

# **EXHIBIT 'A'**

## **ZC# 16-024A**

That certain tract being situated in the J. Back Survey, Abstract Number 126, City of Mansfield, Tarrant County, Texas and being a portion of that certain tract of land as described in the deed to CWA Vistas, L.P. recorded in Instrument Number D214180890 of the Official Public Records of Collin County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch capped rebar stamped "Stantec" found for the most easterly southwest corner of said CWA Vistas tract and being at the east end of a corner clip at the intersection of the northwest right-of-way line of Broad Street (a 130-foot right-of-way) with the northeast right-of-way of Cannon Drive (a 70-foot right-of-way) from which a 1/2-inch rebar found bears SOUTH 19 degrees 27 minutes 49 seconds WEST, a distance of 1.00 foot;

**THENCE** NORTH 76 degrees 09 minutes 22 seconds WEST, with said CWA Vistas tract and said corner clip, a distance of 14.59 feet to the west end of said corner clip from which a 1/2-inch capped rebar stamped "Brittain & Crawford" found bears SOUTH 03 degrees 08 minutes 20 seconds EAST, a distance of 0.32 of a foot;

**THENCE** NORTH 31 degrees 20 minutes 30 seconds WEST, with the common southwest line of said CWA Vistas tract and said northeast right-of-way line of Cannon Drive, a distance of 144.93 feet to a 1/2-inch capped rebar stamped "Brittain & Crawford" found at the point of curvature of a curve to the right;

**THENCE** continuing along said common line, a distance of 142.62 feet along the arc of said curve to the right, said curve having a radius of 415.00 feet, a delta angle of 19 degrees 41 minutes 28 seconds, and a chord bearing and distance of NORTH 21 degrees 29 minutes 46 seconds WEST, a distance of 141.92 feet to the end of said curve from which a 1/2-inch capped rebar stamped "Brittain & Crawford" found bears SOUTH 01 degrees 08 minutes 58 seconds WEST, a distance of 0.54 of a foot;

**THENCE** NORTH 01 degrees 11 minutes 37 seconds EAST, continuing with said common line, a distance of 23.26 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set for the northwest corner of the herein described tract from which a PK nail with shiner found bears NORTH 04 degrees 39 minutes 22 seconds EAST, a distance of 2.00 feet;

**THENCE** SOUTH 88 degrees 32 minutes 43 seconds EAST, departing said common line and crossing said CWA Vistas tract, a distance of 37.22 feet to a Mag nail with a metal washer stamped "JPH Land Surveying" set at the point of curvature of a curve to the left;

**THENCE** continuing across said CWA Vistas tract, a distance of 61.08 feet along the arc of said curve to the left, said curve having a radius of 115.00 feet, a delta angle of 30 degrees 25 minutes 54 seconds, and a chord bearing and distance of NORTH 76 degrees 14 minutes 21 seconds EAST, a distance of 60.36 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the end of said curve;

**THENCE** NORTH 61 degrees 01 minutes 24 seconds EAST, continuing across said CWA Vistas tract, a distance of 110.45 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set for the northeast corner of the herein described tract;

**THENCE** SOUTH 28 degrees 49 minutes 16 seconds EAST, continuing across said CWA Vistas tract, a

# **EXHIBIT 'A'**

## **ZC# 16-024A**

distance of 267.12 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set on the northwest line of that certain tract of land described to the State of Texas by instrument recorded in D217065358 of the Official Public Records of Tarrant County, Texas;

