

PARKING TABLE		
Requirements	Required	Provided
1 per 3,000 sf floor area	11 Required	
1 per 300 sf office area	3 Required	
	14 total Required	14 Standard Stalls

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE 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.

- NOTES:**
- 1.) THE ACCESS EASEMENTS ARE FOR THE USE OF ALL OF THE LOTS IN THIS ADDITION. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THESE EASEMENTS.
  - 2.) THE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OF THE LOT THAT THE EASEMENT IS ON.
  - 3.) NO RENTAL OF TRAILERS OR TRUCKS IS PERMITTED ON LOT 6.
  - 4.) THE WINDOWS OF THE BUILDING ON LOT 6 SHALL BE OPAQUE, EXCEPT FOR THE OFFICE.
  - 5.) INSTALL SECURITY GATE WITH KNOX BOX AT TERMINUS OF FIRE LANE FROM E. BROAD TO CANNON ON LOT 6. SEE BUBBLED NOTE ABOVE.
  - 6.) INSTALL EXTERIOR SECURITY CAMERIAS TO COVER EXTERIOR OF BUILDING.
  7. VERTICAL PRIVACY SLATS SHALL BE INSERTED INTO THE EXISTING M.I.S.D. FENCE FROM E. BROAD ST. TO CANNON DRIVE.

Exhibit C

Planned Development Plan  
for  
Lots 1-8, Block 1  
a Revision of an Existing PD Plan  
for  
**Hunters Pointe Addition**  
Being 10.936 Acres located in the  
Henry Odele Survey, A-1196 and the  
Thomas Bratton Survey, A-162,  
City of Mansfield, Tarrant County, Texas

8 Lots  
April 2016

REV. 6/22/2013 TO  
ADD NOTE 4.  
REV. 6/29/2016 TO  
ADD NOTE 5, 6, & 7

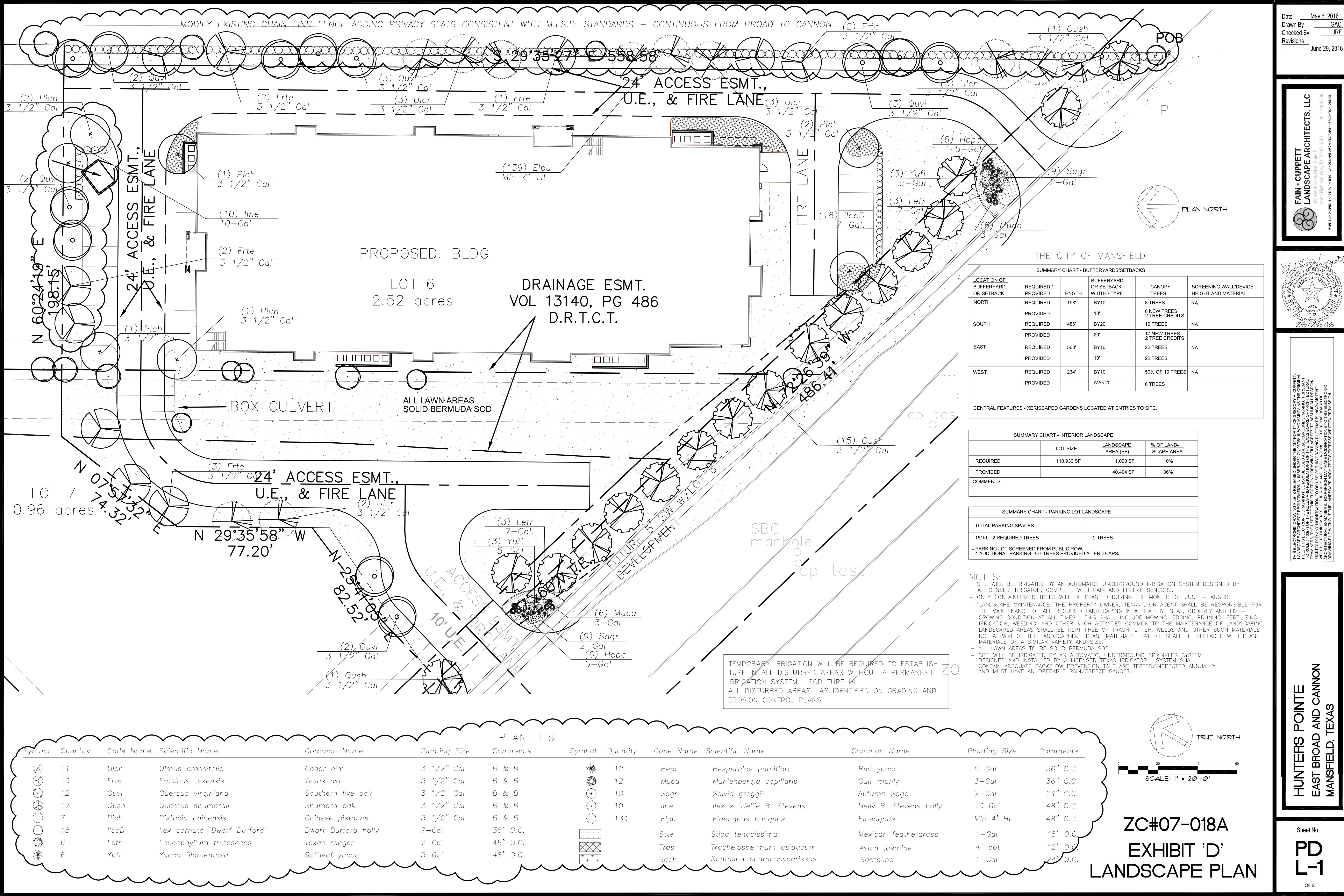
**DEVELOPER:**  
White Line Partners  
5910 North Central Expressway  
Suite 1070  
Dallas, Texas 75206  
PH: 214-484-8596  
Cell 214-202-9873

