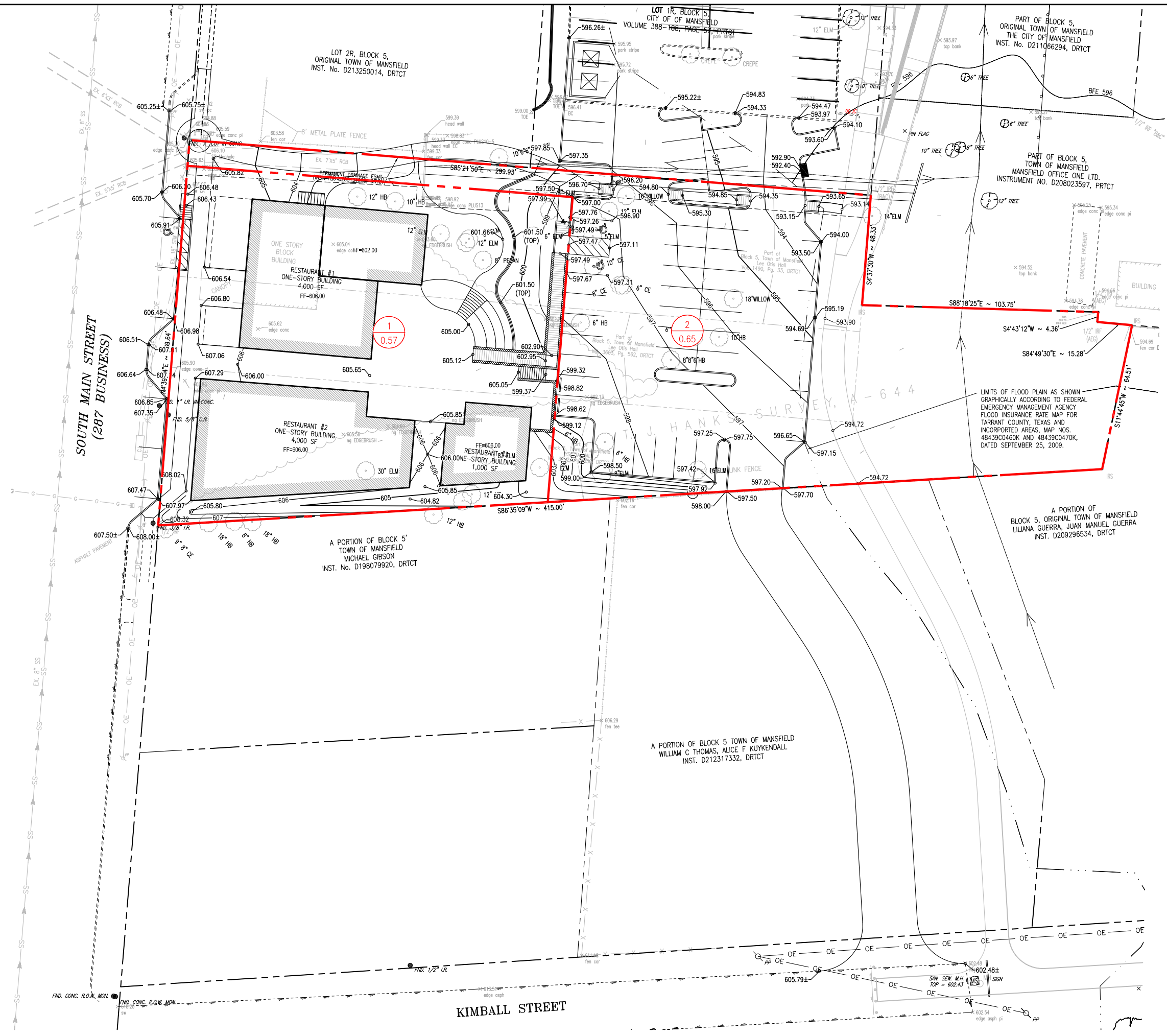


EXHIBIT A



PRELIMINARY - FOR REVIEW ONLY
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ERIC M. SEELEY, PE 107718 2/24/2016
Name PE No. Date



THE BACKYARD

PRELIMINARY LOT EXHIBIT

SEQ SOUTH MAIN STREET & BROAD STREET
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



