

## Exhibit B

# The Oaks Preserve

## Planned Development District Standards

### ***SECTION 1. PROPERTY LOCATION AND SIZE***

The Oaks Preserve will be developed on approximately 158 acres in Johnson County as described on Exhibit “A”, generally located south of Lillian Road and approximately 2,000 feet southwesterly of the intersection of Lillian Road and West Broad Street.

### ***SECTION 2. INTENT***

The Oaks Preserve will be a multi-phased upscale custom home community with amenities. Lot size will range from one-third of an acre to one acre or larger.

### ***SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION***

1. The Development Plan, as shown in Exhibit “C,” will be in complete accordance with the provisions of the approved Planned Development District and shall be binding upon the applicant, his successors and assigns, and shall limit and control all building permits.
2. All development within The Oaks Preserve must adhere to the rules and regulations set forth in these Planned Development District Standards.
3. Except as provided by these Planned Development District Standards, development within The Oaks Preserve is governed by the applicable City regulations. In the event of any conflict or inconsistency between these Planned Development District Standards and the applicable City regulations, the terms and provisions of these Planned Development District Standards shall control.

### ***SECTION 4. PERMITTED USES***

The permitted uses shall be those uses allowed in the SF-12/22 Zoning District.

### ***SECTION 5. AREA, SETBACK AND HEIGHT STANDARDS***

	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
Lots that front on private streets	43,560 (1 acre)	3,500	45%	150	120	40	10	40	25	35
Lots that front on public streets	14,520 (1/3 acre)	3,000	45%	90	120	25	10	25	25	35

## ***SECTION 6. COMMUNITY DESIGN STANDARDS***

Unless specifically addressed in these Planned Development District Standards, the development and building construction in The Oaks Preserve shall comply with the exterior construction material requirements and the architectural attributes applicable to SF, single-family residential development as shown in Section 4600 “Community Design Standards” of the City’s Zoning Ordinance and any future amendments thereof.

