

ZC# 24-001

509 Kimball

EXHIBIT A

LEGAL LAND DESCRIPTION

ZONING LIMITS

BEING 0.783 acre (34,102 square feet) of land in the Thomas Hanks Survey, Abstract No. 644, City of Mansfield, Tarrant County, Texas; said 0.783 acre (34,102 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Avante Procurement LLC (hereinafter referred to as Avante Procurement tract), as recorded in Instrument Number D216292894, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 0.783 acre (34,102 square feet) of land being a portion of that certain tract of land described as Block 37, Original Town of Mansfield, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas; said 0.783 acre (34,102 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeast corner of said Avante Procurement tract, same being the Northwest corner of that certain tract of land described as Lot 3R, Block 37, Original Town of Mansfield (hereinafter referred to as Lot 3R), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D22137520, O.P.R.T.C.T., same also being the existing South right-of-way line of Kimball Street (50' right-of-way), as recorded in Volume 63, Page 53, P.R.T.C.T.;

THENCE South 04 degrees 29 minutes 04 seconds West, departing the existing South right-of-way line of said Kimball Street, with the common line between said Avante Procurement tract and said Lot 3R, pass at a distance of 299.92 feet, a one-half inch iron rod found, continue with said course, continue with the common line between said Avante Procurement tract and said Lot 3R for a total distance of 309.33 feet to a five-eighths inch iron rod with plastic cap stamped "FIRM" found for the Southeast corner of said Avante Procurement tract, same being the Southwest corner of said Lot 3R, same also being the North line of that certain tract of land described as Manchester Heights, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D216048037, O.P.R.T.C.T.;

THENCE North 84 degrees 38 minutes 55 seconds West with the common line between said Avante Procurement tract and said Manchester Heights, a distance of 112.71 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of said Avante Procurement tract;

THENCE North 04 degrees 27 minutes 22 seconds East, departing the North line of said Manchester Heights, with the West line of said Avante Procurement tract, pass at a distance of 6.96 feet, a one-half inch iron rod found, continue with said course, continue with the West line of said Avante Procurement tract, pass at a distance of 8.81 feet, the Southeast corner of that certain tract of land described as Lot 1R2, Block 1, Bastian Addition (hereinafter referred to as Lot 1R2), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D220041955, O.P.R.T.C.T., continue with said course, with the common line between said Avante Procurement tract and said Lot 1R2 for a total distance of 282.74 feet to a one-half inch iron rod found for the Northwest corner of said Avante Procurement tract, same being the Northeast corner of said Lot 1R2, same also being the existing South right-of-way line of said Kimball Street;

THENCE North 70 degrees 00 minutes 20 seconds East with the common line between said Avante Procurement tract and the existing South right-of-way line of said Kimball Street, a distance of 59.55 feet to a five-eighths inch iron rod found for corner;

THENCE South 85 degrees 43 minutes 09 seconds East, continue with the common line between said Avante Procurement tract and the existing South right-of-way line of said Kimball Street, a distance of 58.64 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 0.783 acre (34,102 square feet) of land.

Project No. 417-23-001 | Date: 6/2/2023 | Page 1 of 1 | Drawn by: SA | Checked by: MD2

ZONING LIMITS
PORTION OF BLOCK 37
ORIGINAL TOWN OF MANSFIELD
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



EXHIBIT B

PLANNED DEVELOPMENT REGULATIONS

LAND USE - TWO (2) SINGLE FAMILY DETACHED HOUSES

AREA AND HEIGHT REGULATIONS APPLICABLE ONLY TO THE PRIMARY RESIDENTIAL BUILDING

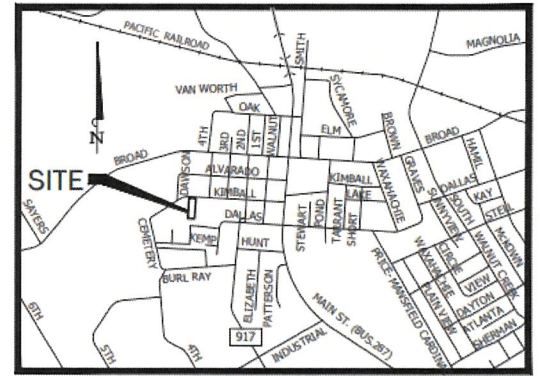
- MINIMUM LOT AREA - 10,000 SF
- MINIMUM LOT WIDTH - 50 FT
- MINIMUM LOT DEPTH - 110 FT
- MINIMUM FRONT SETBACK - 25 FT
- MINIMUM REAR SETBACK - 15 FT
- MINIMUM SIDE SETBACK - 5 FT
- MINIMUM FLOOR AREA - 1,800 SF
- MINIMUM OFF-STREET PARKING - 2 SPACES PER HOUSE
- MAXIMUM LOT COVERAGE - 45%
- MINIMUM PARKING - 2 SPACES PER GARAGE PER DWELLING

