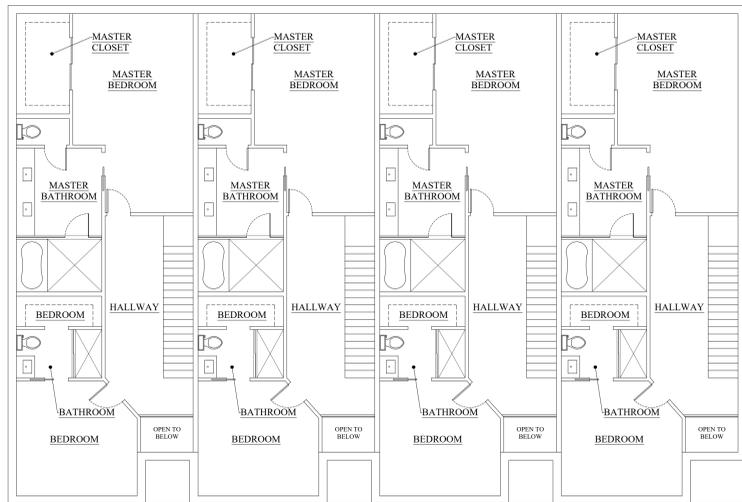
NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

TOWNHOME DESIGN "A-1"

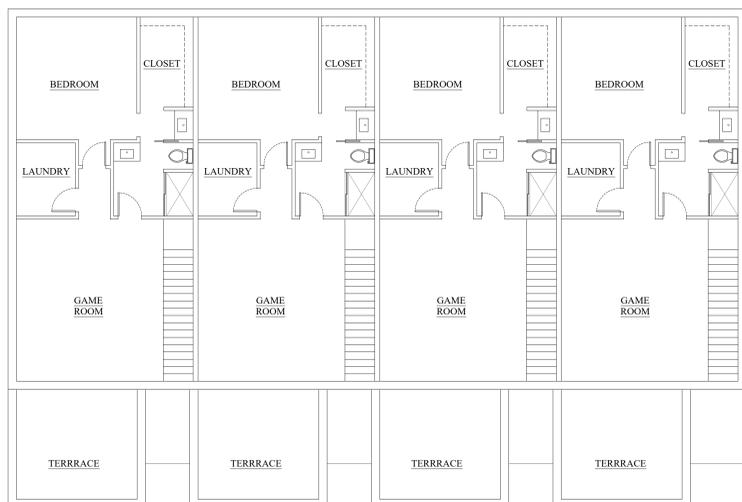
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

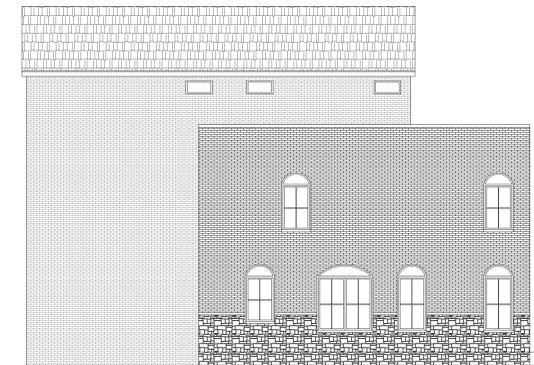


03 THIRD FLOOR

FRONT ELEVATIONS



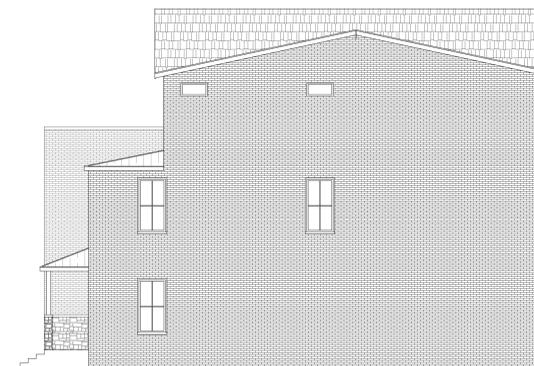
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

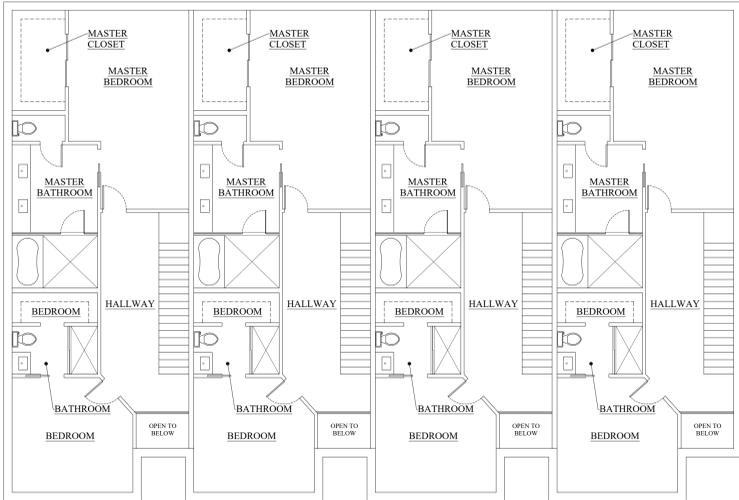
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TOWNHOME DESIGN "A-2"

