

**THE VILLAGES OF PARK HILL  
PLANNED DEVELOPMENT  
MANSFIELD, TARRANT COUNT, TEXAS**

**ISSUED APRIL 18, 2013  
REVISED APRIL 29, 2013  
REVISED MAY 07, 2013  
REVISED JUNE 04, 2013  
ADOPTED JUNE 24, 2013**

**CASE NO. ZC#13-004**

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PLANNED DEVELOPMENT  
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**EXHIBIT "A"**  
**THE VILLAGES OF PARK HILL**  
**LEGAL DESCRIPTION**  
**Mansfield, Texas**

**DESCRIPTION OF PROPERTY**

BEING 15.006 acres of land in the W.H. HARRELL SURVEY, ABSTRACT NUMBER 724 and the E. HENDRICKS SURVEY, ABSTRACT NUMBER 659, situated in the City of Mansfield, Tarrant County, Texas and being that certain tract of land conveyed to Giovanni Homes Corporation according to the deed recorded in Instrument Number D20627044 and D 206183604, Deed Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found being the northwest corner of Lot 27, Block 2, Callender Hills Addition, according to the plat recorded in Cabinet A, Slide 2453, Plat Records of Tarrant County, Texas; Thence, South 15 degrees 56 minutes 18 seconds West, 229.39 feet to a 1/2" iron rod found for corner being in the existing west right-of-way line of said Callender Road and being the POINT OF BEGINNING.

THENCE, South 89 degrees 58 minutes 31 seconds West, along the north line of a tract of land conveyed to Allen R. Kerr according to the deed recorded in Volume 15055, Page 146, D.R.T.C.T., 1087.28 feet to a 1/2" iron rod found for corner;

THENCE, North 00 degrees 00 minutes 00 seconds East, along the east line of a tract of land conveyed to Peyco Family, Ltd. according to the deed recorded in Volume 10897, Page 2138, D.R.T.C.T., 600.67 feet to a fence post found for corner;

THENCE, South 89 degrees 56 minutes 18 seconds East, along the south line of a tract of land conveyed to J.B. Spradley according to the deed recorded in Volume 89 degrees 56 minutes 18 seconds East, 1089.98 feet to a 1/2" iron rod found for corner, being in the existing west right-of-way line of said Callender Road;

THENCE, South 00 degrees 15 minutes 27 seconds West, along the existing west right-of-way line of said Callender Road, 599.03 feet to the POINT OF BEGINNING.

The tract of land herein described contains 15.006 acres of land.

**- END OF SECTION -**

## **EXHIBIT “B”**

### **THE VILLAGES OF PARK HILL PLANNED DEVELOPMENT CONDITIONS Mansfield, Texas**

#### **SECTION 1: PROPERTY LOCATION AND SIZE**

The Villages of Park Hill is located on the west side of Callendar Road and South of Highway 287, across from Mistywood Court. This Planned Development is comprised of land approximately 15.006 gross acres.

#### **SECTION 2: INTENT**

To create a Planned Development for fifty-nine (59) single family detached residential lots with all uses permitted in the SF-6/12 Single Family Residential District zoning. The Villages of Park Hill will include a density of 3.9 units per acre for the entire site and will consist of an average residential lot area of 6,954 square feet. Enhanced entries will be provided at the connection point on Callendar Road.

#### **SECTION 3: DEVELOPMENT PLAN**

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.

#### **SECTION 4: RESIDENTIAL PRODUCT TYPE**

The residential products are single family detached housing. Building and area requirement are as follows:

- A. **Lot Area**: The minimum lot area of any lot shall be six thousand square (6,000) feet.
- B. **Lot Coverage**: In no case shall more than fifty percent (50%) of the total lot area be covered by the house. Swimming pools, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
- C. **Lot Width**: The minimum width of any lot shall be fifty feet (50’).
- D. **Lot Depth**: The minimum depth of any lot shall not be less than one hundred-twenty feet (120’).
- E. **Front Yard**: The minimum depth of the front yard shall be thirty feet (30’) from garage to the street and twenty-five feet (25’) from house to the street.

- F. **Side Yard:** The minimum side yards shall be 50% or more at seven and one-half feet (7½'), remaining lots shall be 50% or less at five feet (5'). Setback to be determined when building permits are issued.
- G. **Rear Yard:** The minimum depth of the rear yard shall be fifteen feet (15').
- H. **Building - Area and Height:** Buildings shall be a minimum area of 2,100 square feet. Buildings shall be a maximum of two and one-half (2 ½) stories with a maximum height of thirty-five feet (35').
- I. **Encroachment:** No portion of a structure including roof eaves may encroach into any utility easement.
- J. **Drive Access:** A minimum of 10% of the houses shall have 'J' swing or side entry.

## **SECTION 5: COMMUNITY ARCHITECTURAL ATTRIBUTES**

- A. An Architectural Control Committee will govern the architectural attributes within this Planned Development as to comply with city Ordinance No. OR-1854-12 herewith in.
- B. Architectural attributes for this residential development will consist of the following:
1. The front entry to a house will be well-defined and kept proportional to the house. The front entry will be designed so as not to distract from the rest of the house.
  2. Only specialty windows such as box windows or circular windows may be flush mounted to the exterior face of the house, all other windows are to be inset to create relief on the elevations.
  3. Facades will avoid large expanses of uninterrupted single exterior materials and must be broken up by changes in plane, window placement, window trim, or color changes.
  4. Homes will have 95% masonry, allows for some hardiplank as trim and finish out materials.
  5. Shutters, if provided, will be sized and shaped to match the associated openings.
  6. Gutters, if provided, will be galvanized steel, aluminum or painted if exposed to the street.
  7. All asphalt roof shingles will be laminated architectural shingles with a three dimensional appearance and warranted for at least thirty (30) years.
  8. A minimum roof pitch of 8:12 (inches of rise per inches of run) from side to side will apply to the predominant roof, except a tile or slate roof may have minimum pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof has at least an 8:12 pitch. Porch roofs shall have a minimum 4:12 pitch.
  9. In order to encourage variety, on a continuous block, the exterior facades for houses will vary within every 10 houses. When a house is constructed, the same combination of brick, stone, masonry-like materials and paint will not be used within five (5) houses to meet the Zoning Ordinance requirement.

10. All garages will have decorative wood doors or wood overlay on insulated metal.
11. All other garage facades will be a minimum of five feet (5') setback from front entry way.
12. All exposed wood accents and wooden garage doors will be stained, sealed or painted for protection and regularly maintained.
13. The entry point off Callendar Road will utilize stamped concrete.
14. Decorative street lighting will be utilized throughout the development and will conform to City of Mansfield standards with Oncor Electric Services or other utility provider - See EXHIBIT "F".
15. All common open space, landscaping, and screening walls will have a mandatory Home Owners Association (HOA) to maintain those improvements.
16. Residential lots will be fenced with 6' high privacy fencing and will comply with the following requirements:
  - 16.1 Treated on both sides with cedar tinted preservative or equal quality stain.
  - 16.2 Fence planks or panels must have at least five-eighths inch (5/8") or one inch (1") in thickness. Fence planks or panels must have a gap between the ground and the wood to prevent rotting and decay.
  - 16.3 All vertical posts will be galvanized steel.
  - 16.4 All materials will be securely fastened (i.e. vertical boards to horizontal stringer, stringer to vertical posts) and be free from rot, rust, vandalism, and other sources of decay.
17. Walking trail shall be provided on Lots: A, B, D and E. Trail amenities will consist of pathway lighting, manicured sod, and natural tree lines with additional native landscaping around existing trees.

## **SECTION 6: GENERAL CONDITIONS**

### **A. Landscaping and Open Space:**

1. There will be a minimum of one 4" caliper street tree per residential lot located between the sidewalk and the street. Root barriers for street trees will be required. There will be a minimum of two additional 4" caliper trees required for each lot with one planted in front yard and one planted in rear yard.
2. All lawns and landscaping will be irrigated in accordance with Section 7300 of the City of Mansfield Zoning Ordinance.
3. Landscaping will be provided in the 15' landscaping buffer along Callendar Road as indicated on Exhibit 'D', Landscape Plans.

### **B. Tree Preservation:**

1. All requirements of the City of Mansfield Tree Preservation Ordinance will apply.

### **C. Tree Removal:**

1. A tree removal permit shall be required prior to the removal of any trees.

### **D. Right of Way:**

1. Street right of way will be equal to 50' in width.

**E. Two- Way Street:**

1. The minimum width of the two-way street will be 29' back to back.

**F. Perimeter Walls/ Screening:**

1. The perimeter walls adjacent to Callendar Road will be 6'-0" in height and constructed of 100% masonry walls with 7'-6" high masonry columns.

**SECTION 7: HOMEOWNERS ASSOCIATION**

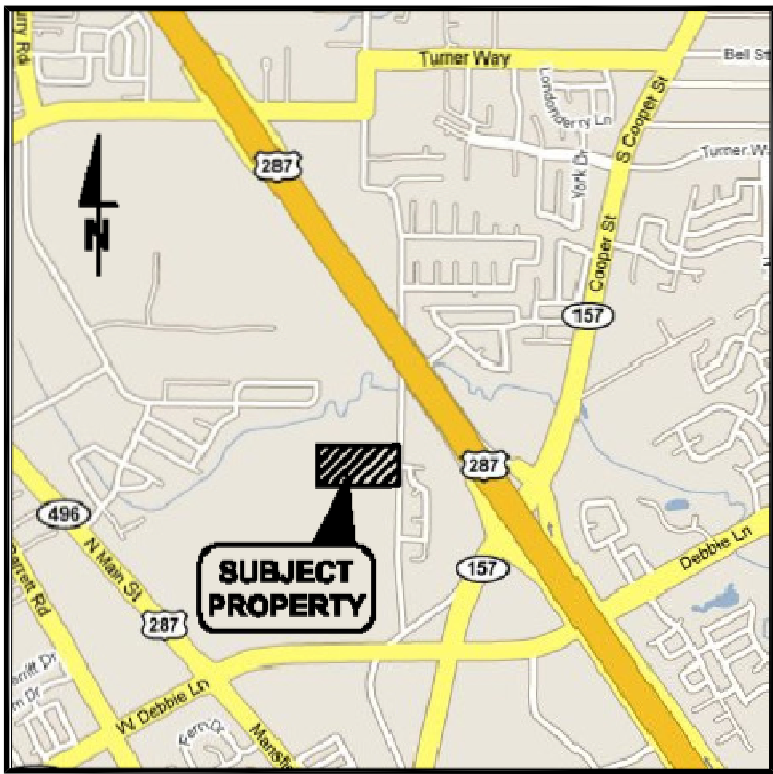
- A.** A mandatory owners association will be responsible for the maintenance of the following:
1. Shall maintain all Common Lots ( Lot A – Lot F) and perimeter fences.
  2. 6'-0" Masonry screening wall along Callendar Road.
  3. 5- ft Wrought iron fence along all lot lines adjacent to Common Lots.
  4. 6-ft Wood stained screening wall with steel posts shall be along the North, South and West perimeters lot lines of the development.
  5. Landscaping and masonry entrance sign adjacent to each entrance.
  6. All "Open Areas" shall be "Natural Condition" as allowable to provide proper drainage, detention, and City Code requirements.
- B.** The Owners Association and associated documents will be filed in accordance with the City of Mansfield policies. These documents must be reviewed when deemed necessary by the City Attorney prior to filing the final plat. The documents will be filed with the final plat at Tarrant County when deemed necessary for the attorney. The documents will be submitted in a timely manner to allow for a minimum sixty (60) days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision cause by the failure to submit the association document of the inaccuracy of the documents.