## ***SECTION 7. RELATIONSHIP TO SUBDIVISION STANDARDS***

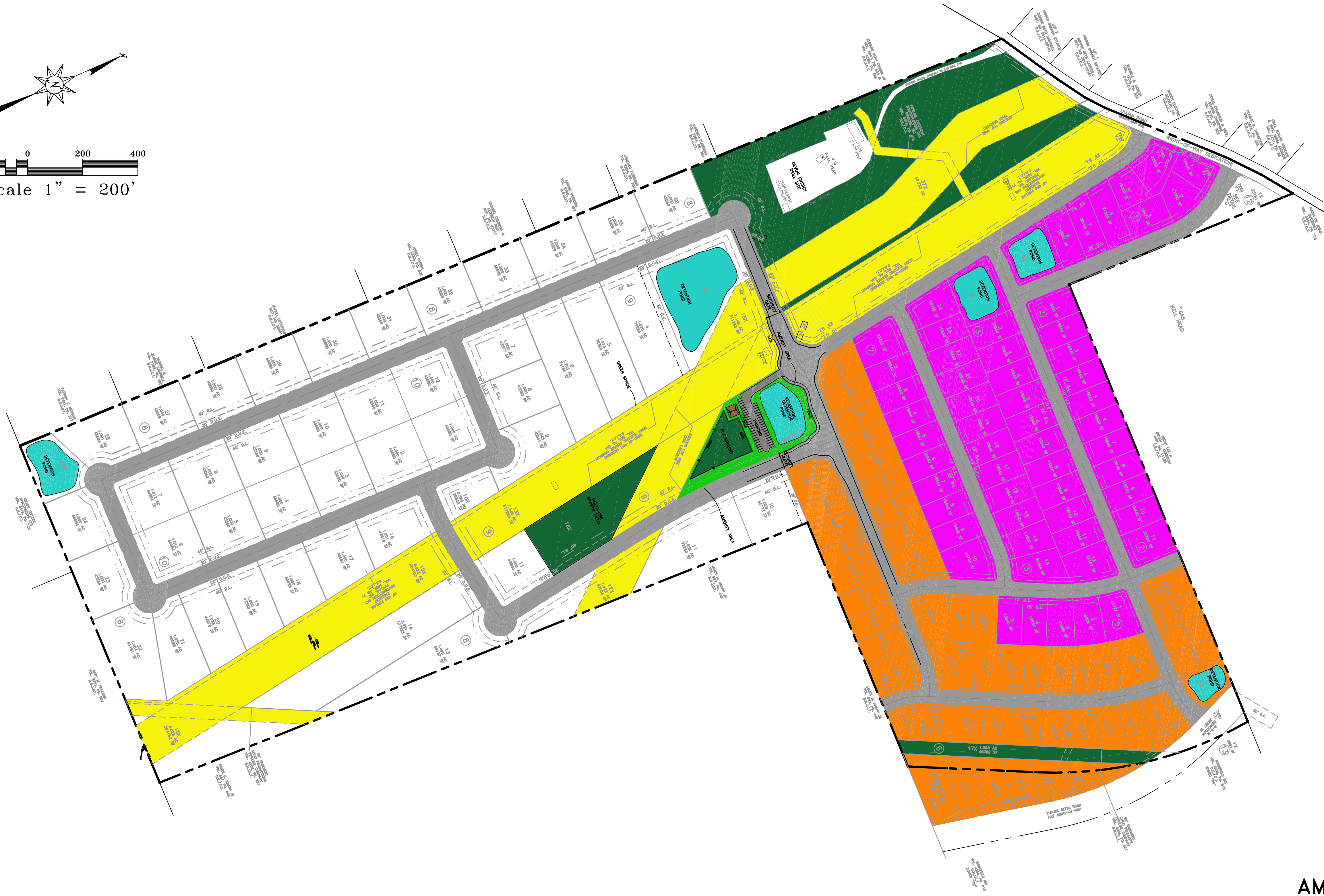
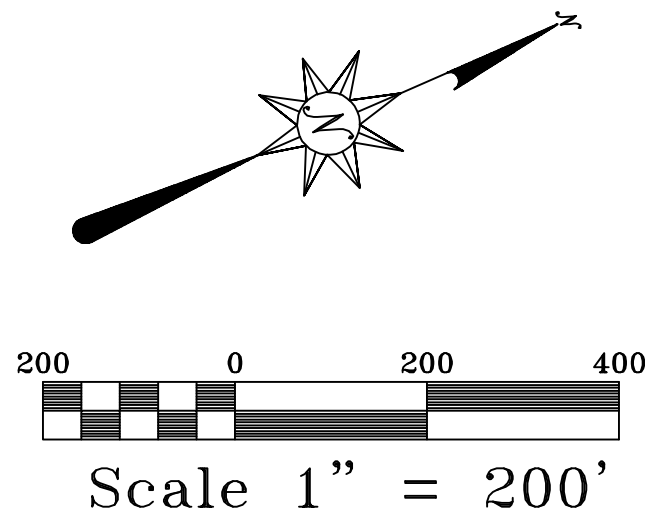
1. Unless specifically addressed in these Planned Development District Standards, the City’s Subdivision Regulations will govern the subdivision of land and construction of public improvements in The Oaks Preserve.
2. Future subdivision plats must substantially conform to the approved Development Plan.
3. The development will not be required to comply with the Subdivision Ordinance requirements governing block length.
4. Lots that are one acre or larger in size as shown in the Development Plan shall be served by private streets. The developer shall construct the private streets with a minimum of twenty-four feet in pavement width and meet the approval of the City Engineer and the construction standards of the City of Mansfield Standard Construction Details, except the owner shall not be required to construct curbs and gutters and may utilize a bar-ditch system for the drainage of these lots as shown in the rural street section detail on Exhibit “C”.
5. Roundabouts may be allowed in the development subject to the City Engineer’s approval of the location and design.

## ***SECTION 8. GENERAL DESIGN STANDARDS***

1. Landscaping and Screening – Lots of one acre or more shall provide at least four 3.5” caliper trees with at least three of the trees planted in the front yard. Lots less than one acre shall provide three 3.5” caliper trees with at least two of the trees planted in the front yard. Every lot shall comply with the other applicable landscaping, irrigation and screening requirements in Sections 7300, 7301 and 7302 of the Zoning Ordinance and any future amendments thereof.
2. Tree Preservation – The development shall not be required to comply with the City’s Tree Preservation Ordinance.
3. Public and Private Utilities – All public and private utilities must be installed in accordance with the City’s Zoning and Subdivision Ordinances, and any future amendments thereof.
4. Accessory Building and Structures – Except as provided herein, accessory buildings and structures must comply with the City of Mansfield Zoning Ordinance and any future amendment thereof.

5. Development Perimeter Wall and Entryway – The development frontage along Lillian Road shall have a perimeter wall constructed of masonry, stone and wrought-iron and an enhanced, landscaped entryway as shown in Exhibit “D.”
6. Amenities and Recreational Facilities – The development shall provide the open space as shown in Exhibit “C.”
7. Mandatory Owners Association – A mandatory owners association will be responsible for the maintenance of the private amenities and common areas including but not limited to screening walls and fences; common areas; parks; amenity centers; and landscaping. The owners 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 the County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum 60 days 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 the failure to submit the association documents or the inaccuracy of the documents.



