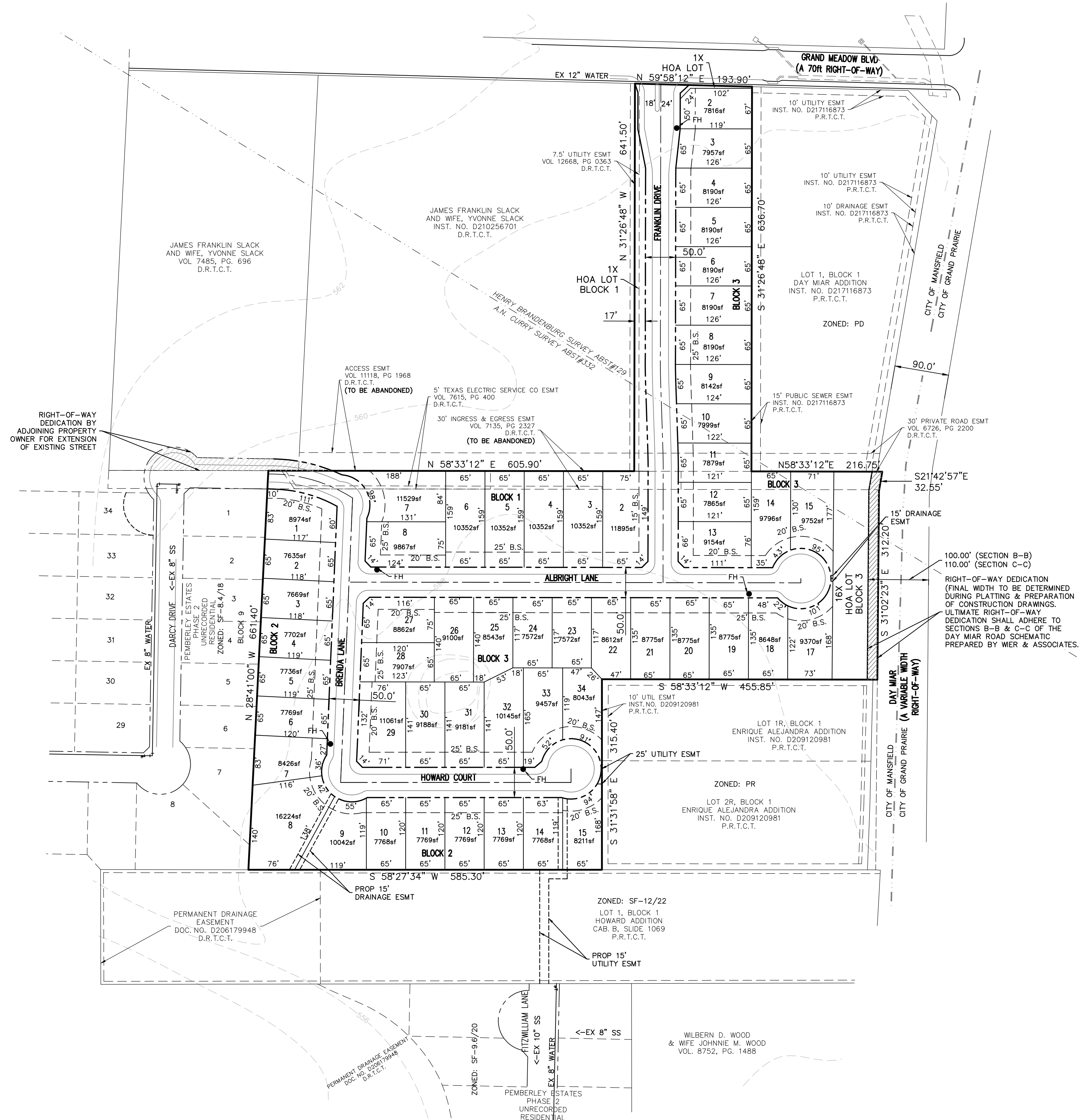




NOTES:

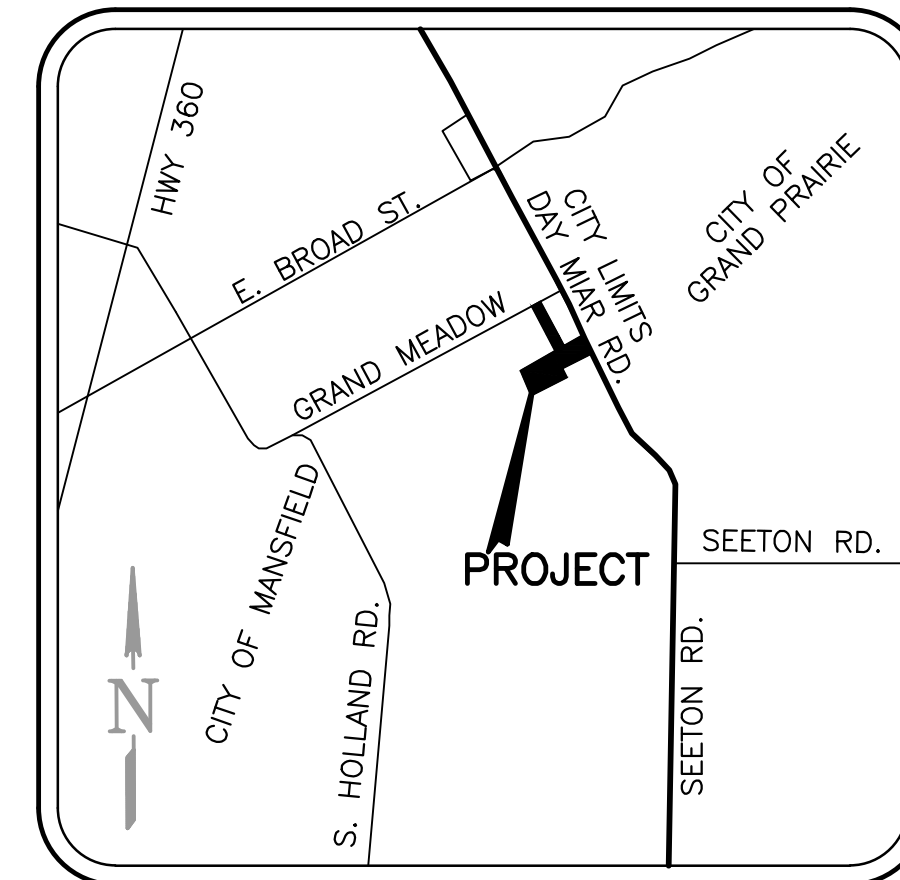
- 1) THIS DEVELOPMENT WILL NOT BE GATED.
- 2) MASONRY SCREENING WALLS SHALL BE 6 FOOT IN HEIGHT.
- 3) THE BOARD-ON-BOARD FENCE AROUND THE PERIMETER OF THIS SUBDIVISION WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- 4) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL MASONRY SCREENING WALLS, THE HOA LOTS, AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, DECORATIVE STREET LAMPS, ANY NON-STANDARD PAVEMENT, AND THE ENHANCED MASONRY WALLS WITH SIGNAGE.
- 5) THE HOME OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE 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 A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS FOR REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN 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 THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
- 6) THIS PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- 7) THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
- 8) ALL STREETS, PARKING AREAS AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
- 9) FIVE (5) FOOT CONCRETE SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC STREETS IN ACCORDANCE WITH CITY STANDARDS.
- 10) A TOTAL OF 30% OF THE LOTS WITHIN THIS DEVELOPMENT SHALL HAVE J-SWING GARAGES.

LEGEND	
---	SETBACK
---	PROPERTY LINE
---	RIGHT-OF-WAY
(typ)	TYPICAL
R	RADIUS
B.S.	BUILDING SETBACK
HOA	HOME OWNER'S ASSOCIATION

