EXHIBIT "A"

ZONING LEGAL DESCRIPTION OF QUEENSGATE (15.598 ACRES)

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Rockerfellow Survey, Abstract No. 1267, City of Mansfield, Tarrant County, Texas, being all of that certain called 10 acre tract described as Tracts One and Two in a deed from Michael Steele Gibson, Trustee of the Michael Steele Gibson Family Trust to Michael Steele Gibson on February 26, 2002 and recorded in Volume 15527, Page 350 of the Deed Records of Tarrant County, Texas (DRTCT) and being part of that certain called 12 acre tract described in a deed to John C. Blacklock or Aline V. Blacklock as Trustees of the John C. Blacklock and Aline V. Blacklock Revocable Living Trust recorded in Volume 12145, Page 218 (DRTCT), and being more completely described as follows, to-wit:

BEGINNING at a P.K. nail set with washer stamped "GOODWIN & MARSHALL", hereafter referred to as P.K. nail set, for the most southerly corner of Twin Creek Addition, Phase V recorded in Cabinet A, Slide 12664 of the Plat Records of Tarrant County, Texas (PRTCT), being in the Southwest line of an originally called 116.73 acre tract described in a Substitute Trustee's Deed recorded in Volume 7179, Page 361 (DRTCT), and being in the approximate centerline of Newt Patterson Road;

THENCE North 40 deg. 50 min. 21 sec. East departing the Southwest line of said 116.73 acre tract and said centerline and continue along the Southeast line of said Twin Creek Addition, Phase V, at 30.43 feet pass a 5/8" iron rod found for reference and continue a total distance of 706.69 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereafter referred to as 1/2" capped iron rod set, for an ell corner of said Twin Creek Addition, Phase V and an ell corner of Twin Creek Addition, Phase II recorded in Cabinet A, Slide 7716 (PRTCT);

THENCE South 29 deg. 24 min. 00 sec. East along the Southwest line of said Twin Creek Addition, Phase II, a distance of 487.10 feet to a 5/8" capped iron rod found stamped "DUNAWAY" for the most southerly corner of said Twin Creek Addition, Phase II and being in the Southeast line of said 116.73 acre tract;

THENCE North 60 deg. 36 min. 05 sec. East along the Southeast line of said Twin Creek Addition, Phase II and the Southeast line of said 116.73 acre tract, a distance of 912.65 feet to a point in the centerline of a creek known as Nichols Branch, said point being in the Northwest line of said 12 acre tract, from which a 1/2" iron rod found for reference bears North 60 deg. 36 min. 05 sec. East – 302.21 feet;

THENCE in a southerly direction departing said Northwest and Southeast lines and continue along the centerline of said creek the following fourteen (14) courses;

South 16 deg. 16 min. 45 sec. East, a distance of 20.32 feet to a point;

South 41 deg. 02 min. 34 sec. East, a distance of 51.90 feet to a point;

South 07 deg. 37 min. 40 sec. East, a distance of 67.14 feet to a point;

South 15 deg. 20 min. 51 sec. West, a distance of 45.86 feet to a point;

South 07 deg. 25 min. 53 sec. East, a distance of 14.75 feet to a point;

South 37 deg. 19 min. 30 sec. West, a distance of 17.63 feet to a point;

South 06 deg. 00 min. 22 sec. East, a distance of 35.50 feet to a point;

South 21 deg. 43 min. 53 sec. West, a distance of 27.08 feet to a point;

South 01 deg. 02 min. 04 sec. West, a distance of 17.56 feet to a point;

South 38 deg. 38 min. 56 sec. East, a distance of 16.59 feet to a point;

South 72 deg. 28 min. 52 sec. East, a distance of 26.65 feet to a point;

South 49 deg. 59 min. 07 sec. East, a distance of 11.61 feet to a point;

South 27 deg. 21 min. 02 sec. East, a distance of 23.19 feet to a point;

South 31 deg. 47 min. 18 sec. East, a distance of 34.14 feet to a point in the Southeast line of said 12 acre tract and in the Northwest line of Lot 1, Block 1 of McGee Addition recorded in Instrument No. D212101991 (PRTCT), from which a 1" iron pipe found for the Northeast corner of said McGee Addition bears North 60 deg. 25 min. 54 sec. East - 315.96 feet;

