EXHIBIT "A"

MILL VALLEY LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Joseph Lawrence Survey, Abstract No. 616, the Cresanto Vela Survey, Abstract No. 1102, and the Seth M. Blair Survey, Abstract No. 135, Ellis County, Texas, and the Cresanto Vela Survey, Abstract No. 851, Johnson County, Texas, being all of those certain called 33.83 acre Tract 1, Lot 1, Block 1 of Harmon Addition recorded in Volume 8, Page 868 of the Plat Records of Johnson County, Texas (PRJCT) as Tract 2, called 12.33 acre Tract 3, called 0.705 acre Tract 4, called 13.48 acre Tract 5, described in a deed from Mockingbird Midstream Gas Services, LLC to Texas Midstream Gas Services, LLC recorded in Volume 2679, Page 1026 of the Deed Records of Ellis County, Texas (DRECT) and a deed from Trike Investors, LP to Texas Midstream Gas Services, LLC recorded in Volume 4310, Page 1 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a spike found for the most southerly corner of said Tract 3, the most westerly corner of a called 5.258 acre tract described in a deed to Roger D. Swofford, et al recorded in Volume 2612, Page 1329 (DRECT), and being in the East line of a called 873.29 acre tract described in a deed to RUBY-07-SPMTGE, LLC recorded in Volume 2659, Page 1193 (DRECT), said point being in Davis Drive (County Road No. 516)

THENCE North 29 deg. 27 min. 30 sec. West along the Southwest lines of said Tracts 3, 4, and 5 and an East line of said 873.29 acre tract, a distance of 1915.82 feet to a 1/2" iron rod found for the most westerly corner of said Tract 4;

THENCE North 59 deg. 32 min. 30 sec. East departing the East line of said 873.29 acre tract and continue along the Northwest line of said Tract 4, a distance of 25.00 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most southerly corner of said Lot 1, Block 1 of Harmon Addition, from which a 1/2" iron rod found for reference bears North 59 deg. 32 min. 30 sec. East - 4.97 feet ;

THENCE North 29 deg. 27 min. 30 sec. West departing the Northwest line of said Tract 4 and continue along the Southwest line of said Lot 1, Block 1, a distance of 145.47 feet to a 1/2" capped iron rod found stamped "GEODATA" for the most westerly corner of said Lot 1, Block 1;

THENCE North 59 deg. 32 min. 30 sec. East along the Northwest line of said Lot 1, Block 1, a distance of 123.71 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" for the most northerly corner of same and being in the Southwest line of said Tract 5, from which a 1/2" iron rod found for reference bears South 28 deg. 44 min. 08 sec. West - 4.97 feet;

THENCE North 28 deg. 44 min. 08 sec. West along the Southwest line of said Tract 5, a distance of 25.01 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the most northerly Northwest corner of same, being in the Southeast line of Tract 6 of said deed recorded in Volume 4310, Page 1 (DRJCT), and being in the centerline of Harmon Road, from which a

Railroad spike found for the most southerly corner of said Tract 6, in the East line of said 873.29 acre tract, and being at the intersection of Harmon Road and Davis Drive bears South 59 deg. 32 min. 30 sec. West – 149.03 feet;

THENCE North 60 deg. 42 min. 37 sec. East along the Northwest line of said Tract 5, the Southeast line of said Tract 6, and along the centerline of Harmon Road, a distance of 134.54 feet to a 5/8” iron rod found for the most easterly corner of said Tract 6 and an ell corner of said 873.29 acre tract;

THENCE North 58 deg. 58 min. 53 sec. East along the Northwest line of said Tract 5, the Southeast line of said 873.29 acre tract, and along the centerline of Harmon Road, a distance of 281.15 feet to a P.K. nail set with washer stamped “GOODWIN & MARSHALL” for the most northerly corner of said Tract 5 and the most westerly corner of said Tract 1, from which a 1-3/4" iron pipe found for reference bears South 29 deg. 27 min. 30 sec. East - 17.01 feet;

THENCE North 59 deg. 52 min. 10 sec. East along the Northwest line of said Tract 1, the Southeast line of said 873.29 acre tract, and with the centerline of Harmon Road, a distance of 677.46 feet to P.K. nail set with washer stamped “GOODWIN & MARSHALL” for the most northerly corner of said Tract 1 and the most westerly corner of a called 15.21 acre tract described in a deed to Sunbelt Land Investments/360, Ltd. recorded in Volume 2746, Page 1136 (DRECT);