**SECTION 8: AVERAGE PRICE FOR FINISHED HOUSES**

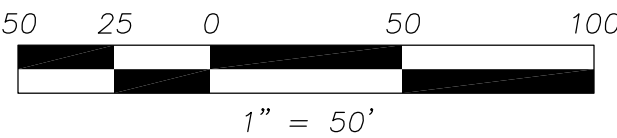
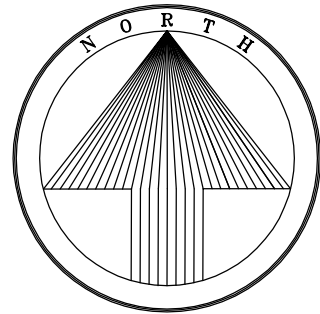
- A.** The developer will use its best effort to market lots in the Villages of Park Hill to quality homebuilding companies. It is the developer's intent to maintain the average price for finished houses in the Villages of Park Hill between \$298,000 to \$348,000. The Director of Planning shall monitor the average price for finished houses periodically and shall schedule a review of the development conditions by the City Council if the average price for finished houses in any six month period falls below \$295,800 (equivalent to 85% of \$348,000). For the purpose of this development condition, the average price for finished houses shall be calculated using the dollar amount by homebuilders in building permit applications. Proposed builders shall be LionsGate. Quality of houses shall be equal or above the proposed builders listed above.

- END OF SECTION -





LOCATION MAP



EXISTING  
ZONING  
"C-2"

LOT 1R, BLOCK 1,  
MANSFIELD TOWN  
CENTER WEST  
CAB. A, SLIDE 3442,  
P.R.T.C.T.

Russell Lane

Mistywood Ct.

EXISTING  
ZONING  
"7.5/16"

EXHIBIT C  
SITE PLAN

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

THE VILLAGES OF PARK HILL

BEING 15.006 ACRES OF LAND IN THE  
W.H. HARRELL SURVEY, ABSTRACT NO. 724  
AND THE E. HENDRICKS SURVEY, ABSTRACT NO. 659  
SITUATED IN THE CITY OF MANSFIELD, TARRANT  
COUNTY, TEXAS

APPLICANT/DEVELOPER :

TCCI LAND DEVELOPMENT, INC.  
3930 GLADE ROAD - SUITE 108-322  
COLLEYVILLE, TEXAS 76034  
CONTACT: TOMMY CANSLER  
469-688-8224 - 111TCCI@ATT.NET

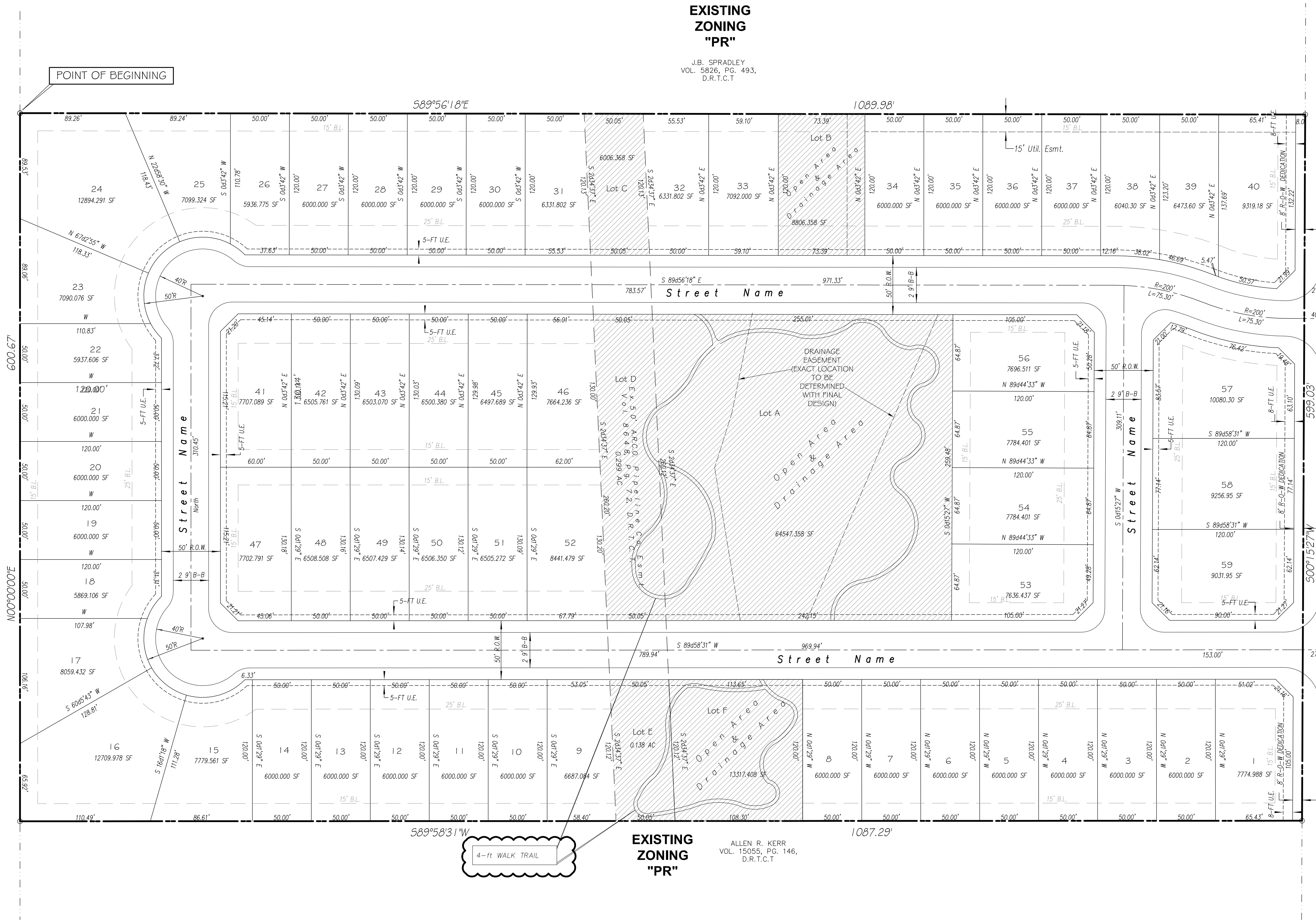
PREPARED BY:

T. TABOR CONSULTING, PLLC  
FIRM I.D. # 5279  
1301 EAST DEBBIE LANE, SUITE 102-152  
MANSFIELD, TEXAS 76063  
CONTACT: TOMMY D. TABOR, P.E.  
972-896-6989 - TTABOR@TTC-PLLC.COM

CASE NO. ZC#13-004

THESE DOCUMENTS ARE FOR  
INTERIM REVIEW AND ARE NOT  
INTENDED FOR CONSTRUCTION,  
OR BIDDING PURPOSES AND WAS  
PREPARED BY T. TABOR  
CONSULTING, PLLC (0798) UNDER  
TOMMY D. TABOR, TEXAS P.E.  
NO.57248 AUTHORIZATION

PREPARED - MAY 13, 2013  
1" = 50'



EXISTING  
ZONING  
"PR"

J.B. SPRADLEY  
VOL. 5826, PG. 493,  
D.R.T.C.T.

EXISTING  
ZONING  
"PR"

PEYCO FAMILY, LTD.  
A TEXAS PARTNERSHIP  
VOL. 10897, PG. 2138,  
D.R.T.C.T.

EXISTING  
ZONING  
"PR"

ALLEN R. KERR  
VOL. 15055, PG. 146,  
D.R.T.C.T.

DESCRIPTION OF PROPERTY

BEING 15.006 acres of land in the W.H. HARRELL SURVEY, ABSTRACT NUMBER 724 and the E. HENDRICKS SURVEY, ABSTRACT NUMBER 659, situated in the City of Mansfield, Tarrant County, Texas and being that certain tract of land conveyed to Giovanni Homes Corporation according to the deed recorded in Instrument Number D20627044 and D 206183604, Deed Records of Tarrant County, Texas and being more particularly described as follows:

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SITE SUMMARY:

EXISTING ZONING - PD

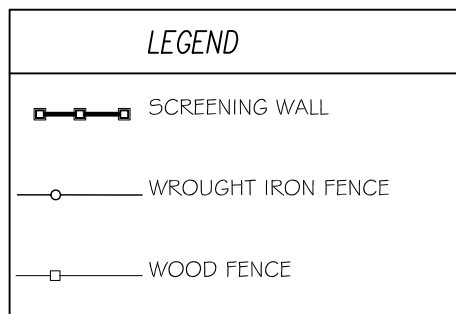
PROPOSED ZONING - PD-SF-6/12

GROSS SITE AREA	15.006 AC.
LOT A, B, C, D, E, F	5.26 AC.
LOT AREA	9.42 AC.
PAVED AREA	1.81 AC.
AVERAGE LOT SIZE	6,954 S.F.
MINIMUM LOT SIZE	6,000 S.F.
LOT COUNT - RESIDENTIAL	59
LOT/GROSS ACRE	4.0 / AC.
MAXIMUM HEIGHT OF STRUCTURE PEAK	35 FT.
MAXIMUM LOT COVERAGE	50%

SETBACKS:

FRONT YARD - 25'  
REAR YARD - 15'  
SIDE YARD - 5'