THENCE South 60 deg. 25 min. 54 sec. West departing said centerline and continue along the Southeast line of said 12 acre tract, the Northwest line of said McGee Addition, the Northwest line of a called 2.00 acre tract described in a deed to Cheryl Dugas Smith recorded in Instrument No. D206136657 (DRTCT), the Northwest line of a remainder of called 3.757 acre tract described in a deed to William Troy Sells recorded in Instrument No. D207229201 (DRTCT), the Northwest line of a called 1.71 acre tract described in a deed to William Brian Sells, et ux recorded in Instrument No. D208040433 (DRTCT), and the Northwest line of a called 1.79 acre tract described in a deed to William Troy Sells, et ux recorded in Instrument No. D208040492 (DRTCT), a distance of 602.00 feet to a 5/8” iron rod found for the most southerly corner of said 12 acre tract and being in the Northwest line of said 1.79 acre tract.

THENCE South 60 deg. 53 min. 22 sec. West along the Northwest line of said 1.79 acre tract, at 177.45 feet pass a 1/2" iron rod found for the Northwest corner of same and continue along the Northwest line of a remainder of called 2.0 acres described in a deed to William Troy Sells recorded in Instrument No. D207229201 (DRTCT), at 491.44 feet pass a 1/2" capped iron rod stamped “GEODATA” for reference, and continue a total distance of 522.66 feet to a P.K nail set in the centerline of said Newt Patterson Road, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 900.00 feet, a central angle of 7 deg. 29

min. 27 sec., and being subtended by a chord which bears North 63 deg. 29 min. 38 sec. West - 117.58 feet;

THENCE in a northwesterly direction along said curve to the right and said centerline, a distance of 117.66 feet to a P.K. nail set ;

THENCE North 59 deg. 44 min. 55 sec. West tangent to said curve and continue along said centerline, a distance of 585.02 feet to the POINT OF BEGINNING, containing 679,466 square feet or 15.598 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"

QUEENSGATE 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.

SECTION 2: RESIDENTIAL LOT STANDARDS

Queensgate will have single-family detached residential lots as shown on Exhibit C. The residential single-family lots must comply with the following area and setback requirements:

Zoning District	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth *	Minimum Front Yard	Minimum Rear Yard	Minimum Interior Side Yard	Min. Exterior Side Yard (backing up to an abutting side yard)	Min. Exterior Side Yard (backing up to an abutting rear yard)	Maximum Lot Coverage	Minimum Floor Area
Queensgate	12,000 sf	80'	125'	25'	25'	10'	25'	15'	45%	2,300 sf
* The typical lot depth provided is 150'.										
** Corner lots must be at least 10' wider than the minimum lot width.										

SECTION 3: COMMUNITY DESIGN STANDARDS

Residential development in Queensgate must comply with the community design standards in Section 4600 of the Zoning Ordinance and the Subdivision Control Ordinance, and amendments thereof. The Planned Development is requesting a variance from the City's maximum allowable cul-de-sac length per the length shown on the Development Plan Exhibit "C" for Royal Court. The boundary conditions for the property do not allow the City's maximum allowable cul-de-sac length of 600' to be met.

