

ZC#14-005

OLD TOWNSHIP OF

MANSFIELD

PLANNED DEVELOPMENT

DISTRICT

JUNE 2014

EXHIBIT "A"

Beginning at an 1/2" iron rod found for corner at the intersection of Alvarado Street and S. Second Avenue,

Thence S 85°00'00" E a distance of 125.31 feet to a 1/2" iron rod found,

Thence S 05°13'20" W a distance of 124.55 feet to a 1/2" iron rod found,

Thence N 85°00'00" W a distance of 125.31 feet to a 1/2" iron rod found,

Thence N 05°13'20" E a distance of 124.55 feet to the Point of Beginning containing 15,607 Square feet and 0.3583 acres of land.



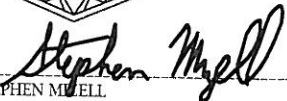

STEPHEN MIZELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6165

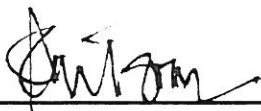
EXHIBIT "B"

BARMONT, L.P.

2363 Hwy. 287 North #105
Mansfield, TX 76063

817-842-2320
817-842-2318 – Fax

Barmont, LP 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.

A handwritten signature in black ink, appearing to read "J. Montgomery", is written over a horizontal line.

John E. Montgomery
President of Milascoe, LLC its General Partner

EXHIBIT "C"



CONCEPTUAL

MANSFIELD PROJECT, MONTESELLO HOMES

STREETSCAPE

16 Mar, 2014

SCHAUMBURG
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104
TEL (817) 336-7077 FAX (817) 336-7776

EXHIBIT "D.2"