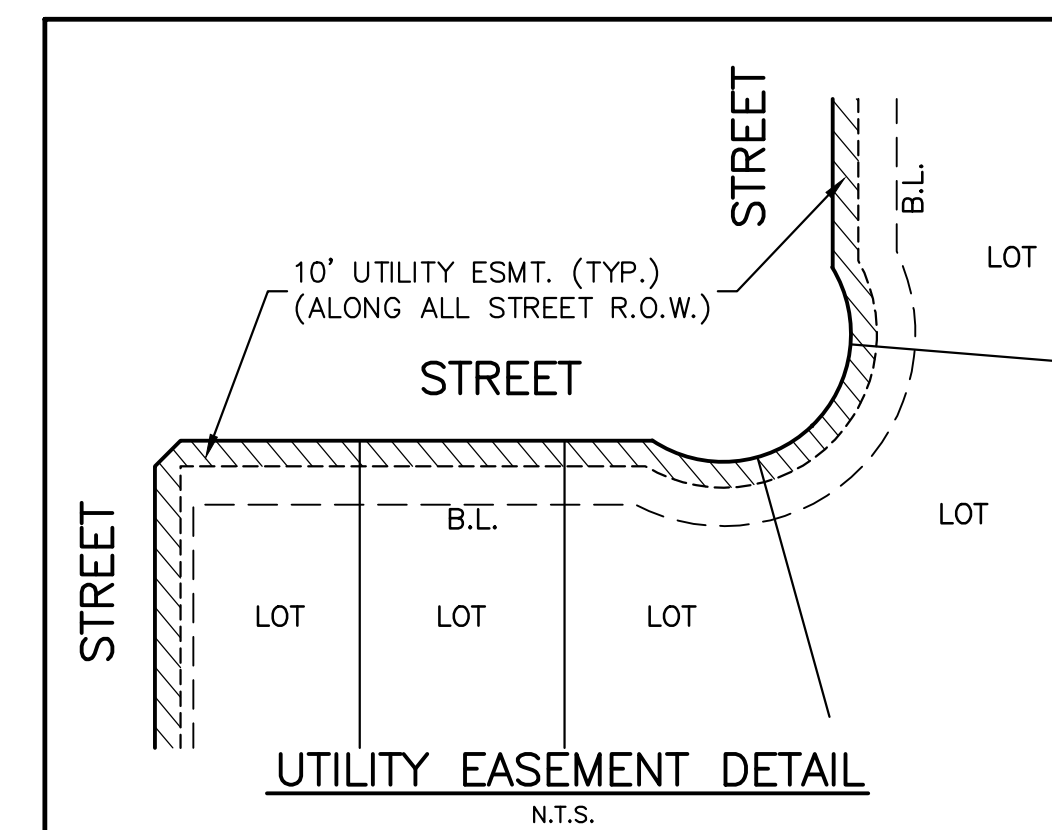
SITE SUMMARY

PROPOSED LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	54 RESIDENTIAL 4 HOA LOTS
BASE ZONING:	SF-7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	6 LOTS AT 1,800 Sq. Ft. 20 LOTS AT 2,000 Sq. Ft. 28 LOTS AT 2,200 Sq. Ft.
MINIMUM LOT AREA:	7,500 Sq. Ft.
AVERAGE LOT AREA:	8,904 Sq. Ft.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	65' (c)
MINIMUM LOT DEPTH:	110'
MINIMUM STREET FRONTAGE IN KNUCKLES & CUL-DE-SACS:	35'
STREETS:	50' R.O.W.
PAVEMENT:	29' B-B
PROJECT AREA (ACRES):	15.08
OPEN SPACE (ACRES):	0.72
MINIMUM FRONT YARD:	25' (b)
MINIMUM REAR YARD:	15'
MINIMUM INTERIOR SIDE YARD:	5' & 10' (a)
MINIMUM EXTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD
MASONRY PERCENTAGE:	80%
DENSITY (GROSS):	3.58 lots/acre

- (a) REQUIRES TWO SIDE YARDS TO HAVE A COMBINED TOTAL OF NOT LESS THAN 15' WITH A 5' MINIMUM ON ONE SIDE AND A 10' MINIMUM ON THE OTHER SIDE.
- (b) LOTS 14, 15, 17, 18, 33 & 34, BLOCK 3 AND LOTS 7, 8, 9 & 15, BLOCK 2 ARE ALLOWED A MINIMUM FRONT YARD OF 20'.
- (c) ALL CORNER LOTS SHALL BE AT LEAST 5' WIDER THAN THE MINIMUM LOT WIDTH.
- ALL HOUSE FACADES SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE.



LOCATION MAP
MAPSCO PAGE 126-N, P, S, T
N.T.S.



ALL EXISTING INGRESS & EGRESS EASEMENTS & EXISTING TEXAS ELECTRIC SERVICE EASEMENT WITHIN BLOCK 1 & 3 WILL BE ABANDONED.

ALL DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE PAVEMENT

EXHIBIT B
CASE NO. ZC#18-014
DEVELOPMENT PLAN
SUNSET CROSSING
15.081 ACRES
54 SINGLE FAMILY LOTS
OUT OF THE
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JUNE 2018

OWNER:
PATRICIA ALBRIGHT
CO: SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

PREPARED BY:
MACATEE ENGINEERING, LLC
3519 MILES STREET
DALLAS, TEXAS 75209
CONTACT: PHILLIP FISHER
(214) 373-1180

DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025

OWNER:
JOHNSON COLLINS
CO: SKORBURG COMPANY
8214 WESTCHESTER DRIVE #710
DALLAS, TEXAS 75225
CONTACT: NOAH FLABIANO
(214) 212-7025