EXHIBIT A - LEGAL DESCRIPTION

BEING a tract of land located in the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, also being a portion of the tract of land described in a deed to Bethlehem Baptist Church of Mansfield Incorporation, recorded in Instrument Number D215137756, Deed Records of Tarrant County, Texas (DRTCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, said iron rod being at the southwest corner of a tract of land described in a deed to the City of Mansfield, as recorded in Instrument Number D212265597, DRTCT, and in the south right of way line of Broad Street (a variable width right of way);

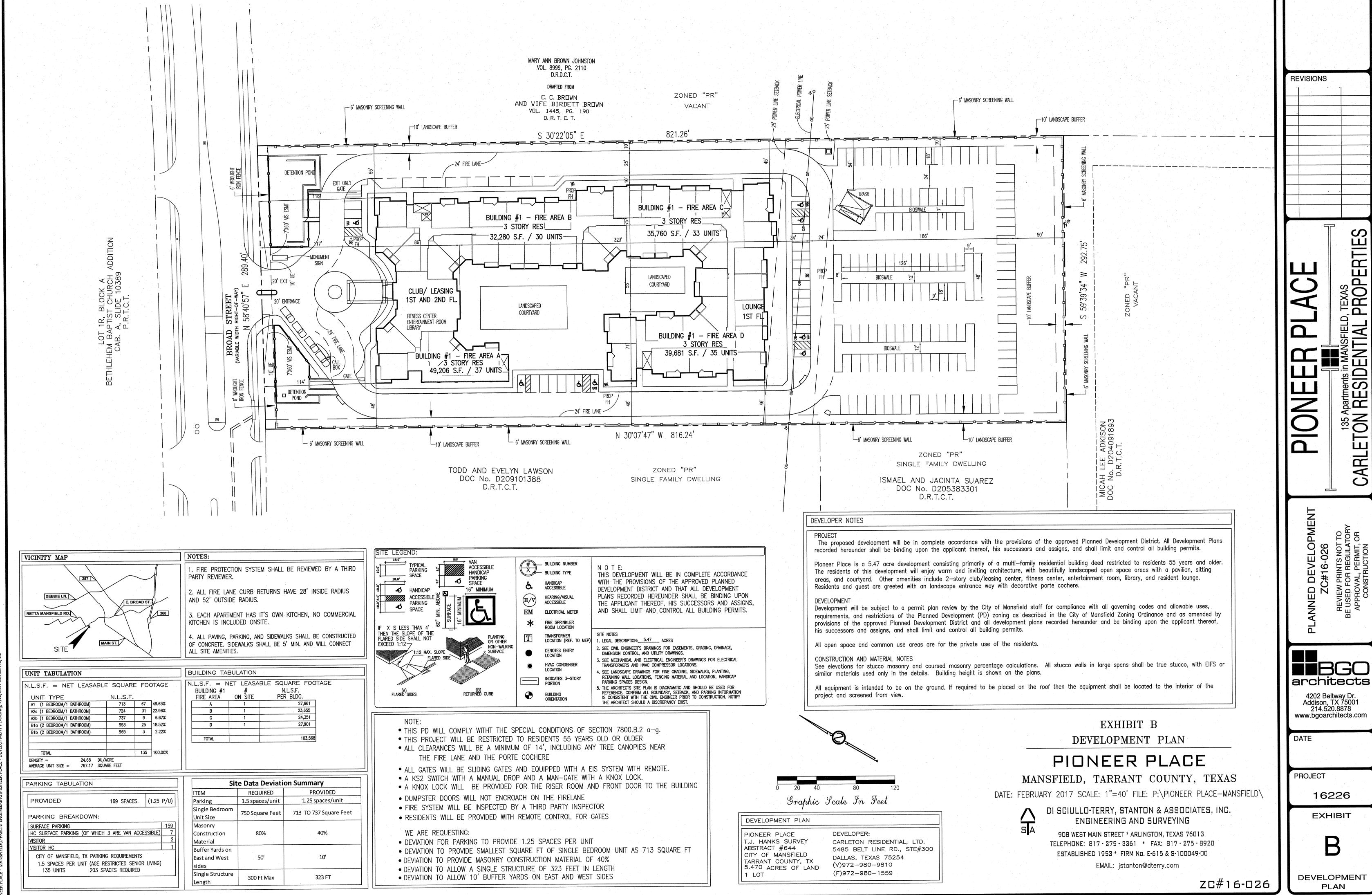
THENCE North 58° 40′ 57″ East, with the south right of way line of Broad Street, a distance of 289.40 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

