



## Realsearch of Texas, LLC

P.O. Box 1006, Godley, TX 76044  
Ph. 817-937-2655, [www.realsearch.org](http://www.realsearch.org)

### **EXHIBIT A**

#### LEGAL DESCRIPTION

BEING situated in the Bratton Survey, Abstract Number 114 and the S.C. Neil Survey, Abstract Number 1159, Tarrant County, Texas and being a portion of that certain tract of land described by deed to JCP Stonehedge, LP (hereinafter referred to as Tract 1) recorded in County Clerk's File Number D206334194, Deed Records, Tarrant County, Texas and a portion of that certain tract of land described by deed to JCP Stonehedge, LP (hereinafter referred to as Tract 2) recorded in County Clerk's File Number D207145306, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of that certain tract of land described by deed to Dolce Living Mansfield South, LLC recorded in County Clerk's File Number D212251675, Deed Records, Tarrant County, Texas and being in the east line of said Tract 1 and being in the west line of that certain tract of land described by deed to Mansfield Park Facilities Development Corporation recorded in Volume 11246, Page 1887, Deed Records, Tarrant County, Texas;

THENCE South 10 degrees 06 minutes 54 seconds East, 856.32 feet along said east line Tract 1 and said west line of said Park tract to a 1/2 inch iron rod with cap stamped "BEASLEY" found at the southeast corner of said Tract 1, said iron rod also being an ell corner in said west line of the Park tract;

THENCE along the south line of said Tract 1 and a north line of said Park tract the following bearings and distances:

South 65 degrees 00 minutes 20 seconds West, 92.02 feet to a 1/2 inch iron rod found;

North 77 degrees 53 minutes 38 seconds West, 110.24 feet to a 1/2 inch iron rod with cap stamped "BEASLEY" found;

North 85 degrees 06 minutes 24 seconds West, 112.89 feet to a 1/2 inch iron rod with cap stamped "BEASLEY" found;

South 87 degrees 58 minutes 31 seconds West, 234.35 feet to a 1/2 inch iron rod with cap stamped "BEASLEY" found;

South 69 degrees 38 minutes 09 seconds West, 147.56 feet to a 1/2 inch iron rod found;

South 65 degrees 04 minutes 19 seconds West, 378.09 feet to a 1/2 inch iron rod found at the southwest corner of said Tract 1, said iron rod also being a northwest corner of said Park tract and being in the east right-of-way line of State Highway 360 (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;



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THENCE 338.61 feet along the west line of said Tract 1 and said east right-of-way line of State Highway 360 and with said curve to the left, having a radius of 984.93 feet, through a central angle of 19 degrees 41 minutes 51 seconds, whose long chord bears North 10 degrees 03 minutes 44 seconds West, 336.94 feet to a brass highway monument found;

THENCE North 19 degrees 51 minutes 44 seconds West, 21.07 feet, continuing along said west line of Tract 1 and said east right-of-way line of State Highway 360 to a 1/2 inch iron rod found;

THENCE North 70 degrees 40 minutes 57 seconds East, 4.93 feet, departing said west line of Tract 1 and said east right-of-way line of State Highway 360 to a 1/2 inch iron rod found at the beginning of a curve to the left;

THENCE 161.69 feet, with said curve to the left, having a radius of 421.00 feet, through a central angle of 22 degrees 00 minutes 20 seconds, whose long chord bears North 58 degrees 45 minutes 11 seconds East, 160.70 feet to a 1/2 inch iron rod found at the beginning of a reverse curve to the right;

THENCE 129.14 feet, with said reverse curve to the right, having a radius of 387.50 feet, through a central angle of 19 degrees 05 minutes 43 seconds, whose long chord bears North 57 degrees 18 minutes 50 seconds East, 128.55 feet to a 1/2 inch iron rod found at the beginning of a reverse curve to the left;

THENCE 149.06 feet, with said reverse curve to the left, having a radius of 372.50 feet, through a central angle of 22 degrees 55 minutes 40 seconds, whose long chord bears North 55 degrees 23 minutes 09 seconds East, 148.07 feet to a 1/2 inch iron rod found at the beginning of a reverse curve to the right;

THENCE 63.64 feet, with said reverse curve to the right, having a radius of 475.00 feet, through a central angle of 07 degrees 40 minutes 34 seconds, whose long chord bears North 47 degrees 41 minutes 46 seconds East, 63.59 feet to a 1/2 inch iron rod found;

THENCE North 45 degrees 54 minutes 52 seconds West, 327.43 feet to a 1/2 inch iron rod found;

THENCE North 17 degrees 41 minutes 33 seconds West, 214.97 feet to a 1/2 inch iron rod found in the south line of said Dolce tract;

THENCE North 89 degrees 48 minutes 55 seconds East, 816.12 feet along said south line of the Dolce tract to the POINT OF BEGINNING and containing 749,422 square feet or 17.204 acres of land, more or less.



## Realsearch of Texas, LLC

P.O. Box 1006, Godley, TX 76044  
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Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration Number 5696

Date: February 11, 2013





Type Description		Net Area	Priv. Stor./Bk.	Gross Area	Phase 1	Phase 2	Total
A1	One Bedroom, 1 Bath (1st flr.)	728 s.f.	77 s.f.	805 s.f.	14	7	14
A2	One Bedroom, 1 Bath (2nd & 3rd flr.)	728 s.f.	77 s.f.	805 s.f.	14	14	28
A3	One Bedroom, 1 Bath (2nd & 3rd flr.)	789 s.f.	56 s.f.	845 s.f.	24	24	48
A4	One Bedroom, 1 Bath (1st flr.)	816 s.f.	78 s.f.	894 s.f.	6	6	12
A5	One Bedroom, 1 Bath (2nd & 3rd flr.)	816 s.f.	78 s.f.	894 s.f.	16	16	32
A6	One Bedroom, 1 Bath (H.C. - 1st flr.)	816 s.f.	78 s.f.	894 s.f.	2	2	4
Total One Bedroom Units					69	69	138 Units

Type	Description	Net Area	Priv. Stor./Balc.	Gross Area	Phase 1	Phase 2	Total
B1	Two Bedroom, 2 Bath (1st flr.)	1,084 s.f.	55 s.f.	1,139 s.f.	6	6	12
B2	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1,084 s.f.	55 s.f.	1,139 s.f.	31	31	62
B3	Two Bedroom, 2 Bath (1st flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	11	11	22
B4	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	24	24	48
B5	Two Bedroom, 2 Bath (H.C. - 1st flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	1	1	2
Total Two Bedroom Units					73	73	146 Units

Type	Description	Net Area	Priv. Stor./Balc.	Gross Area	Phase 1	Phase 2	Total
C1	Three Bedroom, 2 Bath (1st flr.)	1,409 s.f.	95 s.f.	1,504 s.f.	3	3	6
C2	Three Bedroom, 2 Bath (2nd & 3rd flr.)	1,409 s.f.	95 s.f.	1,504 s.f.	8	8	16
C3	Three Bedroom, 2 Bath (H.C. – 1st flr.)	1,420 s.f.	84 s.f.	1,504 s.f.	1	1	2
Total Three Bedroom Units					12	12	24
Apartment Total					154	154	308 Units

Unit Density (units/acre) = 308 units / 17.20 acres =	Net Area	Priv. Star/ Bldg.	Gross Area	17.9 units/acre
Phase 1 Apartment Area	152,235 s.f.	11,057 s.f.	163,292 s.f.	
Phase 2 Apartment Area	152,235 s.f.	11,057 s.f.	163,292 s.f.	
Total Apartment Area	304,470 s.f.	22,114 s.f.	326,584 s.f.	
Amenity Center – Phase 1	6,568 s.f.	895 s.f.	7,463 s.f.	
Amenity Center – Phase 2	1,792 s.f.	1,225 s.f.	3,017 s.f.	
Total Project Area	312,830 s.f.	23,234 s.f.	337,064 s.f.	

<u>Parking Required:</u>	Phase 1	Phase 2	Total
2 cars / unit for just 50 units	100	100	
1.75 cars / unit for 104 remaining units	182	182	
<b>Total Parking Required</b>	<b>282</b>	<b>282</b>	<b>564 Cars</b>

Parking Provided Phase 1:	HC Accessible	Van Accessible	Standard	Total
Detached Garages	0	2	76	78 cars
Carports	2	0	77	79 cars
Open Parking (Secured)	4	1	109	114 cars
Total Parking (Secured)	6	3	262	271 cars
Amenity Center Parking (Non-Secured)	0	1	10	11 cars
Total Phase 1 Parking Provided	6	4	272	282 cars

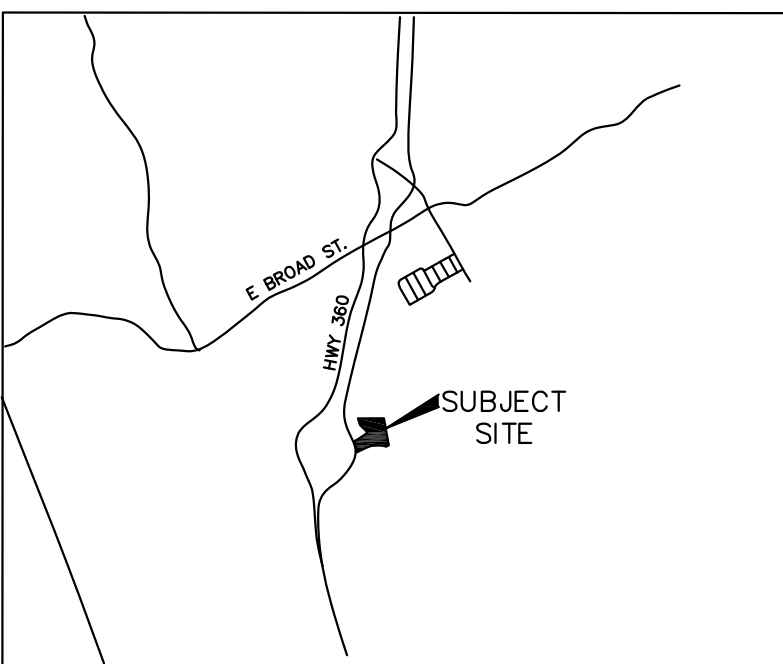
<u>Parking Provided Phase 2:</u>	<u>HC Accessible</u>	<u>Van Accessible</u>	<u>Standard</u>	<u>Total</u>
Detached Garages	0	2	76	78 cars
Carports	2	0	78	80 cars
Open Parking (Secured)	3	1	120	124 cars
<b>Total Parking (Secured)</b>	<b>5</b>	<b>3</b>	<b>274</b>	<b>282 cars</b>

Total Project Parking Provided	11	7	546	564 cars
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Type	Blgd. #	1st floor	2nd floor	3rd floor	Total sq. ft.	Quantity	Total
Building Type #1	1 & 10	14,266 s.f.	12,606 s.f.	12,277 s.f.	37,547 s.f.	2	75,094 s.f.
Building Type #2	3, 4, 11 & 13	14,958 s.f.	14,898 s.f.	14,646 s.f.	44,502 s.f.	2	89,004 s.f.
Building Type #3	5 & 9	14,958 s.f.	14,898 s.f.	13,440 s.f.	43,296 s.f.	2	86,592 s.f.
Building Type #4	2 & 12	15,533 s.f.	15,490 s.f.	15,238 s.f.	46,261 s.f.	2	92,522 s.f.
Amenity Center #1	6	7,463 s.f.			7,463 s.f.	1	7,463 s.f.
Amenity Center #2	15	3,017 s.f.			3,017 s.f.	1	3,017 s.f.
Garages	7 & 14	765 s.f.			765 s.f.	2	1,530 s.f.
Grill House	8	831 s.f.			831 s.f.	1	831 s.f.
Total Project Floor Area							445,057 s.f.
Site Area							749,232 s.f.
Floor Area Ratio							0.593867

1. THIS PLANNED DEVELOPMENT WILL ALLOW ALL USES ACCEPTABLE TO MF-2 ZONING. THE BUILDING HEIGHT IS MODIFIED FROM MF-2 TO ALLOW THREE STORY BUILDINGS.
2. THE ORNAMENTAL METAL FENCING ALONG THE EASTERN PORTION OF THE PROPERTY IS MODIFIED FROM THE SOLID SCREENING WALL OF THE ZONING ORDINANCE.
3. THE SIGN ORDINANCE IS TO BE MODIFIED TO ALLOW A SIGN WIDTH OF 16' FROM A MAXIMUM OF (10) TEN FEET AS DESIGNATED IN TABLE 7100D IN THE ZONING ORDINANCE.
4. ALL SIDEWALKS SHOWN ARE CONCRETE AND ARE 4' IN WIDTH.
5. ALL DRIVES SHOWN ARE CONCRETE WITH A 24' FIRELANE WIDTH.
6. ALL INSIDE FIRELANE RADII = 28' (UNLESS OTHERWISE NOTED).
7. ALL SURFACE PARKING SPACES ARE 9'x16' WITH A 2' VEHICULAR OVERHANG ALLOWANCE.
8. ALL ABOVEGROUND ELECTRICAL APPURTENANCES AND AC CONDENSERS ARE TO BE PROPERLY SCREENED ACCORDING TO THE SCREENING ORDINANCE.
9. THE PUBLIC ACCESS AND UTILITY EASEMENTS IS FOR THE USE OF THE 17.17 AC EXISTING MULTIFAMILY DEVELOPMENT (UNDER CONSTRUCTION) TO THE NORTHEAST, THE UNDEVELOPED COMMERCIAL TRACT TO THE NORTH, THE UNDEVELOPED COMMERCIAL TRACT TO THE SOUTH, AND THE 17.20 AC PROPOSED MULTIFAMILY TRACT TO THE SOUTHEAST. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.
10. THE PUBLIC ACCESS AND UTILITY EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
11. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

All unit appliances to have stainless steel fronts.  
All unit bathrooms to have ceramic tile flooring.  
All unit kitchen, bathroom, and desk countertops to be polished granite.

VICINITY MAP  
N.T.S.