SECTION 4: GENERAL CONDITIONS

A. Landscaping:

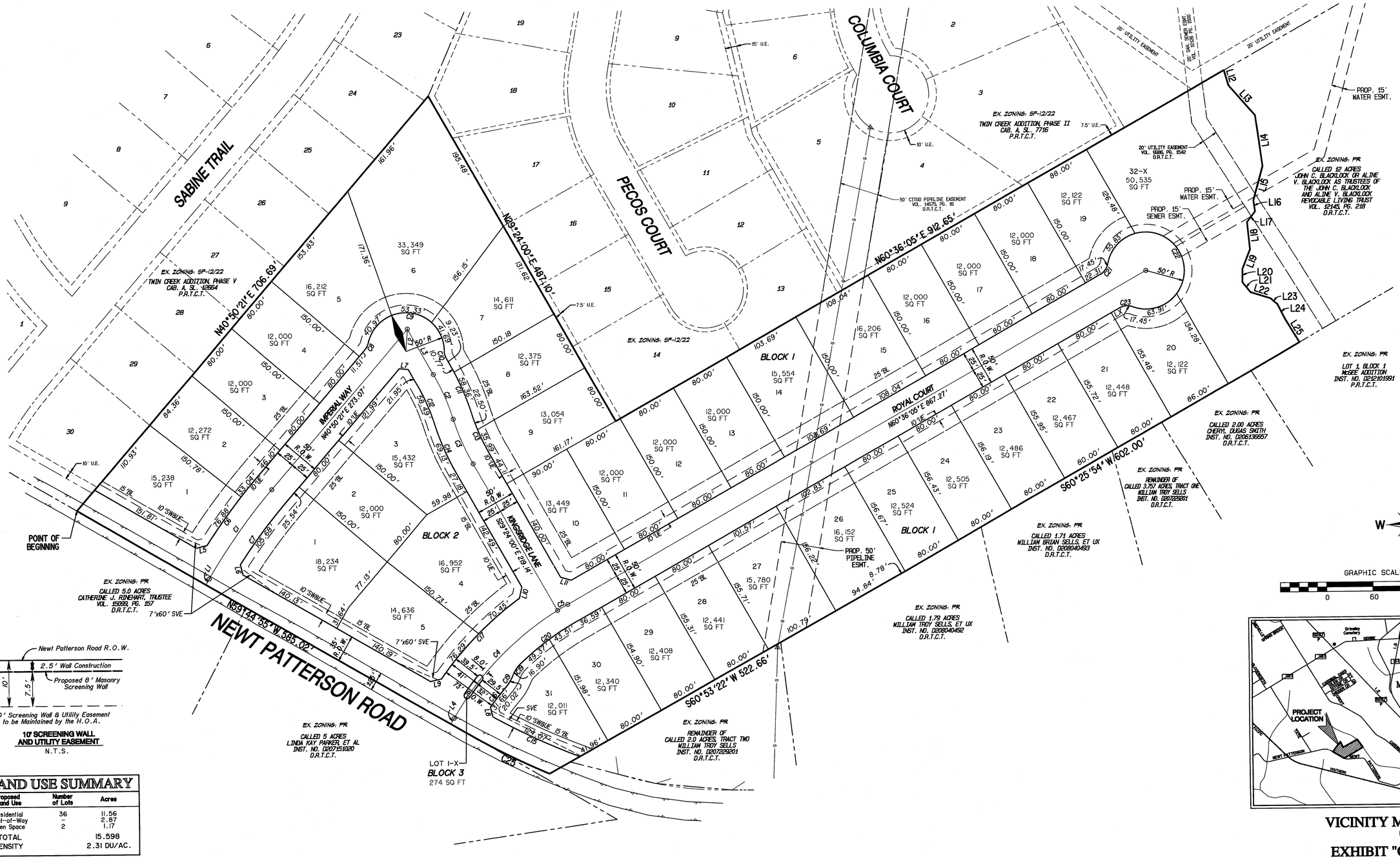
1. All landscaping on each lot must meet the requirements of the Residential Landscape Requirements described in Section 7300 of the Zoning Ordinance.

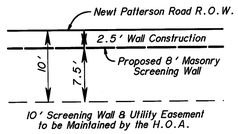
B. Perimeter Walls/ Screening:

1. A minimum six (6) foot masonry screening wall must be provided along Newt Patterson Road in accordance with Ordinance No. 1270.

SECTION 5: HOMEOWNERS ASSOCIATION

A mandatory homeowners association will be responsible for the maintenance of the masonry walls along Newt Patterson 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.



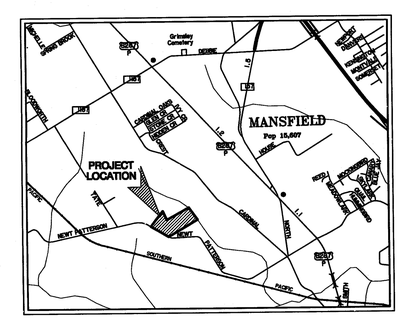


10' SCREENING WALL AND UTILITY EASEMENT
N.T.S.

LAND USE SUMMARY		
Proposed Land Use	Number of Lots	Acres
Residential	36	11.56
Right-of-Way	-	2.87
Open Space	2	1.17
TOTAL		15.598
DENSITY		2.31 DU/AC.