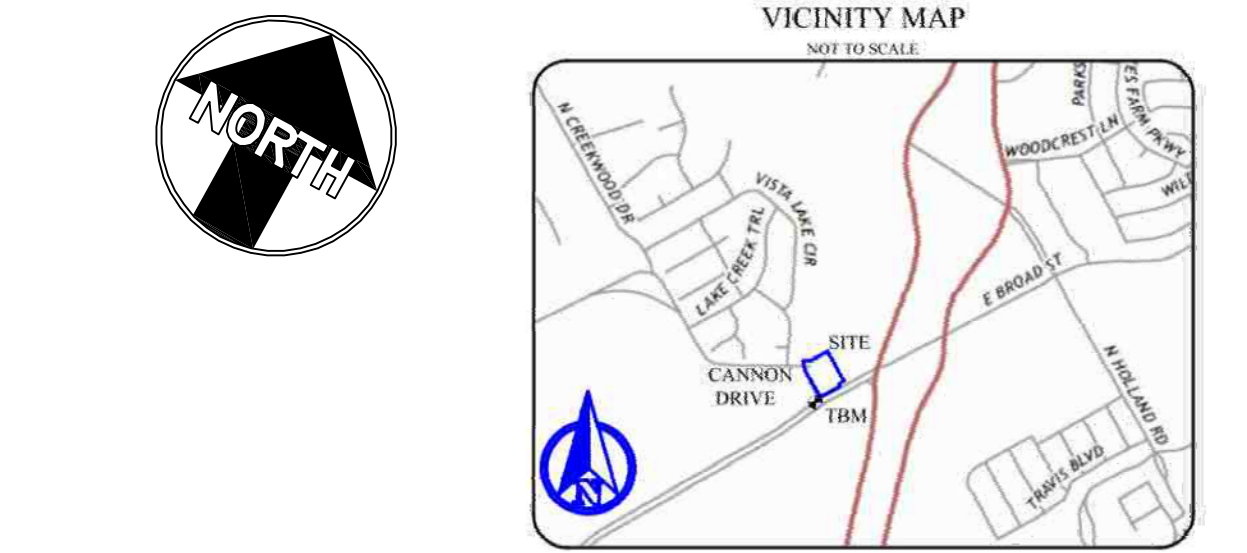
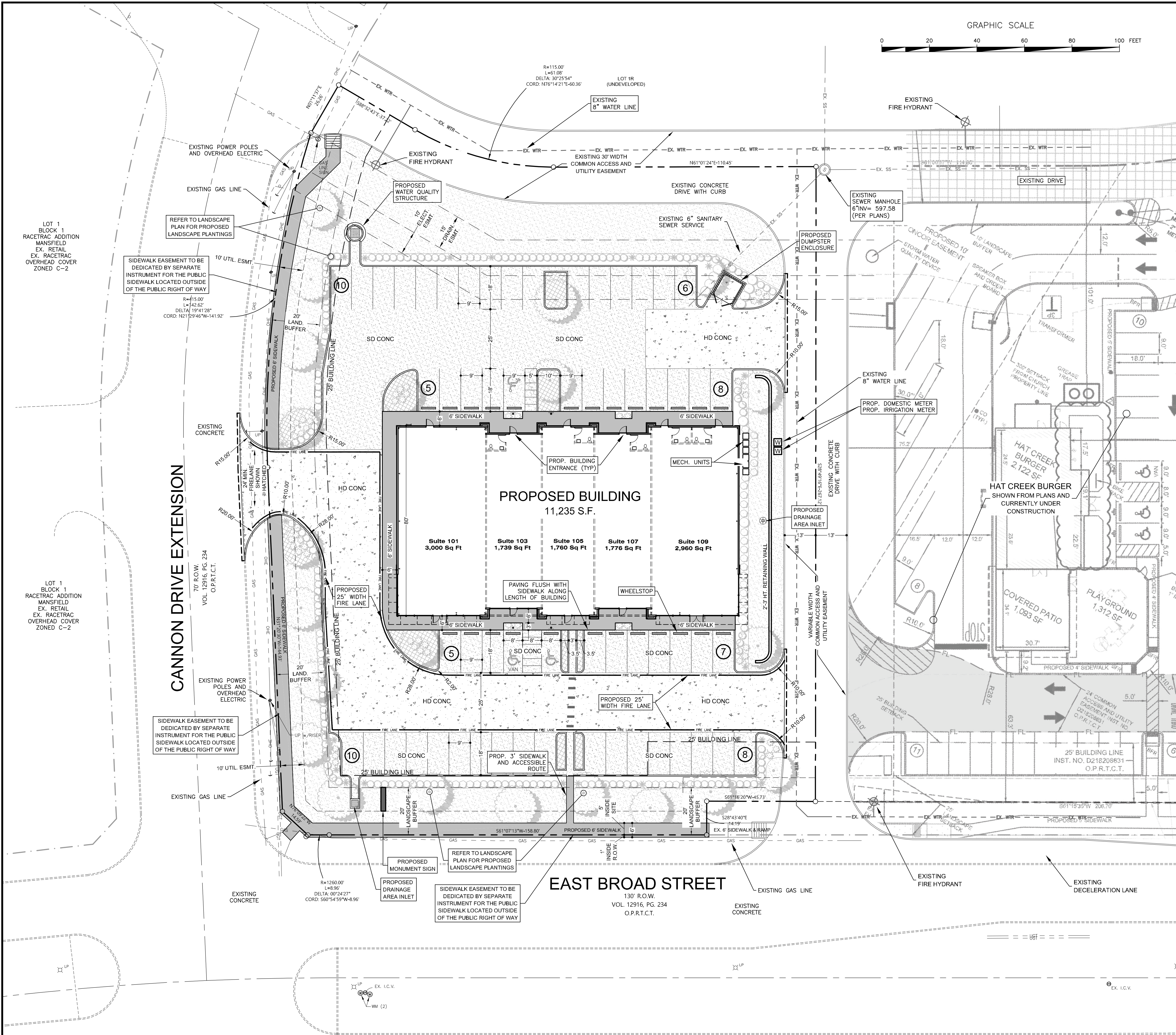
**THENCE** SOUTH 61 degrees 16 minutes 20 seconds WEST, continuing across said CWA Vistas tract and with said northwest line of the State of Texas tract, a distance of 45.73 feet to a 5/8-inch rebar found for the westernmost corner of said State of Texas tract;

**THENCE** SOUTH 28 degrees 43 minutes 40 seconds EAST, continuing across said CWA Vistas tract and with the southwest line of said State of Texas tract, at a distance of 12.51 feet passing a 5/8-inch rebar found and continuing in all a total distance of 14.19 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set in the southeast line of said CWA Vistas tract, from which a 5/8-inch capped rebar stamped "Stantec" found for the southeast corner of said CWA Vistas tract bears NORTH 61 degrees 07 minutes 13 seconds EAST, a distance of 319.16 feet;

**THENCE** SOUTH 61 degrees 07 minutes 13 seconds WEST, along said southeast line of the CWA Vistas tract, a distance of 158.80 feet to a 5/8-inch capped rebar stamped "Stantec" found for the point of curvature of a curve to the left, from which a 1/2-inch disturbed rebar bears SOUTH 21 degrees 00 minutes 29 seconds WEST, a distance of 1.40 feet;

**THENCE** continuing with said southeast line, a distance of 8.96 feet along the arc of said curve to the left, said curve having a radius of 1260.00 feet, a delta angle of 00 degrees 24 minutes 27 seconds, and a chord bearing and distance of SOUTH 60 degrees 54 minutes 59 seconds WEST, a distance of 8.96 feet to the POINT OF BEGINNING and CONTAINING 64,545 square feet or 1.482 acres of land area, more or less.

Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone.



LOT 5 - VISTAS OF WALNUT RIDGE			
	SF	AC	PERCENTAGE
SITE DATA	64,545	1.482	100%
BUILDING AREA	11235	0.258	17.41%
LANDSCAPE AREA PROVIDED	17493	0.402	27.10%
IMPERVIOUS COVER	35,817	0.822	55.49%
IMPERVIOUS COVER %	55.49%		
PARKING REQUIRED			
1 SPACE /250 SF	45	SPACES	
ADA PARKING PROVIDED	3	SPACES	
REGULAR SPACES PROVIDED	56	SPACES	
TOTAL PARKING PROVIDED	59	SPACES	

- OWNERS ASSOCIATION AND PD NOTES:**
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SCREENING AND LANDSCAPING.
  - THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILLED 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 FILLED 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 REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION. ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF THE BUILDING BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISIONS CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
  - THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE CONFORMANCE 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.
  - STORM WATER QUALITY STRUCTURE TO TREAT THE STORM WATER RUNOFF AND SHALL BE PROVIDED AND MAINTAINED BY LOT OWNER.