Montesello Homes



04/25/14

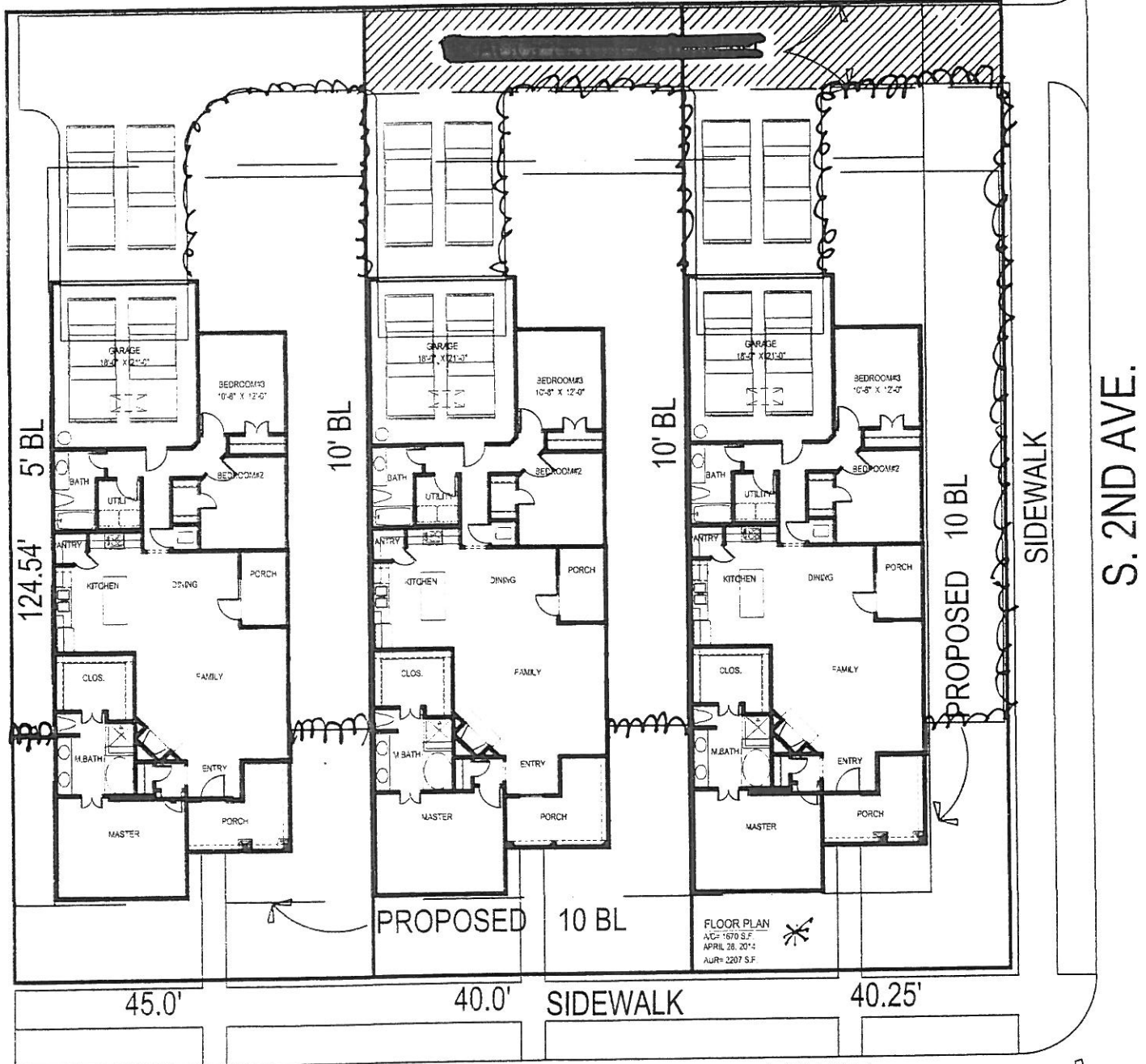
1 BLOCK VIEW

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EXHIBIT "E"

Montesello Homes

2 GARAGE SPACES + 2 OFFSTREET GUEST PARKING SPACES PER RESIDENCE



LOT 1R3 39.4% LOT COVERAGE
LOT 1R2 44.3% LOT COVERAGE
LOT 1R1 44% LOT COVERAGE
ALVARADO STREET
BLOCK 27

04/28/14

FENCE DETAIL AND

~~PROPOSED~~ SITE PLAN

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SCALE: 1" = 20'

mm - NOTES 6' WOOD STOCKADE FENCE

* A/C = 1670 S.F.
AIR = 2207 S.F.

EXHIBIT 'F'
AREA, HEIGHT & SETBACKS

Product Type	Minimum Lot Width	Minimum Front Setback	Minimum Porch Depth	Minimum Square Foot of Porch	Minimum side Yard Setback	Maximum Height	Maximum Lot coverage	Minimum Floor Area	Materials
Zero Lot Line	40'	10'	7'	70 s.f.	0'/10'	2 Story plus Habitable Attic	65%	1200 s.f.	Max. 25% brick or stone

Architectural Features:

Chimneys on the exterior walls of the home must be brick or stone.

Roofs must be single ridge hip with no more than 3 ridges.

Windows, seen from the street, are required to be wood, look like wood, or be wood with vinyl or aluminum cladding.

Each home must provide a porch.

Garage access must be from the rear of the house or lot.

Exposed rafter tails and corbels are encouraged.

Top of window can be no lower than 2' below the top plate.

Columns must be at least 6" X 6" wood or wood appearance.

Materials:

3 dimensional shingles. Metal roofs are limited to no more than 20%

Must be at least 75 % cementitious fiber board, no more than 25% brick or stone materials.

Landscaping

At least one (1) tree in front yard

At least 50% of foundation facing the street outside of backyard fence must be planted with shrubbery.

EXHIBIT "D.3"