LANDSCAPING AND SCREENING

- THREE TREES PER LOT WITH A MINIMUM CALIPER SIZE 3.5" INCHES
- AT LEAST 50% OF THE FOUNDATION FACING THE STREETS MUST BE PLANTED WITH SHRUBS OR FLOWER BEDS
- LAWNS AND LANDSCAPING MUST BE IRRIGATED WITH AN IRRIGATION SYSTEM

ARCHITECTURAL STANDARDS

- FRONT BUILDING ELEVATION MUST INCLUDE A PORCH WITH MINIMUM DIMENSIONS OF 7' FT DEPTH, 70 SF AREA AND 6" x 6" COLUMNS
- WINDOWS SEEN FROM THE STREET ARE REQUIRED TO BE WOOD, LOOK LIKE WOOD, OR BE COVERED WITH VINYL OR ALUMINUM CLADDING
- ROOF SHINGLES MUST BE THREE DIMENSIONAL ARCHITECTURAL SHINGLES
- MINIMUM ROOF PITCH MUST BE 8/12
- FACADE CLADDING MUST BE AT LEAST 70% WOOD OR CEMENTITIOUS FIBER MATERIALS
- VINYL SIDING IS PROHIBITED
- CRAFTSMAN STYLE DETAILS ARE ENCOURAGED
- GARAGE DOORS TO INCORPORATE SMALL WINDOWS OR WOODGRAIN PAINT FINISH OR CARRIAGE STYLE ENHANCEMENTS
- EXTERIOR ELEVATION OF THE HOUSES MUST VARY FROM EACH OTHER IN TERMS OF COLOR, ARCHITECTURAL FEATURES, ROOF FORM, AND COMBINATION OF CLADDING MATERIALS

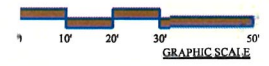


VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

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.



DEVELOPMENT PLAN
509 W Kimball Street
0.783 Acres being a portion of Block 37, Original Town of Mansfield
City of Mansfield, Tarrant County, Texas.
2 Residential Lots
January 29, 2024



509 WEST KIMBALL STREET

SITE PLAN
SCALE: 1" = 40'-0"



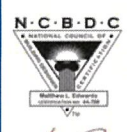
130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

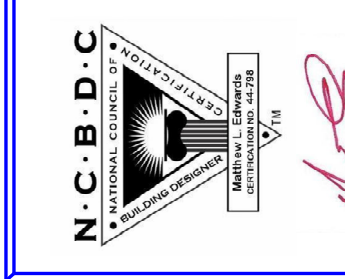
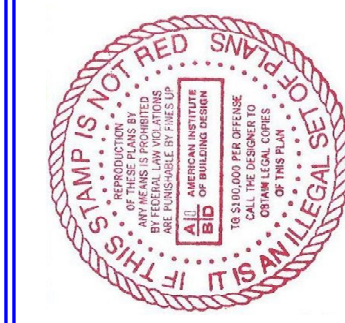
ARBID CERTIFICATION # 44-798
MATTHEW L. EDWARDS



APRIL 24th, 2024
A NEW SINGLE FAMILY HOME.
TO BE LOCATED @
509 WEST KIMBALL ST.
LOT 4R - BLOCK 37 & 37 1/2
MANSFIELD, TEXAS

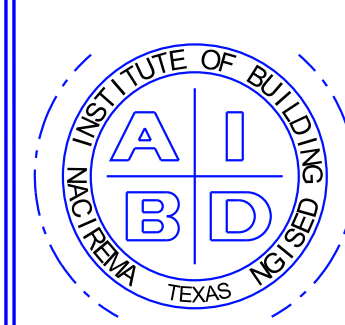
FIRST CHOICE BUILDERS
JACQUELINE HUGHES
19200 MERRY OAKS LN.
EUSTACE, TX 75124
CASE ZC#24-001