THENCE South 29 deg. 26 min. 42 sec. East departing the Southeast line of said 873.29 acre tract and continue along the Northeast line of said Tract 1and the Southwest line of said 15.21 acre tract, at 16.50 feet pass a 1-3/4" iron pipe found for reference, and continue a total distance of 1682.90 feet to a 1/2" capped iron rod set stamped “GOODWIN & MARSHALL” for the most easterly corner of said Tract 1, the most southerly corner of said 15.21 acre tract, and being in the West right-of-way line of State Highway No. 360, from which a TXDOT brass monument bears North 03 deg. 39 min. 08 sec. East - 348.28 feet and a 1/2" iron rod found “bent” bears North 60 deg. 50 min. 53 sec. East - 0.78 feet;

THENCE South 03 deg. 39 min. 08 sec. West along the East line of said Tract 1 and said West right-of-way line, a distance of 1007.86 feet to a 1/2" iron rod found “bent” for the Southeast corner of said Tract 1;

THENCE South 59 deg. 42 min. 39 sec. West departing said West right-of-way line and continue along the South line of said Tract 1, a distance of 126.49 feet to a 1/2" iron rod found for the most southerly corner of said Tract 1 and the most easterly corner of said 5.258 acre tract;
THENCE North 29 deg. 27 min. 30 sec. West along the Southwest line of said Tract 1 and the Northeast line of said 5.258 acre tract, a distance of 424.83 feet to a 1/2" capped iron rod set stamped “GOODWIN & MARSHALL” for the most northerly corner of said 5.258 acre tract, the most easterly corner of said Tract 3, from which a 1/2" iron rod found “bent” bears North 04 deg. 10 min. 40 sec. East - 0.69 feet;

THENCE South 60 deg. 32 min. 31 sec. West departing the Southwest line of said Tract 1 and continue along the Southeast line of said Tract 3, and the Northwest line of said 5.258 acre tract,

a distance of 564.60 feet to the POINT OF BEGINNING, containing 2,649,041 square feet or 60.814 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT "B"

MILL VALLEY PLANNED DEVELOPMENT STANDARDS

SECTION 1: 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.

The Mill Valley Planned Development (MVPD) shall apply to the 60.8 acre tract described in the legal description in Exhibit A. The MVPD shall have 3 distinct product lines as represented in Table 1 below. The maximum number of residential lots allowed within the MVPD is 196.

SECTION 2: RESIDENTIAL PRODUCTS

Mill Valley will have single-family detached residential lots as shown on the Development Plan on Exhibit C. The single-family residential lots will comply with the following requirements. All homes within Mill Valley will be constructed by Rendition Homes or a suitable equivalent.

Product Types	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Minimum Attached Garage Door Facing Street Setback	Front Build-To Line	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Lot Coverage	Minimum Floor Area
Manor	8,400 sf	75'	120'	23'	20'	7'	15'	45%	2,200 sf
Township	7,800 sf	65'	120'	23'	20'	7'	15'	45%	2,000 sf
Village	6,300 sf	55'	115'	23'	20'	7'	15'	45%	1,800 sf
All corner lots will have an increased 5' exterior side yard setback from the above required setback.									
Corner lots must be at least 10' wider than the minimum lot width.									

Table 1 - Residential Product Table

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Mill Valley must comply with the community design standards in Section 4600 of the Zoning Ordinance and any future amendments thereof.

