

Exhibit "A"  
ZC#18-006  
**LEGAL DESCRIPTION**

Being a tract of land out of the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, same being that tract of land conveyed to Dortha Andrews and husband, Earl F. Andrews, by deed recorded in Volume 5422, Page 150, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 Inch Iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Ben Hartman, by deed recorded in Volume 12754, Page 68, Deed Records, Tarrant County, Texas, the Northeast corner of that tract of land conveyed to Sallie Gray Maxwell, by deed recorded in Volume 15079, Page 371, Deed Records, Tarrant County, Texas, said corner being in the South line of Alvarado Street (variable width right-of-way);

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Hartman tract, a distance of 150.00 feet to a point for corner at the POINT OF BEGINNING, said corner being the Southwest corner of said Hartman tract, the Southeast corner of said Maxwell tract, and the Northeast corner of that tract of land conveyed to David Gupton and wife, Melva Gupton, by deed recorded in Volume 11632, Page 257, Deed Records, Tarrant County, Texas, from which a 3/8 Iron rod found for witness bears North 06 degrees 11 minutes 34 seconds East, a distance of 0.36 feet;

THENCE South 85 degrees 00 minutes 00 seconds East, along the South line of said Hartman tract, a distance of 119.50 feet to a 1/2 Inch Iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being on the South line of said Hartman tract, and the Northwest corner of Tract II, of said Andrews tract;

THENCE South 05 degrees 46 minutes 11 seconds West, along the West line of said Tract II, a distance of 149.87 feet to a 1/2 Inch Iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Tract II, and in the North line of W. Kimball Street (public right-of-way);

THENCE North 85 degrees 03 minutes 43 seconds West, along the North line of said W. Kimball Street, a distance of 119.50 feet to a 1/2 Inch Iron set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Northerly line of said W. Kimball Street, and on the East line of said Gupton tract;

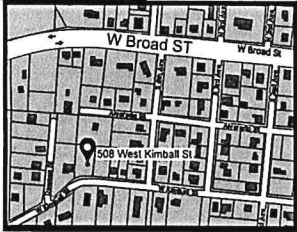
THENCE North 05 degrees 46 minutes 11 seconds East, along the East line of said Gupton tract, a distance of 150.00 feet to the POINT OF BEGINNING, and containing 17,915 square feet or 0.41 acres of land.

Planned Development Zoning District

Land Use:  
Detached Single Family Residential House  
with Detached Accessory Building

Area and Height Regulations:

Minimum Lot Width - 90 ft  
Minimum Lot Depth - 145 ft  
Maximum lot coverage - 45%  
Main Structure  
Minimum Front Yard Setback - 25 ft  
Front Porch May encroach 5' beyond Front Building line  
Minimum Rear Yard Setback - 15 ft  
Minimum Side Setback - 5 Ft  
Minimum Floor Area - 3,000 SF  
Maximum Height - 2 stories plus attic  
Detached Accessory Building  
Minimum Rear Yard Setback - 6 ft  
Minimum Side Setback - 6 Ft  
Maximum Height - 2 stories, 28 ft  
Ground floor to be used as a garage work shop  
2nd floor to be used as a game room



Vicinity Map

Architectural Standards:

Front building elevation must include a porch with minimum dimensions of 7 ft depth and 300 SF area and 6"x6" columns.  
Roof shingles must be a laminated three dimensional architectural shingles with a 30 year warranty.  
Minimum roof pitch must be 8:12.  
Standing seam metal roof applications shall be limited to the front porch roof, back patio roof and garage overhangs.  
Façade to be cementitious fiber board with a maximum of 45% masonry.

Landscaping:

At least 50% of the foundation facing the street must be planted with shrubs or flower beds.  
Two trees with a minimum caliper size of 3.5 inches shall be planted between the lot line and the front building line  
One tree with a minimum caliper size of 3.5 inches shall be planted in the back yard.