**OWNERS:**  
Robert D. & Suzanne Ray  
1831 E. Broad Main St.  
Mansfield, Texas 76063  
PH: 817-271-5459  
FAX: 817-473-6749  
D205141499  
D206139776  
D.R.T.C.T.

**OWNERS:**  
Robert D. Ray  
& Gavin Callaway  
P.O. Box 738  
Mansfield, Texas 76063  
PH: 817-299-9977  
FAX: 817-483-7401  
D205250564  
D.R.T.C.T.

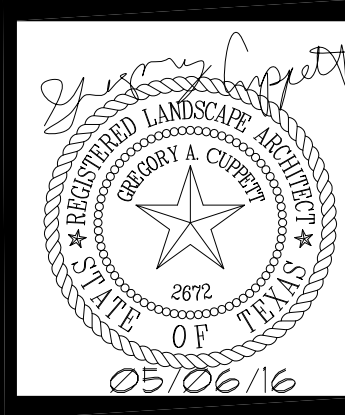
William M. Smith  
& Associates  
Engineers - Surveyors - Planners  
PH 817-903-1182  
bud@wmsaonline.com  
PO Box 699-004  
Arlington, Texas 76004





Date May 6, 2016  
Drawn By GAC  
Checked By JRF  
Revisions June 29, 2016

FAIN - CUPPET  
LANDSCAPE ARCHITECTS, LLC  
8233 Mid Circle Blvd. Suite B  
North Highland Hills, TX 76182-4761  
817-479-0730  
FINDING AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN



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HUNTERS POINTE  
EAST BROAD AND CANNON  
MANSFIELD, TEXAS

Sheet No.  
PD  
L-1  
OF 2

SUMMARY CHART - BUFFERYARDS/SETBACKS					
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH / TYPE	CANOPY TREES	SCREENING WALL/DEVICE HEIGHT AND MATERIAL
NORTH	REQUIRED	198'	BY10	8 TREES	NA
	PROVIDED	10'		6 NEW TREES 2 TREE CREDITS	
SOUTH	REQUIRED	486'	BY20	19 TREES	NA
	PROVIDED	20'		17 NEW TREES 2 TREE CREDITS	
EAST	REQUIRED	560'	BY10	22 TREES	NA
	PROVIDED	10'		22 TREES	
WEST	REQUIRED	234'	BY10	50% OF 10 TREES	NA
	PROVIDED		AVG 20'	6 TREES	

CENTRAL FEATURES - XERISCAPED GARDENS LOCATED AT ENTRIES TO SITE.

SUMMARY CHART - INTERIOR LANDSCAPE			
	LOT SIZE	LANDSCAPE AREA (SF)	% OF LAND-SCAPE AREA
REQUIRED	110,930 SF	11,093 SF	10%
PROVIDED		40,404 SF	36%
COMMENTS:			