PHASE I - 5 BLDGS 154 UNITS  
AND AMENITIES BLDG  
9.87 ACRES - AUGUST 2013  
TO JANUARY 2015

PHASE II - 5 BLDGS 154 UNITS  
7.34 ACRES - MARCH 2015 TO  
JUNE 2016

SCREENED DUMPSTER  
ENCLOSURE

FIRE LANE

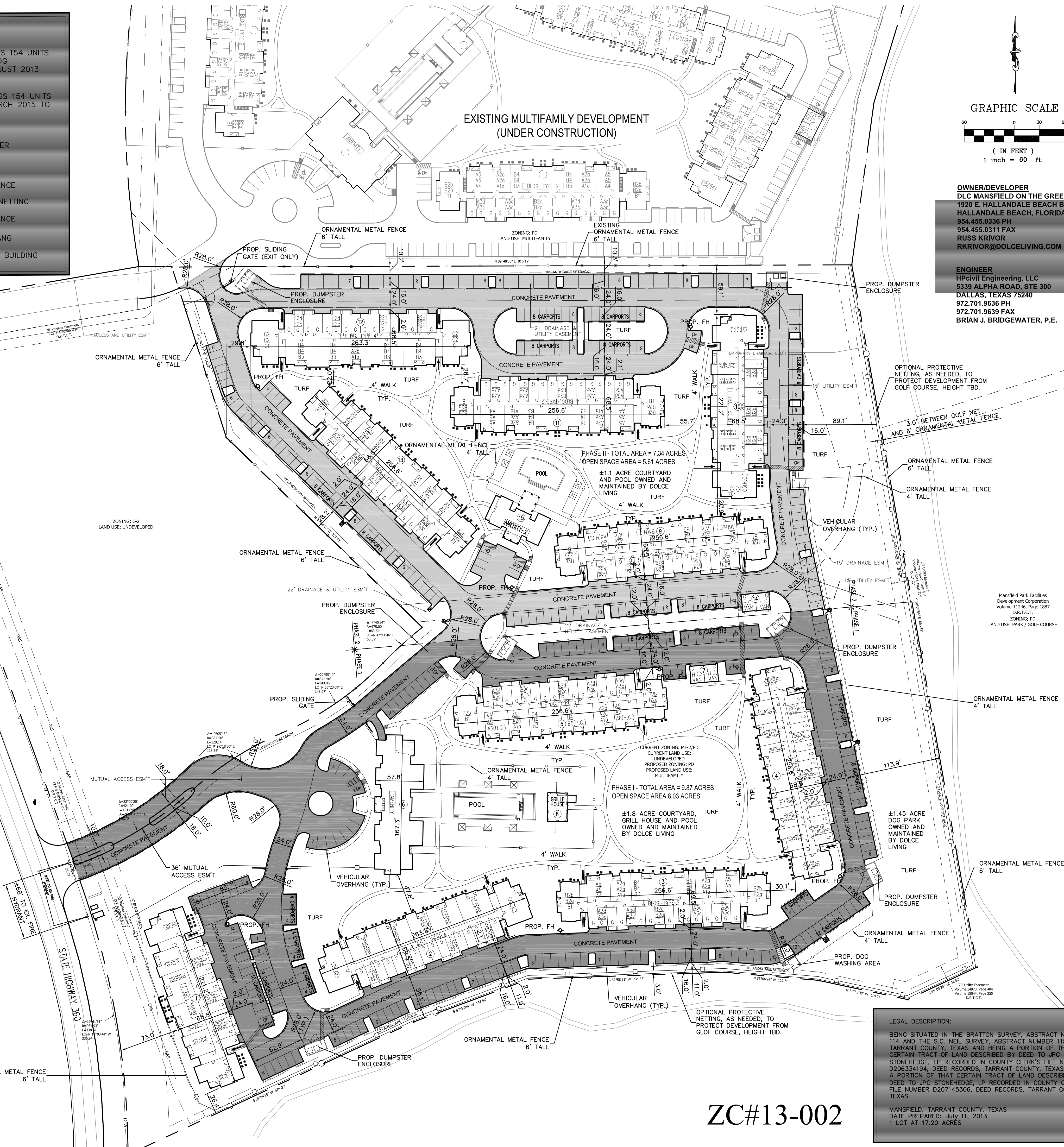
6" ORNAMENTAL FENCE

PROTECTIVE GOLF NETTING

4' ORNAMENTAL FENCE

VEHICULAR OVERHANG

ENTRANCE/EXIT TO BUILDING



**OWNER/DEVELOPER**  
**DLC MANSFIELD ON THE GREEN, LLC.**  
**1920 E. HALLANDALE BEACH BLVD, PH-2**  
**HALLANDALE BEACH, FLORIDA 33009**  
**954.455.0336 PH**  
**954.455.0311 FAX**  
**RUSS KRIVOR**  
**RKRIVOR@DOLCELIVING.COM**

**ENGINEER**  
HPcivil Engineering, LLC  
5339 ALPHA ROAD, STE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
BRIAN J. BRIDGEWATER, P.E.

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DEVELOPMENT PLAN

DOLCE LIVING @ MANSFIELD ON THE GREEN

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

PRELIMINARY  
NOT FOR CONSTRUCTION  
THIS DRAWING IS RELEASED  
FOR THE PURPOSE OF  
SCHEMATIC REVIEW ONLY  
AND IS NOT INTENDED FOR  
PERMITTING, BIDDING, OR  
CONSTRUCTION PURPOSES.

THESE PLANS WERE  
PREPARED UNDER THE  
DIRECT SUPERVISION OF  
BRIAN J. BRIDGEWATER,  
E., TEXAS REG. #99334  
DATE: 7/11/2013

**hpcivil engineering, LLC.**  
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
[www.hpcivileng.com](http://www.hpcivileng.com)

**SHEET CONTENTS:**  
**SITE**  
**PLAN**

SHEET NO

# EX B

HPCE #12-591

# ZC#13-002

LEGAL DESCRIPTION:

BEING SITUATED IN THE BRATTON SURVEY, ABSTRACT NUMBER 114 AND THE S.C. NEIL SURVEY, ABSTRACT NUMBER 1159, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JPC STONEHEADGE, LP RECORDED IN COUNTY CLERK'S FILE NUMBER D206334194, DEED RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JPC STONEHEADGE, LP RECORDED IN COUNTY CLERK'S FILE NUMBER D207145306, DEED RECORDS, TARRANT COUNTY, TEXAS.

MANSFIELD, TARRANT COUNTY, TEXAS  
DATE PREPARED: July 11, 2013  
1 LOT AT 17.20 ACRES





PROJECT SUMMARY:

Apartments:

Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
A1	One Bedroom, 1 Bath (1st flr.)	128 s.f.	11 s.f.	805 s.f.	1	1	14
A2	One Bedroom, 1 Bath (2nd & 3rd flr.)	128 s.f.	11 s.f.	805 s.f.		14	28
A3	One Bedroom, 1 Bath (2nd & 3rd flr.)	109 s.f.	56 s.f.	845 s.f.	24	24	48
A4	One Bedroom, 1 Bath (1st flr.)	816 s.f.	18 s.f.	894 s.f.	6		12
A5	One Bedroom, 1 Bath (2nd & 3rd flr.)	816 s.f.	18 s.f.	894 s.f.		16	32
A6	One Bedroom, 1 Bath (H.C. - 1st flr.)	816 s.f.	18 s.f.	894 s.f.	2	2	4
Total One Bedroom Units					69	69	138 Units

Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
B1	Two Bedroom, 2 Bath (1st flr.)	1,084 s.f.	55 s.f.	1,139 s.f.	6	6	12
B2	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1,084 s.f.	55 s.f.	1,139 s.f.	31	31	62
B3	Two Bedroom, 2 Bath (1st flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	11	11	22
B4	Two Bedroom, 2 Bath (2nd & 3rd flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	24	24	48
B5	Two Bedroom, 2 Bath (H.C. - 1st flr.)	1,150 s.f.	85 s.f.	1,235 s.f.	1	1	2
Total Two Bedroom Units					73	73	146 Units

Type	Description	Net Area	Priv. Stor./ Balc.	Gross Area	Phase 1	Phase 2	Total
C1	Three Bedroom, 2 Bath (1st flr.)	1,409 s.f.	95 s.f.	1,504 s.f.	3	3	6
C2	Three Bedroom, 2 Bath (2nd & 3rd flr.)	1,409 s.f.	95 s.f.	1,504 s.f.	8	8	16
C3	Three Bedroom, 2 Bath (H.C. - 1st flr.)	1,420 s.f.	84 s.f.	1,504 s.f.	1	1	2
Total Three Bedroom Units					12	12	24 Units
Apartment Total					154	154	308 Units

	Net Area	Priv. Stor./ Balc.	Gross Area
Phase 1 Apartment Area	152,235 s.f.	11,051 s.f.	163,286 s.f.
Phase 2 Apartment Area	152,235 s.f.	11,051 s.f.	163,286 s.f.
Total Apartment Area	304,470 s.f.	22,102 s.f.	326,572 s.f.
Amenity Center - Phase 1	6,568 s.f.	895 s.f.	7,463 s.f.
Amenity Center - Phase 2	1,792 s.f.	1,225 s.f.	3,011 s.f.
Total Project Area	312,830 s.f.	23,234 s.f.	337,064 s.f.

PARKING SUMMARY:

Parking Required:	Phase 1	Phase 2	Total
2 cars / unit for just 50 units	100	100	
1.75 cars / unit for 104 remaining units	182	182	
Total Parking Required	282	282	564 Cars

Parking Provided Phase 1:	HC Accessible	Van Accessible	Standard	Total
Detached Garages	0	2	16	18 cars
Carports	2	0	18	20 cars
Open Parking (Secured)	4	1	108	113 cars
Total Parking (Secured)	6	3	262	271 cars
Amenity Center Parking (Non-Secured)	0	1	10	11 cars
Total Phase 1 Parking Provided	6	4	272	282 cars

Parking Provided Phase 2:	HC Accessible	Van Accessible	Standard	Total
Detached Garages	0	2	16	18 cars
Carports	2	0	18	20 cars
Open Parking (Secured)	3	1	120	124 cars
Total Parking (Secured)	5	3	214	282 cars
Total Project Parking Provided	10	6	548	564 cars

DOLCE LIVING MANSFIELD ON THE GREEN

A Multi-Family Community  
Mucasey & Associates, Architects  
June 25, 2013





Elevation Detail



# **DOLCE LIVING - MANSFIELD ON THE GREEN**

*A Multi-Family Community*  
Mucasey & Associates, Architects  
November 12, 2012





Elevation Detail

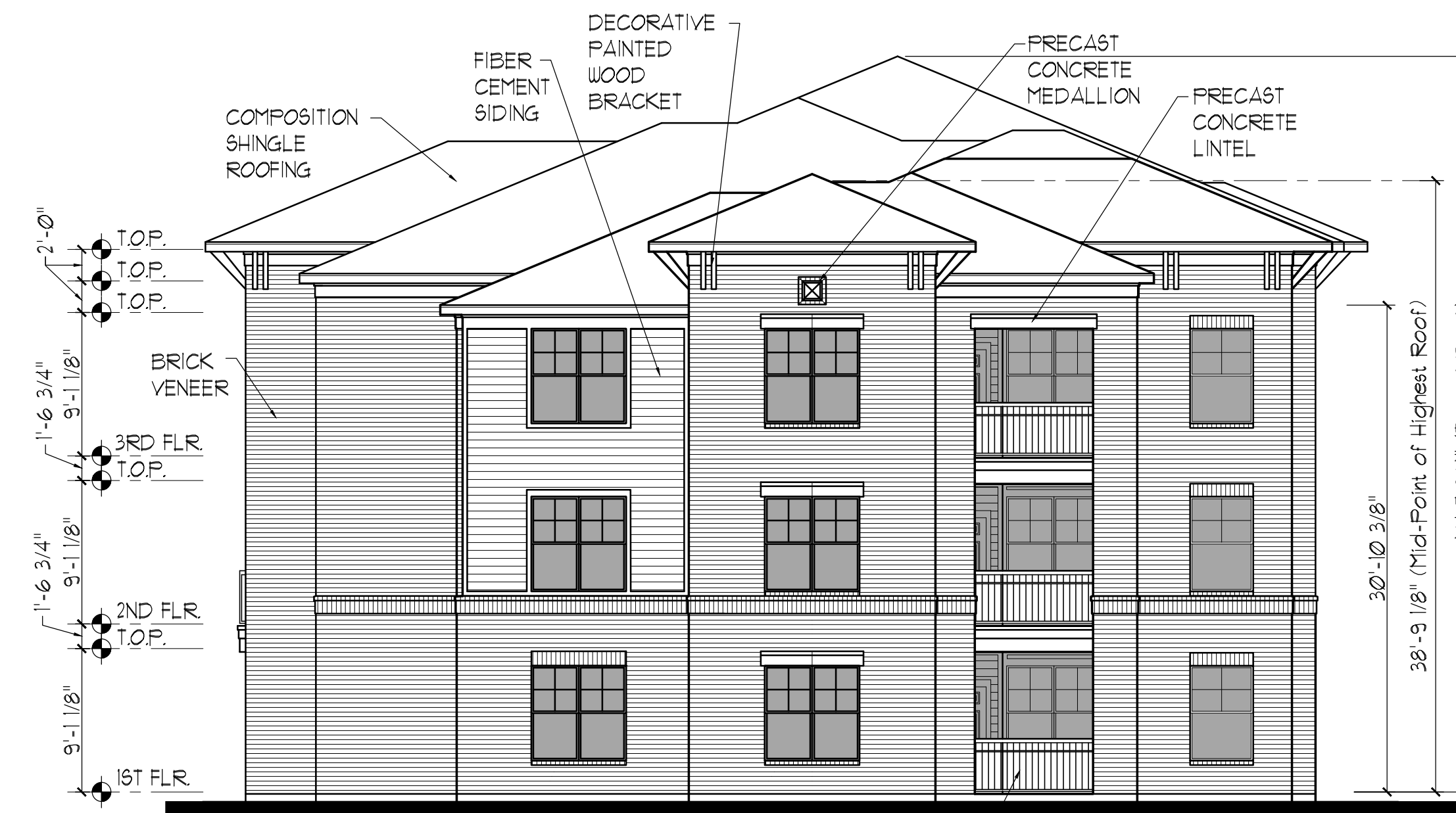


Amenity Center Elevation

# **DOLCE LIVING - MANSFIELD ON THE GREEN**

*A Multi-Family Community*  
 Mucasey & Associates, Architects  
 November 28, 2012