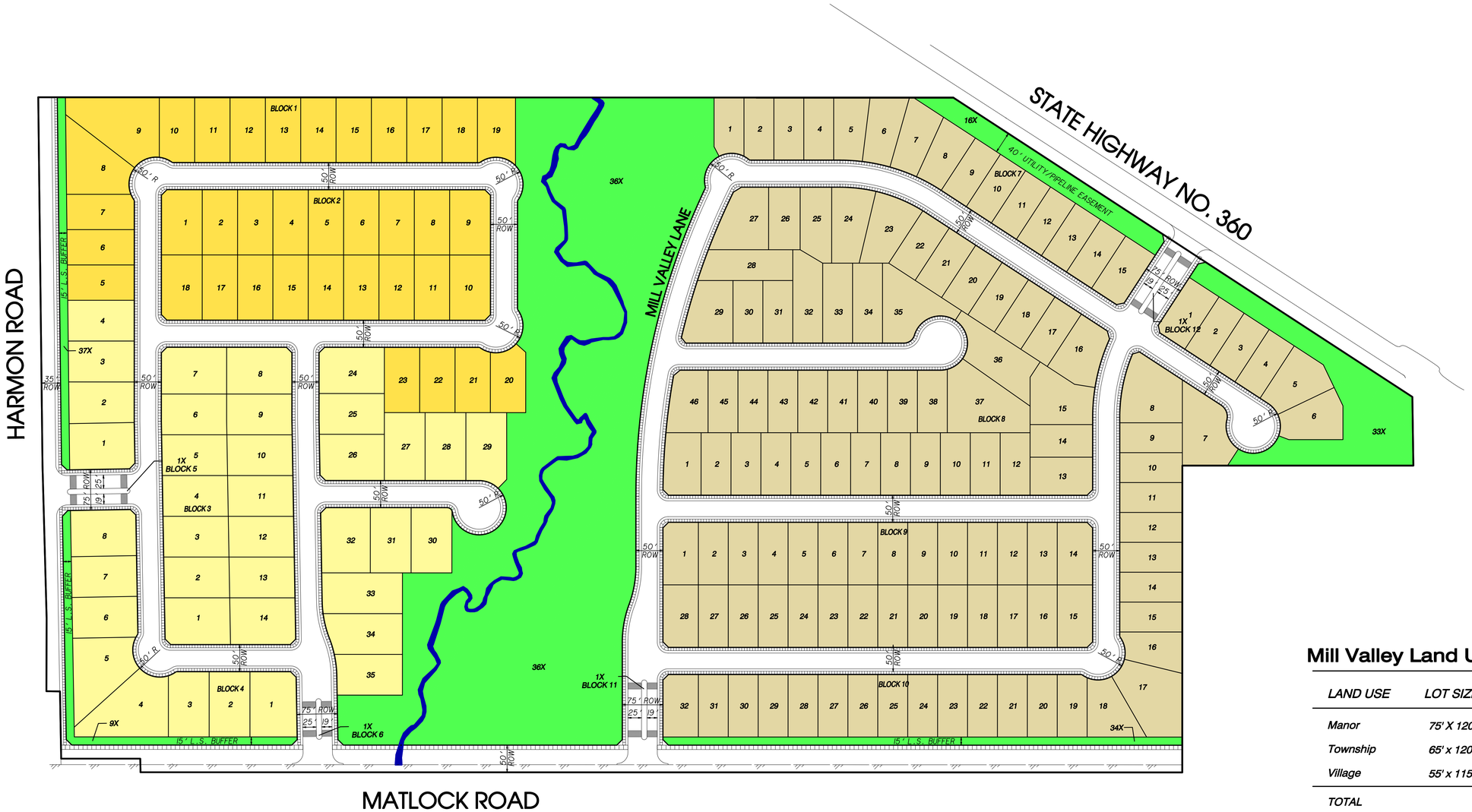
SECTION 4: GENERAL CONDITIONS

A. Landscaping:
   1. There will be a minimum of three trees required for each lot with a minimum three and one-half (3.5) inch caliper. Two trees must be planted in the front yard and one tree in the rear yard.
   2. Street trees must be planted at the average rate of one (1) tree for every thirty (30) feet of street frontage. Where poor soil conditions or other factors require additional flexibility in planting, the Director of Planning or his designee may approve alternative spacing of trees, but not reduction in the number of required trees.

B. Perimeter Walls/ Screening:
   1. A minimum six (6) foot masonry screening wall must be provided along Matlock Road and State Highway 360 in accordance with Ordinance No. 1270.
   2. A minimum six (6) foot screening device must be provided along Harmon Road in accordance with Ordinance No. 1270.

SECTION 7: HOMEOWNERS ASSOCIATION

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along Matlock Road and S.H. 360, and the screening device along Harmon Road, including the parkway between the screening wall or device and the street; the open space lots and medians; and the enhanced entryway features, including but not limited to, medians, landscaping, any non-standard pavement, and the enhanced masonry walls with signage.



