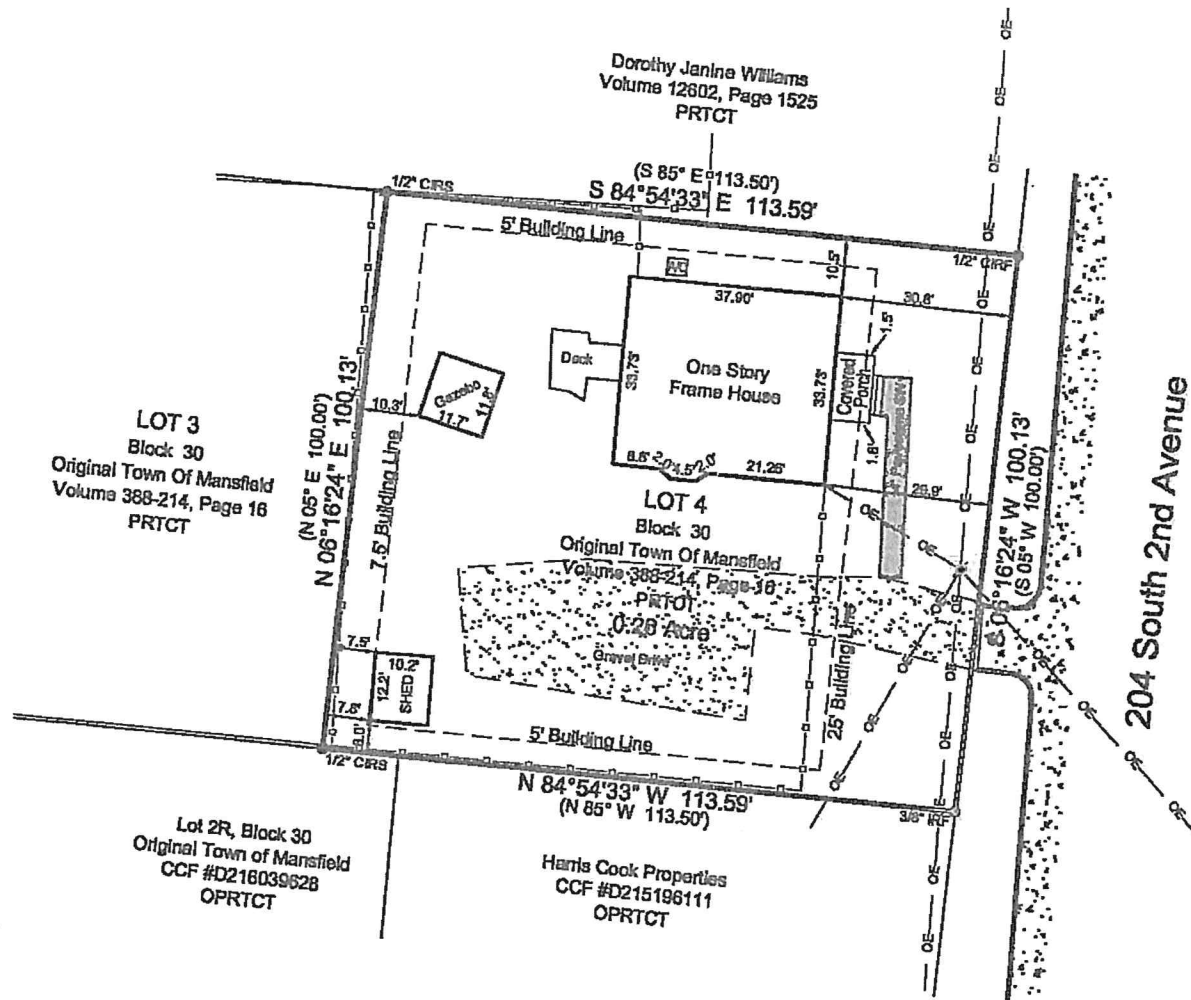


Great Southwestern Land Surveyors, LLC

600 Strada Circle, Suite 100 • Mansfield • Texas • 76063 • 817-822-3591



Notes:

1. Unless otherwise shown hereon, bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, the combined surface to grid factor is 0.99988297549, and the angle of convergence is 00°44'23".

2. Distances shown hereon are Surface distances. Multiply the surface distance by the combined grid factor to derive the grid distance.

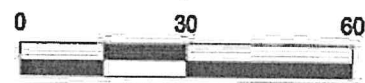
3. This survey has been made according to the information provided by Alamo Title Company according to the Title Commitment Letter issued by said firm in connection with its GFI#: ATD-24A-6000251600077.

I hereby affirm that this plat represents a survey made on the ground on November 30, 2016, and that it substantially conforms to the Professional and Technical Standards of the Texas Board of Professional Land Surveying.

