



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Agenda

### Planning and Zoning Commission

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Monday, June 1, 2020

6:00 PM

City Hall Council Chambers

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**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE BY VIDEO  
CONFERENCING.**

To participate, please register at

[https://mansfieldtexas.zoom.us/webinar/register/WN\\_H05MWzvKTTG7hrh8MLBNww](https://mansfieldtexas.zoom.us/webinar/register/WN_H05MWzvKTTG7hrh8MLBNww)

by 6:00 pm on Monday, June 1, 2020 or join by telephone at  
1-888-788-0099 (Toll Free). When you call into the meeting, provide the  
Webinar ID number and password below:

**Webinar ID: 954 0070 1189**

**Password: 015324**

Citizen comments on any agenda item for the June 1, 2020 Planning and  
Zoning Commission meeting may also be submitted by email at  
[planning@mansfieldtexas.gov](mailto:planning@mansfieldtexas.gov). All comments must be received by 12:00  
noon, Monday, June 1, 2020, for presentation to the Commissioners  
prior to the meeting.

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[20-3562](#)

Minutes - Approval of the May 4, 2020 Planning and Zoning Commission  
Meeting Minutes

**Attachments:** [05-04-20 Meeting Minutes](#)

3. **CITIZENS COMMENTS**

*Citizens wishing to address the Commission on non-public hearing agenda items and  
items not on the agenda may do so at this time. Once the business portion of the  
meeting begins, only comments related to public hearings will be heard. All comments  
are limited to 5 minutes. Please refrain from "personal criticisms".*

*In order to be recognized during the "Citizens Comments" or during a public hearing  
(applicants included), please complete a blue "Appearance Card" located at the entry to*

*the Chambers and present it to the Planning Secretary.*

**4. CONSENT AGENDA**

[20-3573](#)

SD#20-018: Preliminary Plat of the View at the Reserve on approximately 108.10 acres by Sowell Reserve Associates L.P, owner; Trendmaker Homes DFW LLC, developer; and LJA Engineering, engineer

**Attachments:** [Location Map.pdf](#)

[Approved Detailed Site Plan.pdf](#)

[Preliminary Plat.pdf](#)

**5. PUBLIC HEARINGS**

[20-3578](#)

SUP#20-005: Public hearing for a request for a Specific Use Permit for apartments on approximately 8.08 acres known as Lot 3 and a portion of Lot 2R, Block 1, THR RTC, located at 269 N. SH 360; David S. Kulkarni of Guefen Development Partners, LLC on behalf of Jon M. Sullivan, Jr. of Texas Health Resources

**Attachments:** [Maps and Supporting Information.pdf](#)

[Exhibit A - Property Description.pdf](#)

[Exhibit B - Site Plan and Floor Plans.pdf](#)

[Exhibit C - Elevations and Perspectives.pdf](#)

[Exhibit D - Landscape and Hardscape Plan.pdf](#)

[Exhibit E - Signage Plan.pdf](#)

[Conceptual approval of access points from TXDOT.pdf](#)

[Concurrence from Sweeney Tract for shared access.pdf](#)

[Correspondence with Summit Midstream regarding pipeline crossings.pdf](#)

**6. COMMISSION ANNOUNCEMENTS**

**7. STAFF ANNOUNCEMENTS**

**8. ADJOURNMENT OF MEETING**

**9. NEXT MEETING DATE: Monday, June 15, 2020**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on May 28, 2020, in accordance with Chapter 551 of the Texas Government Code.

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Delia Jones, Planning and Zoning Secretary

\* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX,

\* In deciding a zoning change application, the Planning & Zoning Commission and City Council are required to determine the highest and best use of the property in question. The Commission may recommend and the Council may approve a change in zoning to the category or district requested by the applicant or to any zoning category or district of lesser intensity. Notice is presumed sufficient for every District up to the intensity set forth in the zoning change application.



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## STAFF REPORT

File Number: 20-3562

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**Agenda Date:** 6/1/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Planning and Zoning Commission

**File Type:** Meeting Minutes

**Agenda Number:**

**Title**

Minutes - Approval of the May 4, 2020 Planning and Zoning Commission Meeting Minutes

**Description/History**

The minutes of the May 4, 2020 Planning and Zoning Commission Meeting are in DRAFT form and will not become effective until approved by the Commission at this meeting.





# CITY OF MANSFIELD

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## Meeting Minutes - Draft

### Planning and Zoning Commission

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Monday, May 4, 2020

6:00 PM

City Hall Council Chambers

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**This meeting was conducted by video conferencing with access to the public.**

#### 1. CALL TO ORDER

*Chairman Wilshire called the meeting to order at 6:01 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.*

*Staff Present:*

*Matt Jones, Director of Planning  
Delia Jones, Planning & Zoning Secretary*

*Commissioners:*

**Present** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

#### 2. RECESS INTO EXECUTIVE SESSION

*The Commission did not recess into Executive Session.*

#### 3. APPROVAL OF MINUTES

**Commissioner Klenzendorf made a motion to approve the April 20, 2020 minutes as presented. Commissioner Axen seconded the motion which carried by the following vote:**

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

[20-3548](#)

Minutes - Approval of the April 20, 2020 Planning and Zoning Commission Meeting Minutes

#### 4. CITIZENS COMMENTS

None.

## 5. CONSENT AGENDA

**Commissioner Weydeck made a motion to approve the plats. Commissioner Axen seconded the motion which carried by the following vote:**

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

[20-3547](#)

SD#19-041: Final Plat of Silver Oak Addition, Phase 1 on 36.677 acres by JBI Partners, engineer; Forestar Real Estate Group, owner; and D.R. Horton - DFW West, Inc., developer

## 6. OTHER AGENDA ITEMS

[20-3539](#)

ZC#19-023: Consideration of a change of zoning from PD, Planned Development District to PD, Planned Development District for C-2 uses including a Church and Eating Place with Drive-Through Service on approximately 32.558 acres located at 748, 756 and 764 S. Mitchell Road and 1001 S. US 287; Bannister Engineering, surveyor/engineer and Living Church, owner/developer (*Tabled from the April 20, 2020, Planning and Zoning Commission meeting*)

*Commissioner Weydeck made a motion to remove the request from the table.*

*Commissioner Groll seconded the motion which was carried by the following vote:*

*Ayes: 6 – Wilshire, Knight, Klenzendorf, Axen, Groll and Weydeck*

*Nays: 0*

*Abstain: 0*

*Mr. Jones gave the Staff Presentation, power point presentation, and overview of the request which included the following changes that the church has made in response to the Commission's comments: 1) Increased the masonry on the building from 7% to 21% and a new medium grey brick veneer has been added as a building material, 2) Removed the banner signs from the development plan, 3) Replaced the pylons on the 30-foot sign on US 287 with a monolithic base of corten steel and the sign area has been increased from 80 square feet to approximately 150 square feet for the LED sign, and 4) No changes have been made to the crosses, the monument signs on S. Mitchell Road, the parking, or the landscape plan.*

*Truston Baba was available for questions.*

*Chairman Wilshire stated that the last three churches that were built in Mansfield were held to the masonry standards.*

**After discussion, Commissioner Groll made a motion to deny the request. Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 5 - Wayne Wilshire; Anne Weydeck; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 1 - Blake Axen

**Abstain:** 0

**7. COMMISSION ANNOUNCEMENTS**

*None.*

**8. STAFF ANNOUNCEMENTS**

*None.*

**9. ADJOURNMENT OF MEETING**

*With no further business, Chairman Wilshire adjourned the meeting at 6:57 p.m.*

**Commissioner Klenzendorf made a motion to adjourn the meeting.**

**Commissioner Weydeck seconded the motion which carried by the following vote:**

**Aye:** 6 - Wayne Wilshire; Anne Weydeck; Blake Axen; Bob Klenzendorf; Kent Knight and Stephen Groll

**Nay:** 0

**Abstain:** 0

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Wayne Wilshire, Chairman

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Delia Jones, Planning & Zoning Secretary



# CITY OF MANSFIELD

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## STAFF REPORT

File Number: 20-3573

**Agenda Date:** 6/1/2020

**Version:** 1

**Status:** Consent

**In Control:** Planning and Zoning Commission

**File Type:** Plat

### Title

SD#20-018: Preliminary Plat of the View at the Reserve on approximately 108.10 acres by Sowell Reserve Associates L.P, owner; Trendmaker Homes DFW LLC, developer; and LJA Engineering, engineer

### Description/History

The purpose of this plat is to create a residential subdivision with 312 residential lots, 23 open space lots and 2 common area lots. The View at the Reserve is zoned PD for The Reserve, Southpointe Expansion Sub-District. The View is subject to the same residential development standards as the Southpointe neighborhood to the south.

There are four more residential lots on the plat than shown on the approved detailed site plan, and several lots were repositioned on the plat. This is due to the need for the residential lots to comply with the minimum lot area and dimension requirements. The open space lots will accommodate pocket parks, medians and landscape buffers. The plat otherwise conforms to the approved detailed site plan.

Lot 11XX, Block 1 and Lot 16XX, Block 17 at the north end of the development have been set aside as a City park dedication. The park land will be approximately 14.19 acres.

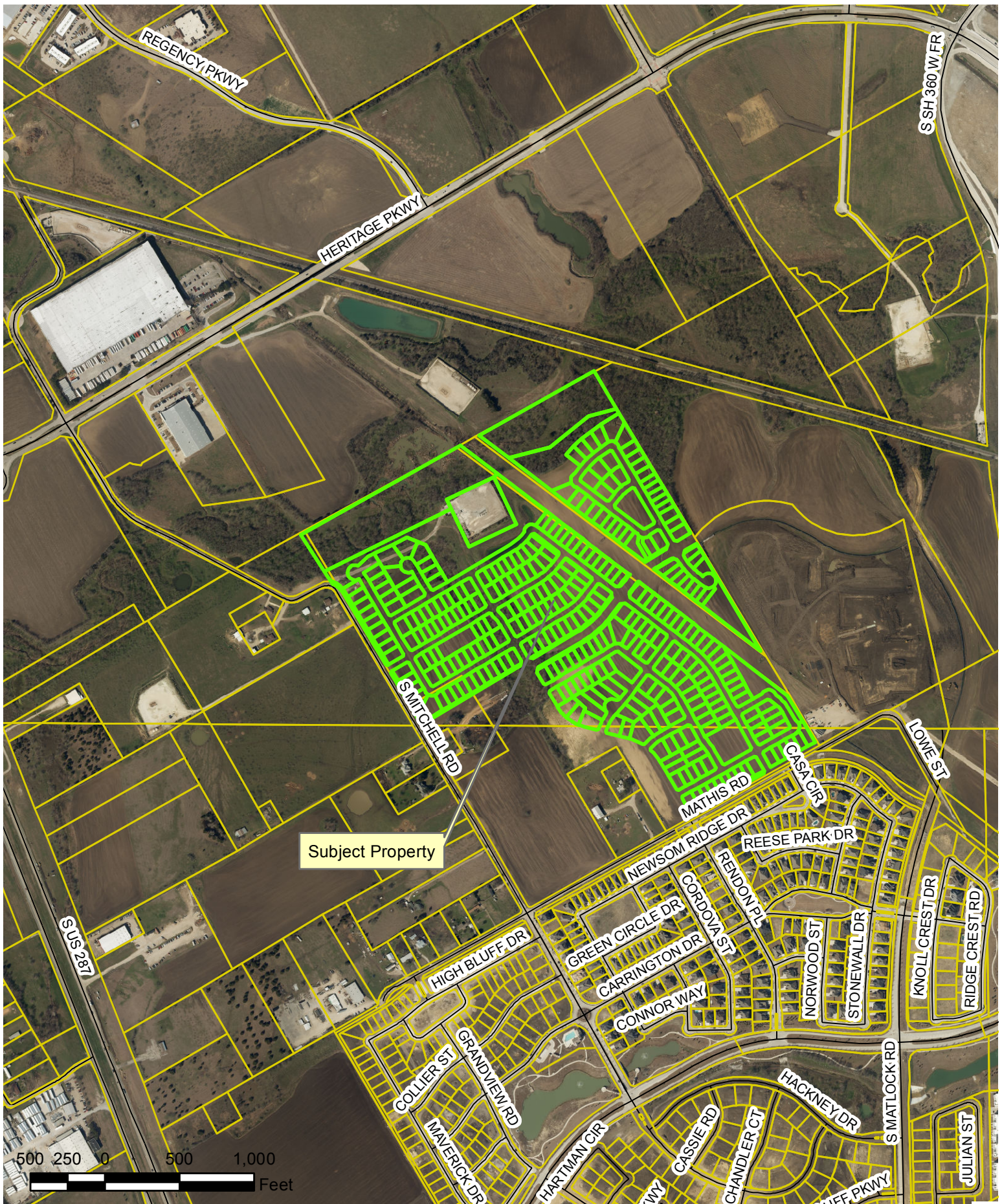
The applicant will be dedicating right-of-way as follows: 30 feet for S. Mitchell Road; 40 feet for Mathis Road; 70 feet for River Birch Drive; and right-of-way for the internal residential streets.

The plat meets the requirements of the Subdivision Control Ordinance. Staff recommends approval.

### Attachments:

Location Map  
Approved Detailed Site Plan  
Preliminary Plat







LOT TABULATION						
	PHASE I		PHASE II		TOTAL	
CO- COTTAGE LOTS (50'x110' MIN.)	31	22.7%	35	20.3%	66	21.4%
RV - VILLAGE LOTS (55'x115' MIN.)	78	56.9%	82	47.6%	160	51.8%
RT - TOWNSHIP LOTS (65'x120' MIN.)	28	20.4%	55	31.9%	83	26.8%
X LOTS(OPEN SPACE)	6	LOTS	14	LOTS	20	LOTS
TOTAL LOTS	137		172		309	
PARK/OPEN SPACE	6.88	ACRES	7.85	ACRES	14.73	ACRES

\*PARK/OPEN SPACE TO BE OWNED & MAINTAINED BY HOA

\*EXTRA WIDE TOWNSHIP LOTS ARE DENOTED WITH A "W" AND ARE A MINIMUM OF 72' WIDE. THERE ARE APPROXIMATELY 13 EXTRA WIDE TOWNSHIP LOTS.

PARK LAND DEDICATION	14.12 AC
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TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT	7.66 AC
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PROJECT DENSITY  
309 LOTS / 111.77 ACRES = 2.76 LOTS PER ACRE

\*PHASE I & II ACREAGE IS 111.77 AC. FUTURE DEVELOPMENT AREA IS EXCLUDED FROM DENSITY CALCULATIONS.

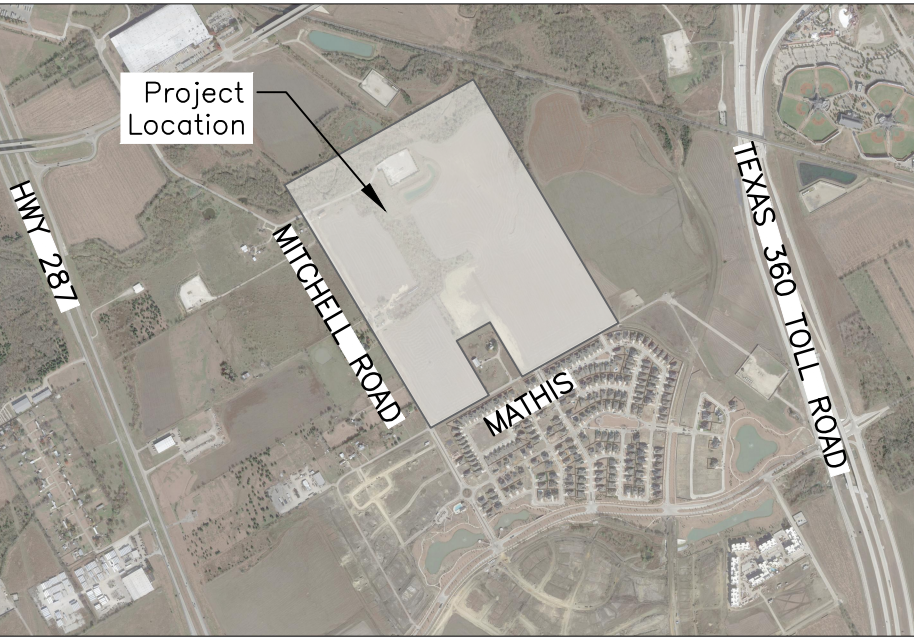
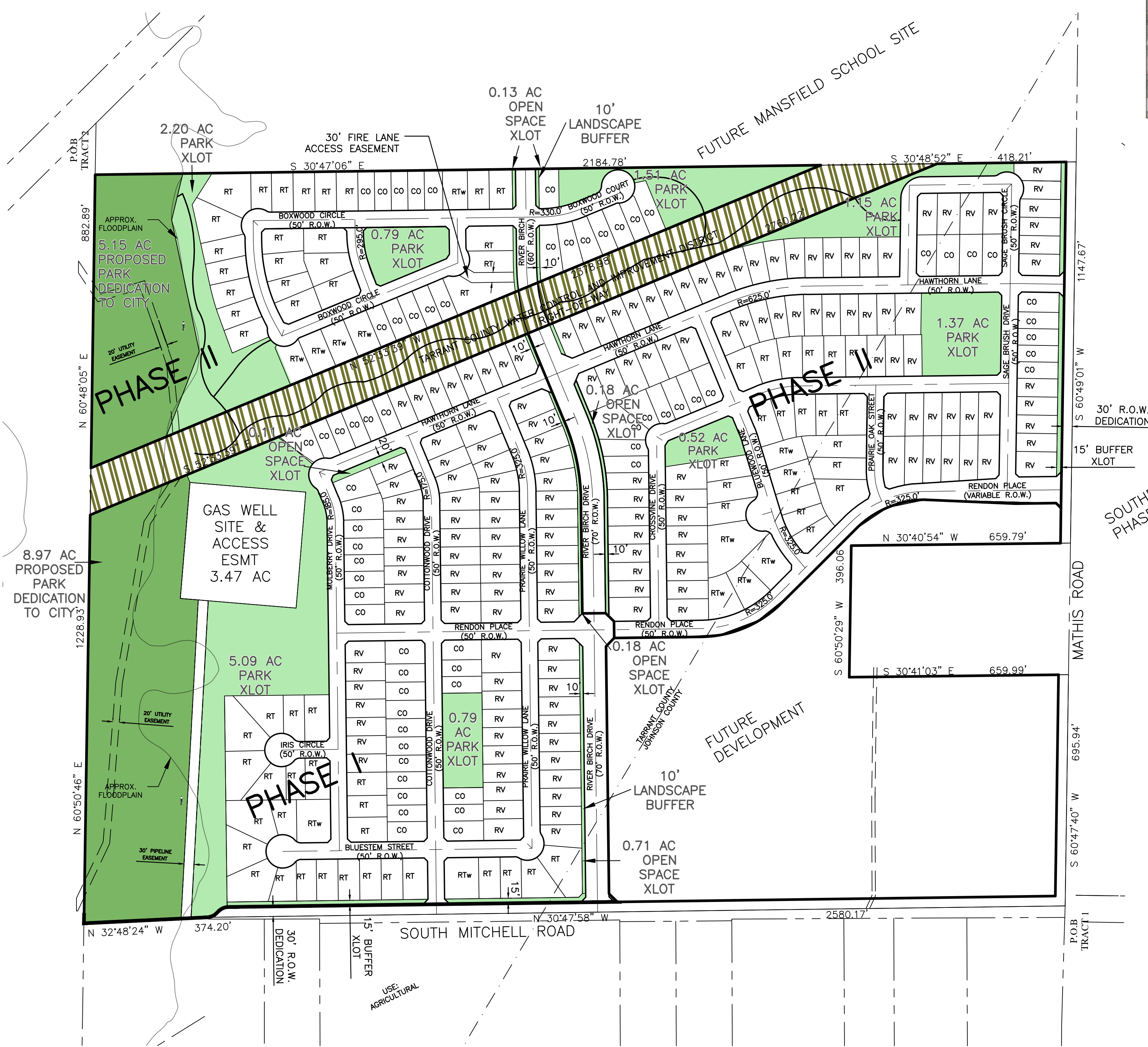
DISTRIBUTED OPEN SPACE		REQUIRED TO BE PROVIDED AT A RATE OF 579.35 SF PER DWELLING UNITS (1.33 ACRES PER 100 LOTS)	
	TOTAL LOTS	TOTAL REQUIRED	TOTAL PROVIDED
PHASE I	137	1.82 ACRES	3.79 ACRES
PHASE II	172	2.29 ACRES	8.29 ACRES
TOTAL		4.11 ACRES	12.08 ACRES

NOTES: AMENITIES WILL BE PROVIDED IN DISTRIBUTION OPEN SPACE IN ACCORDANCE WITH THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS.

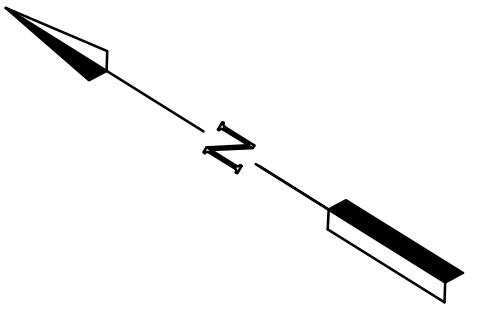
OTHER OPEN SPACE	
DESCRIPTION	TOTAL PROVIDED
OPEN SPACE (TO BE DEDICATED TO CITY)	14.12 ACRES
LANDSCAPE BUFFER ALONG MATHIS & MITCHELL	0.65 ACRES
DEDICATED OPEN SPACE & LANDSCAPE BUFFER SUB-TOTAL	14.73 ACRES
PARK LAND DEDICATION AND DISTRIBUTED OPEN SPACE GRAND TOTAL	29.50 ACRES

#### NOTES:

1. LANDSCAPING INDICATED IN THESE DRAWINGS IS CONCEPTUAL IN NATURE, ACTUAL, PLANTINGS SHALL CONFORM WITH THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS AND SHALL BE PROVIDED IN ACCORDANCE WITH FINAL APPROVED LANDSCAPE DOCUMENTS.
2. LOT PRODUCT TYPE REPRESENTED HERE SHALL CONFORM WITH THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS SECTION 8, 10 AND EXHIBITS 17 THROUGH 26.
3. EACH RESIDENTIAL VILLAGE SHALL CONTAIN AT LEAST TWO AMENITIES IN THE OPEN SPACE AREAS PROVIDED, THE AMENITIES SHALL BE SELECTED FROM THE LIST PROVIDED IN THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS.
4. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG S. MITCHELL ROAD AND MATHIS ROADS, INCLUDING PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHTS-OF-WAY.
5. THE FRONT ENTRY LOTS SHALL HAVE AN ADDITIONAL GARAGE SETBACK AS SHOWN ON THE BULK STANDARD DETAIL IN THE SOUTHPOINTE PD. THE GARAGE DOORS SHALL HAVE COMPLIMENTARY ARCHITECTURAL DETAILS.
6. ALL COTTAGE PRODUCTS SHALL HAVE A MINIMUM OF 80% MASONRY.



VICINITY MAP



0 200 400  
SCALE: 1" = 200'

## VILLAGE/OPEN SPACE PLAN

#### OWNER

SOWELL RESERVE ASSOCIATES, L.P.  
1601 ELM STREET, SUITE 3500  
DALLAS, TX 75201  
PHONE: 214-871-3320  
CONTACT: JAMES CORNELIUS  
EMAIL: JCORNELIUS@SOWELLCO.COM

#### ENGINEER/SURVEYOR

**LJA Engineering, Inc.**  
6060 North Central Expressway  
Suite 440  
Dallas, Texas 75206  
EMAIL: MTLLOTTA@LJA.COM  
Phone 469.621.0710  
FRN - F-1386

#### Detailed Site Plan

The View at the Reserve  
DS#19-003

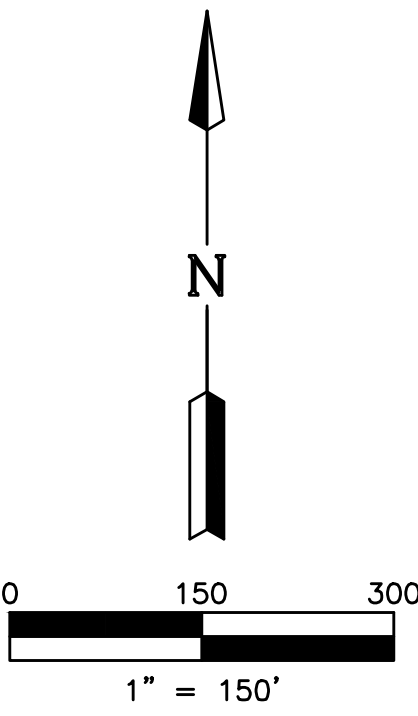
BEING 134.73 ACRES OUT OF THE SAMUEL MITCHELL SURVEY, ABSTRACT #1024 & 593J, CITY OF MANSFIELD, TARRANT COUNTY AND JOHNSON COUNTY, TEXAS

309 RESIDENTIAL LOTS  
20 OPEN SPACE LOTS

PREPARED: SEPTEMBER 2019  
SHEET 1 OF 2

Approved Detailed Site Plan





## GENERAL NOTES:

1. ROW CORNER CLIP - A TRIANGULAR RIGHT-OF-WAY DEDICATION MEASURING 10 FEET BY 10 FEET, MEASURED AT THE PROPERTY LINE, IS REQUIRED AT THE INTERSECTION OF TWO STREETS.
2. BASIS OF BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES DERIVED USING THE NORTH AMERICAN DATUM 1983 (NAD83), TEXAS STATE PLANE - NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
3. PONDS WILL BE ENCOMPASSED BY A PUBLIC DRAINAGE EASEMENT. EXACT SHAPE AND DIMENSIONS TO BE DETERMINED BY FINAL PLAT.
4. NO TREES, BUSHES, SIGNS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN A VISIBILITY EASEMENT.
5. THE VIEW AT THE RESERVE IS CURRENTLY ZONED AS PD ZONING.
6. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG S. MITCHELL ROAD AND MATHIS ROAD, INCLUDING THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE SCREENING FENCE ALONG RIVER BIRCH DRIVE; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHT-OF-WAY.

