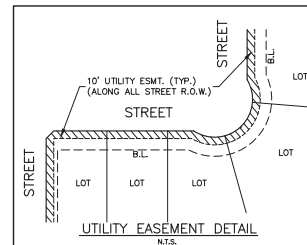
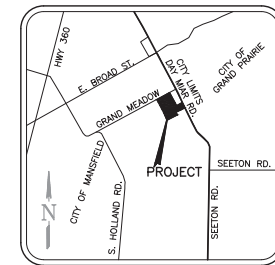
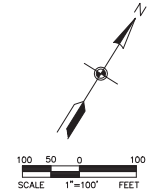
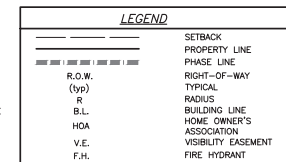


#### NOTES:

- 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 TWO PHASES.
- 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.



#### SITE SUMMARY

PROPOSED LAND USE:	RESIDENTIAL
TOTAL NUMBER OF LOTS:	105 RESIDENTIAL 7 HOA LOTS
BASE ZONING:	SF-7.5/18
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA:	12 LOTS AT 1,800 Sq. Ft. 39 LOTS AT 2,000 Sq. Ft. 54 LOTS AT 2,200 Sq. Ft.
MINIMUM LOT AREA:	7,500 Sq. Ft.
AVERAGE LOT AREA:	8,306 Sq. Ft.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT WIDTH:	65' (a)
MINIMUM LOT DEPTH:	110'
MINIMUM STREET FRONTAGE IN KNUCKLES & CUL-DE-SACS:	35'
STREETS:	50' R.O.W. 29' B-B
PAVEMENT:	27.86
PROJECT AREA (ACRES):	1.81
OPEN SPACE (ACRES):	25' (b)
MINIMUM FRONT YARD:	15'
MINIMUM REAR YARD:	5' @ 10' (a)
MINIMUM INTERIOR SIDE YARD:	15' ABUTTING REAR YARD 20' ABUTTING SIDE YARD

- MASONRY PERCENTAGE:**
- MINIMUM MASONRY PERCENTAGE OF 90% FOR 50% OF THE LOTS IN PHASE 1.
  - MINIMUM MASONRY PERCENTAGE OF 80% FOR 50% OF THE LOTS IN PHASE 1.
  - MINIMUM MASONRY PERCENTAGE OF 90% FOR 100% OF THE LOTS IN PHASE 2.
- DENSITY (GROSS):** 3.77 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 11, 28, 29, 30, BLOCK 1, LOTS 20 & 21, BLOCK 3 & LOTS 6, 9, 11 & 17, BLOCK 4 ARE ALLOWED A MINIMUM FRONT YARD OF 20'.
- (c) ALL CORNER LOTS SHALL BE AT LEAST 5' WIDER THAN THE MINIMUM LOT WIDTH.
- (d) LOTS 3, 6-12, 14-18, 21-24, 27, 28, 30-33, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-14, BLOCK 3 & LOTS 2-4, BLOCK 4 ARE ALLOWED A MINIMUM REAR YARD OF 10'.
- ALL HOUSE PACKAGES SHALL COMPLY WITH SECTION 4600 OF THE CITY OF MANSFIELD ZONING ORDINANCE.

ALL DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE PAVEMENT

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

**EXHIBIT B**  
CASE NO. 22C18-030  
**DEVELOPMENT PLAN**  
**SUNSET CROSSING**  
27.86 ACRES  
105 SINGLE FAMILY LOTS  
OUT OF THIS  
A.N. CURRY SURVEY, ABSTRACT NO. 332 & THE  
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 129  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
MARCH 2019

**OWNER:**  
SUNSET CROSSING SF, LTD.  
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

**OWNER:**  
TYONNE SLACK  
CO. SKORBURG COMPANY  
8214 WESTCHESTER DRIVE #710  
DALLAS, TEXAS 75225  
CONTACT: NOAH FLABIANO  
(214) 212-7025

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

# Approved Development Plan