NOTES

1. LOT 32-X WILL BE DEDICATED AS A DRAINAGE EASEMENT AND MAINTAINED BY THE HOA.
2. IT IS UNDERSTOOD THAT THE BUILDABLE AREA FOR LOT 14, 15, 26, & 27, BLOCK I IS LIMITED BY THE EXISTING GAS PIPELINE. NO MODIFICATIONS FROM THE PROPOSED QUEENSGATE PD ZONING CRITERIA WILL BE REQUESTED FOR THESE LOTS.
3. IT IS ANTICIPATED THAT QUEENSGATE WILL BE CONSTRUCTED UNDER A SINGLE PHASE WITH CONSTRUCTION TO BEGIN IN THE SPRING OF 2017.
4. NO TREES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED IN THE VISIBILITY EASEMENTS.



VICINITY MAP
N.T.S.

EXHIBIT "C"
DEVELOPMENT PLAN
FOR
QUEENSGATE

15.598 acres out of the
M. Rockerfellow Survey, Abstract No. 1267
City of Mansfield, Tarrant County, Texas
38 Lots
OCTOBER, 2016

Sheet 1 of 1

PD ZONING CASE
NO. ZC#16-022

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
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TBPE # F-2944
TBPLS # 10021700

DEVELOPED BY:
BLOOMFIELD HOMES
1050 E. Hwy 114, Suite 210
Southlake, TX 76092
Phone (972) 877-1508
Fax (817) 416-1397
Email: mikegavin@bloomfieldhomes.net

E:\10727 - Newt Patterson\Prelim\Prelim Layoutos 2016-09-04.pro Tue Nov 29 09:47:17 2016

Entry Ornamental Tree - Redbud (spring)

Shrub Beds - Little Princess Crape Myrtle or alternative

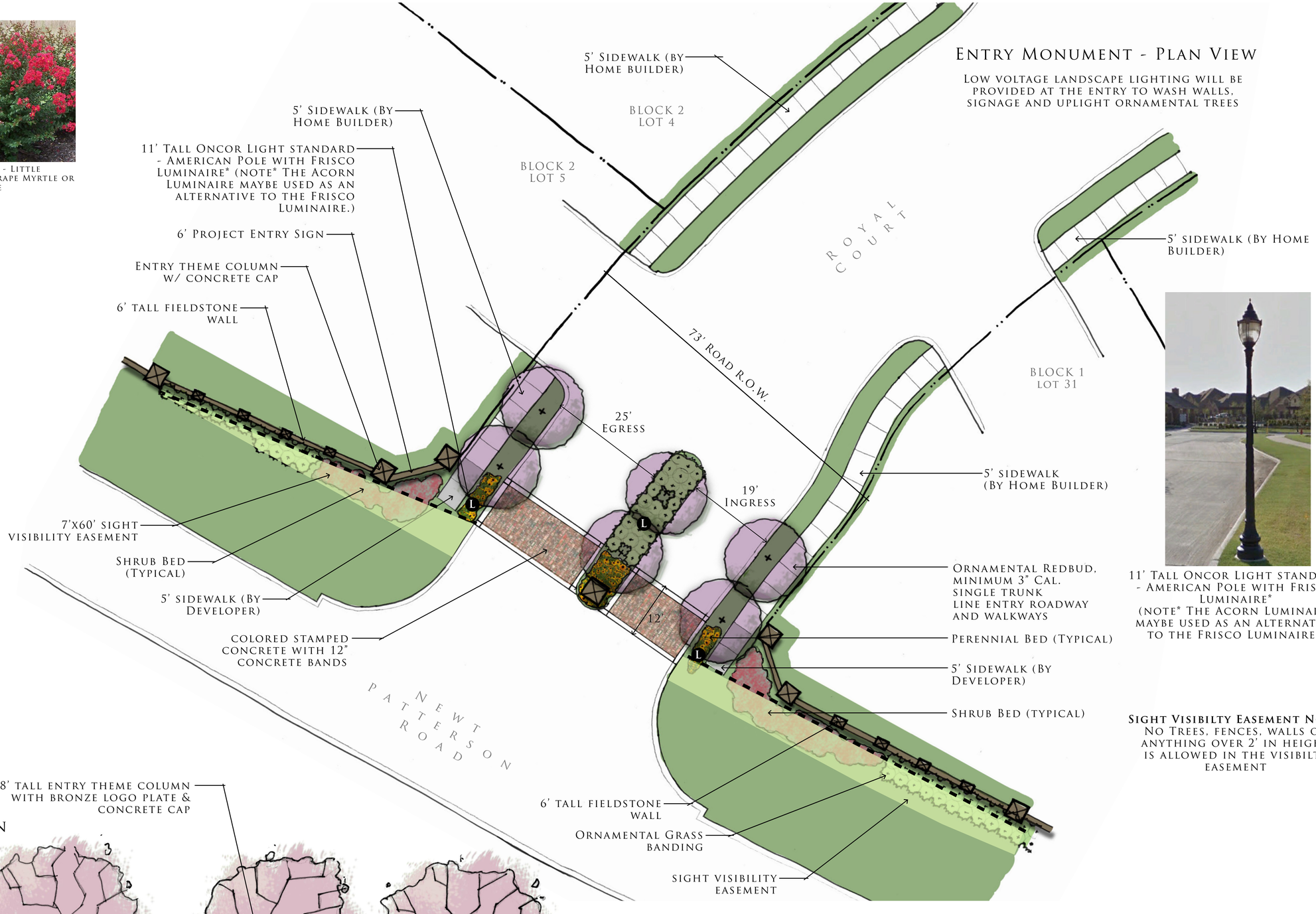
Ornamental Grass Massing - Miscanthus or alternative