## NOTICE:

SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

LOTS 22-26 & 27-30 BLOCK 1;  
8-10, BLOCK 2; LOTS 1-9 &  
11-19 BLOCK 3 ARE LOCATED  
WITHIN 300 FEET OF AN APPROVED  
GAS WELL DRILL SITE

## LAND USE SUMMARY TABLE:

GROSS AREA:	108.10 ACRES
OPEN SPACE AREA:	15.61 ACRES
COMMON AREA:	14.19 ACRES
<b>SINGLE FAMILY LOTS:</b>	<b>312 LOTS</b>
• COTTAGE (50' LOTS):	68 LOTS
• VILLAGE (55' LOTS):	155 LOTS
• TOWNSHIP (65' LOTS):	89 LOTS
<b>OPEN SPACE LOTS:</b>	<b>23 LOTS</b>
<b>COMMON AREAS:</b>	<b>2 AREAS</b>

**PRELIMINARY PLAT**  
**The View at the Reserve**

**108.10 Acres Out Of the Samuel Mitchell Survey, Abstract No. 1024 and the Samuel Mitchell Survey, Abstract No. 593**

**City of Mansfield, Tarrant and Johnson Counties, Texas**  
**312 Residential Lots, 23 Open Space Lots, & 2 Common Areas**  
**May 2020**

**CASE NO. SD#20-018**

## ENGINEER:

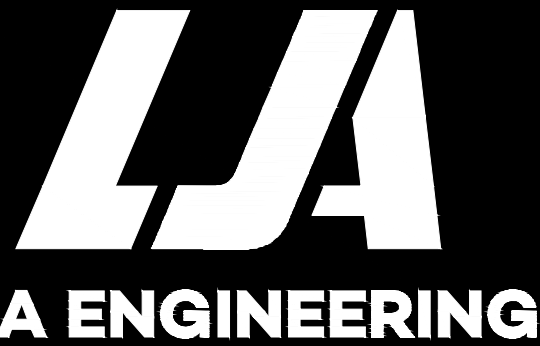
LJA ENGINEERING, INC.  
3017 W 7TH STREET  
SUITE 300  
FORT WORTH, TX 76107  
PHONE: (817) 288-1900  
TEXAS REGISTRATION F-1386  
akubiak@lja.com

## DEVELOPER:

TRENDMAKER HOMES DFW, LLC  
4835 LYNDON B. JOHNSON FREEWAY  
SUITE 700  
DALLAS, TX 75244  
CONTACT: BRUCE FRENCH  
PHONE: (469) 680-9024  
bruce.french@trendmakerhomes.com

## RECORD OWNER:

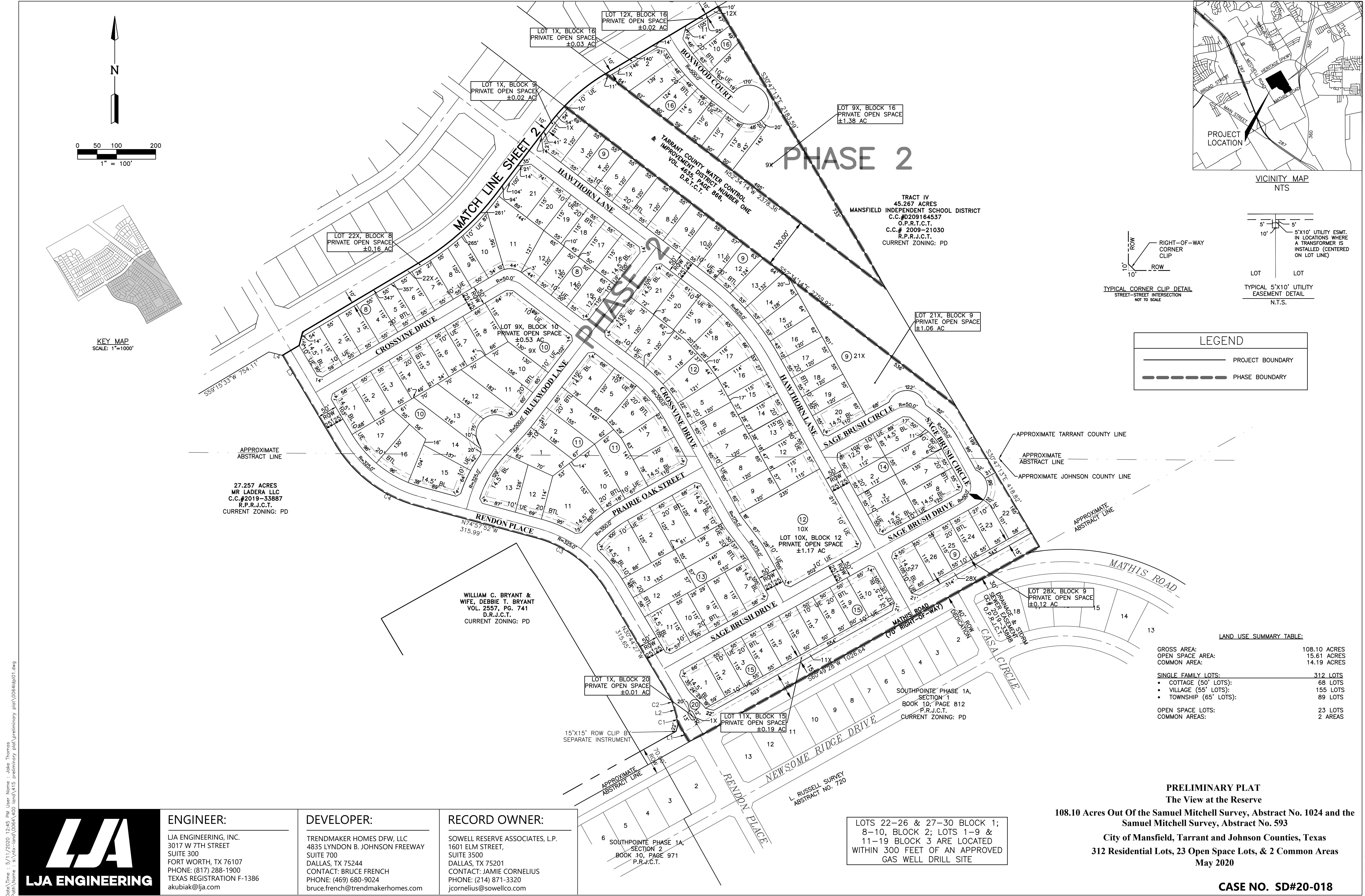
SOWELL RESERVE ASSOCIATES, L.P.  
1601 ELM STREET,  
SUITE 3500  
DALLAS, TX 75201  
CONTACT: JAMIE CORNELIUS  
PHONE: (214) 871-3320  
jcornelius@sowellco.com












Date: 5/11/2020 12:45 PM User Name: Joke Thomas  
Path Name: s:\vtx-land\0064\400 land\415 preliminary plat\preliminary plat\0064dpl01.dwg



**LJA ENGINEERING**

**ENGINEER:**

LJA ENGINEERING, INC.  
3017 W 7TH STREET  
SUITE 300  
FORT WORTH, TX 76107  
PHONE: (817) 288-1900  
TEXAS REGISTRATION F-1386  
akubiak@lja.com

**DEVELOPER:**

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4835 LYNDON B. JOHNSON FREEWAY  
SUITE 700  
DALLAS, TX 75244  
CONTACT: BRUCE FRENCH  
PHONE: (469) 680-9024  
bruce.french@trendmakerhomes.com

**RECORD OWNER:**

SOWELL RESERVE ASSOCIATES, L.P.  
1601 ELM STREET,  
SUITE 3500  
DALLAS, TX 75201  
CONTACT: JAMIE CORNELIUS  
PHONE: (214) 871-3320  
jcornelius@sowellco.com

LOTS 22-26 & 27-30 BLOCK 1;  
8-10, BLOCK 2; LOTS 1-9 &  
11-19 BLOCK 3 ARE LOCATED  
WITHIN 300 FEET OF AN APPROVED  
GAS WELL DRILL SITE

RESIDENTIAL LOT TABLES

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 1 LOT 2	9,331 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 3	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 4	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 5	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 6	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 7	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 8	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 9	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 10	8,142 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 12	9,128 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 13	8,247 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 14	8,244 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 15	8,240 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 16	8,335 SF	0.19 AC	
TOWNSHIP	BLOCK 1 LOT 17	9,311 SF	0.21 AC	
TOWNSHIP	BLOCK 1 LOT 18	11,872 SF	0.27 AC	
TOWNSHIP	BLOCK 1 LOT 19	10,076 SF	0.23 AC	
TOWNSHIP	BLOCK 1 LOT 20	16,716 SF	0.38 AC	
TOWNSHIP	BLOCK 1 LOT 21	19,158 SF	0.44 AC	
TOWNSHIP	BLOCK 1 LOT 22	14,646 SF	0.34 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 1 LOT 23	11,821 SF	0.27 AC	
TOWNSHIP	BLOCK 1 LOT 24	7,800 SF	0.18 AC	
TOWNSHIP	BLOCK 1 LOT 25	7,800 SF	0.18 AC	
TOWNSHIP	BLOCK 1 LOT 26	8,950 SF	0.21 AC	
COTTAGE	BLOCK 1 LOT 27	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 28	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 29	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 30	6,000 SF	0.14 AC	
COTTAGE	BLOCK 1 LOT 31	6,000 SF	0.14 AC	
VILLAGE	BLOCK 1 LOT 32	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 33	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 34	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 35	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 36	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 37	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 38	6,600 SF	0.15 AC	
VILLAGE	BLOCK 1 LOT 39	6,534 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 1	9,428 SF	0.22 AC	
VILLAGE	BLOCK 2 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 3	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 2 LOT 4	6,327 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 5	6,326 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 6	6,322 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 7	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 8	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 9	6,325 SF	0.15 AC	
VILLAGE	BLOCK 2 LOT 10	8,064 SF	0.19 AC	
COTTAGE	BLOCK 2 LOT 11	7,150 SF	0.16 AC	
COTTAGE	BLOCK 2 LOT 12	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 13	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 14	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 15	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 16	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 17	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 18	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 19	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 20	5,500 SF	0.13 AC	
COTTAGE	BLOCK 2 LOT 21	8,466 SF	0.19 AC	
COTTAGE	BLOCK 3 LOT 1	6,550 SF	0.15 AC	
COTTAGE	BLOCK 3 LOT 2	5,500 SF	0.13 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
COTTAGE	BLOCK 3 LOT 3	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 4	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 5	5,500 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 6	5,689 SF	0.13 AC	
COTTAGE	BLOCK 3 LOT 7	6,068 SF	0.14 AC	
COTTAGE	BLOCK 3 LOT 8	6,157 SF	0.14 AC	
COTTAGE	BLOCK 3 LOT 9	6,212 SF	0.14 AC	
VILLAGE	BLOCK 3 LOT 11	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 12	7,200 SF	0.17 AC	
VILLAGE	BLOCK 3 LOT 13	7,268 SF	0.17 AC	
VILLAGE	BLOCK 3 LOT 14	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 15	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 16	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 3 LOT 19	7,378 SF	0.17 AC	
TOWNSHIP	BLOCK 4 LOT 2	9,780 SF	0.22 AC	
TOWNSHIP	BLOCK 4 LOT 3	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 4 LOT 4	8,125 SF	0.19 AC	
TOWNSHIP	BLOCK 4 LOT 5	11,394 SF	0.26 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
TOWNSHIP	BLOCK 4 LOT 6	15,172 SF	0.35 AC	
VILLAGE	BLOCK 4 LOT 7	6,849 SF	0.16 AC	
VILLAGE	BLOCK 4 LOT 8	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 9	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 10	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 11	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 12	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 13	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 14	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 15	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 16	6,600 SF	0.15 AC	
VILLAGE	BLOCK 4 LOT 17	7,637 SF	0.18 AC	
COTTAGE	BLOCK 5 LOT 1	6,856 SF	0.16 AC	
COTTAGE	BLOCK 5 LOT 2	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 3	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 5	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 6	5,750 SF	0.13 AC	
COTTAGE	BLOCK 5 LOT 7	7,522 SF	0.17 AC	
VILLAGE	BLOCK 5 LOT 8	9,408 SF	0.22 AC	
VILLAGE	BLOCK 5 LOT 9	6,325 SF	0.15 AC	

OPEN SPACE LOT TABLES

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
OPEN SPACE	LOT 1X BLOCK 1	256,103 SF	5.88 AC	
OPEN SPACE	LOT 1X, BLOCK 4	15,317 SF	0.35 AC	
OPEN SPACE	LOT 1X, BLOCK 9	1,001 SF	0.02 AC	
OPEN SPACE	LOT 1X, BLOCK 16	1,430 SF	0.03 AC	
OPEN SPACE	LOT 1X, BLOCK 17	1,747 SF	0.04 AC	
OPEN SPACE	LOT 1X, BLOCK 19	36,681 SF	0.84 AC	
OPEN SPACE	LOT 1X, BLOCK 20	295 SF	0.01 AC	
OPEN SPACE	LOT 4X, BLOCK 5	31,454 SF	0.72 AC	
OPEN SPACE	LOT 4X, BLOCK 17	4,714 SF	0.11 AC	
OPEN SPACE	LOT 9X, BLOCK 10	23,056 SF	0.53 AC	
OPEN SPACE	LOT 9X, BLOCK 16	59,969 SF	1.38 AC	
OPEN SPACE	LOT 10X, BLOCK 3	4,400 SF	0.10 AC	
OPEN SPACE	LOT 10X, BLOCK 12	51,148 SF	1.17 AC	
OPEN SPACE	LOT 11X, BLOCK 6	1,161 SF	0.03 AC	
OPEN SPACE	LOT 11X, BLOCK 15	8,076 SF	0.19 AC	
OPEN SPACE	LOT 12X, BLOCK 16	1,000 SF	0.02 AC	
OPEN SPACE	LOT 13X, BLOCK 7	6,843 SF	0.16 AC	
OPEN SPACE	LOT 15X, BLOCK 17	115,390 SF	2.65 AC	
OPEN SPACE	LOT 21X, BLOCK 9	46,221 SF	1.06 AC	
OPEN SPACE	LOT 22X, BLOCK 8	7,145 SF	0.16 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
OPEN SPACE	LOT 28X, BLOCK 9	5,039 SF	0.12 AC	
OPEN SPACE	LOT 35X, BLOCK 17	1,000 SF	0.02 AC	
OPEN SPACE	LOT 40X, BLOCK 1	1,001 SF	0.02 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 5 LOT 10	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 11	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 12	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 13	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 14	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 15	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 16	6,325 SF	0.15 AC	
VILLAGE	BLOCK 5 LOT 17	9,413 SF	0.22 AC	
VILLAGE	BLOCK 6 LOT 1	7,977 SF	0.18 AC	
VILLAGE	BLOCK 6 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 7	7,090 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 8	7,068 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 9	7,579 SF	0.17 AC	
VILLAGE	BLOCK 6 LOT 10	6,845 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 12	6,372 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 13	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 6 LOT 14	7,022 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 15	7,064 SF	0.16 AC	
VILLAGE	BLOCK 6 LOT 16	6,609 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 19	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 20	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 21	6,325 SF	0.15 AC	
VILLAGE	BLOCK 6 LOT 22	7,425 SF	0.17 AC	
VILLAGE	BLOCK 7 LOT 1	7,636 SF	0.18 AC	
VILLAGE	BLOCK 7 LOT 2	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 3	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 4	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 5	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 6	6,600 SF	0.15 AC	
VILLAGE	BLOCK 7 LOT 7	6,906 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 8	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 9	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 10	7,123 SF	0.16 AC	
VILLAGE	BLOCK 7 LOT 11	7,034 SF	0.16 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 7 LOT 12	7,637 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 1	7,822 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 7	6,330 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 8	6,454 SF	0.15 AC	
COTTAGE	BLOCK 8 LOT 9	6,174 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 10	8,786 SF	0.20 AC	
COTTAGE	BLOCK 8 LOT 11	15,572 SF	0.36 AC	
COTTAGE	BLOCK 8 LOT 12	6,723 SF	0.15 AC	
COTTAGE	BLOCK 8 LOT 13	5,994 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 14	6,006 SF	0.14 AC	
COTTAGE	BLOCK 8 LOT 15	7,750 SF	0.18 AC	
VILLAGE	BLOCK 8 LOT 16	7,425 SF	0.17 AC	
VILLAGE	BLOCK 8 LOT 17	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 18	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 19	6,325 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 8 LOT 20	6,325 SF	0.15 AC	
VILLAGE	BLOCK 8 LOT 21	10,141 SF	0.23 AC	
VILLAGE	BLOCK 9 LOT 2	8,518 SF	0.20 AC	
VILLAGE	BLOCK 9 LOT 3	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 4	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 5	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 6	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 7	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 8	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 9	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 10	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 11	6,699 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 12	7,083 SF	0.16 AC	
VILLAGE	BLOCK 9 LOT 13	7,475 SF	0.17 AC	
VILLAGE	BLOCK 9 LOT 14	7,813 SF	0.18 AC	
VILLAGE	BLOCK 9 LOT 15	7,287 SF	0.17 AC	
VILLAGE	BLOCK 9 LOT 16	6,999 SF	0.16 AC	
VILLAGE	BLOCK 9 LOT 17	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 18	6,600 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 19	6,600 SF	0.15 AC	

LOT LISTING				
TYPE	BLOCK & LOT NUMBER	AREA	AREA	
VILLAGE	BLOCK 9 LOT 20	7,750 SF	0.18 AC	
VILLAGE	BLOCK 9 LOT 22	8,656 SF	0.20 AC	
VILLAGE	BLOCK 9 LOT 23	6,311 SF	0.14 AC	
VILLAGE	BLOCK 9 LOT 24	6,325 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 25	6,325 SF	0.15 AC	
VILLAGE	BLOCK 9 LOT 27	7,425 SF	0.17 AC	
VILLAGE	BLOCK 10 LOT 1	7,770 SF	0.18 AC	
VILLAGE	BLOCK 10 LOT 2	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 3	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 4	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 5	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 6	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 7	6,325 SF	0.15 AC	
VILLAGE	BLOCK 10 LOT 8	7,619 SF	0.17 AC	
TOWNSHIP	BLOCK 10 LOT 10	9,286 SF	0.21 AC	
TOWNSHIP	BLOCK 10 LOT 11	10,979 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 12	10,806 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 13	11,049 SF	0.25 AC	
TOWNSHIP	BLOCK 10 LOT 14	15,833 SF	0.36 AC	
TOWNSHIP	BLOCK 10 LOT 15	12,111 SF	0.28 AC	



Date\Time : 5/11/2020 12:46 PM User Name : Jake Thomas  
Path\Name : s:\vntc-land\0064\400 land\415 preliminary plat\preliminary plat\0064dpl01.dwg



ENGINEER:

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RECORD OWNER:

SOWELL RESERVE ASSOCIATES, L.P.  
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PHONE: (214) 871-3320  
jcornelius@sowellco.com

PRELIMINARY PLAT  
The View at the Reserve

108.10 Acres Out Of the Samuel Mitchell Survey, Abstract No. 1024 and the  
Samuel Mitchell Survey, Abstract No. 593

City of Mansfield, Tarrant and Johnson Counties, Texas  
312 Residential Lots, 23 Open Space Lots, & 2 Common Areas  
May 2020

CASE NO. SD#20-018

OWNER'S CERTIFICATE

TRACT 1 - 88.788 ACRES

BEING AN 88.788 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 110.120 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209293, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2014-20648, REAL PROPERTY RECORDS, JOHNSON COUNTY, AND PART OF THE REMAINDER OF A 5.954 ACRE TRACT OF LAND CONVEYED TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209294, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND IN COUNTY CLERK'S FILE NO. 2014-20649, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 88.788 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A MAG NAIL WITH SHINER STAMPED "G&A CONSULTANTS" FOUND ON THE SOUTHWEST LINE OF SAID 5.954 ACRE TRACT AND THE COMMON NORTHEAST LINE OF A CALLED 30 ACRE TRACT OF LAND CONVEYED TO BOBBY FLOYD HAVENS AND WIFE, MARRY ANN HAVENS, AS RECORDED IN VOLUME 3810, PAGE 308, DEED RECORDS, TARRANT COUNTY, TEXAS, AND IN VOLUME 458, PAGE 127, DEED RECORDS, JOHNSON COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF SOUTH MITCHELL ROAD, (A 50' ROAD EASEMENT), SAID POINT ALSO BEING THE WEST CORNER OF A PROPOSED 27.257 ACRE TRACT OF LAND;

THENCE, NORTH 30 DEGREES 47 MINUTES 32 SECONDS WEST, ALONG SAID COMMON LINE, PASSING AT A DISTANCE OF 219.31 FEET, THE WEST CORNER OF SAID 5.954 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 110.120 ACRE TRACT, AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 110.120 ACRE TRACT, SAID COMMON NORTHEAST LINE OF SAID 30 ACRE TRACT, THE NORTHEAST LINE OF A 4.451 ACRE TRACT OF LAND CONVEYED TO GERALD H. PERRY, (TRUSTEE), AS RECORDED IN COUNTY CLERK'S FILE NO. D205178383, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, THE NORTHEAST LINE OF A 14.911 ACRE TRACT OF LAND CONVEYED AS TRACT 4 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159009, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND ALONG THE APPROXIMATE CENTER LINE OF SAID RIGHT-OF-WAY LINE, IN ALL A TOTAL DISTANCE OF 1220.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE EASTERN MOST NORTHEAST CORNER OF SAID 14.911 ACRE TRACT AND THE COMMON EAST CORNER OF A 3.446 ACRE TRACT OF LAND CONVEYED AS TRACT 5 TO LIVING CHURCH, AS RECORDED IN COUNTY CLERK'S FILE NO. D218159009, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 32 DEGREES 48 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 110.120 ACRE TRACT, AND THE COMMON NORTHEAST LINE OF SAID 3.446 ACRE TRACT, PASSING AT A DISTANCE OF 365.93 A 2" IRON PIPE FOUND, AND CONTINUING, IN ALL A TOTAL DISTANCE OF 373.86 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 110.120 ACRE TRACT AND THE COMMON NORTH CORNER OF SAID 3.446 ACRE TRACT. SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORPORATION, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE, NORTH 60 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID MANSFIELD ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 1228.51 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE NORTHEAST CORNER OF SAID 110.120 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE, SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT, PASSING AT A DISTANCE OF 1.03 FEET A 1" IRON PIPE FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 2759.92 FEET TO A POINT FOR THE AN ANGLE POINT ON SAID NORTHEAST LINE AND THE COMMON SOUTH CORNER OF SAID TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE TRACT. SAID POINT BEING ON THE SOUTHWEST LINE OF A 45.267 ACRE TRACT OF LAND CONVEYED AS TRACT IV, TO MANSFIELD INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN COUNTY CLERK'S FILE NO. D209164537, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND IN COUNTY CLERK'S FILE NO. 2009-21030, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 11 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 0.51 FEET;

THENCE, SOUTH 30 DEGREES 47 MINUTES 13 SECONDS EAST, CONTINUING ALONG THE NORTHEAST LINE OF SAID 110.120 ACRE TRACT AND THE COMMON SOUTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 403.29 FEET, A 1" IRON ROD FOUND, AND CONTINUING IN ALL, A TOTAL DISTANCE OF 418.82 FEET TO A PK NAIL SET FOR THE EAST CORNER OF SAID 110.120 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 45.267 ACRE TRACT;

THENCE, SOUTH 60 DEGREES 49 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 110.120 ACRE TRACT AND A COMMON NORTHWEST LINE OF SAID 45.267 ACRE TRACT, PASSING AT A DISTANCE OF 34.96 FEET, THE WESTERN MOST SOUTHWEST CORNER

OF SAID 45.267 ACRE TRACT AND THE NORTH CORNER OF SOUTHPONTE, PHASE 1A, SECTION 1, AN ADDITION TO THE CITY OF MANSFIELD, AS RECORDED IN BOOK 10, PAGE 812, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUING ALONG SAID SOUTHEAST LINE AND THE COMMON NORTHWEST LINE OF SAID SOUTHPONTE, PHASE 1A, SECTION 1, IN ALL A TOTAL DISTANCE OF 1028.84 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR THE EAST CORNER OF AFORESAID PROPOSED 27.257 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 110.120 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID PROPOSED 27.257 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 42.25 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 31 MINUTES 57 SECONDS, A RADIUS OF 110.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.73 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 29.82 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 15 DEGREES 12 MINUTES 27 SECONDS WEST, A DISTANCE OF 28.73 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 01 SECOND, A RADIUS OF 80.00 FEET, AND A LONG CHORD THAT BEARS NORTH 22 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 24.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 24.40 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 315.65 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 22 SECONDS, A RADIUS OF 300.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 225.85 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 231.55 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 74 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 315.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 27 SECONDS, A RADIUS OF 350.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 51 MINUTES 10 SECONDS WEST, A DISTANCE OF 263.49 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 270.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 30 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 263.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

NORTH 75 DEGREES 44 MINUTES 27 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR THE NORTH CORNER OF SAID 27.257 ACRE TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 110.120 ACRE TRACT, AFORESAID 5.954 ACRE TRACT, AND ALONG THE NORTHWEST LINE OF SAID PROPOSED 27.257 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 754.11 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

SOUTH 14 DEGREES 11 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.19 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "G&A CONSULTANTS" FOUND FOR CORNER;

SOUTH 59 DEGREES 15 MINUTES 33 SECONDS WEST, A DISTANCE OF 30.16 TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 3,867.593 SQUARE FEET OR 88.788 ACRES OF LAND.

SAVE & EXCEPT

TRACT 1 - 2.812 ACRES

BEING A 2.812 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A 110.120 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO SOWELL RESERVE ASSOCIATES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. D214209293, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND COUNTY CLERK'S FILE NO. 2014-20648, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS. SAID 2.812 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387) AND ELLIS CORS ARP (PID-DF8988), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5294-RCOOMBS" FOUND FOR THE NORTH CORNER OF SAID 110.120

ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 4635, PAGE 866, DEED RECORDS TARRANT COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED TO MANSFIELD ECONOMIC DEVELOPMENT CORP, AS RECORDED IN COUNTY CLERK'S FILE NO. D204166392, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1" IRON PIPE FOUND BEARS SOUTH 52 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 1.03 FEET AND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE WEST CORNER OF SAID 110.120 ACRE TRACT, BEARS SOUTH 60 DEGREES 49 MINUTES 54 SECONDS WEST, A DISTANCE OF 1228.51 FEET;

THENCE, SOUTH 46 DEGREES 36 MINUTES 12 SECONDS EAST, OVER AND ACROSS SAID 110.120 ACRE TRACT, A DISTANCE OF 306.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTH CORNER OF MATHIS WELL PAD SITE, AS DESCRIBED ON SHEET 1;

THENCE, CONTINUING OVER AND ACROSS SAID 110.120 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 25 DEGREES 21 MINUTES 08 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID WELL PAD SITE;

SOUTH 64 DEGREES 38 MINUTES 52 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID WELL PAD SITE;

NORTH 25 DEGREES 21 MINUTES 08 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID WELL PAD SITE;

NORTH 64 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID WELL PAD SITE, A DISTANCE OF 350.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 122,500 SQUARE FEET, OR 2.812 ACRES OF LAND.