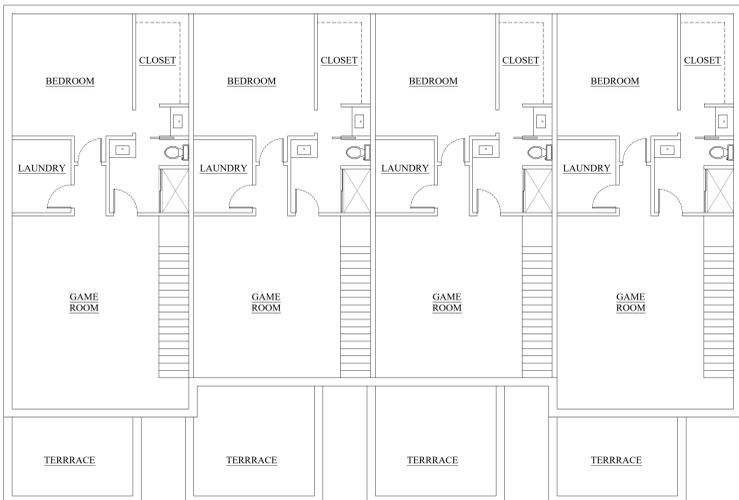
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

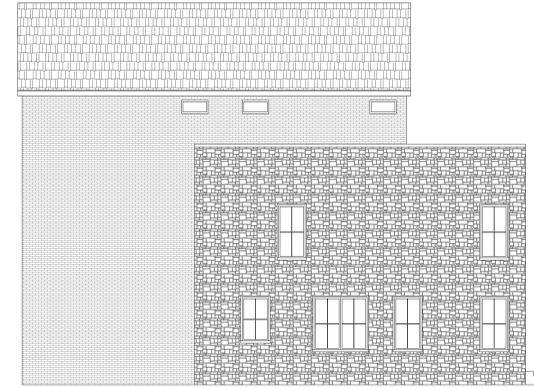


03 THIRD FLOOR

ELEVATIONS



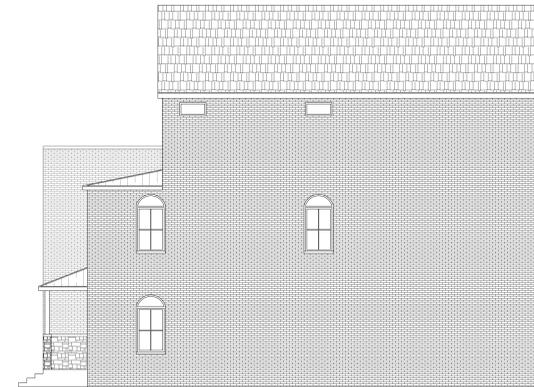
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

F C D

ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A,
GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD,
MANSFIELD, TX 76063

PROJECT:

SHEET TITLE: TH A-2

NO.	REVISION/ISSUED	DATE
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6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

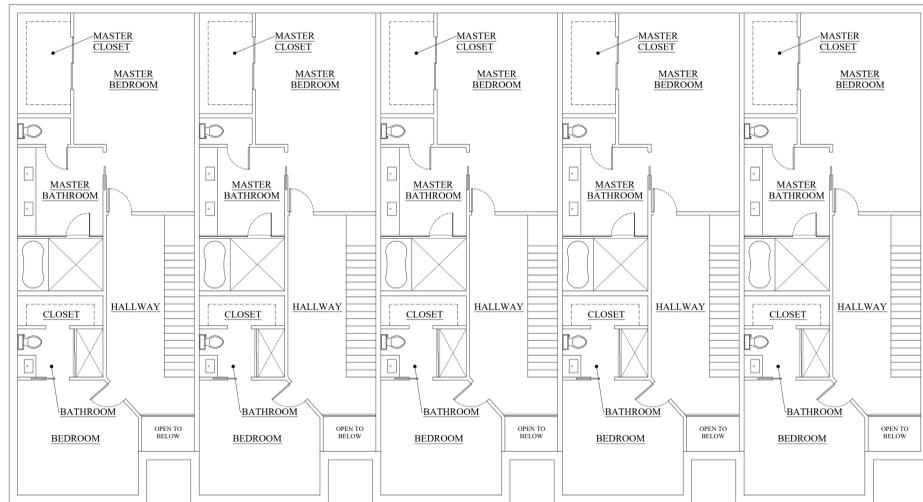
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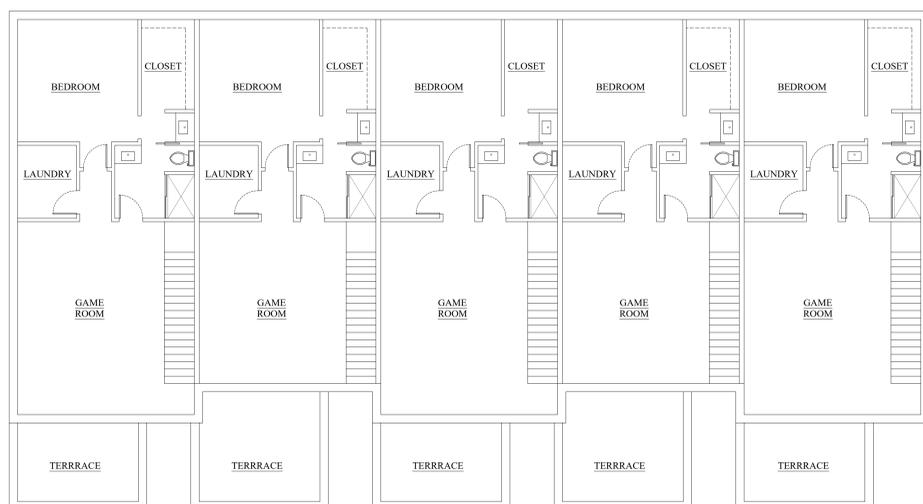
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