THENCE South 30° 22′ 05″ East, with the east line of the aforementioned Bethlehem Baptist Church of Mansfield Incorporation tract, 821.16 feet to a 1/2 inch iron rod found, for corner;

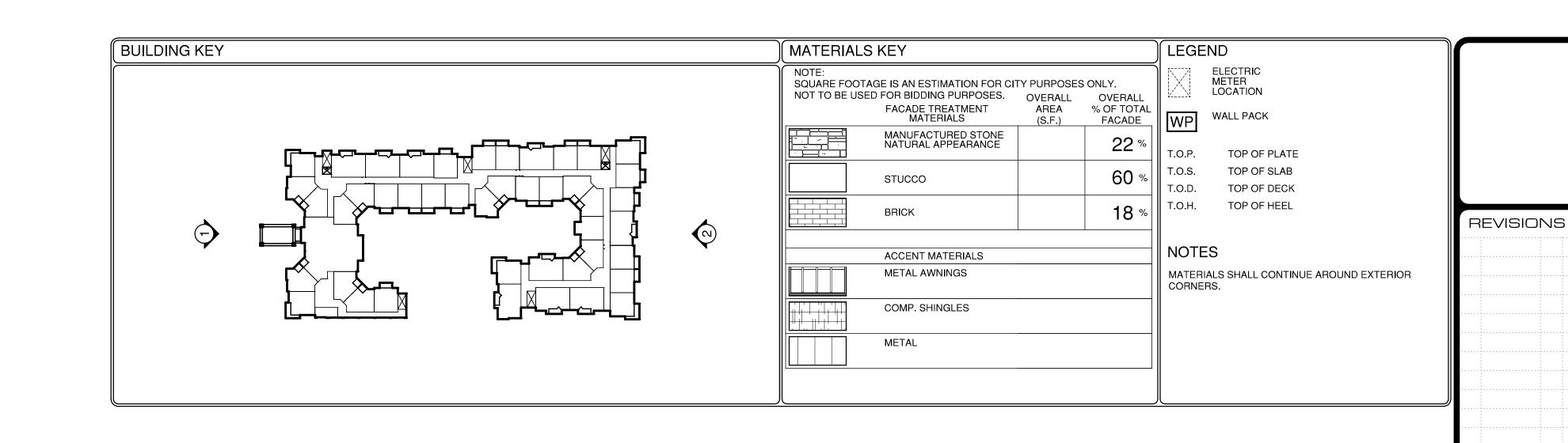
THENCE South 59° 39′ 34″ West, a distance of 292.75 feet to a 1/2 inch iron rod found with a cap stamped "Wier & Assoc. Inc", for corner;

THENCE North 30° 07′ 47″ West, a distance of 816.24 feet to the Place of Beginning containing 5.470 acres (238,284 square feet) of land.