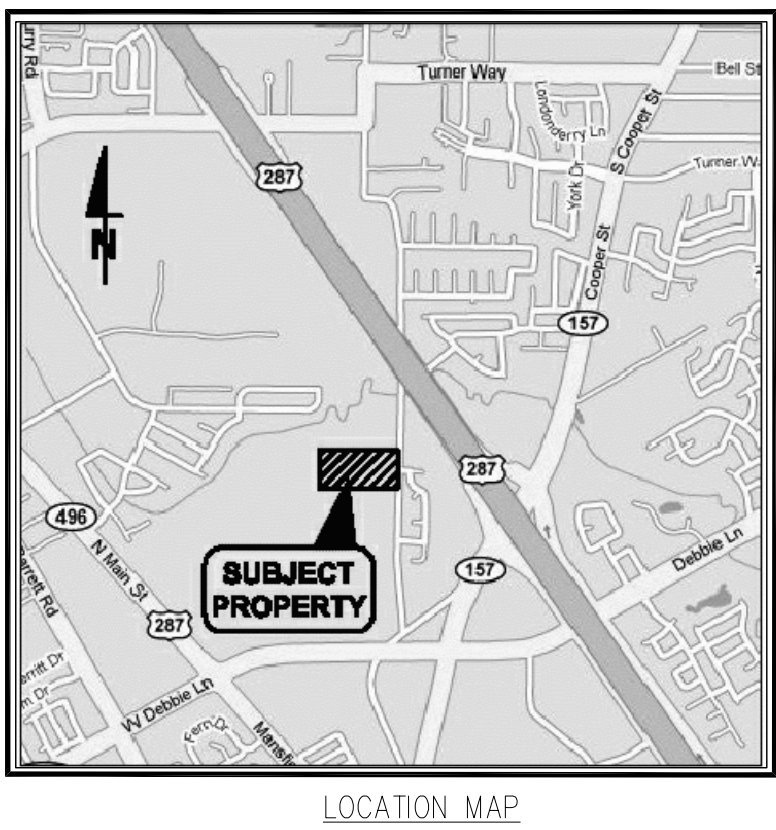
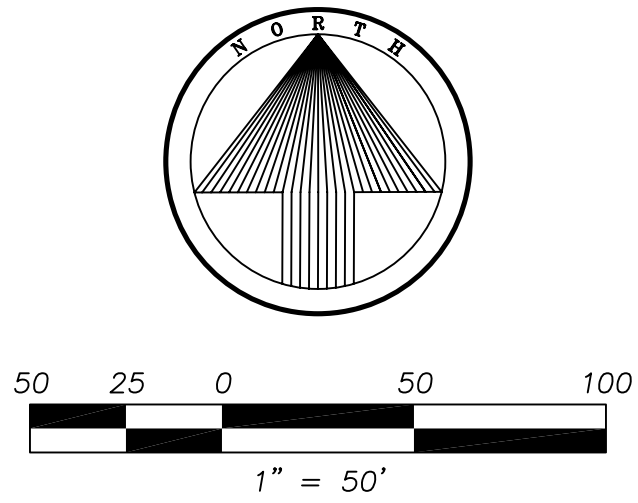


PREPARED - APRIL 15, 2013  
1" = 50'

**SHEET L-1**



TREE DESCRIPTIONS		TREE DESCRIPTIONS		TREE DESCRIPTIONS		TREE DESCRIPTIONS		TREE DESCRIPTIONS	
Number	Description	Number	Description	Number	Description	Number	Description	Number	Description
123	8" OAK	251	12" ELM	375	12" HACKBERRY	498	3" ELM	623	3" TREE
124	12" OAK	252	3-6" ELM	376	3-8" BOIS D'ARC	499	2-8" TREE	624	5" OAK
125	12" OAK	253	8" ELM	377	12" ELM	500	10" HACKBERRY	625	6" HACKBERRY
126	13" OAK	254	10" ELM	378	5" ELM	501	4" HACKBERRY	626	3" HACKBERRY
127	16" OAK	255	5" TREE	379	5" ELM	502	10" HACKBERRY	627	3" CEEGAR
128	15" OAK	256	7" OAK	380	5" ELM	503	5" HACKBERRY	628	3" CEEGAR
129	8" OAK	257	5" ELM	381	2-4" ELM	504	5" HACKBERRY	629	3-4" CEDAR
130	2-12" OAK	258	2-12" ELM	382	2-4" ELM	505	3" HACKBERRY	630	2" CEDAR
131	17" OAK	259	4" ELM	383	2-4" ELM	506	6" HACKBERRY	631	2" CEDAR
132	3-13" OAK	260	10" OAK	384	3" ELM	507	4" HACKBERRY	632	6" HACKBERRY
133	2-17" OAK	261	2-8" ELM	385	3" ELM	508	3-6" TREE	635	5" TREE
134	6" TREE	262	7" ELM	386	4" ELM	509	8" HACKBERRY	636	2-4" CEDAR
135	5" ELM	263	2-41" OAK	387	5" HACKBERRY	510	3-4" TREE	637	2" TREE
136	6" OAK	264	7" HACKBERRY	388	9" HACKBERRY	511	6" HACKBERRY	638	2-4" TREE
137	8" ELM	265	8" OAK	389	5" ELM	512	12" TREE	639	2" OAK
138	7" ELM	266	12" ELM	390	10" OAK	513	5" ELM	640	4" HACKBERRY
139	8" HACKBERRY	267	15" OAK	391	7" HACKBERRY	514	5" ELM	641	6" HACKBERRY
140	6" TREE	268	2-40" OAK	392	36" CEDAR	515	6" HACKBERRY	642	6" CEDAR
141	5" ELM	269	13" OAK	393	8" ELM	516	6" TREE	643	3" HACKBERRY
142	2-8" TREE	270	2-14" OAK	394	4" ELM	517	6" TREE	644	6" ELM
143	2-5" HACKBERRY	271	7" TREE	395	2-4" ELMs	518	8" TREE	645	4" HACKBERRY
144	4" HACKBERRY	272	16" TREE	396	8" ELM	519	19" TREE	646	2" TREE
145	5" TREE	273	16" TREE	397	2-5" ELMs	520	8" TREE	647	6" OAK
146	4" HACKBERRY	274	16" TREE	398	4-3" ELM	521	5" TREE	648	7" OAK
147	5" OAK	275	16" TREE	399	10" ELM	522	5" TREE	649	3" OAK
148	12" HACKBERRY	276	16" TREE	400	12" ELM	523	5" TREE	650	3" OAK
149	14" HACKBERRY	277	4" TREE	401	12" ELM	524	4" TREE	651	12" TREE
150	4" HACKBERRY	278	12" OAK	402	4" ELM	525	8" OAK	652	3" TREE
151	14" ELM	279	5" ELM	403	8" ELM	526	4" OAK	653	10" OAK
152	2-6" HACKBERRY	280	4" TREE	404	8" ELM	527	2-6" OAK	654	11" OAK
153	3" HACKBERRY	281	8" TREE	405	6" ELM	528	5" OAK	655	8" OAK
154	3-4" HACKBERRY	282	6" HACKBERRY	406	5" ELM	529	7" TREE	656	5" OAK
155	2-3" ELM	283	16" OAK	407	5" ELM	530	5" TREE	657	2-3" CEDAR
156	5" ELM	284	22" OAK	408	7" ELM	531	11" TREE	658	6" HACKBERRY
157	4" OAK	285	2-6" HACKBERRY	409	6" ELM	532	6" TREE	659	4" OAK
158	3" LIVE OAK	286	4" HACKBERRY	410	5" ELM	533	17" TREE	660	3" OAK
159	2-5" HACKBERRY	288	5" ELM	411	6" HACKBERRY	534	6" TREE	661	5" OAK
160	16" OAK	289	9" ELM	412	5" ELM	535	5" HACKBERRY	662	2" HACKBERRY
161	10" HACKBERRY	290	8" ELM	413	4" HACKBERRY	536	5" HACKBERRY	663	3-3" HACKBERRY
162	2" LIVE OAK	291	9" ELM	414	10" HACKBERRY	537	2-3" TREE	664	4" HACKBERRY
163	6" HACKBERRY	292	4" ELM	415	5" ELM	538	22" TREE	665	6" OAK
170	24" OAK	293	2-3" ELM	416	3" ELM	539	9" TREE	666	4" HACKBERRY
171	7" OAK	294	4" ELM	417	5" ELM	540	13" TREE	667	7" OAK
172	13" OAK	295	5" TREE	418	3" ELM	541	8" TREE	668	2-4" HACKBERRY
173	7" OAK	296	4" ELM	419	3" ELM	542	13" TREE	669	14" OAK
174	16" OAK	297	6" ELM	420	9" HACKBERRY	543	16" TREE	670	2-4" ELM
175	6" ELM	298	5" ELM	422	8" TREE	544	10" TREE	671	2-8" OAK
176	4" ELM	299	4" ELM	423	14" TREE	545	6" TREE	672	4" HACKBERRY
177	7" ELM	300	5" HACKBERRY	424	6 TREE	546	9" OAK	673	4" HACKBERRY
178	14" OAK	301	5" HACKBERRY	425	10" TREE	547	16" ELM	674	16" ELM
179	2-14" OAK	302	2-20" OAK	426	7" TREE	549	6" OAK	675	2" ELM
180	15" OAK	303	4" ELM	427	2-12" TREE	550	6" OAK	676	2" OAK
181	16" OAK	304	4" ELM	428	7" TREE	551	18" OAK	677	5" HACKBERRY
182	12" OAK	305	4" ELM	429	15" OAK	552	14" OAK	678	5" HACKBERRY
183	2-48" OAK	306	6" OAK	430	11" ELM	553	14" OAK	679	14" OAK
184	2-16" OAK	307	6" ELM	431	6" TREE	554	14" OAK	680	4" OAK
185	5" ELM	308	5" TREE	432	6" HACKBERRY	555	16" OAK	681	4" OAK
186	2-5" ELM	309	20" OAK	433	5" ELM	556	14" OAK	682	4" TREE
187	5" ELM	310	23" OAK	434	14" OAK	557	10" TREE	683	2-3" HACKBERRY
188	2-4" ELM	311	6" HACKBERRY	435	9" HACKBERRY	558	24" OAK	684	2" HACKBERRY
189	3" ELM	312	30" OAK	436	2-7" ELM	559	5" ELM	685	3" ELM
190	3" ELM	313	6" HACKBERRY	437	7" HACKBERRY	560	18" TREE	686	6" OAK
191	2-4" ELM	314	6" HACKBERRY	438	10" TREE	561	18" OAK	687	9" HACKBERRY
192	3" ELM	315	5" ELM	439	4" TREE	562	6" OAK	688	4" TREE
193	7" ELM	316	7" ELM	440	7" TREE	563	12" TREE	689	3-5" HACKBERRY
194	6" ELM	317	4" ELM	441	8" ELM	564	7" TREE	690	3" CEDAR
195	24" OAK	318	4" ELM	442	10" OAK	565	6" OAK	691	7" HACKBERRY
196	3" ELM	319	4" ELM	443	14" OAK	566	6" TREE	692	2" HACKBERRY
197	3" ELM	320	4" ELM	444	6" HACKBERRY	567	20" OAK	693	3" ELM
198	4" ELM	321	4" ELM	445	8" HACKBERRY	568	2-10" TREE	694	3" ELM
199	5" ELM	322	5" ELM	446	5" TREE	569	6" TREE	695	2-9" CEDAR
200	6" ELM	323	5" ELM	447	16" ELM	570	10" OAK	698	10" HACKBERRY
201	6" ELM	324	6" ELM	448	6" ELM	571	7" TREE	699	4" CEDAR
202	7" ELM	325	5" ELM	449	6" ELM	572	12" TREE	700	2" CEDAR
203	4" HACKBERRY	326	4" ELM	450	10" ELM	573	2-8" TREE	701	5" CEDAR
204	28" OAK	327	3" ELM	451	10" ELM	574	6" HACKBERRY	702	5" CEDAR
205	27" OAK	328	4" ELM	452	6" ELM	575	6" HACKBERRY	703	3" HACKBERRY
206	3" ELM	329	5" ELM	453	6" ELM	576	6" OAK	704	6" OAK
207	2-5" ELM	330	4" ELM	454	10" ELM	577	8" OAK	705	4" TREE
208	5" ELM	331	9" TREE	455	8" ELM	578	12" OAK	706	4-4" CEDAR
209	3" ELM	332	18" TREE	456	8" ELM	579	4" OAK	707	2" TREE
210	5" ELM	333	26" OAK	457	14" ELM	580	6" OAK	708	3" ELM
211	7" ELM	334	11" PINE	458	9" TREE	581	8" OAK	709	4" TREE
212	2-4" TREE	335	24" TREE	459	14" OAK	582	6" OAK	710	2-3" TREE
213	7" OAK	336	20" TREE	460	12" OAK	583	6" OAK	711	3-3" TREE
214	18" OAK	337	4-6" TREE	461	15" ELM	584	8" OAK	713	4" TREE
215	12" OAK	338	8" ELM	462	6" HACKBERRY	585	10" ELM	714	3-6" TREE
216	14" TREE	339	8" ELM	463	10" OAK	586	12" TREE	715	5" TREE
217	10" ELM	340	24" ELM	464	12" OAK	587	9" OAK	716	3" ELM
218	18" OAK	341	8" ELM	465	11" OAK	588	10" OAK	717	3" CEDAR
219	18" OAK	342	6" HACKBERRY	466	12" OAK	589	16" OAK	718	12" OAK
220	16" OAK	343	4" ELM	467	2-5" HACKBERRY	590	10" OAK	719	11" CEDAR
221	6" OAK	344	8" ELM	468	2-4" TREE	591	8" OAK	720	3" HACKBERRY
222	5" ELM	345	7" HACKBERRY	469	6" TREE	592	8" ELM	721	3-3" CEDAR
223	14" OAK	346	5" TREE	470	4" ELM	593	12" OAK	722	3" CEDAR
224	8" ELM	347	6" ELM	471	2-4" ELM	594	7" TREE	723	2-4" OAK
225	8" OAK	348	8" ELM	472	4" ELM	595	7" ELM	724	4" TREE
226	12" OAK	349	14" HACKBERRY	473	4" ELM	596	10" ELM	725	2-3" CEDAR
227	11" ELM	350	5" ELM	474	6" OAK	597	6" OAK	726	3" ELM
228	2-5" ELM	351	36" TREE	475	14" OAK	598	6" OAK	727	6" CEDAR
229	2-5" ELM	352	27" OAK	476	8" OAK	599	8" OAK	728	10" ELM
230	10" ELM	353	3-4" ELM	477	15" OAK	602	6" OAK	729	2-3" CEDAR
231	10" ELM	355	8" ELM	478	12" OAK	603	6" TREE	731	3" HACKBERRY
232	8" OAK	356	45" COTTON WOOD	479	12" OAK	604	10" OAK	732	4" OAK
233	27" OAK	357	5" HACKBERRY	480	14" OAK	605	7" OAK	733	10" HACKBERRY
234	22" OAK	358	10" ELM	481	13" OAK	606	12" OAK	734	10" TREE
235	10" OAK	359	10" ELM	482	5" TREE	607	9" OAK	735	8" CEDAR
236	2-19" OAK	360	8" ELM	483	3" HACKBERRY	608	7" OAK	736	4" OAK
237	2-11" OAK	361	18" HACKBERRY	484	15" TREE	609	9" OAK	737	3" TREE
238	12" ELM	362	8" ELM	485	9" ELM	610	9" OAK	738	3-10" TREE
239	8" ELM	363	19" HACKBERRY	486	5" TREE	611	7" OAK	739	36" OAK
240	18" ELM	364	22" BOIS D'ARC	487	4" HACKBERRY	612	4" OAK	740	8" HACKBERRY
241	9" ELM	365	64" BOIS D'ARC	488	6" ELM	613	8" OAK	741	3-6" HACKBERRY
242	8" OAK	366	8" HACKBERRY	489	8" ELM	614	8" ELM	742	4" TREE
243	10" ELM	367	6" TREE	490	5" HACKBERRY	615	8" OAK	743	2-6" TREE
244	5" ELM	368	6" HACKBERRY	491	9" TREE	616	2-8" HACKBERRY	744	11" HACKBERRY
245	5" ELM	369	7" HACKBERRY	492	5" ELM	617	2-12" OAK	745	16" TREE
246	9" ELM	370	7" HACKBERRY	493	4" ELM	618	5" TREE	746	10" HACKBERRY
247	9" ELM	371	4" HACKBERRY	494	11" ELM	619	3" TREE		
248	6" ELM	372	24" ELM	495	10" ELM	620	3" TREE		
249	7" ELM	373	6" HACKBERRY	496	6" TREE	621	7" TREE		
250	2-12" OAK	374	12" HACKBERRY	497	2-5" ELM	622	3" TREE		



