City Council - Regular Meeting
March 9, 2026 - 3:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

Presentation of the Standards of Cover and Community Risk Assessment by the Center for Public Safety Management

Discussion Regarding Speed Limit and School Zone Changes on Cannon Dr.

Discussion Regarding the March 9, 2026 Consent Agenda Items

3. RECESS INTO EXECUTIVE SESSION
Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

i. Seek Advice of City Attorney Regarding the Possible Expansion of the Downtown Neighborhood Empowerment Zone

ii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Land Acquisition for Future Development

ii. Land Acquisition Project #25-06

iii. Land Acquisition Project #26-01

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

i. Economic Development Project #21-33

ii. Economic Development Project #23-13

iii. Economic Development Project #24-11

iv. Economic Development Project #25-07

4. 6:00 P.M. OR IMMEDIATELY FOLLOWING EXECUTIVE SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

5. INVOCATION

6. PLEDGE OF ALLEGIANCE

7. TEXAS PLEDGE

8. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

9. PROCLAMATION

Proclamation - Theatre in Our Schools Month 2026

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Geyer Commons Update

Community Engagement Spring Events Update

Presentation of the 2025 Annual Traffic Contact Report

Presenters: Tracy Aaron, Police Chief

Attachments:

1. 2025 Mansfield Annual Traffic Contact Report

Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. CONSENT AGENDA

26-1950: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Accepting

Certification of Unopposed Candidates for the Offices of Council Member, Place Six (6) and Council Member, Place Seven (7); Declaring the May 2, 2026, General Election is Canceled and the Unopposed Candidates Elected to Office

Presenters: Susana Marin, City Secretary
Attachments:
1. Ordinance
2. Certification of Unopposed Candidates
3. Order of Cancellation

26-1948: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding for an Amount not to Exceed $261,868.20 for the 50th Year Community Development Block Grant; Recommending Tarrant County Award a Construction Contract to JR West Texas Concrete, LLC for Sidewalk Improvements for W. Kimball Street, 2nd Avenue, and First Avenue in the Amount of $223,062.00; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Street Bond Fund and 50th Year Community Development Block Grant)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Recommendation Letter and Bid Tab
3. Map

26-1966: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement for Water Improvements Between the City of Mansfield, Texas, and NIOS Mansfield, LLC in an Amount Not to Exceed $293,930.00; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Utility Fund)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Development Agreement
3. Exhibit A - Aerial
4. Exhibit B - Site Plan
5. Exhibit C - Cost Estimate

26-1949: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Purchase of a Roll-Off Mount Grapple Loader from Doggett Freightliner of South Texas, LLC in and amount not to Exceed $436,953; Authorizing the City Manager, or Designee, to Execute Any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Drainage Utility Fund)

Presenters: Jeff Price, Executive Director of Public Works
Attachments:
1. Resolution
2. Exhibit A
3. Exhibit B

26-1973: Resolution – A Resolution Awarding a Construction Contract for 2026 Asphalt and Concrete Crack and Joint Sealing with Curtco Inc.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed $350,000; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Presenters: James Rogge, Assistant Director of Public Works - Transportation
Attachments:
1. Resolution
2. Exhibit A

26-1998: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a

Construction Contract with Pavecon, Ltd. in an Amount Not to Exceed $135,590.80 for Construction and Improvements to the Sidewalk on E. Broad Street near Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (TIRZ #1)

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution
2. Exhibit A

26-2000: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 205 W. Broad St.; Authorizing the City Manager or Designee to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law, and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager
Attachments:
1. Resolution
2. Contract

25-1951: Adoption of Amendments to the Planning and Zoning Commission Rules of Procedure

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. 2026 Planning and Zoning Commission Rules of Procedure

26-1972: Minutes - Approval of the February 23, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-23-26 Draft Minutes

14. PUBLIC HEARING

25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004). *The applicant has requested a continuance of the Public Hearing to the March 23, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information

26-1953: Public Hearing and Consideration of a Request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way (SUP 25-006)

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:
1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Building Elevations
5. Exhibit D - Landscape Plans

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 9, 2026 Regular City Council Meeting Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on March 3, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas

Government Code.



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Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.