**LEAVING A NET AREA OF TRACT 1 OF 3,745,093 SQUARE FEET, OR 85.976 ACRES.**



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 20-3578

Agenda Date: 6/1/2020

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Case

Agenda Number:

### Title

SUP#20-005: Public hearing for a request for a Specific Use Permit for apartments on approximately 8.08 acres known as Lot 3 and a portion of Lot 2R, Block 1, THR RTC, located at 269 N. SH 360; David S. Kulkarni of Guefen Development Partners, LLC on behalf of Jon M. Sullivan, Jr. of Texas Health Resources

### Description/History

The subject property consists of 8.08 acres of vacant land at 269 N. SH 360, approximately 450 feet northeast of Heritage Parkway. The property is located in the Business Campus Sub-District of The Reserve, which is intended to provide for a superior business park environment, focusing on a strong presentation of office buildings within a natural campus environment, as well as a focus on landscaping and building prominence from the highway. The district also allows for multi-family uses (apartments, lofts, townhouses, and brownstones) as well as supporting service-related uses such as retail and hotels.

The applicant is requesting a Specific Use Permit for 257 apartment units. The Business Campus Sub-District allows a maximum of 612 residential dwelling units. If approved, this development will comprise all of the remaining allowable units in this sub-district after The Sydney (located a quarter-mile north of this development) was approved in January 2020 for 355 apartments.

### General Information

*Existing Use:* Vacant Land

*Existing Zoning:* PD Planned Development

### *Surrounding Land Use & Zoning:*

North - Medical recovery and wellness center, PD

South - SH 360

East - Vacant land, PD

West - Vacant land, PD

*Thoroughfare Plan Specification:*

SH 360 - freeway

Site Plan

The applicant plans to develop an urban-style multi-family residential development called Haven at Mansfield. The development will be served by two access drives off SH 360, one on the east side of the development and one on the west side of the development, each of which will separate the development from future commercial uses to the east and west.

The Haven at Mansfield will include three four-story multi-family buildings. The units will be accessed by interior lobbies and hallways and each building will include elevators. In conformance with the intent of the Business Campus Sub-District, the development will include prominent building frontages, particularly along SH 360 and the access drives, with most of the parking being located within the building envelopes, in the interior of the development, and along the north side of the development adjacent to the Texas Health Recovery and Wellness Center. Buildings 1 and 2 will be located in the western half of the development, separated by a paseo (with fire pit, seating area, and planters), with a strong building frontage along the western access drive. Building 3 will be located in the eastern portion of the development, and will include the indoor amenities, leasing center, mail center, and adjacent outdoor amenity area with pool, arbors, patio, and grilling stations. Combined, the buildings will include 257 apartments over 8.08 acres for a density of 31.81 dwelling units per acre. Each building will be 62' in overall height (from grade to highest point), with a typical height of 54'-8" (from grade to typical parapet wall).

The number of units, floor area, and footprint size for each building is:

Building 1 (84 units): 98,024 sq. ft. floor area; 24,673 sq. ft. footprint

Building 2 (85 units): 103,938 sq. ft. floor area; 26,132 sq. ft. footprint

Building 3 (88 units): 104,106 sq. ft. floor area; 26,286 sq. ft. footprint

The lot coverage is 22% (minus paseo, arbors, etc.) and the floor area ratio is 0.87.

The applicant is proposing the following unit mix:

Efficiency (min. 638 sq. ft. floor area): 9 units (3.5%)

One-bedroom (min. 756 sq. ft. floor area): 170 units (66.15%)

Two-bedroom (min. 1,044 sq. ft. floor area): 78 units (30.35%)

The units are distributed in a fairly balanced manner amongst the buildings, with the exception that Building 3 will not contain any efficiency units.

#### Access, Circulation, and Parking

Primary access to the development will be from SH 360 off of two main access driveways on the east and west sides of the development. From there, a drive along the north side of the development provides access into the development; this northern drive will be gated on both sides and restrict vehicle access to the interior of the development. However, parking spaces on the east and west sides will not be restricted in order to accommodate visitors, guests, deliveries, and rideshare. A parallel parking configuration and paseo on the west side of the development will also create an urban streetscape and allow for a mix of uses and movement between uses when the vacant tract to the west develops.

The access point on the east will be shared between this development and the tract to the east (the Sweeney tract) as required by TXDOT and consented to by representatives for the owners of the Sweeney tract.

Both primary access points off SH 360 cross active gas pipelines. Despite numerous attempts by the applicant, the operator for the pipelines will not issue conceptual approval of the crossings and will only issue approval after review of the detailed civil/construction plans to ensure the crossings meet the clearance requirements.

Parking for the development includes a mix of surface parking lot spaces (some restricted and some not), parallel parking spaces along the western access drive (not restricted), and tuck-under garage spaces in the apartment buildings. The tuck-under spaces are all located on the interior of the development and do not directly face any public streets. There will not be any carports or freestanding garages. There are 42 garage spaces and 296 surface spaces. The development will provide for a total of 338 spaces and a ratio of 1 space per bedroom or 1.32 spaces per unit.

To serve pedestrians, sidewalks will be located along the perimeter of most building facades (except where tuck-under garages are located) and sidewalk and crosswalk connections will allow for connection between buildings and access to amenities and parking areas. Between Buildings 1 and 2, a widened sidewalk with enhanced paving will travel from the western end of the development to the interior of the development and will include a paseo with fire pit on one side and a plaza with a fountain on the other side. This sidewalk, paseo area, and plaza area will also include planters and benches and will allow for public access and interconnectivity, create outdoor gathering and recreational spaces, and encourage pedestrian movement throughout the development. Crosswalks

and sidewalk connections will also connect this space to the outdoor pool amenity area and indoor amenities located in Building 3. The development sidewalk system will also connect to the existing sidewalk along SH 360 with connections located at the main access points.

#### Storage, Equipment/Service Area Screening, and Lighting

The applicant notes that there will be no outside storage or outside operations on the property, no parking of boats/trailers/recreational vehicles, all utilities with the exception of electric transmission lines will be placed underground, all service areas and mechanical equipment will be located and screened in accordance with the requirements of The Reserve, and adequate lighting will be provided in accordance with the requirements of The Reserve. A trash compactor will be located on the north side of the development adjacent to Building 1 and will be screened by shrubs. Staff notes an exterior utility vehicle storage area near Building 3 and recommends that it be placed within the building envelope or otherwise screened as required by the regulations of The Reserve.

#### Elevations and Perspectives

The applicant has provided elevations for all facades of each building, as well as many perspectives and aerials from different angles and directions. A few nighttime renderings have also been provided to illustrate how the development will be lighted and meet the illumination standards of The Reserve.

The building materials primarily include a mix of red and buff (beige) brick; off-white and taupe (tan) stucco; a black metal railing system; and metal garage doors that match the building colors. The tuck-under garage doors are paneled and residential in character, while the maintenance garage doors are more of a commercial design. The buildings are heavily articulated with wall plane and roof height recesses and projections, balconies, alternating building materials and colors, abundant windows and doors, and soldier coursing repeated throughout the buildings. The buildings will also include tower features at the building corners that rise to five stories and parapets to screen any rooftop equipment. Along SH 360, the ground floors of Buildings 2 and 3 are designed in a storefront condition with floor-to-ceiling window designs to provide the illusion of a commercial storefront to meet the intent of the Business Campus Sub-District of The Reserve.

The overall building materials percentages are as follows:

Building 1: 31.5% masonry; 39.2% stucco/trim; 29.3% fenestration (windows & doors)

Building 2: 31.6% masonry; 37.9% stucco/trim; 30.5% fenestration (windows & doors)

Building 3: 29.5% masonry; 39.6% stucco/trim; 31% fenestration (windows & doors)

It is noted that all elevations are 100% masonry or masonry-like (which includes stucco in The Reserve) excluding windows & doors. The percentage of glass on each building is no more than 31%.

The design of the site and the building architecture provides for prominent building frontages adjacent to SH 360 and the east and west access drives, consistent with the standards for the Business Campus Sub-District of The Reserve.



### Landscaping, Screening, and Hardscaping

The applicant has provided a Landscape Plan showing the overall landscaping and hardscaping to be provided throughout the site, as well as tables specifying the different species, as well as details for the fencing, gates, and all hardscape elements, including arbors, fire pit, fountain, grilling stations, picnic tables, benches, bicycle racks, trash receptacles, light fixtures, and enhanced pavers.

The site includes a 50' landscape setback adjacent to SH 360; this setback will not include plantings due to the presence of the gas pipelines, however foundation plantings will be provided along the building facades, including ornamental trees and shrubs. There will also be a 10' landscape buffer with trees and shrubs along the north property line, as well as a 6' wrought iron fence to separate the property from the recovery and wellness center to the north. There will be a 15' buffer on the west side, however this area will not include plantings since it is expected that commercial development will be built up to the sidewalk at this location. Live oaks will be planted along the east and west access drives, and ornamental trees and shrubs will also be planted along the building facades, except where tuck-under garages are located. The parking lot will also include live oaks and cedar elms in the tree islands, grasses interspersed at different locations, and shrubs to screen parking spaces. Shrubs will also screen the trash compactor and loading areas and will be located in the call box islands and the island at the main entrance off SH 360. The perimeter of the pool area will be heavily landscaped with shrubs, trees, and planters, and the paseo, plaza, and enhanced sidewalk will be lined with trees and include planter boxes with trees and groundcover as part of the design.

The pool area patio, paseo area, and plaza area will all include enhanced brick pavers. Screening and hardscape elements in the pool area include a 4' open-style perimeter fence, tables and chairs, grilling stations, trash receptacles, and arbors. Hardscape elements in the paseo area will include a canopy structure, open fire pit with seating area, and planter boxes. The widened sidewalk and plaza area will include benches, planter boxes, trash receptacles, lamp posts, tables and chairs, and a fountain. Bicycle racks will be located along the east and west access drives and decorative lights will be located throughout the development, particularly along the main access drives and the public spaces. Details have been provided for all hardscape elements, with the exception of the paseo canopy.

### Amenities

In addition to the outdoor paseo/plaza area with fountain, fire pit, planters, and seating areas (which acts as an outdoor amenity and gathering space), amenity centers will be provided in and around Building 3, including a 2,594 sq. ft. lobby and leasing center, a mail center, a 5,613 sq. ft. indoor amenity space, and the outdoor pool area with grilling stations, arbors, and seating areas.

### Signage

A signage plan has been provided, showing limited signage consistent with the standards of The Reserve with blade signs similar to The Sydney, The Julian, and Bexley on Main. There will be a total of three blade signs: one on Building 2 at the intersection of SH 360

and the west access drive, one on Building 3 at the intersection of SH 360 and the east access drive, and one on Building 3 at the northeast corner of the building above the main leasing entrance. A wall sign will also be allowed over the main public entrance door to the leasing center in Building 3.

#### Summary and Recommendation

The subject property is located in the Business Campus Sub-District of The Reserve. This sub-district is intended to accommodate business park uses, as well as supporting retail/service and multi-family residential uses. The sub-district also calls for a focus on strong building prominence from the highway and quality site landscaping that create a campus setting. This development will bring the remaining available units to this sub-district and was designed in such a way to preserve land to the west and south for future commercial development.

The applicant has worked cooperatively with staff to design the development in such a way to meet the intent of The Reserve Planned Development Regulations, including increasing the height of the buildings to four stories to provide for interior access to units as well as to increase density and preserve additional land for future commercial development, creating strong building frontages along SH 360 with ground floors designed in a storefront condition, creating an access drive along the western side of the property with strong building frontage and parallel parking to create an urban-style and pedestrian-friendly design and streetscape (similar to The Sydney and Urban Living Ph. 1), providing public pedestrian access to promote interconnectivity between land uses, providing shared access drives and stubs to allow for future connectivity and access to adjacent parcels, providing tuck-under garages and shielding open parking fields from public view with buildings and landscaping, breaking up parking areas with landscaping and pedestrian walkways, providing abundant amenities for residents, including elements that are also accessible to the public, providing strong building architecture with abundant articulation and a mix of colors and materials with a unified design, and providing abundant landscaping and hardscape elements throughout the development.

The apartments will also provide for convenient living options near the continued expansion of employment and commercial uses in this area, including the Broad Street and Heritage Parkway corridors and the City's growing medical, educational, and recreational facilities. The development will complement the existing multi-family land uses on the other side of SH 360 and the recently-approved Sydney development to the north and will help to support and attract additional employment-related uses in the future. The dense urban-style design in combination with the limits on the number of dwelling units established in The Reserve also allows for the continued careful stewardship of land resources in the City, including preservation of land for commercial and employment uses in the Business Campus Sub-District.

Staff recommends approval with the following conditions:

- Exhibit A be updated to reflect the increase in acreage to 8.08 acres with the inclusion of a portion of Lot 2R.
- The gas pipeline operators consent to the crossings and access points as shown.
- The parking calculations shall be corrected to 1.32 spaces per unit and 1 space

per bedroom.

- The utility vehicle parking area shall be incorporated into the building envelope.
- A detailed rendering be provided for the paseo canopy; the paseo canopy shall include materials to match the design of the buildings.

**Attachments:**

Maps and Supporting Information

Exhibit A - Property Description

Exhibit B - Site Plan and Floor Plans

Exhibit C - Elevations and Perspectives

Exhibit D - Landscape and Hardscape Plan

Exhibit E - Signage Plan

Conceptual approval of access points from TXDOT

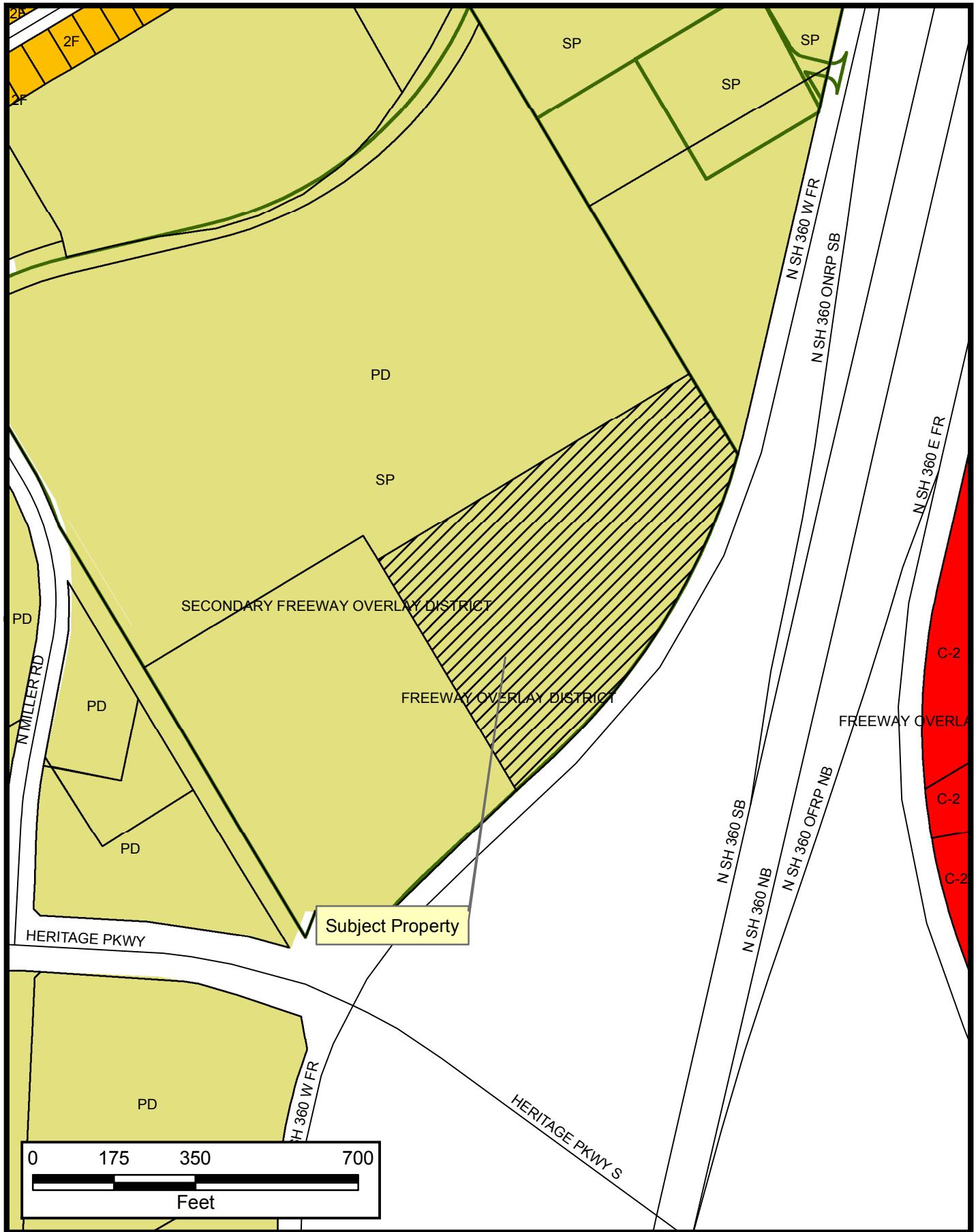
Concurrence from Sweeney Tract for shared access

Correspondence with Summit Midstream regarding pipeline crossings









Property Owner Notification for SUP#20-005

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
BRATTON, RICHARD SURVEY	A 114	SWEENEY, C D ETAL	PO BOX 8720	FORT WORTH, TX	76124-0720
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142
THE RTC	BLK 1	TEXAS HEALTH RESOURCES	612 E LAMAR BLVD STE 660	ARLINGTON, TX	76011-4142

**EXHIBIT "A" - SUP#20-005**  
**FIELD NOTES**  
**PROPERTY BOUNDARY DESCRIPTION**  
**TEXAS HEALTH RESOURCES**

State of Texas  
County of Tarrant

Being a tract of land located in the Richard Bratton Survey, Abstract No. 114, City of Mansfield, Tarrant County, Texas, being all of Lot 3, Block 1, THR RTC, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument No. D217147196, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "Wier & Assoc Inc" in the west right-of-way line of State Highway 360 (a variable width right-of-way), said iron rod being the east corner of said Lot 3, the south corner of a tract of land described in a deed to Charles D. Sweeney, et al, recorded in Instrument No. D212000319, O.P.R.T.C.T., and being the beginning of a non-tangent curve to the right;

THENCE along the west right-of-way line of said State Highway 360 as follows:

- 1) Southwesterly, an arc length of 767.16 feet, along said non-tangent curve to the right, having a radius of 1402.39 feet, a delta angle of 31°20'34", and a chord bearing of S 31°26'35" W, a distance of 757.63 feet to a "X" cut set;
- 2) S 47°06'53" W, a distance of 110.65 feet to a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc", being the south corner of said Lot 3 and the east corner of Lot 2R of said Block 1;

THENCE N 31°00'00" W, departing the west right-of-way line of said State Highway 360, along the southwest line of said Lot 3 and the northeast line of said Lot 2R, a distance of 577.20 feet to a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc", being the west corner of said Lot 3 and most easterly southeast corner of Lot 1R of said Block 1;

THENCE N 59°06'21" E, departing the northeast line of said Lot 2R, along the northwest line of said Lot 3 and a southeast line of said Lot 1R, a distance of 780.32 feet to a 1/2" iron rod set with a cap stamped "Wier & Assoc Inc", being the north corner of said Lot 3, the east corner of said Lot 1R, and in the southwest line of said Sweeney tract;

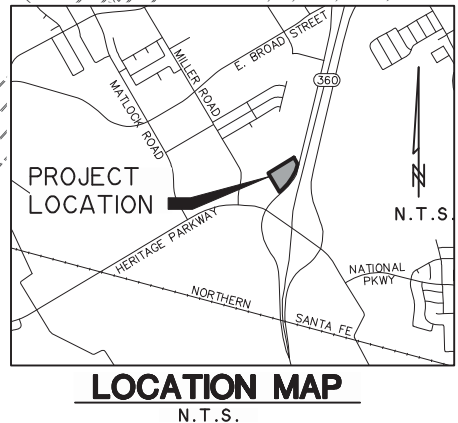
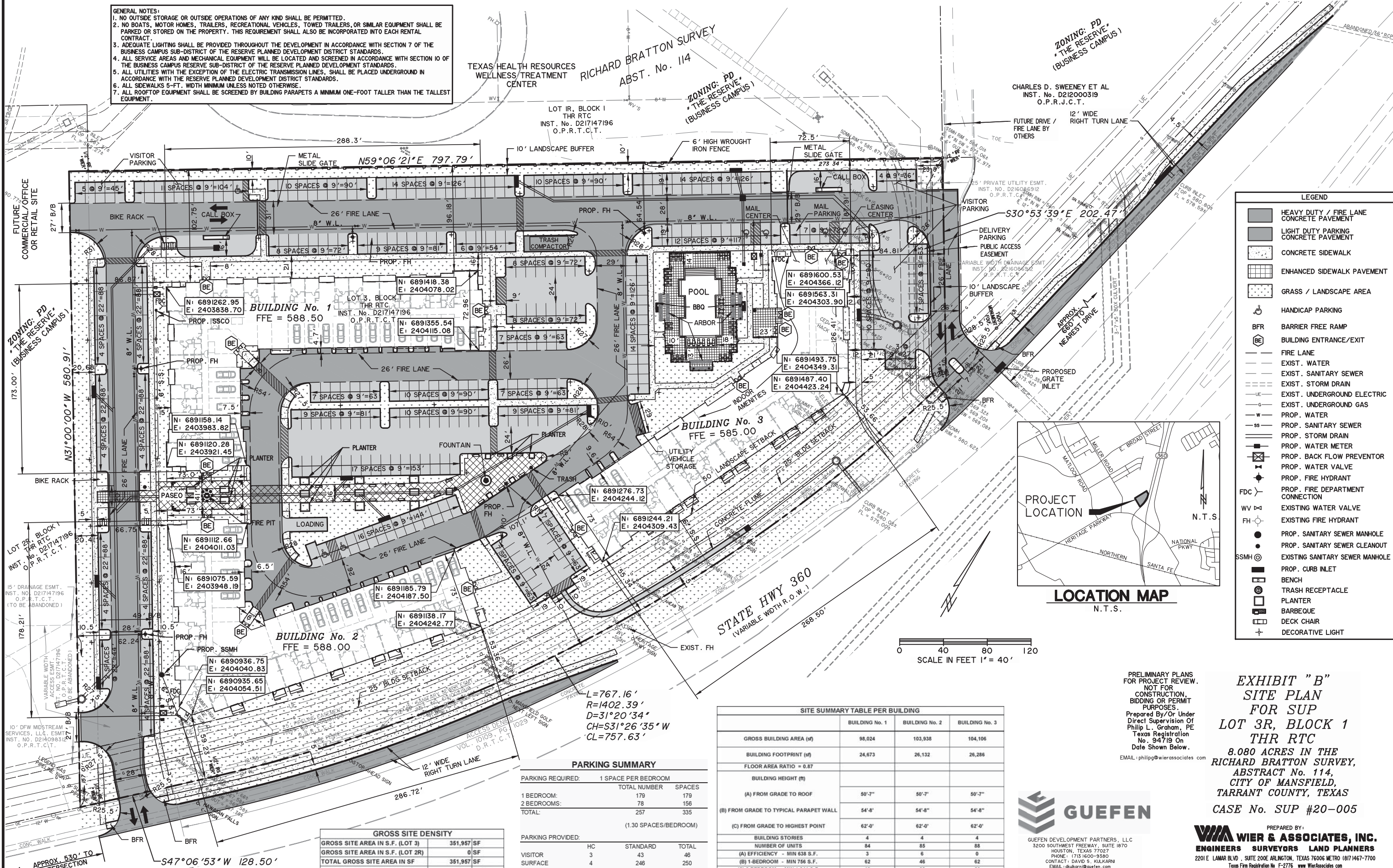
THENCE S 30°53'39" E, along the northeast line of said Lot 3 and the southwest line of said Sweeney tract, a distance of 202.47 feet to the place of beginning and containing 7.847 acres (341,842 square feet) of land, more or less.



THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 DURING THE MONTH OF MARCH 2015. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983.



- GENERAL NOTES:
1. NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
  2. NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY. THIS REQUIREMENT SHALL ALSO BE INCORPORATED INTO EACH RENTAL CONTRACT.
  3. ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH SECTION 7 OF THE BUSINESS CAMPUS SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
  4. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 10 OF THE BUSINESS CAMPUS RESERVE SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
  5. ALL UTILITIES WITH THE EXCEPTION OF THE ELECTRIC TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
  6. ALL SIDEWALKS 5-FT. WIDTH MINIMUM UNLESS NOTED OTHERWISE.
  7. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS A MINIMUM ONE-FOOT TALLER THAN THE TALLEST EQUIPMENT.