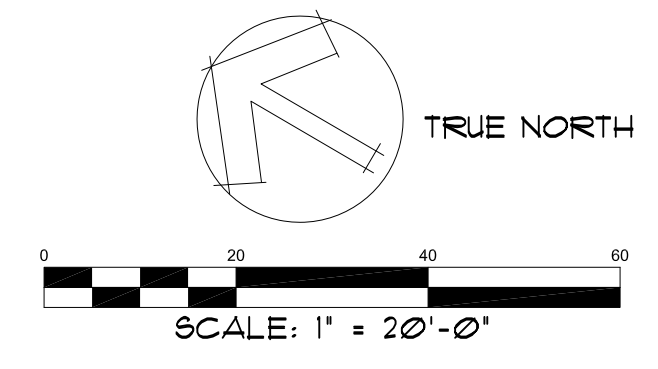
SUMMARY CHART - PARKING LOT LANDSCAPE		
TOTAL PARKING SPACES		
15/10 = 2 REQUIRED TREES		2 TREES
- PARKING LOT SCREENED FROM PUBLIC ROW. - 4 ADDITIONAL PARKING LOT TREES PROVIDED AT END CAPS.		

NOTES:  
- SITE WILL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATOR, COMPLETE WITH RAIN AND FREEZE SENSORS.  
- ONLY CONTAINERIZED TREES WILL BE PLANTED DURING THE MONTHS OF JUNE - AUGUST.  
- "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 LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF A SIMILAR VARIETY AND SIZE."  
- ALL LAWN AREAS TO BE SOLID BERMUDA SOD.  
- SITE WILL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM DESIGNED AND INSTALLED BY A LICENSED TEXAS IRRIGATOR. SYSTEM SHALL CONTAIN ADEQUATE BACKFLOW PREVENTION TAHT ARE TESTED/INSPECTED ANNUALLY AND MUST HAVE AN OPERABLE RAIN/FREEZE GAUGES.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