Mill Valley Land Use Summary

LAND USE	LOT SIZE	LOTS	Lot Size %
Manor	75' X 120'	38	19.4%
Township	65' x 120'	37	18.9%
Village	55' x 115'	121	61.7%
TOTAL		196	100.0%
TOTAL OPEN SPACE ACREAGE		11.3	18.5%

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373

SCALE:
1" = 100'

EXHIBIT "C"
DEVELOPMENT PLAN
FOR
MILL VALLEY

City of Mansfield, Ellis & Johnson County, Texas
196 Lots
OCTOBER, 2016

Sheet 1 of 1

PD ZONING CASE
NO. ZC#16-010

E:\10721 - HMH\Prelim\Prelim Layout 2016-10-21 BAC.pro

Conceptual Open Space Master Plan

Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

Novemberv 2016

Scale 1"=80'
at 24"x36"

Conceptual Open Space Master Plan

Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

November 2016

Scale 1"=80'
at 24"x36"

Conceptual Site Entry and Wall Plan

Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

November 2016

Scale 1"=80'
at 24"x36"

Conceptual Pedestrian Plan

Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

November 2016

Scale 1"=80'

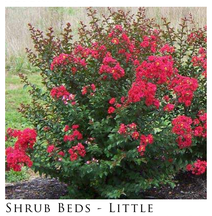
at 24"x36"

Conceptual Entry Plan

Entry Ornamental Tree - Redbud (spring)