- LEGEND
- HEAVY DUTY / FIRE LANE CONCRETE PAVEMENT
  - LIGHT DUTY PARKING CONCRETE PAVEMENT
  - CONCRETE SIDEWALK
  - ENHANCED SIDEWALK PAVEMENT
  - GRASS / LANDSCAPE AREA
  - HANDICAP PARKING
  - BFR BARRIER FREE RAMP
  - BE BUILDING ENTRANCE/EXIT
  - FIRE LANE
  - EXIST. WATER
  - EXIST. SANITARY SEWER
  - EXIST. STORM DRAIN
  - EXIST. UNDERGROUND ELECTRIC
  - EXIST. UNDERGROUND GAS
  - PROP. WATER
  - PROP. SANITARY SEWER
  - PROP. STORM DRAIN
  - PROP. WATER METER
  - PROP. BACK FLOW PREVENTOR
  - PROP. WATER VALVE
  - PROP. FIRE HYDRANT
  - FDC PROP. FIRE DEPARTMENT CONNECTION
  - WV EXISTING WATER VALVE
  - FH EXISTING FIRE HYDRANT
  - PROP. SANITARY SEWER MANHOLE
  - PROP. SANITARY SEWER CLEANOUT
  - EXISTING SANITARY SEWER MANHOLE
  - PROP. CURB INLET
  - BENCH
  - TRASH RECEPTACLE
  - PLANTER
  - BARBEQUE
  - DECK CHAIR
  - DECORATIVE LIGHT

SITE SUMMARY TABLE PER BUILDING			
	BUILDING No. 1	BUILDING No. 2	BUILDING No. 3
GROSS BUILDING AREA (sf)	98,024	103,938	104,106
BUILDING FOOTPRINT (sf)	24,673	26,132	26,286
FLOOR AREA RATIO = 0.87			
BUILDING HEIGHT (ft)			
(A) FROM GRADE TO ROOF	50'-7"	50'-7"	50'-7"
(B) FROM GRADE TO TYPICAL PARAPET WALL	54'-8"	54'-8"	54'-8"
(C) FROM GRADE TO HIGHEST POINT	62'-0"	62'-0"	62'-0"
BUILDING STORIES	4	4	4
NUMBER OF UNITS	84	85	88
(A) EFFICIENCY - MIN 638 S.F.	3	6	0
(B) 1-BEDROOM - MIN 756 S.F.	62	46	62
(C) 2-BEDROOM - MIN 1,044 S.F.	19	33	26
TUCK-UNDER GARAGES (sp)	5	17	20

PARKING SUMMARY			
PARKING REQUIRED: 1 SPACE PER BEDROOM			
	TOTAL NUMBER		SPACES
1 BEDROOM:	179		179
2 BEDROOMS:	78		156
TOTAL:	257		335
(1.30 SPACES/BEDROOM)			
PARKING PROVIDED:			
	HC	STANDARD	TOTAL
VISITOR	3	43	46
SURFACE	4	246	250
GARAGES	3	40	42
TOTAL:	10	329	338
(1.32 SPACES/BEDROOM)			

GROSS SITE DENSITY	
GROSS SITE AREA IN S.F. (LOT 3)	351,957 SF
GROSS SITE AREA IN S.F. (LOT 2R)	0 SF
TOTAL GROSS SITE AREA IN SF	351,957 SF
GROSS SITE AREA IN ACREAGE	8.080 ACRES
NUMBER OF UNITS	257
GROSS SITE DENSITY	31.81 DU/AC

**GUEFEN**

GUEFEN DEVELOPMENT PARTNERS, LLC  
3200 SOUTHWEST FREEWAY, SUITE 1870  
HOUSTON, TEXAS 77027  
PHONE: (713) 600-9380  
CONTACT: DAVID S. KULKARNI  
EMAIL: dkulkarni@guefen.com

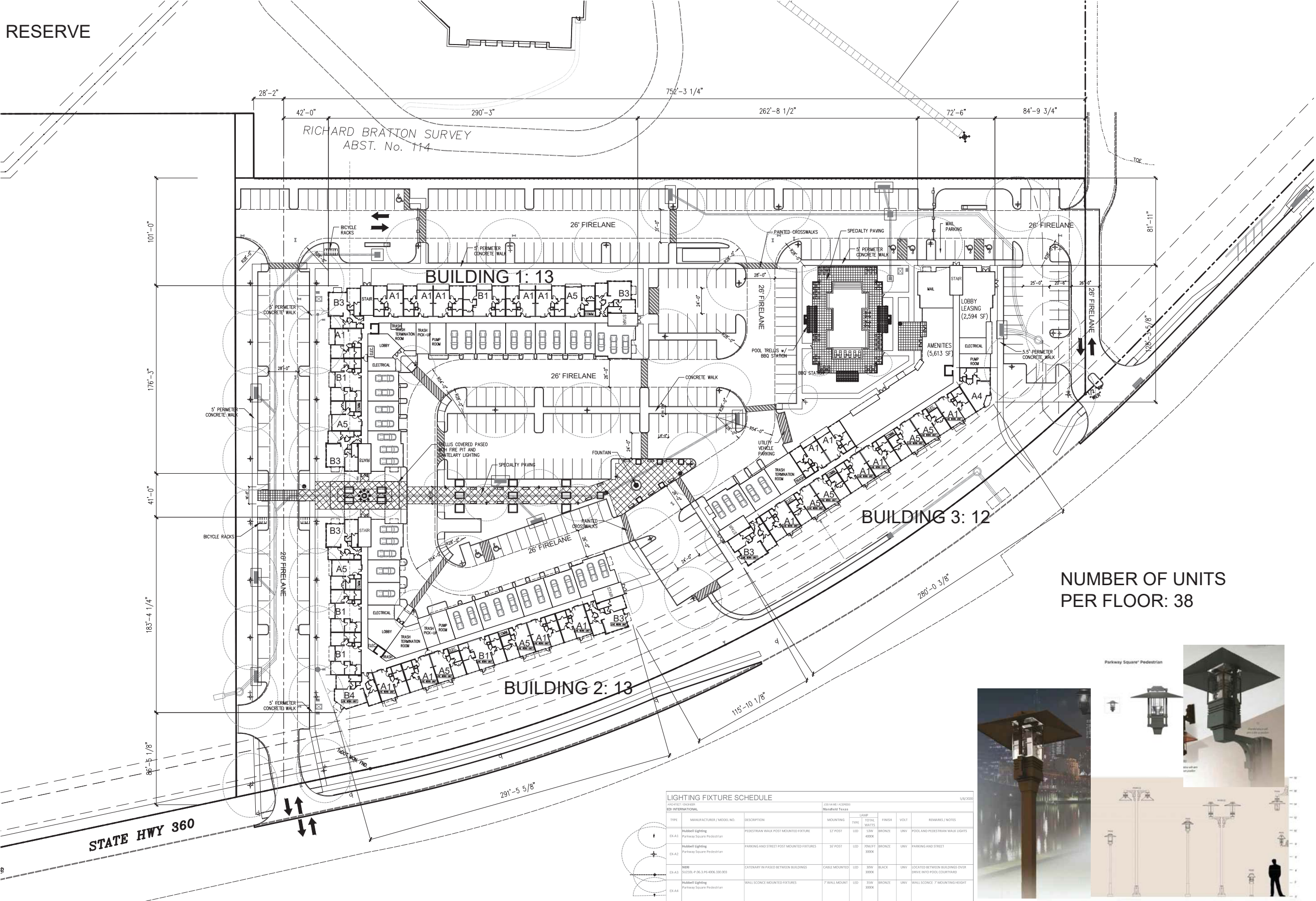
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
Prepared By/Or Under Direct Supervision Of  
Philip L. Graham, PE  
Texas Registration No. 94719 On  
Date Shown Below.  
EMAIL: philip@wierassociates.com

**EXHIBIT "B"**  
**SITE PLAN**  
**FOR SUP**  
**LOT 3R, BLOCK 1**  
**THR RTC**  
**8.080 ACRES IN THE**  
**RICHARD BRATTON SURVEY,**  
**ABSTRACT No. 114,**  
**CITY OF MANSFIELD,**  
**TARRANT COUNTY, TEXAS**  
**CASE No. SUP #20-005**

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900



RESERVE



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FAX (713) 375-1600  
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TEXAS · CALIFORNIA · NEW YORK

OWNER:  
**GUEFEN DEVELOPMENT**  
3200 Southwest Freeway, Suite 1870  
Houston, TX 77057  
Phone: 713-706-1510  
Contact: David Kulkarni  
Email: dkulkarni@guefen.com



CIVIL:  
**WIER & ASSOCIATES, INC.**  
2201 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76010-2440  
Phone Number: 817-467-7700 x114  
Fax Number: 817-467-7713  
Contact: Philip Graham, P.E.  
Email: PhilG@wierassociates.com

LANDSCAPE:  
**GEORGE WOODWORTH**  
1807 Oakmeadow  
Katy, TX 77450  
Phone Number: 281-631-3714

MEP:

**HAVEN AT MANSFIELD**  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



05-20-2020  
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NO. DATE ISSUE

Project Number: 20016  
Issued: SUP RESUBMITTAL  
Issue Date: 05-20-2020

**SUP#20-005**  
**EXHIBIT B**  
**SCALE: 1"=40'-0"**

DRAWING NUMBER

**2 OF 6**  
SITE PLAN

20016 MANSFIELD SITE - UNIT MIX AND AREA TABULATIONS															
RESIDENTIAL UNITS															
UNIT TYPE	DESCRIPTION	UNIT NET (SF)	BALCONY (SF)	USABLE AREA GROSS (SF)		GF	2/F	3/F	4/F			TOTAL	%	TOTAL NET AREA (SF)	TOTAL USABLE AREA (SF)
UNIT S1	1BR/1BA	638.00	39.00	677.00	(MIN.EFF.)	0	3	3	3			9	3.50%	5,742.00	6,093.00
UNIT A1	1BR/1BA	752.00	83.00	835.00		8	33		33			107	41.63%	80,464.00	89,345.00
UNIT A1- LIVE WORK	1BR/1BA	812.00	0.00	812.00		8						8	3.11%	6,496.00	6,496.00
UNIT A2	1BR/1BA	750.00	75.00	825.00		0	2	2	2			6	2.33%	4,500.00	4,950.00
UNIT A3	1BR/1BA	867.00	137.00	1,004.00		0	2	2	2			6	2.33%	5,202.00	6,024.00
UNIT A4	1BR/1BA	924.00	51.00	975.00		1	1		1			4	1.56%	3,696.00	3,900.00
UNIT A5	1BR/1BA	750.00	35.00	785.00	(MIN. 1 BED)	3	10		10			33	12.84%	24,750.00	25,905.00
UNIT A5-LIVE WORK	1BR/1BA	762.00	0.00	762.00		6						6	2.33%	4,572.00	4,572.00
SUBTOTAL						26	51		51			179	69.65%	135,422.00	147,285.00
UNIT B1	2BR/2BA	1,104.00	77.00	1,181.00	(MIN. 2BED)	4	7		7			25	9.73%	27,600.00	29,525.00
UNIT B1-LIVE WORK	2BR/2BA	1,160.00	0.00	1,160.00		1						1	0.39%	1,160.00	1,160.00
UNIT B2	2BR/2BA	1,270.00	44.00	1,314.00		0	1		1			3	1.17%	3,810.00	3,942.00
UNIT B3	2BR/2BA	1,095.00	35.00	1,130.00		6	13		13			45	17.51%	49,275.00	50,850.00
UNIT B4	2BR/2BA	1,176.00	50.00	1,226.00		1	1		1			4	1.56%	4,704.00	4,904.00
SUBTOTAL						12	22		22			78	30.35%	86,549.00	90,381.00
TOTAL						38	73		73			257	100.00%	221,971.00	237,666.00
														863.70 AVG.	924.77 AVG.
TOTAL NET AREA PER FLOOR						33,580	62,797		62,797			221,971			
TOTAL BALCONY PER FLOOR						1,388	4,769		4,769			15,695			
TOTAL RESIDENTIAL SF												237,666			
GROSS SITE DENSITY															
GROSS SITE AREA IN S.F. (LOT 2R)		353,016 SF													
GROSS SITE AREA IN S.F. (LOT 3)		SF													
TOTAL GROSS SITE AREA IN SF		353,016 SF													
GROSS SITE AREA IN ACREAGE		8.104 ACRES													
FLOOR AREA RATIO		0.90													
NUMBER OF UNITS		257													
GROSS SITE DENSITY		31.71 DU/AC													
PARKING SUMMARY															
PARKING CALCULATIONS															
PARKING REQUIRED:		UNITS	PARKING RATIO												Total
1-BEDROOM		179	1.00												179
2-BEDROOM		78	2.00												156
												TOTAL PARKING SPACES REQUIRED	335		
PARKING PROVIDED						STND SURFACE	HC SURFACE							Total	
STREET PARKING & MAIN ENTRY VISITOR PARKING (EAST SIDE ONLY)						30	0							30	
VISITOR PARKING						44	3							47	
SURFACE PARKING						214	4							218	
PRIVATE GARAGE						39	3							42	
TOTAL						327	10							337	
% of Each Type of Parking						97.03%	2.97%								
NUMBER OF SPACE PER UNIT															1.31
NUMBER OF SPACE PER BEDROOM															1.01



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MEP:

HAVEN AT MANSFIELD  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



05-20-2020  
ARCHITECT: BRITTEN L. PERKINS  
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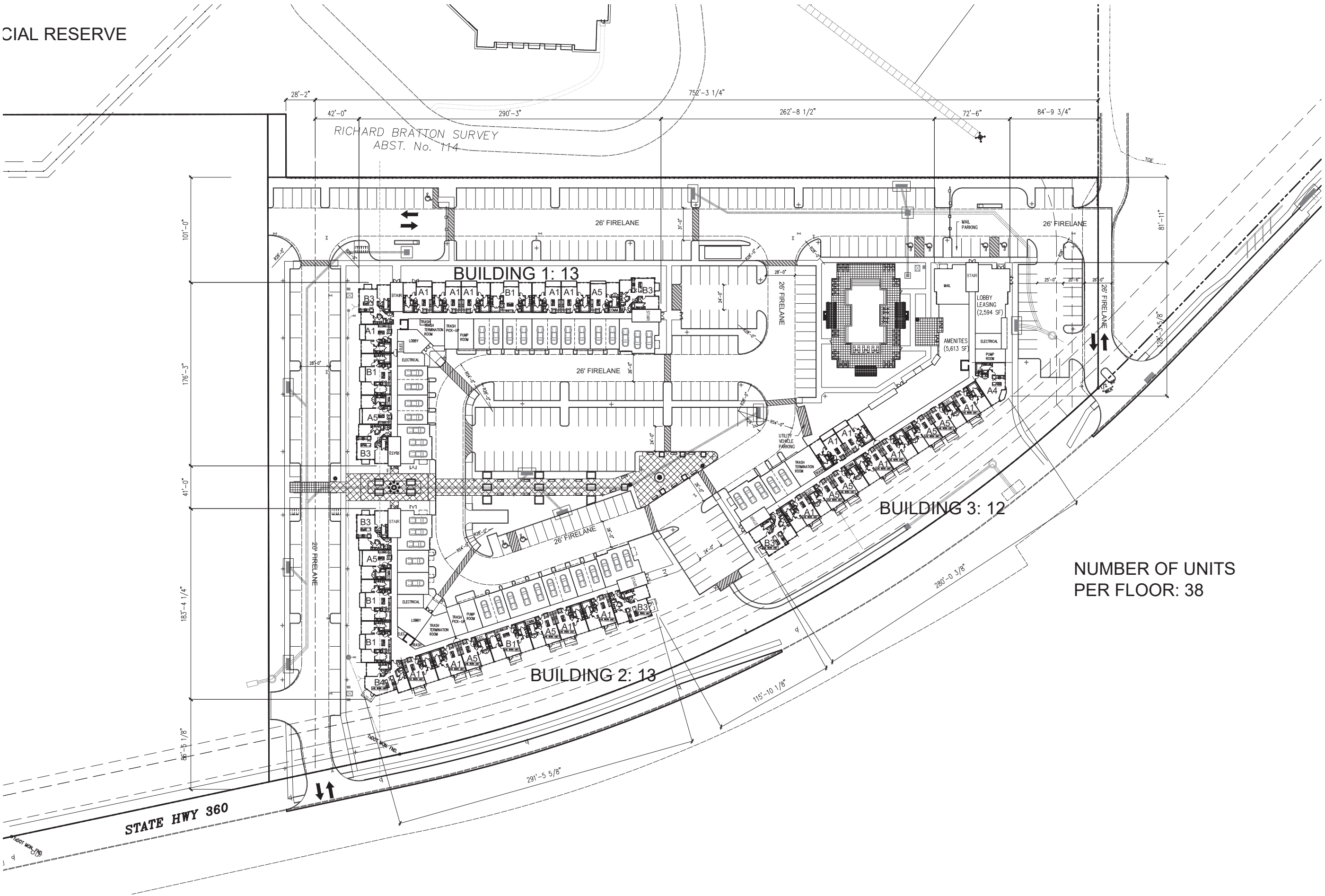
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TABULATIONS

CIAL RESERVE



NUMBER OF UNITS  
PER FLOOR: 38



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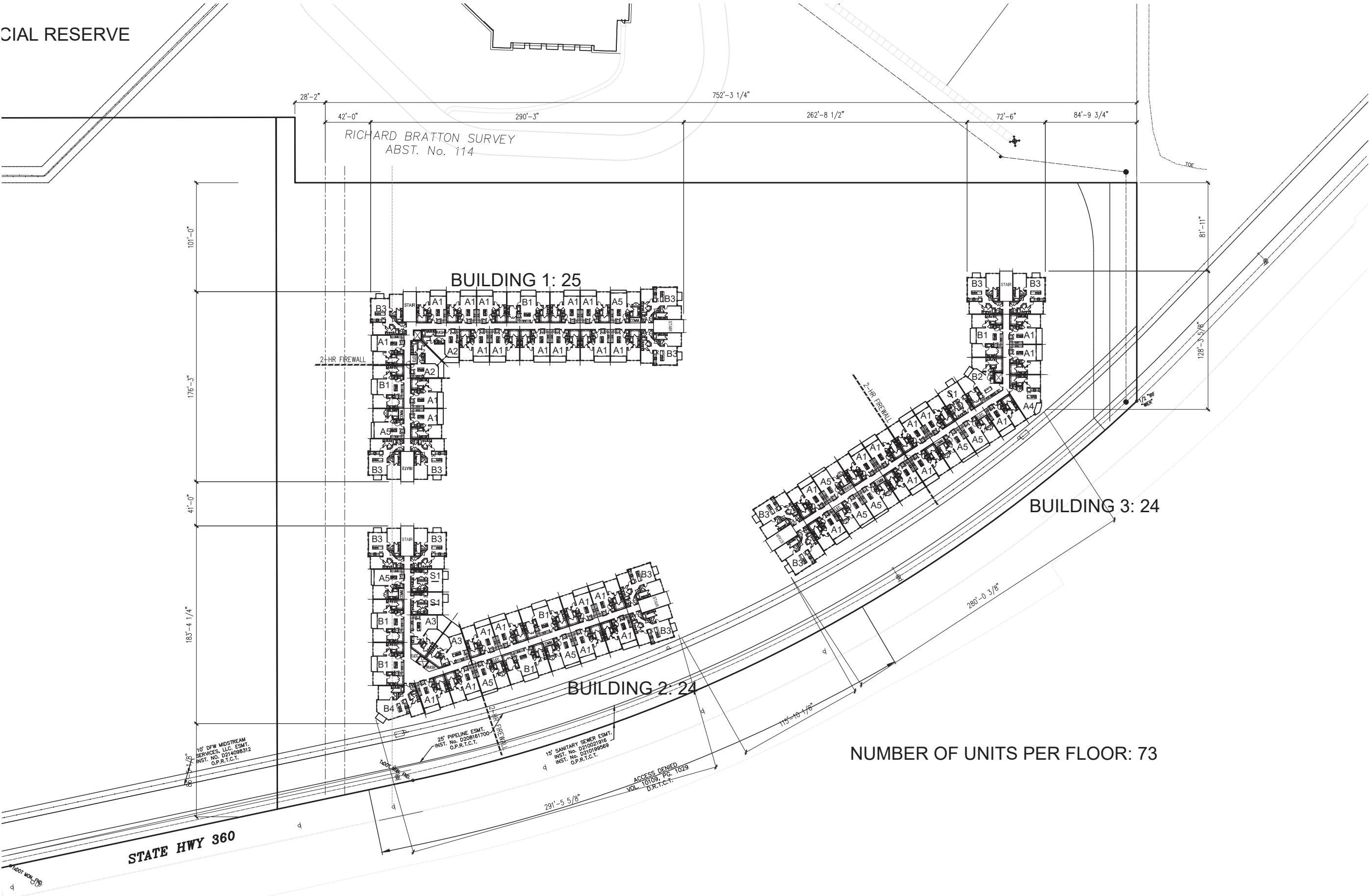
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DRAWING NUMBER  
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BUILDING PLAN



CIAL RESERVE



NUMBER OF UNITS PER FLOOR: 73



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DRAWING NUMBER  
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BUILDING PLAN

**Richard Bratton Survey**  
ABST. No. 114

**BUILDING 1: 25**

**BUILDING 2: 24**

**BUILDING 3: 24**

**NUMBER OF UNITS PER FLOOR: 73**

**STATE HWY 360**

**10' DPW MIDSTREAM SERVICES, LLC ESMT.**  
INST. NO. D214009012  
O.P.R.T.C.T.

**25' PIPELINE ESMT.**  
INST. NO. D208161700  
O.P.R.T.C.T.

**15' SANITARY SEWER ESMT.**  
INST. NO. D210021916  
INST. NO. D210199569  
O.P.R.T.C.T.

**ACCESS DENIED**  
VOL. 10109, PG. 1029  
D.R.T.C.T.

**2-HR FIREWALL**

**TOE**

**100' MON. FENCE**

**28'-2"**  
**42'-0"**  
**290'-3"**  
**752'-3 1/4"**  
**262'-8 1/2"**  
**72'-6"**  
**84'-9 3/4"**  
**101'-0"**  
**176'-3"**  
**41'-0"**  
**183'-4 1/4"**  
**81'-11"**  
**128'-3 5/8"**  
**280'-0 3/8"**  
**113'-10 1/8"**  
**291'-5 5/8"**







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SUP RESUBMITTAL (2020-05-20)



# HAVEN AT MANSFIELD

## MANSFIELD, TEXAS

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Phone Number: 281-631-3714

MEP:

**HAVEN AT MANSFIELD**  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



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AERIAL OF PASEO LOOKING EAST

2



PERSPECTIVE OF PASEO LOOKING EAST

1



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1

BUILDING 1

2

BUILDING 2

3

BUILDING 3

KEYPLAN

BUILDING #1 - EXTERIOR BUILDING MATERIAL PERCENTAGES (BY EACH ELEVATION AND ENTIRE BUILDING)

NOTE: ALL ELEVATIONS ARE 100% MASONRY PRODUCTS (BRICK AND STUCCO) EXCLUDING FENESTRATION

ELEVATION	TOTAL AREA (SF)	FENESTRATION AREA (SF)	PERCENTAGE	MASONRY AREA (SF)	PERCENTAGE	STUCCO/TRIM AREA (SF)	PERCENTAGE
NORTH ELEVATION	15838	4448	28.1%	4553	28.7%	6837	43.2%
SOUTH ELEVATION	16175	4875	30.1%	5215	32.2%	6085	37.6%
EAST ELEVATION	9861	2872	29.1%	3345	33.9%	3644	37.0%
WEST ELEVATION	9406	2830	30.1%	3034	32.3%	3542	37.7%
BUILDING TOTAL	51280	15025	29.3%	16147	31.5%	20108	39.2%

EXTERIOR BUILDING MATERIAL PERCENTAGE

KEYNOTES

1

BRICK VENEER - FIELD COLOR # 1  
TYPE ### - (SHOWN IN RED TONE)

2

BRICK VENEER - FIELD COLOR # 2  
TYPE ### - (SHOWN IN BUFF TONE)

3

STUCCO FINISH - COLOR #1  
TYPE - OFF WHITE

4

STUCCO FINISH - COLOR #2  
TYPE - TAUPE

5

STUCCO FINISH - COLOR #3  
TYPE - MATCH BRICK TYPE #1  
SIDEWALLS OF BALCONY TO MATCH  
ADJACENT BRICK COLOR

6

STUCCO FINISH - COLOR #4  
TYPE - MATCH BRICK TYPE #2  
SIDEWALLS OF BALCONY TO MATCH  
ADJACENT BRICK COLOR

7

SCHEDULED WINDOW

8

SCHEDULED DOOR

9

STOREFRONT - ALUMINIUM STOREFRONT  
MEMBERS

10

SCHEDULED METAL OVERHEAD DOOR  
TYPE - RESIDENTIAL TYPE

11

SCHEDULED METAL OVERHEAD DOOR  
TYPE - COMMERCIAL TYPE

12

METAL RAILING - GUARD RAIL SYSTEM

13

SIGNAGE LOCATION - SIGN SCHEMATIC  
IN DEVELOPMENT. FINAL SIZE, COLOR,  
GRAPHIC DESIGN WILL VARY.

14

METAL AWNING / WITH SUSPENSION  
MEMBERS

15

SOLDIER COURSING BRICK DETAIL - ONE  
OR TWO COURSES SEE ELEVATIONS -  
BRICK TYPE #2 - SEE NOTE TWO (2) ABOVE.

ELEVATION NOTES

1. THESE ELEVATION ILLUSTRATIONS ARE SCHEMATIC IN  
DEVELOPMENT.

2. ALL ROOFTOP HVAC OR OTHER EQUIPMENT SHALL BE SCREENED  
FROM GROUND LEVEL VIEW, AS REQUIRED PER LOCAL REQUIREMENTS,  
SCREENING SHALL BE BY PARAPET WALLS AND/OR MECHANICAL  
UNIT SCREEN WALLS.  
SCREEN WALLS SHALL BE A MINIMUM OF ONE (1) FOOT TALLER  
THAN THE EQUIPMENT IT SCREENS.

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REGISTERED ARCHITECT  
ED  
1910  
STATE OF TEXAS

05-20-2020  
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SCALE: 3/32" = 1'-0"

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BLDG. ELEVATIONS

TOP OF ROOF DECK

4/F

3/F

2/F

G/F

HEIGHT AT ROOF STAIR 61'-11 1/8"

HEIGHT AT I.O. CORNER UNIT ROOF FEATURE 61'-1 5/8"

HGT. T.O. OR TO T.O. ROOF 50'-7"

13'-8"

11'-8"

10'-1" 3'-6"

BUILDING #1 - EAST ELEVATION

2

7

3

7

7

8

4

5

4

4

4

12

15

10

217'-3"

176'-3"

1

2

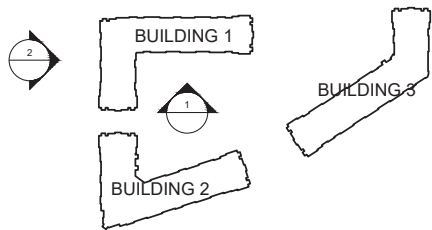
72'-6"

15

BUILDING #1 - NORTH ELEVATION

1





BUILDING #1 - EXTERIOR BUILDING MATERIAL PERCENTAGES (BY EACH ELEVATION AND ENTIRE BUILDING)  
NOTE: ALL ELEVATIONS ARE 100% MASONRY PRODUCTS (BRICK AND STUCCO) EXCLUDING FENESTRATION

ELEVATION	TOTAL AREA	FENESTRATION		MASONRY		STUCCO/TRIM	
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### KEYNOTES

- 1

BRICK VENEER - FIELD COLOR # 1  
TYPE ### - (SHOWN IN RED TONE)
- 2

BRICK VENEER - FIELD COLOR # 2  
TYPE ### - (SHOWN IN BUFF TONE)
- 3

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TYPE - OFF WHITE
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STUCCO FINISH - COLOR #2  
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ADJACENT BRICK COLOR
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SCHEDULED WINDOW
- 8

SCHEDULED DOOR
- 9

STOREFRONT - ALUMINIUM STOREFRONT  
MEMBERS
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SCHEDULED METAL OVERHEAD DOOR  
TYPE - RESIDENTIAL TYPE
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SCHEDULED METAL OVERHEAD DOOR  
TYPE - COMMERCIAL TYPE
- 12

METAL RAILING - GUARD RAIL SYSTEM
- 13

SIGNAGE LOCATION - SIGN SCHEMATIC  
IN DEVELOPMENT. FINAL SIZE, COLOR,  
GRAPHIC DESIGN WILL VARY.
- 14

METAL AWNING / WITH SUSPENSION  
MEMBERS
- 15

SOLDIER COURSING BRICK DETAIL - ONE  
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BRICK TYPE #2 - SEE NOTE TWO (2) ABOVE.