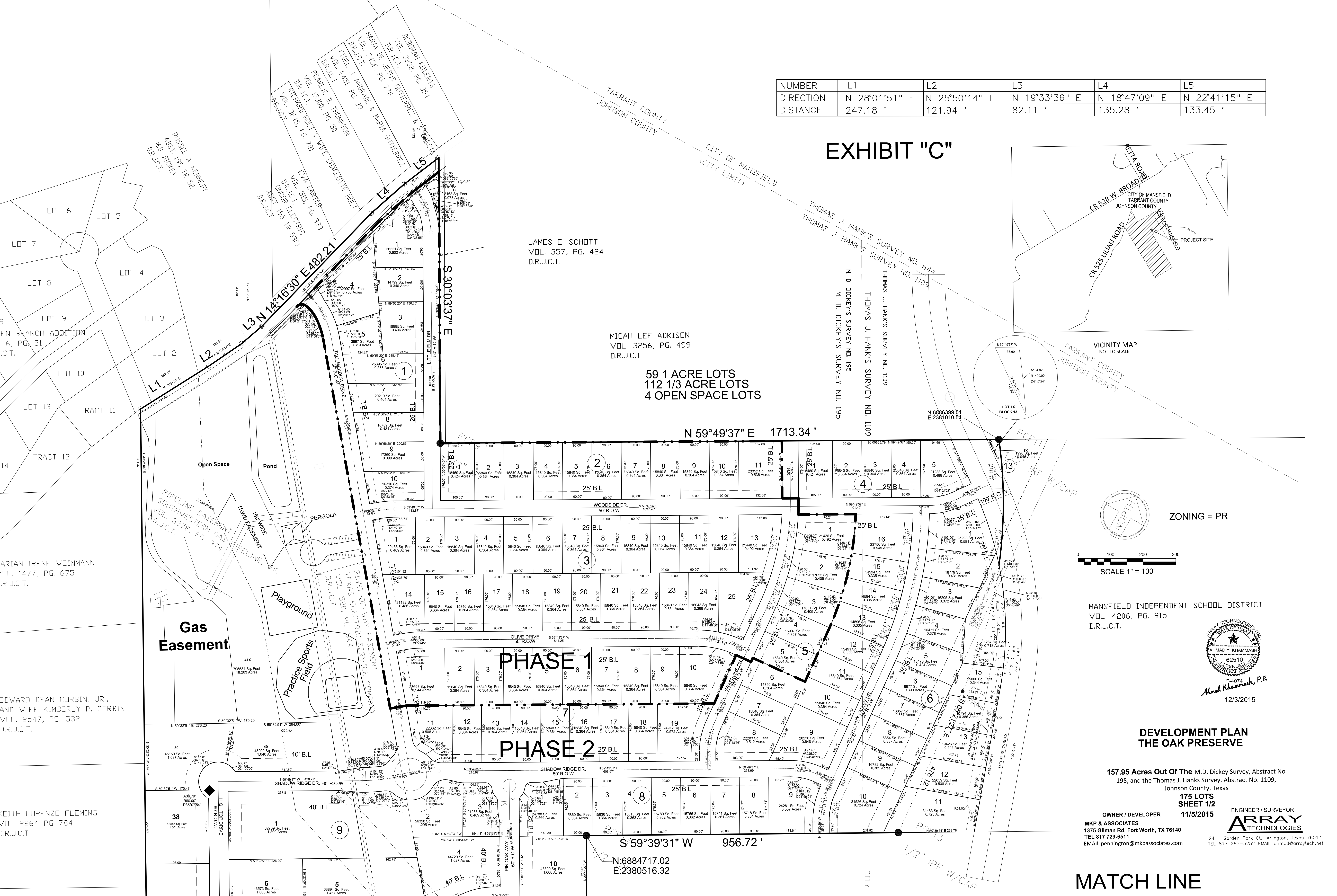


**AMENITY CONCEPT PLAN**  
THE OAKS PRESERVE  
MANSFIELD, JOHNSON COUNTY, TEXAS  
MKP & ASSOCIATES  
1375 GILMAN RD  
FT WORTH, TX 76140  
817-729-6511  
08-02-17