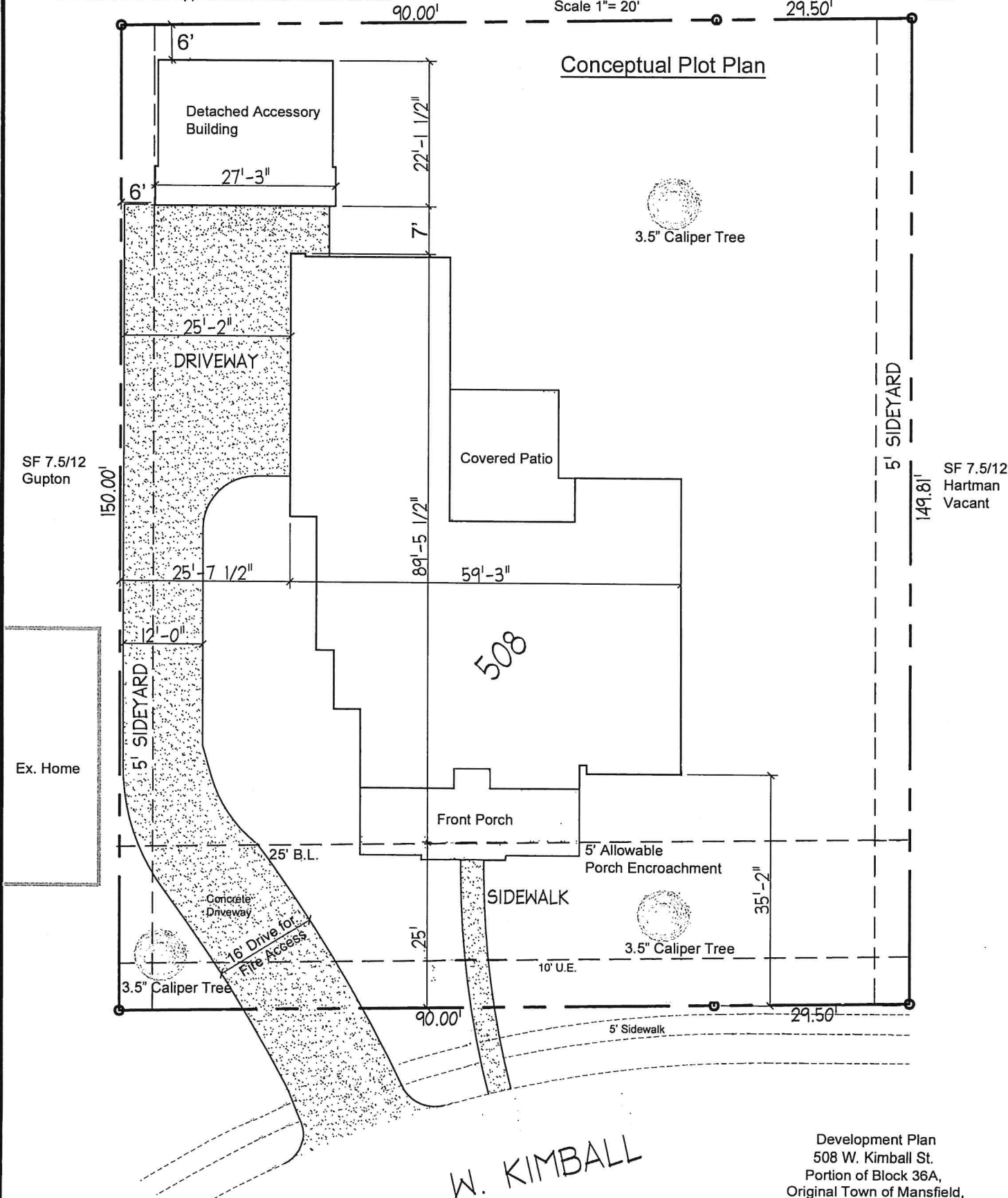
Owners: Ben and Julie Hartman  
nrghartman1@gmail.com  
508 W Kimball St  
Lot 2 Block 36A  
Original Town Of Mansfield  
Mansfield, Texas  
Tarrant County  
Scale 1"= 20'

SF 7.5/12  
Hartman  
29.50'



