

## EXHIBIT "A"

BEING 15.115 acres of land located in Lot 1-R, Block 1, EATON ESTATES CAMPGROUND, an addition to the City of Mansfield, Johnson County, Texas, according to the plat recorded in Volume 8, Page 623-A, of the Plat Records of Johnson County, Texas. Said 15.115 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod marked "Brittain & Crawford" set, at the West corner of said Lot 1-R, lying in the Northeast right-of-way line of Flying L Lane;

THENCE N 34° 19' 24" E 1393.23 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the North corner of said Lot 1-R, lying in the Southwest right-of-way line of South Main Street;

THENCE S 55° 39' 31" E 250.36 feet, along the Northeast boundary line of said Lot 1-R and the Southwest right-of-way line of said South Main Street, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 34° 19' 33" W 263.99 feet, along a line 55.3 feet Northwest of and parallel to the Southeast boundary line of said Lot 1-R, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 55° 40' 27" E 55.30 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, in the Southeast boundary line of said Lot 1-R;

THENCE S 34° 19' 33" W 388.72 feet, along the Southeast boundary line of said Lot 1-R, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 30° 01' 06" E 483.15 feet, along the Northeast boundary line of said Lot 1-R, to a 5/8" iron rod found, at the East corner of said Lot 1-R, lying in the Northwest right-of-way line of Lone Star Road;

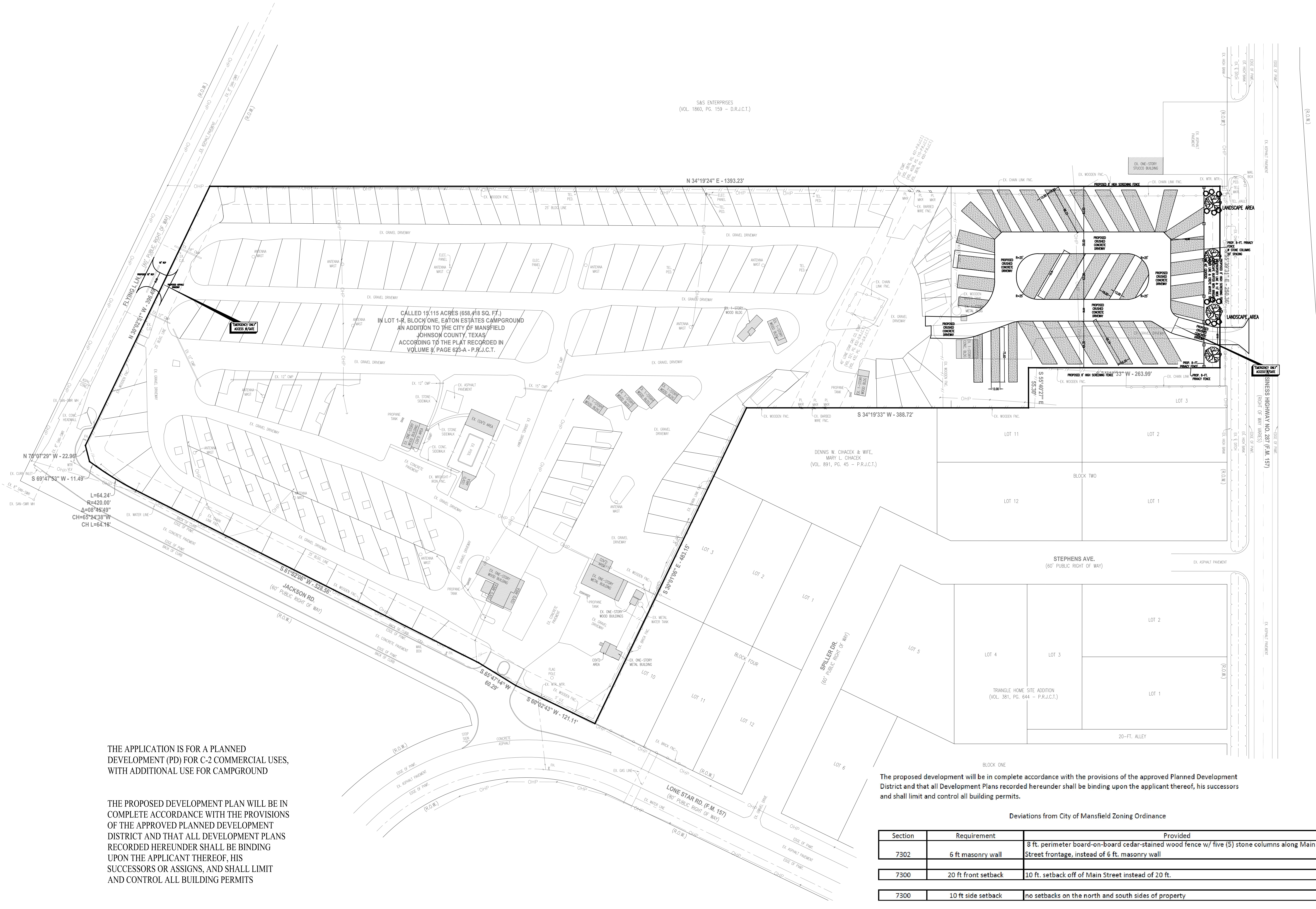
THENCE along the Southeast boundary line of said Lot 1-R and the Northeast right-of-way line of said Lone Star Road, as follows:

1. S 60° 02' 43" W 121.11 feet, to an "X" cut in concrete set;
2. S 65° 47' 14" W 60.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
3. S 61° 02' 06" W 528.56 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;
4. SOUTHWESTERLY 64.24 feet, along said curve to the right, having a radius of 420.00 feet, a central angle of 08° 45' 47", and a chord bearing S 65° 25' 00" W 64.17 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the end of said curve;
5. S 69° 47' 53" W 11.49 feet, to a 1/2" iron rod marked "Brittain & Crawford" set, at the South corner of said Lot 1-R and the intersection of the Northeast right-of-way line of aforesaid Flying L Lane;

THENCE along the Southwest boundary line of said Lot 1-R and the Northeast right-of-way line of said Flying L Lane, as follows:

1. N 70° 07' 29" W 22.96 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
2. N 30° 02' 51" W 396.49 feet, to THE POINT OF BEGINNING, containing 15.115 acres (658,418 square feet) of land.





SAS ENTERPRISES  
(VOL. 1860, PG. 159 - D.R.J.C.T.)

CALLLED 15.115 ACRES (658,418 SQ. FT.)  
IN LOT 1-R, BLOCK ONE, EATON ESTATES CAMPGROUND  
AN ADDITION TO THE CITY OF MANSFIELD  
JOHNSON COUNTY, TEXAS  
ACCORDING TO THE PLAT RECORDED IN  
VOLUME 9, PAGE 623-A - P.R.J.C.T.

DENNIS W. CHACEK & WIFE,  
MARY L. CHACEK  
(VOL. 891, PG. 45 - P.R.J.C.T.)

STEPHENS AVE.  
(60' PUBLIC RIGHT OF WAY)

TRIANGLE HOME SITE ADDITION  
(VOL. 381, PG. 644 - P.R.J.C.T.)

LONE STAR RD. (F.M. 157)  
(60' PUBLIC RIGHT OF WAY)

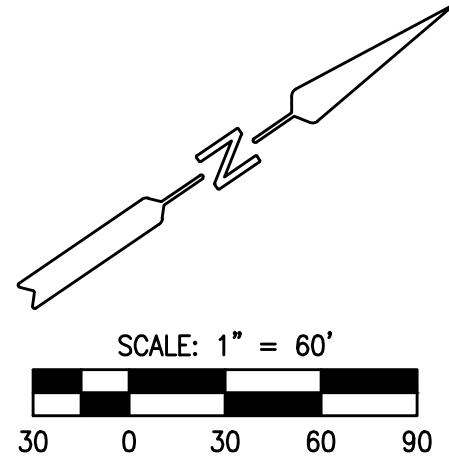
SPIILLER DR.  
(60' PUBLIC RIGHT OF WAY)

**LEGEND**

LARGE TREE - CREPE MYRTLE of APPROVED EQUAL (4-IN. DIAMETER, 7-FT. TALL)

SHRUB - TEXAS SAGE OR APPROVED EQUAL

- NOTES**
1. PROVIDE HYDOMULCH FOR ALL DISTURBED AREAS
  2. CITY APPROVED PLANT OR SHRUB MAY BE SUBSTITUTED



**DPK Engineering LLC**  
LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL  
3103 Bowser Road  
Fulshear, Texas 77441  
Office and Fax: (281) 346-2616  
Cell: (281) 300-1869  
Firm Registration No. F9323

DATE: July, 2017  
JOB NO. D16\_SD\_10115

DESIGNED BY: SLA  
CHECKED BY: DPK

AUTHORIZED SIGNATURE BY  
DAVID P. KELLY II, P.E. ON  
September 14, 2017

SURVEYED BY:

**TEXAN R.V. RANCH**  
PROPOSED DEVELOPMENT

**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 shall limit and control all building permits.

**Deviations from City of Mansfield Zoning Ordinance**

Section	Requirement	Provided
7302	6 ft masonry wall	8 ft. perimeter board-on-board cedar-stained wood fence w/ five (5) stone columns along Main Street frontage, instead of 6 ft. masonry wall
7300	20 ft front setback	10 ft. setback off of Main Street instead of 20 ft.
7300	10 ft side setback	no setbacks on the north and south sides of property
4600	masonry columns	non-masonry columns for awnings for RV spaces w/ cedar-wrapped posts to match the fencing

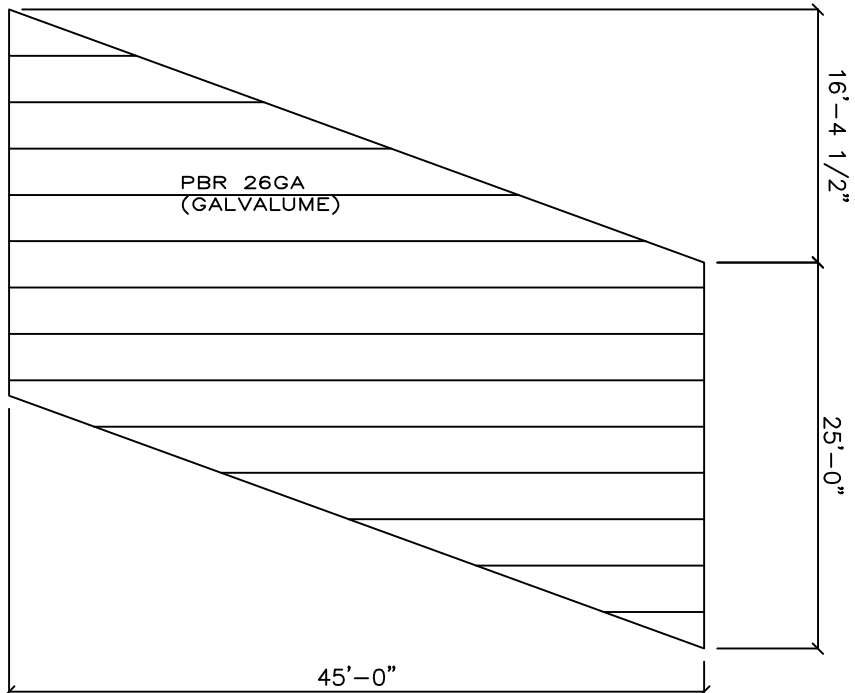
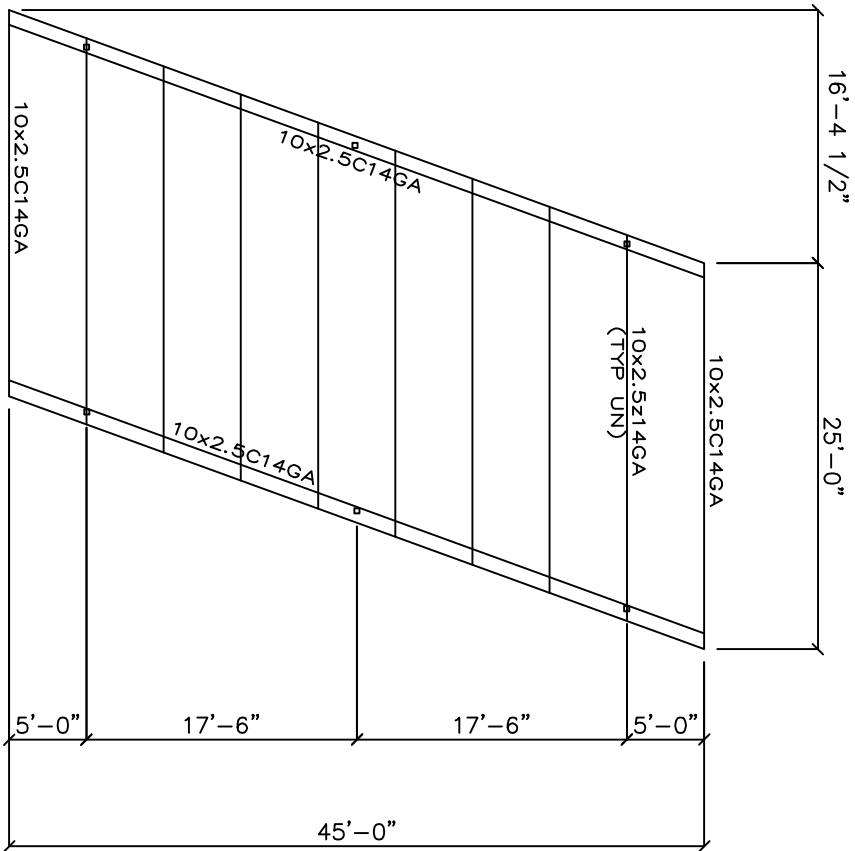
FILE NO.:	<div>EXHIBIT</div> <div>B</div> <div>1 of 3</div>
G.F. NO.:	
SCALE: 1" = 60'	
CASE NO.: ZCH17-016	