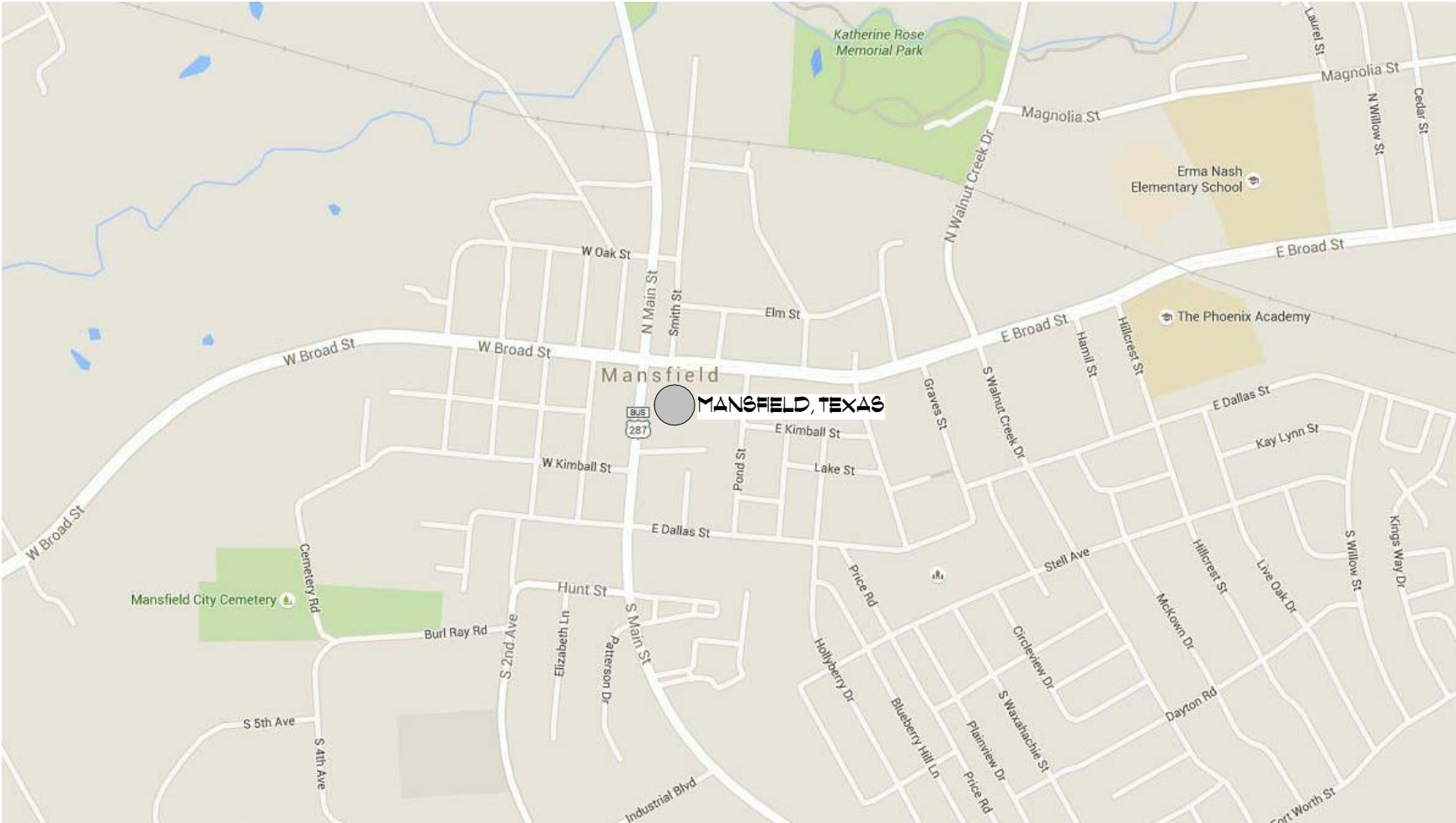
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAKES DRIVE, SUITE 300
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM: F-1191/TPPLS FIRM: 101536-00