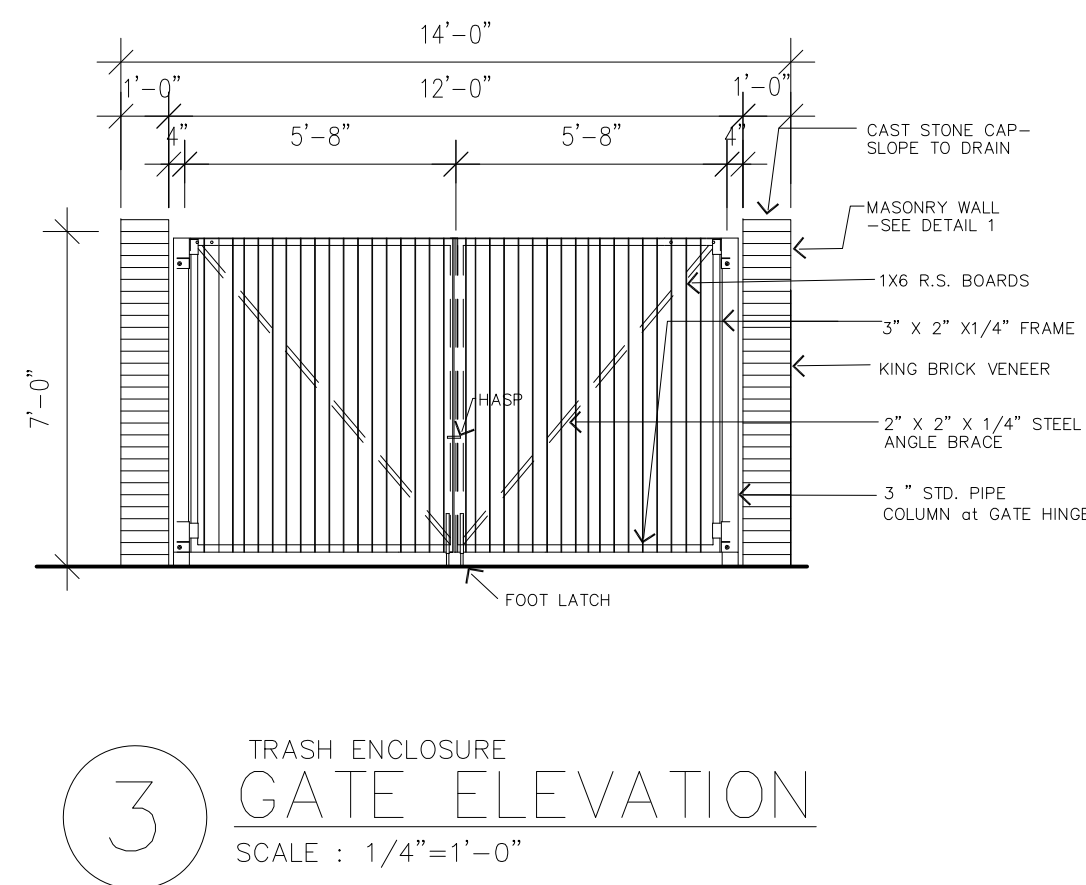
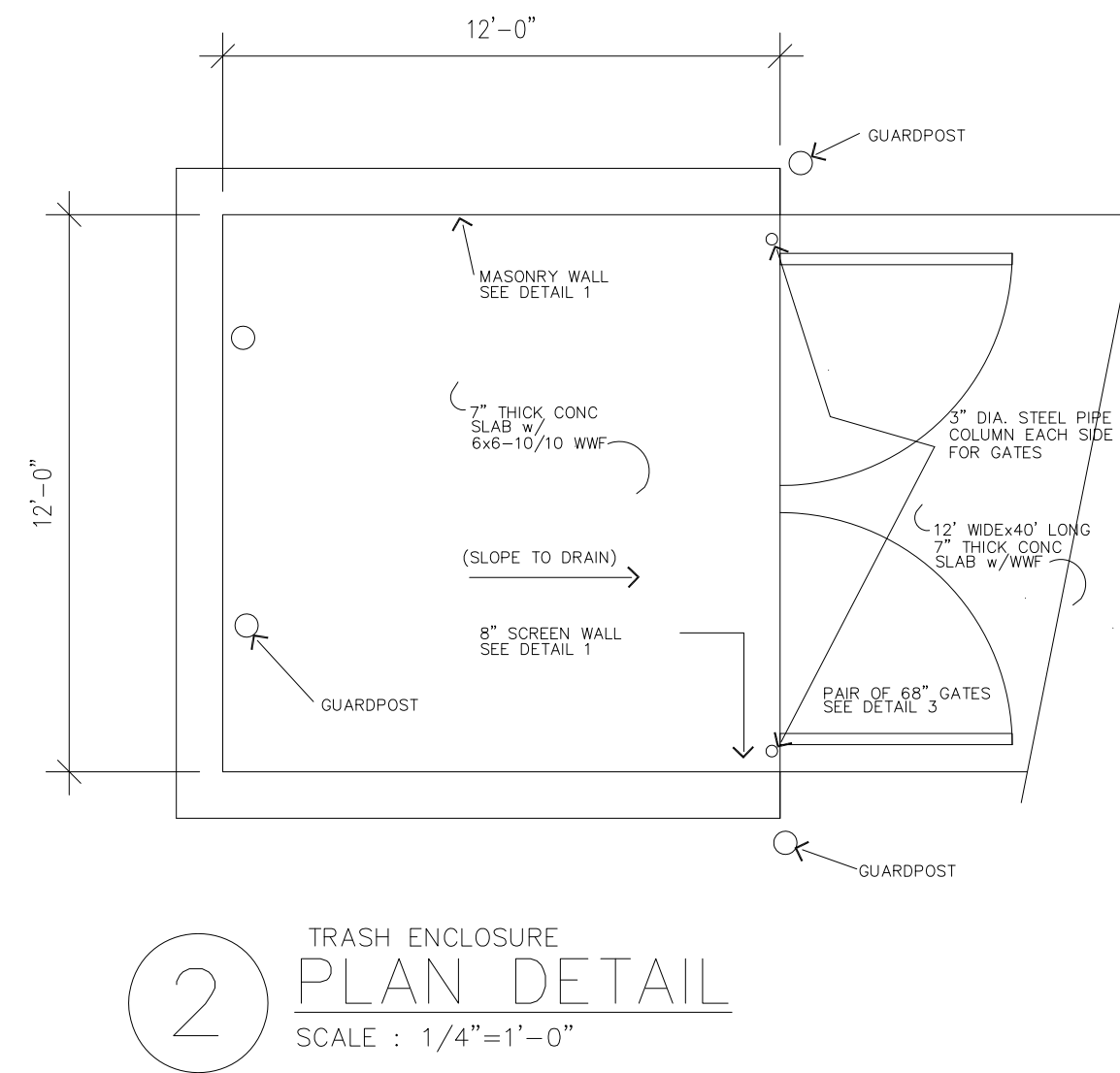
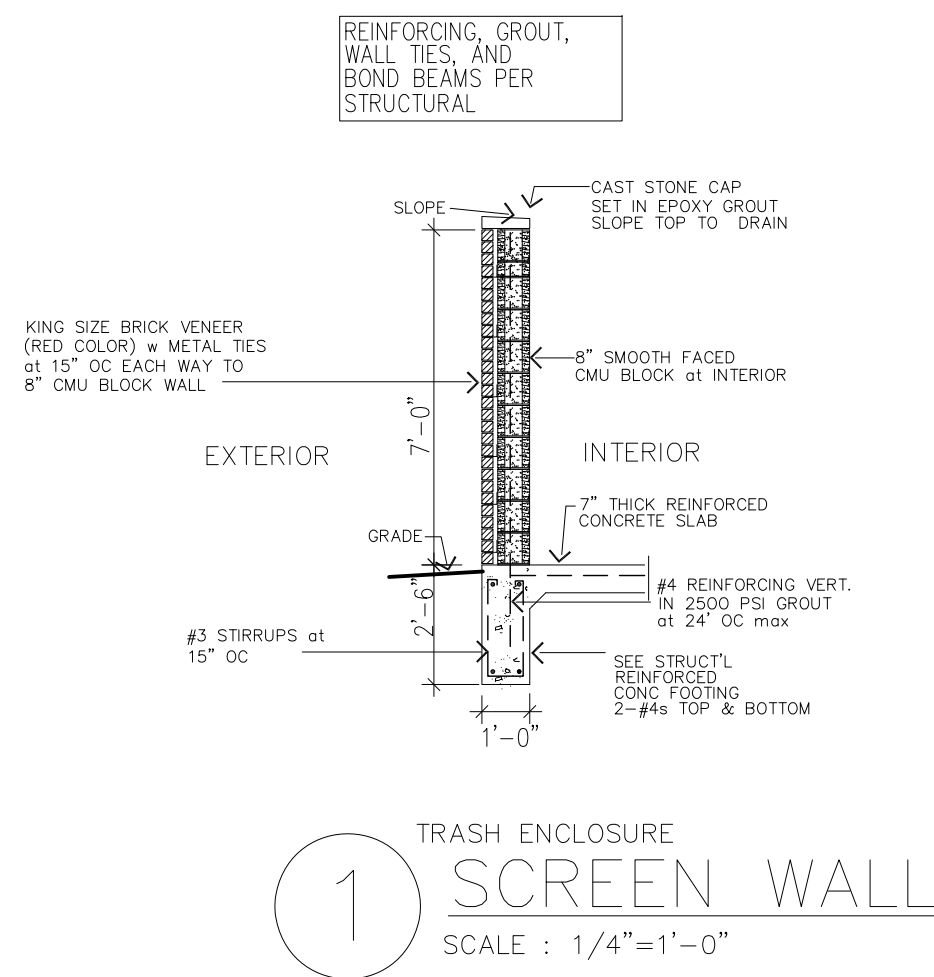
PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	11	Ultr	<i>Ulmus crassifolia</i>	Cedar elm	3 1/2" Cal	B & B		12	Hepa	<i>Hesperaloe parviflora</i>	Red yucca	5-Gal	36" O.C.
	10	Frte	<i>Fraxinus texensis</i>	Texas ash	3 1/2" Cal	B & B		12	Muca	<i>Muhlenbergia capillaris</i>	Gulf muhly	3-Gal	36" O.C.
	12	Quvi	<i>Quercus virginiana</i>	Southern live oak	3 1/2" Cal	B & B		18	Sagr	<i>Salvia greggii</i>	Autumn Sage	2-Gal	24" O.C.
	17	Qush	<i>Quercus shumardii</i>	Shumard oak	3 1/2" Cal	B & B		10	Ilne	<i>Ilex x 'Nellie R. Stevens'</i>	Nelly R. Stevens holly	10 Gal	48" O.C.
	7	Pich	<i>Pistacia chinensis</i>	Chinese pistache	3 1/2" Cal	B & B		139	Elpu	<i>Elaeagnus pungens</i>	Elaeagnus	Min 4' Ht	48" O.C.
	18	IlcoD	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford holly	7-Gal.	36" O.C.			Stte	<i>Stipa tenacissima</i>	Mexican feathergrass	1-Gal	18" O.C.
	6	Lefr	<i>Leucophyllum frutescens</i>	Texas ranger	7-Gal.	48" O.C.			Tras	<i>Trachelospermum asiaticum</i>	Asian jasmine	4" pot	12" O.C.
	6	Yufi	<i>Yucca filamentosa</i>	Softleaf yucca	5-Gal	48" O.C.			Sach	<i>Santolina chamaecyparissus</i>	Santolina	1-Gal	24" O.C.



ZC#07-018A  
EXHIBIT 'D'  
LANDSCAPE PLAN





ZC#07-018A  
EXHIBIT 'D'  
DUMPSTER ENCLOSURE

HUNTERS POINTE  
EAST BROAD AND CANNON  
MANSFIELD, TEXAS

Sheet No.  
PD  
L-2  
OF 2

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May 6, 2016  
Checked By GAC  
JRF