### ELEVATION NOTES

- THESE ELEVATION ILLUSTRATIONS ARE SCHEMATIC IN DEVELOPMENT.
- ALL ROOFTOP HVAC OR OTHER EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW, AS REQUIRED PER LOCAL REQUIREMENTS. SCREENING SHALL BE BY PARAPET WALLS AND/OR MECHANICAL UNIT SCREEN WALLS. SCREEN WALLS SHALL BE A MINIMUM OF ONE (1) FOOT TALLER THAN THE EQUIPMENT IT SCREENS.

KEYPLAN

EXTERIOR BUILDING MATERIAL PERCENTAGE

ELEVATION NOTES



BUILDING #1 - WEST ELEVATION | 2



BUILDING #1 - SOUTH ELEVATION | 1



International

3250 BRIARPARK DRIVE  
SUITE 140  
HOUSTON, TEXAS 77042  
(713) 375-1400  
FAX (713) 375-1600  
www.EDI-International.com  
TEXAS - CALIFORNIA - NEW YORK

OWNER:  
GUEFEN DEVELOPMENT  
3200 Southwest Freeway, Suite 1870  
Houston, TX 77057  
Phone: 713-706-1510  
Contact: David Kulkarni  
Email: dkulkarni@guefen.com



CIVIL:  
WIER & ASSOCIATES, INC.  
2201 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76010-2440  
Phone Number: 817-467-7700 x114  
Fax Number: 817-467-7713  
Contact: Philip Graham, P.E.  
Email: PhilipG@wierassociates.com

LANDSCAPE:  
GEORGE WOODWORTH  
1807 Oakmeadow  
Katy TX 77450  
Phone Number: 281-831-3714

MEP:

HAVEN AT MANSFIELD  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



05-20-2020  
ARCHITECT: BRITTEN L. PERKINS  
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COMPANY: EDI INTERNATIONAL PC  
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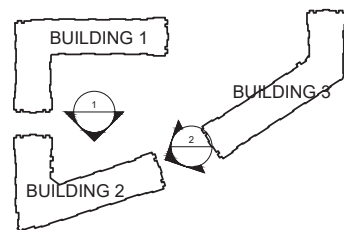
Project Number: 20016  
Issued: SUP RESUBMITTAL  
Issue Date: 05-20-2020

SUP#20-005  
EXHIBIT C  
SCALE: 3/32" = 1'-0"

DRAWING NUMBER

21 OF 25  
BLDG. ELEVATIONS





## KEYNOTES

### ELEVATION NOTES



## KEYPLAN

## EXTERIOR BUILDING MATERIAL PERCENTAGE

## ELEVATION NOTES



BUILDING #2 - EAST ELEVATION	2
------------------------------	---



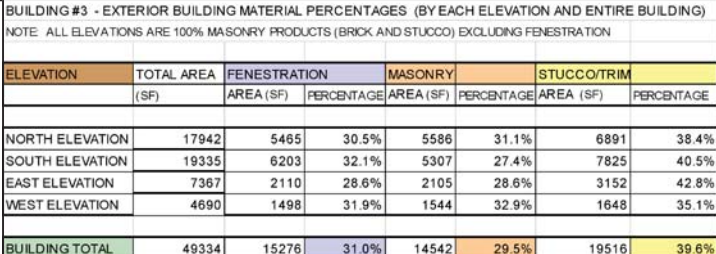
BUILDING #2 - NORTH ELEVATION	1
-------------------------------	---











BUILDING #3 - EXTERIOR BUILDING MATERIAL PERCENTAGES (BY EACH ELEVATION AND ENTIRE BUILDING)							
NOTE: ALL ELEVATIONS ARE 100% MASONRY PRODUCTS (BRICK AND STUCCO) EXCLUDING FENESTRATION							
ELEVATION	TOTAL AREA	FENESTRATION		MASONRY		STUCCO/TRIM	
	(SF)	AREA (SF)	PERCENTAGE	AREA (SF)	PERCENTAGE	AREA (SF)	PERCENTAGE
NORTH ELEVATION	17942	5465	30.5%	5586	31.1%	6891	38.4%
SOUTH ELEVATION	19335	6203	32.1%	5307	27.4%	7825	40.5%
EAST ELEVATION	7367	2110	28.6%	2105	28.6%	3152	42.8%
WEST ELEVATION	4690	1498	31.9%	1544	32.9%	1648	35.1%
<b>BUILDING TOTAL</b>	<b>49334</b>	<b>15276</b>	<b>31.0%</b>	<b>14542</b>	<b>29.5%</b>	<b>19516</b>	<b>39.6%</b>

- 1 BRICK VENEER - FIELD COLOR # 1  
TYPE ##### - ( SHOWN IN RED TONE )
- 2 BRICK VENEER - FIELD COLOR # 2  
TYPE ##### - ( SHOWN IN BUFF TONE )
- 3 STUCCO FINISH - COLOR #1  
TYPE - OFF WHITE
- 4 STUCCO FINISH - COLOR #2  
TYPE - TAUPE
- 5 STUCCO FINISH - COLOR #3  
TYPE - MATCH BRICK TYPE #1  
SIDEWALLS OF BALCONY TO MATCH  
ADJACENT BRICK COLOR

- |    |   |
|----|---|
| 6  | STUCCO FINISH - COLOR #4<br>TYPE - MATCH BRICK TYPE #2<br>SIDEWALLS OF BALCONY TO MATCH<br>ADJACENT BRICK COLOR |
| 7  | SCHEDULED WINDOW  |
| 8  | SCHEDULED DOOR  |
| 9  | STOREFRONT - ALUMINIUM STOREFRONT   |
| 10 | SCHEDULED METAL OVERHEAD DOOR<br>TYPE - RESIDENTIAL TYPE  |

- |    |   |
|----|---|
| 11 | SCHEDULED METAL OVERHEAD DOOR TYPE - COMMERCIAL TYPE  |
| 12 | METAL RAILING - GUARD RAIL SYSTEM   |
| 13 | SIGNAGE LOCATION - SIGN SCHEMATIC IN DEVELOPMENT. FINAL SIZE, COLOR, GRAPHIC DESIGN WILL VARY.              |
| 14 | METAL AWNING / WITH SUSPENSION MEMBERS  |
| 15 | SOLDIER COURSING BRICK DETAIL - ONE OR TWO COURSES SEE ELEVATIONS - BRICK TYPE #2 - SEE NOTE TWO (2) ABOVE. |

1. THESE ELEVATION ILLUSTRATIONS ARE SCHEMATIC IN DEVELOPMENT.
2. ALL ROOFTOP HVAC OR OTHER EQUIPMENT SHALL BE SCREENED FROM GROUND LEVEL VIEW, AS REQUIRED PER LOCAL REQUIREMENTS. SCREENING SHALL BE BY PARAPET WALLS AND/OR MECHANICAL UNIT SCREEN WALLS.  
SCREEN WALLS SHALL BE A MINIMUM OF ONE (1) FOOT TALLER THAN THE EQUIPMENT IT SCREENS.



**OWNER:**  
**GUEFEN DEVELOPMENT**  
3200 Southwest Freeway, Suite 1870  
Houston, TX 77027  
Phone: 713-706-1510  
Contact: David Kulkarni  
Email: dkulkarni@guefen.com



LANDSCAPE:  
GEORGE WOODWORTH  
1007 Oxborough  
Katy TX 77450  
Phone Number: 281-831-3714

MEP:

**HAVEN AT MANSFIELD**  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



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NO.	DATE	ISSUE

Project Number: 20018  
Issued: SUP RESUBMITTAL  
Issue Date: 05-20-2020

SUP#20-005  
EXHIBIT C

DRAWING NUMBER

24 OF 25  
BLDG. ELEVATIONS



BUILDING #3 - EAST ELEVATION 2



BUILDING #3 - NORTH ELEVATION	1
-------------------------------	---



BUILDING 1

BUILDING 2

BUILDING 3

2

1

BUILDING #3 - EXTERIOR BUILDING MATERIAL PERCENTAGES (BY EACH ELEVATION AND ENTIRE BUILDING)

NOTE: ALL ELEVATIONS ARE 100% MASONRY PRODUCTS (BRICK AND STUCCO) EXCLUDING FENESTRATION

ELEVATION	TOTAL AREA (SF)	FENESTRATION AREA (SF)	PERCENTAGE	MASONRY AREA (SF)	PERCENTAGE	STUCCO/TRIM AREA (SF)	PERCENTAGE
NORTH ELEVATION	17942	5465	30.5%	5586	31.1%	6891	38.4%
SOUTH ELEVATION	19335	6203	32.1%	5307	27.4%	7825	40.5%
EAST ELEVATION	7367	2110	28.6%	2105	28.6%	3152	42.8%
WEST ELEVATION	4690	1498	31.9%	1544	32.9%	1648	35.1%
BUILDING TOTAL	49334	15276	31.0%	14542	29.5%	19516	39.6%

KEYNOTES

1 BRICK VENEER - FIELD COLOR # 1  
TYPE ### - ( SHOWN IN RED TONE)

2 BRICK VENEER - FIELD COLOR # 2  
TYPE ### - ( SHOWN IN BUFF TONE)

3 STUCCO FINISH - COLOR #1  
TYPE - OFF WHITE

4 STUCCO FINISH - COLOR #2  
TYPE - TAUPE

5 STUCCO FINISH - COLOR #3  
TYPE - MATCH BRICK TYPE #1  
SIDEWALLS OF BALCONY TO MATCH  
ADJACENT BRICK COLOR

6 STUCCO FINISH - COLOR #4  
TYPE - MATCH BRICK TYPE #2  
SIDEWALLS OF BALCONY TO MATCH  
ADJACENT BRICK COLOR

7 SCHEDULED WINDOW

8 SCHEDULED DOOR

9 STOREFRONT - ALUMINIUM STOREFRONT  
MEMBERS

10 SCHEDULED METAL OVERHEAD DOOR  
TYPE - RESIDENTIAL TYPE

11 SCHEDULED METAL OVERHEAD DOOR  
TYPE - COMMERCIAL TYPE

12 METAL RAILING - GUARD RAIL SYSTEM

13 SIGNAGE LOCATION - SIGN SCHEMATIC  
IN DEVELOPMENT. FINAL SIZE, COLOR,  
GRAPHIC DESIGN WILL VARY.

14 METAL AWNING / WITH SUSPENSION  
MEMBERS

15 SOLDIER COURSING BRICK DETAIL - ONE  
OR TWO COURSES SEE ELEVATIONS -  
BRICK TYPE #2 - SEE NOTE TWO (2) ABOVE.

ELEVATION NOTES

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DEVELOPMENT.

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SCREENING SHALL BE BY PARAPET WALLS AND/OR MECHANICAL  
UNIT SCREEN WALLS.  
SCREEN WALLS SHALL BE A MINIMUM OF ONE (1) FOOT TALLER  
THAN THE EQUIPMENT IT SCREENS.

KEYPLAN

EXTERIOR BUILDING MATERIAL PERCENTAGE

ELEVATION NOTES

TOP OF ROOF DECK

4/F

3/F

2/F

G/F

HEIGHT AT ROOF STAIR 6'1" - 11' 1/8"

HEIGHT AT T.O. CORNER UNIT ROOF FEATURE 6'1" - 1' 5/8"

HGT. T.O. GR TO T.O. ROOF 50'-7"

13'-8"

11'-8"

10'-1" 3'-6"

4

12

5

7

3

6

8

3

9

2

1

9

15

15

2

95'-9 9/16"

282'-0 1/4"

125'-5 1/8"

60'-9 5/8"

BUILDING #3 - WEST ELEVATION

2

TOP OF ROOF DECK

4/F

3/F

2/F

G/F

HEIGHT AT ROOF STAIR 6'1" - 11' 1/8"

HEIGHT AT T.O. CORNER UNIT ROOF FEATURE 6'1" - 1' 5/8"

HGT. T.O. GR TO T.O. ROOF 50'-7"

13'-8"

11'-8"

10'-1" 3'-6"

5

3

8

7

4

6

12

3

13

1

15

15

2

280'-0 7/16"

346'-6 7/8"

BUILDING #3 - SOUTH ELEVATION

1

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International

3250 BRIARPARK DRIVE  
SUITE 140  
HOUSTON, TEXAS 77042  
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FAX (713) 375-1600  
www.EDI-International.com

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OWNER:

GUEFEN DEVELOPMENT  
3200 Southwest Freeway, Suite 1870  
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Contact: David Gulikarni  
Email: dgulikarni@guefen.com

CIVIL:

WIER & ASSOCIATES, INC.  
2001 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76010-2440  
Phone Number: 817-467-7700 x114  
Fax Number: 817-467-7713  
Contact: Philip Graham, P.E.  
E-mail: PhilG@wierassociates.com

LANDSCAPE:

GEORGE WOODWORTH  
1807 Oakhurst  
Katy TX 77450  
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD

HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS

GUEFEN DEVELOPMENT

REGISTERED ARCHITECT  
STATE OF TEXAS

05-20-2020  
ARCHITECT: BRITTEN L. PERKINS  
LICENSE NO.: 12130  
COMPANY: EDI INTERNATIONAL P.C.  
FIRM ID #: 445226-00

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DATE

ISSUE

Project Number:

20016

Issued:

SUP RESUBMITTAL

Issue Date:

05-20-2020

SUP#20-005

EXHIBIT C

SCALE:

3/32" = 1'-0"

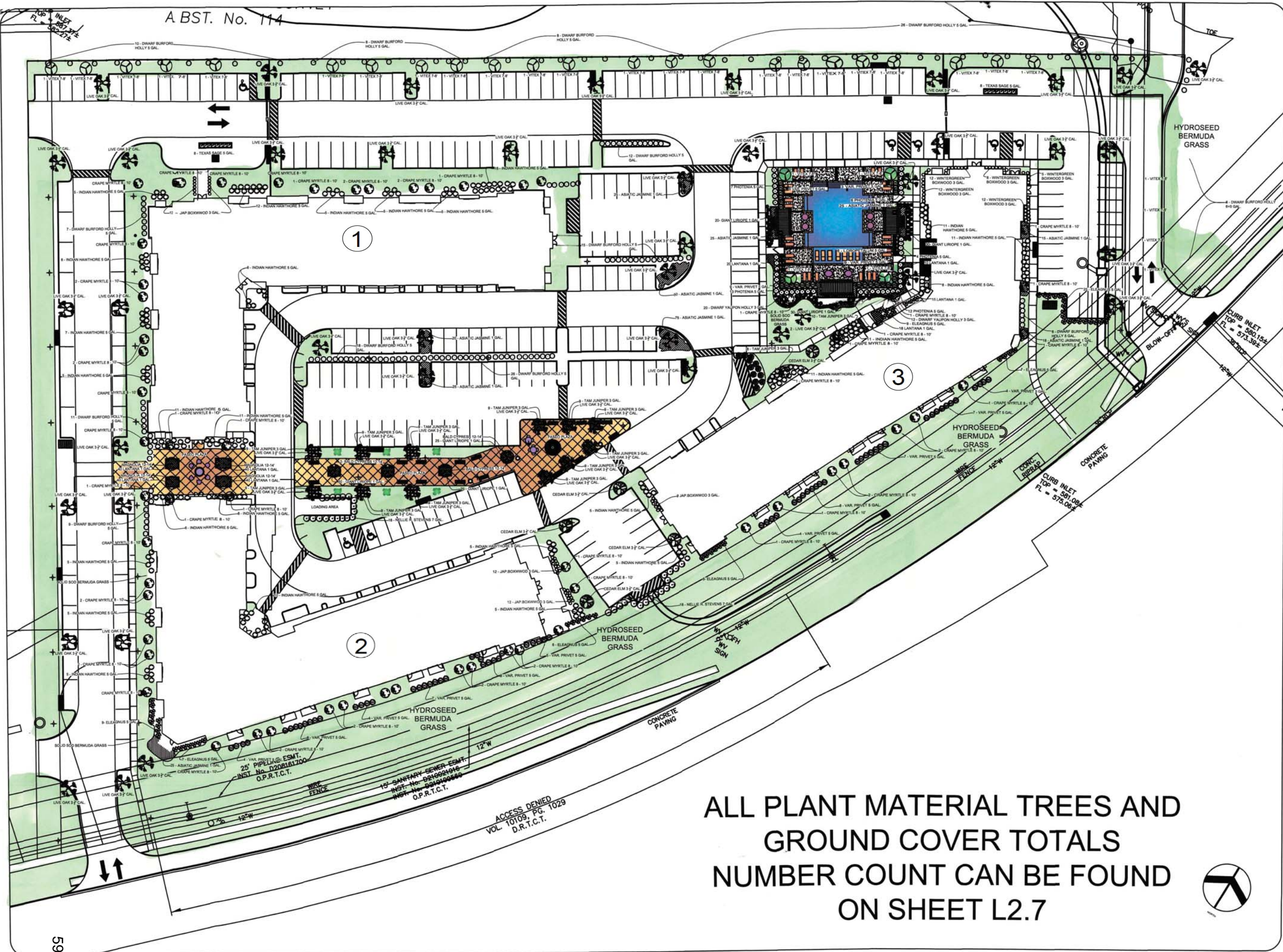
DRAWING NUMBER

25 OF 25

BLDG. ELEVATIONS

58





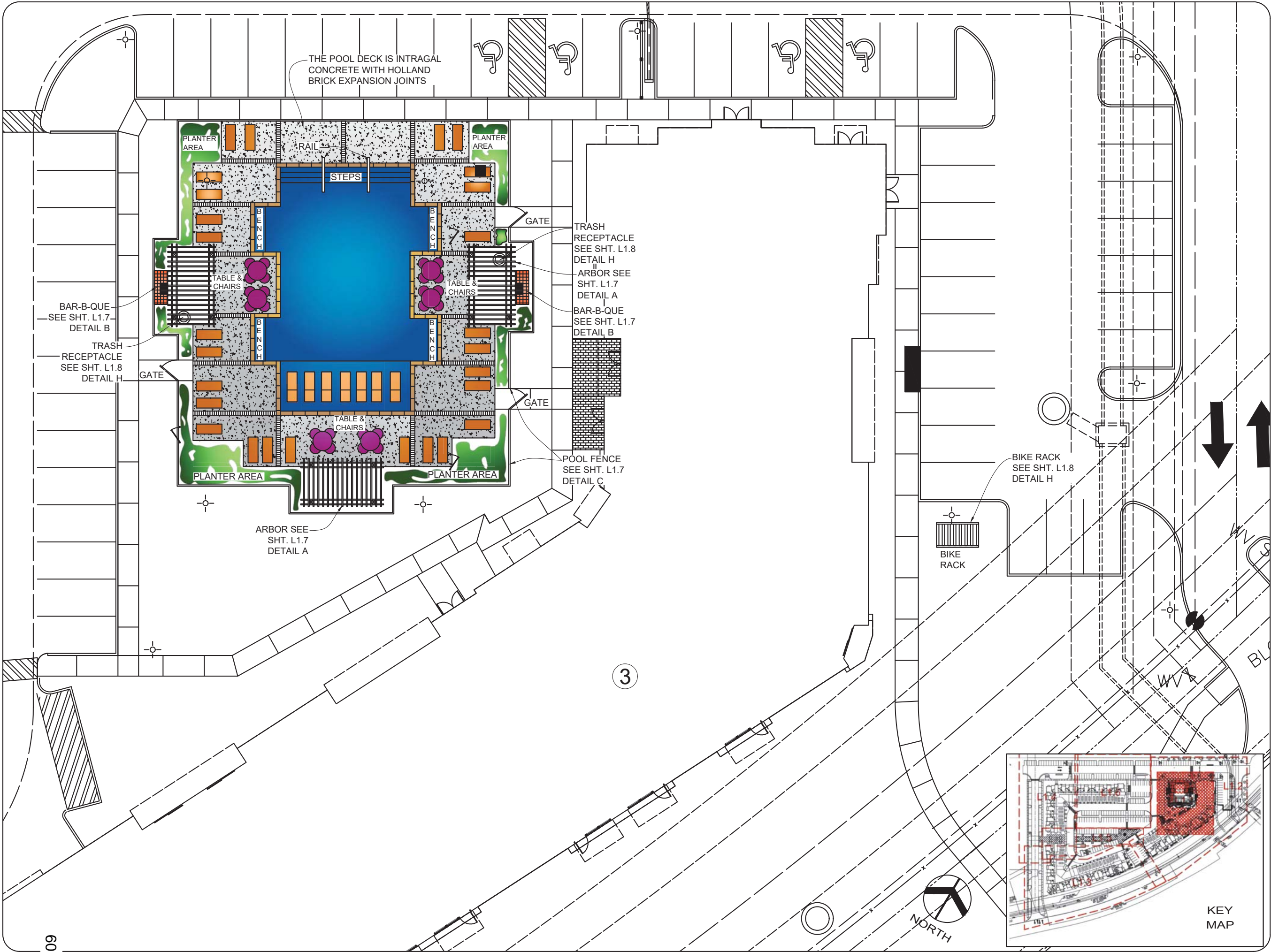
Revision By




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MASFIELD, TEXAS

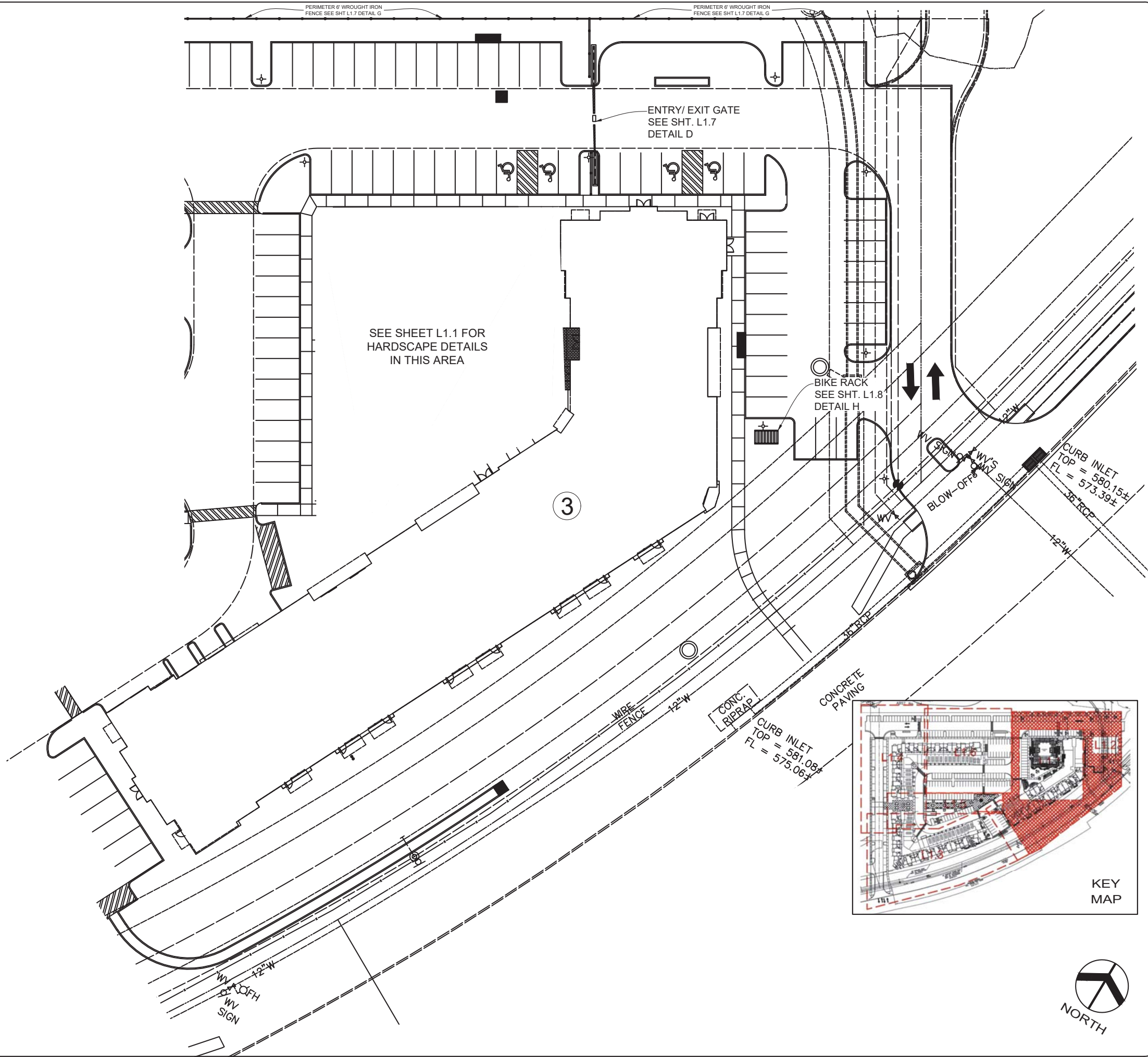
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Job Name	
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Revision	By
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Job No.	SUP#20-005-EXHIBIT-D
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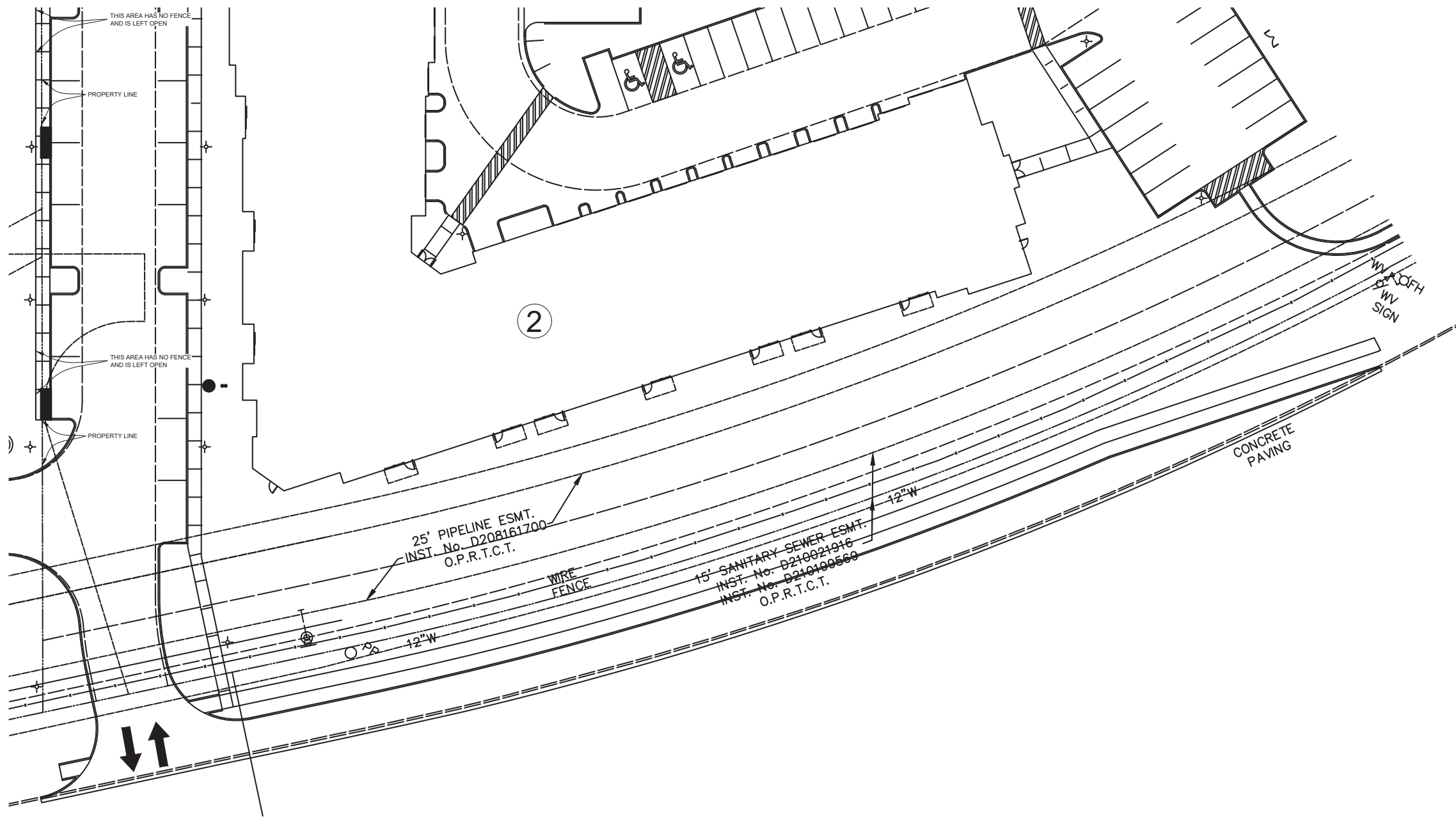
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MASFIELD, TEXAS