July 2015



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BUILDING A - REAR ELEVATIONSCALE 1/8"=1'-0"



BUILDING A - FRONT ELEVATION
SCALE 1/8"=1'-0"

CARLETON RESIDENTIAL LIMITED

PLANNED DEVELOPMENT
ZC#16-026

REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

4202 Beltway Dr.
Addison, TX 75001
214.520.8878
www.bgoarchitects.com

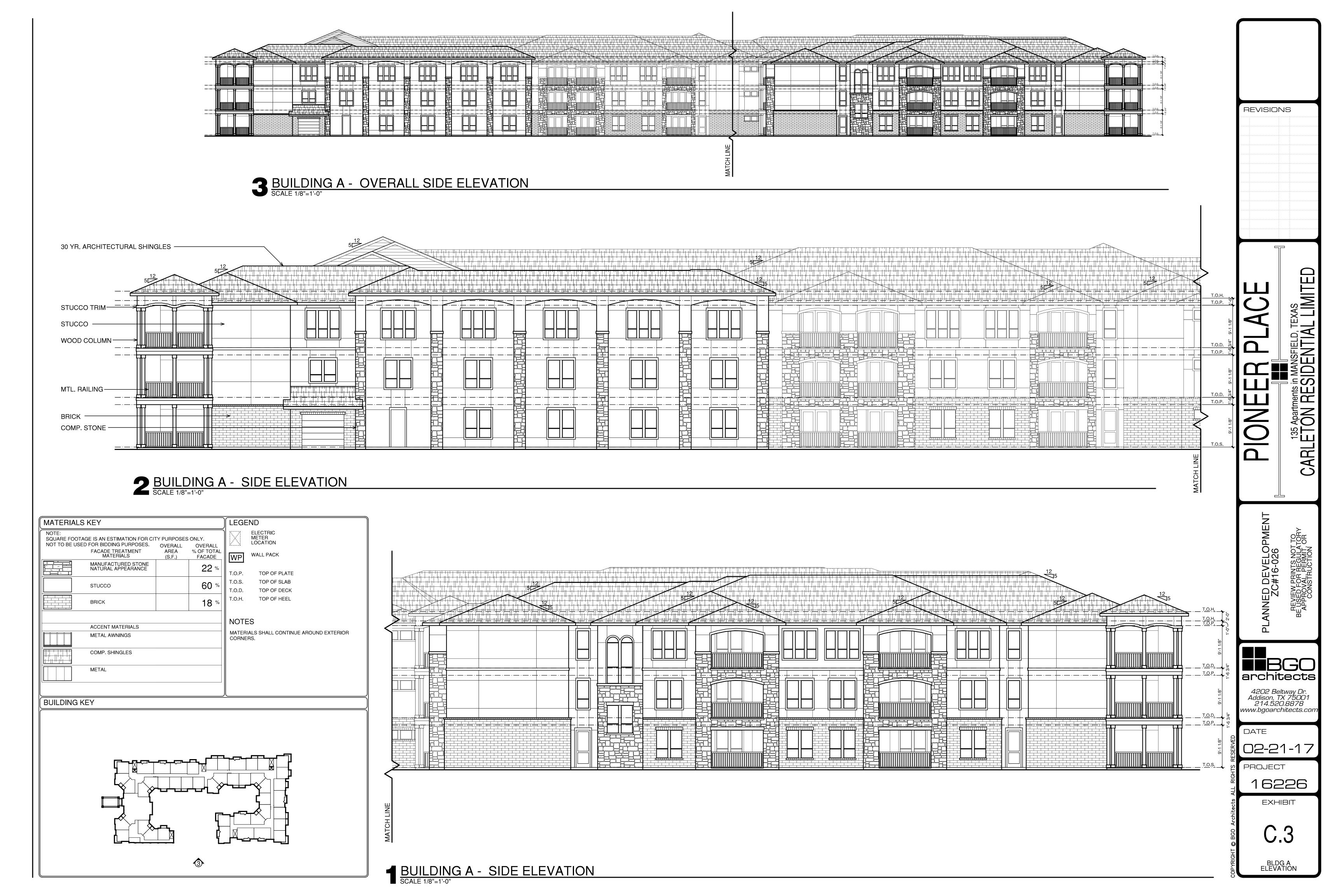
DATE
02-21-17
PROJECT

16226 EXHIBIT

C.1

BLDG A
ELEVATION

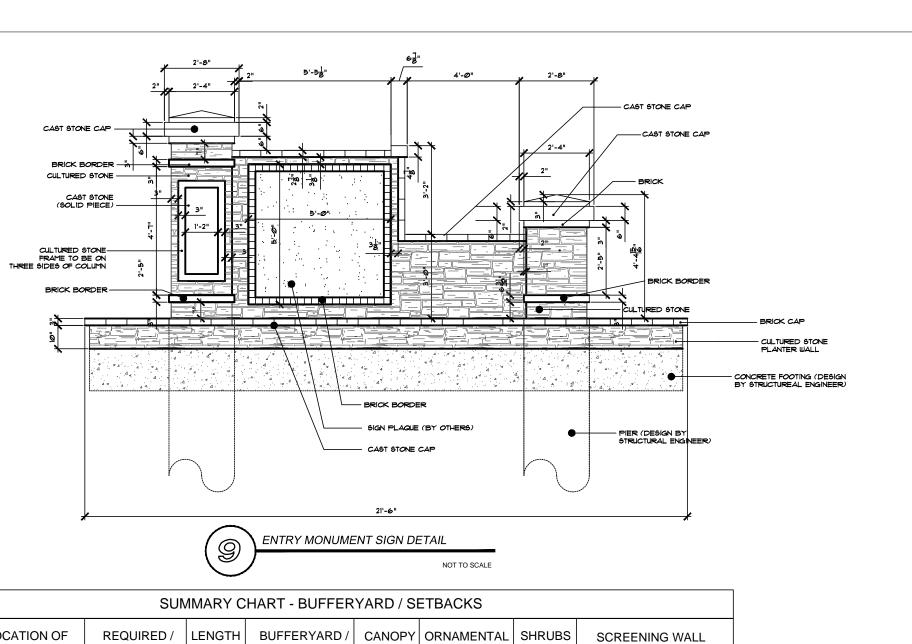






REVISIONS BGO architects DATE 02-21-17 PROJECT 16226

EXHIBIT



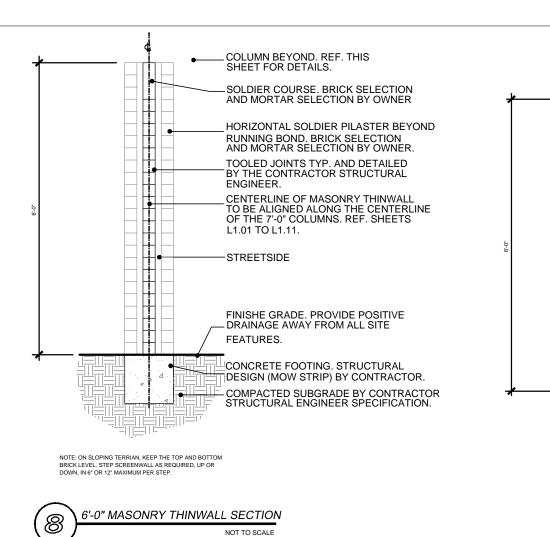
	SUM	MARY C	HART - BUFFER	YARD / SI	ETBACKS		
LOCATION OF BUFFERYARD / SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD / SETBACK WIDTH / TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREENING WALL HEIGHT / MATERIAL REQ'D AND PROVIDED
NORTH	25'	289.40'		8	8	-	NONE
	25'	209.40		8	8	-	NONE
SOUTH	50'	292.75'	10'	8	8	-	6' HT. MASONRY SCREEN WALL
	50'	232.73	10'	8	8	-	6' HT. MASONRY SCREEN WALL
EAST	50'	821.26'	10'	26	26	-	6' HT. MASONRY SCREEN WALL
	10'	021.20	10'	26	26	-	6' HT. MASONRY SCREEN WALL
WEST	50'	816,24'	10'	26	26	-	6' HT. MASONRY SCREEN WALL
-	10'	010.24	10'	26	26	_	6' HT. MASONRY SCREEN WALL