THE APPLICATION IS FOR A PLANNED DEVELOPMENT (PD) FOR C-2 COMMERCIAL USES, WITH ADDITIONAL USE FOR CAMPGROUND

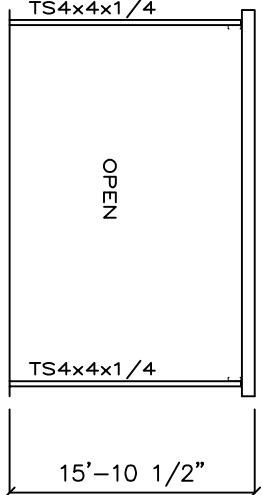
THE PROPOSED DEVELOPMENT PLAN WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS OR ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS



ZC# 17-016

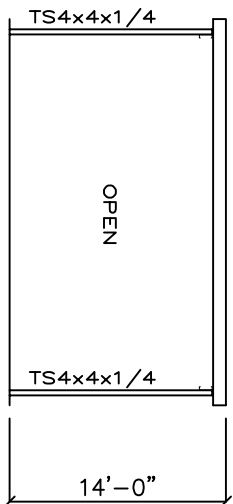


ROOF FRAMING



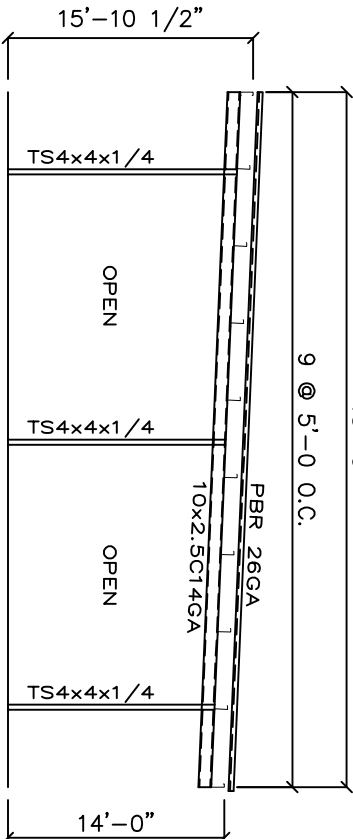
FRONT SIDEWALL

ROOF SHEETING



BACK SIDEWALL

END WALLS



END WALLS

NOTE: POSTS WILL BE CEDAR-WRAPPED TO MATCH THE PERIMETER FENCING THAT IS PROPOSED

DESIGN LOADS

DESIGN LOADS APPLIED TO THE STRUCTURE ARE AS FOLLOWS :

ROOF LIVE LOAD..... 20 PSF REDUCIBLE  
ROOF SNOW LOAD..... 3.5 PSF  
WIND LOAD ..... 90 MPH EXP B  
SEISMIC COEFFICIENT ..... 0.136  
COLLATERAL LOAD.....0.5 PSF  
DEAD LOAD..... SELF WEIGHT OF THE STRUCTURE

DESIGN REFERENCES

COLD FORMED STEEL DESIGN MANUAL. AISI, 2001  
STEEL CONSTRUCTION MANUAL. THIRTEENTH EDITION, AISC  
INTERNATIONAL BUILDING CODE, 2006 EDITION

APR.	DATE
DSH.	APR.

DRAWING STATUS

<input type="checkbox"/>	FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.
<input type="checkbox"/>	FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL, IN THAT, AS A MINIMUM, PIECE MARKINGS ARE NOT IDENTIFIED. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS FOR CONSTRUCTION.
<input checked="" type="checkbox"/>	FINAL DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
0	8/4/17	FOR CONSTRUCTION	CRC	CRD

DESCRIPTION		ROOF FRAMING	
SIZE		25.00' x 45.00' x 13.00'	
CUSTOMER		MANSFIELD, TX	
LOCATION		TX	
DRN. BY		CRD BY	
DATE		8/4/17	
SCALE		N.T.S.	
QUOTE NO.		JOB NO.	
17-392		SHEET NO.	
2 OF 3		ISSUE	
0		0	



13534 Lakewood Meadow Dr.  
Cypress, TX 77429  
713-213-5346

ZC#17-016

RE: 1961 Lone Star Rd, Mansfield Texas 76063  
Texan RV Ranch

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