Perennial Beds - Black Eyed Susan or alternative

Ornamental Grass Massing - Miscanthus or alternative

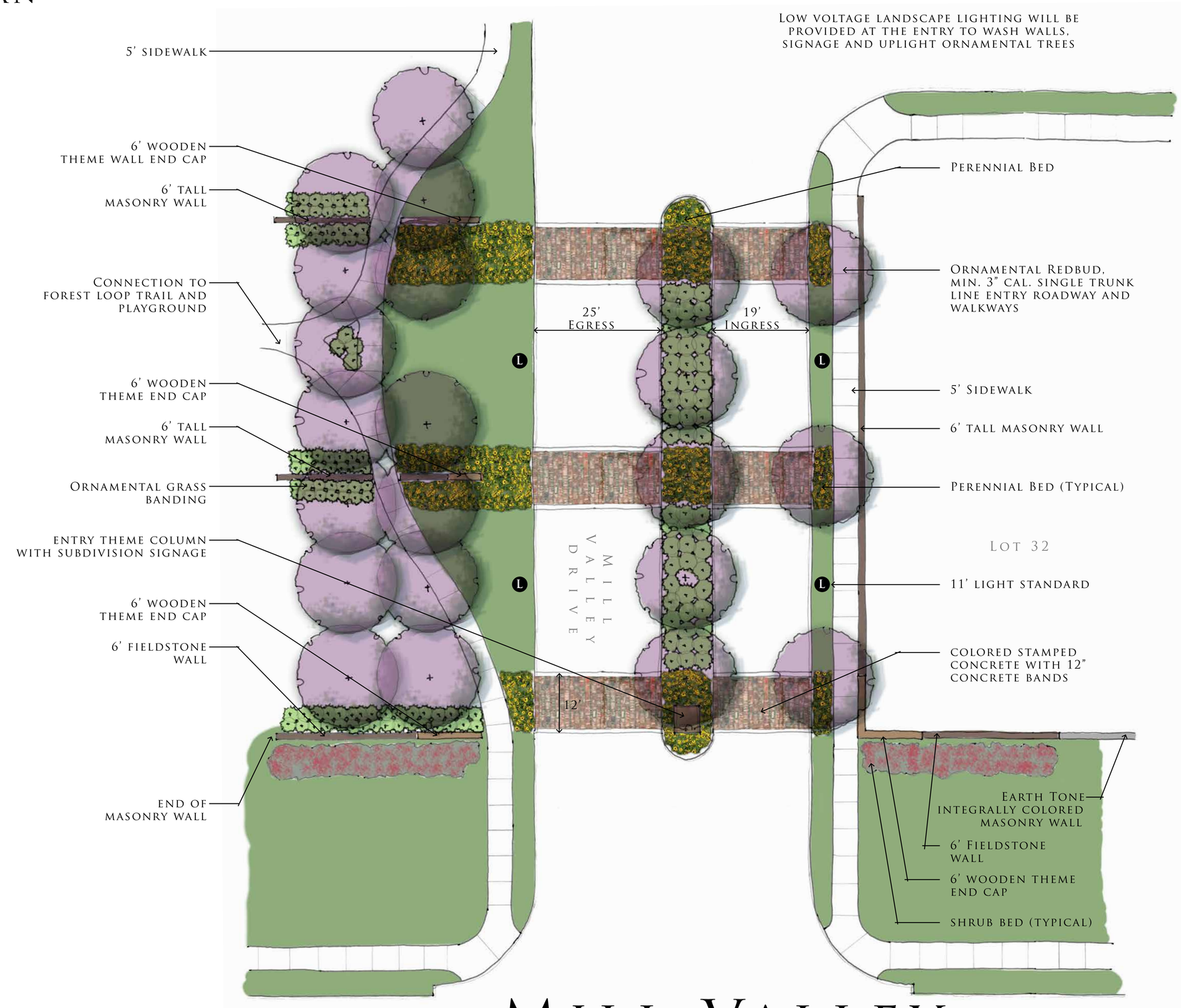


Shrub Beds - Little Princess Crape Myrtle or alternative

Fieldstone Walls

Wooden End Cap

Entry Monument - Plan View



Davis Drive

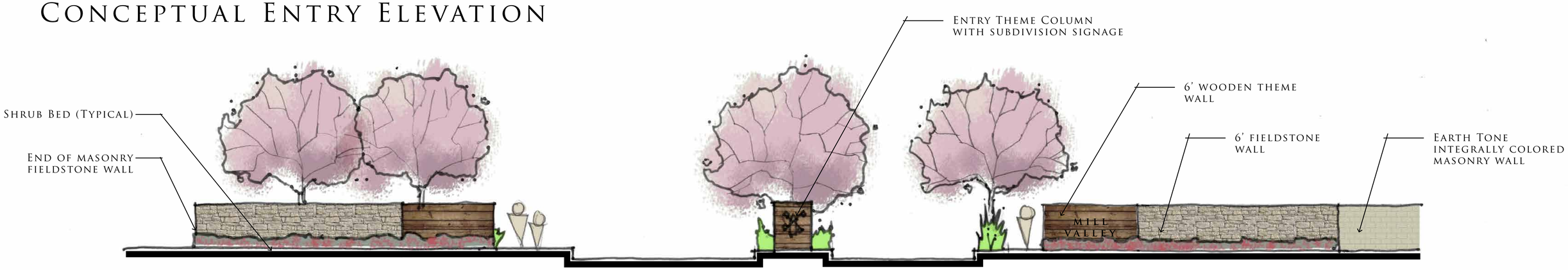
Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

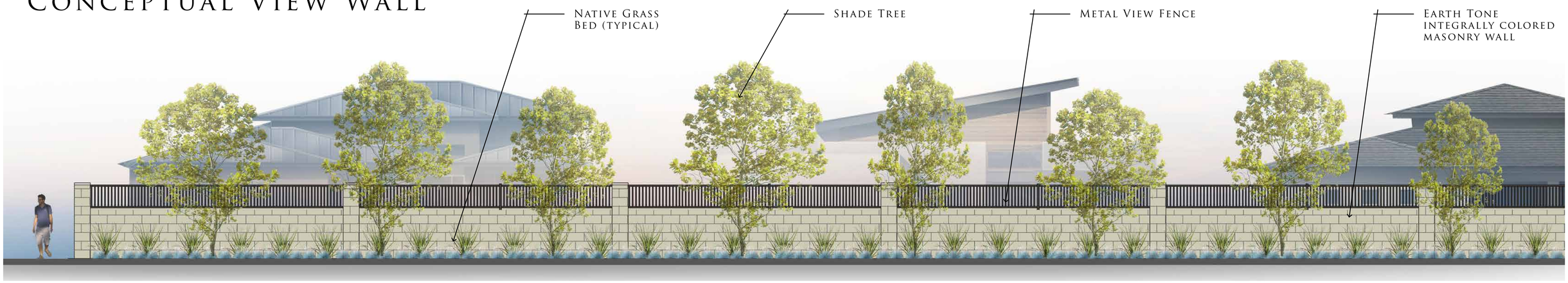
November 2016

Scale 1"=10'
at 24"x36"

Conceptual Entry Elevation



Conceptual View Wall



Conceptual Subdivision Wall

Mill Valley

City of Mansfield, Ellis & Johnson County, Texas

November 2016

wash
DRY
fold
fold
and
love