Building Type 1 - End Elevation

PAINTED METAL RAILING  
87% Brick Veneer  
13% Fiber Cement Siding



Building Type 1 - Driveway Elevation

71% Brick Veneer  
29% Fiber Cement Siding



Building Type 1 - Courtyard Elevation

PAINTED METAL RAILING  
87% Brick Veneer  
13% Fiber Cement Siding

# BUILDING TYPE 1 : DOLCE LIVING - MANSFIELD ON THE GREEN

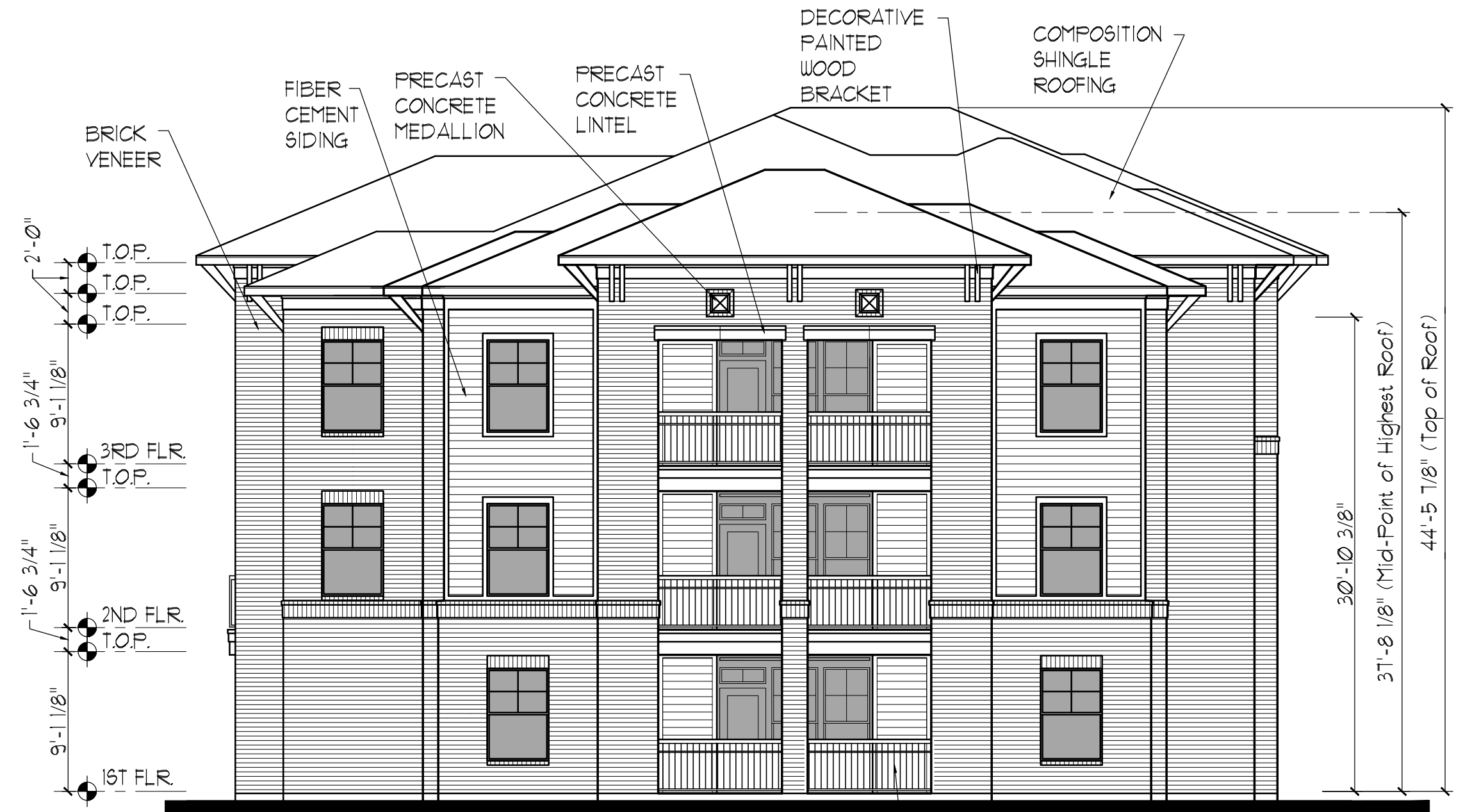
EX C.1

Mucasey & Associates, Architects  
June 18, 2013

EXTERIOR VENEER (All 4 Sides) : 81% Brick Veneer 19% Fiber Cement Siding

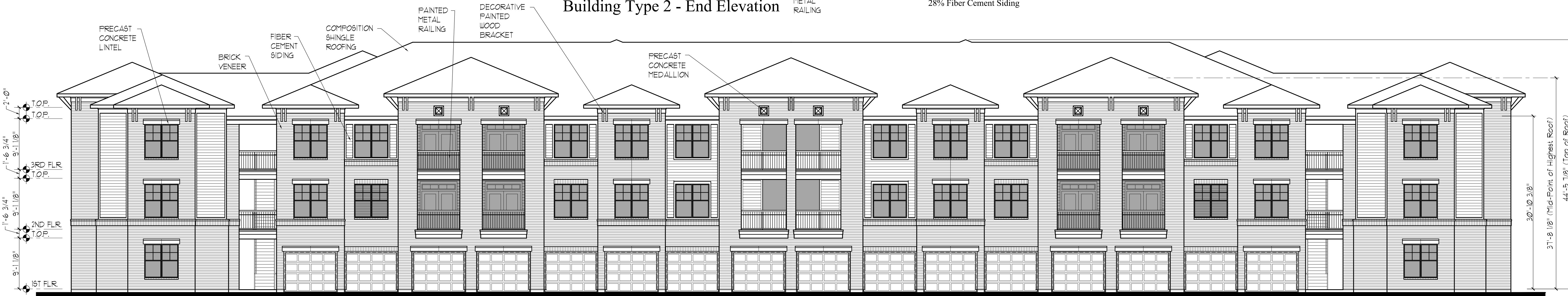
Case No. (ZC#13-002) 16





Building Type 2 - End Elevation

72% Brick Veneer  
28% Fiber Cement Siding



Building Type 2 - Driveway Elevation

80% Brick Veneer  
20% Fiber Cement Siding



Building Type 2 - Courtyard Elevation

86% Brick Veneer  
14% Fiber Cement Siding

# BUILDING TYPE 2 : DOLCE LIVING - MANSFIELD ON THE GREEN EX C.2

Mucasey & Associates, Architects  
June 18, 2013

EXTERIOR VENEER (All 4 Sides) : 81% Brick Veneer 19% Fiber Cement Siding

Case No. (ZC#13-002) 16



Building Type 3 - End Elevation

76% Brick Veneer  
24% Fiber Cement Siding



Building Type 3 - End Elevation

72% Brick Veneer  
28% Fiber Cement Siding



Building Type 3 - Driveway Elevation

82% Brick Veneer  
18% Fiber Cement Siding



Building Type 3 - Courtyard Elevation

89% Brick Veneer  
11% Fiber Cement Siding

# BUILDING TYPE 3 : DOLCE LIVING - MANSFIELD ON THE GREEN

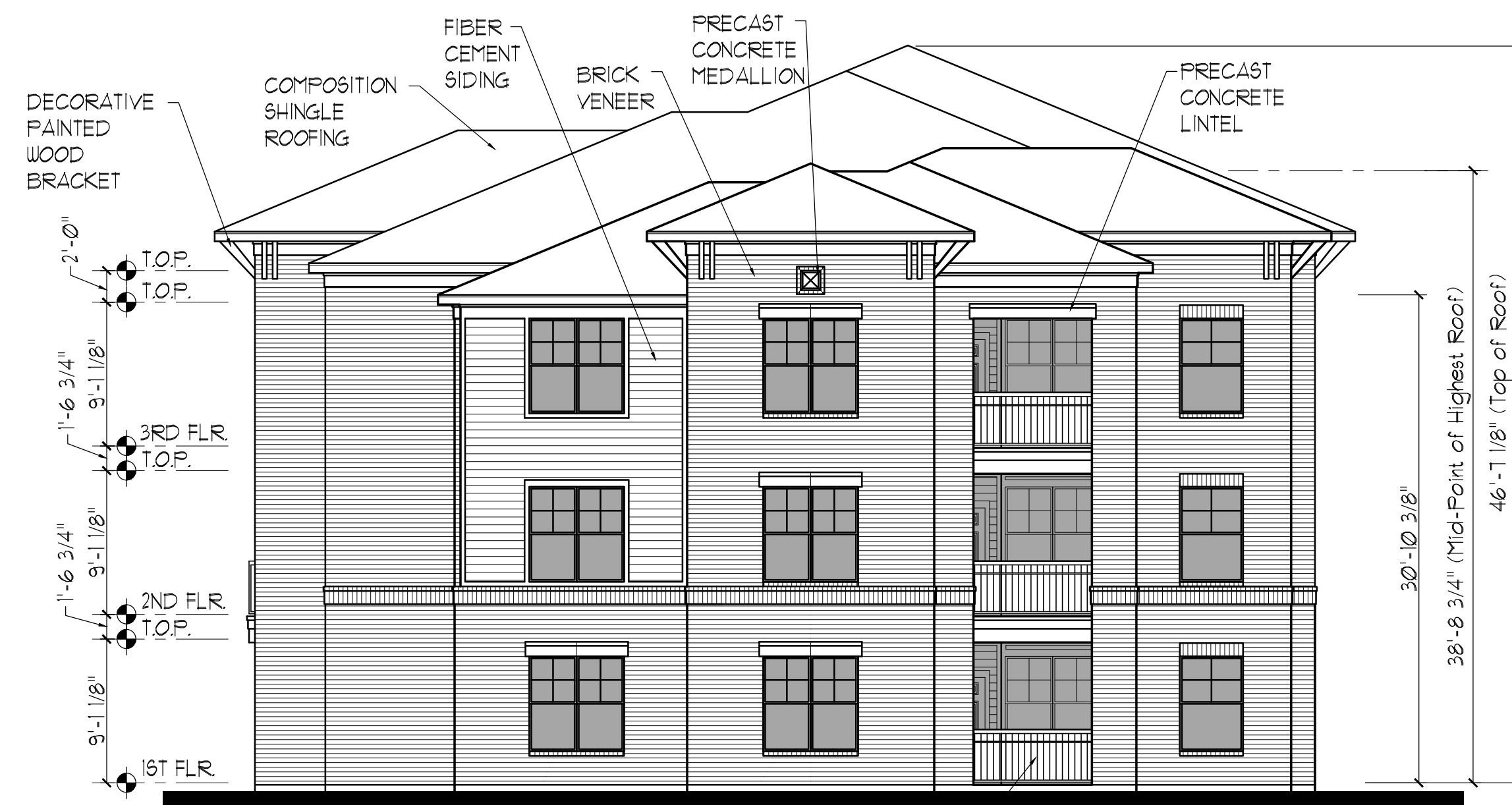
EX C.3

Mucasey & Associates, Architects  
June 18, 2013

EXTERIOR VENEER (All 4 Sides) : 83% Brick Veneer 17% Fiber Cement Siding

Case No. (ZC#13-002) 0 2 4 8 16





Building Type 4 - End Elevation

PAINTED METAL RAILING  
87% Brick Veneer  
13% Fiber Cement Siding



Building Type 4 - Driveway Elevation

77% Brick Veneer  
23% Fiber Cement Siding



Building Type 4 - Courtyard Elevation

86% Brick Veneer  
14% Fiber Cement Siding

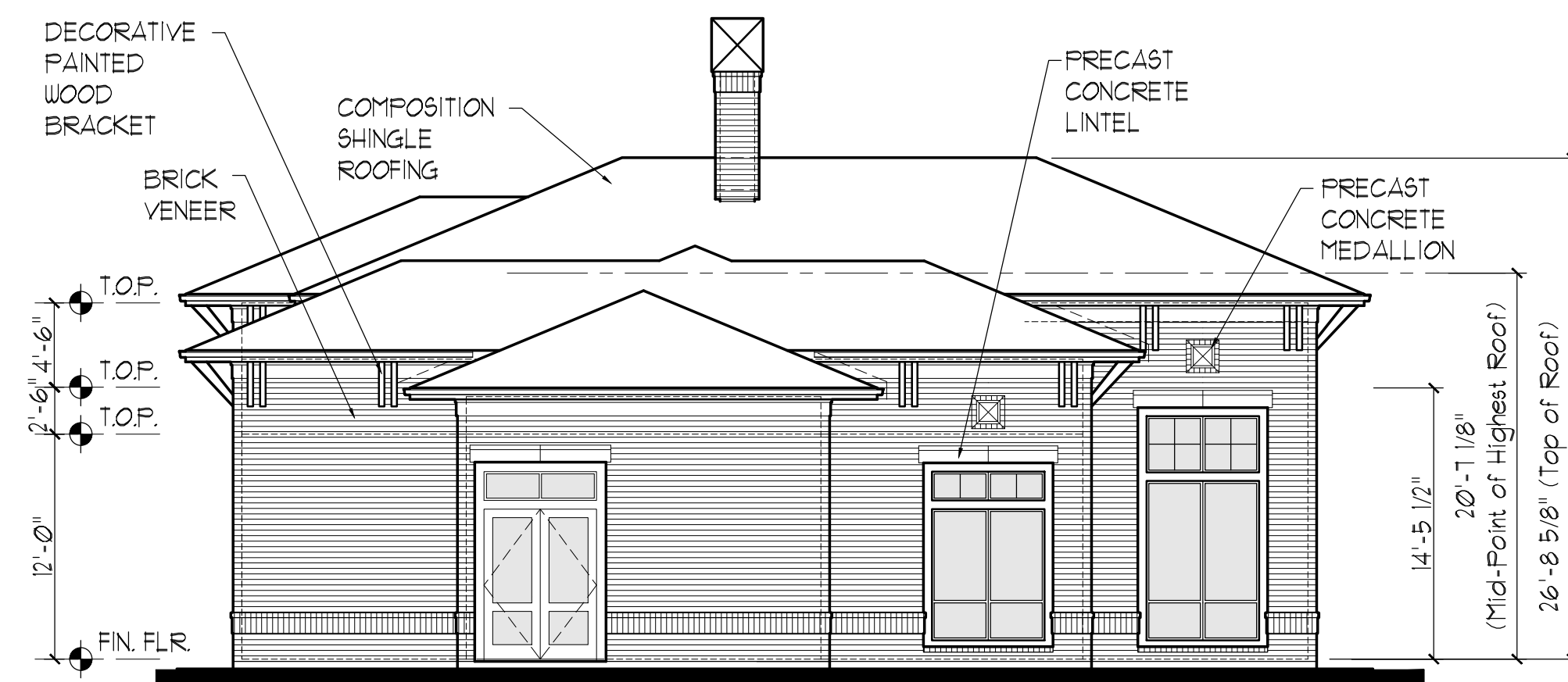
# BUILDING TYPE 4 : DOLCE LIVING - MANSFIELD ON THE GREEN

EX C.4

Mucasey & Associates, Architects  
June 18, 2013

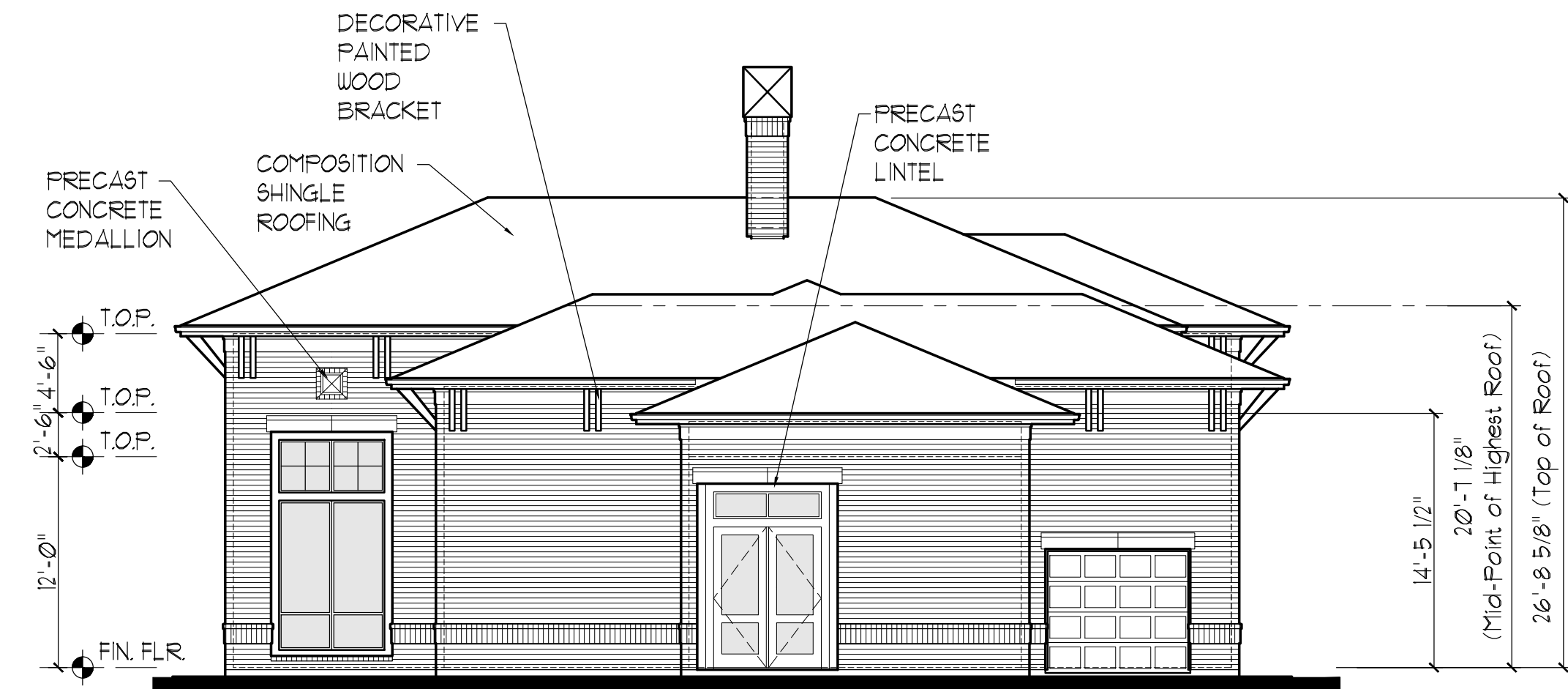
EXTERIOR VENEER (All 4 Sides) : 84% Brick Veneer 16% Fiber Cement Siding