LEGEND	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROPOSED FIRE LANE

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTIES. PARAPET WALLS SHOULD HAVE MIN. 1' ABOVE HORIZONTAL PLANE OF HIGHEST ROOF MOUNTED EQUIPMENT.

**PROJECT BENCHMARK**  
THE SITE BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN CONCRETE MEDIAN NOSE LOCATED APPROXIMATELY 54' SOUTHWESTERLY FROM THE CENTERLINE INTERSECTION OF CANNON DRIVE AND BROAD STREET, APPROXIMATELY 103' FROM A 3" REBAR STAMPED "BRITAIN & CRAWFORD" FOUND ON THE MOST SOUTHWESTERLY CORNER OF THE SUBJECT TRACT. BENCHMARK ELEVATION= 604.78 (NAVD88).

- SITE DEVIATIONS**
- 6' PUBLIC SIDEWALK ALONG BROAD STREET AND CANNON DRIVE IS LOCATED 5' INSIDE THE PROPERTY TO AVOID EXISTING OVERHEAD ELECTRIC POLES. A PUBLIC ACCESS OR SIDEWALK EASEMENT SHALL BE DEDICATED FOR THAT PORTION OF THE SIDEWALK LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY.

**Owner/Developer:**  
TXCR16, LLC  
Agent: Mike Mellinger  
3000 Alameda Blvd., Suite 300  
Ft. Worth, TX 76133  
Phone: (817) 921-9200  
Fax: (817) 921-1771  
Email: mmellinger@cellularworld.net

**Surveyor**  
JPH Land Surveying, Inc.  
807 Bluebonnet Drive  
Suite C  
Keller, TX 76248  
Phone: (817) 431-4971

**Civil Engineer/Applicant**  
Ballard and Braughton  
Engineering, PLLC  
Brian Ballard, P.E.  
3815 Old Bullard Road  
Tyler, TX 75701  
Phone: (903) 531-9800  
Fax: (903) 531-9839  
Email: brian@bbecivil.com

**Architect**  
James B. Odonell III Architect  
203 North Main Avenue  
Republic, MO 65738  
Phone: (417) 732-9697

**DETAILED SITE PLAN**  
**EXHIBIT 'B'**  
**ZC# 16-024A**  
**AMENDMENT TO**  
**THE DEVELOPMENT PLAN FOR**  
**VISTAS OF WALNUT RIDGE**  
**LOT 5**  
**J. BACK SURVEY**  
**ABSTRACT NO. 126**  
**CITY OF MANSFIELD,**  
**TARRANT COUNTY, TEXAS**

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF

**BRIAN BALLARD, P.E.**

REGISTRATION NO. 86856 ON 12/03/2019.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES.

