

EXHIBIT A
CASE NO. ZC#16-003
LEGAL DESCRIPTION

BEING that certain lot, tract, or parcel of land located in the T.J. Hanks Survey, Abstract No. 644 and in the City of Mansfield, Tarrant County, Texas, and being a portion of Block 5, Original Town of Mansfield, according to Final Plat recorded in Volume 63, Page 53, of the Deed Records of Tarrant County, Texas, (DRTCT), and being more particularly described as follows:

BEGINNING at an "x" found, said "x" being located on the east right-of-way line of Main Street (also known as TEXAS HIGHWAY 287 Business, and Water Street) Called 101 foot right of way, according to aforementioned Original Town Plat, also located at the southwest corner of Lot 2R, Block 5, Original Town of Mansfield, an addition to the City of Mansfield, as recorded in Instrument Number D213250014, Plat Records Tarrant County, Texas (PRTCT), and the northwest corner of subject tract;

THENCE South 85°21'50" East, departing the said east right-of-way line of Main Street, with the aforementioned south line of Lot 2R, Block 5, Original Town of Mansfield, continuing with the south line of Lot 1R, Block 5, City of Mansfield, an addition to the City of Mansfield, as recorded in Volume 388-188, Page 57, PRTCT, a distance of 299.93 feet to a ½ inch iron rod found with a plastic cap stamped "Brittain and Crawford", at the southeast corner of said Lot 1R and the most northerly northeast corner of subject tract, for corner;

THENCE South 04°37'30" West, a distance of 48.33 feet to a ½ inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173" for corner;

THENCE South 88°18'25" East, a distance of 103.75 feet to a ½ inch iron rod found with a plastic cap stamped "AEG", for corner;

THENCE South 04°43'12" West a distance of 4.36 feet to a ½ inch iron rod found with a plastic cap stamped "AEG", for corner;

THENCE South 84°49'30" East, a distance of 15.28 feet to a ½ inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173" for corner;

THENCE South 11°44'45" West, a distance of 64.51 feet to a ½ inch iron rod set with a pink plastic cap stamped "STANTON RPLS 6173" for corner;

THENCE South 86°35'09" West a distance of 415.00 feet to a ½ inch iron rod found in the east right-of-way line of aforementioned Main Street (also known as TEXAS HIGHWAY 287 Business, and Water Street) Called 101 foot right of way, according to aforementioned Original Town Plat, for corner;

THENCE North 04°39'34" East, with the said east right-of-way line of Main Street, a distance of 169.64 feet to the POINT of BEGINNING of herein described tract, containing a calculated area of 52,939 square feet, or 1.215 acres of land.

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System - North Texas Central Zone 4202 - NAD 83 (monumented most westerly line of subject tract bears N 04°39'34" W).



S MAIN DEVELOPMENTS

MANSFIELD, TEXAS

MR DEVELOPMENT

100 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063

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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

