

EXHIBIT "A"

LEGAL LAND DESCRIPTION

OVERALL

BEING 68.543 acres (2,985,740 square feet) of land in the James J. McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 68.543 acres (2,985,740 square feet) of land being all that certain tract of land described in a Special Warranty Deed to R.D.S. Properties, Ltd., as recorded in Volume 15564, Page 238, Deed Records, Tarrant County, Texas (D.R.T.C.T.) ; said 68.543 acres (2,985,740 square feet) of land being all that certain tract of land described as Lot 1, Block 1, Sherrill Estates (hereinafter collectively referred to as R.D.S. Properties tract) , an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2749, Plat Records, Tarrant County, Texas; said 68.543 acres (2,985,740 square feet) of land being a portion of that certain tract of land described in a deed to H. Lee Black (hereinafter referred to as Black tract), as recorded in Volume 11976, Page 1723, D.R.T.C.T.; said R.D.S. Properties tract being more particularly described, by metes and bounds, as follows:

Beginning at the Easterly corner of said R.D.S. Properties tract, same being the existing Southwesterly right-of-way line of Gertie Barrettt Road, also known as Old Mansfield Road and County Road No. 2033 (50' right-of-way), same also being the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 59 degrees 01 minutes 23 seconds West, departing the existing Southwesterly right-of-way line of said Gertie Barrettt Road and with the common line between said R.D.S. Properties tract and the existing Northwesterly right-of-way line of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, P.R.T.C.T., passing the Westerly corner of said Gertie Barrett Road, as recorded in Cabinet A, Slide 12723, P.R.T.C.T., same being the Northerly corner of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 12723, P.R.T.C.T. at a distance of 10.00 feet and continue with said course and a common line between said R.D.S. Properties tract and said Lot 1, passing the Westerly corner of said Lot 1, same being a Northerly corner of that certain tract of land described in a Correction Special Warranty Deed to James C. Knapp and Shelly L. Knapp (hereinafter referred to as Knapp tract), as recorded in Instrument Number D209003527, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) at a distance of 1520.33 feet and continue with said course and the common line between said R.D.S. Properties tract and said Knapp tract for a total distance of 3538.95 feet to the Southerly corner of said R.D.S. Properties tract, same being the Northwesterly corner of said Knapp tract, same also being the existing East right-of-way line of the Southern Pacific Railroad;

THENCE North 04 degrees 29 minutes 25 seconds East with the common line between said R.D.S. Properties tract and the existing East right-of-way line of said Southern Pacific Railroad, a distance of 429.74 feet to the Northwesterly corner of said R.D.S. Properties tract, same being the Southerly corner of said Black), as recorded in Volume 11976, Page 1723, D.R.T.C.T.;

THENCE North 04 degrees 20 minutes 47 seconds East with the common line between said Black tract and the existing East right-of-way line of said Southern Pacific Railroad, a distance of 479.25 feet;

THENCE North 59 degrees 01 minutes 23 seconds East, departing the existing East right-of-way line of said Southern Pacific Railroad and crossing said Black tract, a distance of 852.73 feet to the Southwesterly line of said R.D.S. Properties tract;

THENCE North 30 degrees 13 minutes 46 seconds West with the common line between said R.D.S. Properties tract and said Black tract, a distance of 259.00 feet to a Westerly corner of said R.D.S. Properties tract, same being the Northerly corner of said Black tract, same also being the Southeasterly line of that certain tract of land described as Mabra Acres (hereinafter referred to as Mabra Acres), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-82, Page 48, P.R.T.C.T.;

THENCE North 59 degrees 01 minute 23 seconds East with the common line between said R.D.S. Properties tract and said Mabra Acres, a distance of 2159.40 feet to the Northerly corner of said R.D.S. Properties tract, same being the existing Southwesterly right-of-way line of said Gertie Barrettt Road, as recorded in Cabinet A, Slide 2749, P.R.T.C.T.;

THENCE South 30 degrees 13 minutes 20 seconds East with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 650.06 feet to an angle point in the existing Southwesterly right-of-way line of said Gertie Barrettt Road;

THENCE North 59 degrees 01 minute 23 seconds East continue with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 8.72 feet;

THENCE South 30 degrees 27 minutes 31 seconds East continue with the common line between said R.D.S. Properties tract and the existing Southwesterly right-of-way line of said Gertie Barrettt Road, a distance of 350.01 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 68.543 acres (2,985,740 square feet) of land.