WHEREAS, Theatre education enriches the lives of countless students in our Mansfield schools and allows them to discover skills in leadership, communication, and collaboration; and

WHEREAS, Theatre is a critical component of the learning process and develops students' creativity, self-discipline, and critical-thinking abilities; and

WHEREAS, Research indicates that students with more theatre education have higher academic achievement across the curriculum; and

WHEREAS, Theatre in Our Schools Month is a special opportunity for Mansfield to engage in bringing awareness of the importance of arts in education;

NOW, THEREFORE, I, Michael A. Evans, Sr., Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim March 2026,

THEATRE IN OUR SCHOOLS MONTH

in the City of Mansfield.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 9th day of March 2026.

MANSFIELD
POLICE DEPARTMENT
2025 RACIAL PROFILING REPORT



DEL CARMEN Consulting®
LAW ENFORCEMENT EXPERTS



"Dr. Alex del Carmen's work on racial profiling exemplifies the very best of the Sandra Bland Act, named after my daughter. My daughter's pledge to fight for injustice is best represented in the high quality of Dr. del Carmen's reports which include, as required by law, the data analysis, audits, findings and recommendations. I commend the agencies that work with him as it is clear that they have embraced transparency and adherence to the law."

-Quote by Geneva Reed (Mother of Sandra Bland)

February 2, 2026

Mansfield City Council
1200 E. Broad St.
Mansfield, TX 76063



Dear Distinguished Members of the City Council,

The Texas Racial Profiling Law, originally enacted by the Texas Legislature in 2001, was designed to address concerns regarding racial profiling practices in law enforcement. Throughout the preceding calendar year, the Mansfield Police Department, in full compliance with statutory requirements, systematically collected and reported traffic and motor vehicle-related contact data for the express purpose of identifying, evaluating, and addressing any potential concerns regarding racial profiling practices within the department.

Since its initial enactment, the Texas Racial Profiling Law has undergone significant legislative modifications. During the 2009 legislative session, the law was amended to incorporate additional data collection and reporting requirements. Subsequently, in 2017, the Texas Legislature passed two landmark pieces of legislation: House Bill 3051, which standardized racial and ethnic classification categories, and the Sandra Bland Act (Senate Bill 1849), which substantially expanded data collection mandates and analytical requirements. The Sandra Bland Act represents the most comprehensive legislative framework in Texas history pertaining to law enforcement contact data requirements. I am pleased to confirm that the Mansfield Police Department has satisfied all statutory requirements, and the documentation contained herein demonstrates full compliance with these legislative mandates.

This annual report is organized into distinct sections, each addressing specific components of the compliance framework. Section One contains the table of contents, providing navigational guidance throughout the document. Section Two presents documentation demonstrating the Mansfield Police Department's compliance with the procedural requirements established under the Texas Racial Profiling Law, including evidence of mandatory training protocols for all sworn personnel on racial profiling prevention, as well as the institutionalization of formal compliment and complaint processes as required by statute.

Section Three contains comprehensive statistical data pertaining to motor vehicle-related contacts, as defined by applicable law, occurring between January 1, 2025, and December 31, 2025. This section includes the Tier 2 reporting form, which must be submitted to the Texas Commission on Law Enforcement (TCOLE) and the local governing authority by March 1 of each calendar year. All data presented in this report was compared against the Fair Roads Standard, a baseline measure derived from U.S. Census Bureau data. The analytical findings and corresponding recommendations are presented in detail within this section.

The final section of this report contains reference materials, including the original text of Senate Bill 1074 (the Texas Racial Profiling Law) and the Sandra Bland Act (current governing law). Additionally, this section includes a comprehensive listing of compliance requirements established by TCOLE. The findings documented in this report substantiate the Mansfield Police Department's ongoing commitment to full compliance with the Texas Racial Profiling Law and its commitment to constitutional policing practices.

Respectfully submitted,

Alex del Carmen, Ph.D.
Criminologist

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Informing the Public on the Process of Filing a Compliment or Complaint with the Mansfield Police Department

The Texas Racial Profiling Law requires that police agencies provide information to the public regarding the manner in which to file a compliment or racial profiling complaint. In an effort to comply with this particular component, the Mansfield Police Department launched an educational campaign aimed at informing the public on issues relevant to the racial profiling complaint process.

The police department made available, in the lobby area and on its web site, information relevant to filing a compliment and complaint on a racial profiling violation by a Mansfield Police Officer. In addition, each time an officer issues a citation, ticket or warning, information on how to file a compliment or complaint is given to the individual cited. This information is in the form of a web address (including in the document issued to the citizen), which has instructions and details specifics related to the compliment or complaint processes.

It is believed that through these efforts, the community has been properly informed of the new policies and the complaint processes relevant to racial profiling.