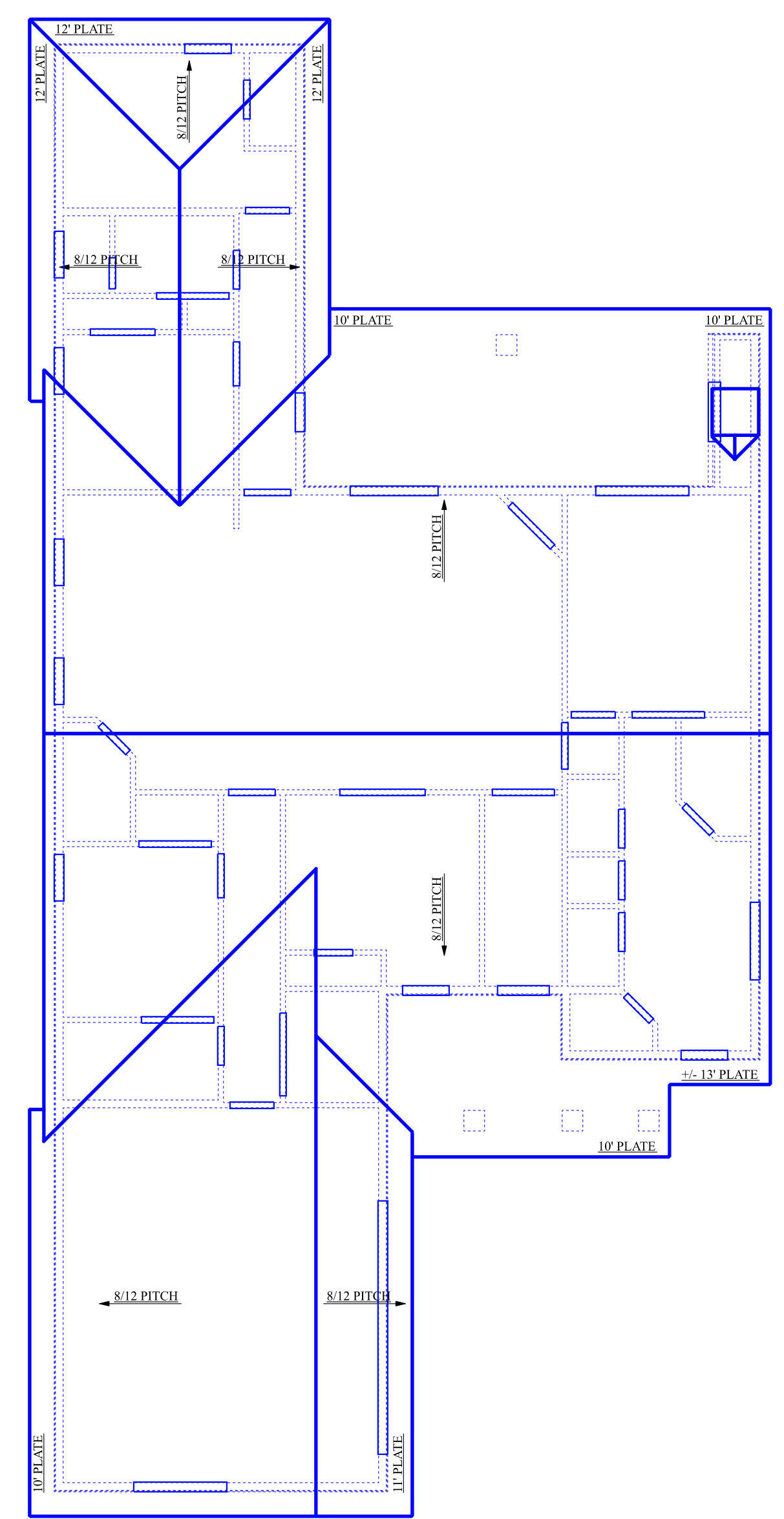
FIRST CHOICE BUILDERS
 JACQUELINE HUGHES
 19700 MERRY OAKS LN.
 EUSTACE, TX 75124
 CASE ZC#24-001

FEBRUARY 14th, 2024
 A NEW SINGLE FAMILY HOME
 TO BE LOCATED @
 509 WEST KIMBALL ST
 LOT 4R - BLOCK 37 & 37 1/2
 MANSFIELD, TEXAS



