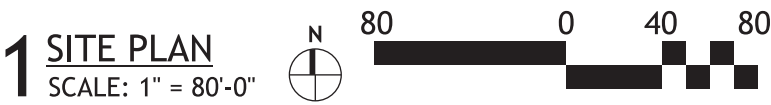
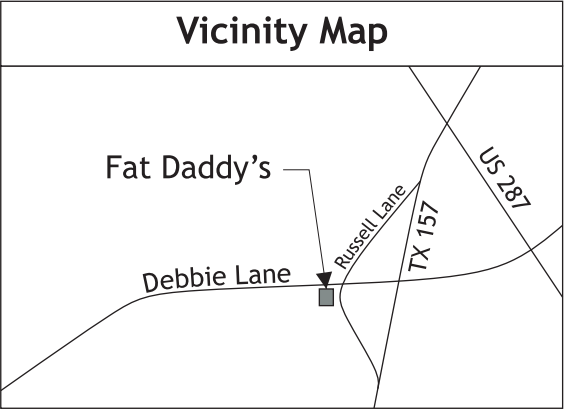


EXHIBIT B



NAD 83 Grid Coordinates
X_NAD83 2,382,745.84
Y_NAD83 6,900,668.14



Development Standards
Subject Property: 781 W Debbie Lane; consisting of 2.38 acres.

Base Zoning District: C2, Community Business District

Signage Deviations from Base Zoning District

Section	Requirement	Provided
7100, Table 7100D	Electronic Message Center limited to 50% of Sign area (up to 50 SF allowed)	Electronic Message Center 38 SF (proposed), No static signage
7100, Table 7100D	Minimum setback From street right-of-way line in feet - 10 feet	0 feet, using existing masonry base & electrical service, 21'-3" from back of curb

PLANNED DEVELOPMENT REGULATIONS

- No changes to C2 building, parking, landscaping, lighting or open storage/dispay requirements.

COMPLIANCE WITH ZONING REGULATIONS

- The proposed 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

781 W DEBBIE LANE
Lot 1R, Block 4, OAKDALE ADDITION to the
City of Mansfield, Tarrant County, Texas,
according to plat recorded in Cabinet A,
Slide 3426, Deed Records of Tarrant County, Texas.
2.38 acres
11.18.2019 ZC#19-022



Casteel Sign

Warren T. Casteel
11106 Morrison Lane
Dallas, TX 75229
T 214.352.7446
F 214.352.7448
www.casteelsign.com

Fat Daddy's
781 W Debbie Lane
Mansfield, TX 76063
Project No.: 5399
Site Plan

Owner
Marline Two, LLC
2301 FM 1187
Suite 203
Mansfield, TX 76063
Joey Dello Russo,
VP of Operations
817-539-2410
joey.dellorusso@
angmarcompanies.com

Drawn by JRM

Sign Type M

Date 11.18.2019
12.03.2019 City

Scale See Drawing

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CASTEEL & ASSOCIATES, INC.

SP.02

EXHIBIT C



Casteel Sign

Warren T. Casteel
11106 Morrison Lane
Dallas, TX 75229
T 214.352.7446
F 214.352.7448
www.casteelsign.com

Fat Daddy's
781 W Debbie Lane
Mansfield, TX 76063
Project No.: 5399

- Specifications
- Upper cabinet:
- Daktronic Electronic Message Board (EMB), two faces
 - 15.85 mm RGB
 - 56" x 97" unit
 - 80 x 150 matrix
 - Communication method: Cellular portal
 - Includes Training hosted Web Based
 - Standard 5 year Daktronic parts warranty
 - One (1) year labor and material on non-Daktronic portion; 1 year labor on Daktronic units by Casteel
 - Mount to double angle aluminum frame with closure panels
- Address on base:
- 6" H address numbers
 - Waterjet-cut 1/4" aluminum, painted Black
 - Mount on studs with spacers
- Cabinet shall be mounted to steel post on existing foundation, connected to existing electrical service.

Drawn by JRM
Sign Type M.A
Date 11.18.2019
12.03.2019 City
Scale See Drawing

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EXT.01