All Mansfield Police Officers have been instructed, as specified in the Texas Racial Profiling Law, to adhere to all Texas Commission on Law Enforcement (TCOLE) training and the Law Enforcement Management Institute of Texas (LEMIT) requirements. To date, all sworn officers of the Mansfield Police Department have completed the TCOLE basic training on racial profiling. The main outline used to train the officers of Mansfield has been included in this report.

It is important to recognize that the Chief of the Mansfield Police Department has also met the training requirements, as specified by the Texas Racial Profiling Law, in the completion of the LEMIT program on racial profiling. The satisfactory completion of the racial profiling training by the sworn personnel of the Mansfield Police Department fulfills the training requirement as specified in the Education Code (96.641) of the Texas Racial Profiling Law.



Racial Profiling 3256

Instructor's Note:

You may wish to teach this course in conjunction with Asset Forfeiture 3255 because of the related subject matter and applicability of the courses. If this course is taught in conjunction with Asset Forfeiture, you may report it under Combined Profiling and Forfeiture 3257 to reduce data entry.

Abstract

This instructor guide is designed to meet the educational requirement for racial profiling established by legislative mandate: 77R-SB1074.

Target Population: Licensed law enforcement personnel in Texas

Prerequisites: Experience as a law enforcement officer

Length of Course: A suggested instructional time of 4 hours

Material Requirements: Overhead projector, chalkboard and/or flip charts, video tape player, handouts, practical exercises, and demonstrations

Instructor Qualifications: Instructors should be very knowledgeable about traffic stop procedures and law enforcement issues

Evaluation Process and Procedures

An examination should be given. The instructor may decide upon the nature and content of the examination. It must, however, sufficiently demonstrate the mastery of the subject content by the student.

Reference Materials

Reference materials are located at the end of the course. An electronic copy of this instructor guide may be downloaded from our web site at http://www.tcleose.state.tx.us.

Racial Profiling 3256

1.0 RACIAL PROFILING AND THE LAW

1.1 UNIT GOAL: The student will be able to identify the legal aspects of racial profiling.

1.1.1 LEARNING OBJECTIVE: The student will be able to identify the legislative requirements placed upon peace officers and law enforcement agencies regarding racial profiling.

Racial Profiling Requirements:

Racial profiling CCP 3.05
Racial profiling prohibited CCP 2.131
Law enforcement policy on racial profiling CCP 2.132
Reports required for traffic and pedestrian stops CCP 2.133
Liability CCP 2.136
Racial profiling education for police chiefs Education Code 96.641
Training program Occupations Code 1701.253
Training required for intermediate certificate Occupations Code 1701.402
Definition of "race or ethnicity" for form Transportation Code 543.202

A. Written departmental policies

1. Definition of what constitutes racial profiling
2. Prohibition of racial profiling
3. Complaint process
4. Public education
5. Corrective action
6. Collection of traffic-stop statistics
7. Annual reports

B. Not prima facie evidence

C. Feasibility of use of video equipment

D. Data does not identify officer

E. Copy of complaint-related video evidence to officer in question

F. Vehicle stop report

1. Physical description of detainees: gender, race or ethnicity
2. Alleged violation
3. Consent to search
4. Contraband
5. Facts supporting probable cause
6. Arrest
7. Warning or citation issued

G. Compilation and analysis of data

H.Exemption from reporting – audio/video equipment

I. Officer non-liability

J. Funding

K. Required training in racial profiling

1. Police chiefs

2. All holders of intermediate certificates and/or two-year-old licenses as of 09/01/2001 (training to be completed no later than 09/01/2003) – see legislation 77R-SB1074

1.1.2 LEARNING OBJECTIVE: The student will become familiar with Supreme Court decisions and other court decisions involving appropriate actions in traffic stops.