Case No. (ZC#13-002) 0 2 4 8 16



AMENITY- Side Elevation

98% Brick Veneer  
2% Fiber Cement Siding



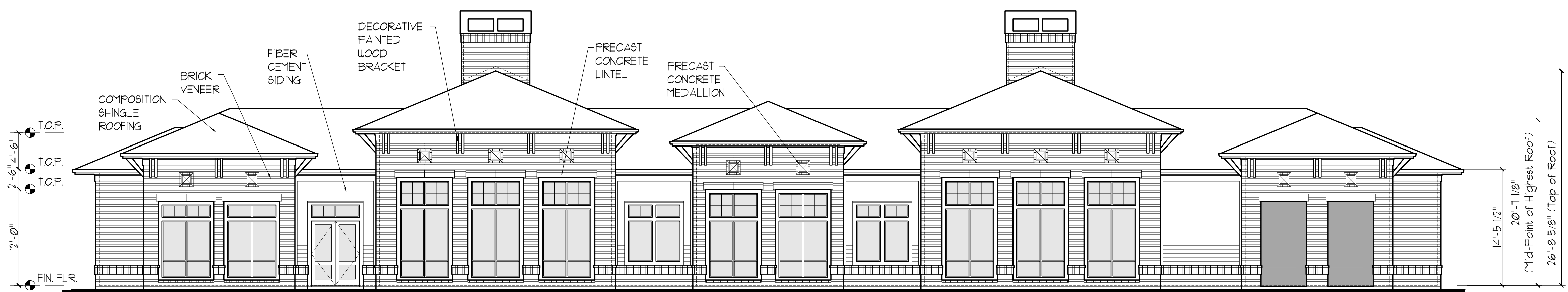
AMENITY- Side Elevation

98% Brick Veneer  
2% Fiber Cement Siding



AMENITY- Front Elevation

82% Brick Veneer  
18% Fiber Cement Siding



AMENITY- Back Elevation

81% Brick Veneer  
19% Fiber Cement Siding

# AMENITY CENTER : DOLCE LIVING - MANSFIELD ON THE GREEN

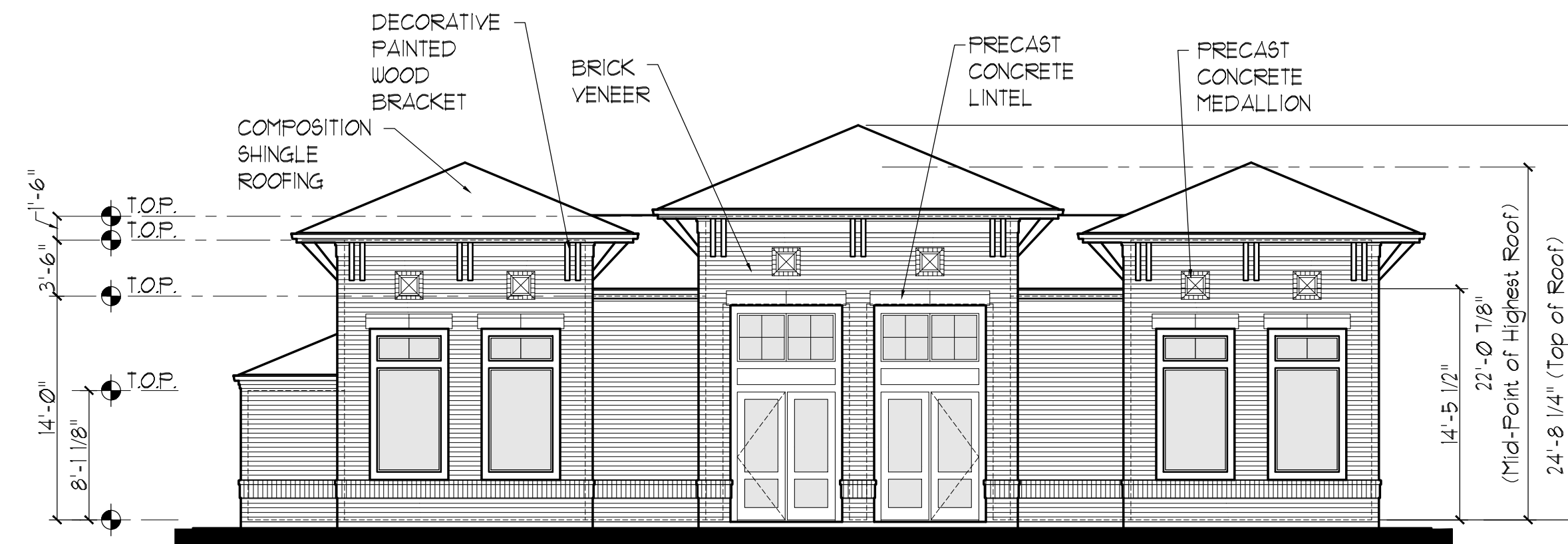
EX C.5

Mucasey & Associates, Architects  
June 18, 2013

EXTERIOR VENEER (All 4 Sides) : 87% Brick Veneer 13% Fiber Cement Siding

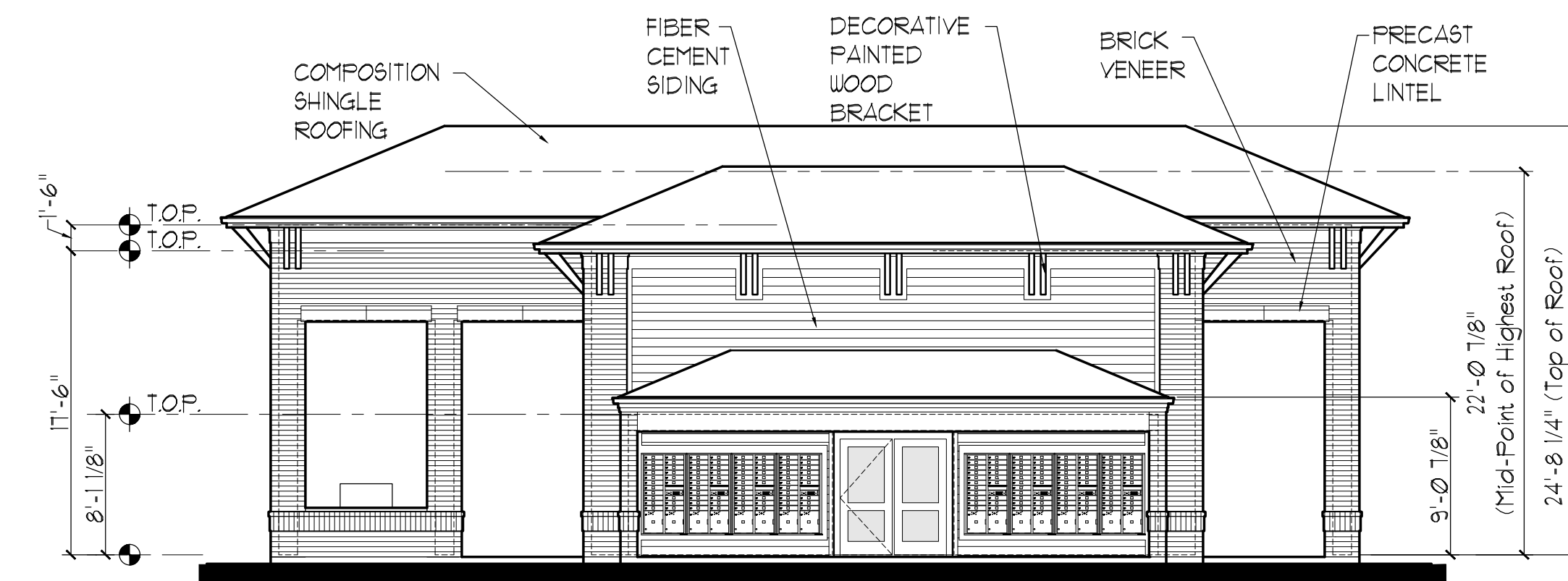