THE VILLAGES OF PARK HILL - MANSFIELD, TEXAS

NOTE:

- TREE REMOVAL ON INDIVIDUAL LOTS SHALL BE BY HOME BUILDER. ACTUAL LOCATION TO BE DETERMINED AFTER HOUSE/SITE DESIGN.
- TBR = TREE TO BE REMOVED BY DEVELOPER

## EXHIBIT D-1

### TREE REMOVAL LEGEND

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

## THE VILLAGES OF PARK HILL

BEING 15.006 ACRES OF LAND IN THE  
W.H. HARRELL SURVEY, ABSTRACT NO. 724  
AND THE E. HENDRICKS SURVEY, ABSTRACT NO. 659  
SITUATED IN THE CITY OF MANSFIELD, TARRANT  
COUNTY, TEXAS

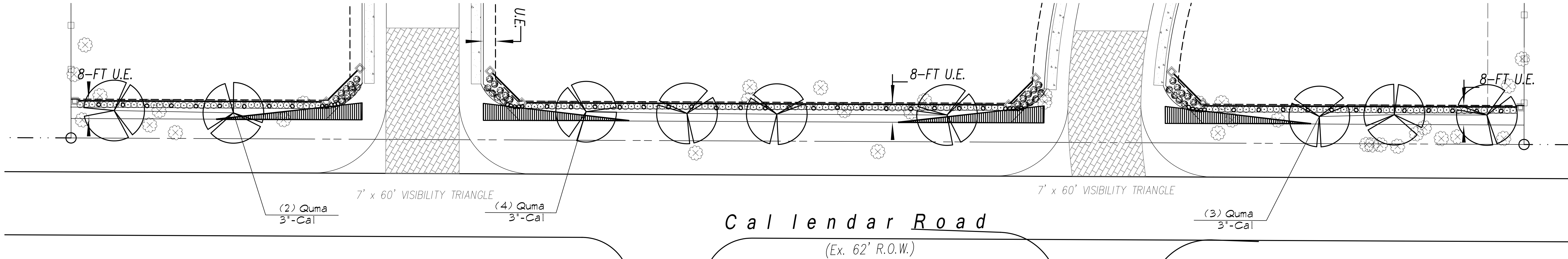
APPLICANT/DEVELOPER :

TCO LAND DEVELOPMENT, INC.  
3930 GLADE ROAD - SUITE 108-322  
COLLEYVILLE, TEXAS 76034  
CONTACT: TOMMY CANSLER  
469-688-8224 - 1111TCO@ATT.NET

PREPARED BY:

T. TABOR CONSULTING, PLLC  
FIRM I.D. # 5279  
1301 EAST DEBBIE LANE, SUITE 102-152  
MANSFIELD, TEXAS 76063  
CONTACT: TOMMY D. TABOR, P.E.  
972-896-6989 - TTABOR@TTC-PLLC.COM





PLANT LIST

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	Comments
120	+	Ilex vomitoria 'Nana'	Dwarf yaupon	IlvoN	3-Gal	30" O.C.
36	⊗	Loropetalum chinense 'Purple Pixie'	Chinese Fringe Flower	Lochpp	5-Gal	36" O.C.
60	⊗	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain grass	Pealha	3-Gal	48" O.C. 24" O.C.

PLANTING NOTES:

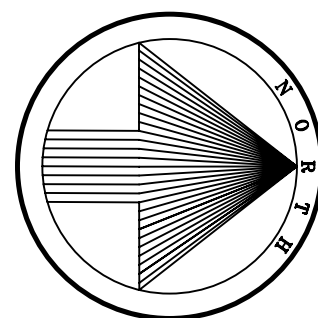
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL C

15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.

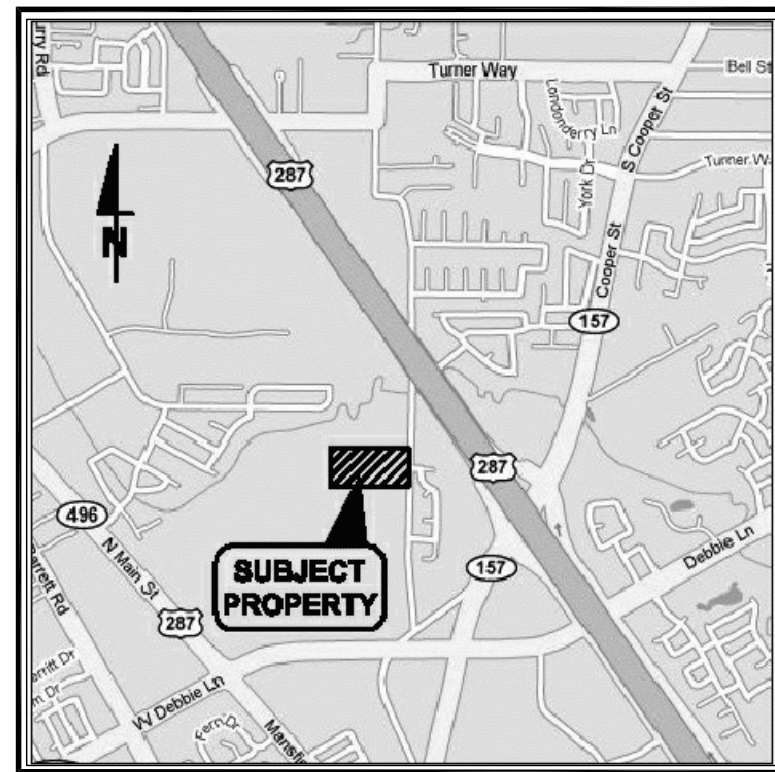
NOTE: TREE PLANTINGS ON INDIVIDUAL LOTS SHALL BE BY HOME BUILDER.  
ACTUAL LOCATION TO BE DETERMINED AFTER HOUSE/SITE DESIGN.

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."