Basis of Bearings for this description is based on the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

PLANNED DEVELOPMENT REGULATIONS:

1. THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF 7.5/18 AND SF 9.6/20 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE.
2. ALL LOTS ZONED SF 9.6/20 SHALL BE RESTRICTED TO NON-FRONT LOADING GARAGES, I.E. SIDE, REAR, DETACHED OR J-SWING.
3. ALL LOTS IMMEDIATELY ADJACENT TO THE NORTH BOUNDARY OF THIS SUBDIVISION SHALL BE RESTRICTED TO ONE STORY. THE PROPOSED 8' CEDAR FENCE ALONG THE NORTH BOUNDARY SHALL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNER.
4. GARAGE DOOR EXTERIORS SHALL HAVE WOOD OR FAUX WOOD FACADE TREATMENT.
5. THE MAIN FRONT DOOR OF THE DWELLINGS SHALL BE DESIGNER TYPE FRONT DOOR.
6. STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS.
7. STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
8. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
9. THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
10. TO ACCOMMODATE TRAFFIC FLOW IN THE VICINITY, A CONNECTION FROM GERTIE BERRETT ROAD TO MAIN STREET SHALL BE PROVIDED WITH THE FIRST PHASE OF THE DEVELOPMENT. THIS ROADWAY SHALL CONTAIN 4 LANES AND A 12" WATER LINE AND BE LOCATED WITHIN 70 FEET OF R.O.W.
11. LOT 22, BLOCK 3, WILL HAVE A 47' ± FRONT SETBACK TO ACHIEVE THE MINIMUM 75' L.F. AT THE SETBACK LINE FOR A CORNER LOT.
12. A DEVIATION IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DEPTH OF 110 FEET:
LOT 44, BLOCK 1 = 102' LOT DEPTH
LOT 14, BLOCK 2 = 103' LOT DEPTH
LOT 14, BLOCK 7 = 74' LOT DEPTH
13. A DEVIATION IS REQUESTED FOR LOTS WITH 9.6/20 DESIGNATION TO HAVE A REDUCED MINIMUM LOT WIDTH FROM 80' MIN. TO 70' MIN.

PHASE DATA:

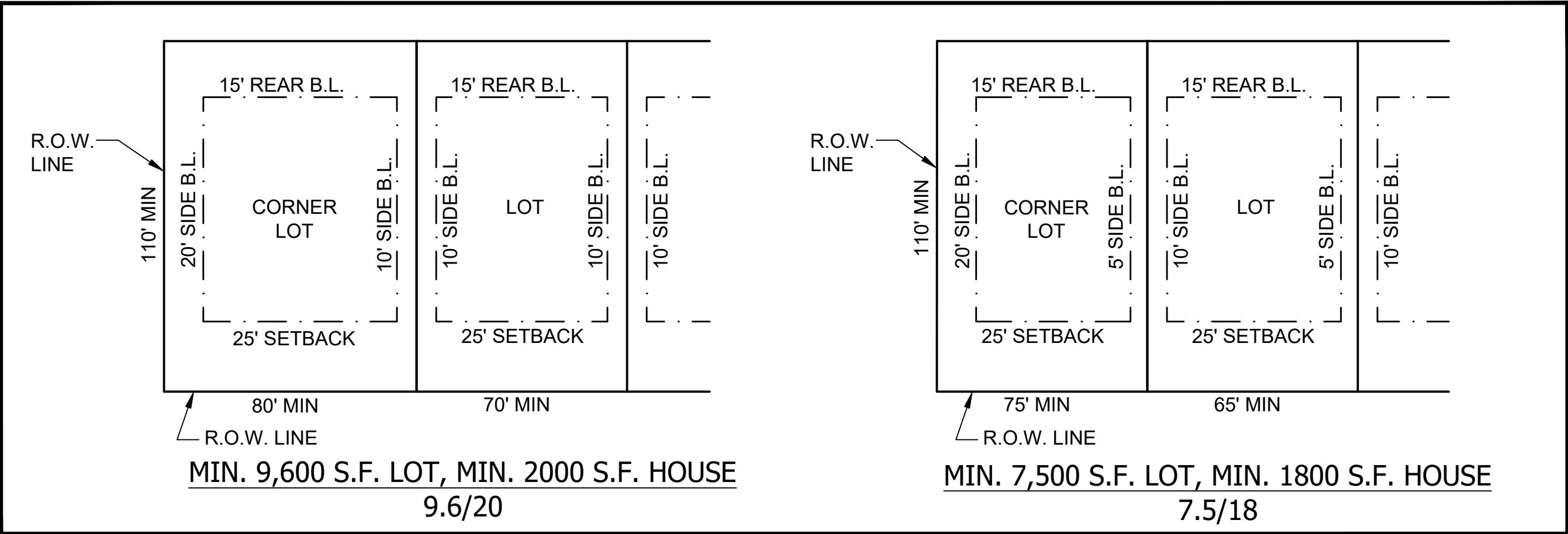
PHASE 1:
AREA = 42.832 AC.
RES. LOTS = 131
OPEN SPACE LOTS = 6
TOTAL LOTS = 137

PHASE 2:
AREA = 25.710 AC.
RES. LOTS = 91
OPEN SPACE LOTS = 3
TOTAL LOTS = 94

HOME OWNERS ASSOCIATION NOTES:

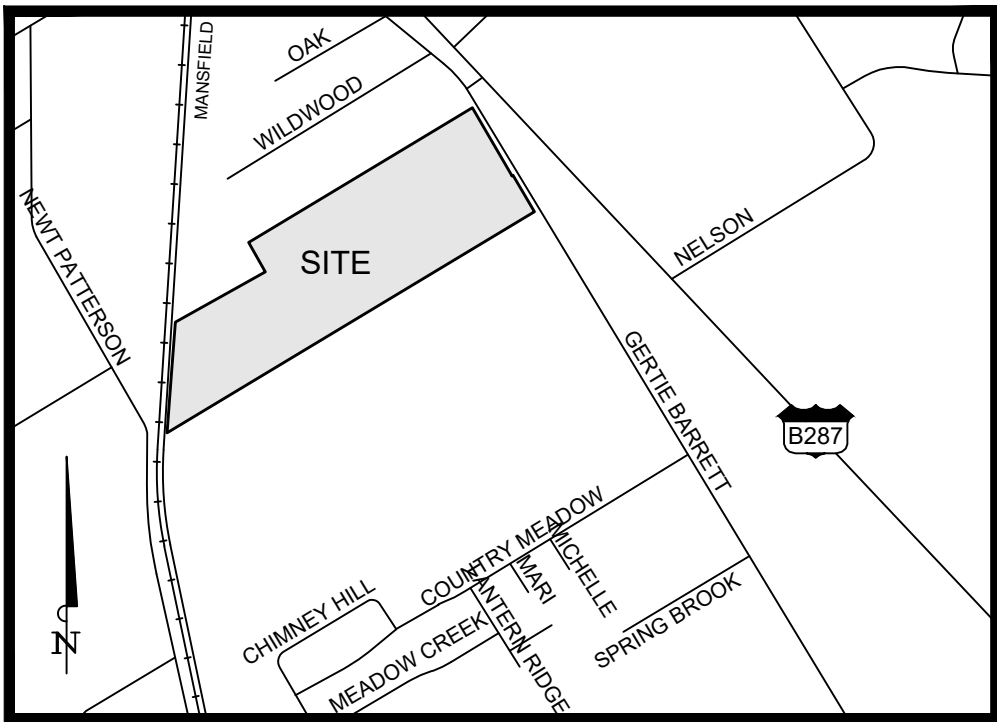
1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL ALONG GERTIE BERRETT ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.
2. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAY REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN A DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR INACCURACY OF THE DOCUMENTS.

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, Texas 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

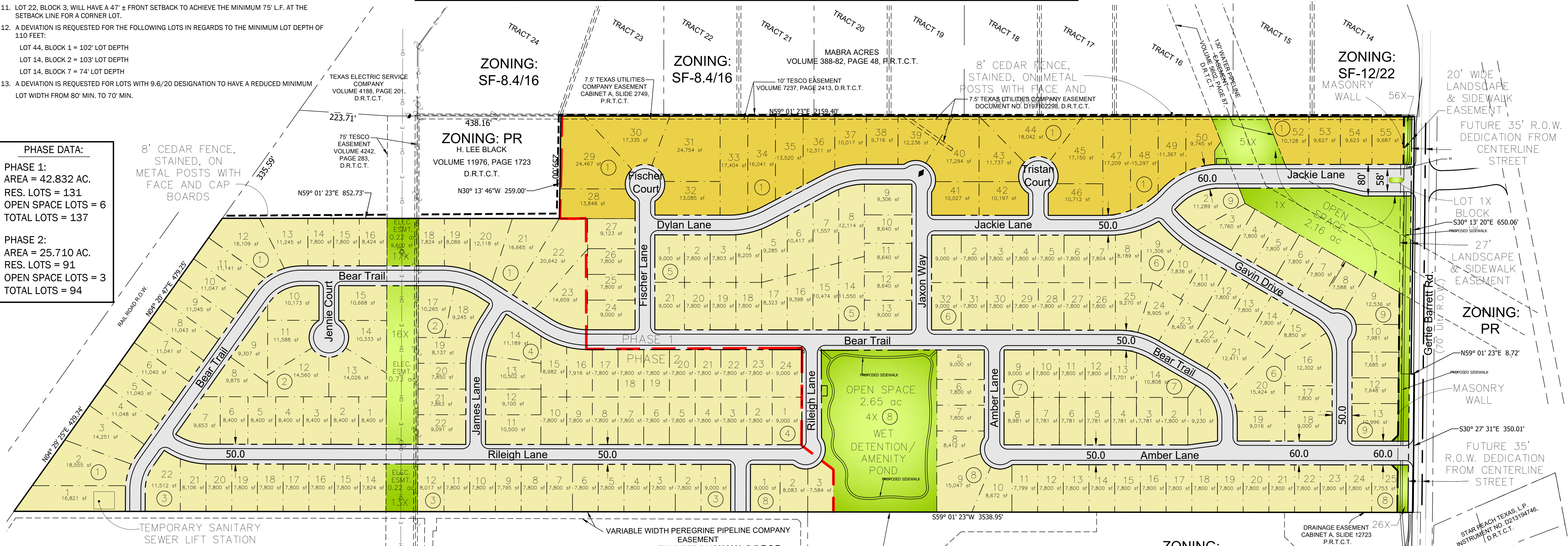


LEGEND

- SINGLE FAMILY 7.5/18
- SINGLE FAMILY 9.6/20 (WITH 70' MIN. WIDE LOT)
- PARK / OPEN SPACE
- STREET



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



HOME OWNERS ASSOCIATION NOTES:

1. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING WALL ALONG GERTIE BERRETT ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALL AND SIGNAGE, AND THE DECORATIVE STREET SIGN POLES AND MOUNTS.
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REGISTRATION # F-10599 (TEXAS)

SITE DATA SUMMARY	
ZONING	Proposed PD for SF 7.5/18 and SF 9.6/20
LAND USE:	Residential
TOTAL SITE AREA:	68.543 Acres
SF 7.5/18 LOT AREA:	40.648 Acres
SF 7.5/18 LOTS:	195 Lots
SF 9.6/20 LOT AREA:	8.579 Acres
SF 9.6/20 LOTS:	27 Lots
OPEN SPACE:	6.143 Acres - 9 Lots
TOTAL # OF LOTS:	231 Lots

LOT SIZE SUMMARY		
LOT AREA RANGE (sf)	No. OF LOTS	PERCENTAGE OF LOTS
7,500 - 9,599	151	68.02%
9,600 - 12,000	40	18.02%
OVER 12,000	31	13.96%

DEVELOPER:
GRA-SON LAND, INC.
3524 FAIRMOUNT STREET
DALLAS, TEXAS 75219
CONTACT: HAROLD DIXSON
PHONE: 214-871-3339
FAX: 214-780-0693
EMAIL: gra-son@swbell.net

OWNER:
JIMMY MORROW
PHONE: 817-253-3880
EMAIL: JIMMYTEXAS@msn.com

PLAN PREPARED BY:
BANNISTER ENGINEERING, LLC (F-10599)
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE (817) 842-2094
FAX (817) 842-2095
CONTACT: CODY BROOKS, P.E.
EMAIL: CODY@BANNISTERENG.COM

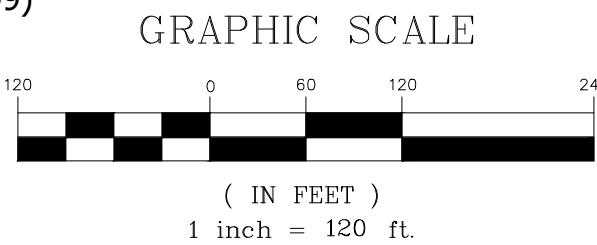


EXHIBIT "B" DEVELOPMENT PLAN SHERRILL RANCH

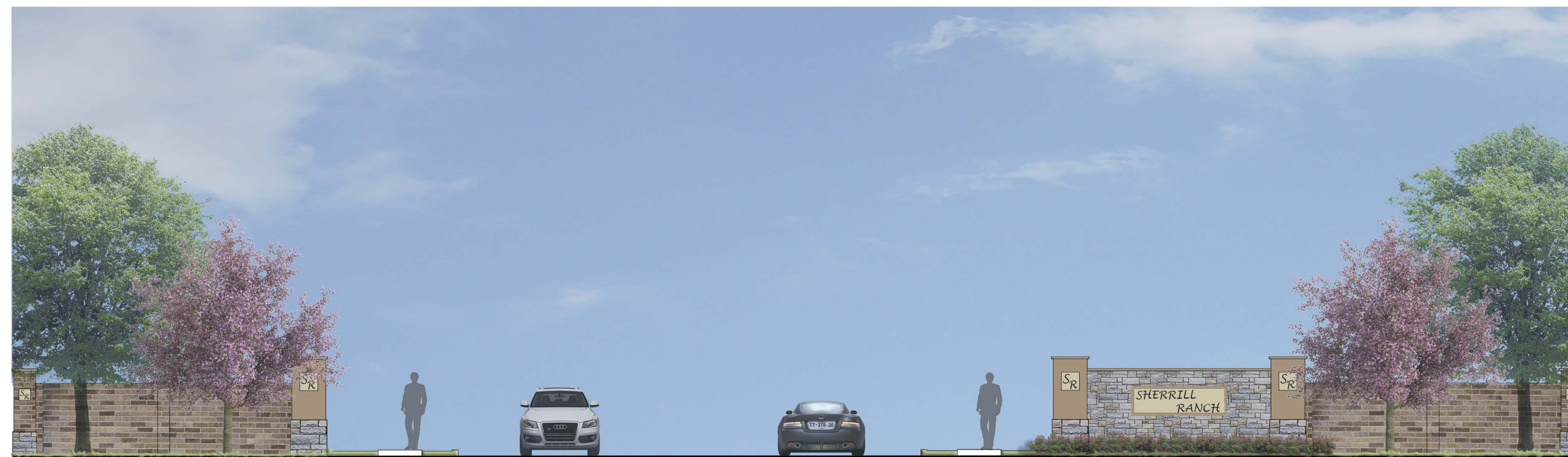
being approximately 68.543 Acres of land
situated in the James McDonald Survey,
Abstract No. 997
City of Mansfield, Tarrant County, Texas