SURVEYOR:  
**DFW**  
Geodesy  
1108 SOUTH DOBSON STREET  
BURLESON, TX 76008  
817-447-4122

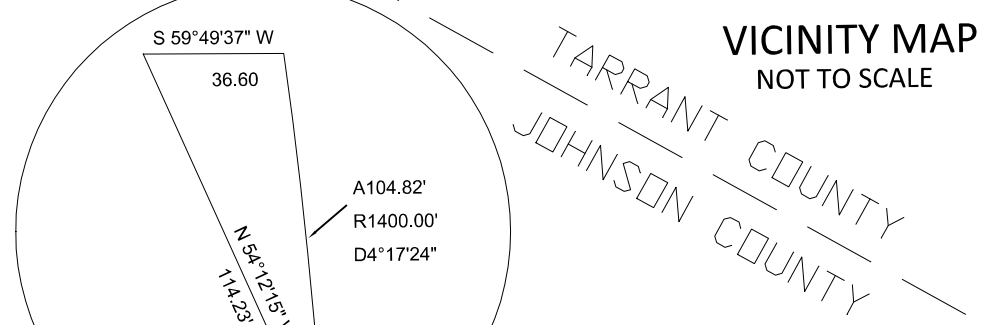
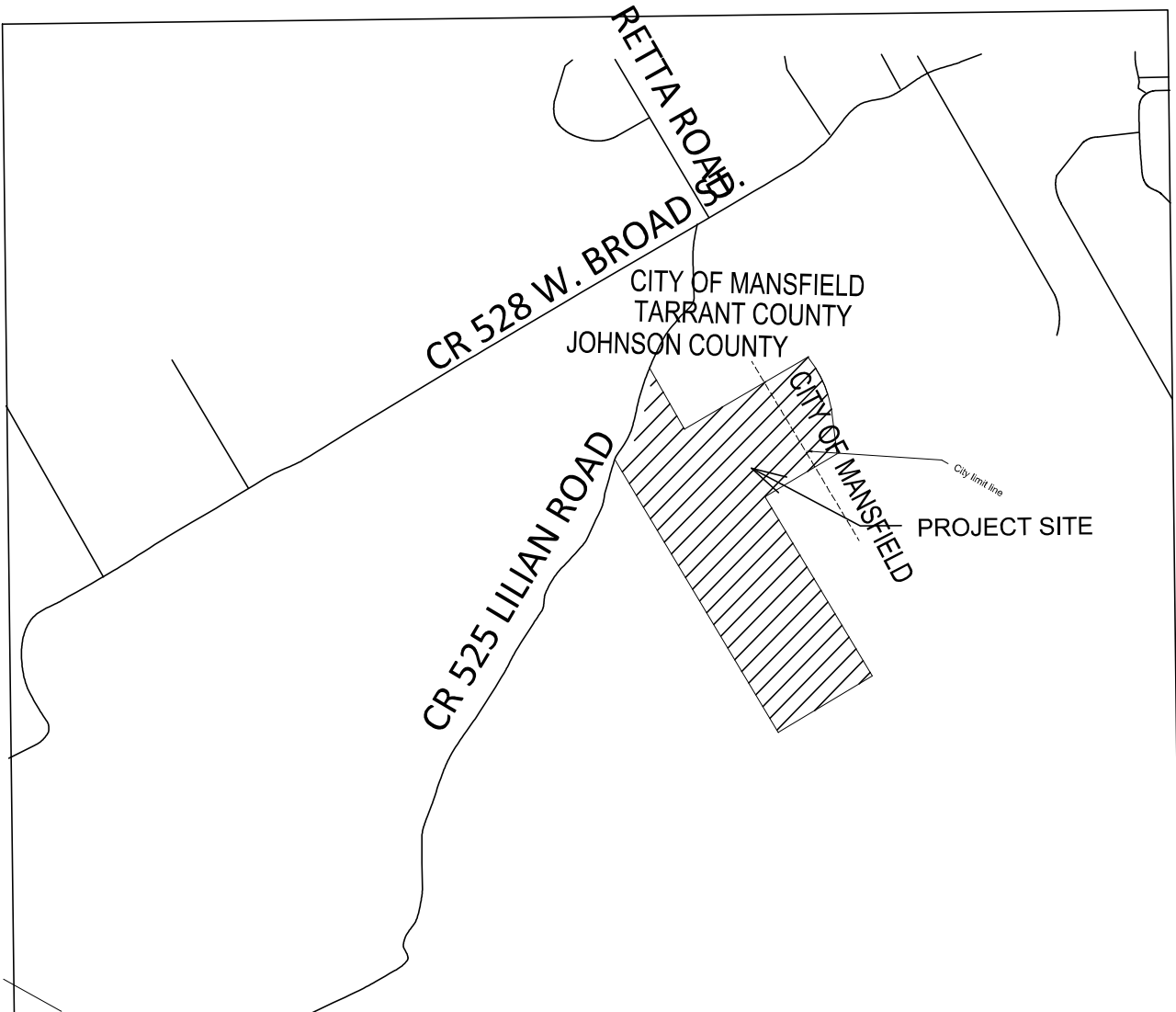
**HCE** **Hickman Consulting Engineers, Inc.**  
3094 County Road 1024  
Farmersville, Texas 75442  
Ph (972)784-2499 \* Fax (972)793-8654  
Engineers Planners  
F-12172