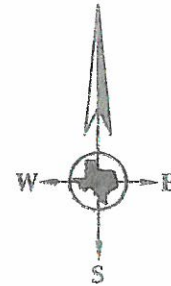
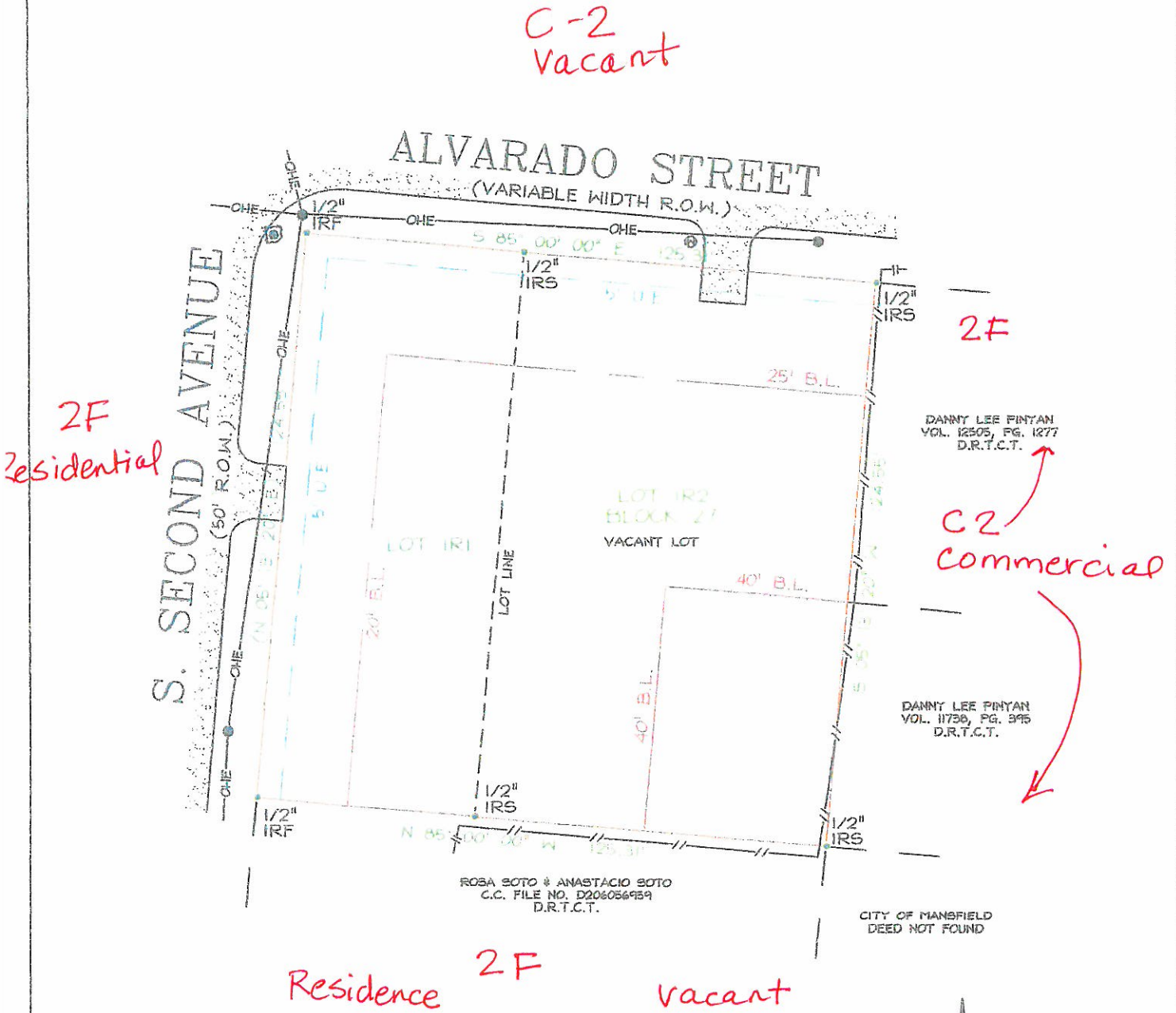
LEGEND

B.L. = BUILDING LINE
M.E. = MAINTENANCE EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.F. = DRAINAGE & UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.E. = SEWER EASEMENT
U.E. = UTILITY EASEMENT
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT

CM = CONTROL MONUMENT
R.O.W. = RIGHT OF WAY
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
WOOD FENCE = //
CHAIN LINK FENCE = -O-
WROUGHT IRON FENCE = -□-
BARB WIRE FENCE = -X-

FP = FENCE POST
() = REFERENCE BEARING
R.W. = RETAINING WALL
OHE = OVER HEAD ELECTRIC LINE
GM = GAS METER
ET = ELECTRIC TRANSFORMER
A/C = AIR CONDITIONER
EM = ELECTRIC METER
WM = WATER METER

⊙ = FIRE HYDRANT
⊙ = LIGHT POLE
⊙ = POWER POLE
⊙ = STONE
⊙ = BRICK
⊙ = CONCRETE
⊙ = WOOD
⊙ = TELEPHONE PEDESTAL
⊙ = ELECTRIC PEDESTAL



PURCHASER _____
PURCHASER _____

ADDRESS 198 ALVARADO STREET
CITY 5153003440
DATE 03/04/2014



According to the Federal Emergency Management
Agency Flood Insurance Rate Map, Community Panel No.
48420C0460, dated September 25, 2009.