DRAWN BY: J.L. Ryan
DATE: 2/6/2016

PROJECT NO. 2715-1000
SHEET 1 OF 1

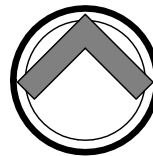
PLOTTED BY: JAMES RYAN
PLOT DATE: 2/24/2016 2:33 PM
FILE NAME: J:\MANSFIELD\THE BACKYARD-SOUTH MAIN\04\EXHIBITS\PRELIMINARY GRADING.DWG
SHEET: 1 OF 1

EXHIBIT B



PROJECT  **VICINITY MAP**
SCALE: 1 1/2" = 1'-0"



PROJECT  **SITE PLAN**
SCALE: 1" = 20'-0"

DEVELOPMENT PLAN
S MAIN DEVELOPMENT BY MR
DEVELOPMENT, CORP.
T.J. HANKS SURVEY, A-644
CITY OF MANSFIELD, TARRANT
COUNTY, TEXAS
6.25.2015
1.215 ACRES (52,939 SF
COMPOSED OF 3 LOTS:
BLOCK 5 TOWN OF
MANSFIELD
LEE OTIS HALL VOL. 1490
PAGE 33, DRTCT
LEE OTIS HALL VOL. 3663,
PAGE 562, DRTCT
YELETA HALL VOL. 3762,
PAGE 556, DRTCT

PARKING COUNTS	
NEW BUILDING PARKING PROVIDED (TOTAL):	UNDER DESIGN
PARKING ALONG S. MAIN:	4 SPACES
H.C. ACCESSIBLE SPACES PROVIDED:	3 SPACES



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108 S. Main
Mansfield, TX 76063
tel: 817.842.0212

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PURPOSES

ARCHITECT:
JUSTIN S. GILMORE
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION:

NEW SITE FOR

S MAIN
DEVELOPMENTS

S. MAIN
MANSFIELD,
TEXAS 76063

PROJECT NUMBER:
Project Number
ISSUE DATE:
Issue Date
REVISIONS:

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A101

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EXHIBIT B



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COVER PAGE

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AERIAL VIEW OF DEVELOPMENT
DRAWINGS BY JIM RICHARDS

EXHIBIT B

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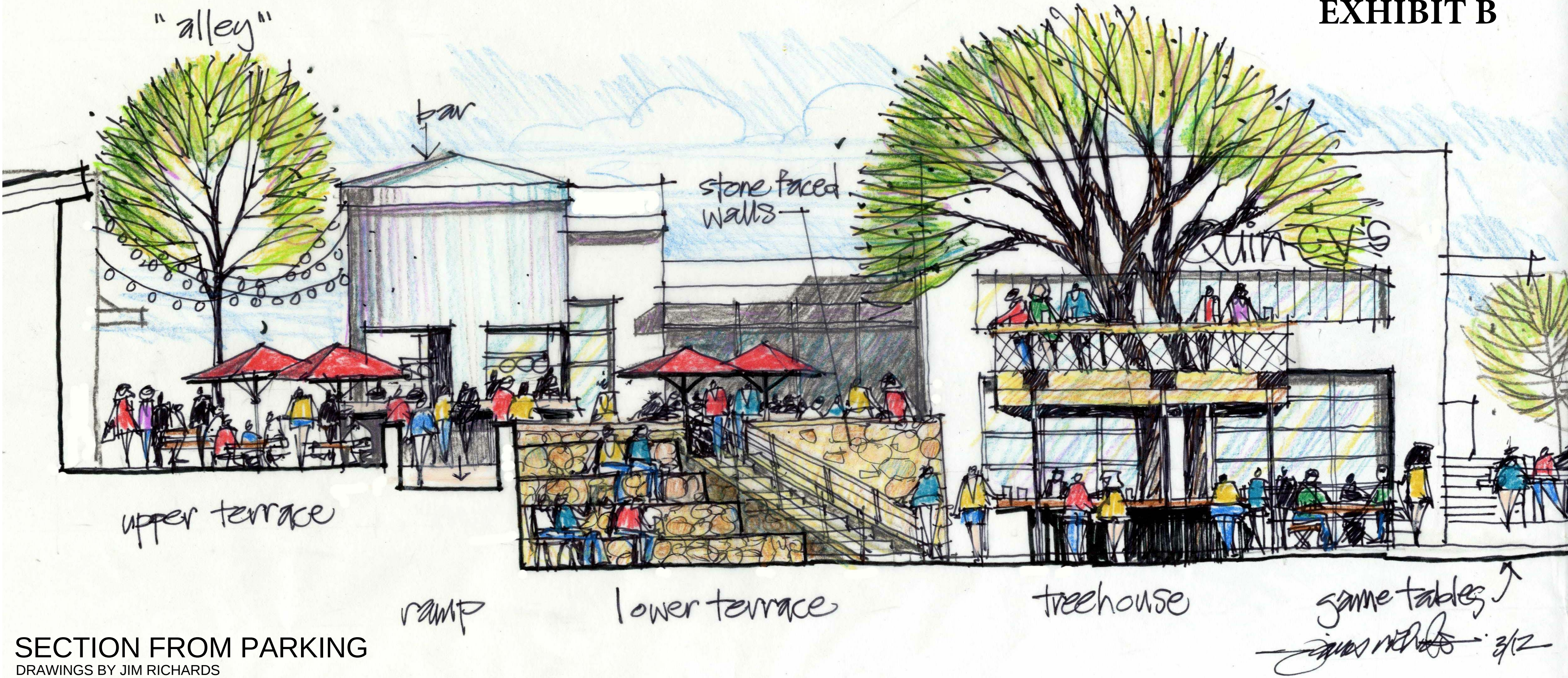
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PERSPECTIVES