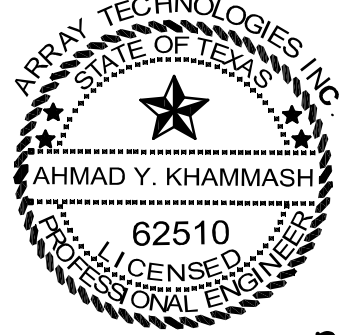
NUMBER	L1	L2	L3	L4	L5
DIRECTION	N 28°01'51" E	N 25°50'14" E	N 19°33'36" E	N 18°47'09" E	N 22°41'15" E
DISTANCE	247.18 '	121.94 '	82.11 '	135.28 '	133.45 '

EXHIBIT "C"



ZONING = PR

MANSFIELD INDEPENDENT SCHOOL DISTRICT  
VOL. 4206, PG. 915  
D.R.J.C.T.



DEVELOPMENT PLAN  
THE OAK PRESERVE

157.95 Acres Out Of The M.D. Dickey Survey, Abstract No 195, and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas

175 LOTS  
SHEET 1/2

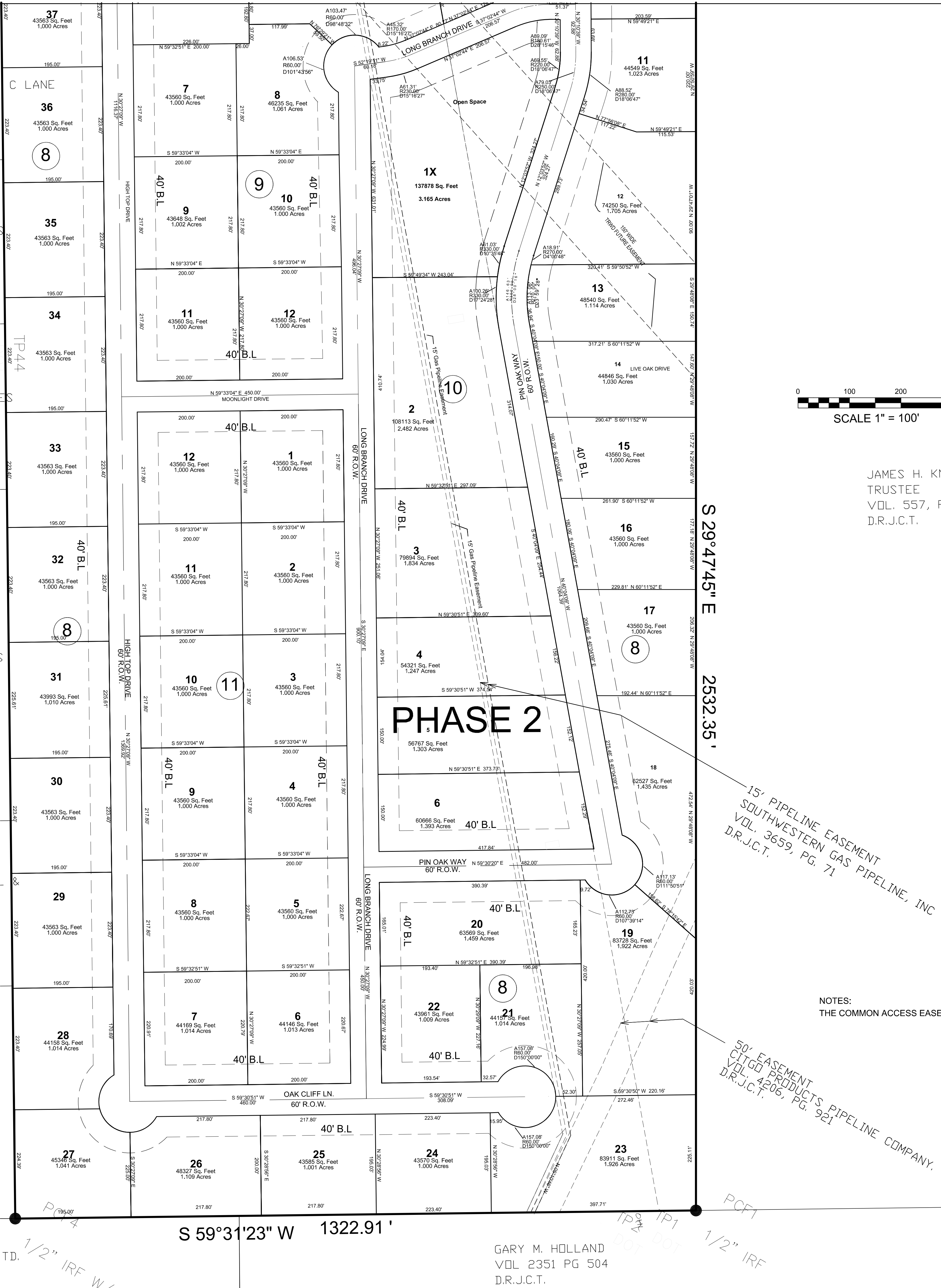
OWNER / DEVELOPER  
MKP & ASSOCIATES  
1375 Gilman Rd, Fort Worth, TX 76140  
TEL 817 729-6511  
EMAIL pennington@mkpassociates.com