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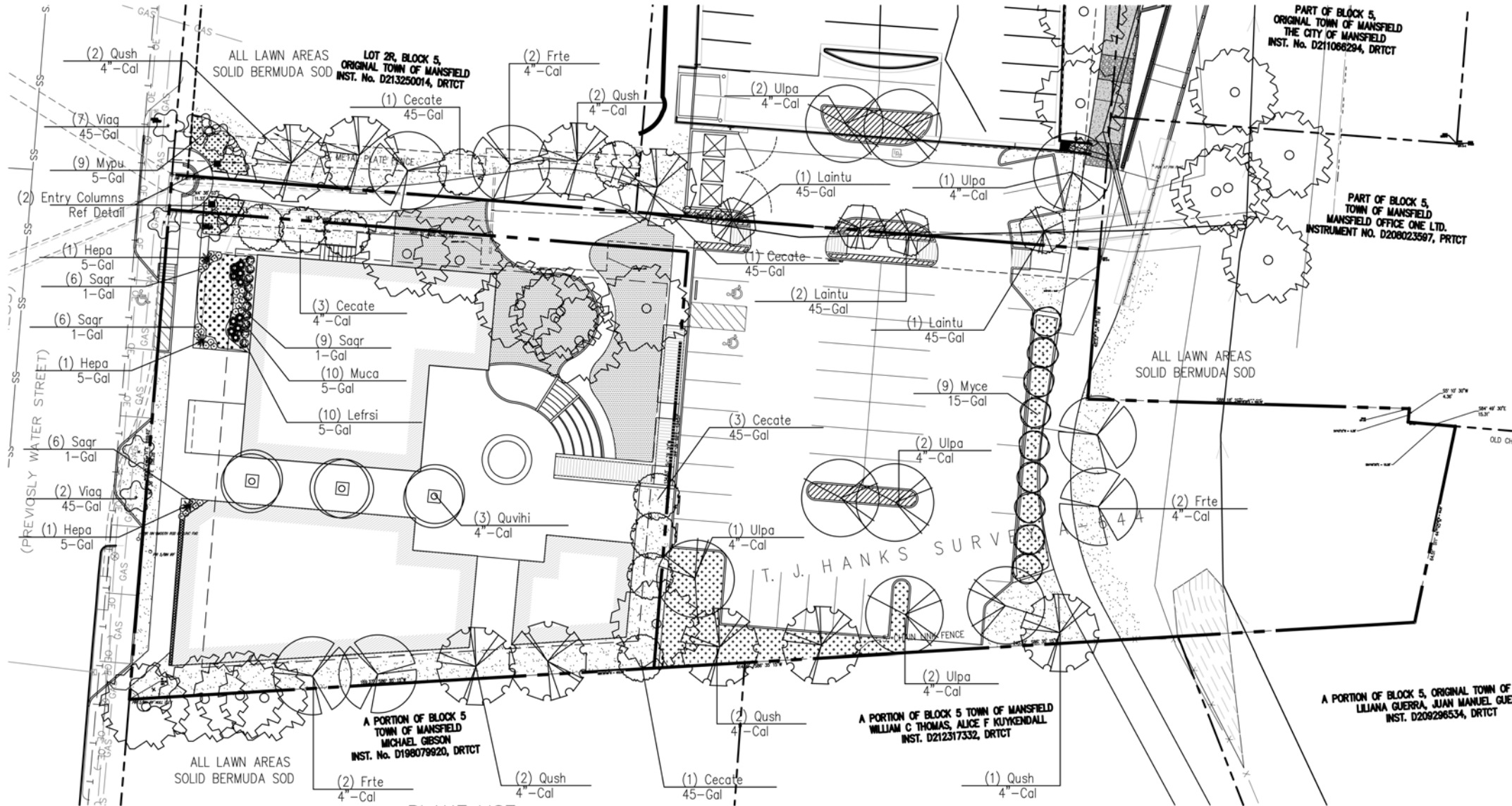
COVER PAGE

SHEET NUMBER:

G001



CASE NUMBER: ZC # 16-003
EXHIBIT B



Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
	9	Qush	Quercus shumardii	Shumard oak	4"-Cal	B & B
	6	Frte	Fraxinus texensis	Texas ash	4"-Cal	B & B
	8	Ulpa	Ulmus parvifolia	Lacebark elm	4"-Cal	B & B
	10	Viag	Vitex agnus-castus	Chaste tree	45-Gal	Tree form
	9	Mypu	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	48" O.C.
	10	Lefrsi	Leucophyllum frutescens 'Silverado'	Silverado sage	5-Gal	36" O.C.
	9	Myce	Myrica cerifera	Southern wax-myrtle	15-Gal	10' O.C.
	10	Muca	Muhlenbergia capillaris	Gulf muhly	5-Gal	36" O.C.
	27	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" O.C.
	9	Cecate	Cercis canadensis 'Texensis'	Texas redbud	45-Gal	3" Cal., Single straight trunk
	4	Laintu	Lagerstroemia indica 'Tuscarora'	'Tuscarora' crape myrtle	45-Gal	3 to 5 Canes 1" each
	3	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	As shown
	3	Quvihi	Quercus virginiana 'Highrise'	'Highrise' live oak	4"-Cal	B & B
	400	Stte	Stipa tenacissima	Mexican feathergrass	1-Gal	18" o.c.
	808	Limu	Liriope muscari 'Big Blue'	'Big Blue' liriope	4" pot	12" o.c.
	1510	Tras	Trachelospermum asiaticum	Asian jasmine	4" pot	12" o.c.
	59	Sach	Santolina chamaecyparissus	Santolina	1-Gal	24" o.c.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 24" OF PARKING LOT CURBS.