REVISIONS	DESCRIPTION	DATE

**BALLARD & BRAUGHTON**

**ENGINEERING**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - LAND PLANNING

3815 OLD BULLARD ROAD TYLER, TEXAS 75701 Tel: 903-531-9800 Fax: 903-531-9839

TXCR16  
VISTAS OF WALNUT RIDGE  
LOT 5

**EXHIBIT 'B'**  
**DETAILED SITE PLAN**

DRAWN BY: KSB

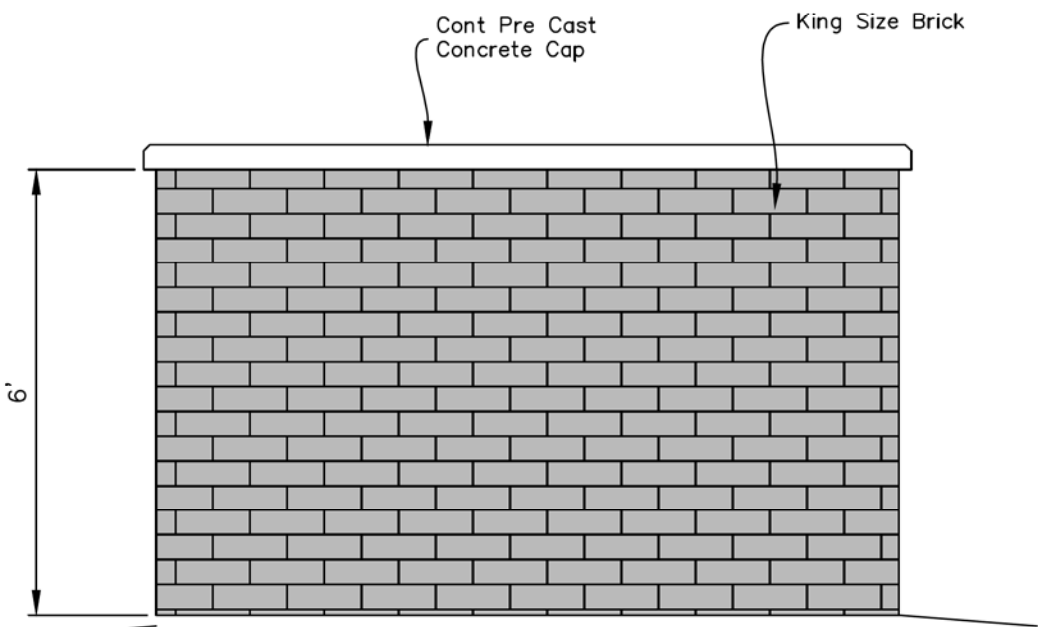
CHECKED BY: BAB

ISSUE DATE: NOVEMBER 15, 2019

BBE JOB NO: 18-020

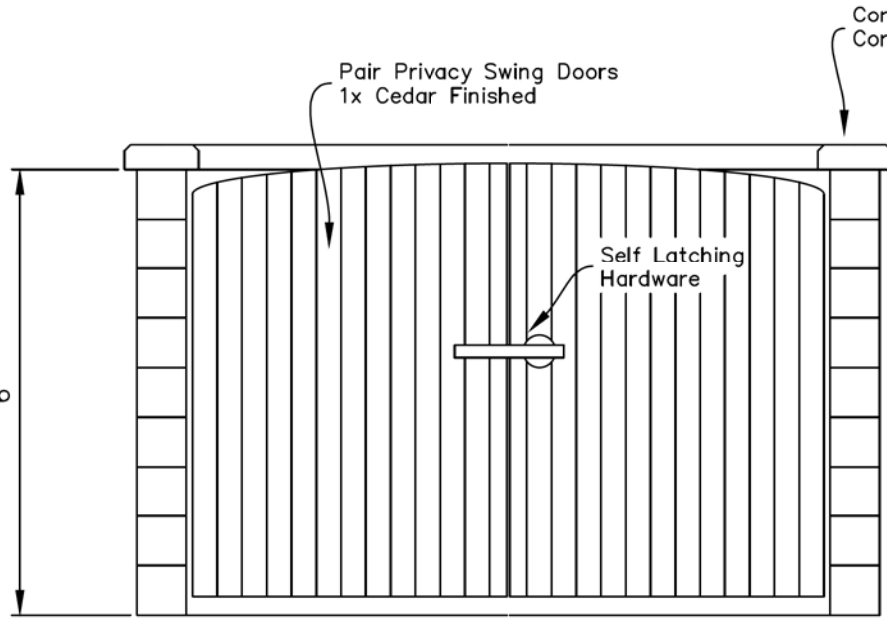
DRAWING NUMBER: B

EXTERIOR CONSTRUCTION MATERIALS						
	DESCRIPTION	SOUTH	EAST	NORTH	WEST	TOTALS
A	TOTAL WALL AREA	2,168	3,541	2,168	4,077	11,954
B	TOTAL WINDOWS/DOORS/GLAZING/CANOPIES	244	184	244	1,242	1,914
C	NET WALL AREA (A-B)	1,924	3,357	1,924	2,835	10,040
D	NON-MASONRY AREA	225	862	225	1,052	2,364
E	MASONRY AREA (C-D)	1,699	2,495	1,699	1,783	7,676
F	% MASONRY (E/C)	88%	74%	88%	63%	76%
G	EIFS AREA	-	995	-	-	995
H	EIFS % (G/C)	0.00%	29.64%	0.00%	0.00%	9.91%
I	% WINDOWS/DOORS/GLAZING/CANOPIES (B/A)	11%	5%	11%	30%	16%



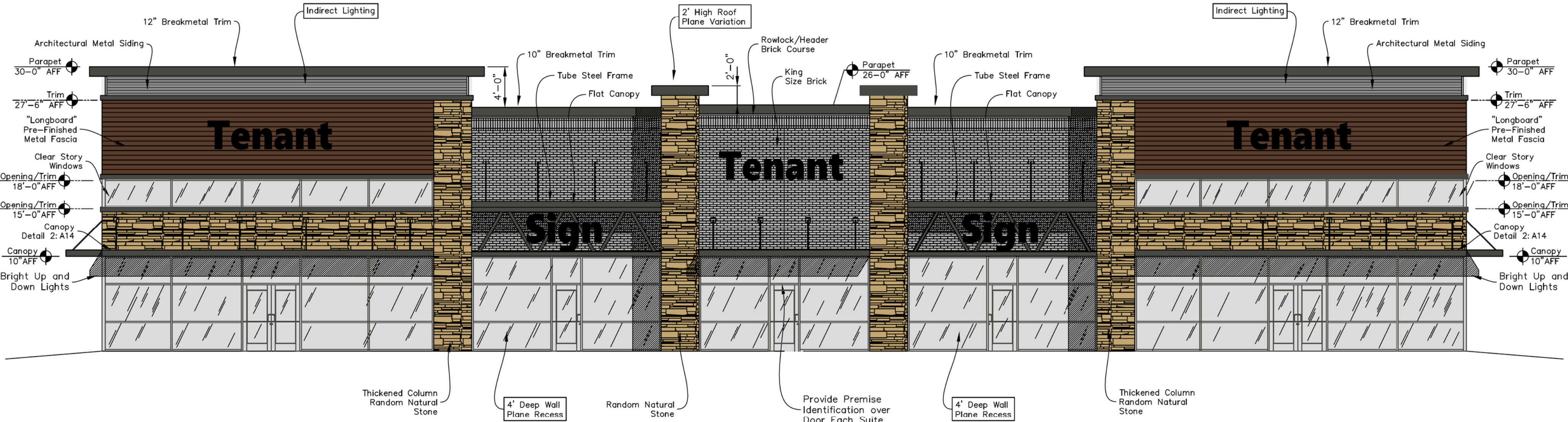
**Trash Enclosure**  
**Trash Enclosure**  
**Elevation**  
Scale: 1/4" = 1'-0"