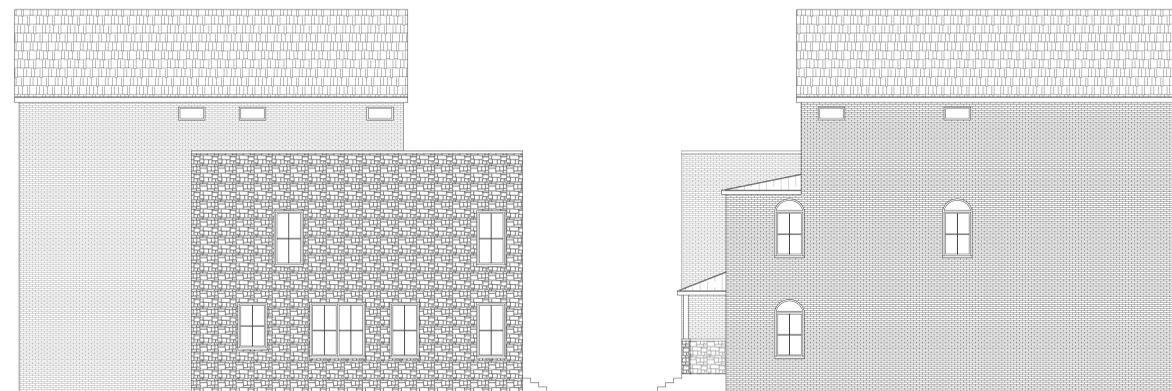


03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION

04 RIGHT SIDE ELEVATION



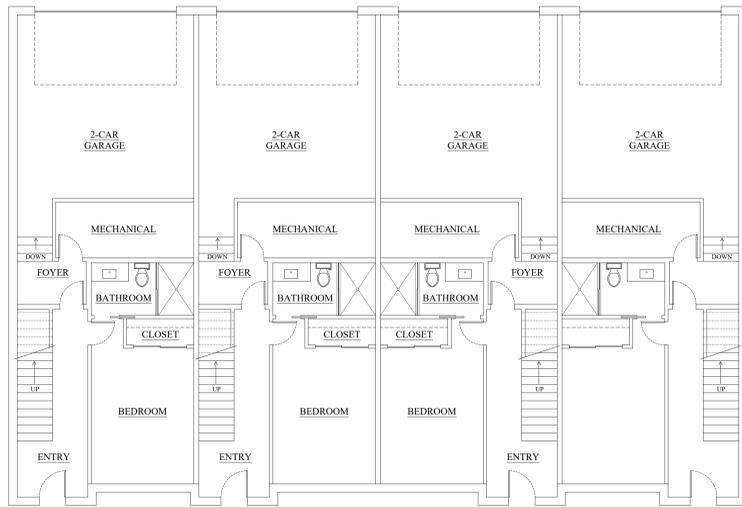
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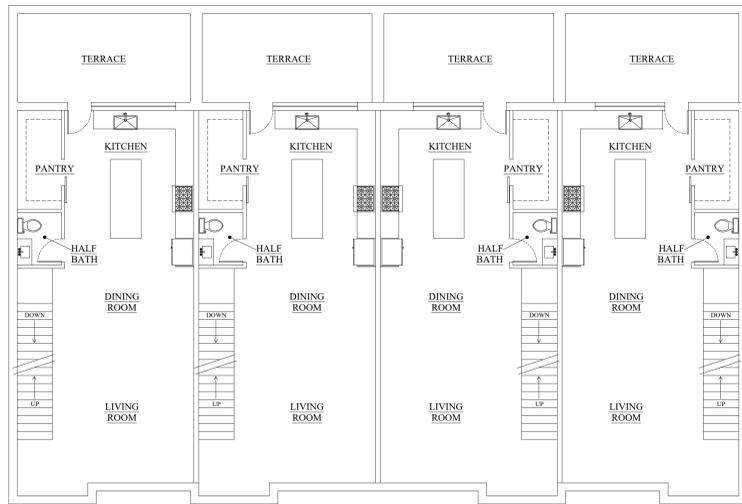
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FLOOR PLANS

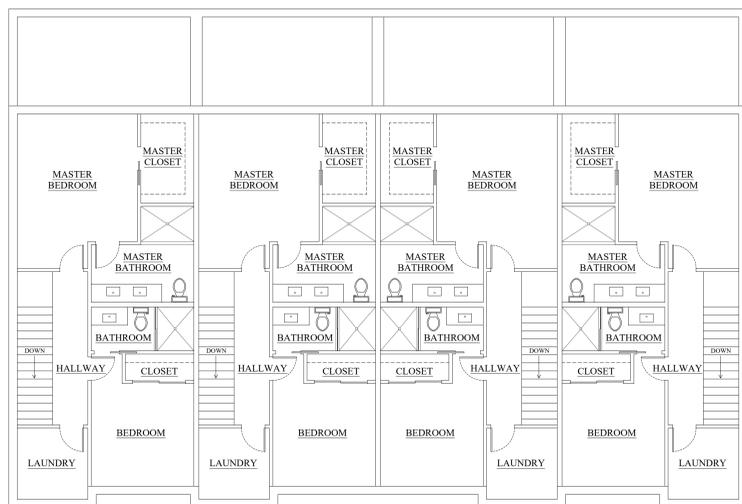
ELEVATIONS



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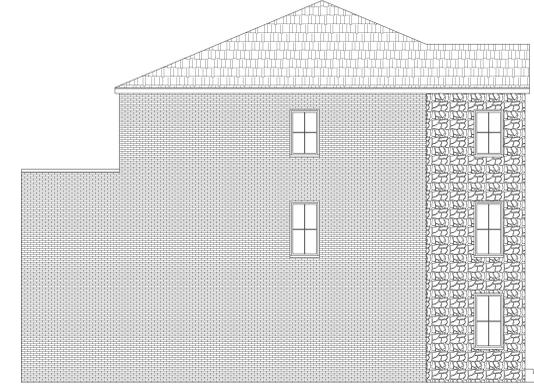
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03 THIRD FLOOR