SUMMARY CHART - INTERIOR LANDSCAPE							
	LANDSCAPE AREA (SF.)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	GROUNDCOVER (SF.)	
REQUIRED	23,837 S.F	10%	0	0	0	0	
PROVIDED	35,755 S.F	22%	108	26	737	2,000	

SUMMARY CHAR INTERIOR PARKING LOT LA		G	EXISTING TREE CREDIT SUMMAR	='	
				CANOPY	UNDERSTORY
# OF REQUIRED PARKING SPACES	166		TREES AT 6" -12" DBH	N/A	N/A
# OF PROVIDED PARKING SPACES	166		TREES AT GREATER THAN 12" DBH	N/A	N/A
# OF TREE ISLANDS PROVIDED	20				
CREDITS USED IN CALCULATIONS:					

a.

	T	SUMMARY C	HART - TYPICAL PLANT M	IATERIAL LIS	ST T	
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	NOTES
CANO	PY TREES					
30	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL.	-	SINGLE TRUNK
36	LO	TEXAS LIVE OAK	QUERCUS FUSIFORMIS	4" CAL.	-	SINGLE TRUNK
9	LB	LACEBARK ELM	ULMUS PARVIFLORA	4" CAL.	-	SINGLE TRUNK
17	LY	LACEY OAK	QUERCUS GLAUCOIDES	4" CAL.	-	SINGLE TRUNK
37	SG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	4" CAL.	-	SINGLE TRUNK
ORNA	AMENTAL TR	REES				
20	AP	AUSTRIAN PINE	PINUS NIGRA	30 GAL.	6'-8'	FULL BRAN PATTERI
25	SM	SHANTUNG MAPLE	ACER TRUNCATUM	30 GAL.	8'-10'	-
58	VT	VITEX	VITEX AGNUS-CASTUS	B&B	6'-8'	-
6	SH	SAVANNAH HOLLY	ILEX X ATTENUATA 'SAVANNAH'	15 GAL.	8'-10'	-
76	WM	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	B&B	6'-8'	-
SHRU	JBS					
31	AB	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL.	-	PLANT 3' O.C.
287	NH	NELLIE R STEVENS HOLLY	ILEX X 'NELLIE R STEVEN	S' 5 GAL.	-	PLANT 3'-4' O.0
140	TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	-	PLANT 3' O.C.
239	RY	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	-	-
69	DB	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	-	PLANT 3'-4' O.C
GRO	JNDCOVERS	3				
545	sc	SEASONAL COLOR	-	4" POT	-	PLANT 9" O.C.
90	МН	MAIDENHAIR GRASS	MISCANTHUS SPP.	3 GAL.	-	PLANT 3' O.C.
268	wc	WINTER CREEPER	EUONYMUS FORTUNEII	4" POT	-	PLANT 12" O.C
	OJ	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POT	-	PLANT 12" O.C
	SOD	BERMUDA GRASS	CYNODON DACTYLON	-	-	
MISC	ELLANEOUS	<u> </u>				
	CG	CRUSHED GRANITE	-	-	-	-
	SE	STEEL EDGING	-	-	-	-



2" TUBULAR RAILS 1" TUBULAR PICKETS

.2" TUBULAR RAILS .3" TUBULAR POST __7'-0" HT. STONE COLUMNS

THIER SPECIFICATIONS.

2" TUBULAR RAILS POST FOOTINGS. REF. SHEET L1.05 FOR DETAILS.

CONCRETE DRIVE. REF. ENGINEERING PLANS.

CONSTRUCTION.

