

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' MINIMUM TO 70' MINIMUM.
14. ALL REAR AND SIDE YARD FENCES SHALL BE INSTALLED BY THE BUILDER EXCEPT FOR THE NORTHERN FENCE WHICH SHALL BE INSTALLED BY THE DEVELOPER. ALL FENCES SHALL BE STOCKADE TYPE, ON METAL POLE, AND STAINED (6' MINIMUM-8' MAXIMUM).
15. ANY FENCE BACKING TO SCHOOL PROPERTY SHALL NOT EXCEED 6' IN HEIGHT.

PHASE DATA:

PHASE 1:  
AREA = 42.832 AC.  
RES. LOTS = 124  
OPEN SPACE LOTS = 6  
TOTAL LOTS = 130

PHASE 2:  
AREA = 25.710 AC.  
RES. LOTS = 87  
OPEN SPACE LOTS = 3  
TOTAL LOTS = 90

8' CEDAR FENCE,  
BOARD ON BOARD  
STAINED, ON METAL  
POSTS WITH FACE  
AND CAP BOARDS

TEXAS ELECTRIC SERVICE  
COMPANY  
VOLUME 4188, PAGE 201,  
D.R.T.C.T.

75' TESCO  
EASEMENT  
VOLUME 4242,  
PAGE 283,  
D.R.T.C.T.