MATTHEW L. EDWARDS
 AIBD CERTIFICATION # 44-798

130 CHIEFTAIN DRIVE
 SUITE 101
 WAXAHACHIE, TX 75165
 OFFICE# (972)935-9710
 WWW.PLAN-MASTER.COM



ROOF LAYOUT PLAN
 SCALE: 1/8" = 1'-0"

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes, but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

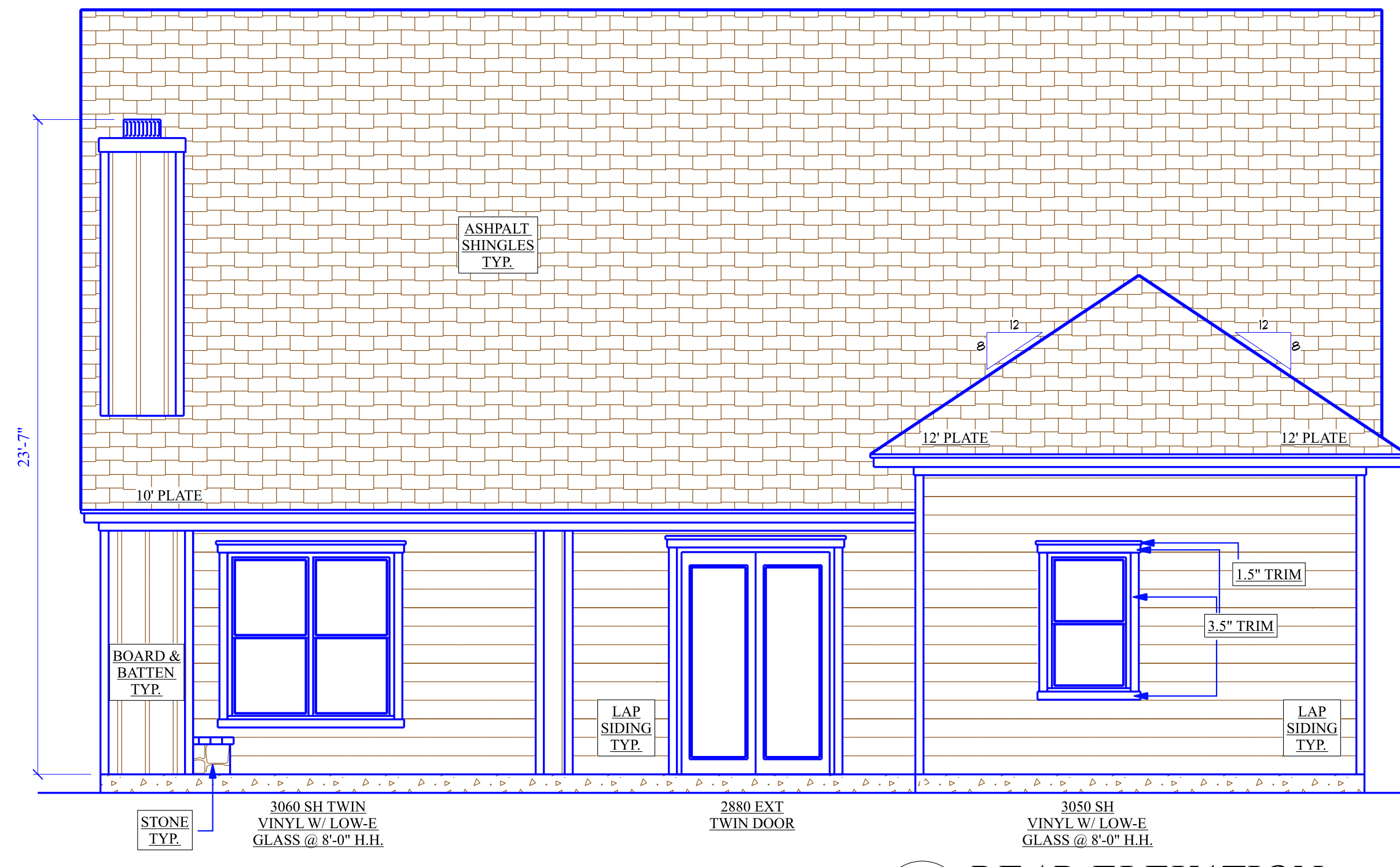
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and this wall 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3' above grade.
9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all burms, roots and vegetation.
13. Check plans for level changes floor outlets and plumbing fixture locations.