Fieldstone Walls

Perennial Beds - Black Eyed Susan or alternative

Entry Monument - Plan View

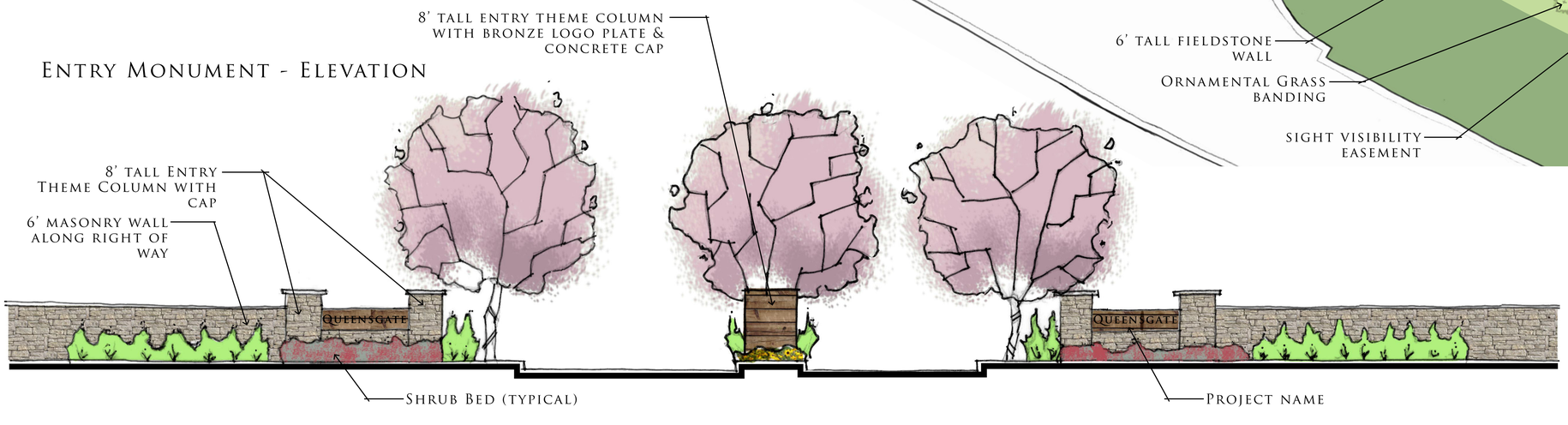
Low voltage landscape lighting will be provided at the entry to wash walls, signage and uplight ornamental trees



11' Tall Oncor Light standard - American Pole with Frisco Luminaire* (note* The Acorn Luminaire maybe used as an alternative to the Frisco Luminaire.)

Sight Visibilty Easement Note: No Trees, fences, walls or anything over 2' in height is allowed in the visibilty easement

Entry Monument - Elevation



Queensgate

Mansfield, Texas

Entryway Plan

Exhibit D - Case No. ZC#16-022