VERIFY ALL DIMENSIONS (I.E. ROAD WIDTH DIMENSION, BACK TO BACK CURB AND PAVEMENT DIMENSION)

BEFORE GATE FABRICATION OR

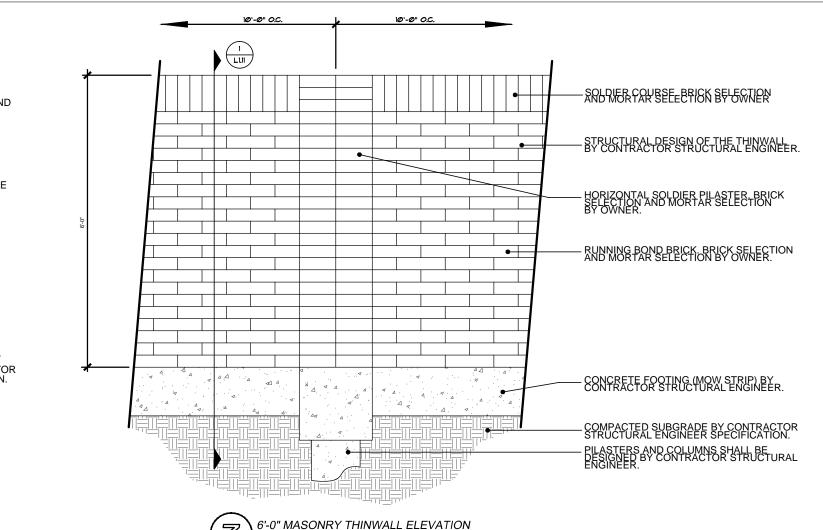
SLIDE GATE CONTROL MECHANISMS TO BE LOCATED BY THE GATE

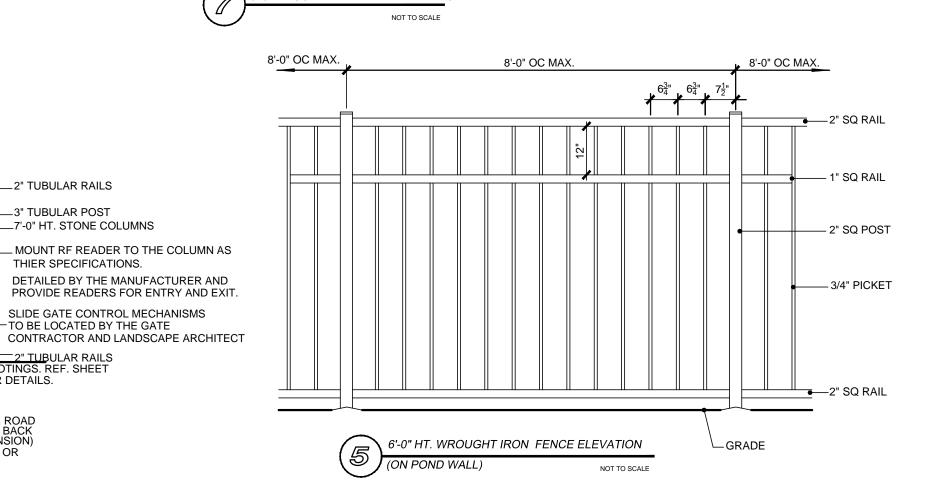
FINAL DIMENSION SHOULD BE FIELD VERIFIED BY CONTRACTOR

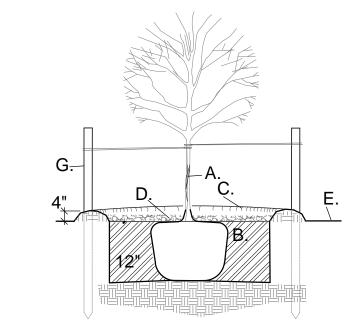
6" O.C. MAX. SPACING

SINGLE SLIDE GATE ENTRY

GATE ELEVATION







1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM

SETTLING. 2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE 3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