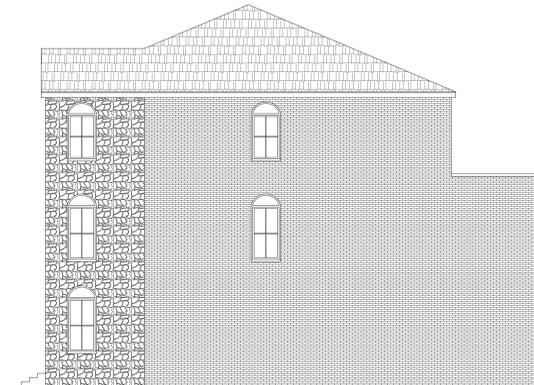
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03 REAR ELEVATION

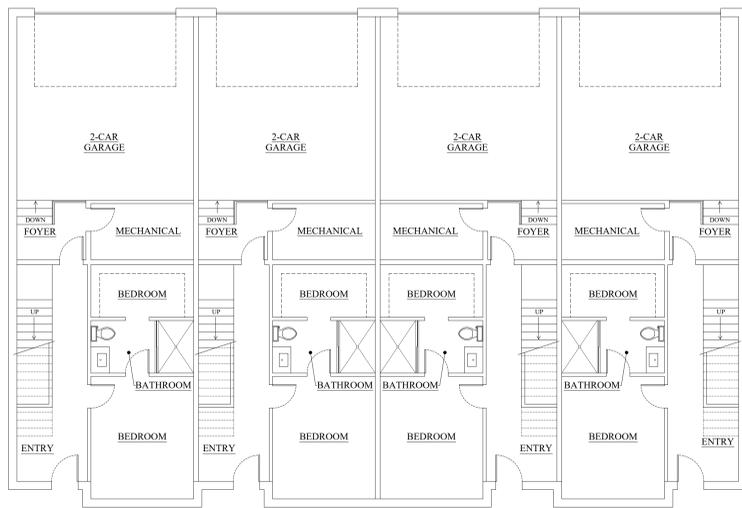


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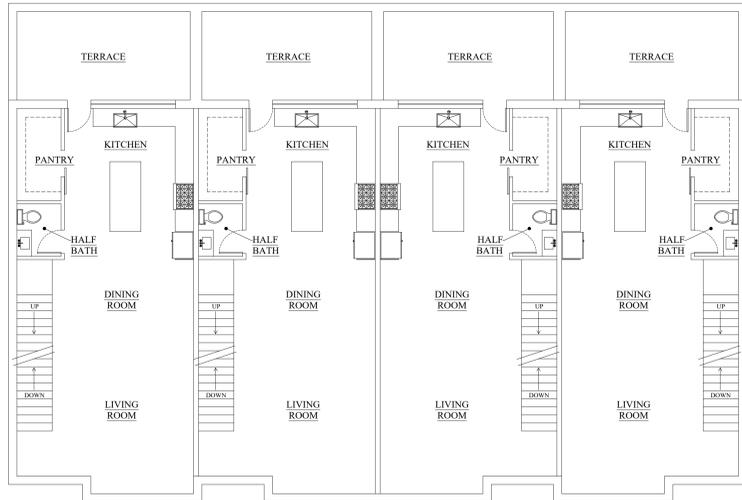
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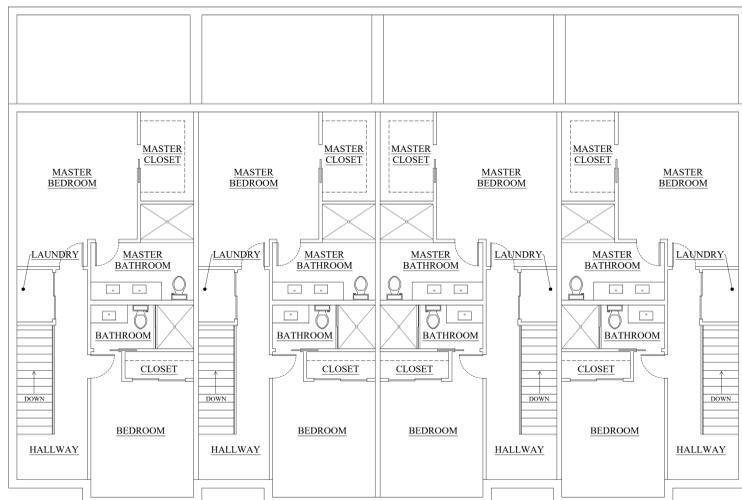
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

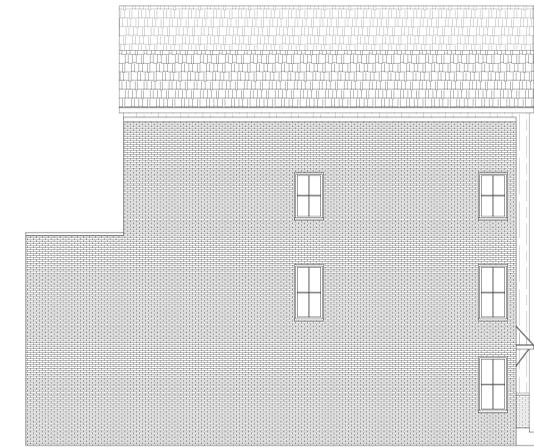


03 THIRD FLOOR

ELEVATIONS



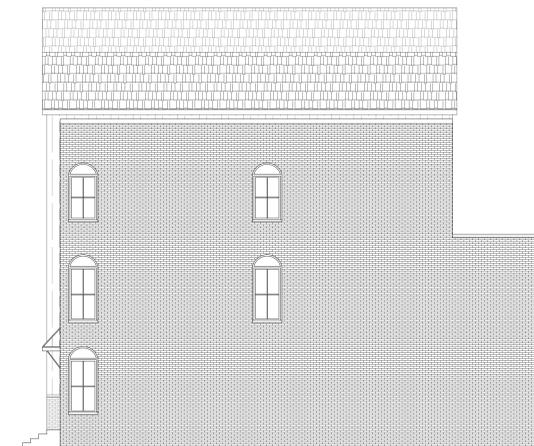
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02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