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. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH, LIMBS INTERFERING WITH VISIBILITY; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUIV.) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
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.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:
SITE WILL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND SPRINKLER SYSTEM DESIGNED AND INSTALLED BY A LICENSED TEXAS IRRIGATOR. SYSTEM SHALL CONTAIN ADEQUATE BACKFLOW PREVENTION TAHT ARE TESTED/INSPECTED ANNUALLY AND MUST HAVE AN OPERABLE RAIN/FREEZE GAUGES.

REF. SHEET L-2 FOR PLANT LEGEND

THE CITY OF MANSFIELD

SUMMARY CHART - BUFFERYARDS/SETBACKS					9/15
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH / TYPE	CANOPY TREES	SCREENING WALL/DEVICE HEIGHT AND MATERIAL
EAST	REQUIRED	135'	NA	NA	NA
	PROVIDED		10'	4 TREES	
SOUTH	REQUIRED	171'	NA	NA	NA
	PROVIDED		10'	4 TREES	
WEST	REQUIRED	158'	NA	NA	NA
	PROVIDED		AVG 20'	0	
NORTH	REQUIRED	170'	NA	NA	NA
	PROVIDED		10'	3 TREES	
CENTRAL FEATURES - XERISCAPED GARDENS LOCATED AT THE EAST SIDE OF THE PARKING LOT. TABLES AND SEATWALLS LOCATED IN COURTYARD.					

SUMMARY CHART - INTERIOR LANDSCAPE			
	LOT SIZE	LANDSCAPE AREA (SF)	% OF LANDSCAPE AREA
REQUIRED	24,817 SF	2,482 SF	10%
PROVIDED		6,035 SF	22%
COMMENTS:			

SUMMARY CHART - PARKING LOT LANDSCAPE	
TOTAL PARKING SPACES	
45/10 = 5 REQUIRED TREES	5 TREES
- PARKING LOT SCREENED FROM PUBLIC ROW.	

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."
- ALL LAWN AREAS TO BE SOLID BEREMUDA SOD.



THE BACKYARD

LANDSCAPE PLAN-EXHIBIT D

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



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
605 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM: F-119/17BPLS FIRM: 101538-00

DRAWN BY: J.L. Ryan

PROJECT NO. 2715-1000

SHEET

DATE: 2/26/2016

SHEET 1 OF 1

1

CASE NUMBER ZC#16-003



AERIAL VIEW OF DEVELOPMENT
DRAWINGS BY JIM RICHARDS

CASE NUMBER: ZC # 16-003
EXHIBIT E

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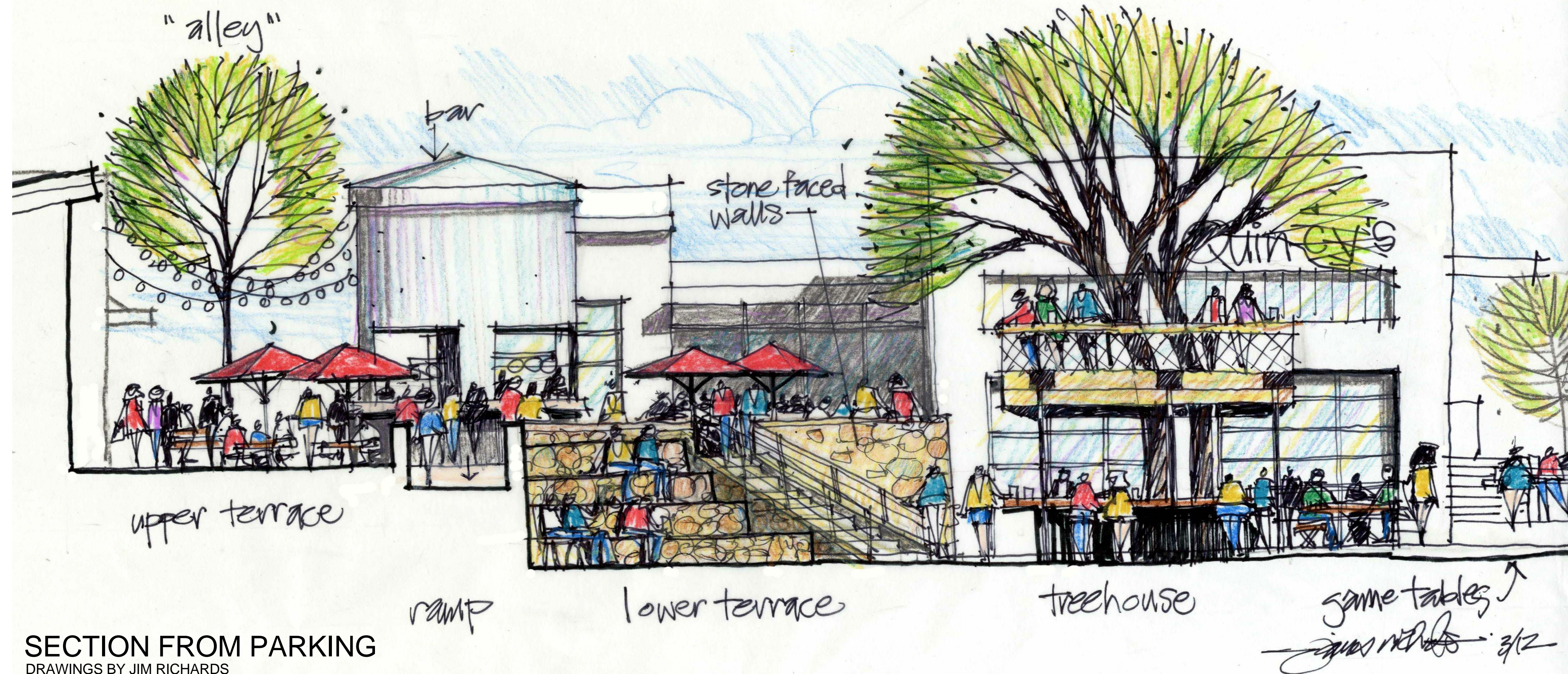
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PERSPECTIVES