DETAIL  
**6**



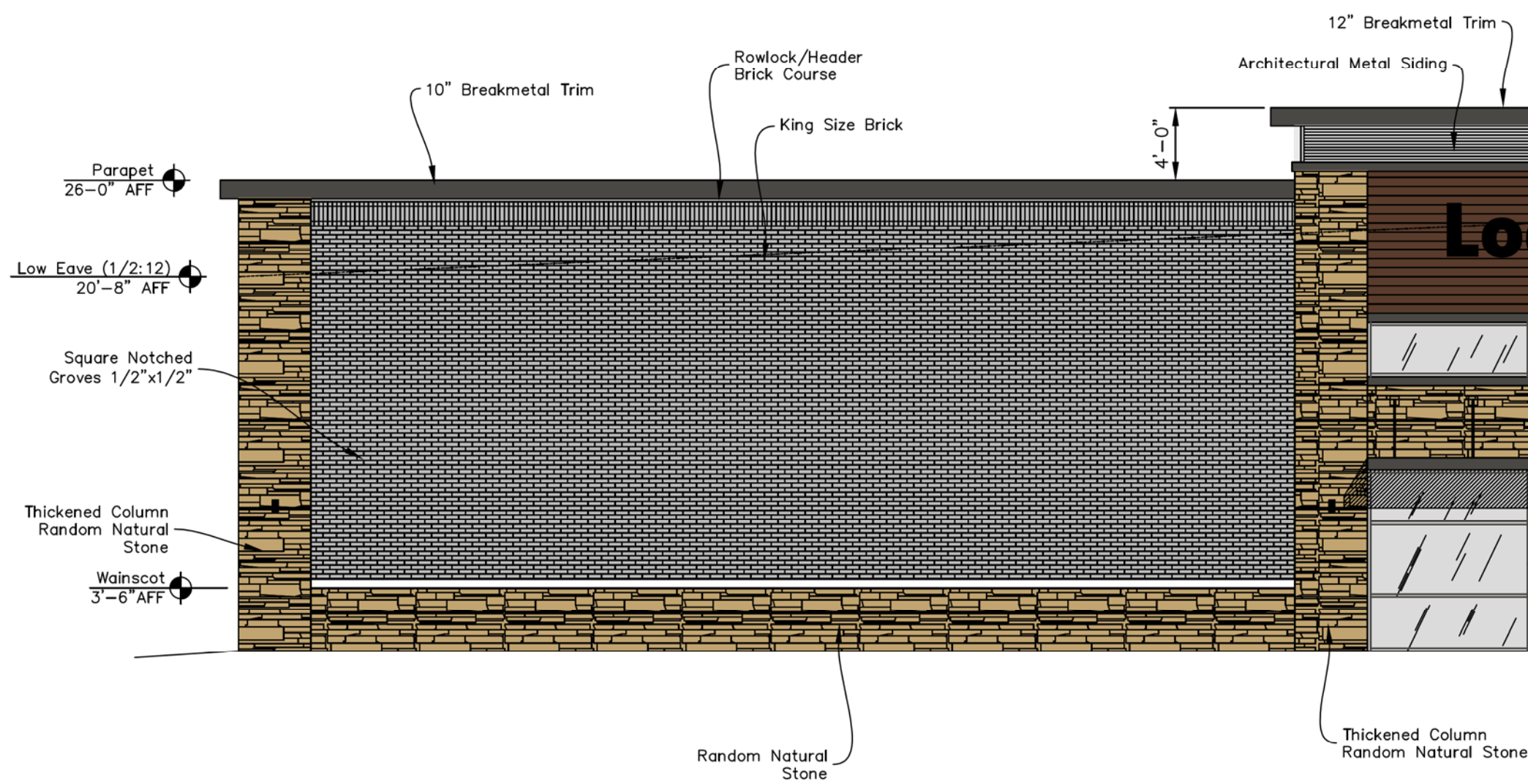
**Doors**  
**Trash Enclosure**  
**Elevation**  
Scale: 3/8" = 1'-0"

DETAIL  
**5**



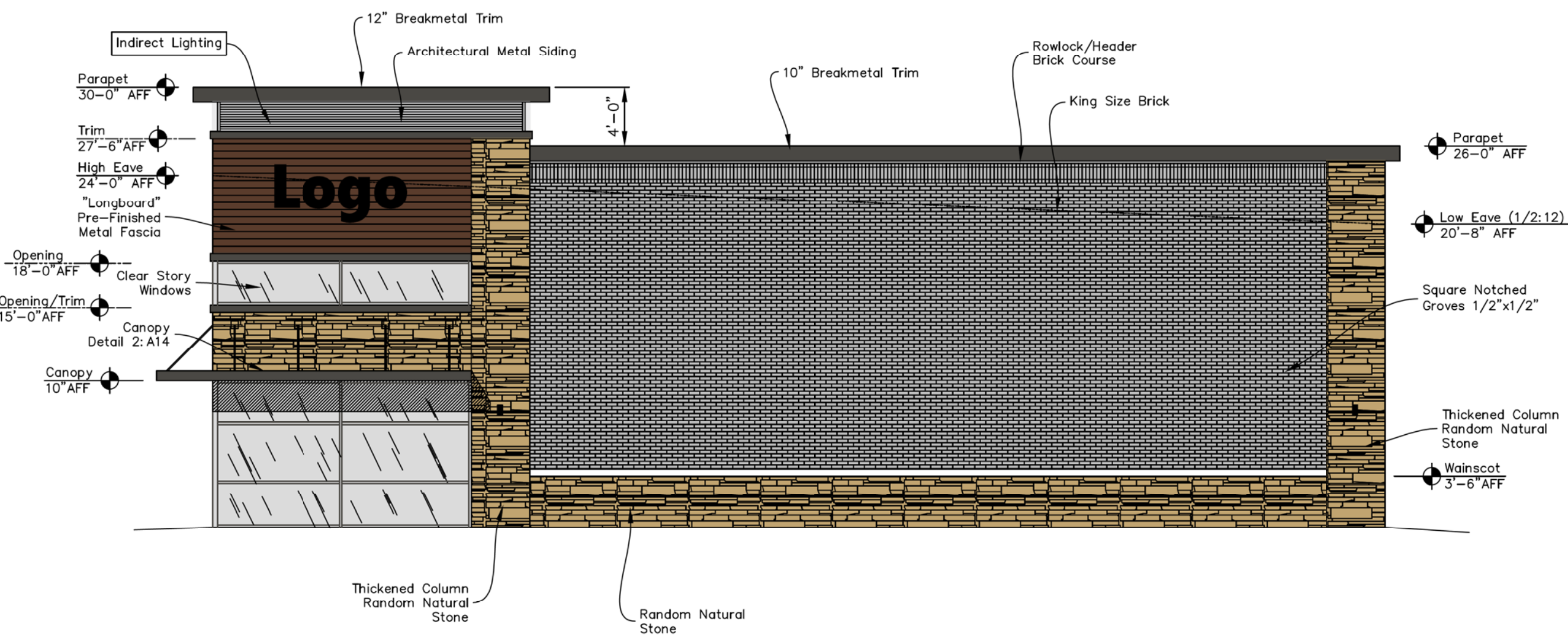
**South Building**  
**Elevation**  
Scale: 1/8" = 1'-0"