SCALE: 1" = 20'  
20 10 0 20 40  
1" = 20'



LOCATION MAP

EXHIBIT D-2

PRELIMINARY LANDSCAPE PLAN

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

THE VILLAGES OF PARK HILL

BEING 15.006 ACRES OF LAND IN THE  
W.H. HARRELL SURVEY, ABSTRACT NO. 724  
AND THE E. HENDRICKS SURVEY, ABSTRACT NO. 659  
SITUATED IN THE CITY OF MANSFIELD, TARRANT  
COUNTY, TEXAS

APPLICANT/DEVELOPER :

TCC LAND DEVELOPMENT, INC.  
3930 GLADE ROAD - SUITE 108-322  
COLLEYVILLE, TEXAS 76034  
CONTACT: TOMMY CANSLER  
469-688-8224 - 111TCC@ATT.NET

PREPARED BY:

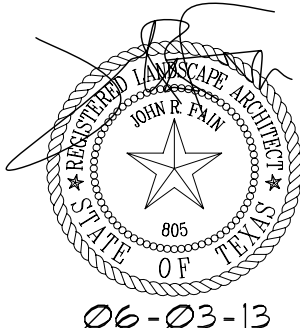
T. TABOR CONSULTING, PLLC  
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CONTACT: TOMMY D. TABOR, P.E.  
972-896-6989 - TTABOR@TTC-PLLC.COM

CASE NO. ZC#13-004

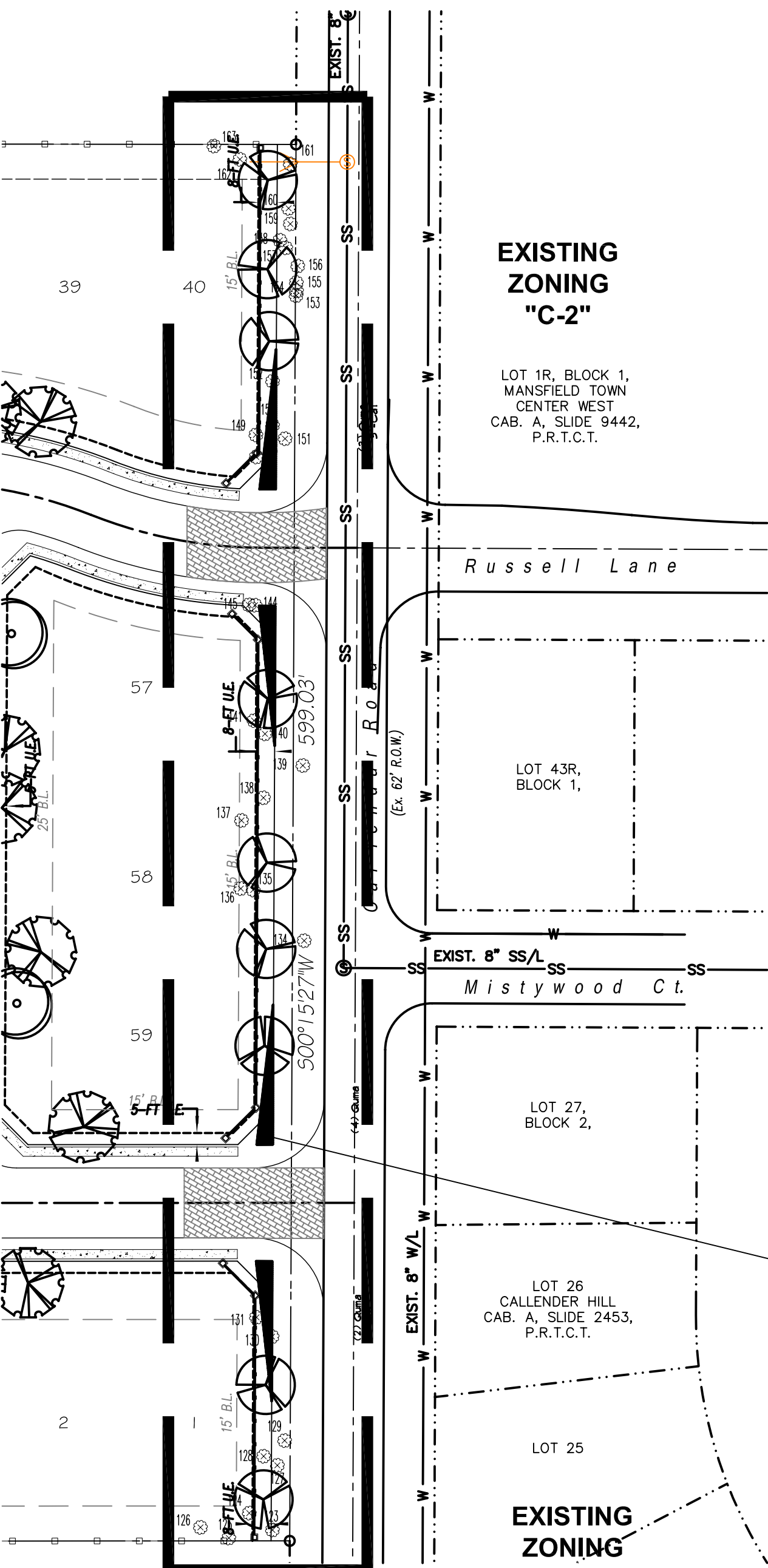
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PREPARED BY T. TABOR,  
CONSULTING, PLLC (5279) UNDER  
TOMMY D. TABOR, TEXAS P.E.  
NO.57248 AUTHORIZATION

PREPARED - APRIL 15, 2013  
1" = 50'

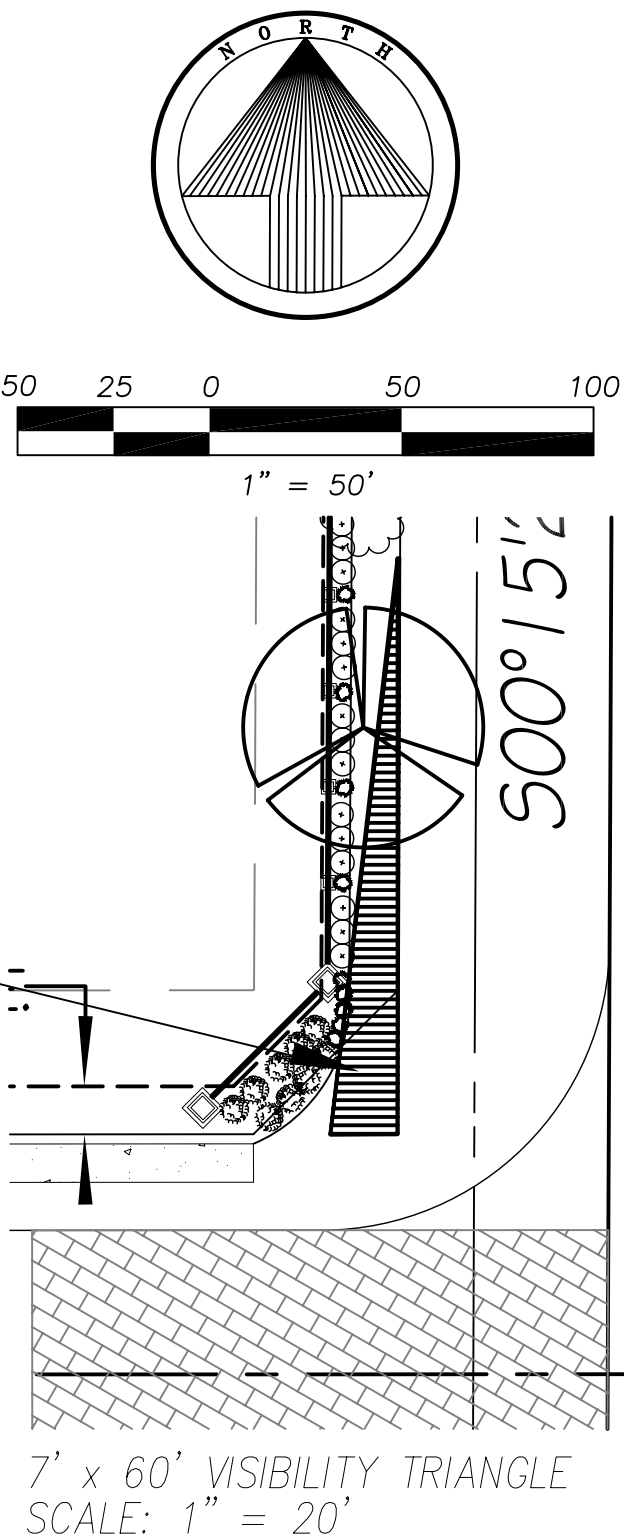
SHEET L-2



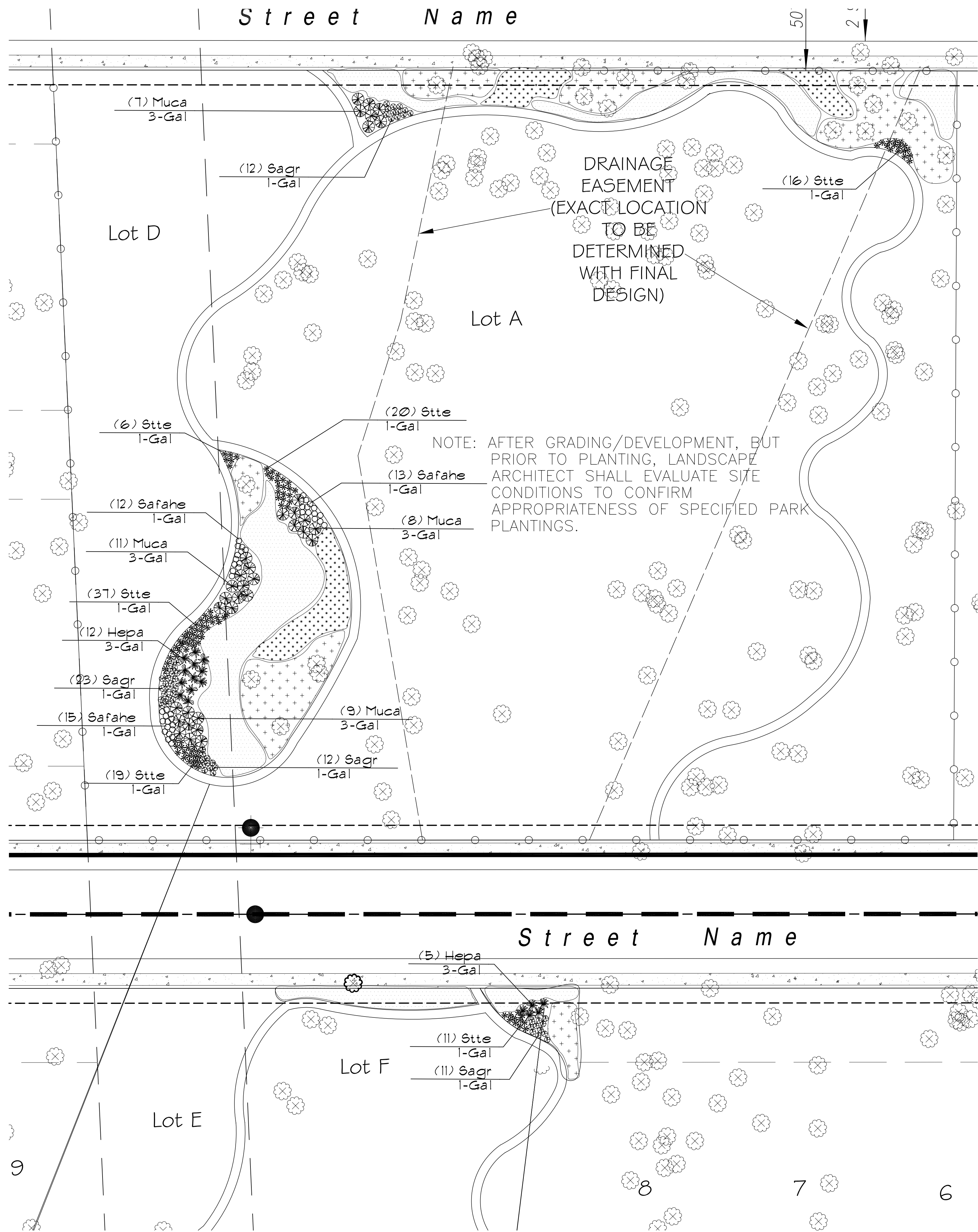
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REFER TO ENTRY ENLARGEMENT  
ABOVE