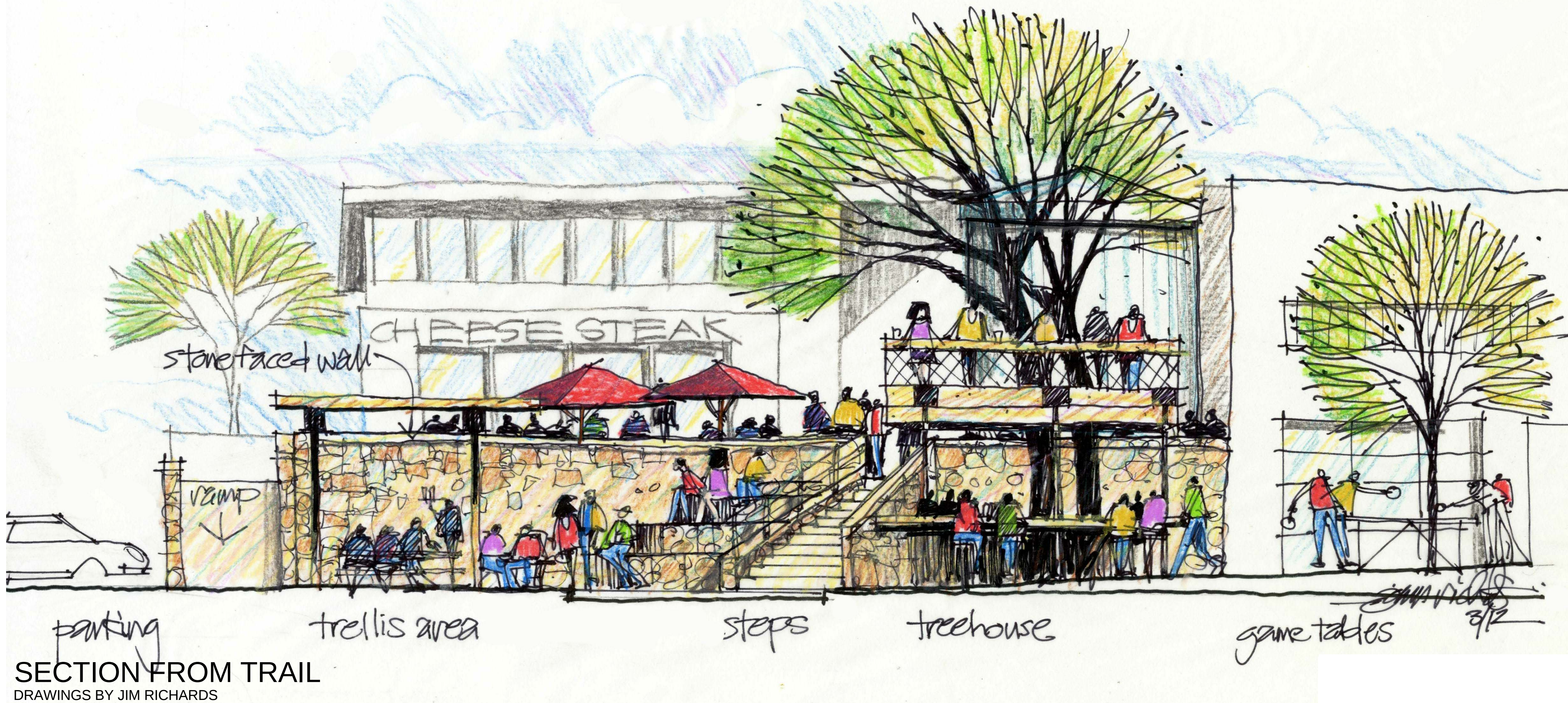
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SECTION FROM PARKING
DRAWINGS BY JIM RICHARDS



