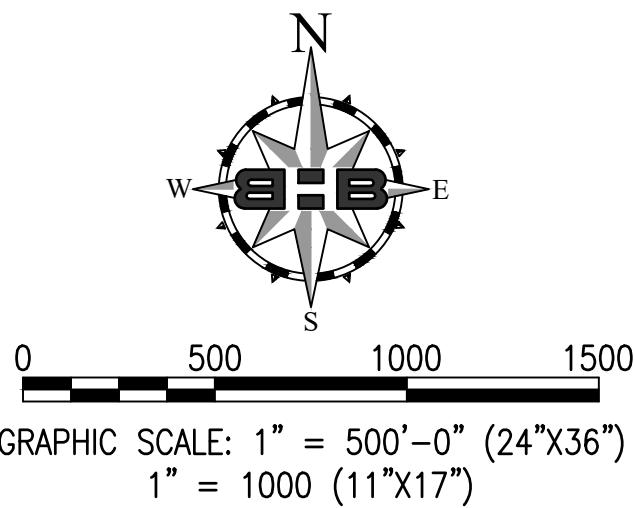
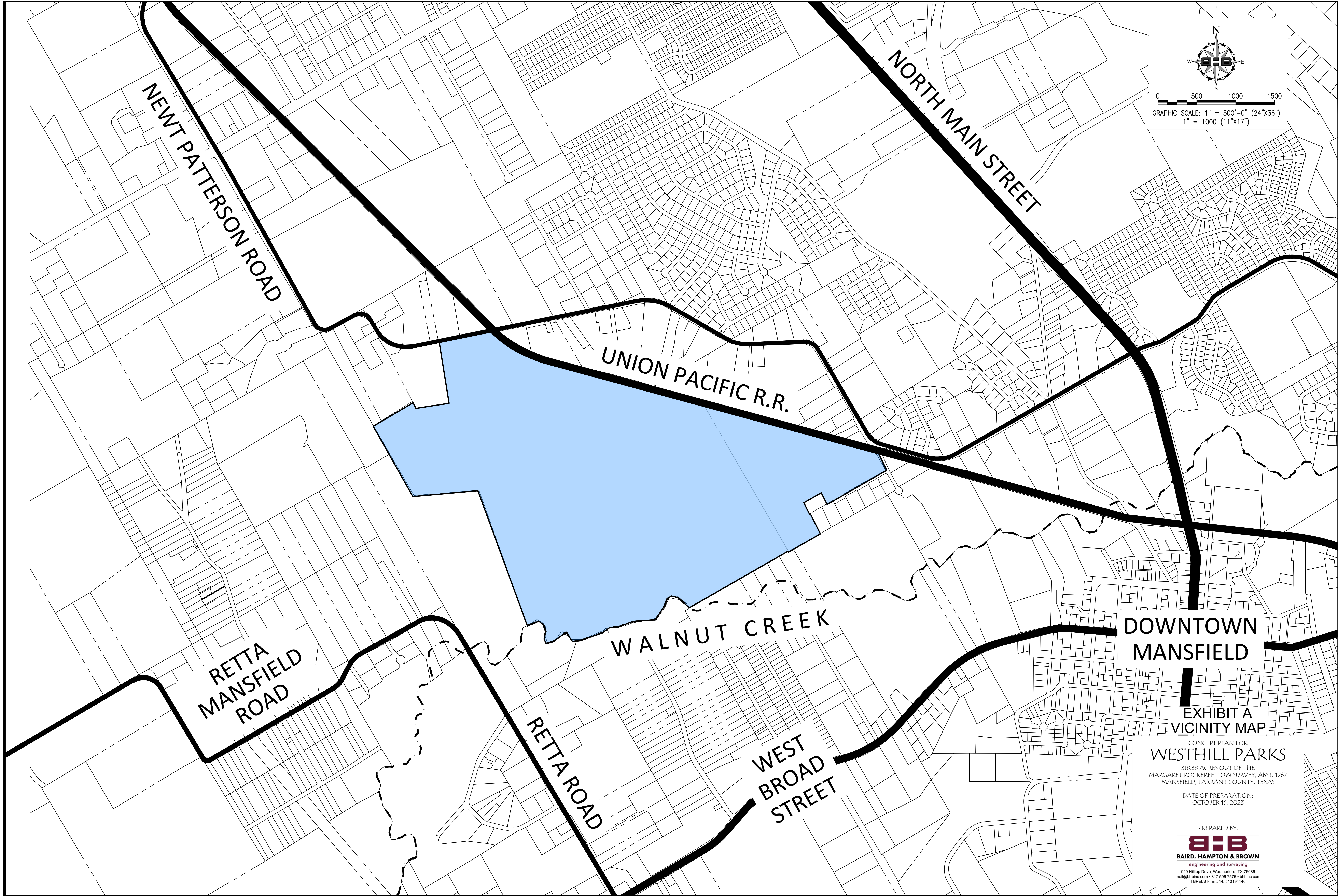


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DOWNTOWN
MANSFIELD

EXHIBIT A
VICINITY MAP

CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKEFELLOW SURVEY, ABST. 1267
MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
OCTOBER 16, 2023

PREPARED BY:

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TBPELS Firm #44, #10194146

Westhills Park Meets and Bounds

BEING a tract of land situated in the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, Texas and being all of Lot 1, of C'est La Vie Addition, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Cabinet A, Page 1355 of the Plat Records of Tarrant County, Texas; and being all of a tract of land described in Gift Deed to Colette Nifong Rawdon, recorded in Instrument No. D200204581, Official Public Records of Tarrant County, Texas; all of a tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285727, Official Public Records of Tarrant County, Texas; all of a tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7396, Page 1538, Deed Records of Tarrant County, Texas; all of a tract of land described in Deed to Harvey Back, recorded in Instrument No. D2000020455, Official Public Records of Tarrant County, Texas; all of a tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7267, Page 1487, Deed Records of Tarrant County, Texas; and all of a tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285728, Official Public Records of Tarrant County, Texas; and being all of a tract of land described in warranty deed to Sergio M. Rochin and Wife, Diana, recorded in Volume 12282, Page 2282, Deed Records, Tarrant County, Texas; and and being all of that certain tract of land described as Tract I and Tract II in a Warranty Deed to Sergio M. Rochin and wife, Diana Rochin, as recorded in Volume 14930, Page 332, D.R.T.C.T.; and being a total of 318.38 acres or 13,868,574.71 square feet more particularly described as follows:

BEGINNING at a one-half inch iron rod shown on survey by Michael Dan Davis, RPLS, dated 03/21/2023 for the Southwesterly corner of said Rochin tract, same being the Northwesterly line of that certain tract of land described as Lot 12, Mount Zion Estates, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-11, Page 134, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being the Southeasterly line of Margaret Rockerfellow Survey, Abstract Number 1267;

THENCE, North 29 degrees 58 minutes 13 seconds West, a distance of 13.90 feet to a point for corner;

THENCE, South 60 degrees 11 minutes 38 seconds West, a distance of 1458.86 feet to a point for corner in a creek;

THENCE and generally along the centerline of said creek, the following courses and distances:

- North 47 degrees 33 minutes 22 seconds West, a distance of 194.50 feet to a point for corner;
- North 76 degrees 54 minutes 22 seconds West, a distance of 89.50 feet to a point for corner;
- South 54 degrees 01 minutes 38 seconds West, a distance of 67.60 feet to a point for corner;
- South 20 degrees 23 minutes 44 seconds West, a distance of 88.40 feet to a point for corner;
- South 32 degrees 32 minutes 44 seconds West, a distance of 213.00 feet to a point for corner;
- South 84 degrees 49 minutes 44 seconds West, a distance of 303.00 feet to a point for corner;
- South 68 degrees 54 minutes 44 seconds West, a distance of 191.30 feet to a point for corner;
- South 87 degrees 20 minutes 44 seconds West, a distance of 105.70 feet to a point for corner;
- South 53 degrees 57 minutes 44 seconds West, a distance of 111.00 feet to a point for corner;
- South 70 degrees 26 minutes 44 seconds West, a distance of 307.00 feet to a point for corner;
- South 83 degrees 43 minutes 44 seconds West, a distance of 106.00 feet to a point for corner;
- North 33 degrees 27 minutes 16 seconds West, a distance of 141.00 feet to a point for corner;
- South 54 degrees 06 minutes 44 seconds West, a distance of 200.00 feet to a point for corner;
- South 73 degrees 05 minutes 44 seconds West, a distance of 100.00 feet to a point for corner;