Case No. (ZC#13-002) 16





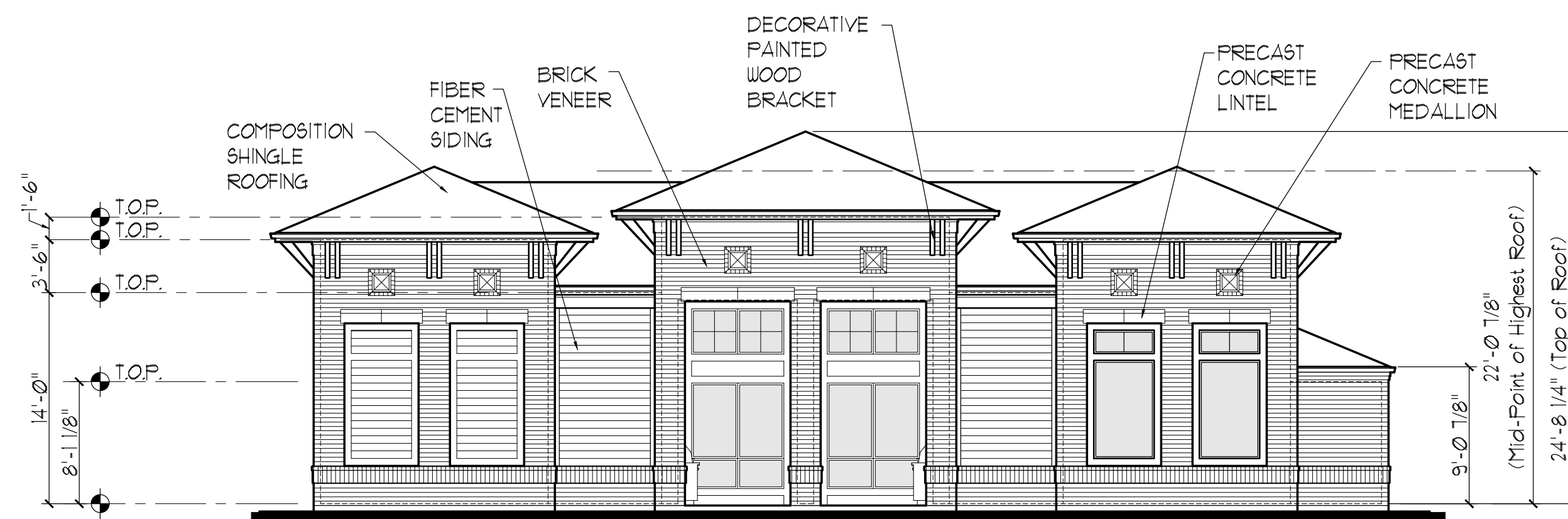
AMENITY 2- Front Elevation

99% Brick Veneer  
1% Fiber Cement Siding



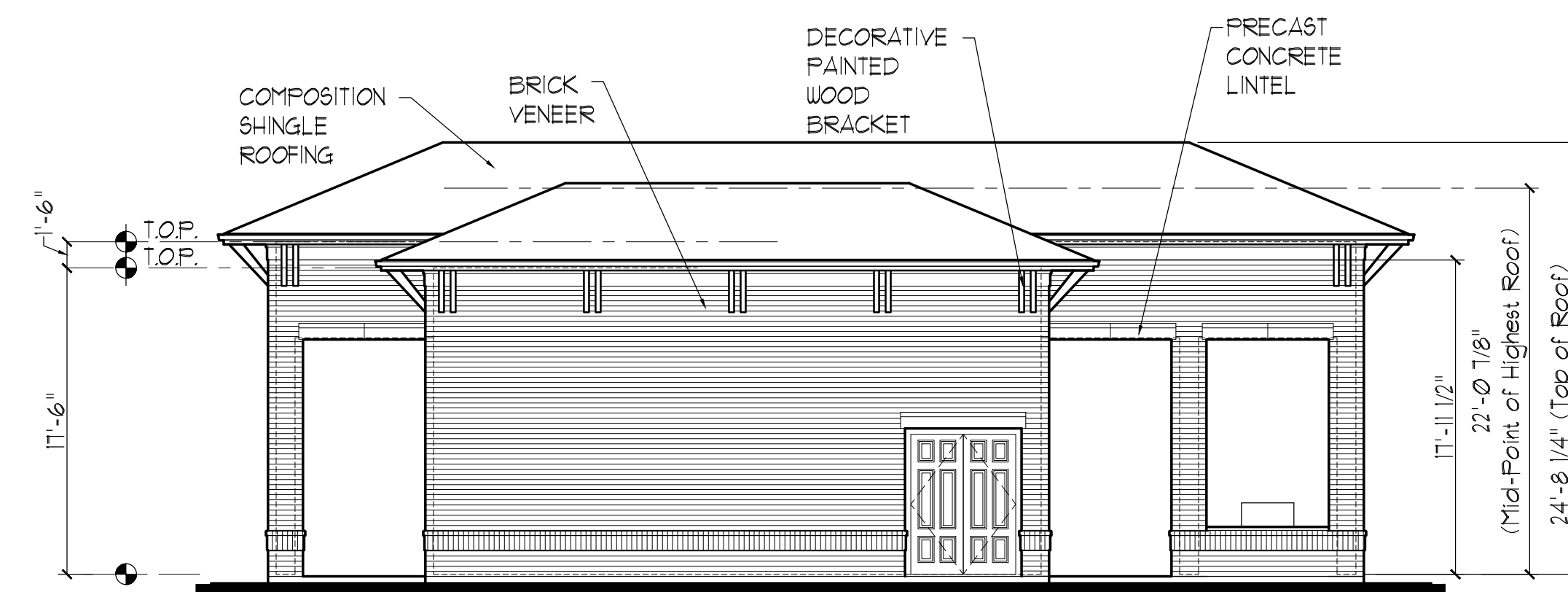
AMENITY 2 - Left Side Elevation

55% Brick Veneer  
45% Fiber Cement Siding



AMENITY 2 - Back Elevation

77% Brick Veneer  
23% Fiber Cement Siding



AMENITY 2 - Right Side Elevation

100% Brick Veneer  
0% Fiber Cement Siding

## AMENITY 2 : DOLCE LIVING - MANSFIELD ON THE GREEN

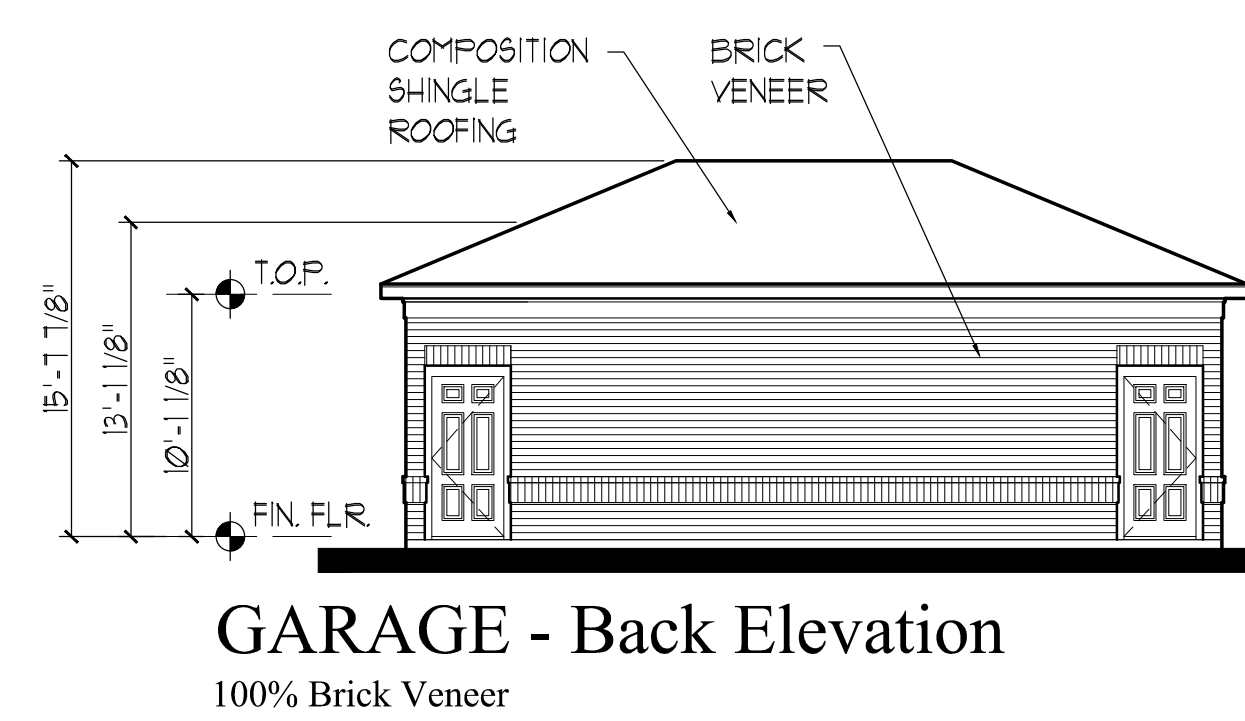
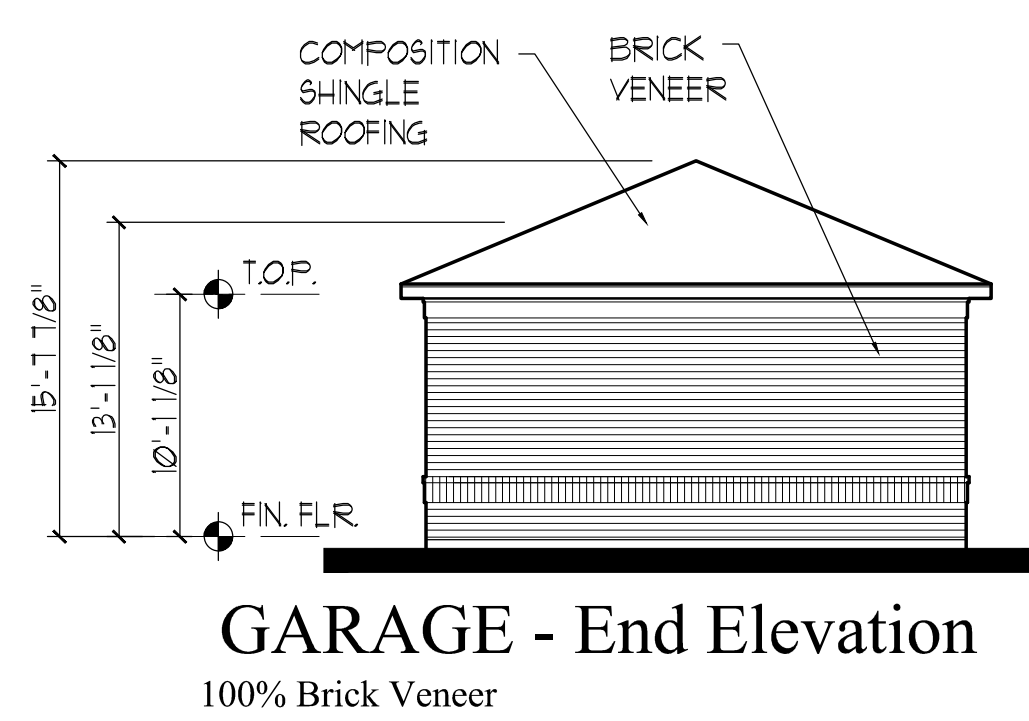
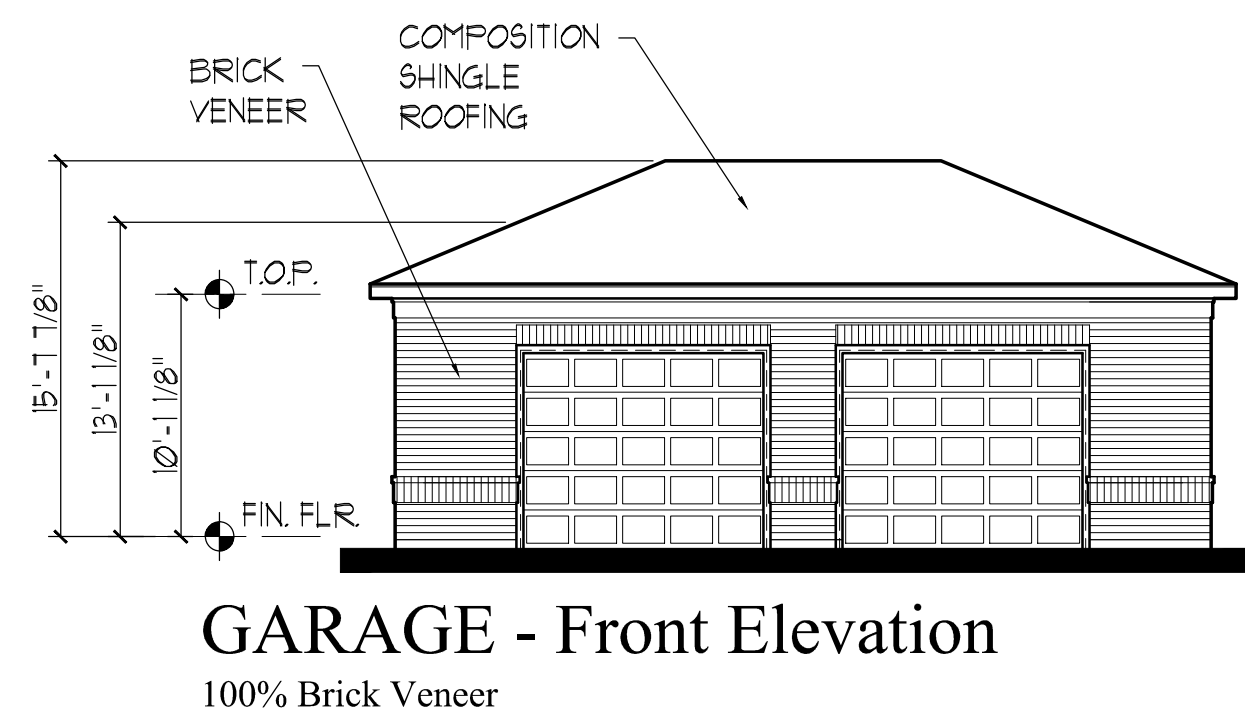
EX C.6