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Date	4/23/2020
Job Name	
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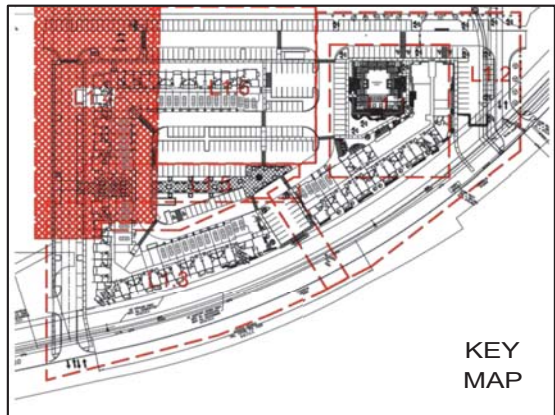
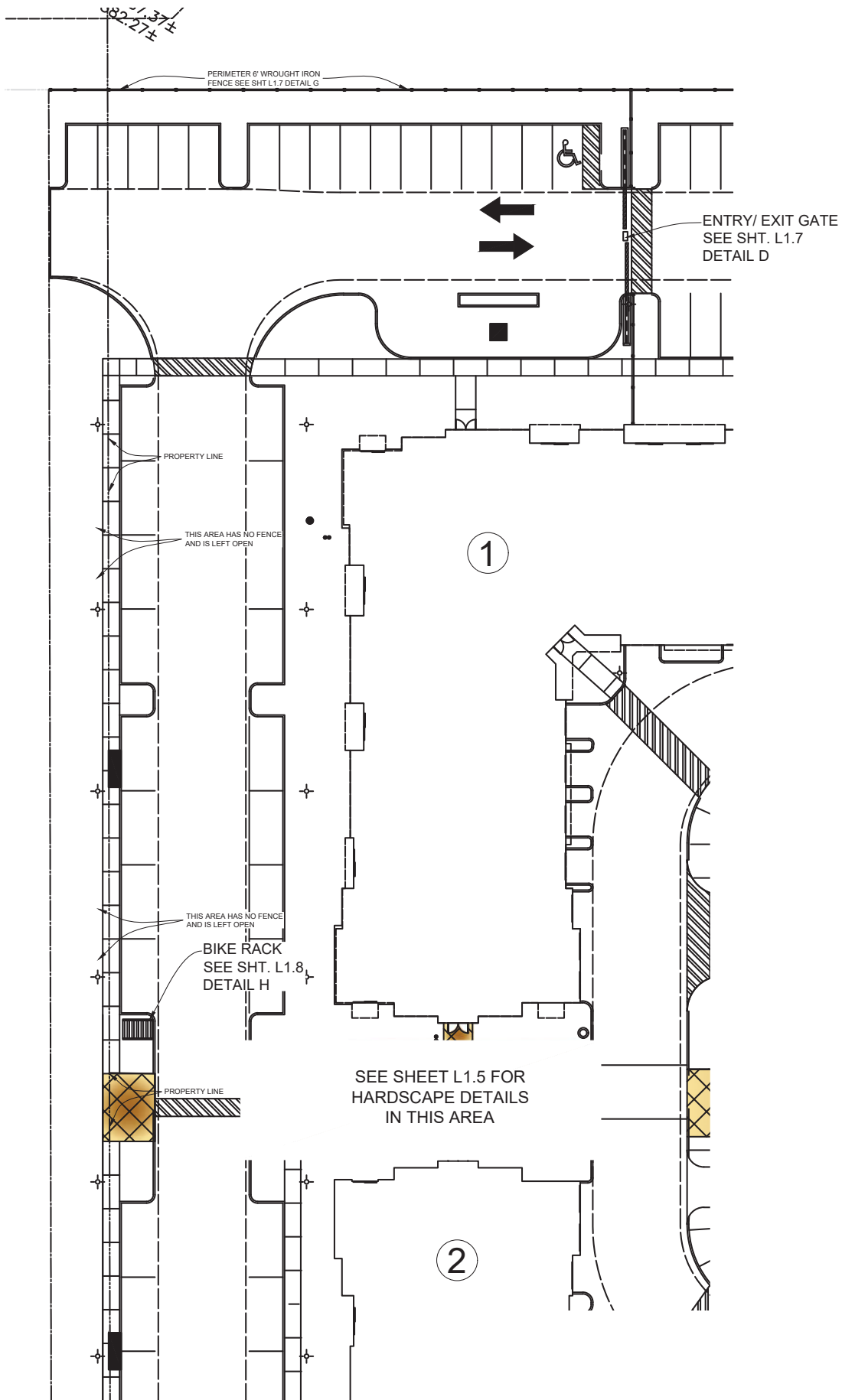
Revision	By



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MASFIELD, TEXAS

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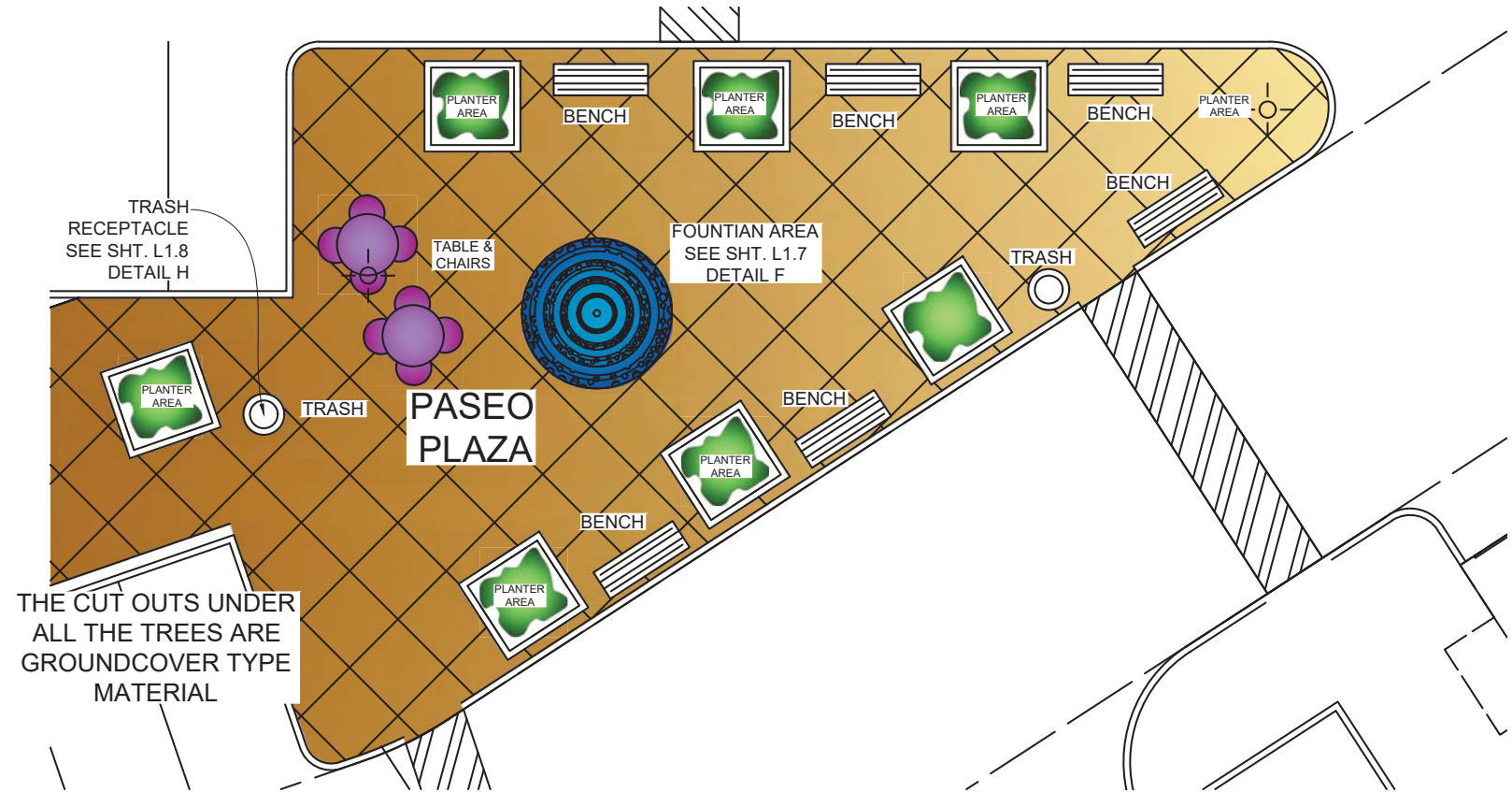
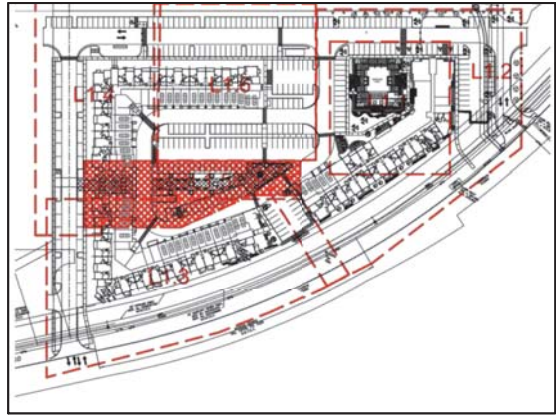
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MASFIELD, TEXAS

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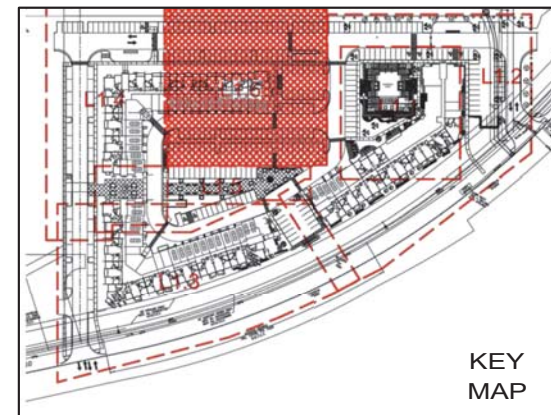
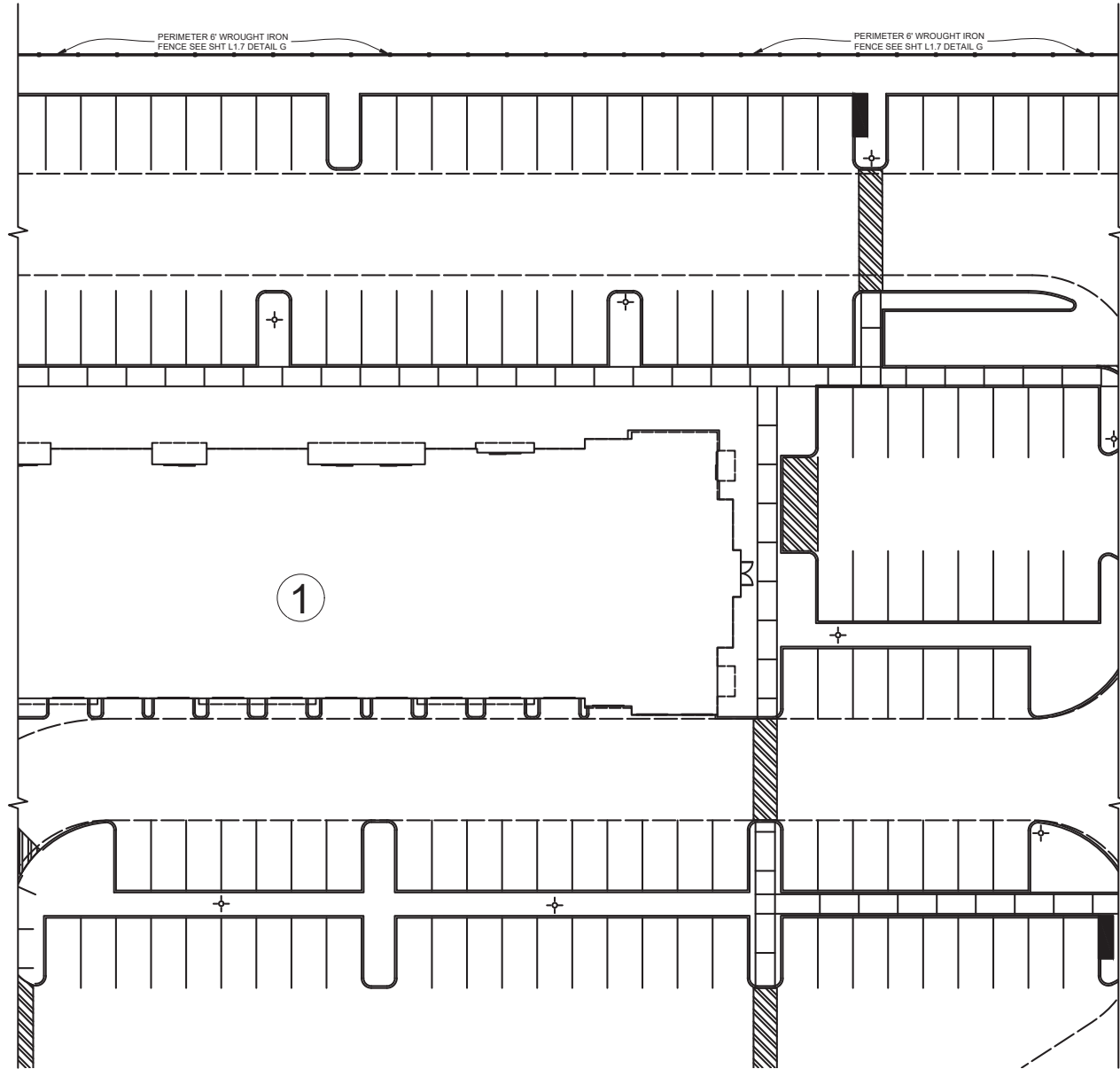
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Scale	1" = 10'-0"
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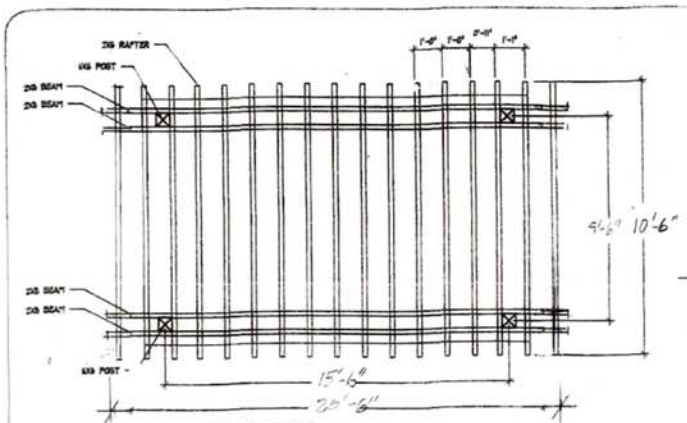
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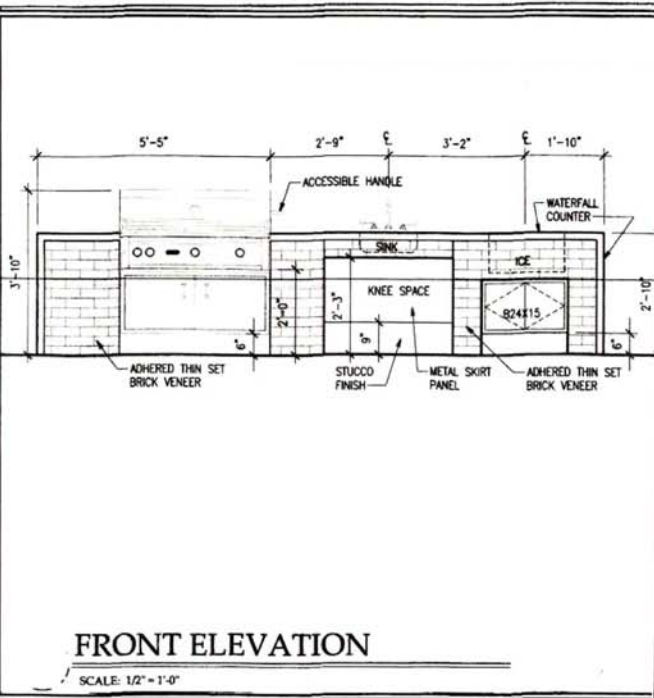
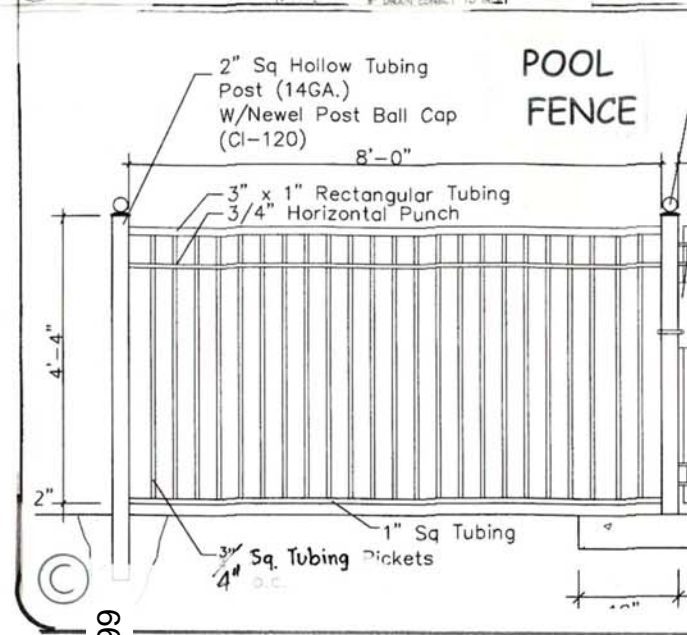
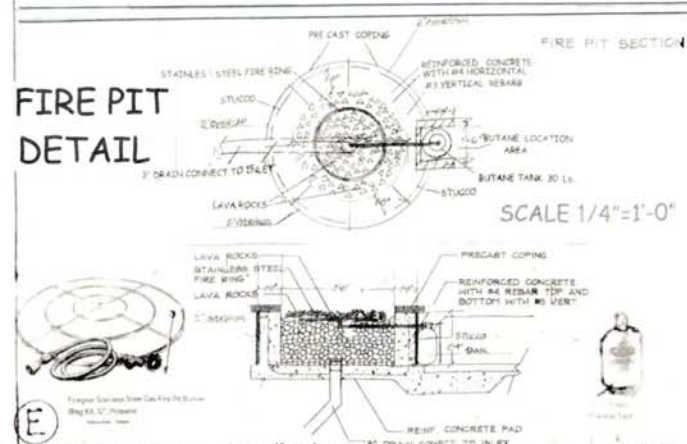
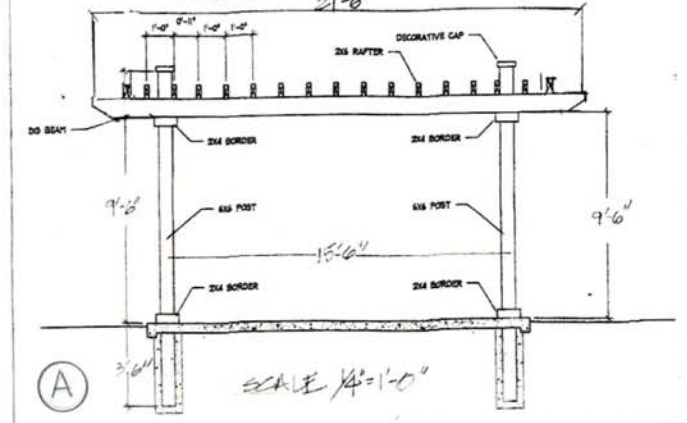
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MANSFIELD, TEXAS

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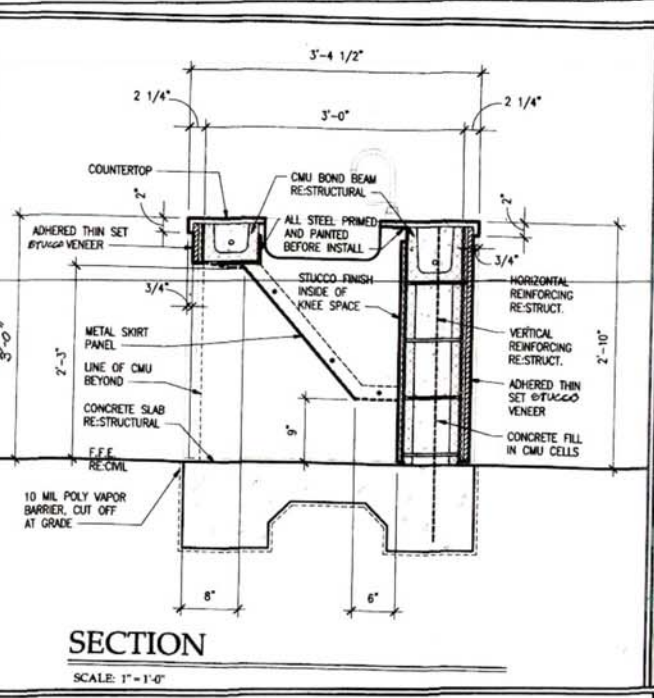
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DETAIL**



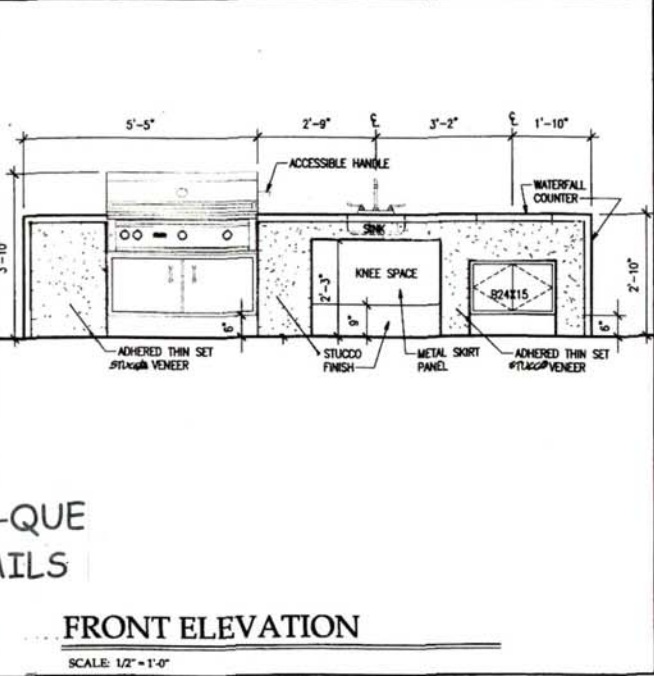
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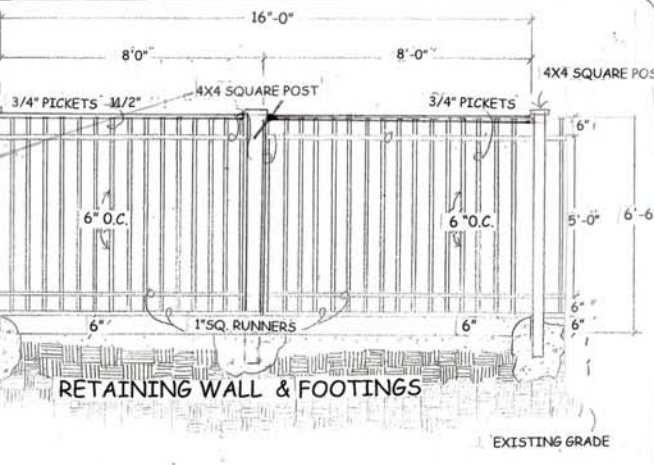
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COUNTERTOP PLAN**



**SECTION**



**FRONT ELEVATION**



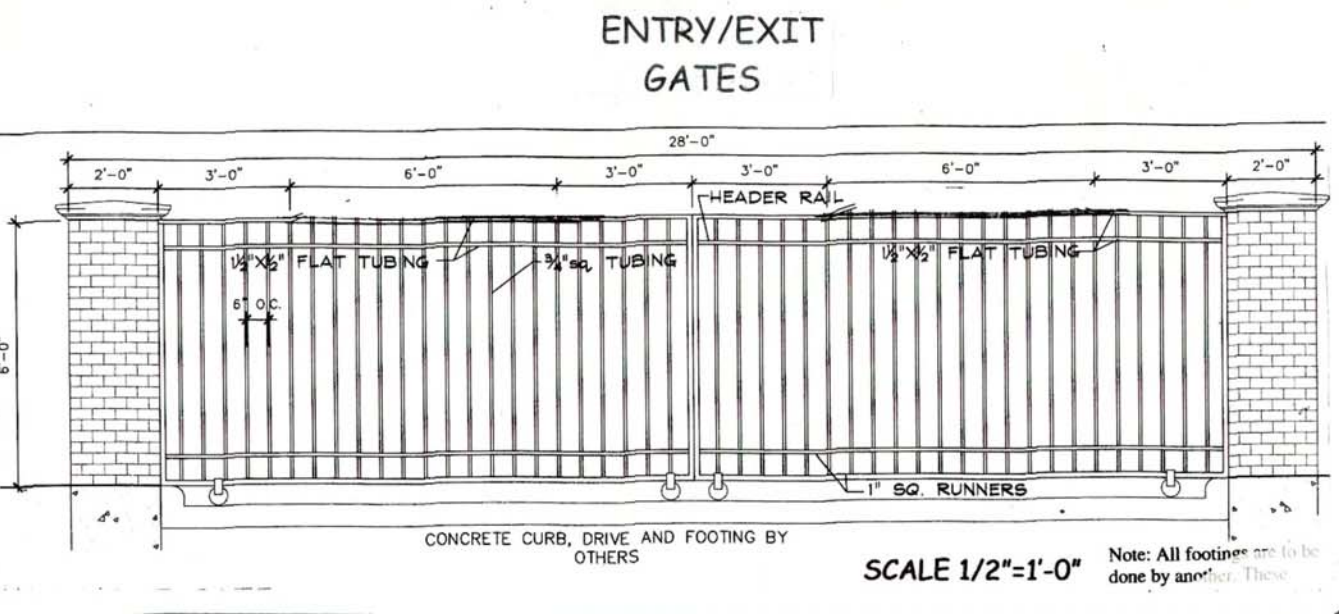
**RETAINING WALL & FOOTINGS**



**FOUNTAIN  
DETAILS**

Item # MA 3722  
Size 72"H 72"W  
Price \$6,199.99

**FOUNTAIN  
DETAILS**



**ENTRY/EXIT  
GATES**

**SCALE 1/2"=1'-0"**

Revisions By

George Woodworth  
Registered Landscape Architect  
1007 OXBOROUGH  
Katy, TX 77450  
Phone: (281) 631-3714



HAVEN AT MANSFIELD  
MANSFIELD, TEXAS

Drawn:  
Date 4-23-2020  
Job Name:  
Job No. SUP#20-005-Exhibit D  
Scale:  
Sheet





**ROUND ADA PICNIC TABLE**  
W/ 3 SEATS, SINGLE ADA ACCESS  
ST-X310 46" Round Expanded Table



**CLASSIC RECEPTACLE**  
SR-C100  
Classic Waste Receptacle



**PLASTIC DOME TOP W/ DOOR**  
SRL-D100  
Plastic Dome Top Lid

ALL OF THE SITE AMENITIES  
ARE TO BE IN EARTHTONE COLORS



**10' FULL BIKE RACK**  
47210



**MOD STANDARD BACKLESS**

SRR-M600

6' Mod Backless

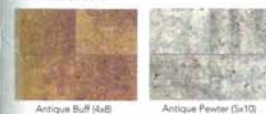


## HOLLAND STONE

With the renowned durability of interlocking pavers, Holland Stone offers the Old World charm of a simple paver shape. The rectangular shape of Holland Stone can be installed in a number of fascinating patterns to produce simple or intricate designs. Mix these patterns with any of the available standard colors or combination of colors to maximize almost unlimited design potential.