North 24 degrees 33 minutes 16 seconds West, a distance of 64.000 feet to a point for corner;
North 12 degrees 34 minutes 44 seconds East, a distance of 99.80 feet to a point for corner;
North 19 degrees 09 minutes 16 seconds West, a distance of 89.00 feet to a point for corner;
North 50 degrees 19 minutes 16 seconds West, a distance of 76.00 feet to a point for corner;
South 68 degrees 04 minutes 44 seconds West, a distance of 160.00 feet to a point for corner;

THENCE, departing said creek, North 20 degrees 06 minutes 43 seconds West, a distance of 1847.00 feet to a point for corner;

THENCE, South 84 degrees 52 minutes 41 seconds West, a distance of 838.27 feet to a point for corner;

THENCE, North 29 degrees 35 minutes 47 seconds West, a distance of 616.62 feet to a point for corner;

THENCE, North 29 degrees 07 minutes 46 seconds West, a distance of 418.35 feet to a point for corner;

THENCE, North 59 degrees 25 minutes 44 seconds East, a distance of 595.27 feet to a point for corner;

THENCE, North 26 degrees 45 minutes 44 seconds West, a distance of 682.58 feet to a point for corner;

THENCE, North 74 degrees 42 minutes 45 seconds East, a distance of 150.17 feet to a point for corner;

THENCE, North 09 degrees 26 minutes 56 seconds East, a distance of 29.50 feet to a point for corner;
said point being the south right-of-way line of Newt Patterson Road and being the beginning of a non-tangent curve to the left having a central angle of 20 degrees 83 minutes 85 seconds, a radius of 508.60, a chord bearing and distance of North 89 degrees 17 minutes 45 seconds East, 183.96 feet;

THENCE, with said right-of-way line, the following courses and distances:

North 78 degrees 19 minutes 03 seconds East, a distance of 320.50 feet to a point for corner;
North 09 degrees 06 minutes 45 seconds West, a distance of 10.01 feet to a point for corner;
North 78 degrees 34 minutes 28 seconds East, a distance of 266.623 feet to a point for corner;
North 78 degrees 33 minutes 11 seconds East, a distance of 265.77 feet to a point for corner;
North 78 degrees 32 minutes 08 seconds East, a distance of 135.31 feet to a point for corner;
said point being on the westerly right-of-way line of Houston & Texas Central Railway Company, recorded in Volume 158, Page 58, Deed Records, Tarrant County, Texas; said point being the beginning of a non-tangent curve to the left having a central angle of 25 degrees 52 minutes 26 seconds, a radius of 1993.47, a chord bearing and distance of North 62 degrees 03 minutes 49 seconds East, 880.68 feet;

THENCE, with said Railroad right-of-way line, the following courses and distances:

South 74 degrees 42 minutes 53 seconds East, a distance of 2047.95 feet to a point for corner;
South 74 degrees 45 minutes 14 seconds East, a distance of 2321.99 feet to a point for corner;
South 25 degrees 08 minutes 34 seconds East, a distance of 211.49 feet to a point for corner;

THENCE, departing said Railroad right-of-way line, South 60 degrees 03 minutes 07 seconds West, a distance of 881.33 feet to a point for corner;

THENCE, North 26 degrees 30 minutes 43 seconds West, a distance of 168.50 feet to a point for corner;

THENCE, South 60 degrees 07 minutes 17 seconds West, a distance of 257.84 to a point for corner;

THENCE, South 26 degrees 30 minutes 43 seconds East, a distance of 168.50 feet to a point for corner;

THENCE, North 60 degrees 07 minutes 17 seconds East, a distance of 11.43 feet to a point for corner;

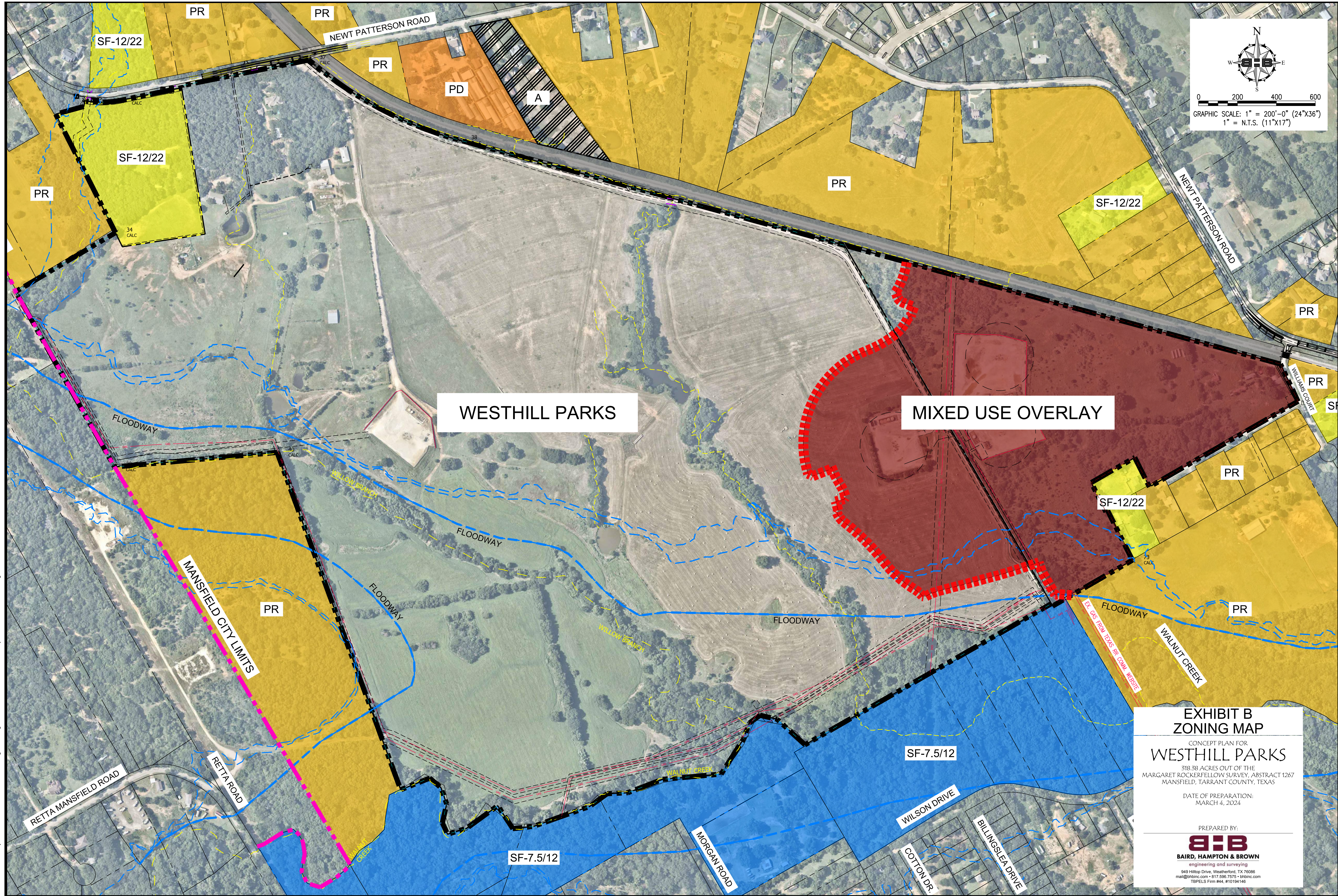
THENCE, South 25 degrees 17 minutes 60 seconds East, a distance of 25.71 feet to a point for corner;

THENCE, South 26 degrees 37 minutes 58 seconds East, a distance of 257.85 feet to a point for corner;

THENCE, South 60 degrees 04 minutes 17 seconds West, a distance of 473.05 feet to a point for corner;

Containing, 318.38 acres or 13,868,574.71 Sq. Ft. more or less.