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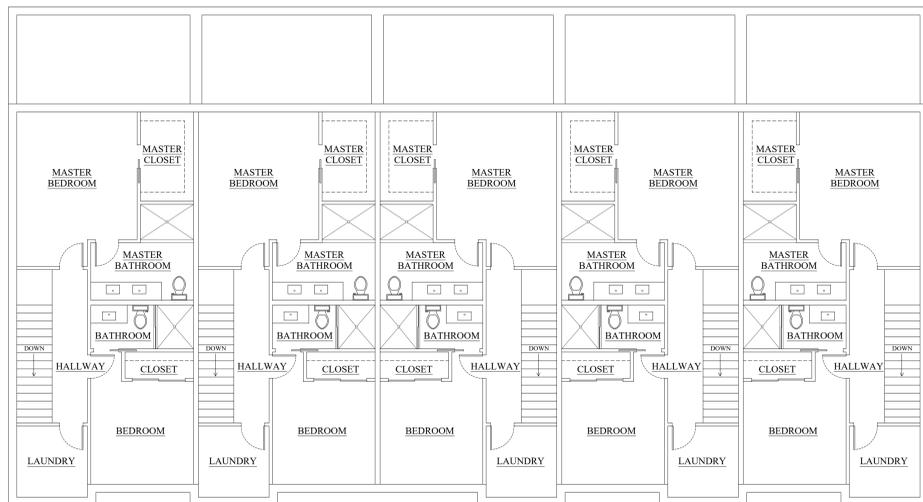
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

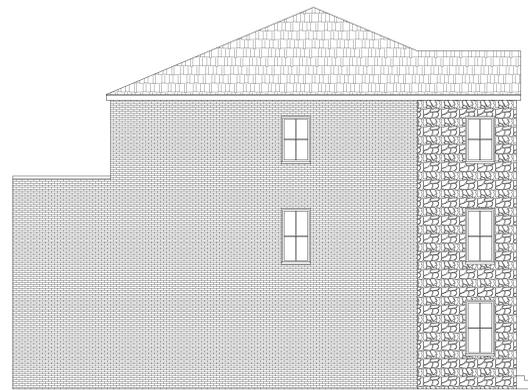


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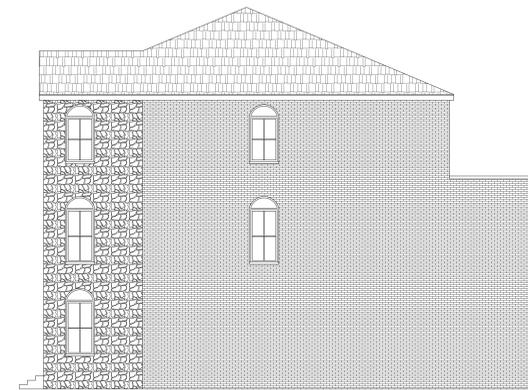
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



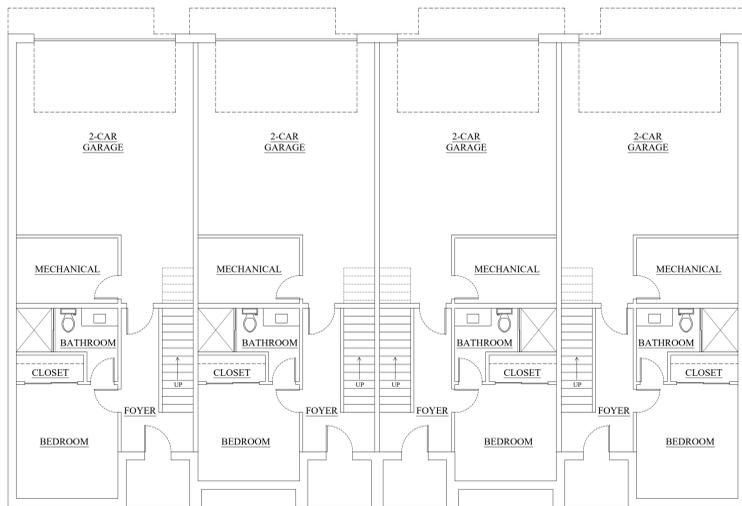
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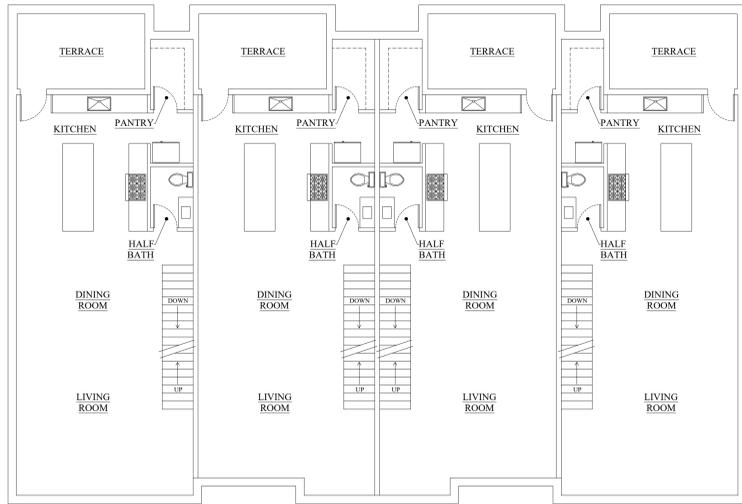
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FLOOR PLANS