SECTION FROM TRAIL
DRAWINGS BY JIM RICHARDS

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MANSFIELD,
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ISSUE DATE:

Issue Date

REVISIONS:

SHEET NAME:

PERSPECTIVES

SHEET NUMBER:

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EXHIBIT C

THE BACKYARD ENGINEERS' OPINION OF PROBABLE CONSTRUCTION COST February 8, 2016

Parking Lot/Pathway

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM COST
1	Mobilization	1	LS	\$ 10,000.00	\$10,000.00
2	Excavation	511	CY	\$ 6.00	\$3,066.00
3	Embankment	1022	CY	\$ 10.00	\$10,220.00
4	Compacted Subgrade	1533	SY	\$ 4.00	\$6,132.00
5	6" Conc paving	1450	SY	\$ 40.00	\$58,000.00
6	8' & 4' Conc. Trail	225	SY	\$ 32.00	\$7,200.00
7	Special Curb w/Wall	88	LF	\$ 25.00	\$2,200.00
8	Parking Lot Striping	1	LS	\$ 5,000.00	\$5,000.00
9	ADA Ramps	2	EA	\$ 1,000.00	\$2,000.00
10	Parking Lot Lighting	2	EA	\$ 4,500.00	\$9,000.00
11	Wheelstops	3	EA	\$ 500.00	\$1,500.00
Subtotal					\$114,318.00
15% Contingency					\$17,147.70
Total					\$131,465.70

Parking Lot

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	ITEM COST
1	Mobilization	1	LS	\$ 10,000.00	\$10,000.00
2	Excavation	171	CY	\$ 6.00	\$1,024.00
3	Embankment	341	CY	\$ 10.00	\$3,413.33
4	Compacted Subgrade	512	SY	\$ 4.00	\$2,048.00
5	6" Conc paving	468	SY	\$ 40.00	\$18,720.00
6	Parking Lot Striping	1	LS	\$ 5,000.00	\$5,000.00
7	ADA Ramps	2	EA	\$ 1,000.00	\$2,000.00
Subtotal					\$42,205.33
15% Contingency					\$6,330.80
Total					\$48,536.13

Exhibit D

Percentages to Calculate Economic Development Grants
to be paid to Brain Storm Shelter LLC by the City of Mansfield

	Twisted Root	Quincy's Chicken Shack	Third Restaurant (tbd)
September 1, 2017 to August 31, 2018	90%	90%	90%
September 1, 2018 to August 31, 2019	90%	90%	90%
September 1, 2019 to August 31, 2020	90%	90%	90%
September 1, 2020 to August 31, 2021	90%	90%	90%
September 1, 2021 to August 31, 2022	70%	70%	70%
September 1, 2022 to August 31, 2023	70%	70%	70%
September 1, 2023 to August 31, 2024	70%	70%	70%
September 1, 2024 to August 31, 2025	70%	70%	70%
September 1, 2025 to August 31, 2026	50%	50%	50%
September 1, 2026 to August 31, 2027	50%	50%	50%

Percentages are to be applied to the total sales tax revenue generated by each restaurant and paid to the City of Mansfield, the Mansfield Parks Facilities Development Corporation, and the Mansfield Economic Development Corporation for each annual period referenced above.