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WESTHILL PARKS

MIXED USE OVERLAY

EXHIBIT B
ZONING MAP
CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT 1267
MANSFIELD, TARRANT COUNTY, TEXAS
DATE OF PREPARATION:
MARCH 4, 2024
PREPARED BY:
BHB
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mail@bhinc.com • 817.596.7575 • bhinc.com
TBPELS Firm #44, #10194146

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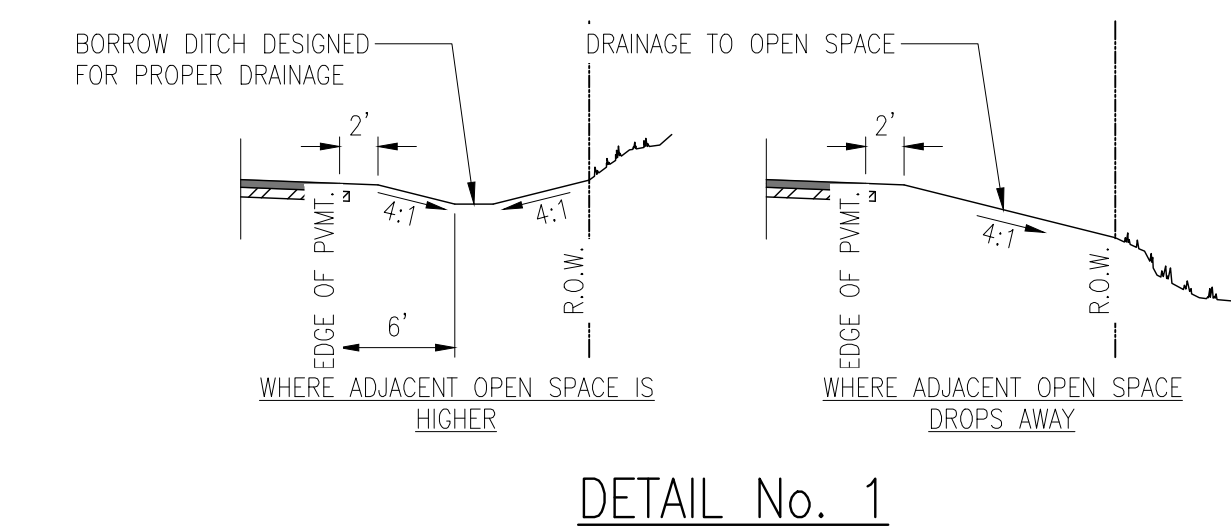