PLANT LIST									
Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments			
	32	Qush	Quercus shumardii	Shumard oak	3"-Cal	B 4 B			
	28	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B 4 B			
	34	Uipa	Ulmus parvifolia	Lacebark elm	3"-Cal	B 4 B			
	57	Pealha	Pennisetum alopecuroides 'Hamelin'	Dwf Fountain Grass	3-Gal	24" o.c.			
	128	IlvoN	Ilex vomitoria 'Nana'	Dwarf yaupon	3-Gal	36" o.c.			
	36	Lochpp	Loropetalum chinense 'Purple Pixie'	Chinese Fringe Flower	5-Gal	36" o.c.			
	17	Hepa	Hesperaloe parviflora	Red yucca	3-Gal	48" o.c.			
	35	Muca	Muhlenbergia capillaris	Gulf muhly	3-Gal	36" o.c.			
	103	Stte	Stipa tenuissima	Mexican feather grass	1-Gal	24" o.c.			
	58	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" o.c.			
	40	Safahe	Salvia farinacea 'Henry Duelberg'	'Henry Duelberg' salvia	1-Gal	24" o.c.			
	9	Quma	Quercus macrocarpa	Bur oak	3"-Cal	B 4 B			
	1500	Ertr	Eragrostis trichodes	Weeping lovegrass	4"-Pot	18" o.c.			
	1300	Cale	Carex leavenworthii	Leavenworth sedge	4"-Pot	18" o.c.			
	270	Mure	Muhlenbergia reverchonii	Seep muhly	1-Gal	14" o.c.			

NOTE: TREE REMOVAL ON INDIVIDUAL LOTS SHALL BE BY HOME BUILDER.  
ACTUAL LOCATION TO BE DETERMINED AFTER HOUSE/SITE DESIGN.

EXHIBIT D-1

TREE REMOVAL PLAN

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

THE VILLAGES OF PARK HILL

BEING 15.006 ACRES OF LAND IN THE  
W.H. HARRELL SURVEY, ABSTRACT NO. 724  
AND THE E. HENDRICKS SURVEY, ABSTRACT NO. 659  
SITUATED IN THE CITY OF MANSFIELD, TARRANT  
COUNTY, TEXAS

APPLICANT/DEVELOPER :

TCCI LAND DEVELOPMENT, INC.  
3930 GLADE ROAD - SUITE 108-322  
COLLEYVILLE, TEXAS 76034  
CONTACT: TOMMY CANSLER  
469-688-8224 - 1111TCCI@ATT.NET

PREPARED BY:

T. TABOR CONSULTING, PLLC  
FIRM I.D. # 5279  
1301 EAST DEBBIE LANE, SUITE 102-152  
MANSFIELD, TEXAS 76063  
CONTACT: TOMMY D. TABOR, P.E.  
972-896-6989 - TTABOR@TTC-PLLC.COM

CASE NO. ZC#13-004

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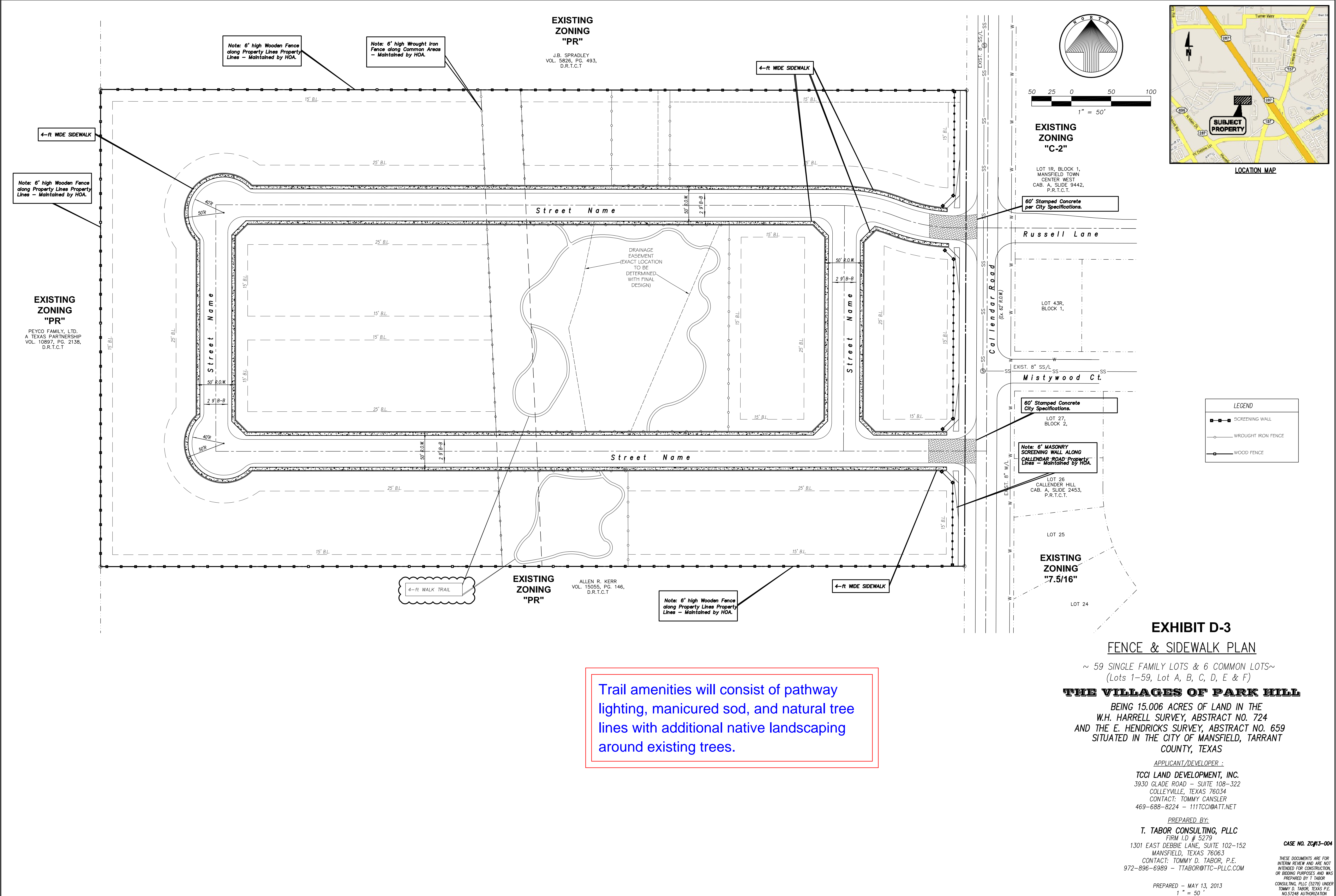


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SHEET L-3

PREPARED - APRIL 15, 2013  
1" = 50'





Trail amenities will consist of pathway lighting, manicured sod, and natural tree lines with additional native landscaping around existing trees.