Mucasey & Associates, Architects  
June 18, 2013

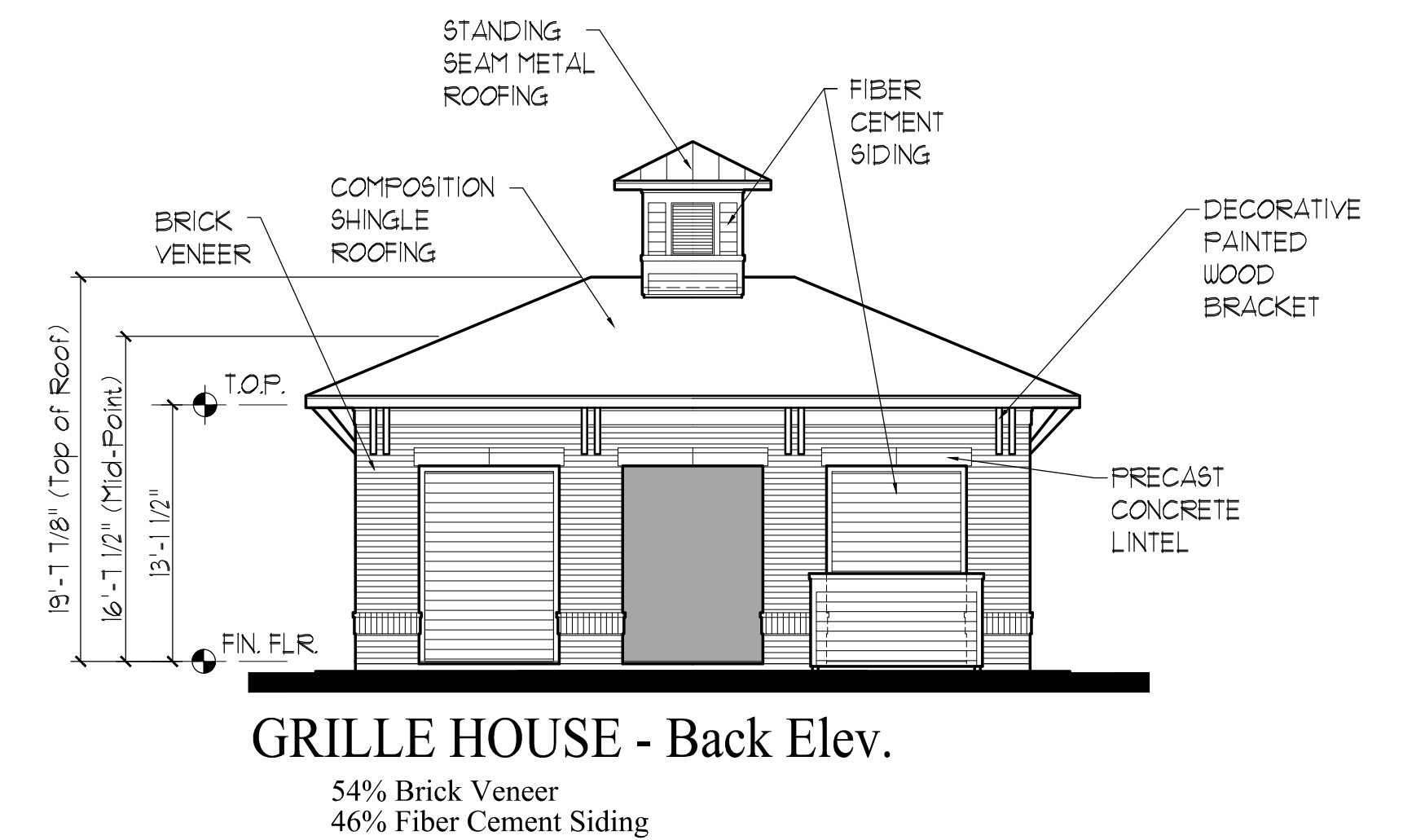
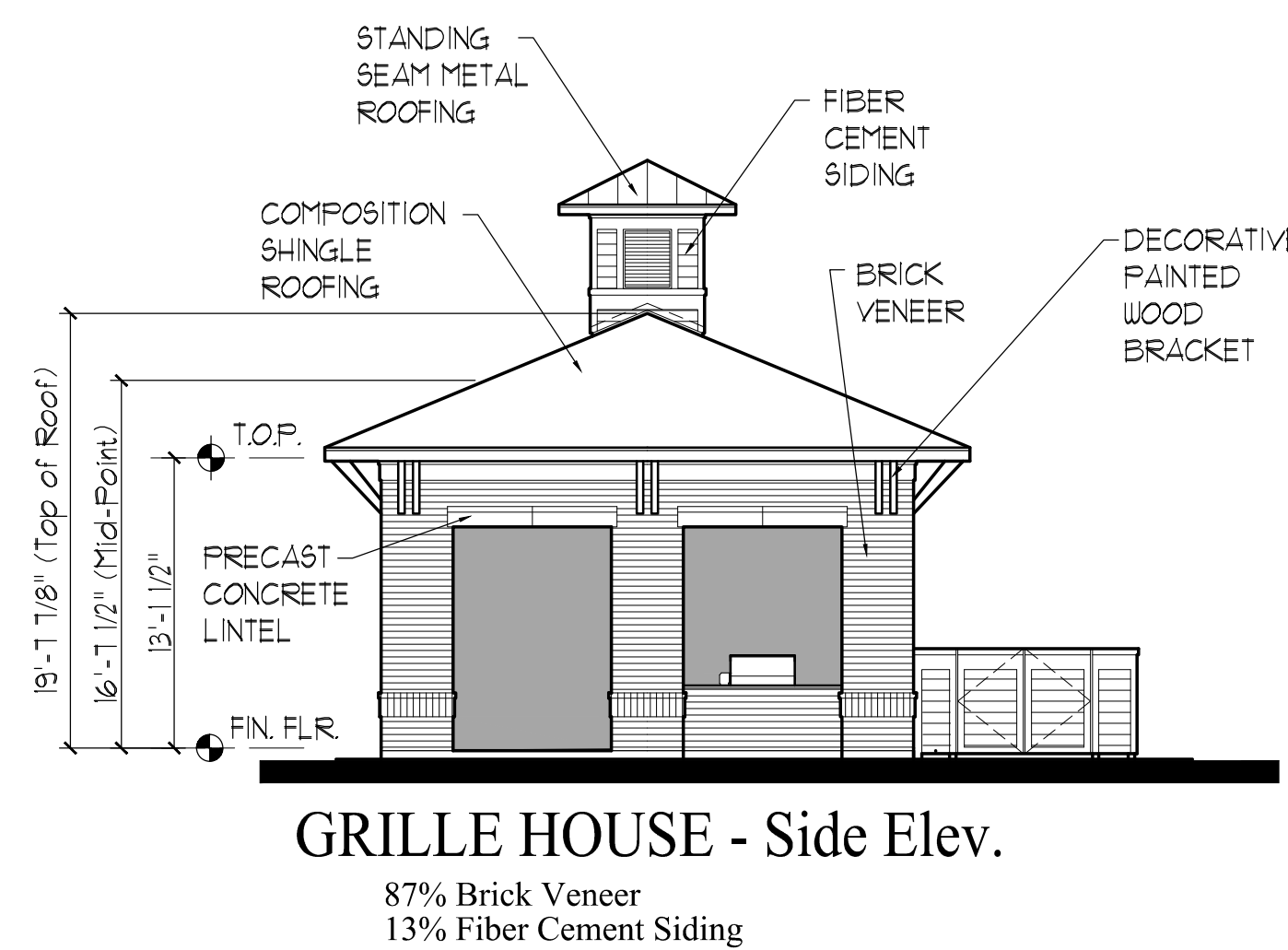
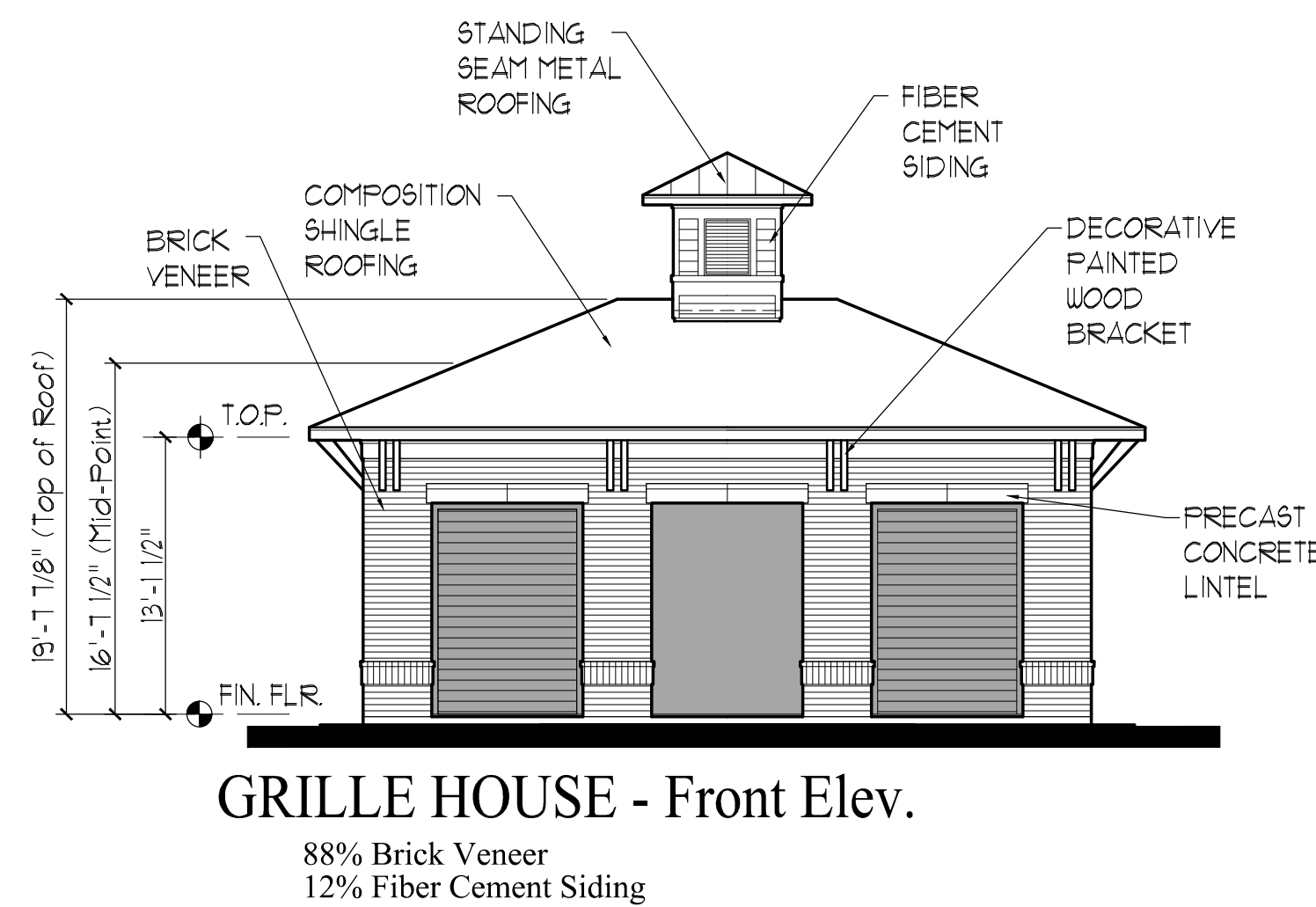
EXTERIOR VENEER (All 4 Sides) : 91% Brick Veneer 9% Fiber Cement Siding

Case No. (ZC#13-002) 0 2 4 8 16

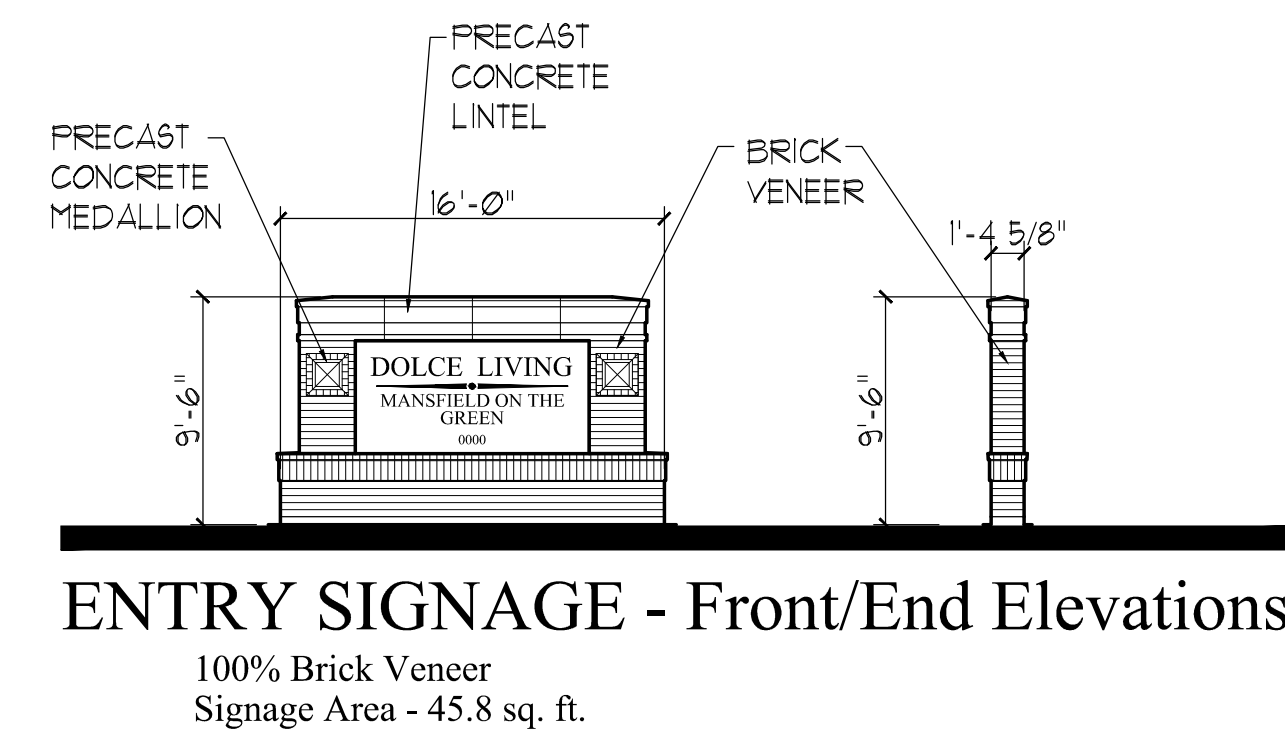
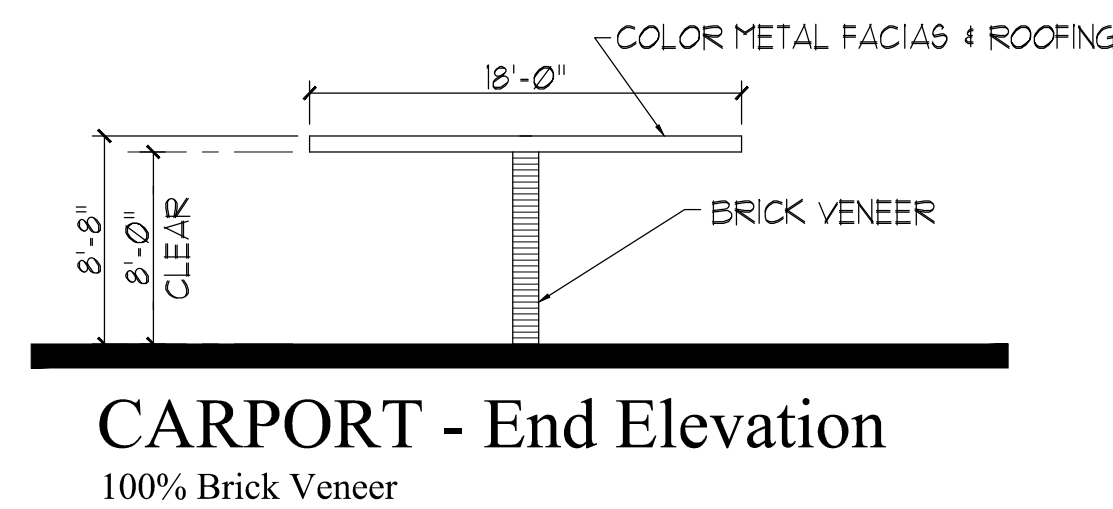
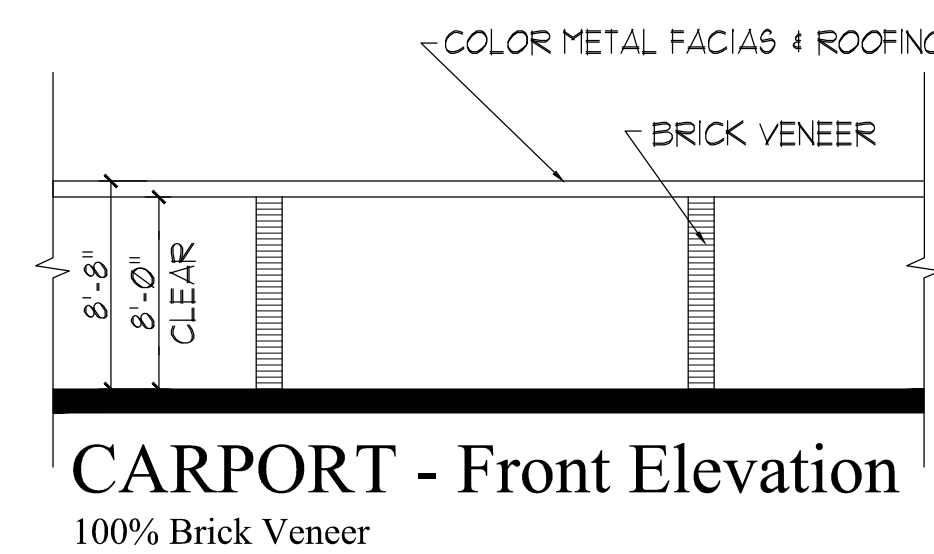