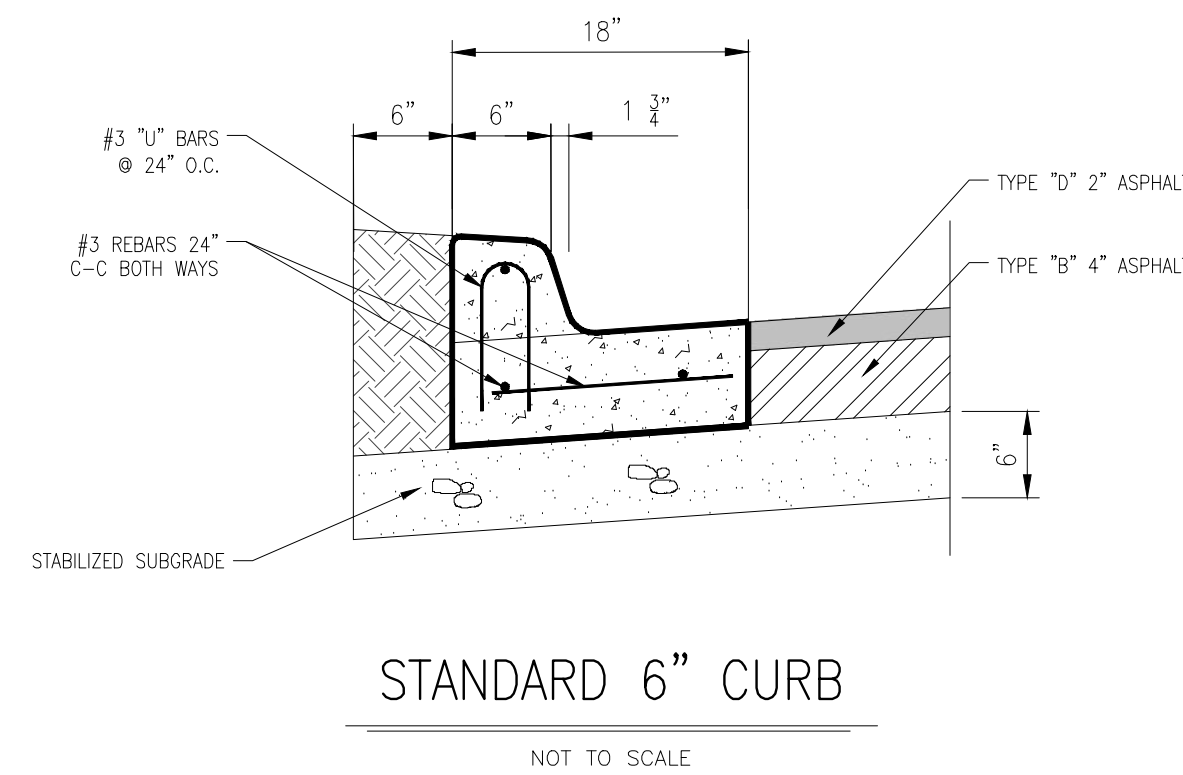
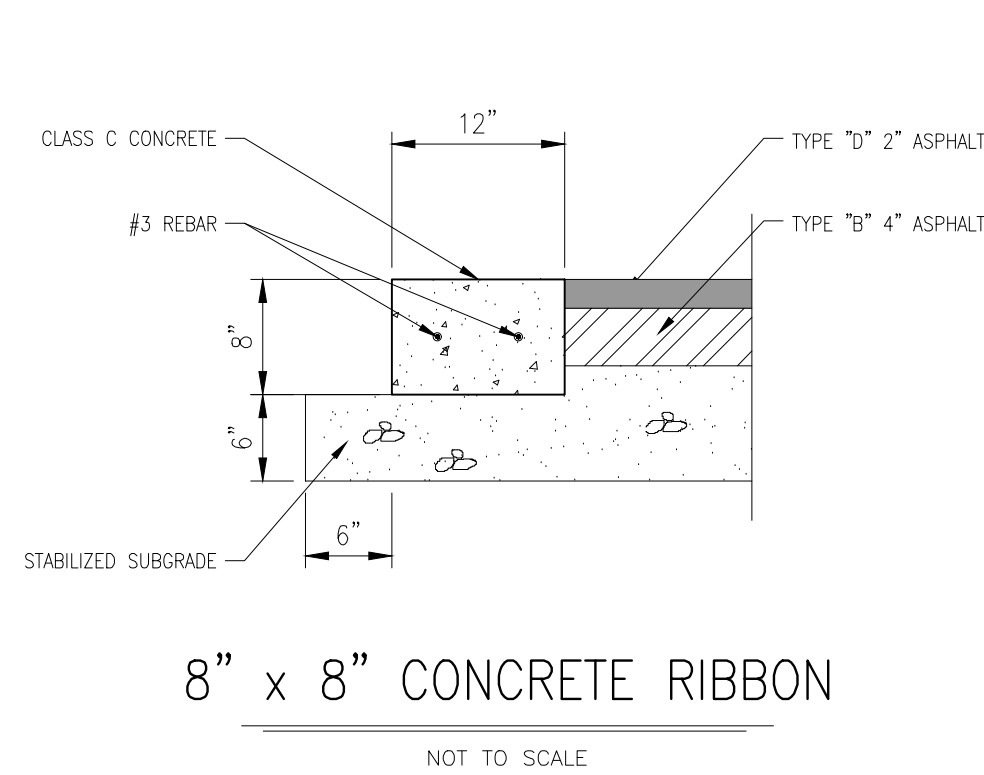
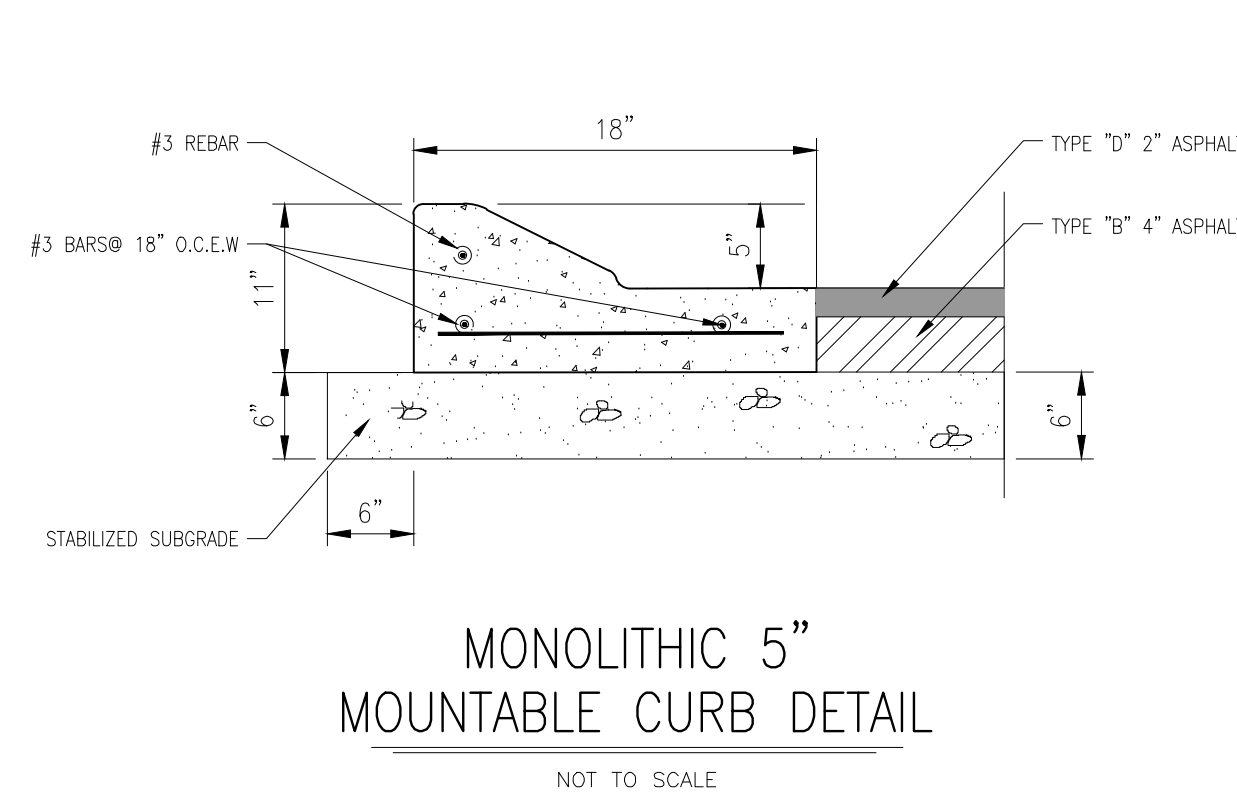
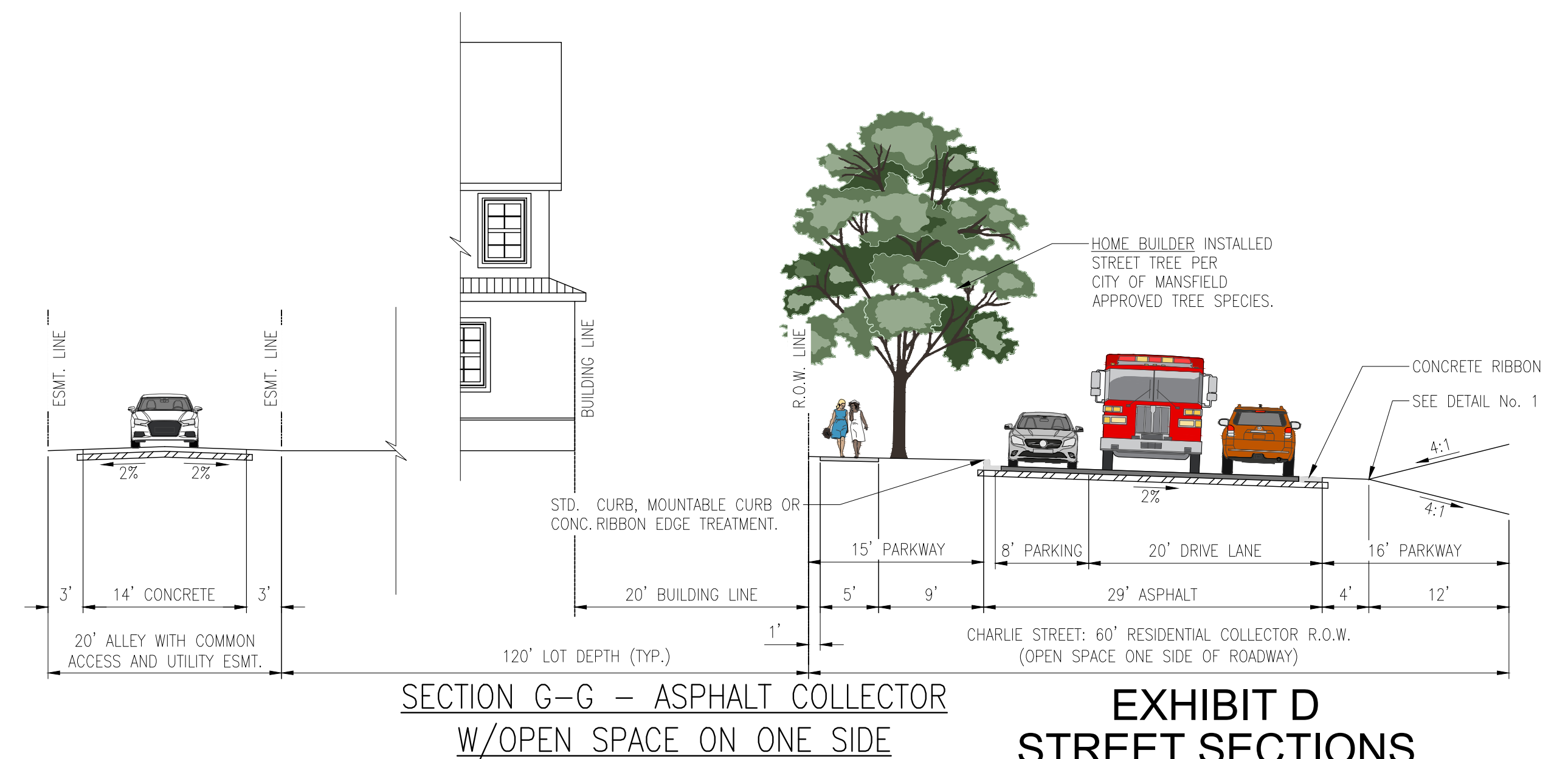
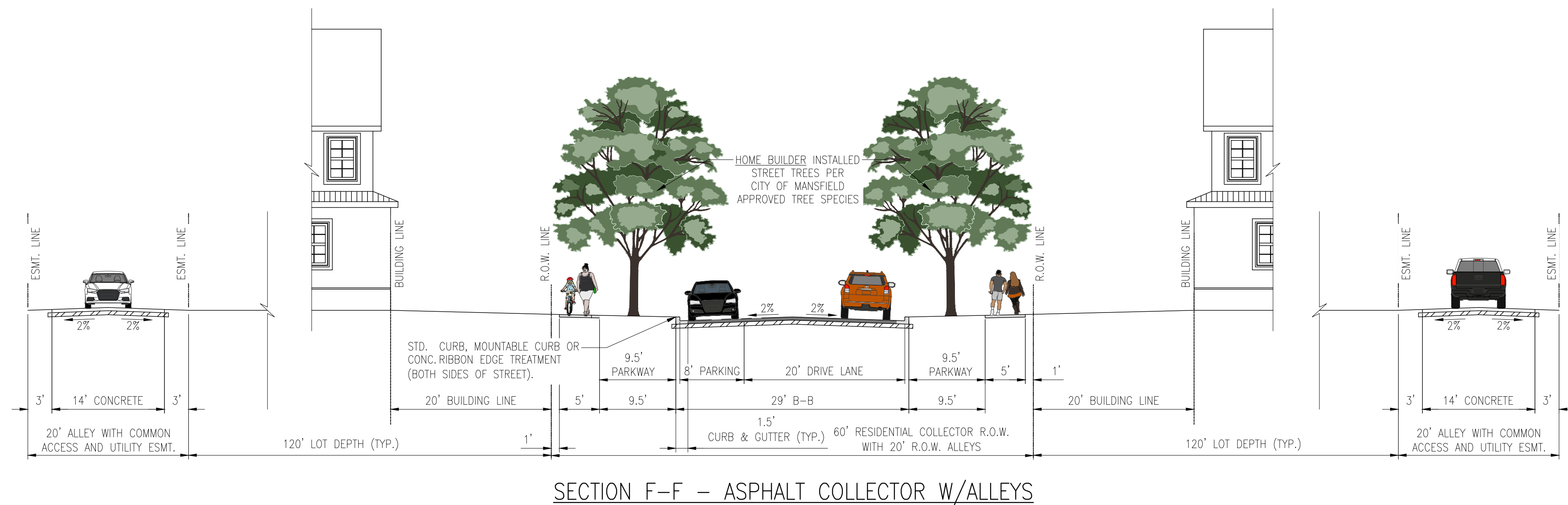