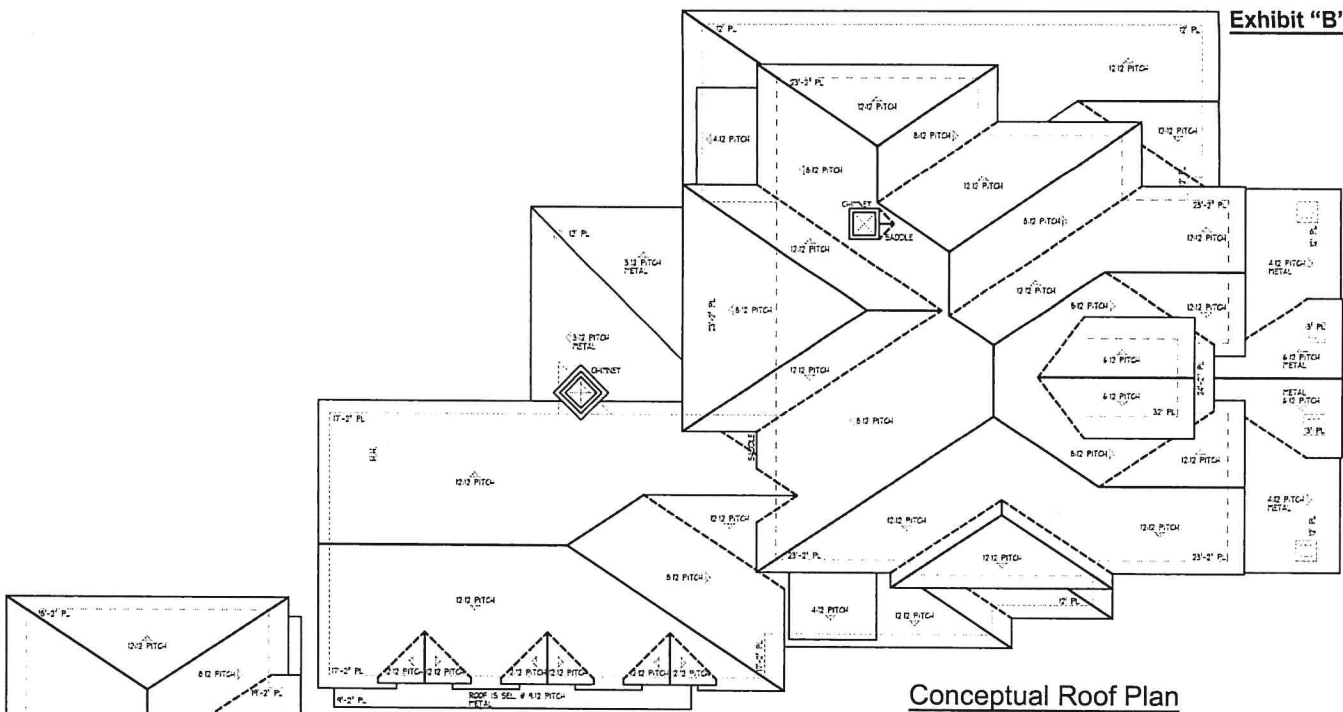
All dimensions are approximate unless noted above.

Conceptual Plot Plan



This 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.

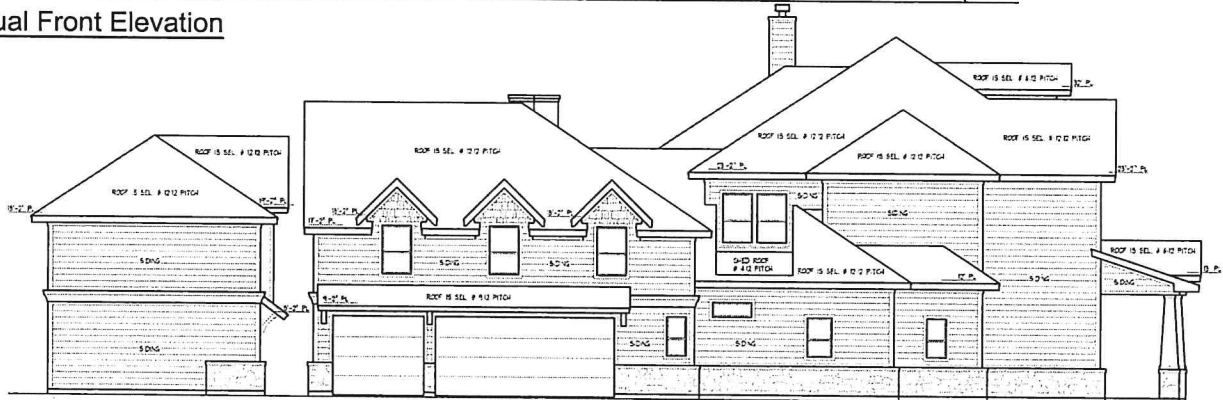
Development Plan  
508 W. Kimball St.  
Portion of Block 36A,  
Original Town of Mansfield,  
City of Mansfield, Tarrant County, Texas  
March 5, 2018  
0.41 Acres ZC#18-006  
1 Lot Page 1 of 2



Conceptual Roof Plan



Conceptual Front Elevation



Conceptual Left Elevation



Conceptual Rear Elevation