EXHIBIT D-3  
FENCE & SIDEWALK PLAN

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

THE VILLAGES OF PARK HILL

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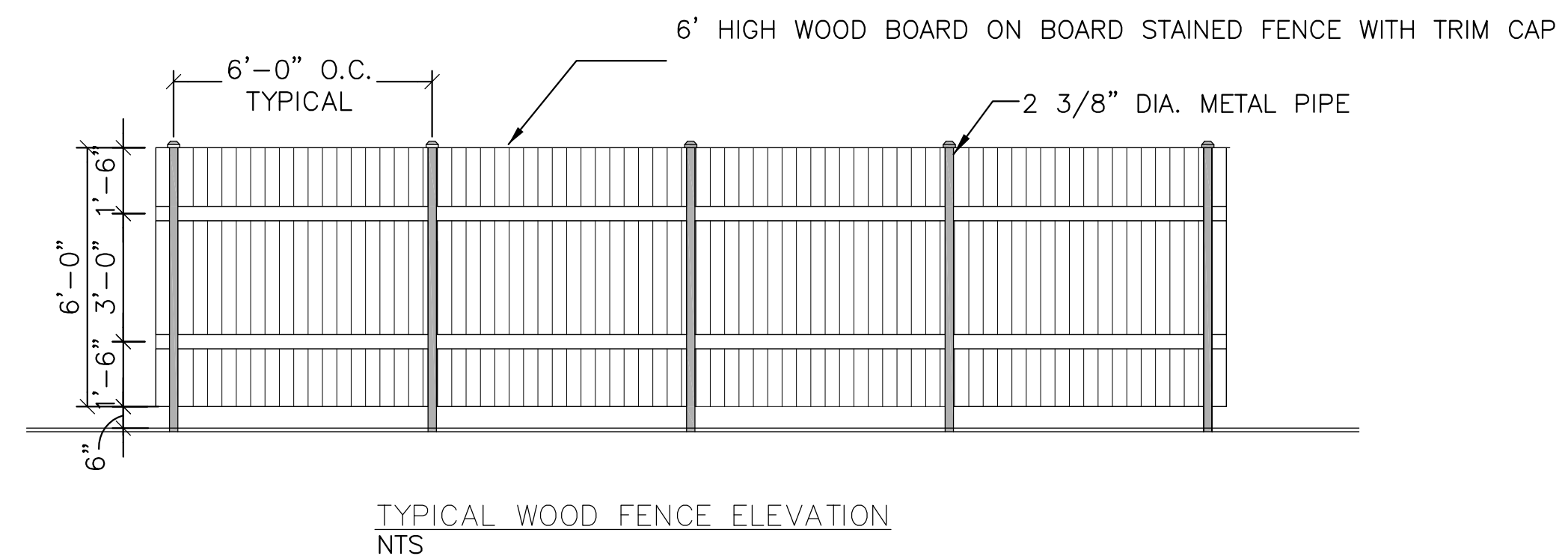
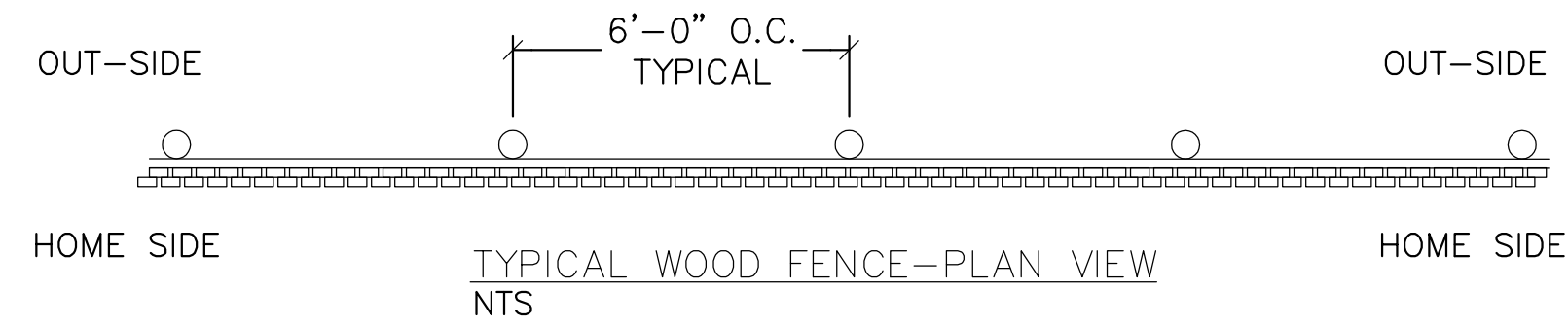
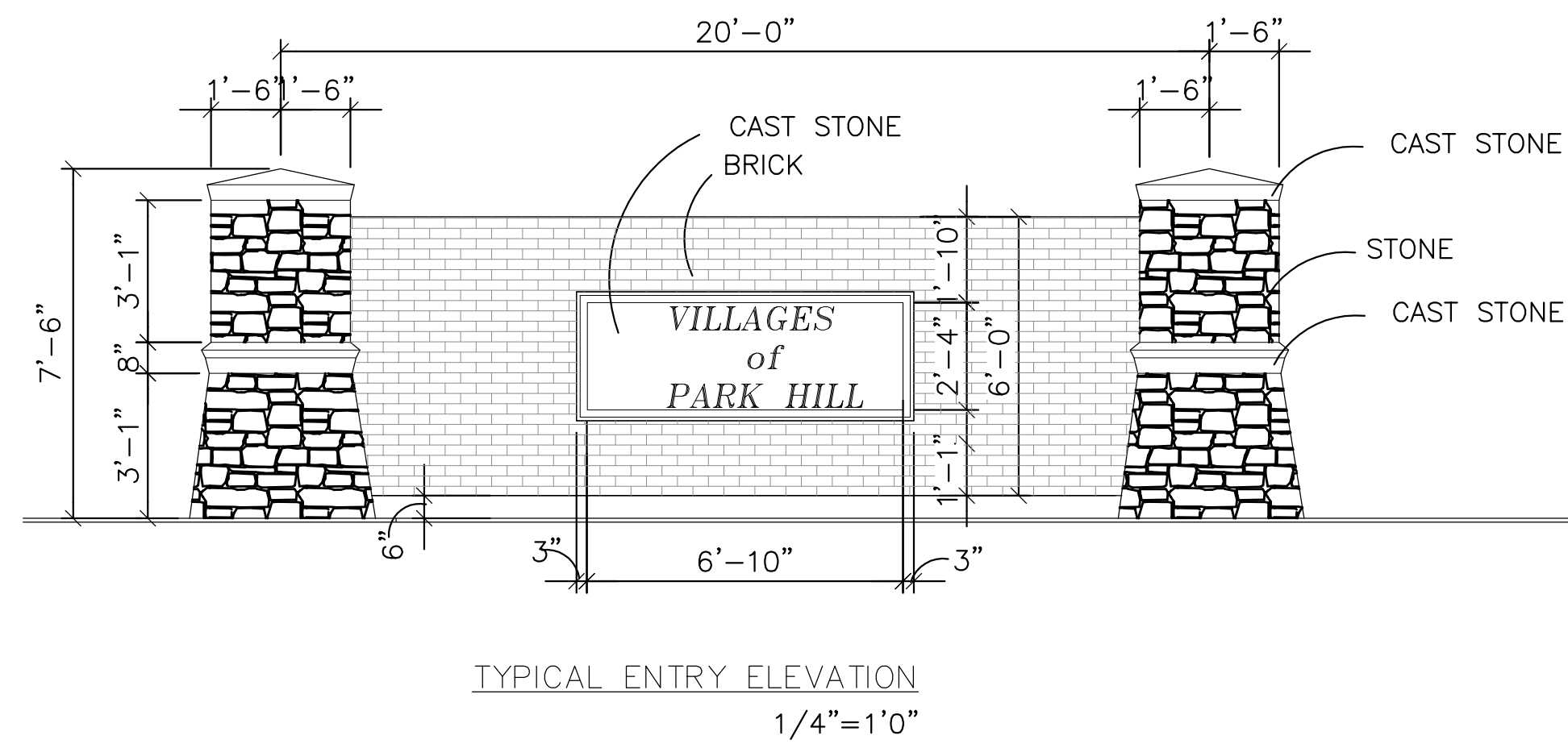
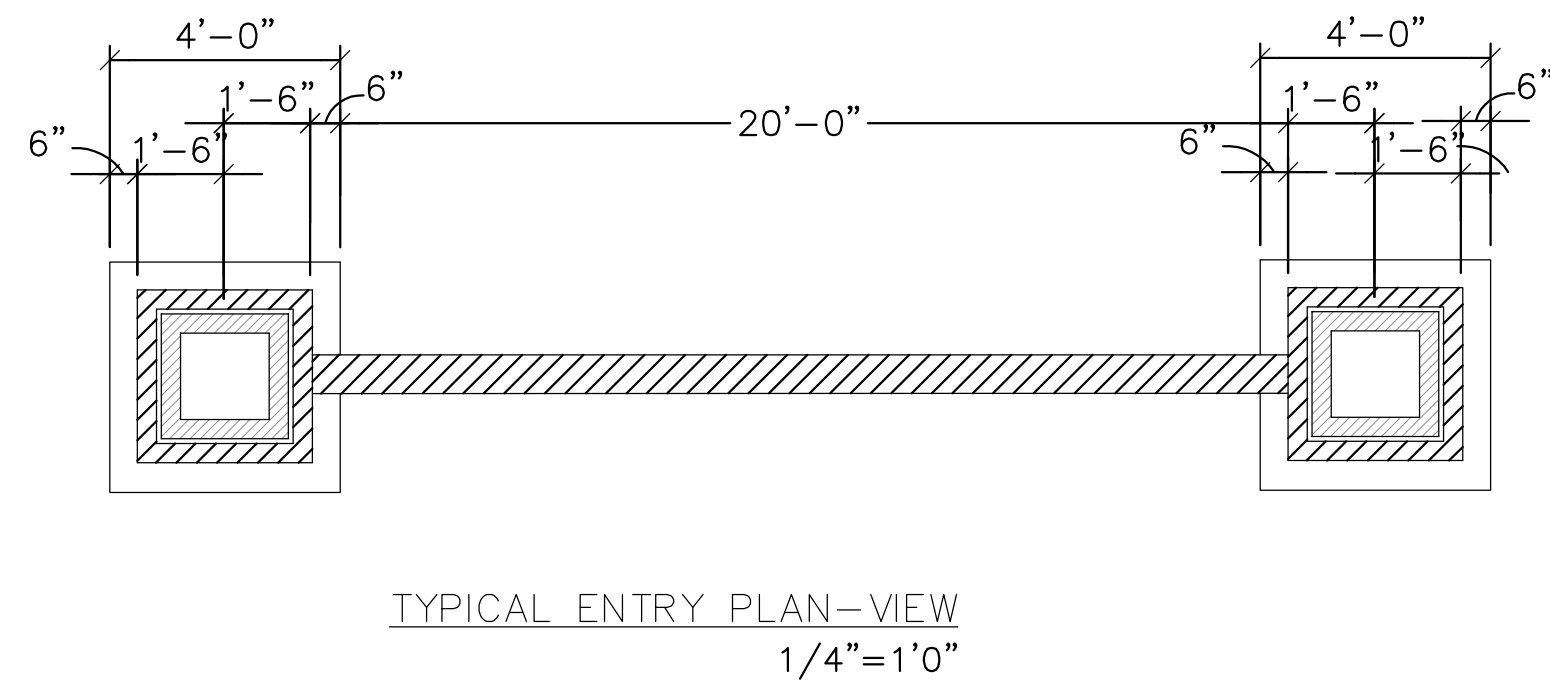
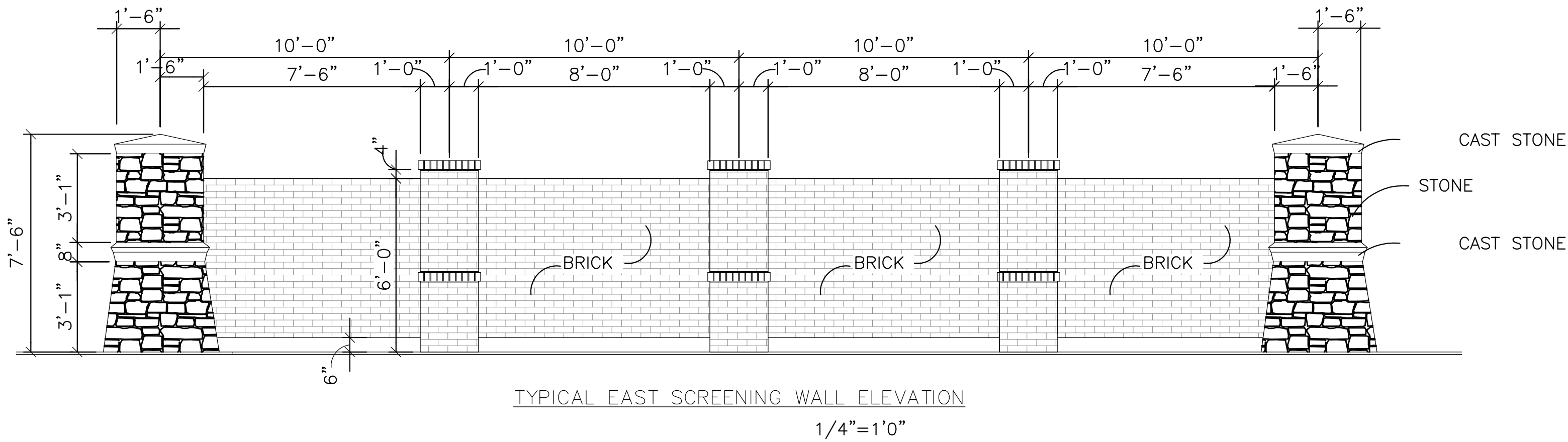
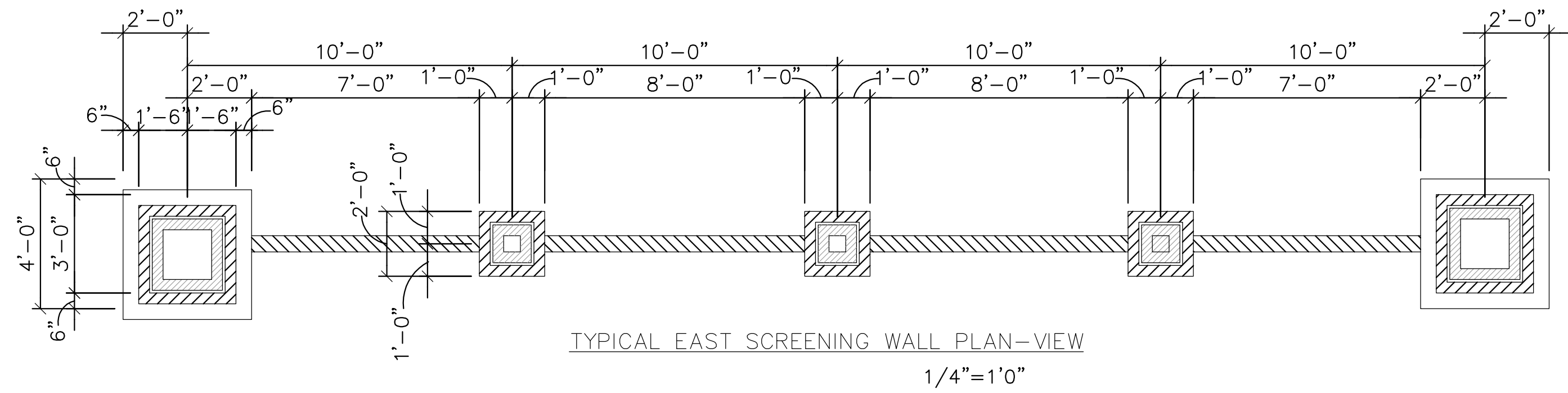
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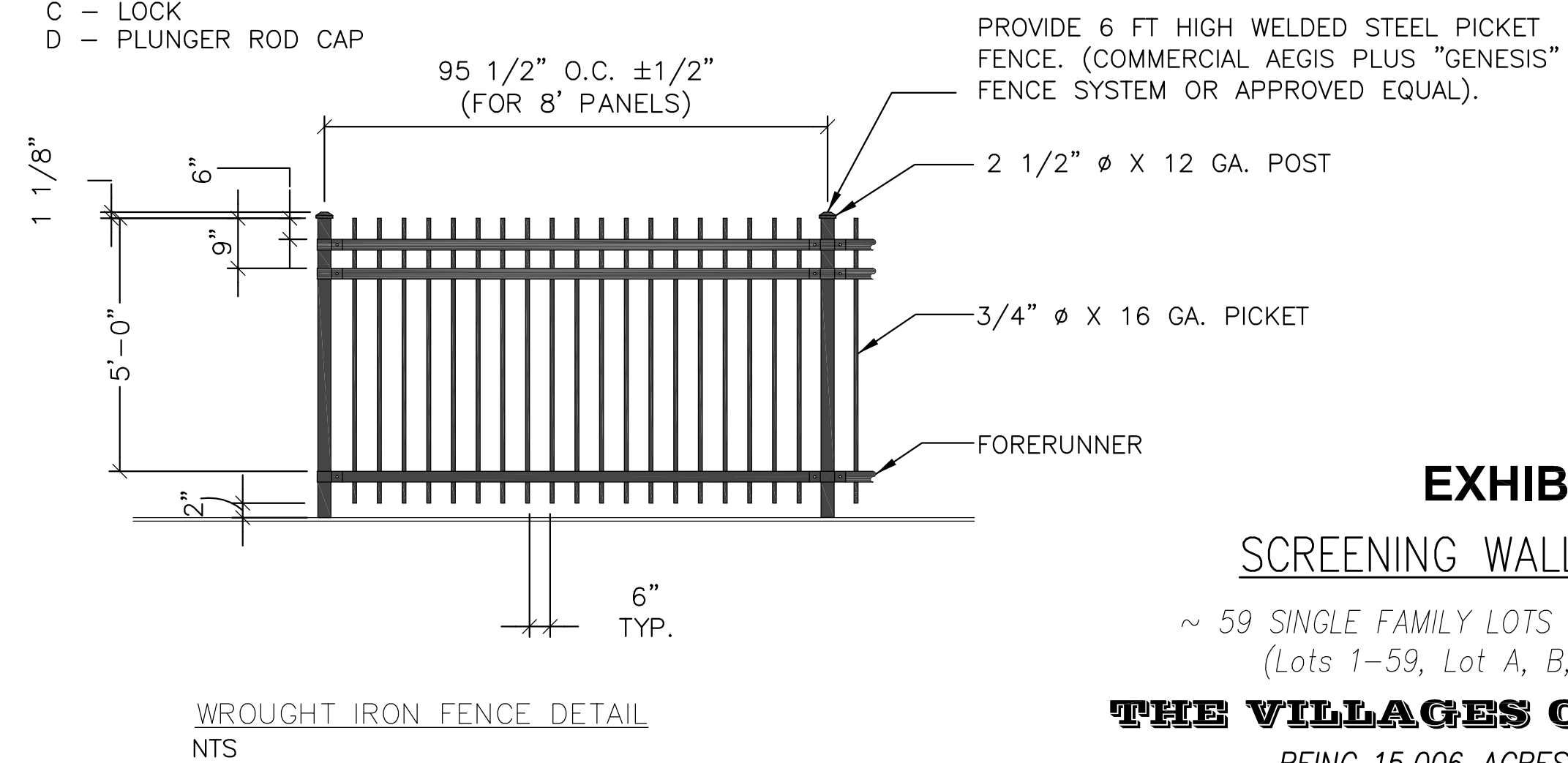
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CONSULTING, PLLC (0798) UNDER  
TOMMY D. TABOR, TEXAS P.E.  
NO.57248 AUTHORIZATION