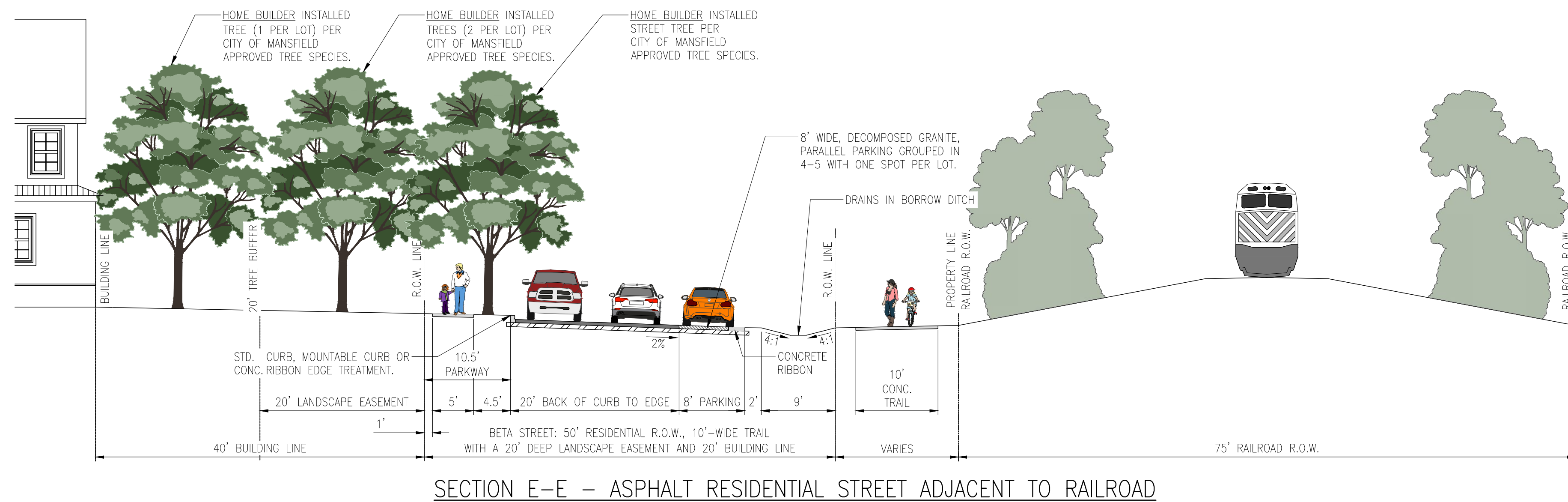
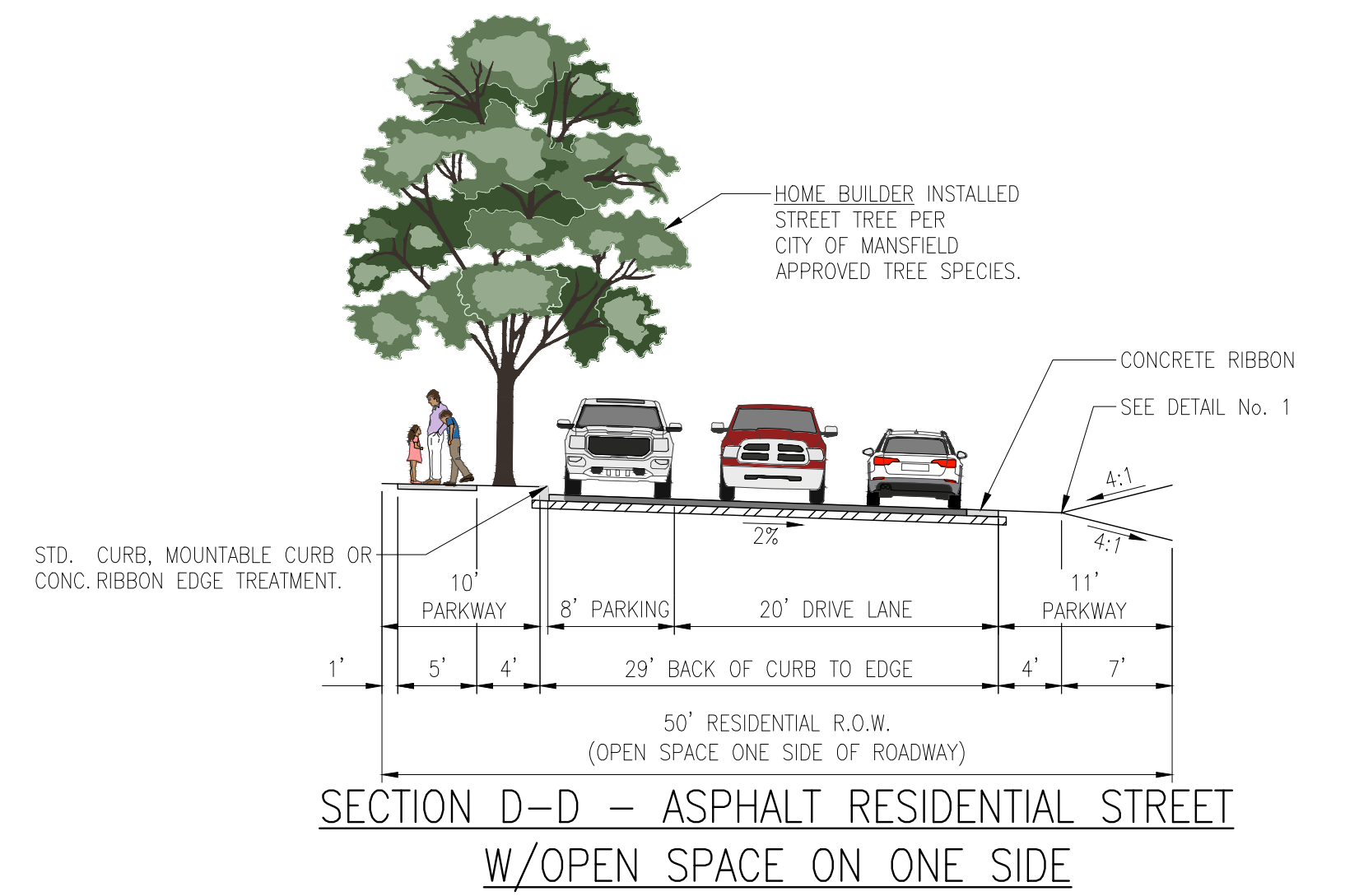
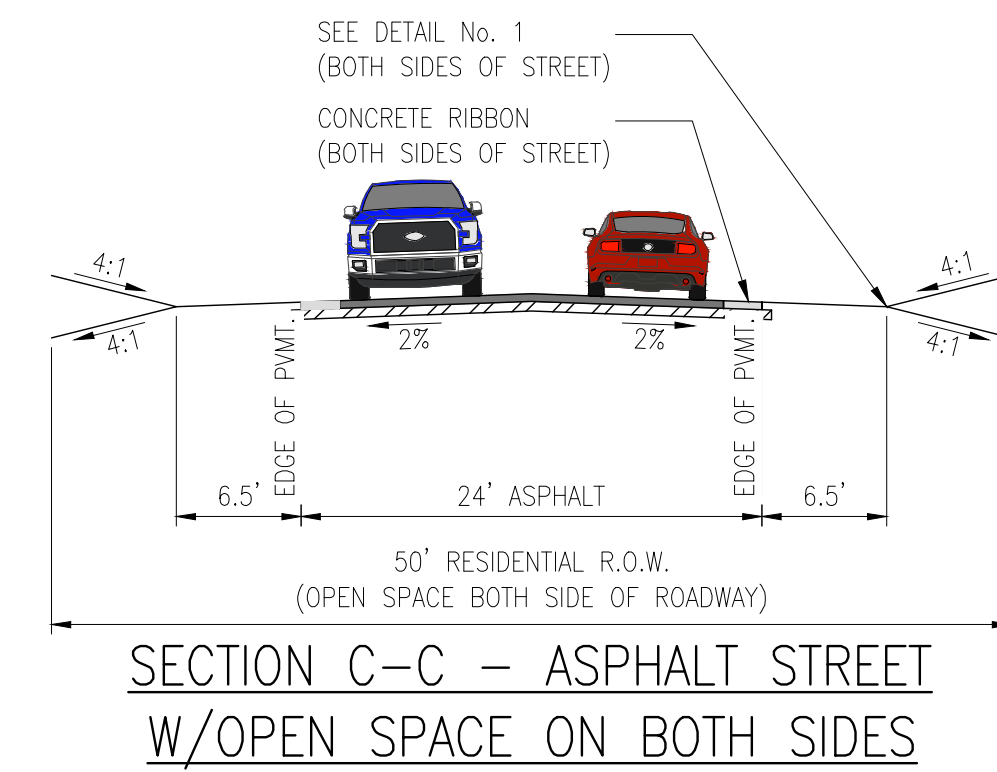
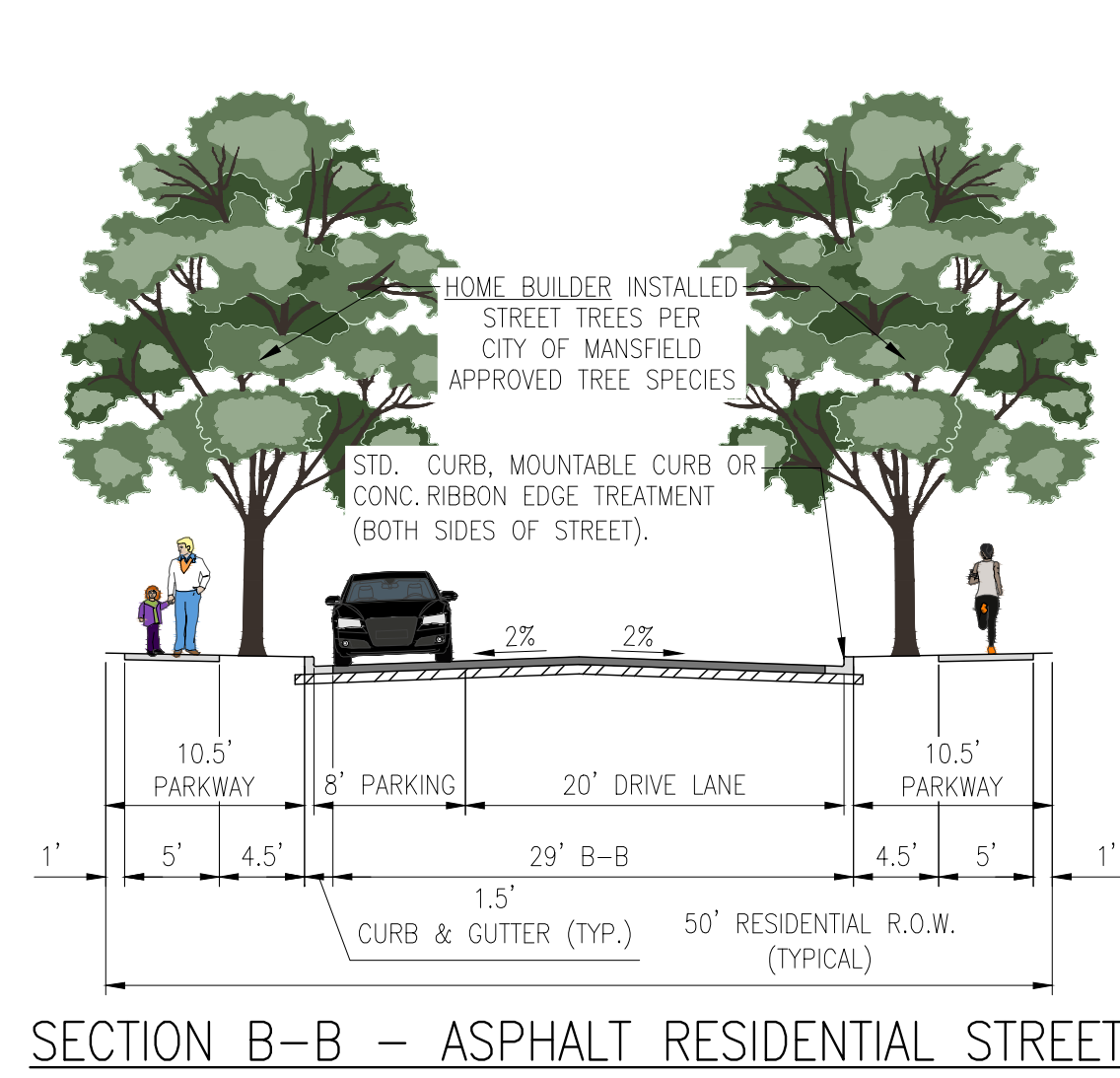
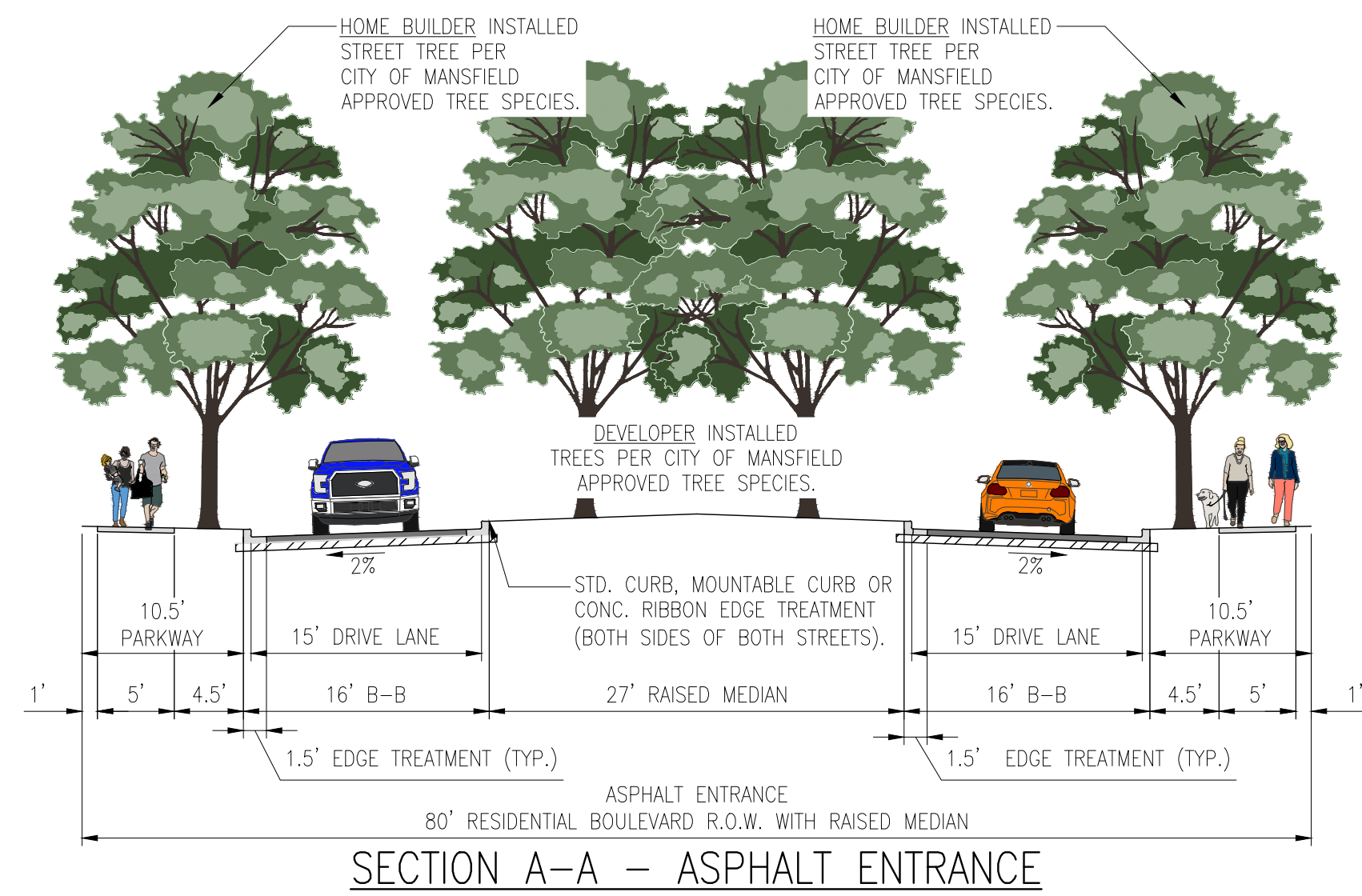
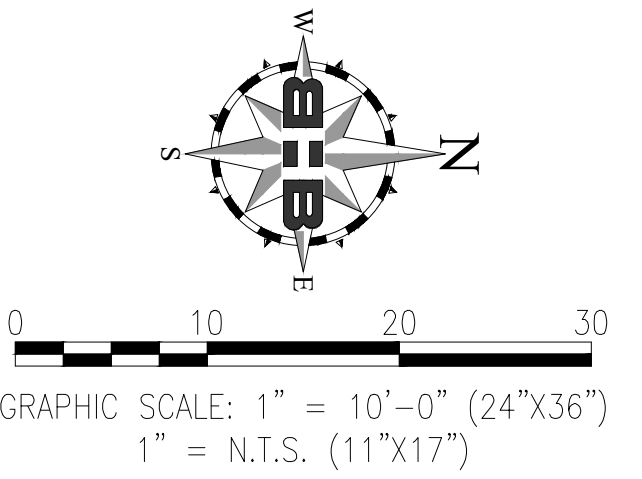