W. Michael Evans

W. Michael Evans

Registered Professional Land Surveyor No. 4715



Graphic Scale in Feet
1"=30'

PLAT SHOWING
Lot 4, Block 30
Original Town of Mansfield

AUG 10 2017

EXHIBIT A - ZC#17-011

PAGE 2 OF 2

PROPERTY DESCRIPTION

LOT 4, BLOCK 30 OF THE ORIGINAL TOWN OF MANSFIELD, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-214, PAGE 16, PLAT RECORDS OF TARRANT COUNTY, TEXAS

PLANNED DEVELOPMENT REGULATIONS

Land Use - Single family detached houses
Minimum Lot Width - 50 ft
Minimum Front Setback - 20 ft
Minimum Rear Setback - 15ft
Minimum Front Porch Size - 70 SF, 7 ft in depth
Minimum Side Setback - 5 ft
Minimum Floor Area - 1,600 SF
Off-Street Parking - 2 spaces per house
Maximum Height - 2 stories plus attic
Maximum Lot Coverage - 85%

ARCHITECTURAL STANDARDS APPLICABLE TO THE NEW RESIDENCE

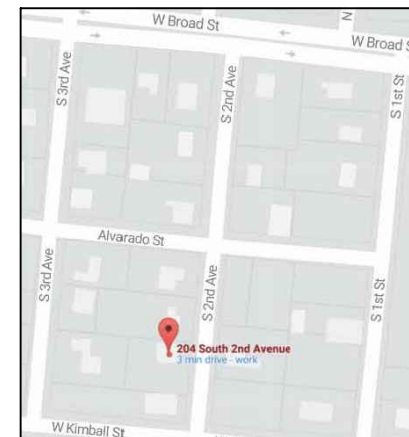
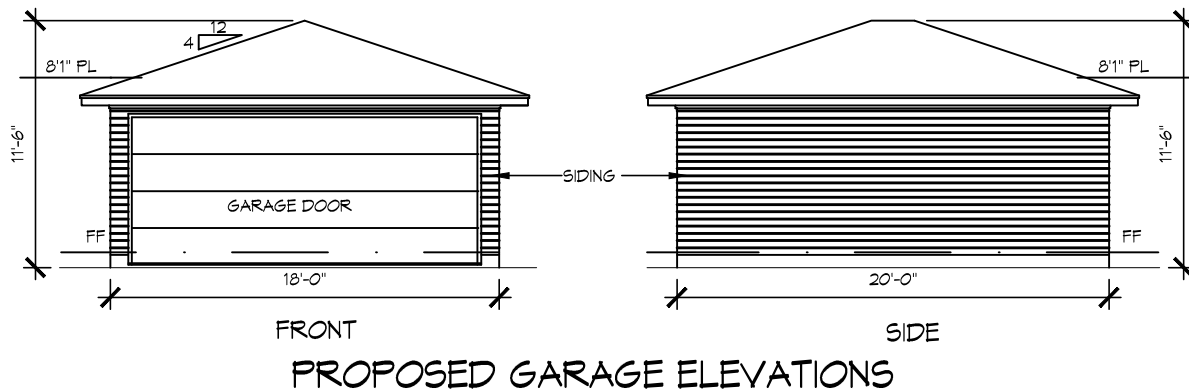
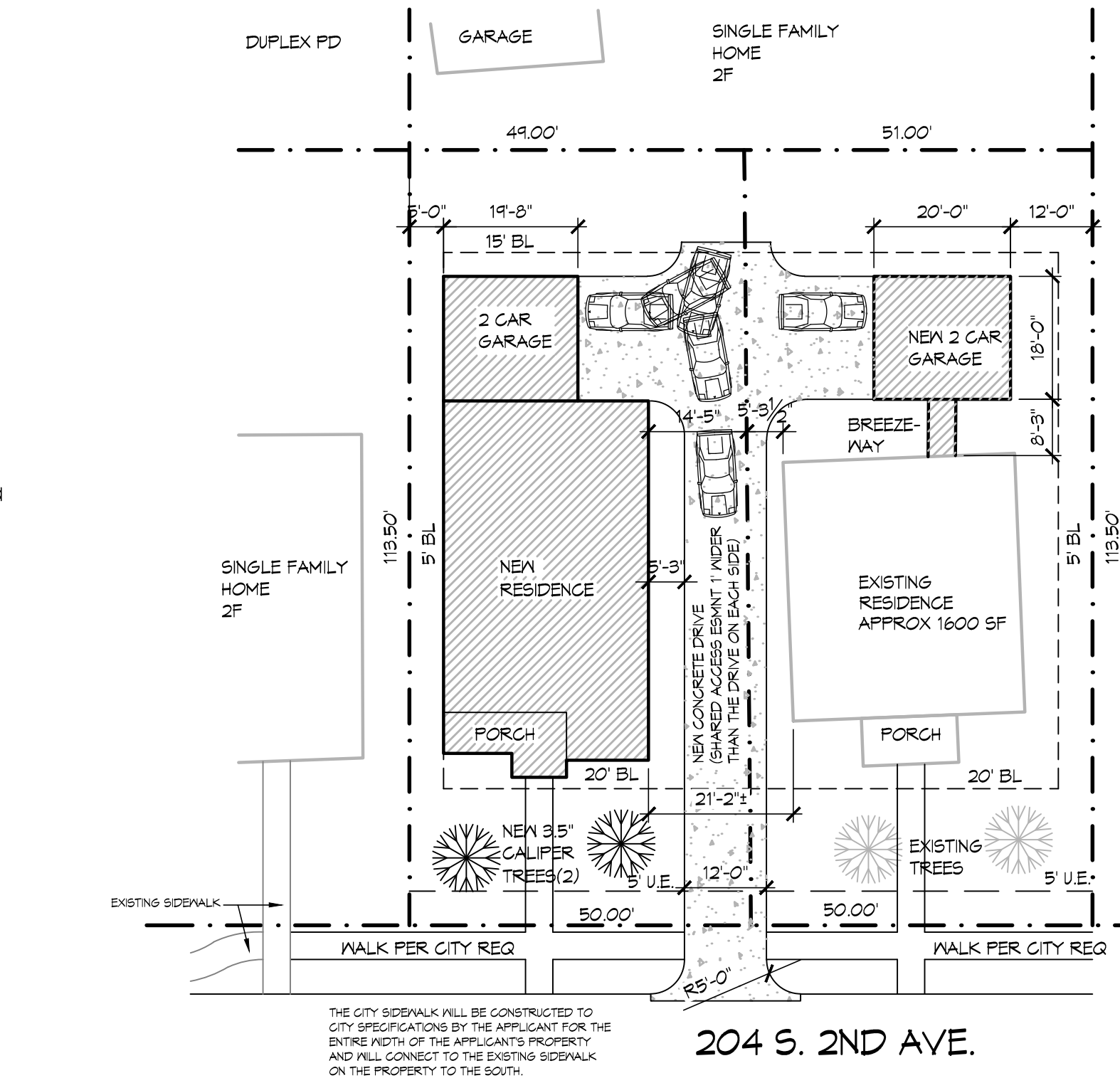
The front elevation design must include a porch
Porch columns must be at least 6" X 6" wood or wood appearance
Roofs must be a simple gable or hip form with no more than four primary ridges; Minimum roof pitch 4:12.
Windows seen from the street are required to be wood, look like wood, or be wood with vinyl or aluminum cladding
Off-street parking must be in the rear of the house or lot
Top of window must be no lower than 2' below the top plate
Roof shingles must be three dimensional . Metal roofs are limited to no more than 20% of the total roof area.
Facade must be at least 75 % cementitious fiber board, no more than 25% brick or stone materials.
Any chimney on the exterior wall must be 100% brick or stone
Exposed rafter tails and corbels are encouraged
The exterior elevation of the new house must vary from the elevation of the existing house at 204 S 2nd Ave in terms of color, architectural features, roof form, and combination of cladding materials.