ELEC.  
ESMT.  
0.22 ac  
17X

ELEC.  
ESMT.  
0.73 ac  
12X

ELEC.  
ESMT.  
0.22 ac  
17X

ELEC.  
ESMT.  
0.73 ac  
12X

ELEC.  
ESMT.  
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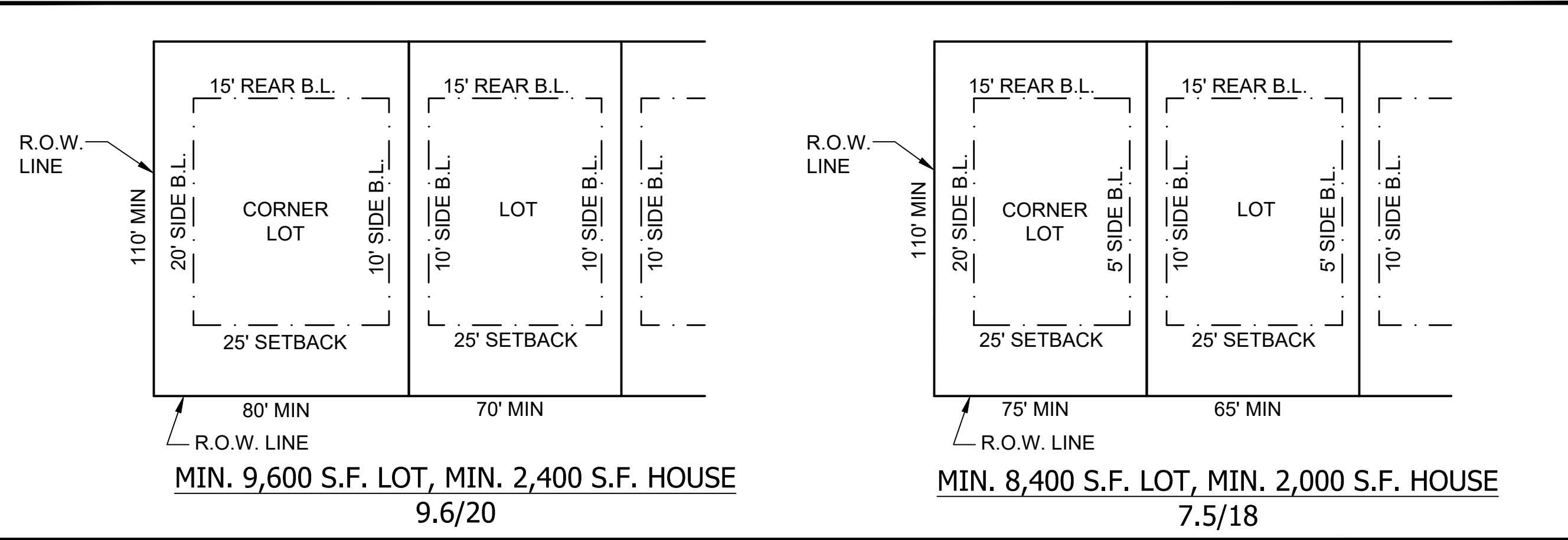
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0.73 ac  
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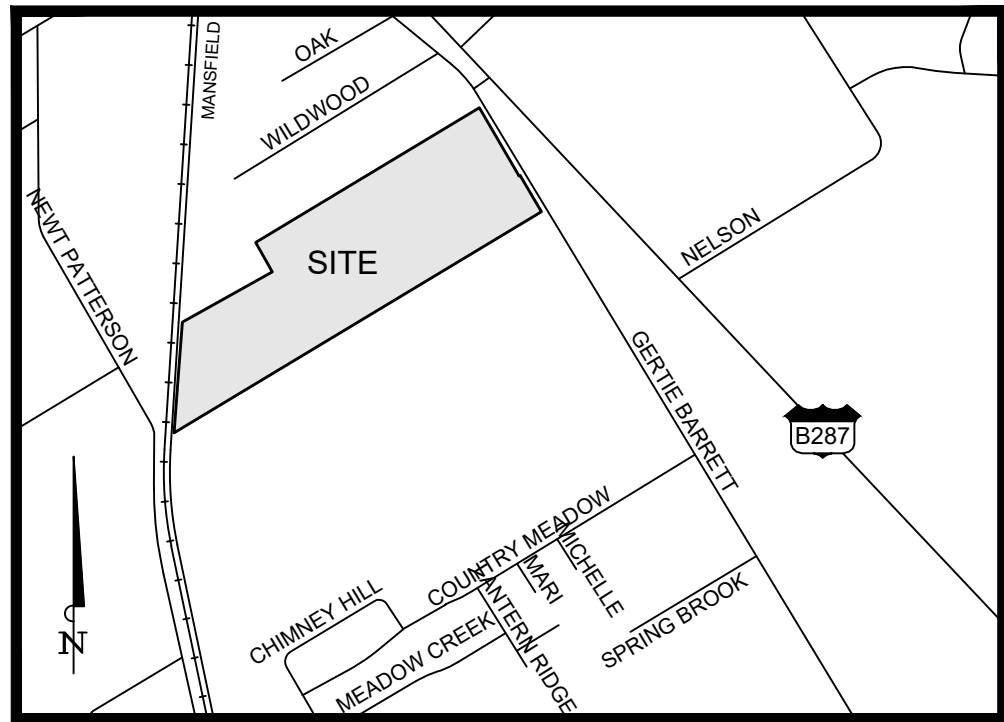
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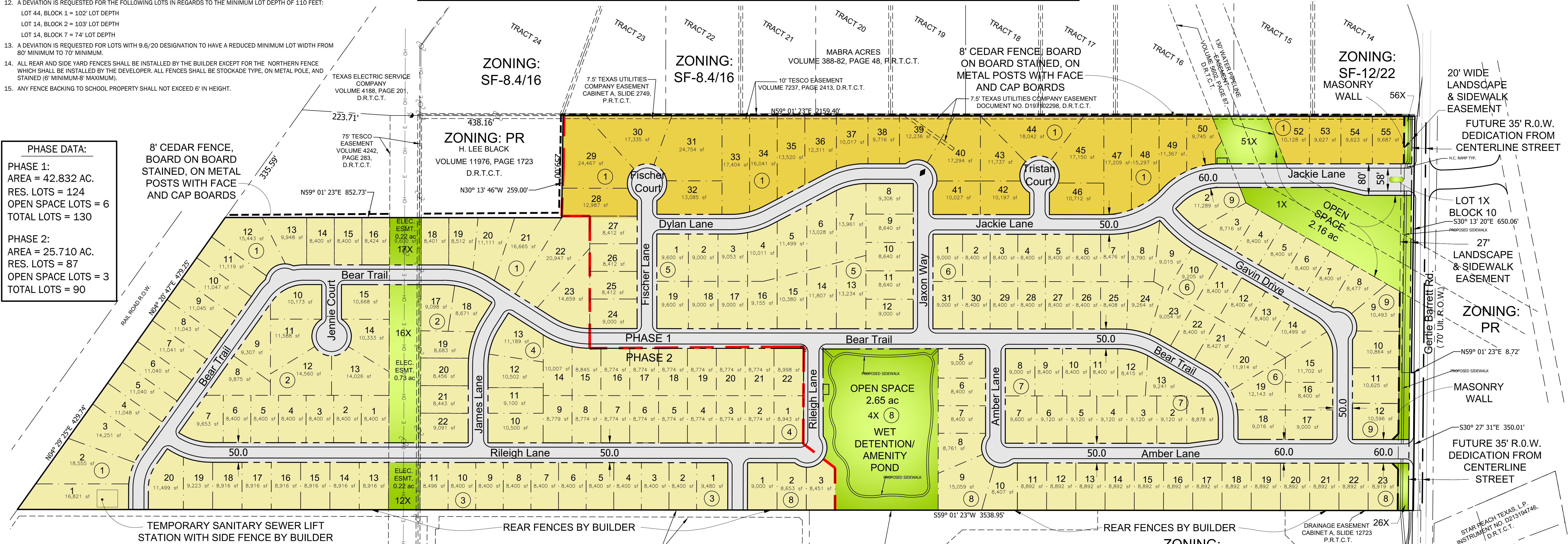


LEGEND

- 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.
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.

VARIABLE WIDTH PEREGRINE PIPELINE COMPANY  
EASEMENT  
INSTRUMENT NUMBER D212092263, D.R.T.C.T.  
INSTRUMENT NUMBER D212092265, D.R.T.C.T.  
INSTRUMENT NUMBER D212092267, D.R.T.C.T.

JAMES C. KNAPP & SHELLY L. KNAPP  
DOCUMENT NO. D209003527  
D.R.T.C.T.

ZONING:  
PR

DRAINAGE  
EASEMENT  
CABINET A, SLIDE 12723  
P.R.T.C.T.

LOT 1, BLOCK 1  
MISD McDONALD ADDITION  
CABINET A, SLIDE 12723, P.R.T.C.T.

ZONING:  
PR

## 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

211 Single Family Lots  
9 Open Space Lots

Date Prepared: March 15, 2018

Revised May 22, 2018

ZC#18-010

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

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

GRAPHIC SCALE