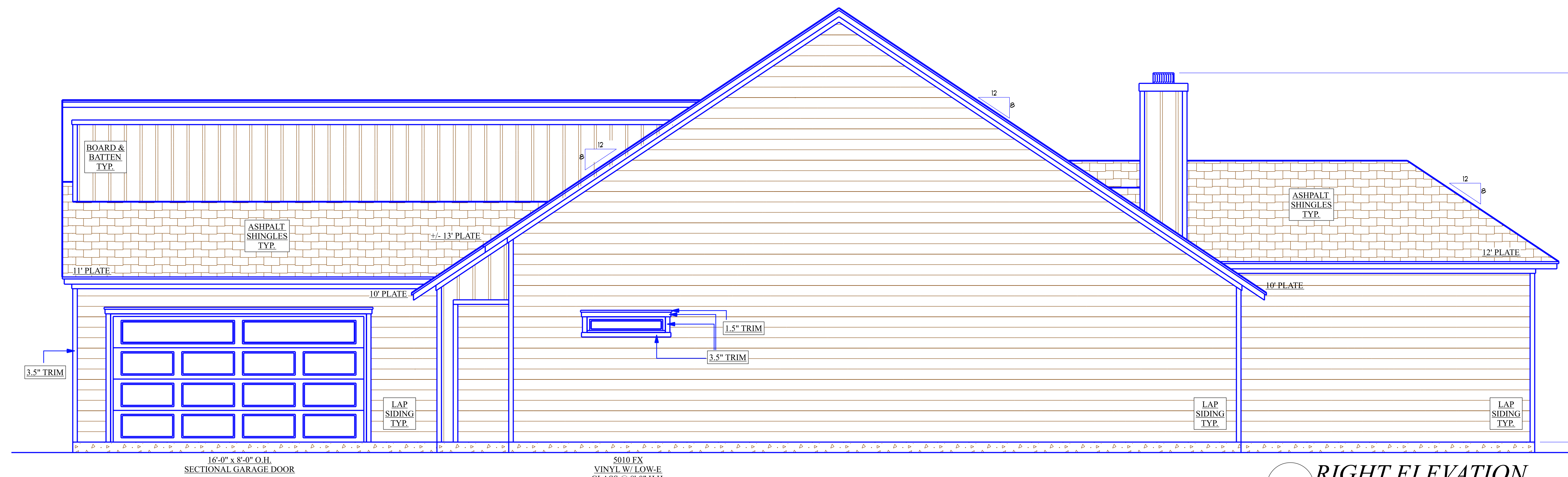
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes, but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

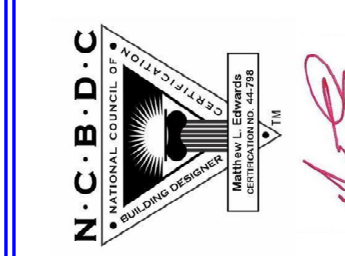
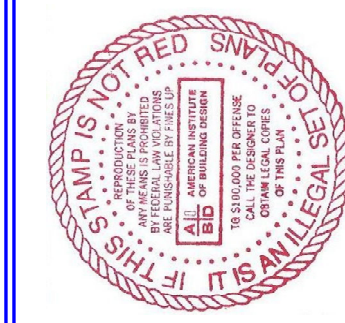
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

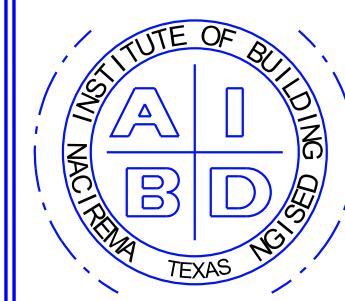
NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and this walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3' above grade.
9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all burms, roots and vegetation.
13. Check plans for level changes floor outlets and plumbing fixture locations.



FIRST CHOICE BUILDERS
JACQUELINE HUGHES
19700 MERRY OAKS LN.
EUSTACE, TX 75124
CASE_ZC#24-001

FEBRUARY 14th, 2024
A NEW SINGLE FAMILY HOME
TO BE LOCATED @
509 WEST KIMBALL ST
LOT 4R - BLOCK 37 & 37 1/2
MANSFIELD, TEXAS



MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