ENGINEER / SURVEYOR  
ARRAY  
TECHNOLOGIES

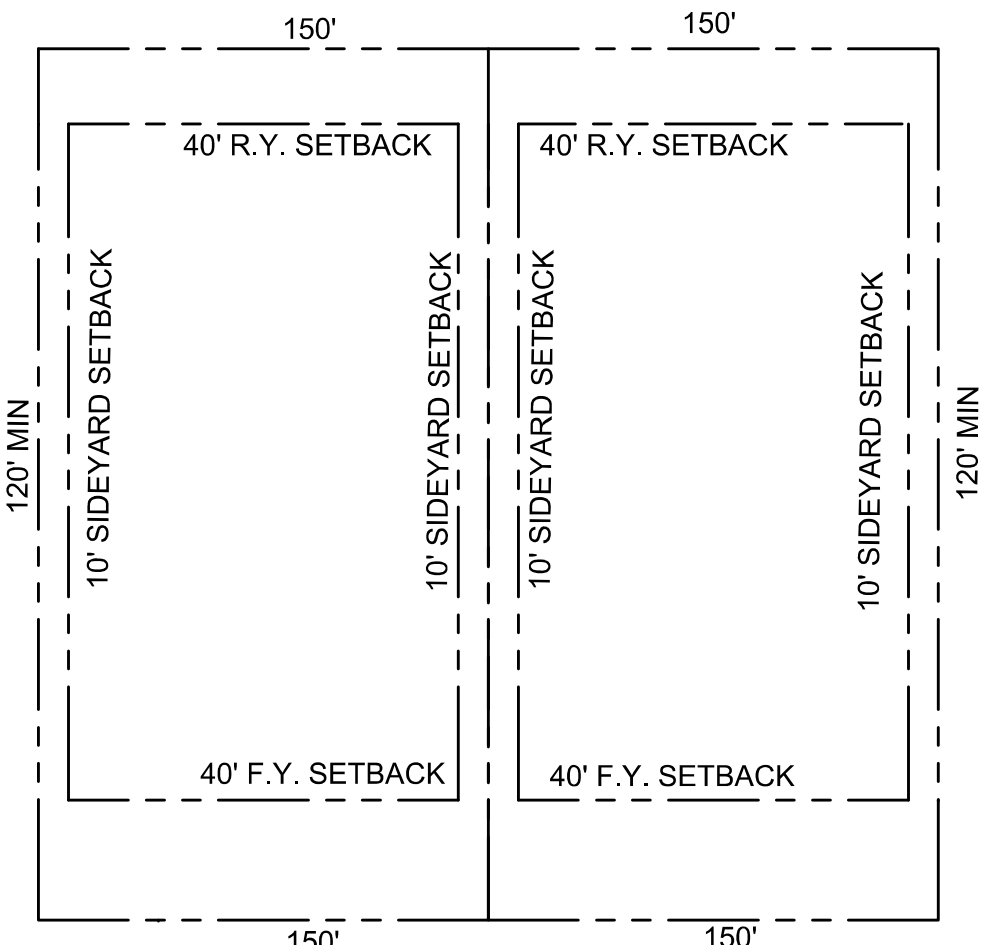
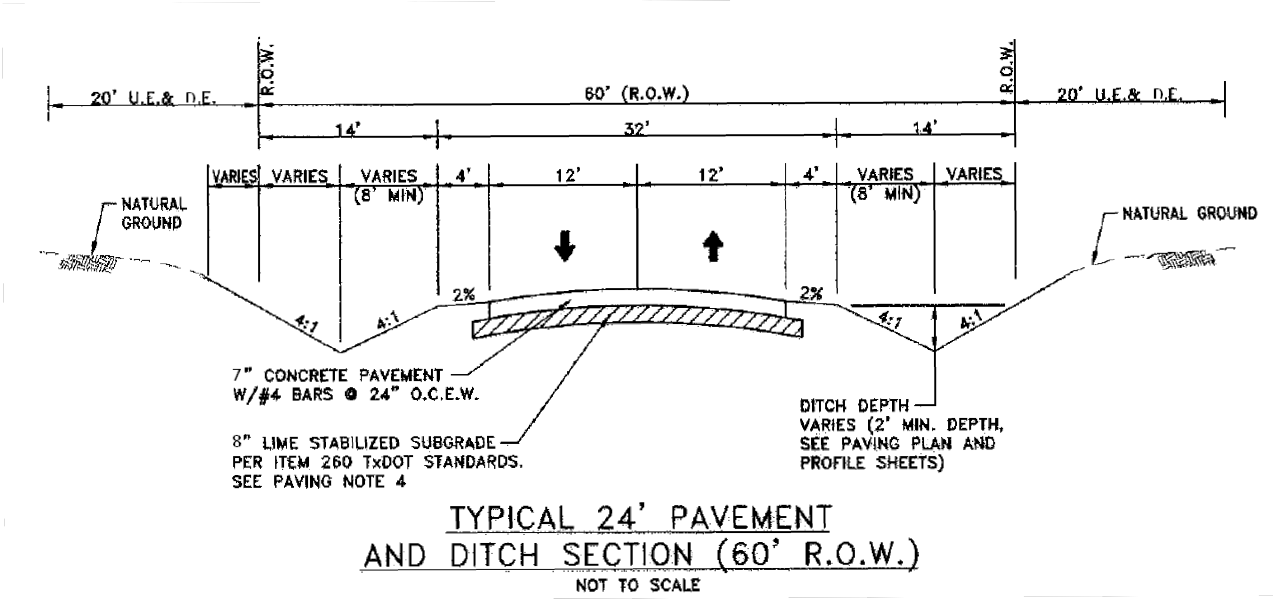
2411 Gorden Park Ct., Arlington, Texas 76013  
TEL 817 265-5252 EMAIL ahmad@arraytech.net