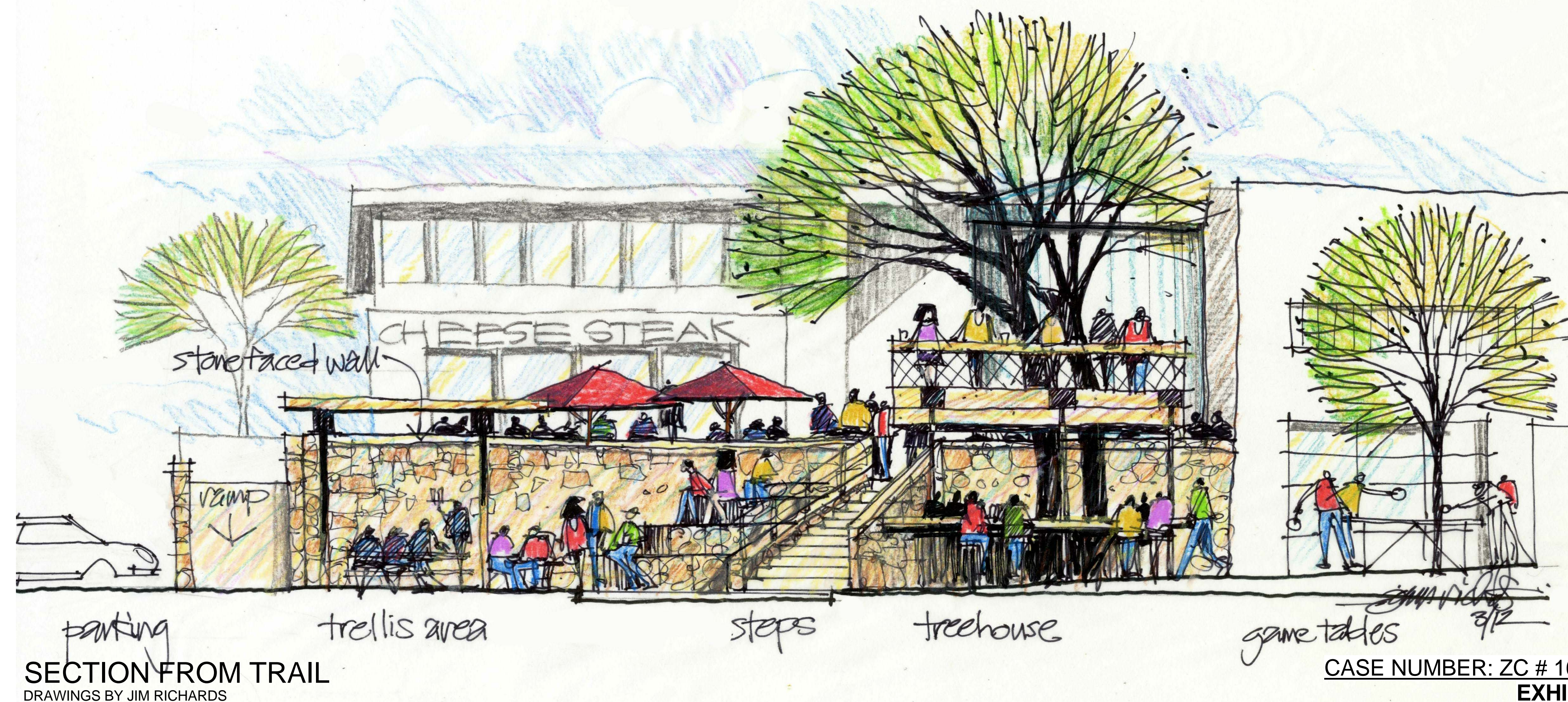
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SECTION FROM PARKING
DRAWINGS BY JIM RICHARDS