**GARAGE - EXTERIOR VENEER (All 4 Sides): 100% Brick Veneer**



**GRILLE HOUSE - EXTERIOR VENEER (All 4 Sides): 72% Brick Veneer, 28% Fiber Cement Siding**

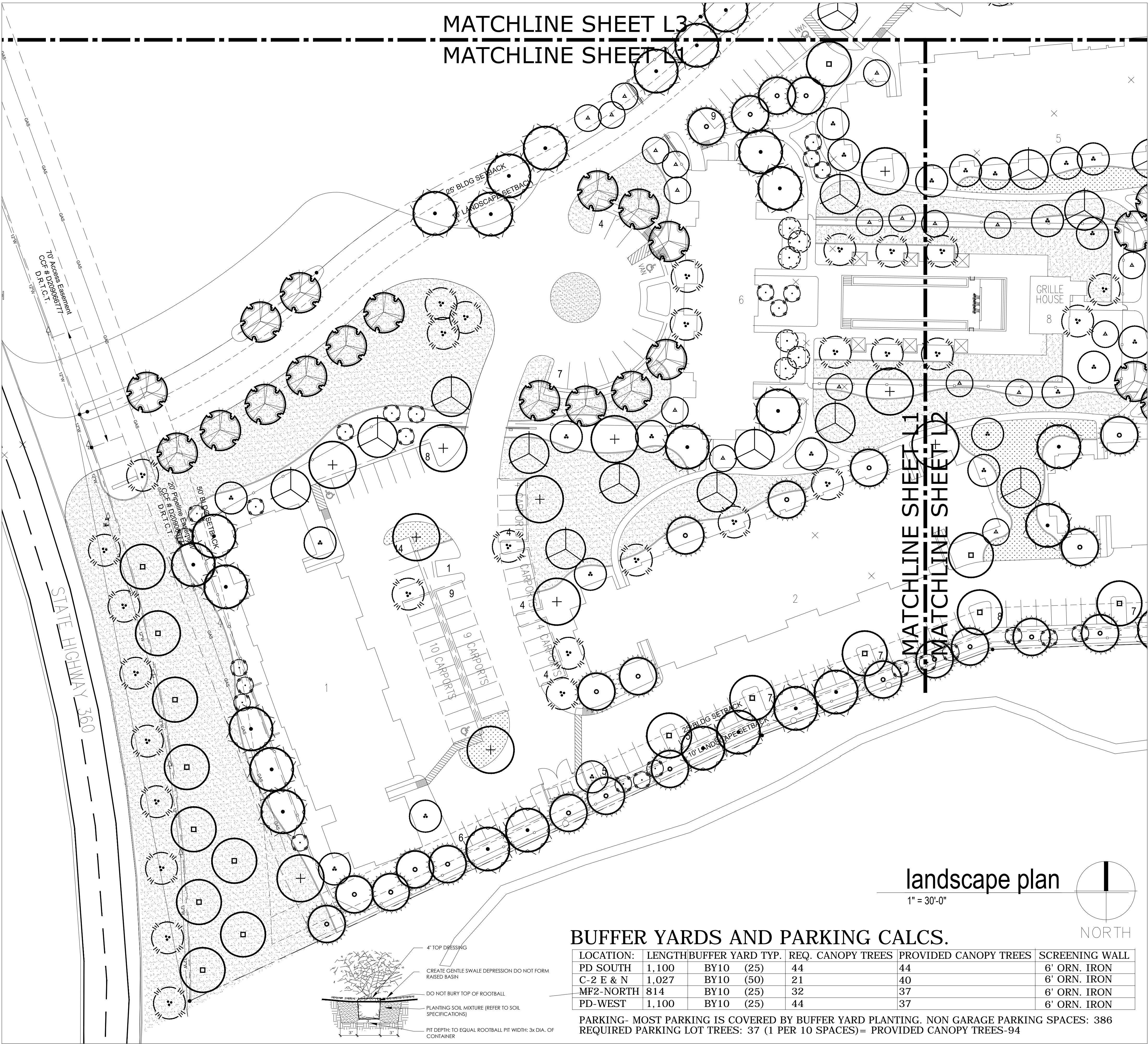


**DOLCE LIVING - MANSFIELD ON THE GREEN**

Mucasey & Associates, Architects  
July 9, 2013

**EX C.7**



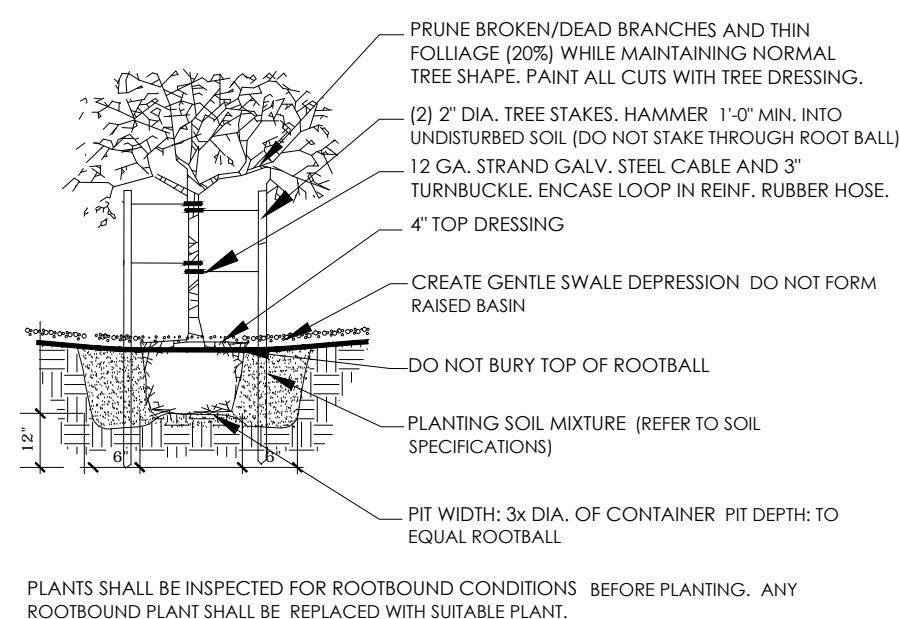


## LANDSCAPE LEGEND

TREES	SPECIES	SIZE/QTY
EXISTING TREE- PHASE ONE		
TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. /59
ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	4" CAL. /34
QUERCUS VIRGINIANA	LIVE OAK	4" CAL. /45
FRAXINUS TEXENSIS	TEXAS ASH	3" CAL./28
Q.MUEHLENBERGII	CHINQUAPIN OAK	3" CAL./48
CUPRESSUS ARIZONICA	ARIZONA CYPRESS	2" CAL./83
VITEX AGNUS-CASTUS	VITEX	30 GAL. 6-8' /44
LAGERSTROEMIA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL. 6-8'/47
ILEX DECIDUA	POSSUMHAW HOLLY	30 GAL. 6-8'/20
CERCIS RENIFORMIS	OKLAHOMA REDBUD	30 GAL. 6-8'/48
PRUNUS MEXICANA	MEXICAN PLUM	30 GAL. 6-8'/37
SHRUBS	SPECIES	SIZE/QTY
LOROPETALUM CHINENSIS	PURPLE DIAMOND	5 GAL/
LEUCOPHYLLUM FRUTESCENS 'NANA'	COMPACT TX. SAGE	5 GAL/
RHUS VIRENS	EVERGREEN SUMAC	5 GAL/
COTONEASTER GLAUCOPHYLLUS	GREY COTONEASTER	5 GAL/
ROSMARINUS OFFICINALIS ARP.	'ARP' ROSEMARY	3 GAL/
COTONEASTER PARNEYI	PARNEY'S COTONEASTER	5 GAL/
BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	CROSSVINE 'TANGERINE BEAUTY'	1 GAL/
ROSA MUTABILIS	CHINA ROSE	2 GAL/
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	3-4'HT B&B/
ILEX BUFORDII 'NANA'	DWARF BUFORD HOLLY	3-4'HT B&B/

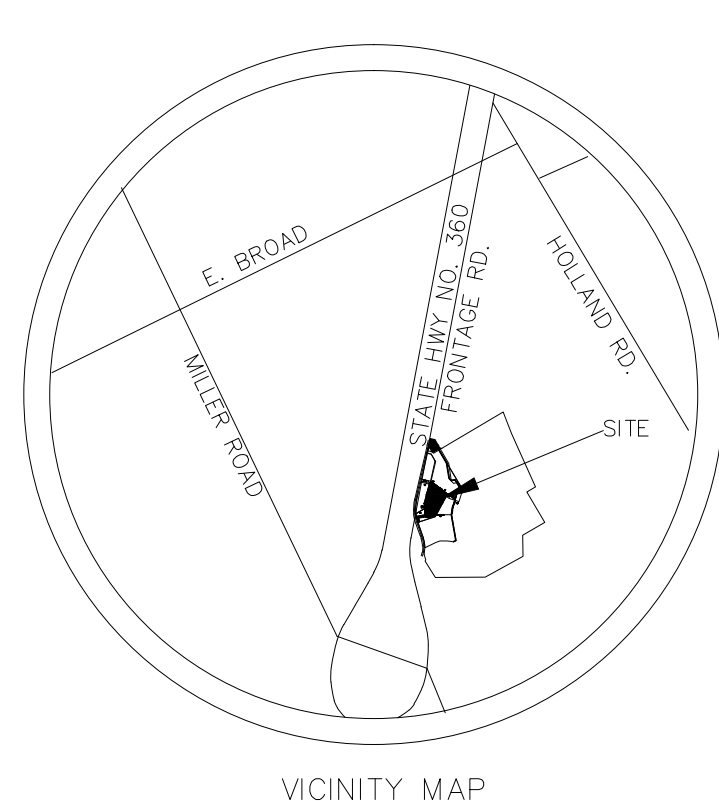
PERENNIALS/GRASSES	SIZE/QTY
PEROVSKIA ATRIPLICIFOLIA	1 GAL/
RUSSIAN SAGE	1 GAL/
SALVIA GREGGII	1 GAL/
WHITE OR PINK AUTUMN SAGE	1 GAL/
PENNISETUM ALPOCUROIDES 'HAMELN'	1 GAL/
'HAMELN' FOUNTAIN GRASS	1 GAL/
TRACHELOSPERMUM ASIATICUM	1 GAL/
ASIAN JASMINE	1 GAL/

SURFACE MATERIALS	SIZE/QTY
FINE SHREDDED HARDWOOD MULCH	3" DEPTH
INSTALL IN ALL NON-TURF LANDSCAPE AREAS	
SOD- EMERALD ZOYSIA- NO-MOW	28,800 SQ. YD.
CYNODON DACTYLON	91,100 SF
COMMON BERMUDA SEED/SOD	



## tree planting

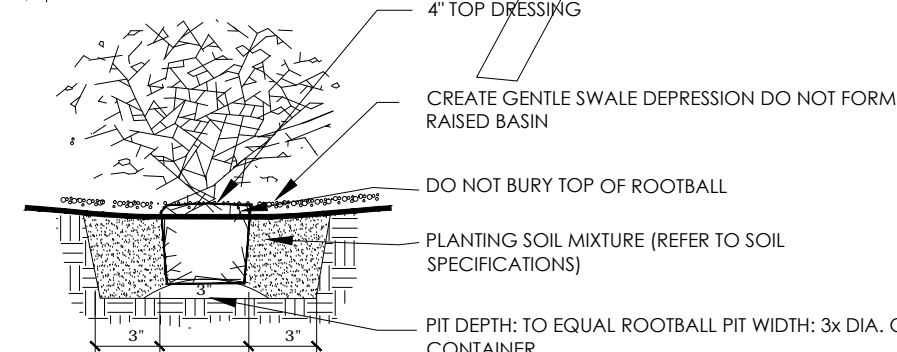
no scale



## BUFFER YARDS AND PARKING CALCS.

LOCATION:	LENGTH	BUFFER YARD TYP.	REQ. CANOPY TREES	PROVIDED CANOPY TREES	SCREENING WALL
PD SOUTH	1,100	BY10 (25)	44	44	6' ORN. IRON
C-2 E & N	1,027	BY10 (50)	21	40	6' ORN. IRON
MF2-NORTH	814	BY10 (25)	32	37	6' ORN. IRON
PD-WEST	1,100	BY10 (25)	44	37	6' ORN. IRON

PARKING- MOST PARKING IS COVERED BY BUFFER YARD PLANTING. NON GARAGE PARKING SPACES: 386  
REQUIRED PARKING LOT TREES: 37 (1 PER 10 SPACES)= PROVIDED CANOPY TREES-94



## shrub planting

no scale

Designed by: D. Erlandson

Drawn by:

Architect of Record: D. Erlandson

Date Plotted: 2-17-13

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

#	DATE	COMMENTS
1		
2		
3		
4		
5		
6		

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Dolce Living -  
Mansfield on the Greens Apts.  
East side of SH-360, south of Broad St.  
Mansfield, TX



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landscape architecture, llc  
5339 alpha rd suite 300  
dallas, tx 75240  
p 214.269.5150 f 972.701.9639  
www.hplastudio.com

SHEET CONTENTS:

LANDSCAPE PLAN

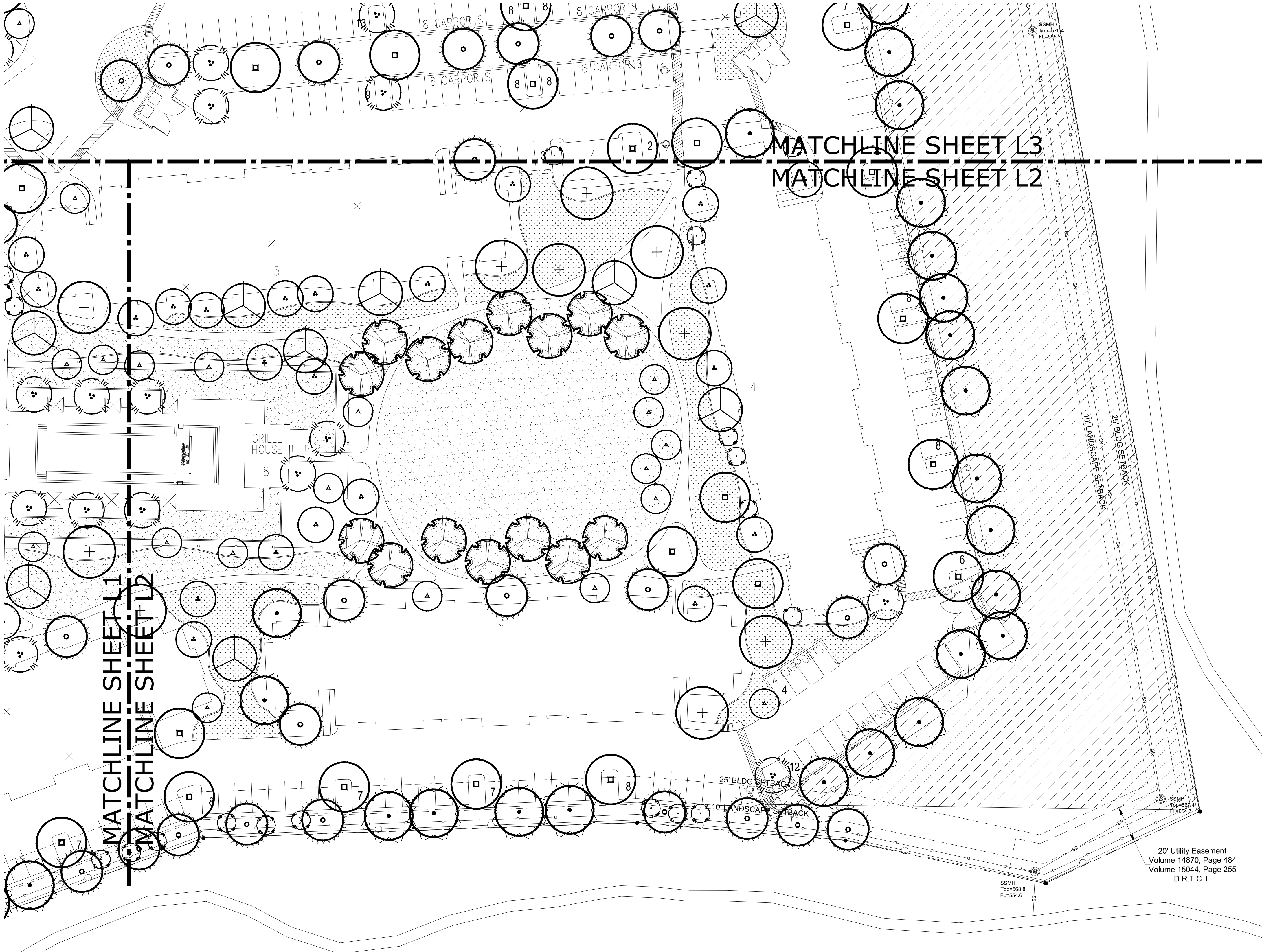
SHEET NO.