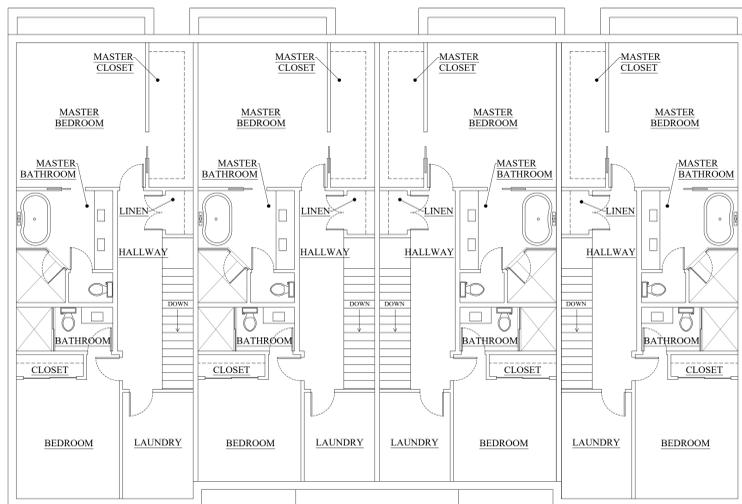
ELEVATIONS



01 FIRST FLOOR



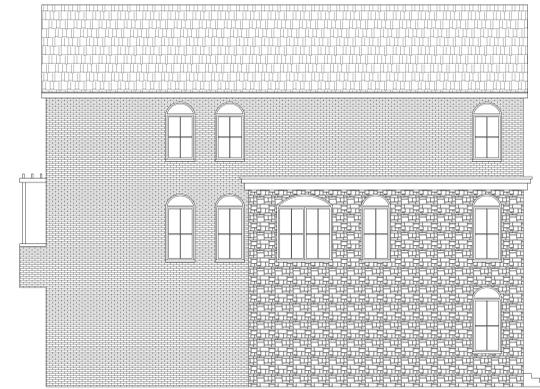
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03 THIRD FLOOR



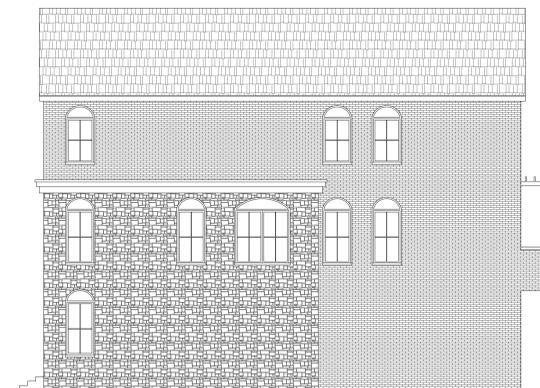
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02 LEFT SIDE ELEVATION



03 REAR ELEVATION



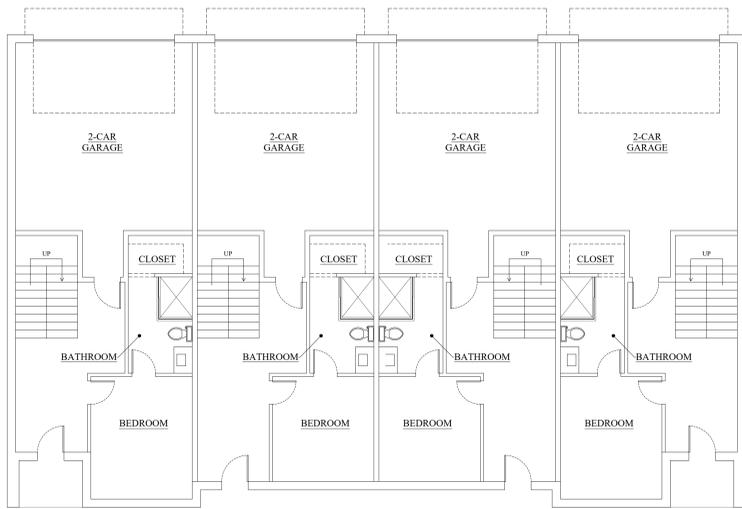
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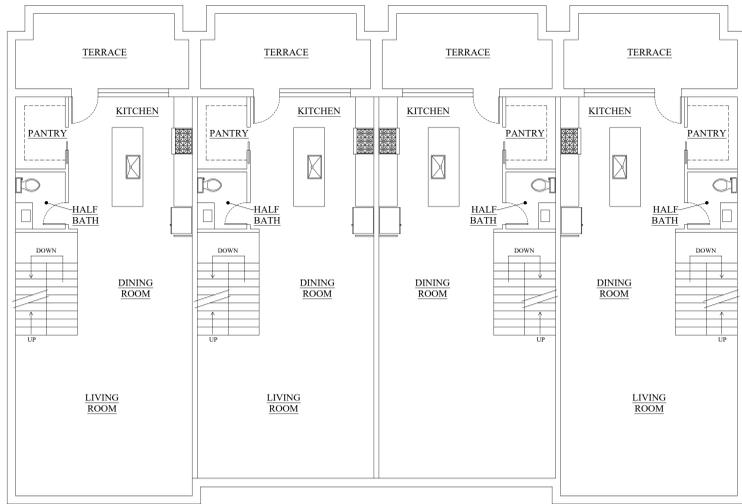
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FLOOR PLANS