SECTION FROM TRAIL
DRAWINGS BY JIM RICHARDS

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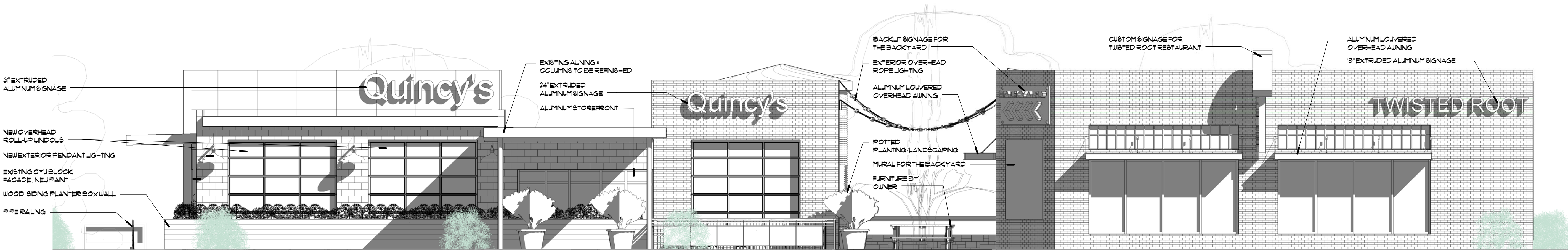
MASONRY CALCULATIONS

VIEW EAST:	
QUINCY'S:	
CMU BLOCK	-19%
MASONRY	-17%
METAL PANEL	-18%
GLAZING	-31%
WOOD	-15%
TWISTED ROOT:	
BRICK	-72%
GLAZING	-28%

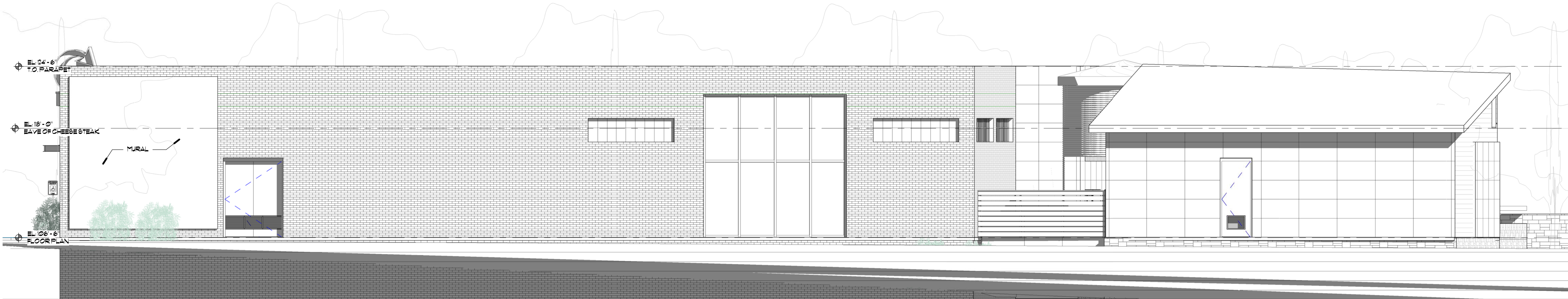
VIEW NORTH:	
TWISTED ROOT:	
BRICK	-72%
GLAZING	-28%
CHEESE STEAK:	
METAL PANEL	-92%