LANDSCAPING STANDARDS APPLICABLE TO THE NEW RESIDENCE

Two trees per lot with a minimum caliper size of 3.5 inches
At least 50% of the foundation facing the street must be planted with shrubbery or flower beds.
Lawns and landscaping must be irrigated with an irrigation system.

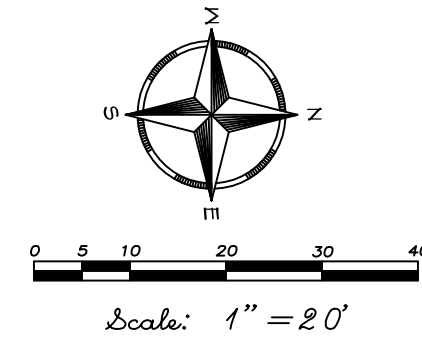


PROPOSED CONCEPT ELEVATION



VICINITY MAP

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.



OWNER: HARRIS COOK PROPERTIES
309 E. BROAD ST.
MANSFIELD, TX 76063
817-473-3333



172188

204 S.
2ND AVE.

204 S. 2ND AVE.
LOT 4 BLOCK 30
ORIGINAL TOWN OF MANSFIELD
MANSFIELD
TARRANT COUNTY

DATE: 7-7-17 PD1
8-4-17

EXHIBIT B
PAGE 1 OF 2

SHEET Title:

DEVELOPMENT
PLAN
1" = 20'0"



219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.471.1324 METRO 817.471.3853 FAX

ARCHITECTS

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SHEET No.:

ZC#17-011

EXHIBIT B

DEVIATIONS FROM BASED ZONING DISTRICT
ZC#17-011

Subject Property: Lot 4, Block 30, Original Town of Mansfield, located at 204 S 2nd Ave

Proposed Use: Single family detached houses

Based Zoning District: SF-7.5/16

Section	Requirement	Provided
4500B	Min. Lot Area 7,500 sf	5,675 sf
4500B	Max. Lot Coverage 45%	85%
4500B	Min. Lot Width 65 ft	50 ft
4500B	Min. Front Yard 25 ft	20 ft
4500B	Min. Side Yard 5 & 10 ft	5 ft
4600D.8	Min. 8:12 roof pitch	4:12 which is characteristic of cottage or craftsman style architecture
4600C	Min. Masonry 80%	Min. 75% cementitious fiber board
7300Z.1.a	Provide 3 trees with at least 1 in front yard	2 trees in front yard, none in the limited rear yard
7800B.5.f	Max. 200 sf accessory building	360 sf detached garage behind existing house