222 Single Family Lots
9 Open Space Lots

Date Prepared: March 15, 2018
Revised May 9, 2018
ZC#18-010



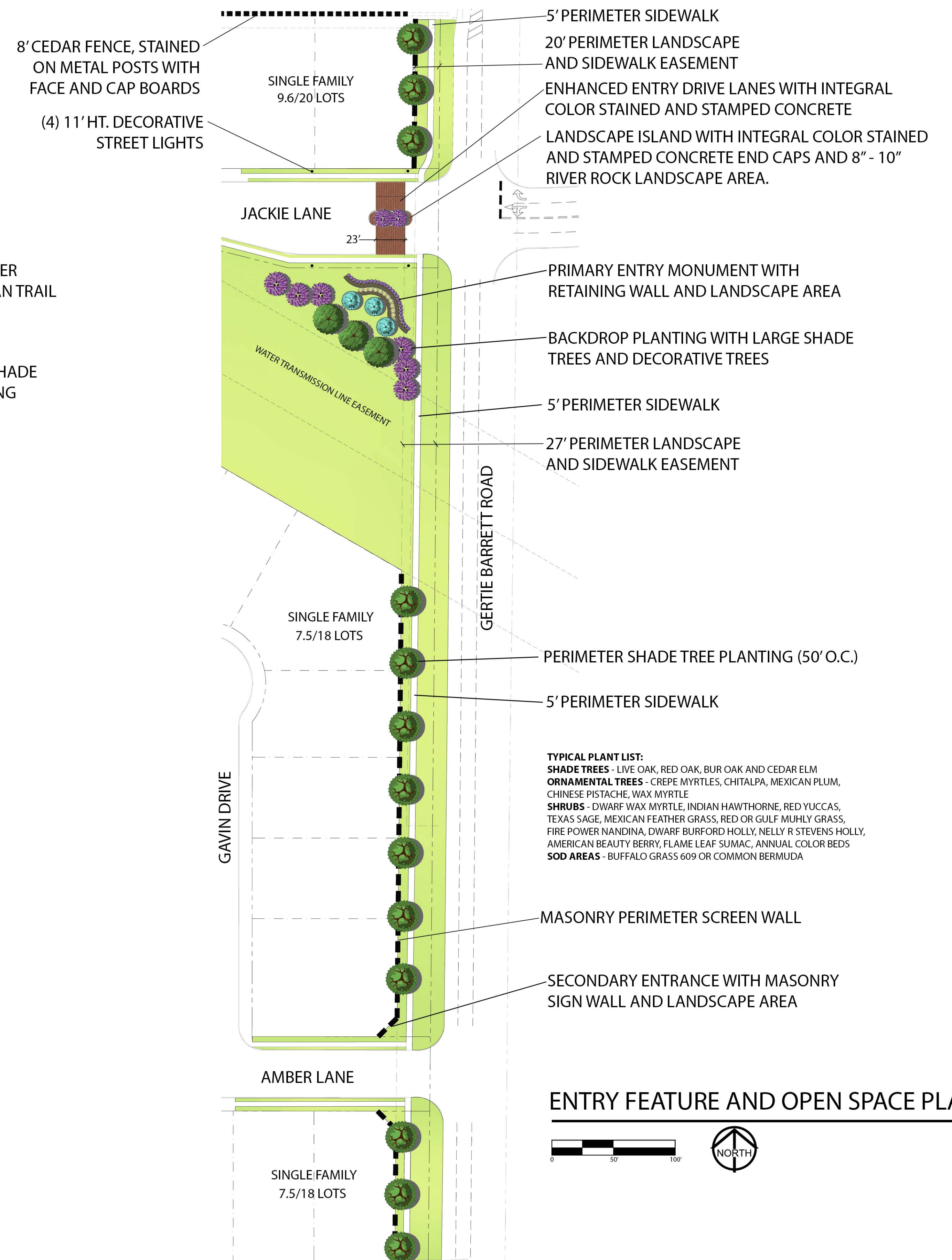
JACKIE LANE NEIGHBORHOOD ENTRANCE - PRIMARY ENTRY