EXHIBIT D STREET SECTIONS

CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT 1267
MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
MARCH 6, 2024

PREPARED BY:
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TBPELS Firm #44, #10194146



NEWT PATTERSON ROAD

EXHIBIT E
CONCEPTUAL ENTRY
LANDSCAPE

CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT 1267
MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
FEBRUARY 22, 2024

PREPARED BY:

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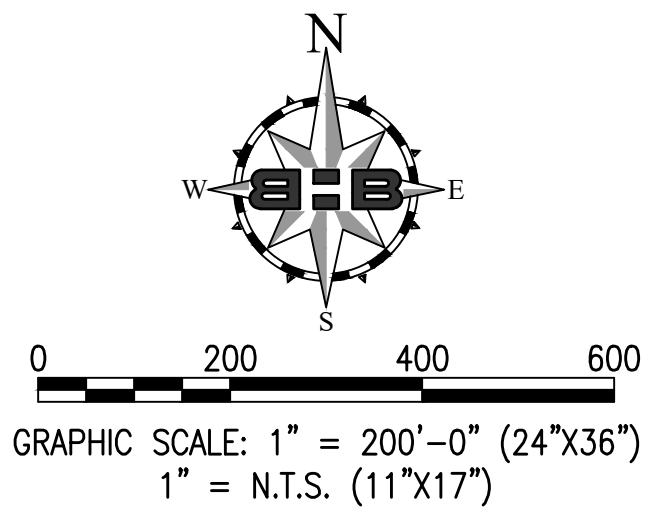
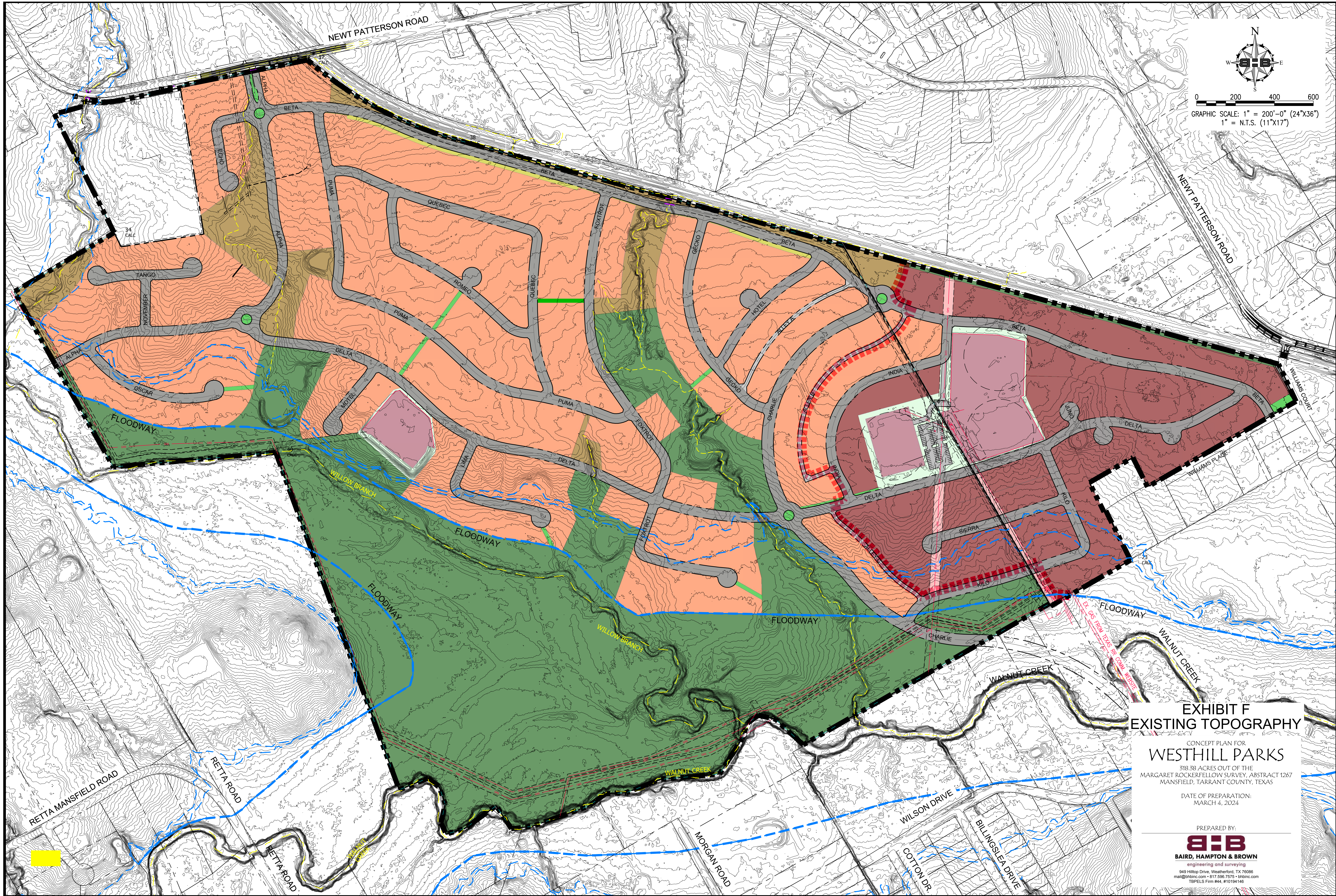