REVISIONS

ROPERTIES

Apartr RE

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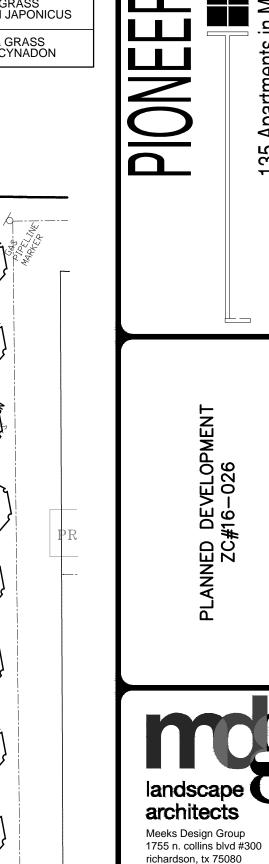
CONSTRUCTION NOTES:

A. TREE. B. LOOSEN NATIVE BACKFILL C. WATER RETENTION BASIN.

D. 2" DEPTH OF BARK MULCH. F. FINISH GRADE. F. 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE. G. 6'-0" METAL TEE POSTS, INSTALL 24" BELOW GRADE, MULTI TRUNKS 2 STAKES, SINGLE TRUNK 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

ISOLATED TREE PLANTING

LANDSCAI	PE PLANT LEGEND		
SYMBOL	YMBOL CANOPY TREE		ORNAMENTAL TREE
+	LACEY OAK QUERCUS GLAUCOIDES	Ø	SHANTUNG MAPLE ACER TRUNCATUM
igvee	LACEBARK ELM ULMUS PARVIFOLIA	\otimes	SOUTHERN WAX MYRTLE MYRICA CERIFERA
	CEDAR ELM ULMUS CRASSIFOLIA	\bigcirc	SAVANNAH HOLLY ILEX ATTENUATA 'SAVANNAH'
TEXAS LIVE OAK QUERCUS FUSIFORMIS		0	VITEX VITEX AGNUS-CASTUS
	SOUTHERN MAGNOLIA TREE MAGNOLIA GRANDIFLORA	C	AUSTRIAN PINE PINUS NIGRA
SYMBOL	SHRUB	SYMBOL	GROUNDCOVER
0000	DWF. BURFORD HOLLY ILEX CORNUTA 'DWF BURFORD'		SEASONAL COLOR
X X X X	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	+ + + + + + + + + + + + + + + + + + + +	MAIDENHAIR GRASS MISCANTHUS SPP.
8888	NELLIE R STEVENS HOLLY ILEX X 'NELLIE R STEVENS'		WINTER CREEPER EUONYMUS FORTUNEII
0000	RED YUCCA HESPERALOE PARVIFLORA	* * * *	MONDO GRASS OPHIOPOGON JAPONICUS
0000	GLOSSY ABELIA ABELIA X GRANDIFLORA		BERMUDA GRASS DACTYLON CYNADON