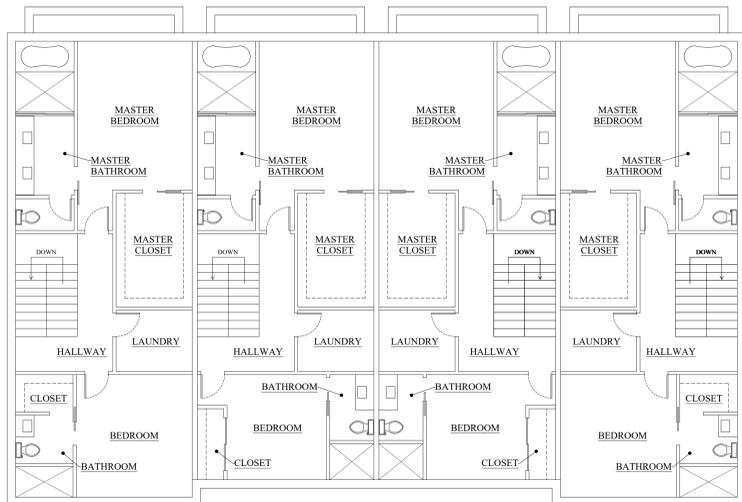
ELEVATIONS



01 FIRST FLOOR



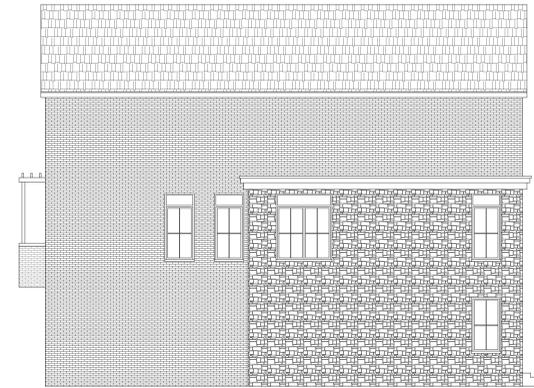
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03 THIRD FLOOR



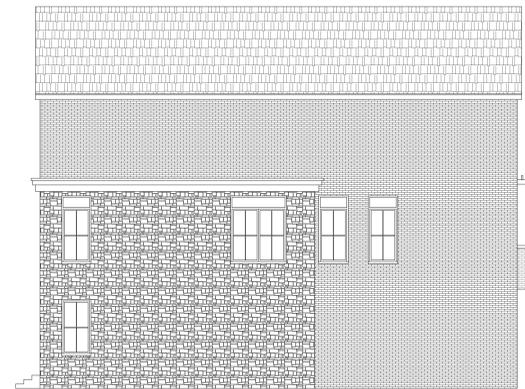
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION

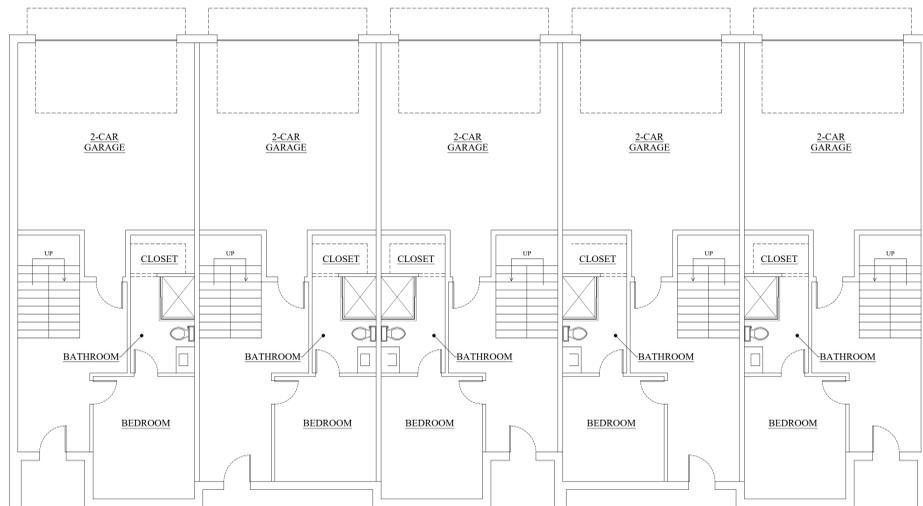


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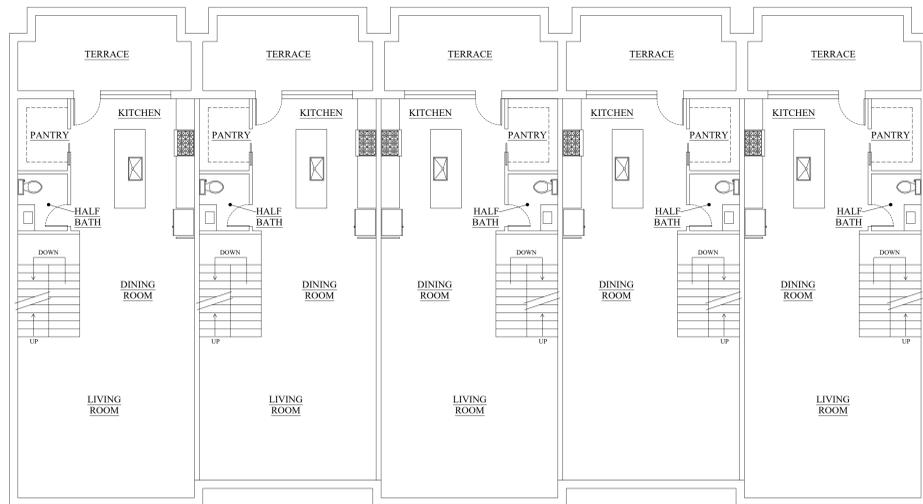
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TOWNHOME DESIGN "C-3"

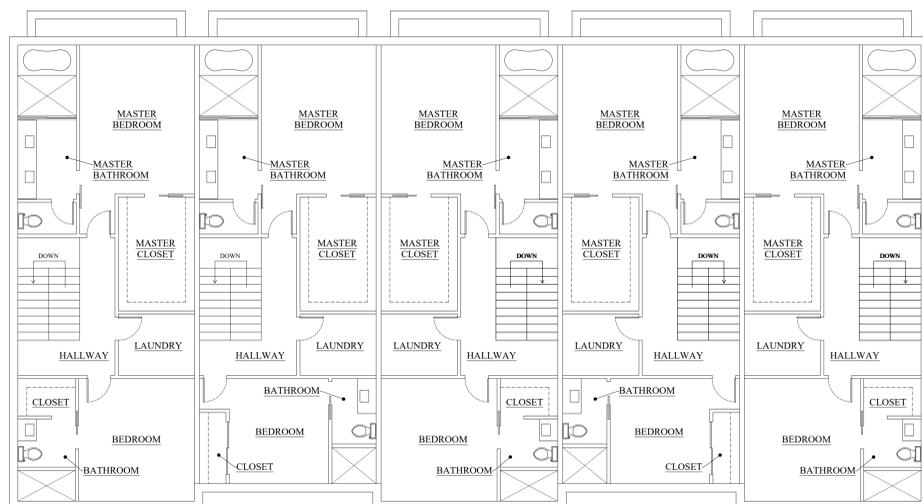
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