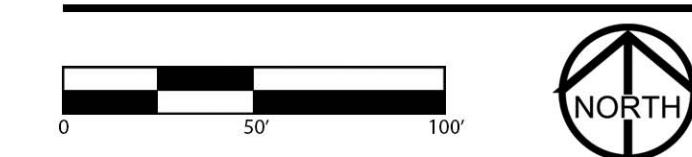
AMBER LANE NEIGHBORHOOD ENTRANCE - SECONDARY ENTRY

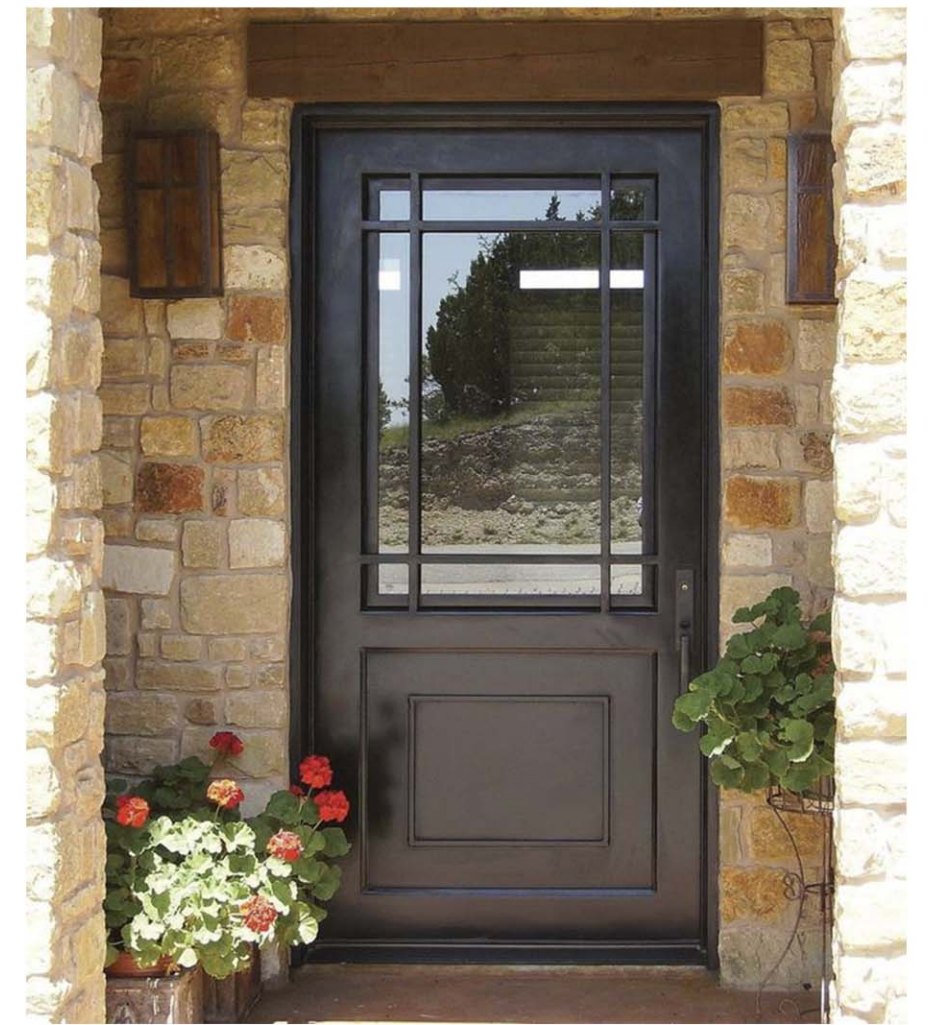
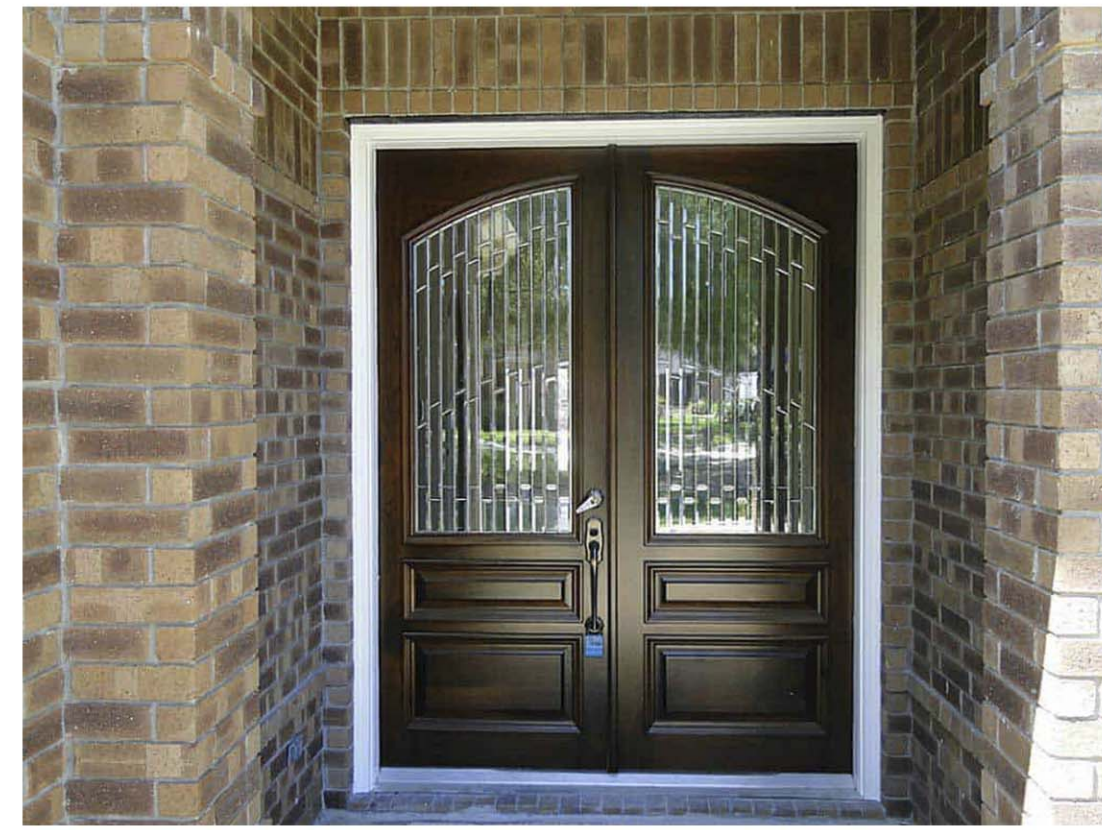