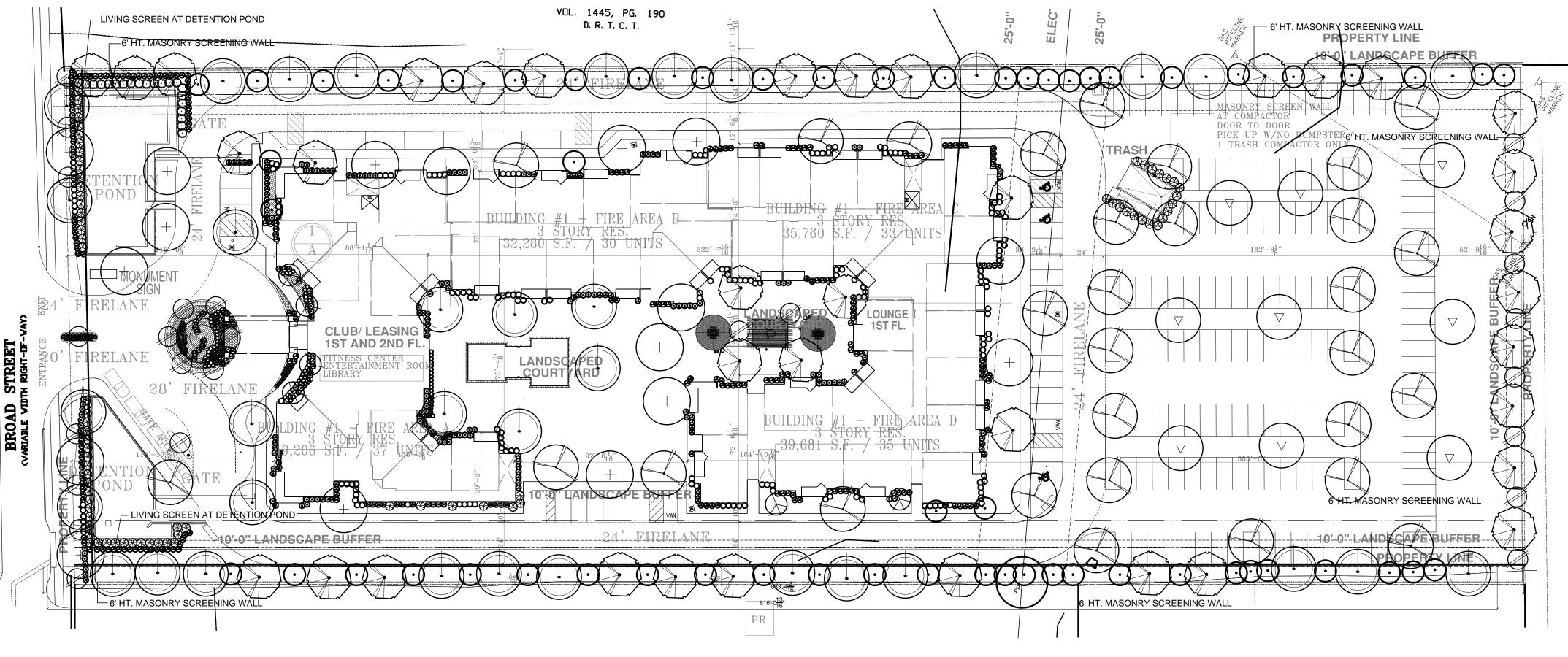


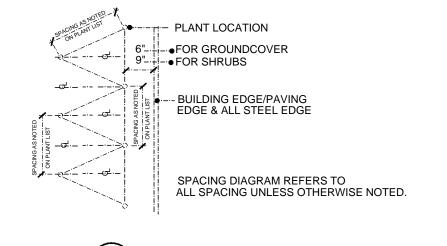
p (972) 690-7474 hmeeks@mdgland.com

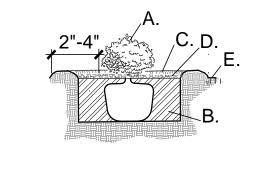
PROJECT

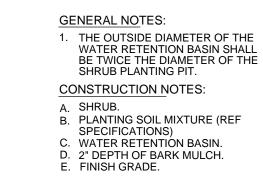
SHEET NUMBER

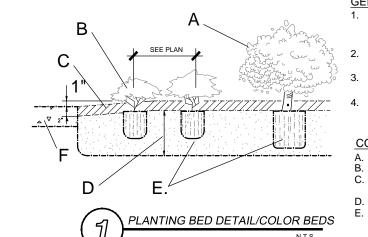
EXHIBIT







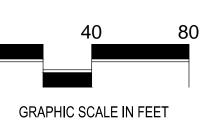




GENERAL NOTES: 1. ADD OR REMOVE TOPSOIL AS NECESSARY E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT

TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REEF SPECS TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS. 3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE. 4. PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A MIN. OF 12". **CONSTRUCTION NOTES:** SHRUB - PER PLAN REMOVE ALL LABELS GROUND COVER - PER PLAN 2" MIN. BARK MULCH AS SPEC.. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE D. PLANTING MIX AS SPECIFIED





LANDSCAPE PLAN

SCALE: 1"=40'-0"