DETAIL  
**1**



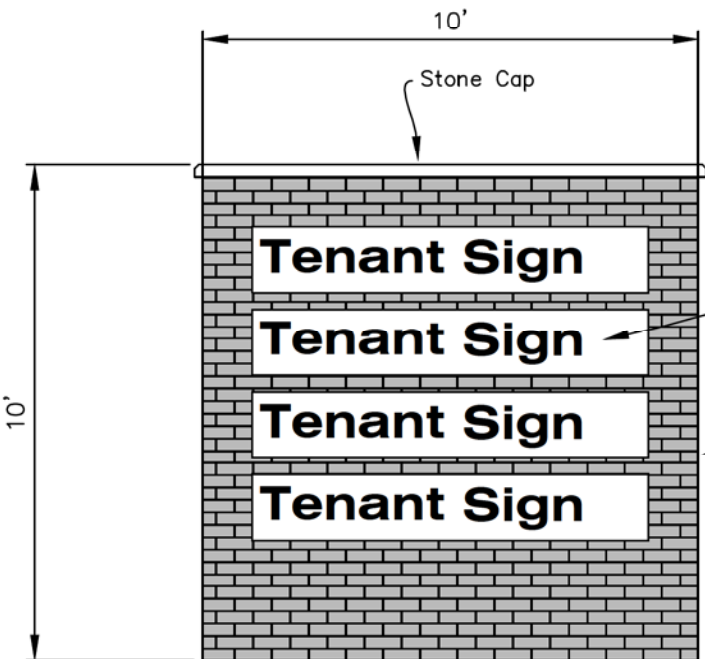
**West Building**  
**Elevation**  
Scale: 1/8" = 1'-0"

DETAIL  
**3**



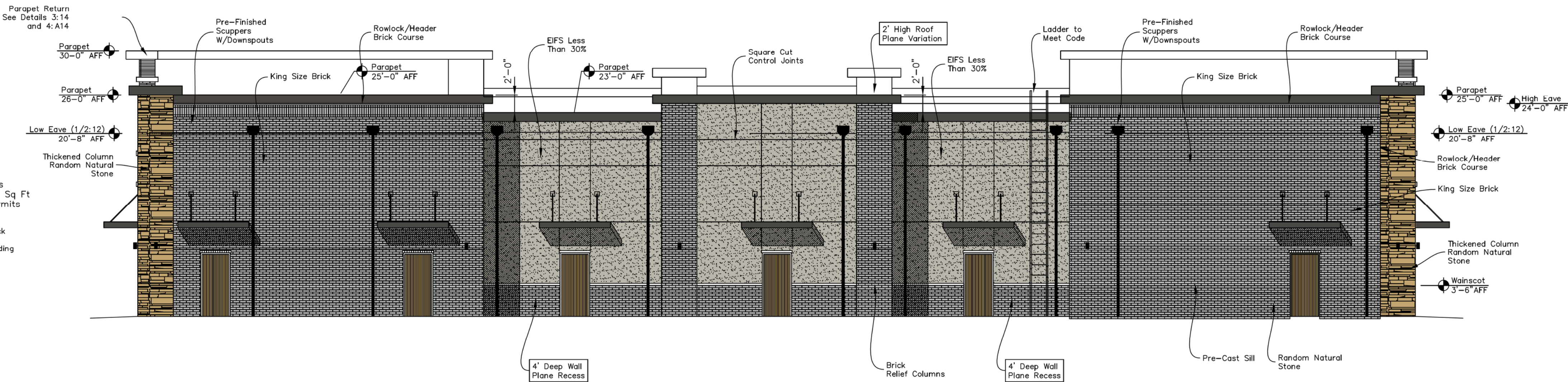
**East Building**  
**Elevation**  
Scale: 1/8" = 1'-0"

DETAIL  
**2**



**Monument Sign**  
**Elevation**  
Scale: 1/8" = 1'-0"

DETAIL  
**7**



**North Building**  
**Elevation**  
Scale: 1/8" = 1'-0"

DETAIL  
**4**

#### Exterior Materials and Colors

**Random Faced Stone:**  
Eldorado Stone Company  
Stack Stone, Alderwood

**Aluminum Siding:**  
Longboard Siding and Soffit  
Profile; 4" V Groove  
Color; Light National Walnut  
1806/02-716

**Architectural Metal Siding:**  
Pre-Finished Wall Panel  
CMI Mfg 4" Box  
Rib Siding Surrey Beige

**EIFS Dryvit and Stucco Colors**  
Base Panel Color Manor White #108  
Trim Color Colonial Tan #117

**Masonry Materials have been**  
coordinated with "Springfield Brick  
CO" (417) 823-3700

**Brick, King Size,**  
Smokey Mountain Color,  
Commercial Brick Co.

**Brick and Block Grout Plain**

**Window Frames Bronze**  
**Cap Flashing Bronze**  
**Gutter and Downspouts Bronze**  
**Brick Flashing Bronze**



**JAMES B.**  
**O'DONNELL III**  
**ARCHITECT**

203 North Main Avenue  
Republic, Mo 65738  
(417) 732-9697  
jboarchitect@cablemo.net

Project: **Retail Development**  
**Vistas of Walnut Ridge**  
**Lot 5, Block 1**  
**Mansfield, Texas**