EXHIBIT F EXISTING TOPOGRAPHY

CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT 1267
MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
MARCH 4, 2024

PREPARED BY:



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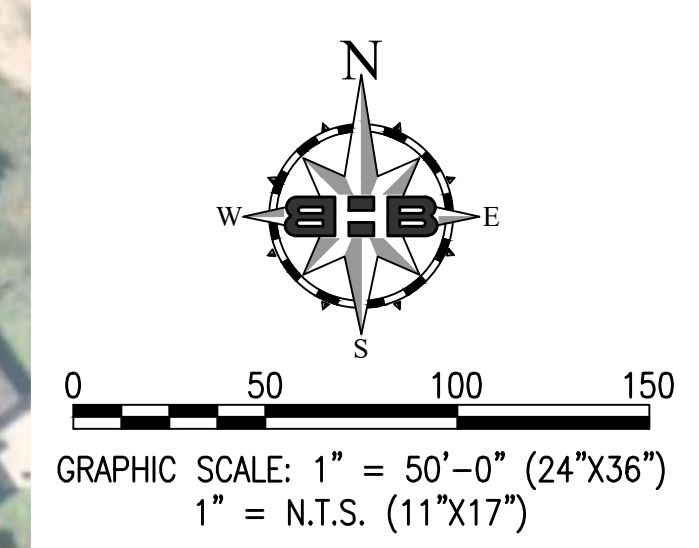


EXHIBIT H CONCEPTUAL TREE BUFFER FOR RAIL ROAD STREETS (BETA)

CONCEPT PLAN FOR
WESTHILL PARKS
318.38 ACRES OUT OF THE
MARGARET ROCKERFELLOW SURVEY, ABSTRACT 1267
MANSFIELD, TARRANT COUNTY, TEXAS

DATE OF PREPARATION:
OCTOBER 16, 2023

PREPARED BY:



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TBPELS Firm #44, #10194146

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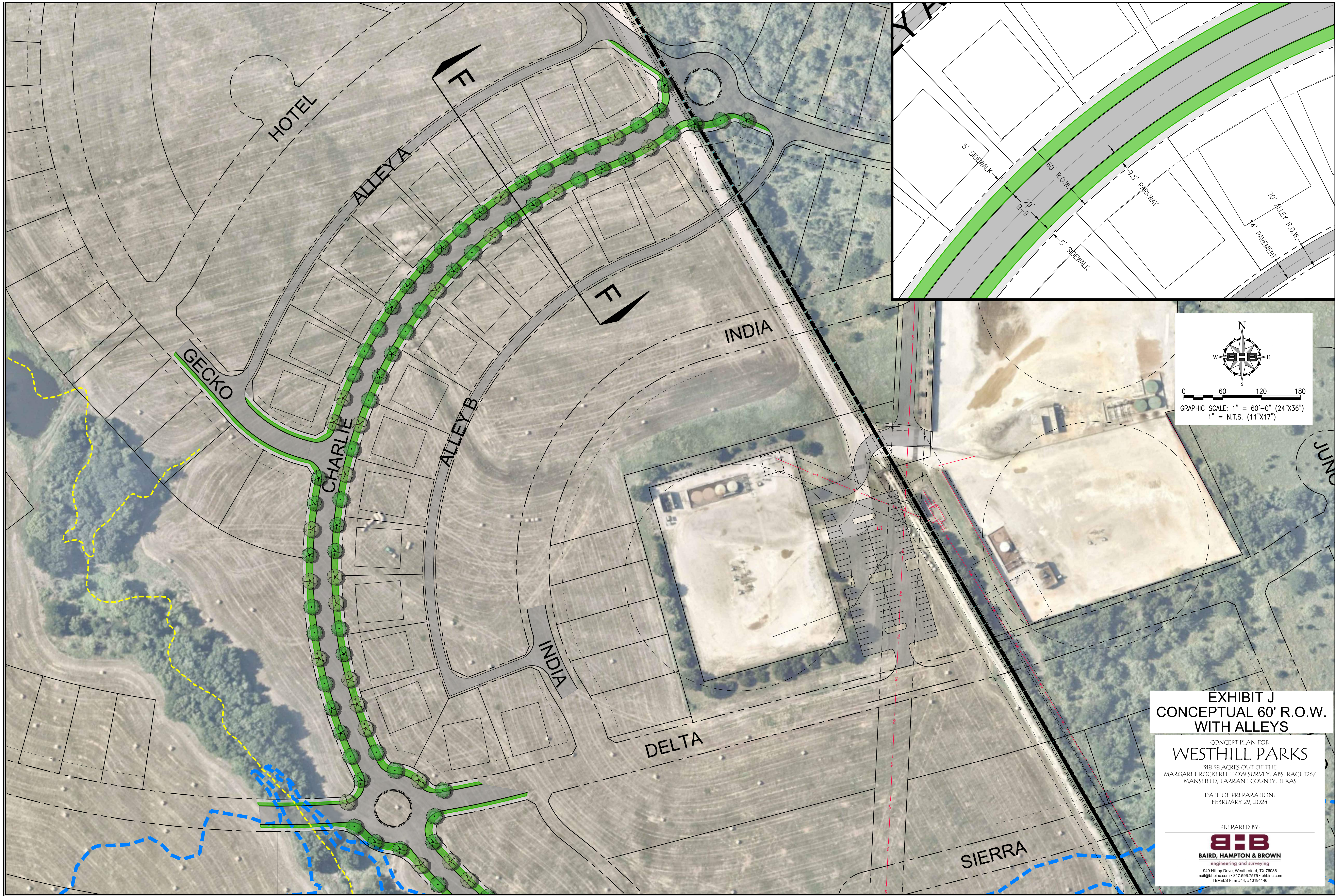


EXHIBIT “I” – CONCEPTUAL ROLLOVER CURB EXAMPLE



**EXHIBIT “K.1” – EXAMPLE OF BALCONY AND PATIO THAT ENCROACH SAME
DISTANCE INTO FRONT SETBACK**



EXHIBIT “K.2” – EXAMPLE OF FIRST STORY PORCH THAT “WRAPS”



EXHIBIT “K.3” – EXAMPLE OF A STOOP BUILDING FRONTAGE



EXHIBIT “K.4” – EXAMPLE OF A DOORYARD BUILDING FRONTAGE



EXHIBIT “K.5” – EXAMPLE OF A SIDE-ACCESSED GARAGE FOR CORNER LOTS



EXHIBIT “K.6” – EXAMPLE OF A FORECOURT BUILDING FRONTAGE