ELEVATION LEGEND

	MILLSAP SANDSTONE MASONRY VENEER		EXISTING CMU BLOCK
	KING SIZED BRICK MASONRY VENEER		ARCHITECTURAL WOOD SIDING
	EXPOSED FASTENER METAL PANEL		



1 VIEW EAST
SCALE: 3/16" = 1'-0"



2 VIEW NORTH
SCALE: 3/16" = 1'-0"

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SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

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MASONRY CALCULATIONS

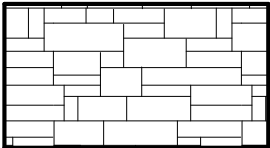
VIEW OF QUINCY'S IN PLAZA:

QUINCY'S :	
WOOD	-23%
MASONRY	-27%
METAL PANEL	-32%
GLAZING	-18%

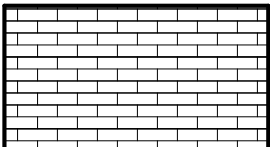
VIEW SOUTH IN PLAZA:

TWISTED ROOT :	
BRICK	-60%
GLAZING	-40%
CHEESE STEAK:	
METAL PANEL	-48%
WOOD SIDING	-17%
GLAZING	-35%

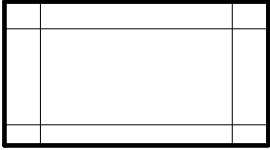
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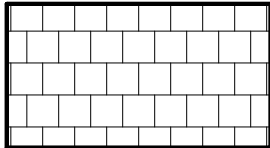
MILLSAP SANDSTONE
MASONRY VENEER



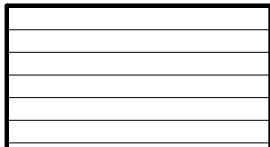
KING SIZED BRICK
MASONRY VENEER



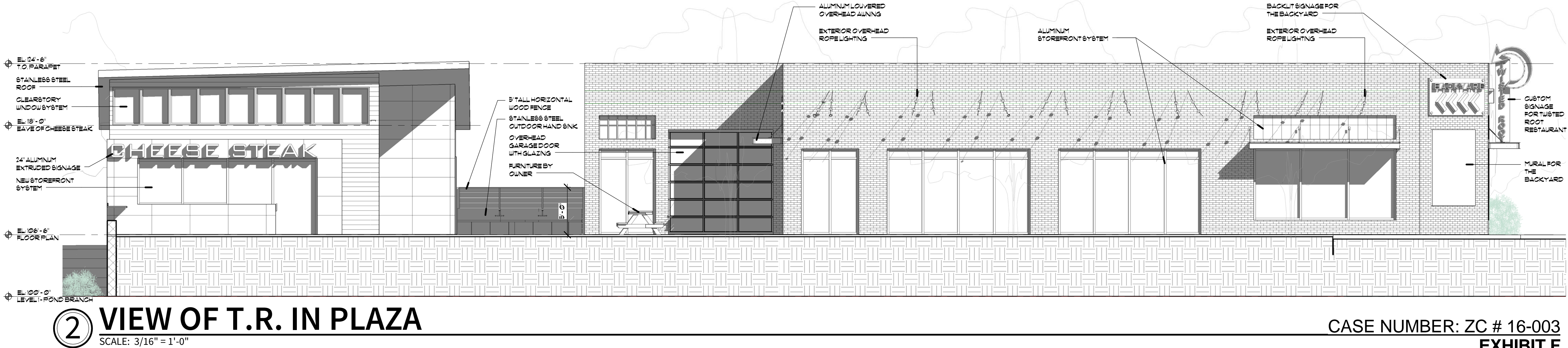
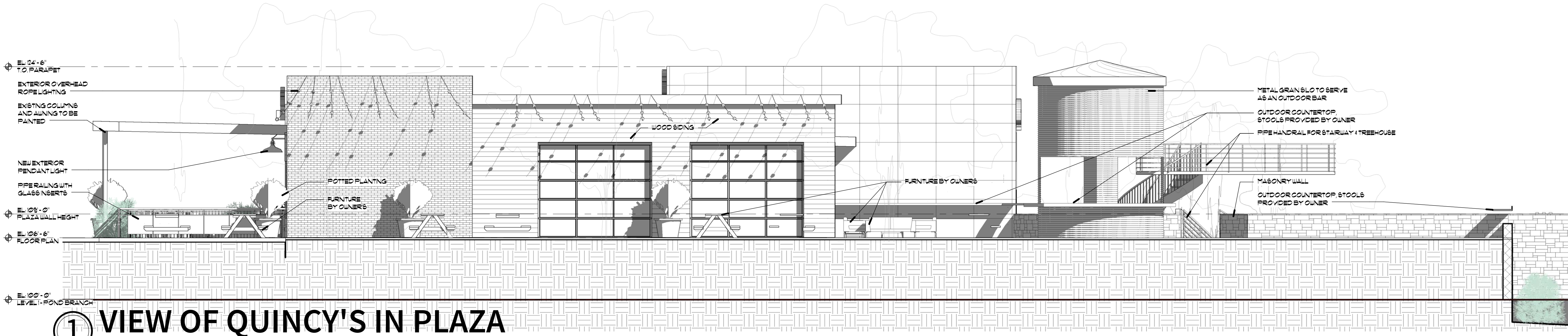
EXPOSED
FASTENER METAL
PANEL