**EXHIBIT-C**  
**ZC# 16-024A**

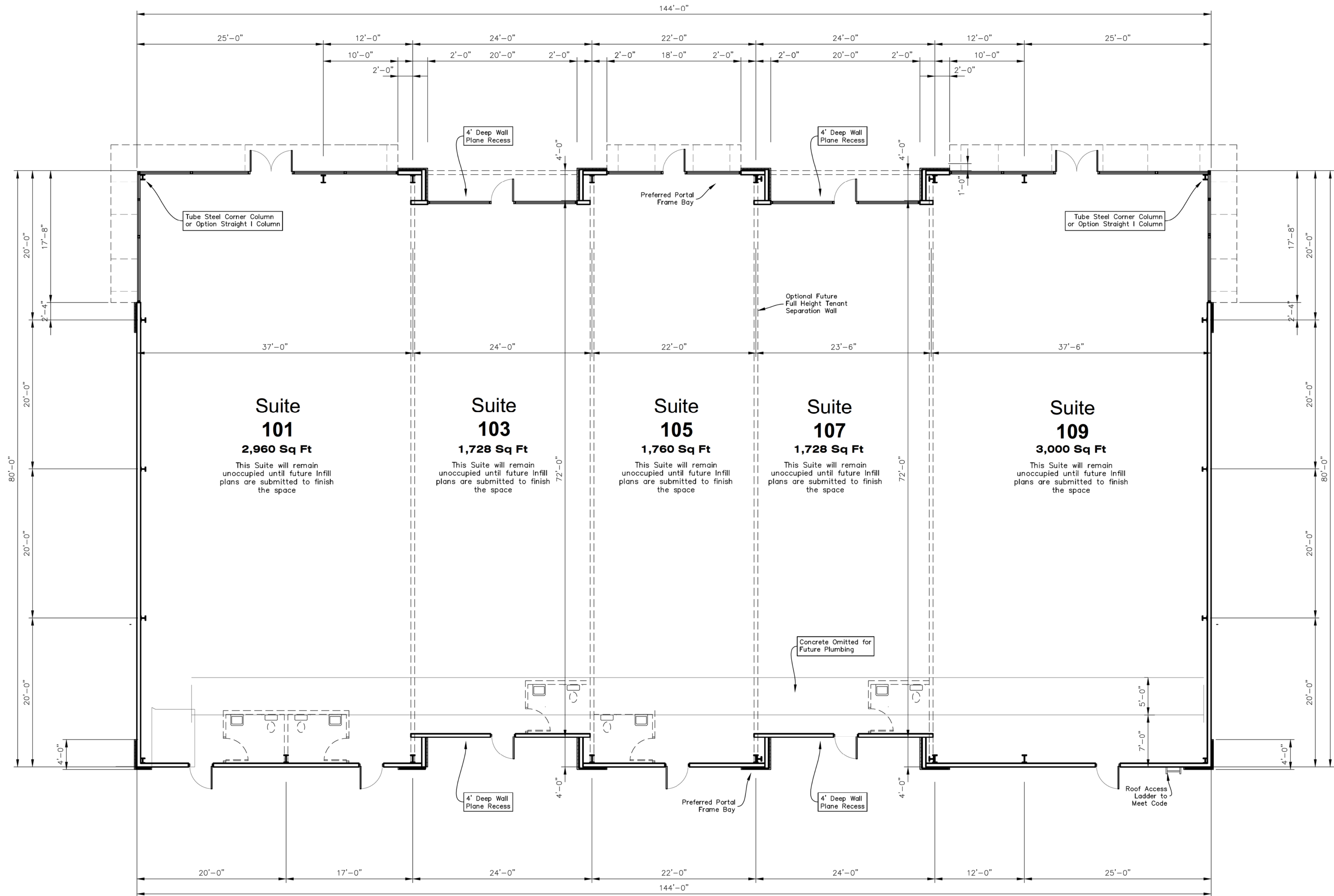
The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory & other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alteration.

Date: **DECEMBER 5, 2019**

Drawing: **19-125 Elv**

Job Number: **19-125**

Sheet Number: **1 of 3**



11,148 Sq Ft Building

Architectural

Floor Plan

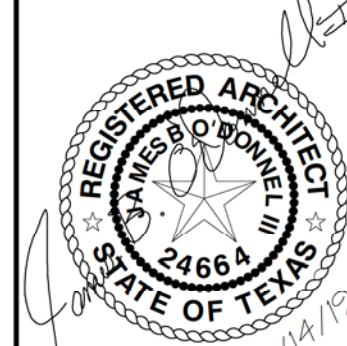
Scale: 1/8" = 1'-0"



Revisions

Specifications:

Architect's Seal



JAMES B.  
O'DONNELL III  
ARCHITECT

James B. O'Donnell III Architect  
TBAE Registration No. 24664

203 North Main Avenue  
Republic, Mo 65738  
(417) 732-9697  
jboarchitect@cablemo.net

Project:

**Retail Development**  
**Vistas of Walnut Ridge**  
**Lot 5, Block 1**  
**Mansfield, Texas**

**EXHIBIT-C**  
**ZC# 16-024A**

Date: **DECEMBER 5, 2019**

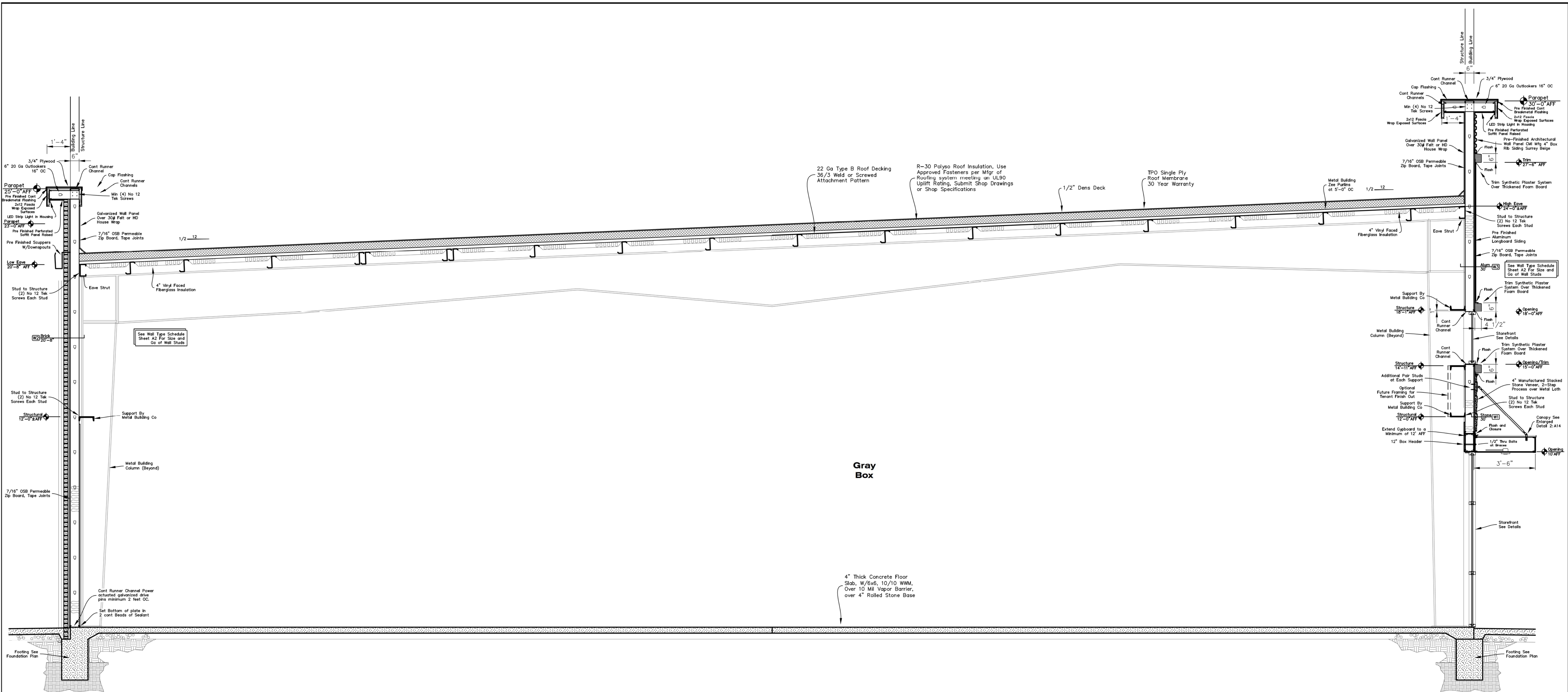
Drawing: **19-125 FP**

Job Number: **19-125**

Sheet Number:

The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory & other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alteration.

**2 of 3**



Building	DETAIL
Section	1
Scale: 3/8" = 1'-0"	

Revisions:

Architect's Seal

REGISTERED ARCHITECT

JAMES B. O'DONNELL III

24664

STATE OF TEXAS

JAMES B. O'DONNELL III

ARCHITECT

203 North Main Avenue  
Republic, Mo 65738  
(417) 732-9697  
jboarchitect@cablemo.net

Project: **Retail Development  
Vistas of Walnut Ridge  
Lot 5, Block 1  
Mansfield, Texas**

EXHIBIT-C  
ZC# 16-024A

The Drawings, Design, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service, and shall retain all common law, statutory & other reserved rights, including the copyright, and shall not be, in any part, duplicated and used on other projects, additions, or alteration.

Date:  
DECEMBER 5, 2019

Drawing:  
19-125 Sct 1

Job Number:  
19-125

Sheet Number:  
3 of 3



THE ORIGINAL SIGNED AND  
SEALED DOCUMENT IS KEPT ON  
FILE AT THE OFFICE OF BALLARD  
AND BRAUGHTON ENGINEERING,  
PLLC, 3815 OLD BULLARD ROAD,  
TYLER, TX 75701

## PLANT SCHEDULE

## GENERAL NOTES

1. REFER TO SITEWORK SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR LANDSCAPE WORK.
2. NO SUBSTITUTIONS UNLESS APPROVED BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
3. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. PLANTS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
4. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES OR ANY CONDITION WHICH MAY PROHIBIT THE INSTALLATION AS SHOWN.
5. VERIFY AND LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND FOUR (4") INCHES OF TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS SPECIFIED. THE AREA SHALL THEN BE SEEDED, FERTILIZED AND WATERED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SYSTEM. DISTURBED AREAS NOT COVERED BY THE PERMANENT IRRIGATION SYSTEM SHALL BE WATERED BY THE CONTRACTOR UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.
8. THE PERMANENT IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPAL BACK FLOW DEVICE OR A DOUBLE CHECK BACK FLOW DEVICE AND INSTALLED PER APPLICABLE CODES.
9. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS.
10. SPACING SHOWN FOR SHRUBS IS AN AVERAGE AND MAY VARY BASED UPON LAYOUT AND DESIGN.
11. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE OR SIDEWALK AND TO THE OUTSIDE OF UTILITY EASEMENTS WITH A CLEAR TEN (10) FEET AROUND THE HYDRANTS, WHEN POSSIBLE SHRUBS SHALL NOT BE PLANTED WITHIN THIRTY-SIX (36") OF PAVED EDGES AND UTILITY APPEARANCE.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH SIMILAR VARIETY AND SIZE IF DAMAGED OR REMOVED. CONTAINER GROWN PLANT MATERIAL IS PREFERRED, HOWEVER BALL AND BURLAP MATERIAL MAY BE SUBSTITUTED AS INDICATED IN THE PLANT MATERIAL LIST.
13. ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERED BY COMPOSITE EDGING ALONG EDGES NOT BORDERED BY CONCRETE CURB OR SIDEWALK.

LANDSCAPE PLAN  
EXHIBIT 'D'  
ZC# 16-024A  
AMENDMENT TO  
THE DEVELOPMENT PLAN FOR  
VISTAS OF WALNUT RIDGE  
LOT 5  
J. BACK SURVEY  
ABSTRACT NO. 126  
CITY OF MANSFIELD,  
TARRANT COUNTY, TEXAS

[illegible]

**BB** **BALLARD & BRIGHTON**  
ENGINEERING  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND PLANNING  
3915 OLD BALLARD ROAD TYLER, TEXAS 75701 Tel: 903-531-9600 Fax: 903-531-9639  
FIRM REGISTRATION # F-21346

TXCR16  
VISTAS OF WALNUT RIDGE  
LOT 5

**EXHIBIT 'D'**  
LANDSCAPE PLAN

DRAWN BY:	KSB
CHECKED BY:	BAB
ISSUE DATE:	NOVEMBER 15, 2019
BBE JOB NO:	18-020
DRAWING NUMBER:	

D