MATCH LINE

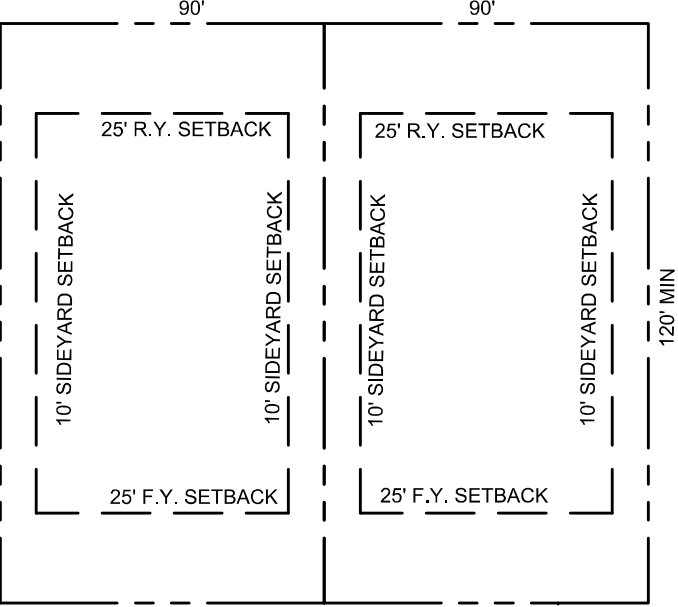




MATCH LINE



TYPICAL 1 ACRE LOT DETAIL

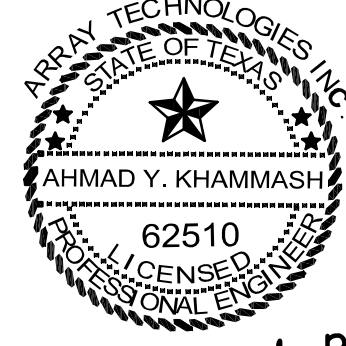


TYPICAL 1/3 ACRE LOT DETAIL

LEGEND	
	PK NAIL W/SHINER
	IRON ROD (Size As Noted)
	IRON PIPE (Size As Noted)
	IRON PIPE W/CAP
	MAG NAIL W/REF. WASHER
	BRASS DISC
	CUT CENTERLINE MARK
	PHASE LIMITS
	BENCHMARK
	CUT "X" IN CONCRETE
	60-D NAIL
	GPS MONUMENT
	CM (Controlling Monument)

EXHIBIT "C"

NOTES:  
THE COMMON ACCESS EASEMENT, AND OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA



DEVELOPMENT PLAN  
THE OAK PRESERVE

12/3/2015 157.95 Acres Out Of The M.D. Dickey Survey, Abstract No 195, and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas

175 LOTS  
SHEET 2/2

11/5/2015

ENGINEER / SURVEYOR

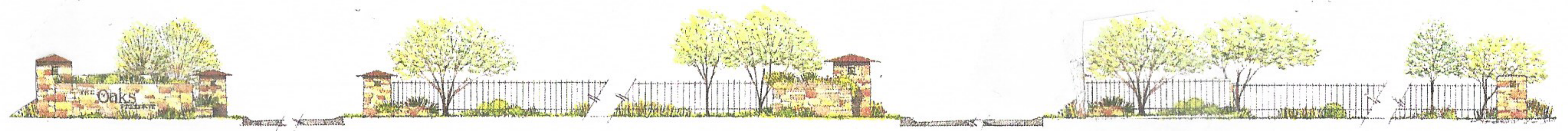
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2411 Garden Park Ct., Arlington, Texas 76013  
TEL 817 265-5252 EMAIL ahmad@arraytech.net