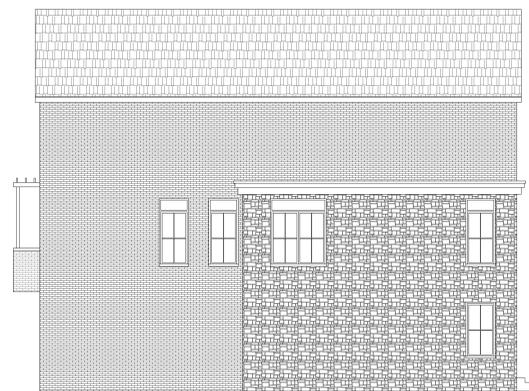


03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

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SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
 1. Bed prep
 2. Metal edging
 3. Topsoil
 4. Planting
 5. Mulching
 6. Guarantee
- B. Related Work Specified Elsewhere
 1. General Requirements – All locations
 2. Section 02740 – Irrigation Trenching
 3. Section 02750 – Irrigation
 4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

- A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.
- B. Reference Standards:
 1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
 2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973
- C. Substitutions
 1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
 2. Submit substitutions possessing same characteristics as indicated on plans and specifications.
- D. Inspection and Testing
 1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
 2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
 3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

- A. Certificates
 1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
 2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. Preparation of Delivery
 1. Balled & Burlaped (B&B) Plants
 - a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
 2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
 3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
 4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.
- B. Delivery
 1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
 2. Deliver plants with legible identification and size labels on example plants.
 3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
 4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
 5. Deliver plants to job site only when areas are prepared.
- C. Storage
 1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
 2. Protect from weather.
 3. Maintain and protect plant material not to be planted immediately upon delivery.
- D. Handling
 1. Do not drop plants.
 2. Do not damage ball, trunk, or crown.
 3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

- A. Plant Materials
 1. Hardy under climatic conditions similar to locality of project.
 2. True to botanical and common name variety.
 3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf, with healthy well-developed root system.
 4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
 5. Conform to measurements after pruning with branches in normal positions.
 6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
 7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
 8. Nursery grown stock only.
 9. Subject to approval of Landscape Architect.
 10. Seasonal color:
 - a. Annuals in 4" pots or as specified
 - b. Perennials in 4" pots, clumps, bulbs as specified
- B. Topsoil
 1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
 2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones 3/4" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
 3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
 4. Test topsoil (cost by Contractor):
 - a. Available nitrogen
 - b. Available phosphorus
 - c. Available potash
 - d. Iron
 - e. Ph: 5.5 to 7.0
 - f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Soil prep – 3 Parts native soil to 1 Part composted landscape mix
3. In pre-packaged bags only; bulk shredded material is unacceptable

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

- 1. Stakes for tree support:
 - a. Construction grade yellow pine, stain brown
 - b. Size as noted on plans
- 2. Wires:
 - a. Padded with rubber hose to protect tree
 - b. Galvanized
 - c. With galvanized turnbuckle
 - d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand – Washed builders sand

H. Antidesicant – "Wilt-proof" or equal.

I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

- D. Planting Mixture
 1. Existing topsoil – 50%
 2. Shredded pine bark – 50%
 3. Fertilizer 10:20:10 at 30 lb/1000 SF
- E. Planting Mix for Annuals/Perennials
 1. Prepare above mix
 2. Add 2" of sand
- F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

- A. Pits
 1. Shape - Vertical hand scarified sides and flat bottom.
 2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
 3. Size for shrubs – Size of planting bed as shown on drawings.
 4. Rototill soil mix thoroughly, full depth.
 5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.
- B. Obstructions Below Ground
 1. Remove rock or underground obstructions to depth necessary to permit planting.
 2. If underground obstructions cannot be removed, notify Owner's representative for instruction.
- C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

- A. General
 1. Set plants 2" above existing grade to allow for settling.
 2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
 3. Apply soil in accordance with standard industry practice for the region.
 4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
 5. Prepare 3" dish outside root ball after planting.
 6. Thoroughly water all beds and plants.
 7. Stake trees and large shrubs as indicated on plans.
 8. Apply anti-desicant according to manufacturer's instructions.
 9. Apply commercially manufactured root stimulator as directed by printed instruction.
 10. Plant and fertilize bedding plants per trade standards.
 11. Apply 3" mulch top dressing.
- B. Balled Plants
 1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
 2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
 3. Remove binding at top of ball and lay top of burlap back 6".
 4. Do not pull wrapping from under ball, but cut all binding cord.
 5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
 6. Backfill with planting mixture in 6" lifts.
- C. Container Grown Plants
 1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
 2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
 3. Carefully remove plants without injury or damage to root balls.
 4. Backfill with planting mixture in 6" lifts.
- D. Mulching
 1. Cover planting bed evenly with 3" of mulch.
 2. Water immediately after mulching.
 3. Where mulch has settled, add additional mulch to regain 3" thickness.
 4. Hose down planting area with fine spray to wash leaves of plants.
- D. Pruning
 1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
 2. Make cuts flush, leaving no stubs.
 3. Faint cuts over 1" diameter with approved tree wound paint.
 4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:
 1. Weeding (weekly)
 2. Watering (as required)
 3. Pruning
 4. Spraying
 5. Fertilizing
 6. Mulching
 7. Mowing (weekly)
- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION



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