### AVAILABLE COLORS

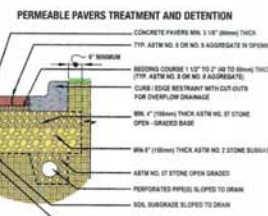
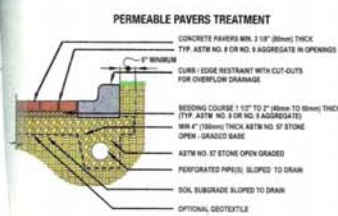


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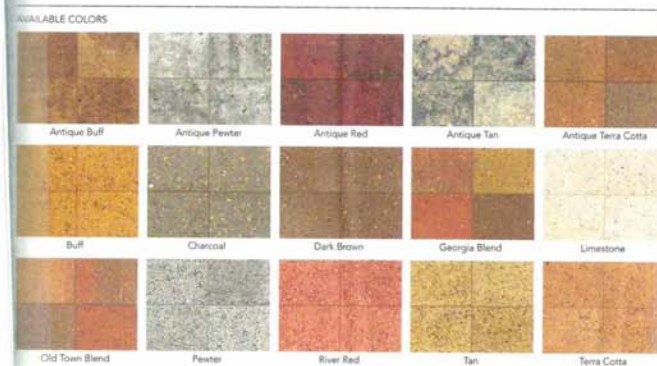


### SPECIFICATIONS

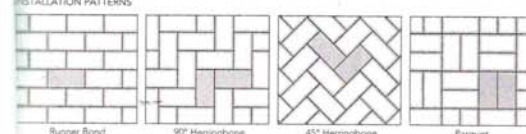
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4x8	50mm	4" W x 8" L x 3 1/4" H	12.9 lbs	480	2,880 lbs	4.5	107	#314
5x10	80mm	5" W x 10" L x 3 1/4" H	12.9 lbs	280	3,612 lbs	2.88	97	#315



### PERMEABLE PAVERS



### INSTALLATION PATTERNS



### SPECIFICATIONS

	HEIGHT	DIMENSIONS	WEIGHT	STONES/PALLET	PALLET WT.	STONES/SQ. FT.	SQ. FT./PALLET	PRODUCT NO.
Holland Stone	80mm	3 1/4" W x 7 1/4" L x 2 1/4" H	8 lbs	480	2,880 lbs	4.56	103	#217

Colors printed here are as true a match as the printing process will allow. For best matching results, please refer to actual samples.

Revisions By

George Woodworth  
Registered Landscape Architect

1007 OXBOROUGH  
Katy, TX 77450  
Phone: (281) 831-3714



HAVEN AT MANSFIELD  
MASFIELD, TEXAS

Drawn

Date 4-23-2020

Job Name

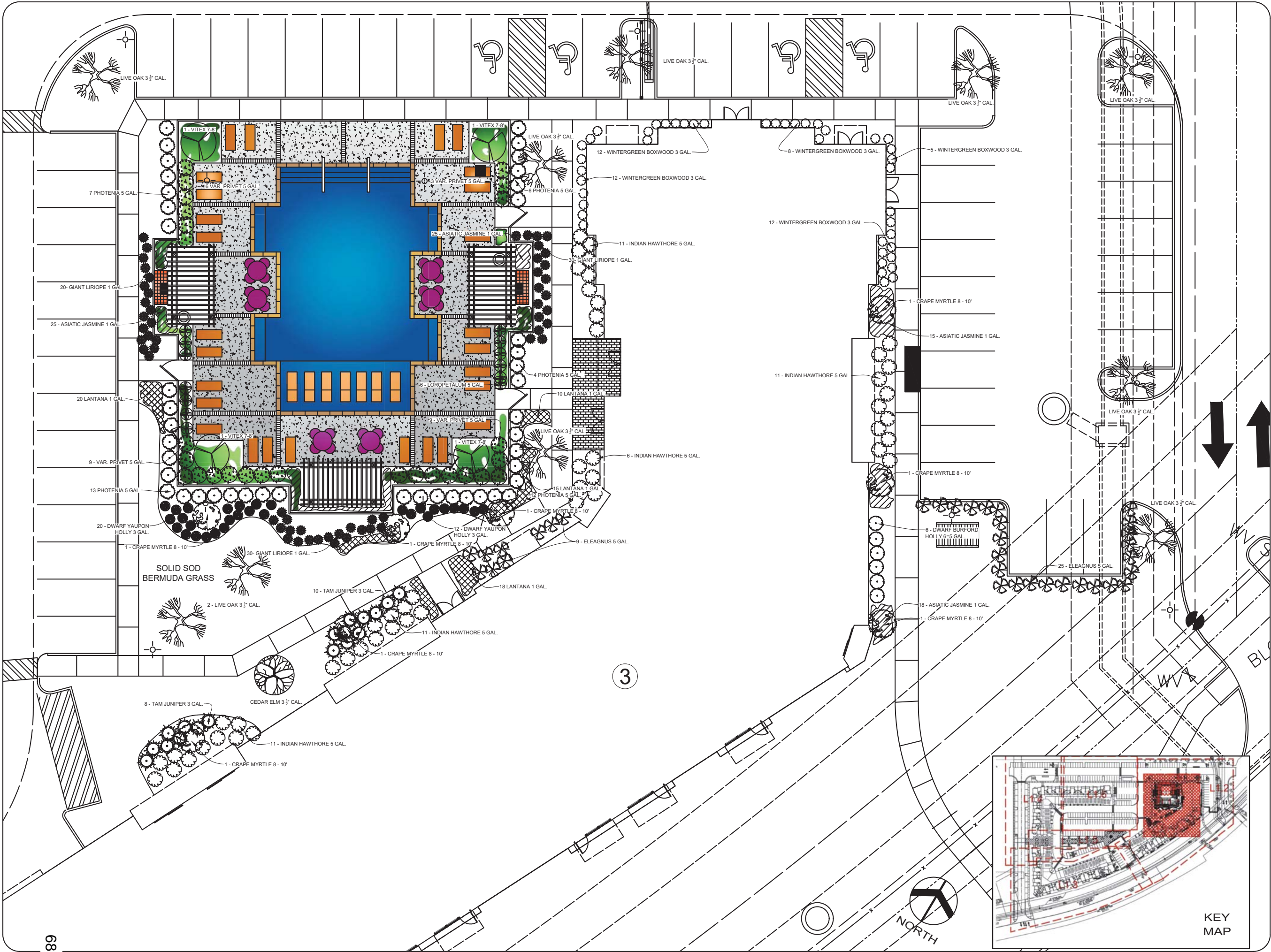
Job No. SUP#20-005-Exhibit D

Scale Scale Varies

Sheet

L1.8  
OF  
16





Revision	By
<div><div><div><div><div><div><span></span></div><div>REGISTERED LANDSCAPE ARCHITECT</div></div><div><div><span></span></div><div>GEORGE E. WOOD</div></div><div><div><span></span></div><div>NORTH</div></div><div><div><span></span></div><div>377</div></div><div><div><span></span></div><div>STATE OF TEXAS</div></div></div></div><div>HAVEN AT MANSFIELD MASFIELD, TEXAS</div></div></div>	
Drawn	
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Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 10'-0"
Sheet	LANDSCAPE L2.1 OF 16





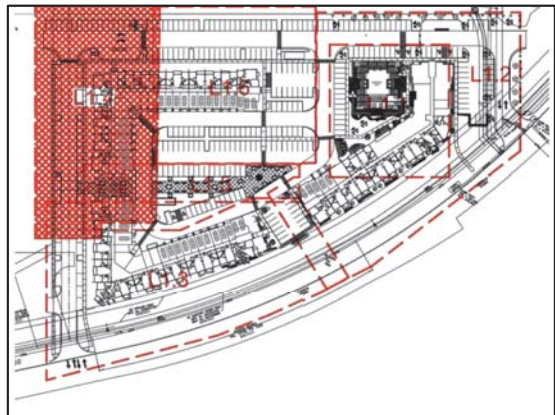
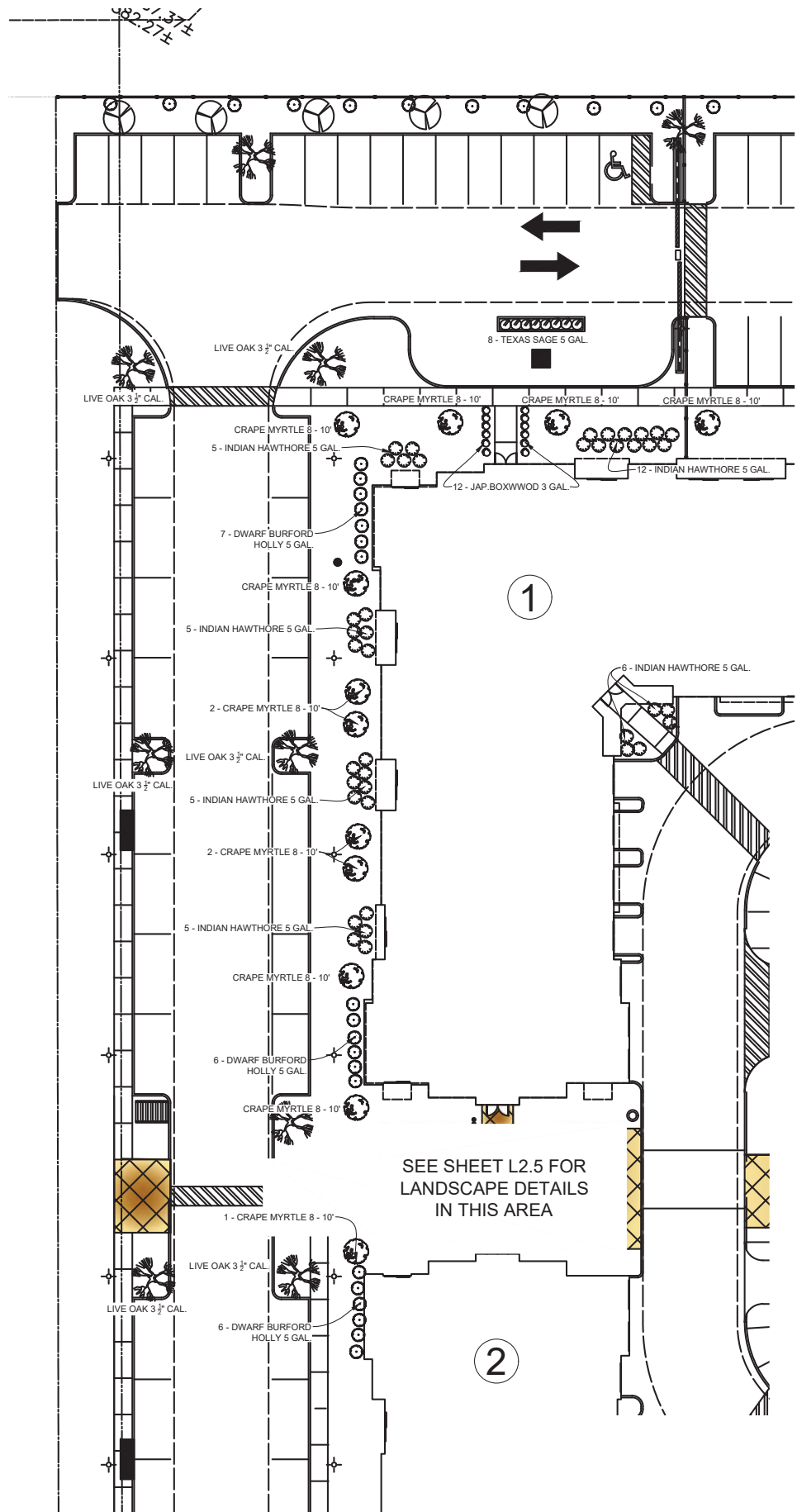


HAVEN AT MANSFIELD  
MASFIELD, TEXAS

Drawn	
Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 20'-0"
Sheet	

LANDSCAPE  
L2.3  
OF  
16





Revision	By



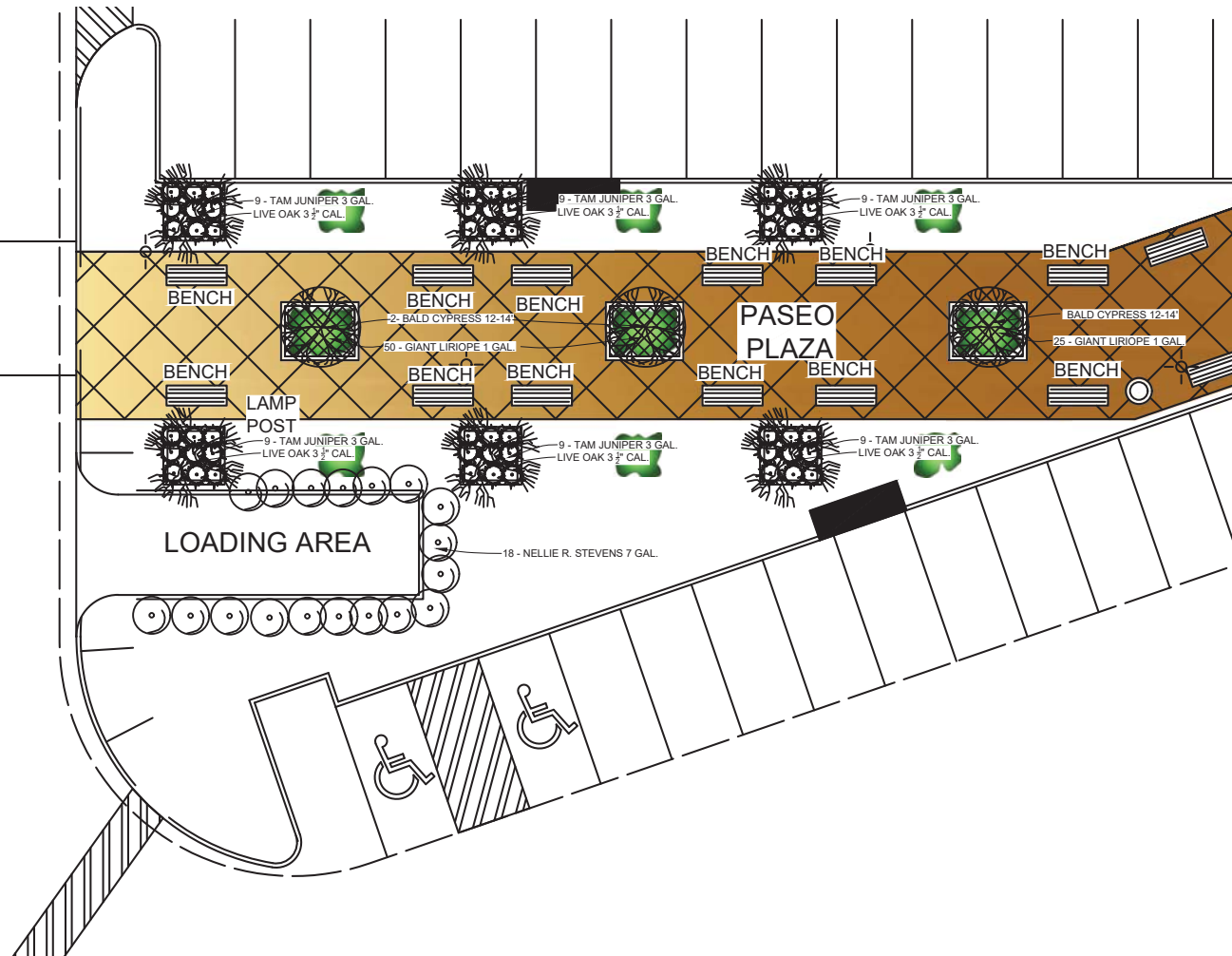
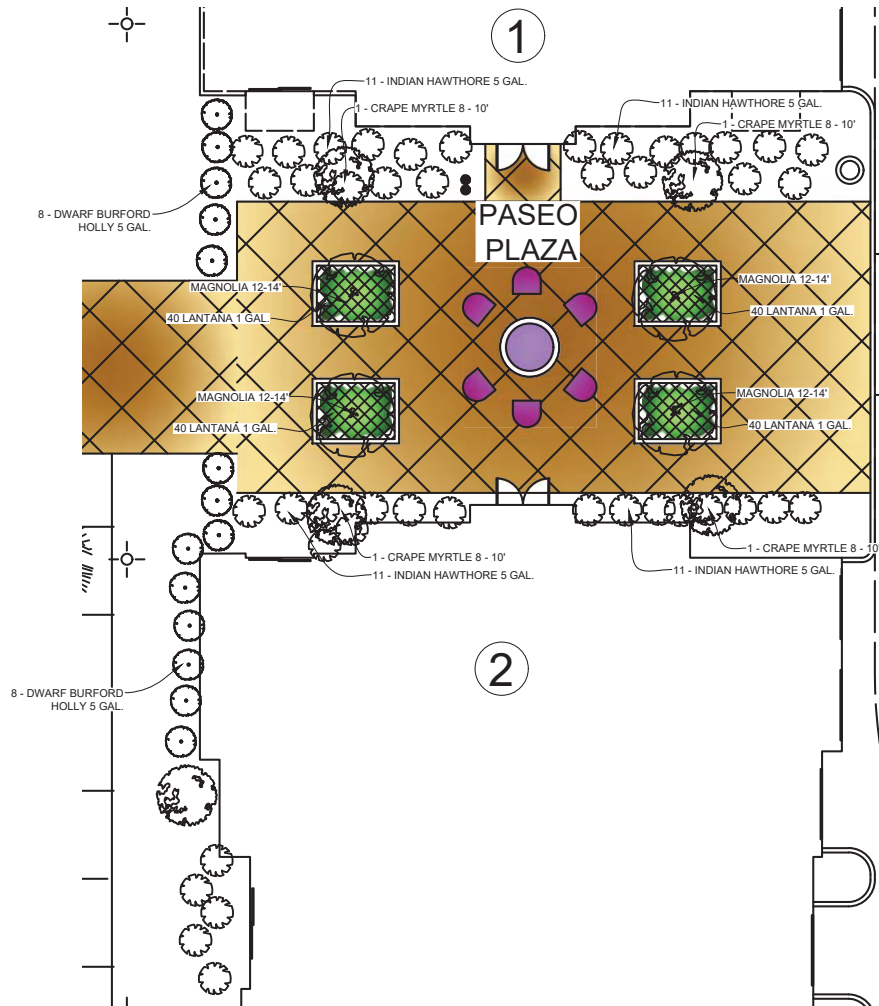
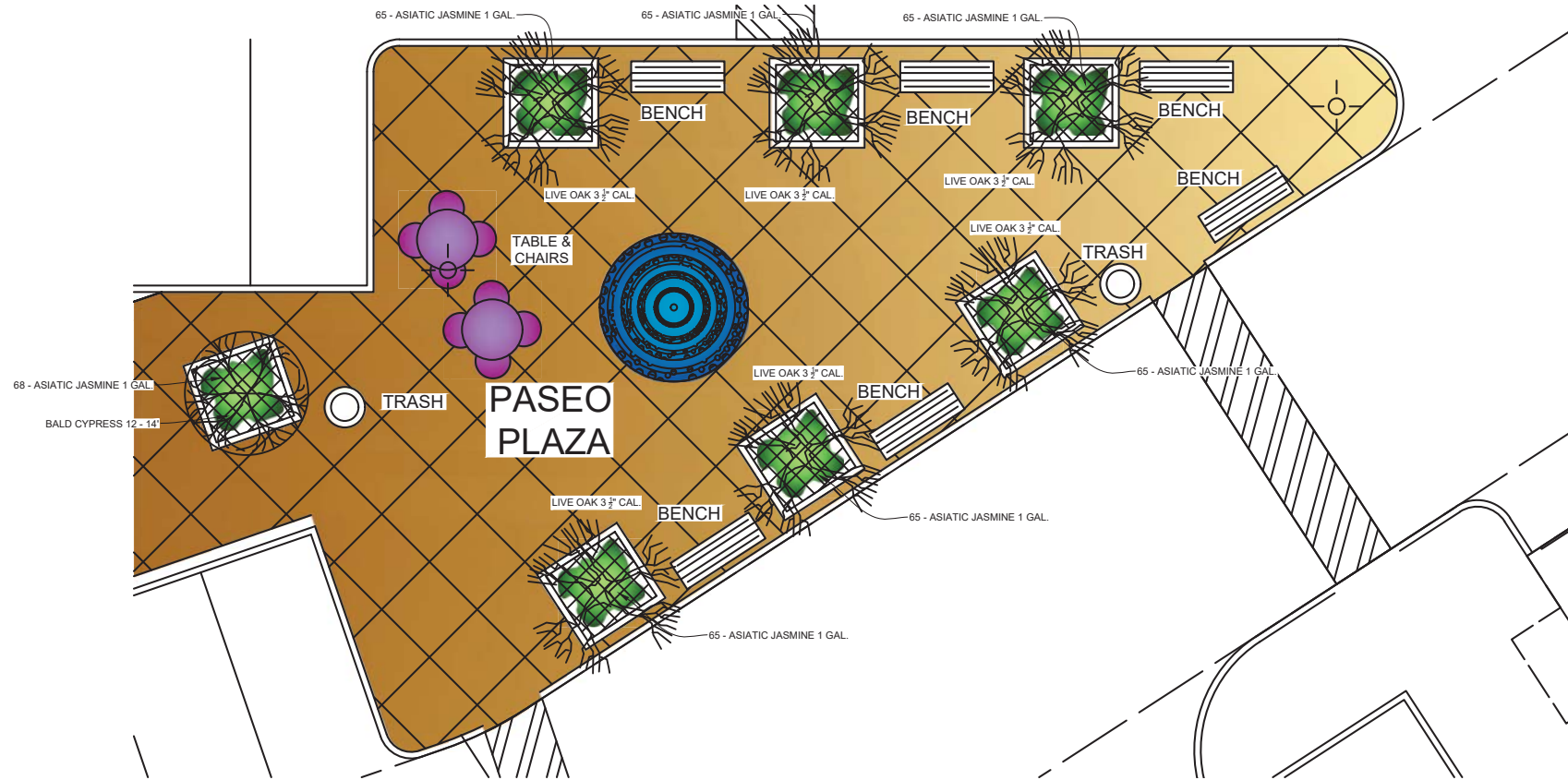
# HAVEN AT MANSFIELD MASFIELD, TEXAS

Drawn	
Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 20'-0"
Sheet	LANDSCAPE <b>L2.4</b> OF 16