OPEN SPACE AND DETENTION AREA PLAN



ENTRY FEATURE AND OPEN SPACE PLAN

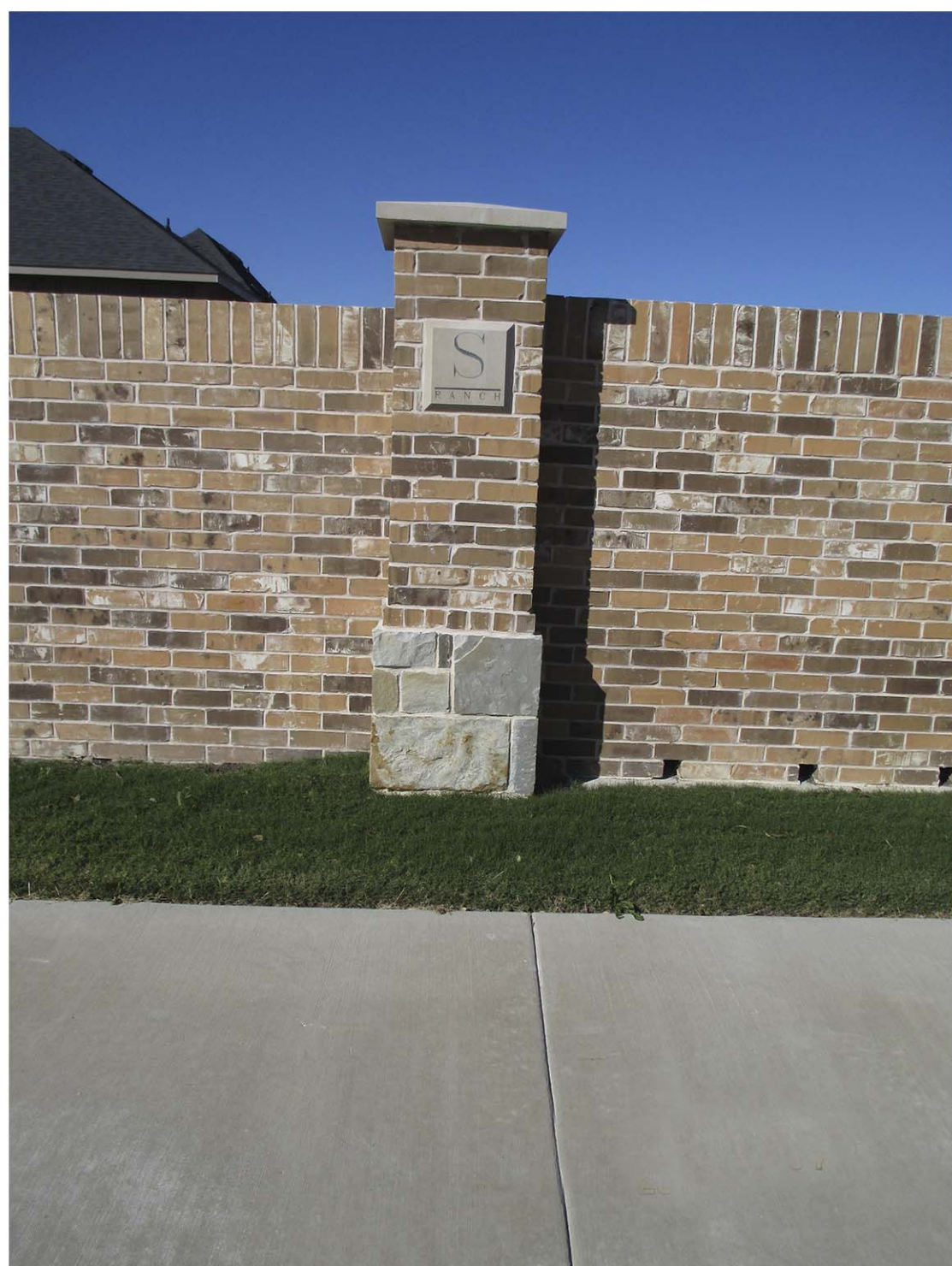




GARAGE DOOR SAMPLE PHOTOS

PERIMETER FENCE SAMPLE PHOTO

FRONT DOOR SAMPLE PHOTOS



FENCE COLUMN SAMPLE