EXISTING CMU
BLOCK



ARCHITECTURAL WOOD
SIDING



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EXTERIOR
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A402

CASE NUMBER: ZC # 16-003
EXHIBIT F

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MASONRY CALCULATIONS

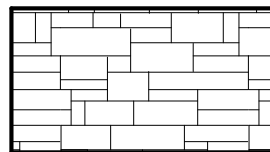
VIEW FROM PARKING:

CHEESE STEAK :	
METAL PANEL	-41%
GLAZING	-4%
WOOD PANEL	-55%
QUINCY'S :	
METAL PANEL	-38%
WOOD PANEL	-44%
GLAZING	-50%

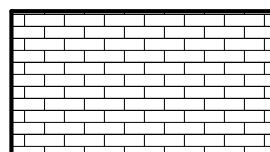
VIEW SOUTH:

QUINCY'S :	
METAL PANEL	-32%
CMU BLOCK	-27%
MASONRY	-4%
WOOD	-4%
GLAZING	-20%

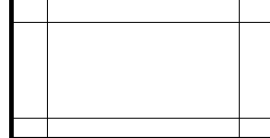
ELEVATION LEGEND



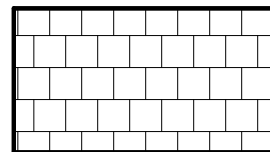
MILLSAP SANDSTONE
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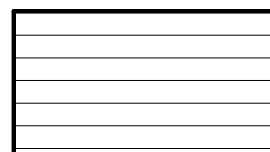
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MASONRY VENEER



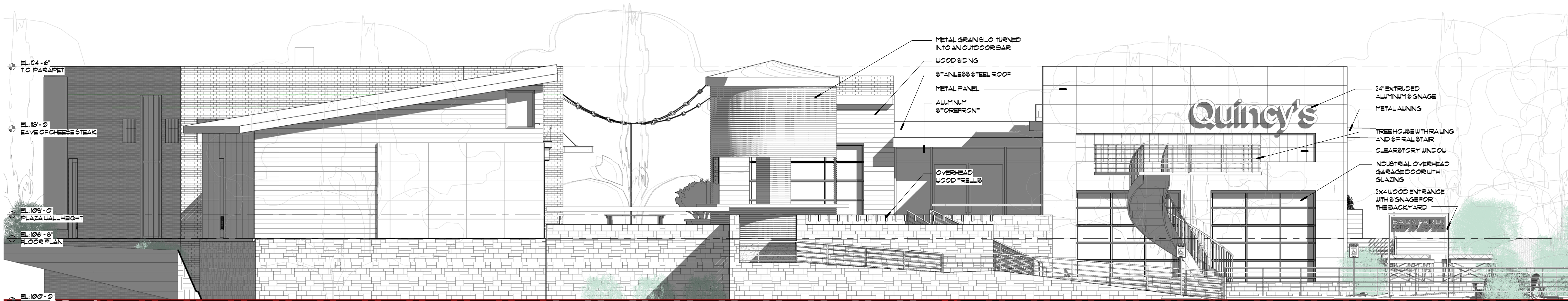
EXPOSED
FASTENER METAL
PANEL



EXISTING CMU
BLOCK



ARCHITECTURAL WOOD
SIDING



① VIEW FROM PARKING

SCALE: 3/16" = 1'-0"



② VIEW SOUTH

SCALE: 3/16" = 1'-0"

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