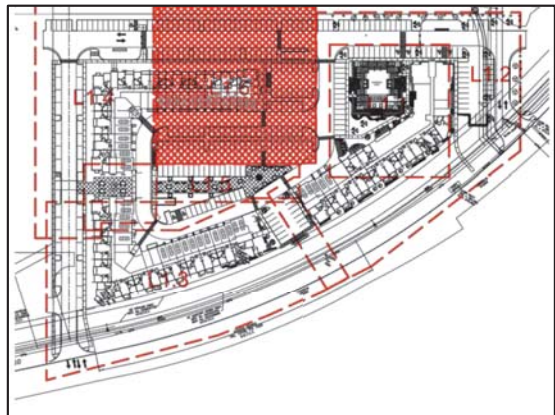
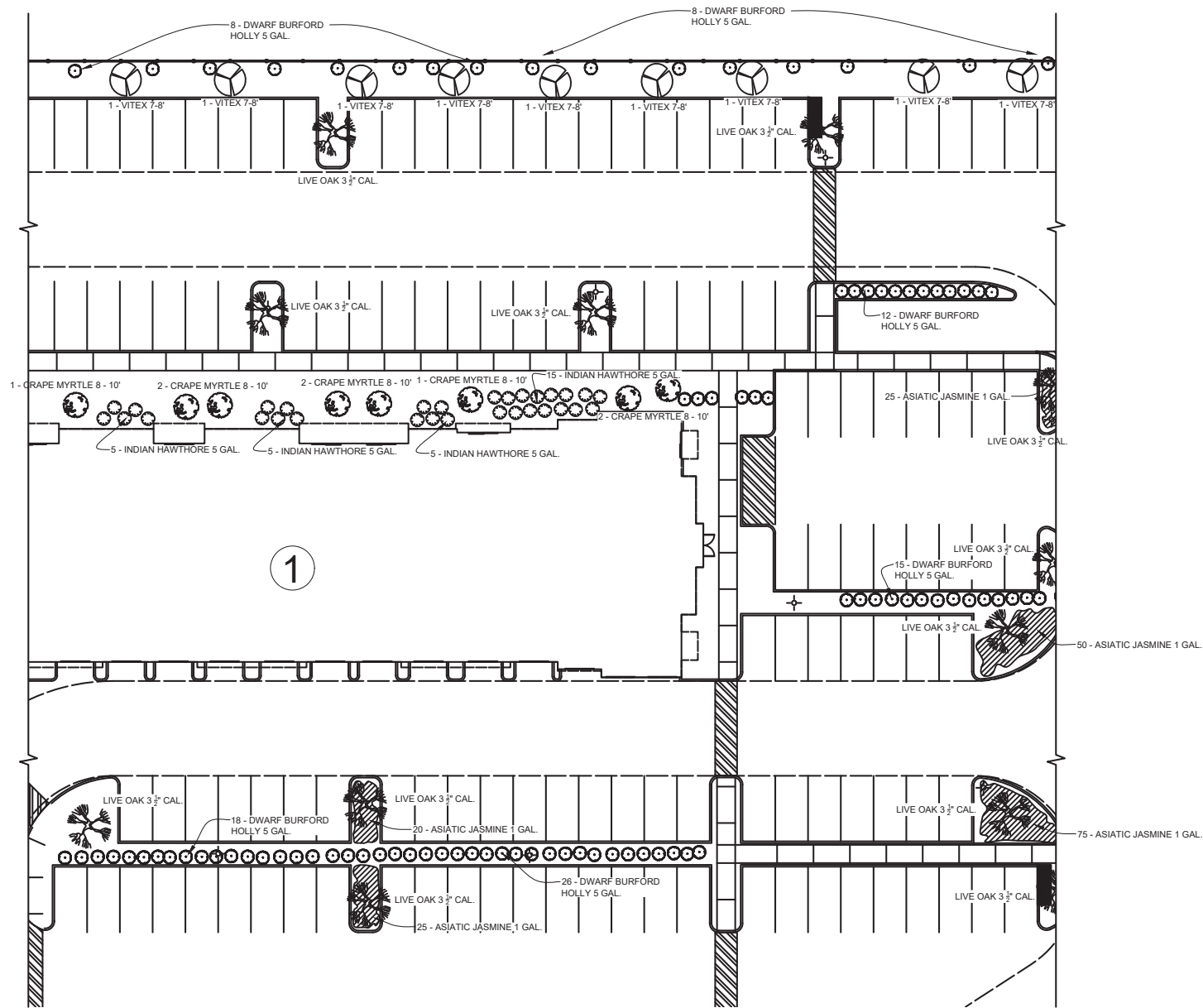
KEY  
MAP



Revision	By

HAVEN AT MANSFIELD  
MASFIELD, TEXAS

Drawn	
Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 10'-0"
Sheet	LANDSCAPE L2.5 OF 16



Revision	By



# HAVEN AT MANSFIELD MANSFIELD, TEXAS








Drawn	
Date	4/23/2020
Job Name	
Job No.	SUP#20-005-EXHIBIT-D
Scale	1" = 20'-0"
Sheet	













LANDSCAPE  
**L2.6**  
OF  
16









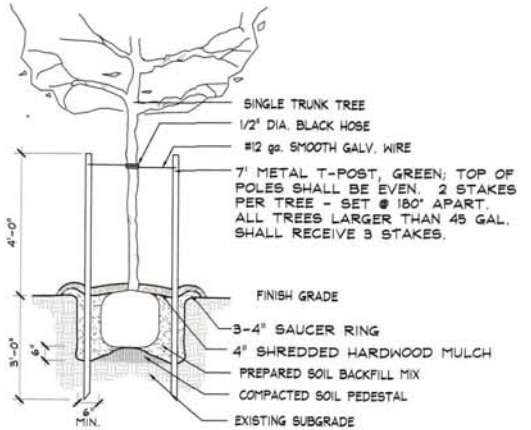
NOTES:

1. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE. CONTRACTOR SHALL VERIFY ALL PLANT SYMBOL QUANTITIES PER THE PLAN.

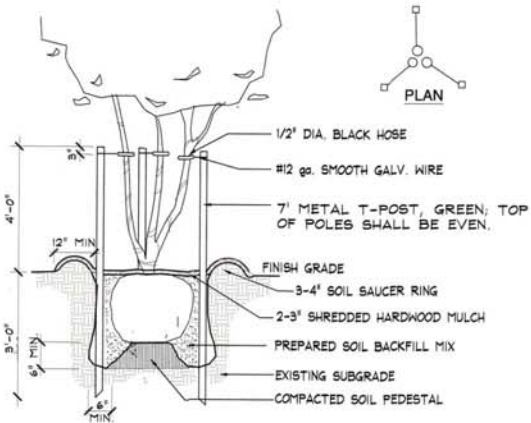
Trees :				
Sym.	Common Name	Scientific Name	Size	Qty.
	LIVE OAK	Quercus virginiana (Specimen)	4" cal.	
	LIVE OAK	Quercus virginiana (Specimen)	3.5" Cal.	58
	Cedar Elm	Ulmus crassifolia	3.5" Cal.	5
	BALD CYPRESS	Taxodium distichum (Specimen)	12-14'	3
	Crape Myrtle	Lagerstroemia indica	8-10'	55
	Magnolia	Magnolia grandiflora	12-14'	4
	Chaste Tree	Vitex (multi-stem)	7-8'	31

Shrubs :				
Sym.	Common Name	Scientific Name	Size	Qty.
	Var. Privet	Ligustrum japonicum	5 Gal. 30" H	106
	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	3 Gal. 18"H/15"W	76
	Dwarf Yaupon Holly	Ilex Vomitoria	3 Gal. 18"H/20"W	3
	Photinia	Photinia x fraseri	5 Gal. 30"H	34
	Loropetalum	Loropetalum chinense	5 Gal. 24"Ht 24" Spread	13
	Indian Hawthorne	Raphiolepis indica	5 Gal. 24"Ht 24" Spread	192
	Texas Sage	Leucophyllum frutescens	5 Gal. 24"Ht 24" Spread	16
	Miscanthus (Maiden Grass)	Miscanthus sinensis	3 Gal. 24" Ht 24" Spread	12
	Tam Juniper	Juniperus sabina	3 Gal. 18" H 24" W	72
	Eleagnus	Eleagnus x ebbingei	5 Gal. 24" Ht 24" Spread	61
	Dwarf Burford Holly	Ilex cornuta	5 Gal. 36" H 26" Spread	109
	Nellie R Stevens	Ilex x 'Nellie R Stevens'	7 Gal. 4.5' H 36" W	36

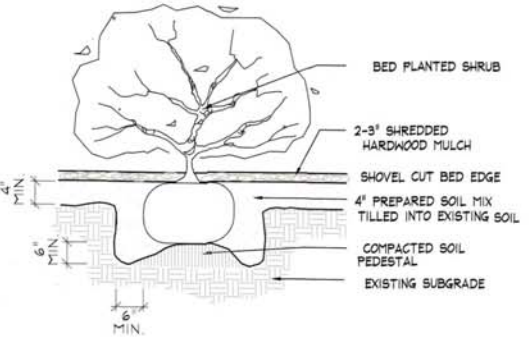
Groundcover, Vines, etc :				
Sym.	Common Name	Scientific Name	Size	Qty.
	Asian Jasmine	Trachelospermum asiaticum (Rooted)	1 gal. 6" Ht 12" sprd	1,026
	Lantana	Lantana camara	1 Gal. 12"H/12"W	281
	Dianella	Dianella caerulea	3 Gal. 10"Ht 14" Spread	
	Giant Liriope	Liriope muscari	1 Gal. 10" Ht 14" Spread	145
	Annual Color	Seasonally appropriate	20 4" pots per Tray	
	Bermuda Grass	Cynodon dactylon		



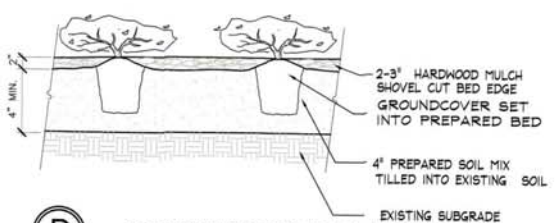
A — TREE PLANTING  
SCALE: NTS



B — MULTI-STEM TREE PLANTING  
SCALE: NTS



C — SHRUB PLANTING  
SCALE: NTS



D — GROUNDCOVER PLANTING  
SCALE: NTS

Issue	Date

George Woodworth  
Registered Landscape Architect  
1007 OXBOROUGH  
Katy, TX 77450  
Phone: (281) 831-3714



Haven at Mansfield  
Mansfield, Texas

Drawn
Job No.
Scale
Sheet Title
Planting List & Details
Sheet





BLADE SIGN #3 – VIEW LOOKING NORTHEAST

NOTE: ALL SIGNAGE WILL ADHERE TO THE DESIGN REGULATIONS AND INTENT OF THE RESERVE PLANNED DEVELOPMENT



BLADE SIGN #2 (FOREGROUND) BLADE SIGN #1 (BACKGROUND) VIEW LOOKING NORTH



BLADE SIGN #1 – VIEW LOOKING WEST



BUILDING SIGNAGE KEY PLAN – NO SCALE



BUILDING BLADE SIGN – NO SCALE  
NOTE: THE ILLUSTRATION ABOVE DEPICTS THE BLADE SIGN DESIGN BASIS. THE SIGN DIMENSIONS, TEXT, AND GRAPHICS ARE SCHEMATIC. FINAL SIGN DIMENSIONS, TEXT, TEXT SIZE, AND GRAPHIC DESIGN MAY VARY.



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OWNER:  
GUEFEN DEVELOPMENT  
3200 Southwest Freeway, Suite 1870  
Houston, TX 77057  
Phone: 713-706-1510  
Contact: David Kulkarni  
Email: dkulkarni@guefen.com



CIVIL:  
WIER & ASSOCIATES, INC.  
2001 E. Lamar Blvd., Suite 200E  
Arlington, Texas 76010-2440  
Phone Number: 817-467-7700 x114  
Fax Number: 817-467-7713  
Contact: Philip Graham, P.E.  
Email: PhilG@wierassociates.com

LANDSCAPE:  
GEORGE WOODWORTH  
1607 Oakmeadow  
Katy, TX 77450  
Phone Number: 281-631-3714

MEP:

HAVEN AT MANSFIELD  
HERITAGE PARKWAY AND US 287, MANSFIELD, TEXAS  
GUEFEN DEVELOPMENT



05-20-2020  
ARCHITECT: BRITTEN L. PERKINS  
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NO.	DATE	ISSUE

Project Number: 20016  
Issued: SUP RESUBMITTAL  
Issue Date: 05-20-2020

SUP#20-005  
EXHIBIT E

DRAWING NUMBER  
1 OF 1  
BLDG. SIGNAGE



## Philip Graham

---

From: Mark Price <Mark.Price@txdot.gov>  
Sent: Wednesday, May 6, 2020 9:42 AM  
To: Philip Graham  
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov); raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov); kreimer@venturedfw.com; matt.jones@mansfieldtexas.gov  
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020  
Attachments: Concept-Plan-TxDOT-05056.03.pdf; doc20200424151405.pdf

Philip Graham P.E.

The revised new concept with cross access for the Haven at Mansfield and Sweeney Property and two driveway with Deceleration lanes on SH 360 for the new Haven at Mansfield is Approved for Concept revised updated plan. This office will now be reviewing plan for the permit. For planning please use this email as approval of the concept. Permit will follow soon to this project.



---

From: Philip Graham [mailto:PhilipG@wierassociates.com]  
Sent: Wednesday, May 06, 2020 9:24 AM  
To: Mark Price <Mark.Price@txdot.gov>  
Cc: david.boski@mansfieldtexas.gov; Trace Hilton (trace.hilton@mansfieldtexas.gov) <trace.hilton@mansfieldtexas.gov>; raymond.coffman@mansfieldtexas.gov; Bart VanAmburgh (bart.vanamburgh@mansfieldtexas.gov) <bart.vanamburgh@mansfieldtexas.gov>  
Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Sorry about that.

**Philip Graham, P.E. , Senior Associate**  
**WIER & ASSOCIATES, INC.**  
**Engineers / Surveyors / Land Planners**  
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**2201 E. Lamar Blvd., Suite 200E, Arlington, TX 76006-7440**

**Ph: 817-467-7700 ext. 114 Fax: 817-467-7713**

[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900 & 10194175

---

From: Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

Sent: Wednesday, May 6, 2020 9:23 AM

To: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>

Cc: [david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov); Trace Hilton ([trace.hilton@mansfieldtexas.gov](mailto:trace.hilton@mansfieldtexas.gov))

<[trace.hilton@mansfieldtexas.gov](mailto:trace.hilton@mansfieldtexas.gov)>; [raymond.coffman@mansfieldtexas.gov](mailto:raymond.coffman@mansfieldtexas.gov); Bart VanAmburgh

([bart.vanamburgh@mansfieldtexas.gov](mailto:bart.vanamburgh@mansfieldtexas.gov)) <[bart.vanamburgh@mansfieldtexas.gov](mailto:bart.vanamburgh@mansfieldtexas.gov)>

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

I don't see the Attachment on this email?

Send the attachment and we will then forward the approved concept to the Planning office. All items look for this concept.

Mark

---

From: Philip Graham [<mailto:PhilipG@wierassociates.com>]

Sent: Wednesday, May 06, 2020 9:15 AM

To: Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

Cc: [david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark, here is the updated concept plan showing the revised drive location centered on the northern property line to accommodate the adjacent property owner. I have a resubmittal to the city by noon tomorrow and this Specific Use Permit will not be allowed to be placed on a Planning & Zoning agenda until the city receives a written approval that the drive locations are acceptable to TxDOT pending approval of drive permit applications prior to construction. Thank you.

**Philip Graham, P.E. , Senior Associate**

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Texas Land Surveying Firm No. 10033900 & 10194175

---

From: Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

Sent: Tuesday, May 5, 2020 9:02 AM

To: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>



Cc: [david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Thanks Philip,

Mark

FYI - Im on web - calls mostly all morning.

---

From: Philip Graham [<mailto:PhilipG@wierassociates.com>]

Sent: Tuesday, May 05, 2020 8:35 AM

To: Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

Cc: [david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Yes, I have talked to David and have also had conversations with that property developer. I am going to be receiving a CAD file for a revised layout moving the northern property line to become a shared drive. A PDF provided by the architect of the revised layout that they are finishing up this morning is attached showing the shared drive.

Drainage is being routed to the storm drain that was installed with the THR Wellness Treatment Center a few years ago, the existing open back inlet just south of the northern drive and the open back inlet to the south. There will be a future detention pond on the future commercial property that will be designed and sized to keep the flow rates below the storm drain capacities. The drainage area map from the last submittal (will be updated once the drive is moved) is attached for reference if you need it.

**Philip Graham, P.E. , Senior Associate**

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Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10033900 & 10194175

---

From: Mark Price <[Mark.Price@txdot.gov](mailto:Mark.Price@txdot.gov)>

Sent: Tuesday, May 5, 2020 8:25 AM

To: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>

Cc: [david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)

Subject: RE: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17

Have you talked to David with the city and north driveway being shared with the next track. There is a issues with this driveway.

After talk to David and property owner is needed to have cross access with the north driveway.

Did the drainage items change for this project.



Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

---

## Fwd: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

---

David Boski <david.boski@mansfieldtexas.gov>  
To: Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

Fri, May 8, 2020 at 7:38 AM

FYI

----- Forwarded message -----

From: **Ken Reimer** <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>

Date: Thu, May 7, 2020 at 1:55 PM

Subject: CITY OF MANSFIELD - Haven at Mansfield - OLD TEXAS HEALTH APPROVED PERMIT. REF# 03-121-17 & Sweeney Track. 5-6-2020

To: David Boski <[david.boski@mansfieldtexas.gov](mailto:david.boski@mansfieldtexas.gov)>

Cc: Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>, Anne Bryan <[abryan@venturedfw.com](mailto:abryan@venturedfw.com)>

5-7-20

David Bosky

City of Mansfield

We are fine with the attached Guefen Site Plan attached labeled "Concept-Plan-TXDOT-05056.03".

Mark Price with TXDOT has advised that TXDOT is also fine in concept with this plan.

We understand that a Common Access easement will have to be executed between the Sweeney's and Guefen Development Partners.

We also understand that the city of Mansfield is fine with the attached concept plan labeled "Guefen-Site Plan with proposed access expansion for Sweeney tract 5-7-20" with the proposed extension of the access drive into the Sweeney property in order to accommodate access needs for future development.

Based on this understanding, we will move forward to prepare the necessary Common Access Easement Agreement and Development Agreement with Guefen Development Partners.

Thank you very much for your assistance with this site plan.

Best regards,

**Ken Reimer** | Founding Principal | Managing Partner | **Venture Commercial Real Estate, LLC**  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn



Member of **X TEAM**

## LAND TEAM



**Ken Reimer**



**Anne Bryan**



**Felix Saenz**



**Hank Autrey**

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--

David Boski, P.E.  
Asst. Director of Public Works - Transportation

City of Mansfield  
[mansfieldtexas.gov](http://mansfieldtexas.gov)  
[1200 E. Broad Street](#)  
[Mansfield, TX 76063](#)  
817-276-4208  
817-453-8176 (fax)

---

### 2 attachments



**Concept-Plan-TxDOT-05056.03.pdf**  
878K



**Guefen- Site Plan with proposed access expansion for Sweeney tract 5-7-20.pdf**  
101K

## Philip Graham


---

From: Ken Reimer <kreimer@venturedfw.com>  
Sent: Tuesday, May 5, 2020 2:53 PM  
To: Philip Graham; Keith Smith; kyle@thesweeneyco.com  
Cc: David Kulkarni; Emily Shackelford (emilyshack@mac.com); kyle@thesweeneyco.com  
Subject: RE: WA05056.03 Haven at Mansfield

It appears so and we appreciate your work on this. We are making sure the drive continuance to the west along THR boundary works for the city for future fire lane for the Sweeney tract.

We will be back to you very shortly.

Ken

[Ken Reimer](#) | Founding Principal | Managing Partner | [Venture Commercial Real Estate, LLC](#)  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn  
Member of  TEAM

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---

From: Philip Graham <PhilipG@wierassociates.com>  
Sent: Tuesday, May 05, 2020 2:50 PM  
To: Ken Reimer <kreimer@venturedfw.com>; Keith Smith <ksmith@venturedfw.com>; kyle@thesweeneyco.com  
Cc: David Kulkarni <dkulkarni@quefen.com>  
Subject: RE: WA05056.03 Haven at Mansfield

Is the location and configuration acceptable?

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Texas Engineering Firm No. F-2776  
Texas Land Surveying Firm No. 10033900 & 10194175

---

From: Ken Reimer <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>  
Sent: Tuesday, May 5, 2020 2:48 PM  
To: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>; Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>; [kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)  
Cc: David Kulkarni <[dkulkarni@quefen.com](mailto:dkulkarni@quefen.com)>  
Subject: RE: WA05056.03 Haven at Mansfield

Philip:




Our understanding from TxDOT is that we would not need a decel lane for the tiny parcel we have. The owners figure this is a tract that MAY sell in the next 10 years and are not allocating any money to this.

We are happy to make all other accommodations as far as easement, development agreement, etc.

Let us know next steps!

Thanks,

Ken

Ken Reimer | Founding Principal | Managing Partner | [Venture Commercial Real Estate, LLC](#)  
8235 Douglas Avenue | Suite 720 | Dallas, Texas 75225 | p 214.378.1212 | f 214.378.1213 | vCard | LinkedIn  
Member of  TEAM

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---

From: Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>  
Sent: Tuesday, May 05, 2020 11:17 AM  
To: Ken Reimer <[kreimer@venturedfw.com](mailto:kreimer@venturedfw.com)>; Keith Smith <[ksmith@venturedfw.com](mailto:ksmith@venturedfw.com)>; [kyle@thesweeneyco.com](mailto:kyle@thesweeneyco.com)  
Cc: David Kulkarni <[dkulkarni@quefen.com](mailto:dkulkarni@quefen.com)>  
Subject: WA05056.03 Haven at Mansfield

Mr. Reimer, we have made changes to our site layout to move the proposed drive to the common property line as you have expressed to Ben McAnally of our office. Please review and the attached plan and let us know if this addresses your concerns and is acceptable.

Mark Price of TxDOT has already informed us that a deceleration lane will be necessary for this drive considering that it will be serving two properties with one of the property uses being a multi-family and the other being unknown. This deceleration lane will require a modification/extension of the multiple box culvert crossing under the SH 360 frontage road. Since this drive and deceleration lane will also be serving your property, would you be willing to share some of the costs related to this deceleration lane construction?

Thank you.

**Philip Graham, P.E. , Senior Associate**  
**WIER & ASSOCIATES, INC.**  
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[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776  
Texas Land Surveying Firm No. 10033900 & 10194175

Disclaimer

## Philip Graham

---

From: Chris Coleman <[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)>  
Sent: Wednesday, May 6, 2020 12:09 PM  
To: Ben McAnally; Patrick J. Murray  
Cc: Megan Johnson; Philip Graham  
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Hello Ben, great to speak with you guys today! We appreciate the discussion. At this time we cannot approve the proposed plans until we get further along in the final design process.

Thank you and we look forward to discussing again in the future.

Have a great day!

Thanks,  
CC

**Chris Coleman**  
**Land Manager**

### **Summit Midstream Partners, LLC**

910 Louisiana Street | 41<sup>st</sup> Floor | Houston, TX 77002

Office: 832.413.4767 Cell: 832.302.6863

[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)



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From: Ben McAnally <[BenM@wierassociates.com](mailto:BenM@wierassociates.com)>  
Sent: Monday, May 4, 2020 12:56 PM  
To: Chris Coleman <[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)>; Patrick J. Murray <[pmurray@summitmidstream.com](mailto:pmurray@summitmidstream.com)>  
Cc: Megan Johnson <[megan.johnson@summitmidstream.com](mailto:megan.johnson@summitmidstream.com)>; Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>  
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Hi Chris. We are working out the meeting details now and I'll send everyone an invite shortly. Just to confirm, the meeting will be for 10:30AM this Wednesday, May 6<sup>th</sup> and I'll schedule it to last an hour.

Thank you,

**Ben McAnally, E.I.T.**

**WIER & ASSOCIATES, INC.**  
**Engineers / Surveyors / Land Planners**

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From: Chris Coleman <[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)>  
Sent: Monday, May 4, 2020 9:33 AM  
To: Ben McAnally <[BenM@wierassociates.com](mailto:BenM@wierassociates.com)>; Patrick J. Murray <[pmurray@summitmidstream.com](mailto:pmurray@summitmidstream.com)>



Cc: Megan Johnson <[megan.johnson@summitmidstream.com](mailto:megan.johnson@summitmidstream.com)>; Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>  
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Good morning, Ben. Please send us a meeting invite for Wednesday at 1030am if that time and date will work for all. We can start with a conf call with us all looking as we discuss. If you feel we should do a screen share for this meeting send that invite out also.

Thanks,  
CC

**Chris Coleman**  
**Land Manager**

**Summit Midstream Partners, LLC**

910 Louisiana Street | 41<sup>st</sup> Floor | Houston, TX 77002  
Office: 832.413.4767 Cell: 832.302.6863  
[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)



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From: Ben McAnally <[BenM@wierassociates.com](mailto:BenM@wierassociates.com)>  
Sent: Monday, May 4, 2020 9:30 AM  
To: Chris Coleman <[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)>; Patrick J. Murray <[pmurray@summitmidstream.com](mailto:pmurray@summitmidstream.com)>  
Cc: Megan Johnson <[megan.johnson@summitmidstream.com](mailto:megan.johnson@summitmidstream.com)>; Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>  
Subject: RE: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Good morning Chris and Patrick,

I'm following up on our discussion last week. I was wondering how we wanted to set up this meeting. Is it going to be a conference call or will we need screen sharing or anything like that? I know that Philip wants to be involved and we just want to make sure we get everything ironed out.

Also, the resubmittal we made last week was on a specific use permit for the city of Mansfield to get initial zoning approval of the apartment complex that we are putting in place. We are still awaiting feedback on that, but this is still early in the total design process. The site layout, location of access drives, and the utility line placements are pretty much set where we would like them, so the overall site design probably will not differ too much from what we have. We are still awaiting TxDOT approval on access drives and the property still needs to be re-platted as well. Philip has been involved with the project from the beginning so he would be able to fill in any gaps in the project timeline I may be missing, as well.

Thank you and let me know if there is anything I can help with,

**Ben McAnally, E.I.T.**

**WIER & ASSOCIATES, INC.**  
**Engineers / Surveyors / Land Planners**

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From: Chris Coleman <[chris.coleman@summitmidstream.com](mailto:chris.coleman@summitmidstream.com)>  
Sent: Wednesday, April 29, 2020 8:39 AM

To: Ben McAnally <[BenM@wierassociates.com](mailto:BenM@wierassociates.com)>

Cc: Patrick J. Murray <[pmurray@summitmidstream.com](mailto:pmurray@summitmidstream.com)>; Megan Johnson <[megan.johnson@summitmidstream.com](mailto:megan.johnson@summitmidstream.com)>;

Philip Graham <[PhilipG@wierassociates.com](mailto:PhilipG@wierassociates.com)>

Subject: Re: [EXTERNAL] WA05056.03-Haven at Mansfield gas crossing

Morning Ben. Good to speak with you yesterday. Let's discuss Tuesday of next week. We will review more on our end prior to the discussion next week.

Also, please confirm as to where you guys are in the submittal process w the CoA and overall proposed timeline. We have already found some areas on what you sent last week that have potential to cause safety and asset integrity concerns.

Thanks

CC

Chris Coleman

Land Manager

Summit Midstream Partners, LLC

910 Louisiana Street | Ste. 4200 | Houston, TX 77002

Office: 832.413.4767 Cell: 832.302.6863

[Chris.Coleman@SummitMidstream.com](mailto:Chris.Coleman@SummitMidstream.com)

On Apr 29, 2020, at 8:08 AM, Ben McAnally <[BenM@wierassociates.com](mailto:BenM@wierassociates.com)> wrote:

Hi Patrick,

I've attached an updated version of the storm drain exhibit to show a more detailed layout of the flume location. Before, we were just showing a general location where it would cross and this should show it a little more clearly. I know that Chris had discussed a conference call to iron out all the concerns and we are available anytime this Friday and anytime next Tuesday-Friday so let us know what works best for y'all.

Thank you,

**Ben McAnally, E.I.T.**

**WIER & ASSOCIATES, INC.**

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