PREPARED - MAY 13, 2013  
1" = 50'



PROVIDE THE FOLLOWING FOR THE GATE AS REQUIRED:  
A - LOCK KEEPER  
B - LOCK KEEPER GUIDE  
C - LOCK  
D - PLUNGER ROD CAP



## EXHIBIT D-4 SCREENING WALL - DETAILS

~ 59 SINGLE FAMILY LOTS & 6 COMMON LOTS~  
(Lots 1-59, Lot A, B, C, D, E & F)

### THE VILLAGES OF PARK HILL

BEING 15.006 ACRES OF LAND IN THE  
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972-896-6989 - TTABOR@TTC-PLLC.COM

PREPARED - MAY 13, 2013

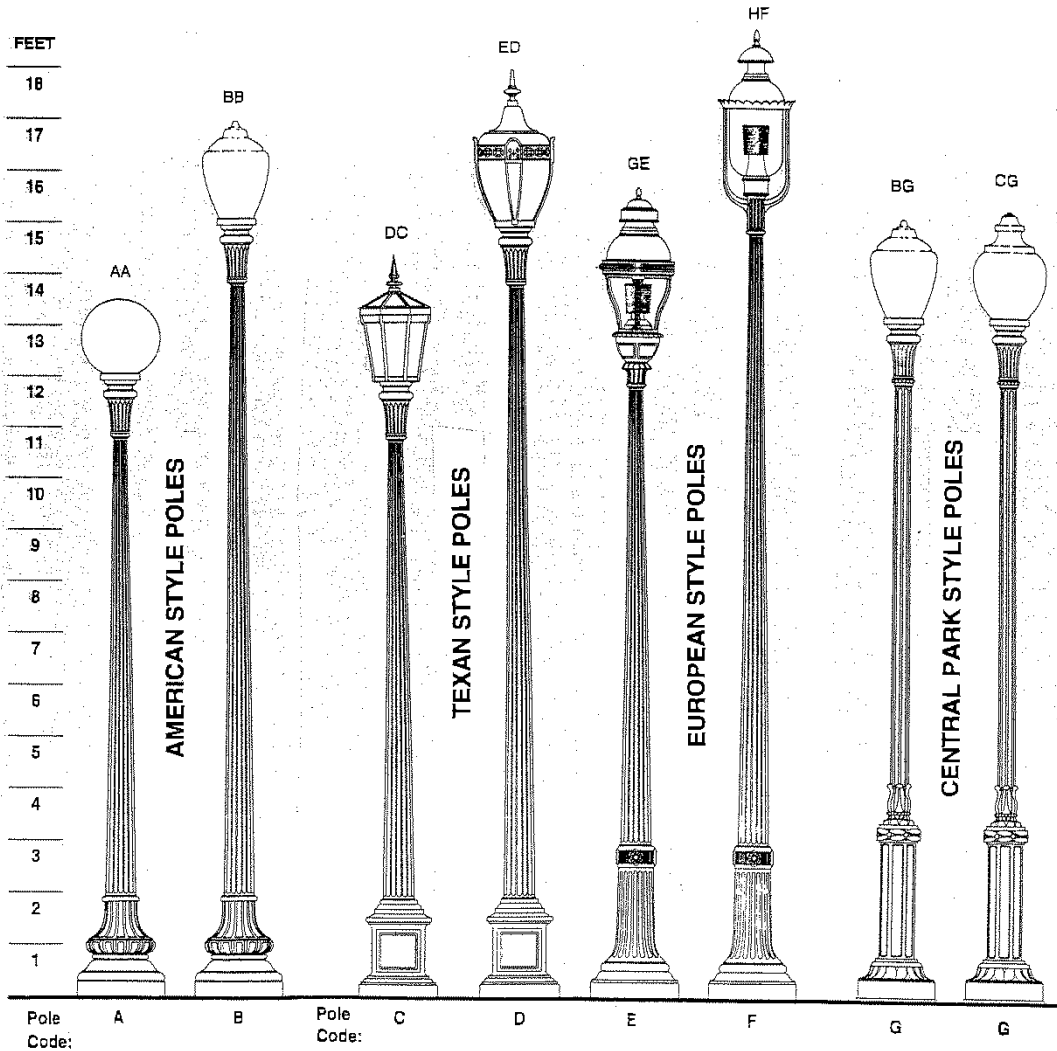
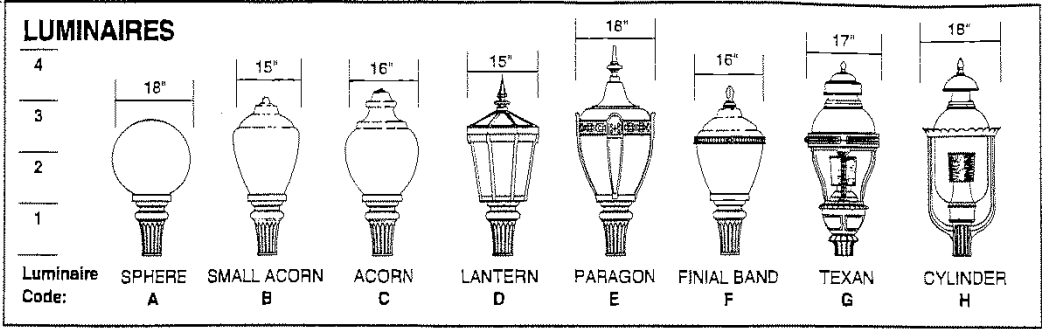
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EXHIBIT "E"

THE VILLAGES OF PARK HILL  
DECORATIVE STREET LIGHTING – REPRESENTATIVE PRODUCT PHOTOS  
Mansfield, Texas



- END OF SECTION -