EX D  
1.3

HPA # 09350  
ZC # 11-008

ZC# 12-015





## LANDSCAPE LEGEND

TREES	SPECIES	SIZE/QTY
	EXISTING TREE- PHASE ONE	
	TAXODIUM DISTICHUM	3" CAL. /59
	BALD CYPRESS	
	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. /34
	DRAKE ELM	
	QUERCUS VIRGINIANA	4" CAL. /45
	LIVE OAK	
	FRAXINUS TEXENSIS	3" CAL./28
	TEXAS ASH	
	Q.MUEHLENBERGII	3" CAL./48
	CHINQUAPIN OAK	
	CUPRESSUS ARIZONICA	2" CAL./83
	ARIZONA CYPRESS	
	VITEX AGNUS-CASTUS	30 GAL. 6-8' /44
	VITEX	
	LAGERSTROEMIA 'NATCHEZ'	30 GAL. 6-8'/47
	'NATCHEZ' CRAPE MYRTLE	
	ILEX DECIDUA	30 GAL. 6-8'/20
	POSSUMHAW HOLLY	
	CERCIS RENIFORMIS	30 GAL. 6-8'/48
	OKLAHOMA REDBUD	
	PRUNUS MEXICANA	30 GAL. 6-8'/37
	MEXICAN PLUM	

SHRUBS	SPECIES	SIZE/QTY
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	PURPLE DIAMOND	
	LEUCOPHYLLUM FRUTESCENS 'NANA'	5 GAL/
	COMPACT TX. SAGE	
	RHUS VIRENS	5 GAL/
	EVERGREEN SUMAC	
	COTONEASTER GLAUCOPHYLLUS	5 GAL/
	GREY COTONEASTER	
	ROSMARINUS OFFICINALIS ARP.	3 GAL/
	'ARP' ROSEMARY	
	COTONEASTER PARNEYI	5 GAL/
	PARNEY'S COTONEASTER	
	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	1 GAL/
	CROSSVINE 'TANGERINE BEAUTY'	
	ROSA MUTABILIS	2 GAL/
	CHINA ROSE	
	SOPHORA SECUNDIFLORA	3-4'HT B&B/
	TEXAS MOUNTAIN LAUREL	
	ILEX BUFORDII 'NANA'	3-4'HT B&B/
	DWARF BUFORD HOLLY	

PERENNIALS/GRASSES	SIZE/QTY
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RUSSIAN SAGE	
SALVIA GREGGII	1 GAL/
WHITE OR PINK AUTUMN SAGE	
PENNISETUM ALPOCUROIDES 'HAMELN'	1 GAL/
'HAMELN' FOUNTAIN GRASS	
TRACHELOSPERMUM ASIATICUM	1 GAL/
ASIAN JASMINE	

SURFACE MATERIALS	SIZE/QTY
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INSTALL IN ALL NON-TURF LANDSCAPE AREAS	
SOD- EMERALD ZOYSIA- NO-MOW	28,800 SQ. YD.
CYNODON DACTYLON	
COMMON BERMUDA SEED/SOD	91,100 SF

Designed by: D. Erlandson

Drawn by:

Architect of Record: D. Erlandson

Date Plotted: 2-17-13

Issue for Pricing / Bidding:

Issue for Permit Application:

#	DATE	COMMENTS
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SHEET CONTENTS:

LANDSCAPE PLAN

SHEET NO.

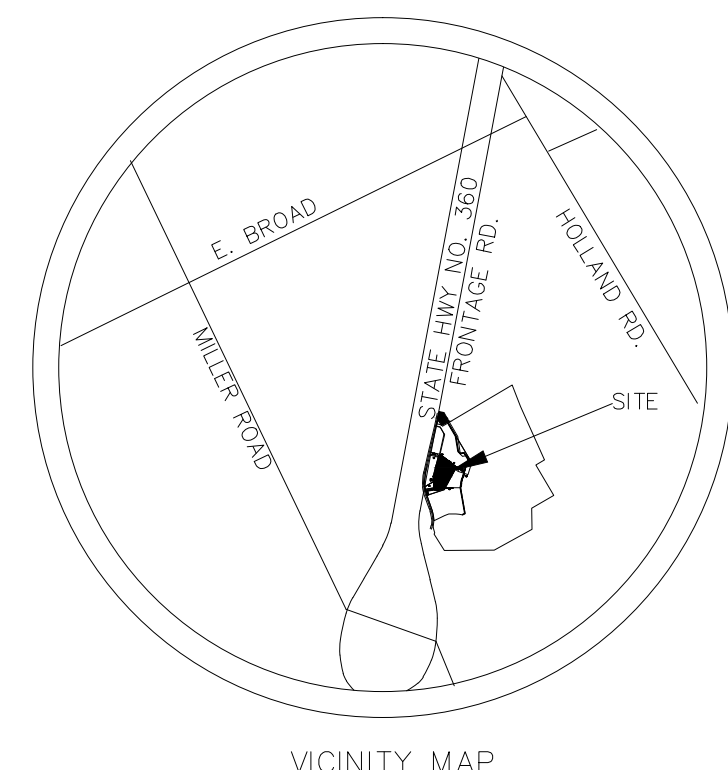
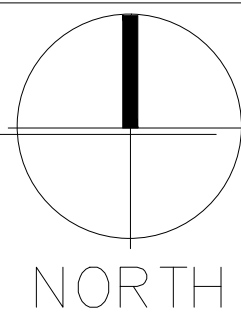
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HPA # 09350  
ZC # 11-008

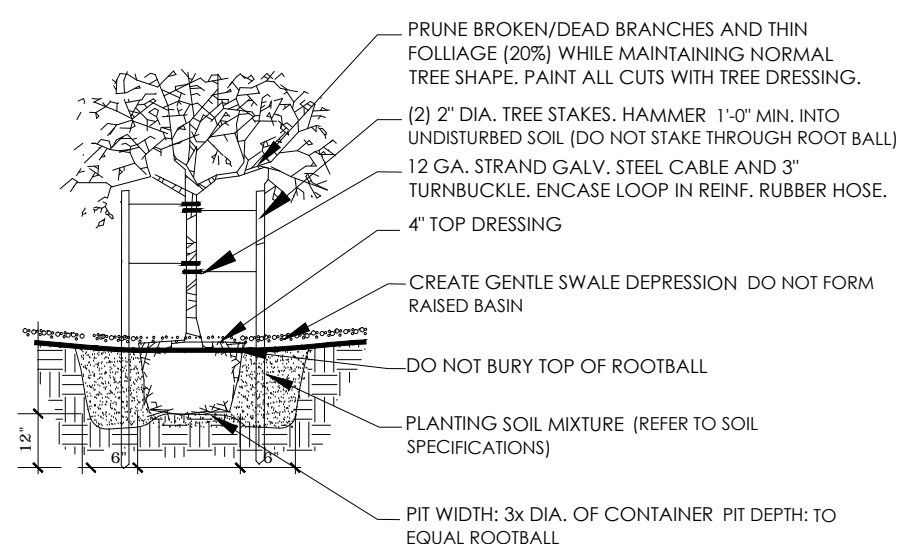
ZC# 12-015

landscape plan

1" = 30'-0"

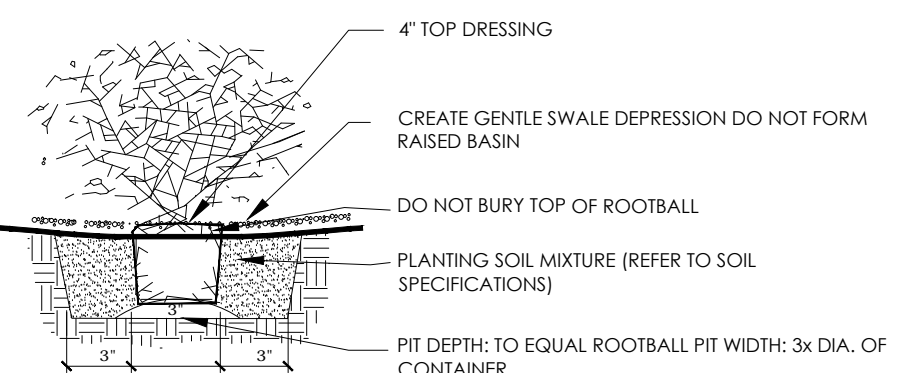


VICINITY MAP



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

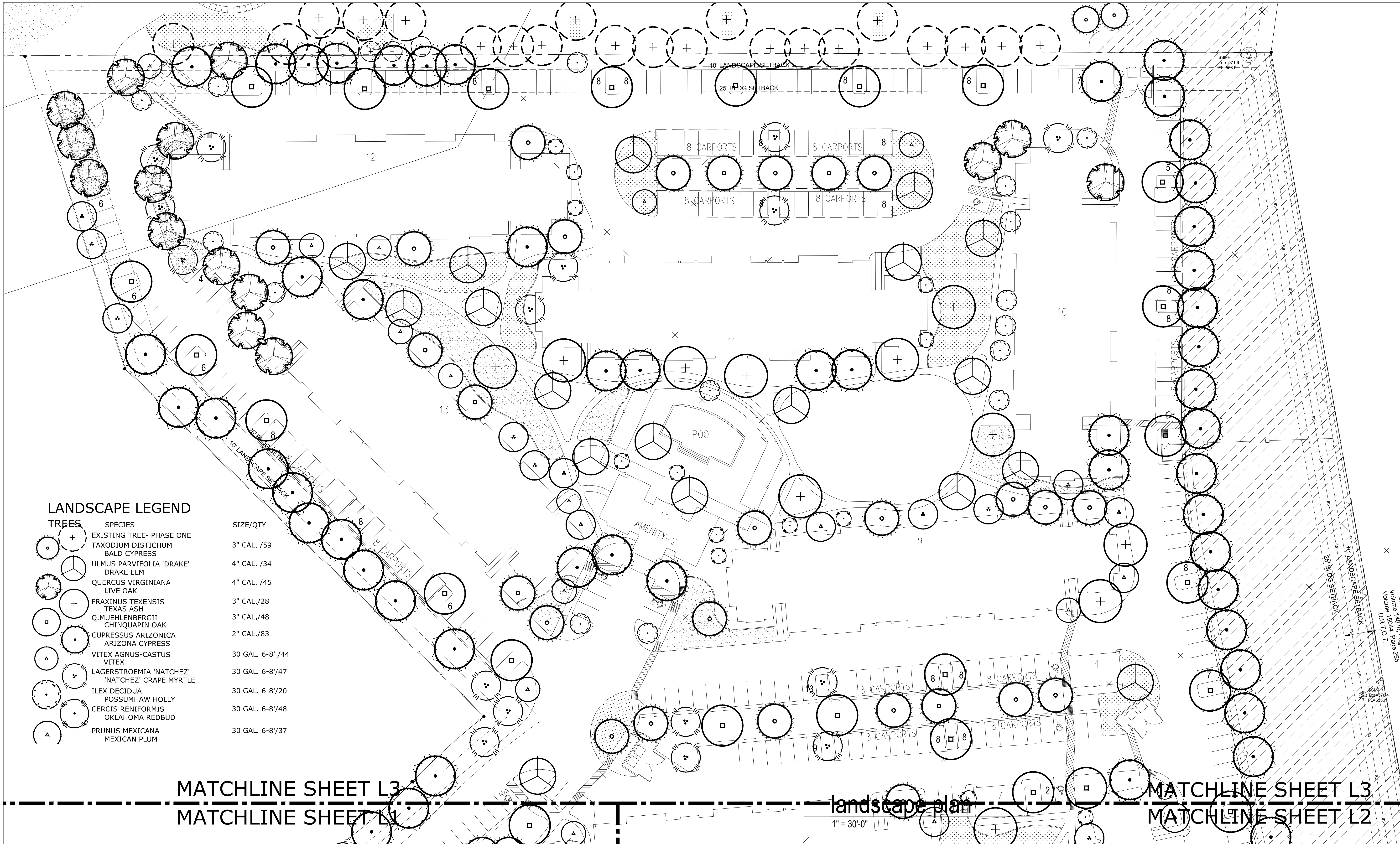
tree planting  
no scale



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

shrub planting  
no scale





LANDSCAPE LEGEND

TREES	SPECIES	SIZE/QTY
	EXISTING TREE- PHASE ONE	
	TAXODIUM DISTICHUM	3" CAL. /59
	BALD CYPRESS	
	ULMUS PARVIFOLIA 'DRAKE'	4" CAL. /34
	DRAKE ELM	
	QUERCUS VIRGINIANA	4" CAL. /45
	LIVE OAK	
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	TEXAS ASH	
	Q.MUEHLENBERGII	3" CAL./48
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	CUPRESSUS ARIZONICA	2" CAL./83
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	CERCIS RENIFORMIS	30 GAL. 6-8'/48
	OKLAHOMA REDBUD	
	PRUNUS MEXICANA	30 GAL. 6-8'/37
	MEXICAN PLUM	

MATCHLINE SHEET L3

MATCHLINE SHEET L4

landscape plan

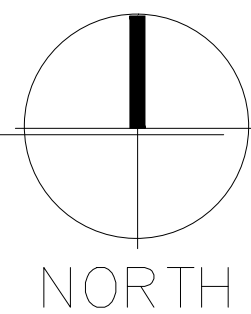
1" = 30'-0"

MATCHLINE SHEET L3

MATCHLINE SHEET L2

landscape plan

1" = 30'-0"



Designed by:	D. Erlandson	
Drawn by:		
Architect of Record:	D. Erlandson	
Date Plotted:	2-17-13	
Issue for Pricing / Bidding:		
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Issue for Construction		
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SHEET CONTENTS:

LANDSCAPE PLAN

SHEET NO.

EX D  
3.3

HPA # 09350  
ZC # 11-008

ZC# 12-015