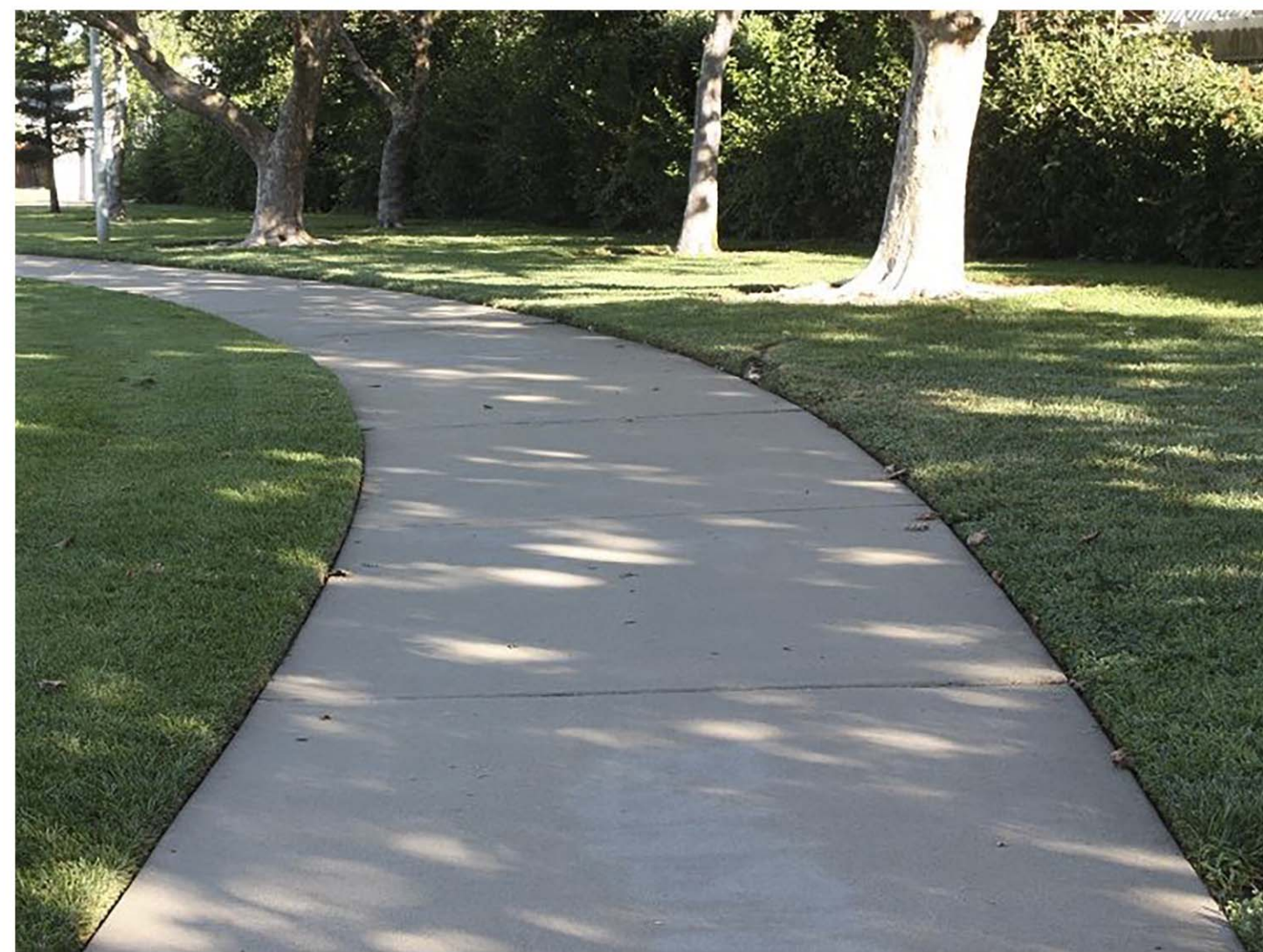
STREET SIGN SAMPLE

STREET LIGHT SAMPLE

ENTRY SIGNAGE SAMPLE



HOME CHARACTER SAMPLE PHOTOS



OPEN SPACE TRAIL SAMPLE PHOTOS



OPEN PLAY AREA SAMPLE PHOTO



AMENITY POND SAMPLE PHOTOS