REVISED EXHIBIT D  
PERIMETER WALL ALONG LILLIAN ROAD





EXHIBIT D  
PERIMETER WALL ALONG LILLIAN ROAD

Replaced by Revised Exhibit D



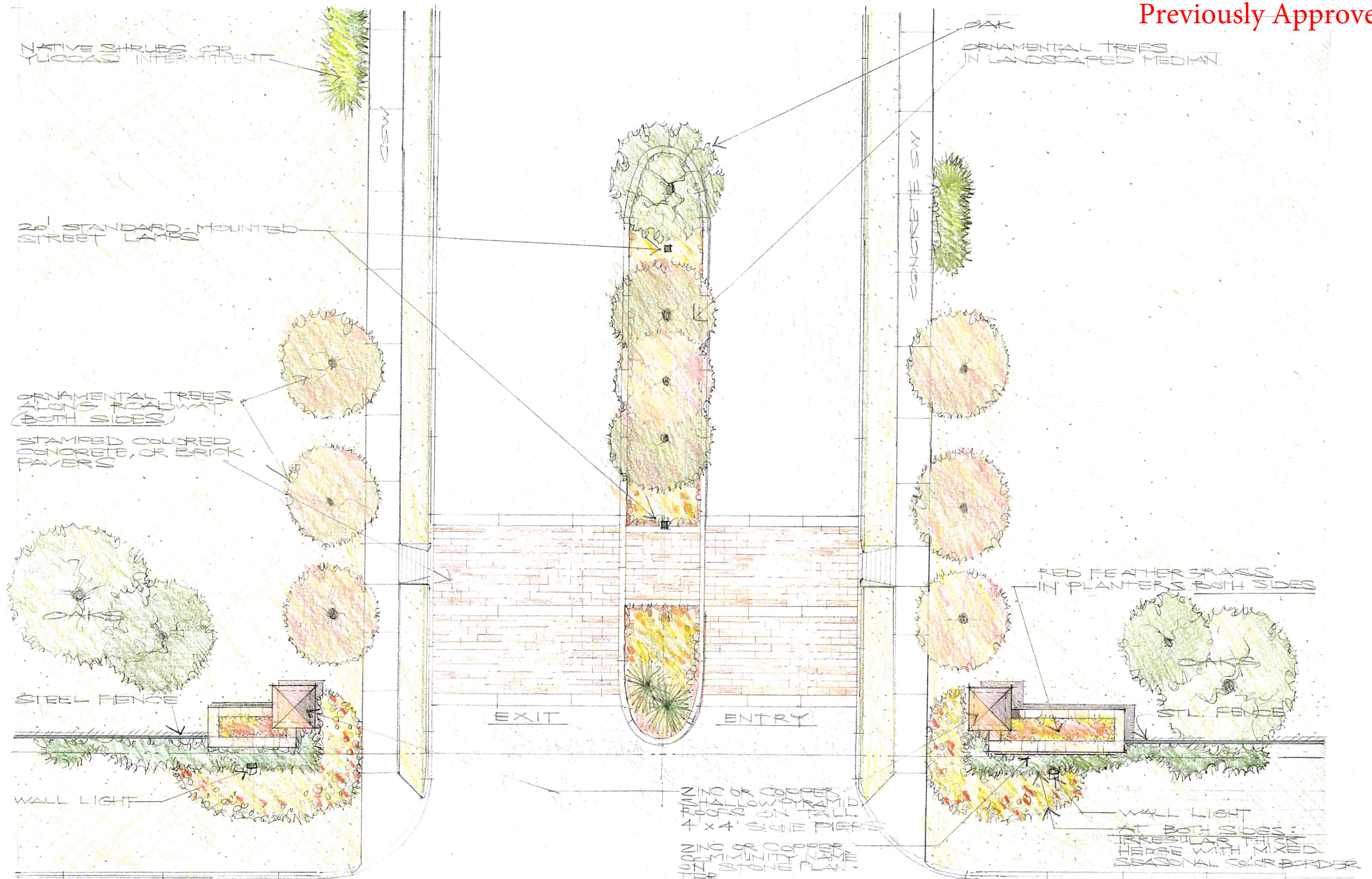


EXHIBIT D





REVISED EXHIBIT E  
PROPOSED OPEN SPACE AND AMENITIES

Approved by Council on May 8, 2017





EXHIBIT E

PROPOSED OPEN SPACE AND AMENITIES

Replaced by Revised Exhibit E