A. Whren v. United States, 517 U.S. 806, 116 S.Ct. 1769 (1996)

1. Motor vehicle search exemption
2. Traffic violation acceptable as pretext for further investigation
3. Selective enforcement can be challenged

B. Terry v. Ohio, 392 U.S. 1, 88 S.Ct. 1868 (1968)

1. Stop & Frisk doctrine
2. Stopping and briefly detaining a person
3. Frisk and pat down

C. Other cases

1. Pennsylvania v. Mimms, 434 U.S. 106, 98 S.Ct. 330 (1977)
2. Maryland v. Wilson, 117 S.Ct. 882 (1997)
3. Graham v. State, 119 MdApp 444, 705 A.2d 82 (1998)
4. Pryor v. State, 122 Md.App. 671 (1997) cert. denied 352 Md. 312, 721 A.2d 990 (1998)
5. Ferris v. State, 355 Md. 356, 735 A.2d 491 (1999)
6. New York v. Belton, 453 U.S. 454 (1981)

2.0 RACIAL PROFILING AND THE COMMUNITY

2.1 UNIT GOAL: The student will be able to identify logical and social arguments against racial profiling.

2.1.1 LEARNING OBJECTIVE: The student will be able to identify logical and social arguments against racial profiling.

A. There are appropriate reasons for unusual traffic stops (suspicious behavior, the officer's intuition, MOs, etc.), but police work must stop short of cultural stereotyping and racism.

B. Racial profiling would result in criminal arrests, but only because it would target all members of a race randomly – the minor benefits would be far outweighed by the distrust and anger towards law enforcement by minorities and the public as a whole.

C. Racial profiling is self-fulfilling bad logic: if you believed that minorities committed more crimes, then you might look for more minority criminals, and find them in disproportionate numbers.

D. Inappropriate traffic stops generate suspicion and antagonism towards officers and make future stops more volatile – a racially-based stop today can throw suspicion on tomorrow's legitimate stop.

E. By focusing on race, you would not only be harassing innocent citizens, but overlooking criminals of all races and backgrounds – it is a waste of law enforcement resources.

3.0 RACIAL PROFILING VERSUS REASONABLE SUSPICION

3.1 UNIT GOAL: The student will be able to identify the elements of both inappropriate and appropriate traffic stops.

3.1.1 LEARNING OBJECTIVE: The student will be able to identify elements of a racially motivated traffic stop.

A. Most race-based complaints come from vehicle stops, often since race is used as an inappropriate substitute for drug courier profile elements

B. "DWB" – "Driving While Black" – a nickname for the public perception that a Black person may be stopped solely because of their race (especially with the suspicion that they are a drug courier), often extended to other minority groups or activities as well ("Driving While Brown," "Flying While Black," etc.)

C. A typical traffic stop resulting from racial profiling

1. The vehicle is stopped on the basis of a minor or contrived traffic violation which is used as a pretext for closer inspection of the vehicle, driver, and passengers

2. The driver and passengers are questioned about things that do not relate to the traffic violation

3. The driver and passengers are ordered out of the vehicle

4. The officers visually check all observable parts of the vehicle

5. The officers proceed on the assumption that drug courier work is involved by detaining the driver and passengers by the roadside

6. The driver is asked to consent to a vehicle search – if the driver refuses, the officers use other procedures (waiting on a canine unit, criminal record checks, license-plate checks, etc.), and intimidate the driver (with the threat of detaining him/her, obtaining a warrant, etc.)



3.1.2 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which would constitute reasonable suspicion of drug courier activity.

A. Drug courier profile (adapted from a profile developed by the DEA)

1. Driver is nervous or anxious beyond the ordinary anxiety and cultural communication styles
2. Signs of long-term driving (driver is unshaven, has empty food containers, etc.)
3. Vehicle is rented
4. Driver is a young male, 20-35
5. No visible luggage, even though driver is traveling
6. Driver was over-reckless or over-cautious in driving and responding to signals
7. Use of air fresheners

B. Drug courier activity indicators by themselves are usually not sufficient to justify a stop

3.1.3 LEARNING OBJECTIVE: The student will be able to identify elements of a traffic stop which could constitute reasonable suspicion of criminal activity.

A. Thinking about the totality of circumstances in a vehicle stop

B. Vehicle exterior

1. Non-standard repainting (esp. on a new vehicle)
2. Signs of hidden cargo (heavy weight in trunk, windows do not roll down, etc.)
3. Unusual license plate suggesting a switch (dirty plate, bugs on back plate, etc.)
4. Unusual circumstances (pulling a camper at night, kids' bikes with no kids, etc.)

C. Pre-stop indicators

1. Not consistent with traffic flow
2. Driver is overly cautious, or driver/passengers repeatedly look at police car
3. Driver begins using a car- or cell-phone when signaled to stop
4. Unusual pull-over behavior (ignores signals, hesitates, pulls onto new street, moves objects in car, etc.)

D. Vehicle interior

1. Rear seat or interior panels have been opened, there are tools or spare tire, etc.
2. Inconsistent items (anti-theft club with a rental, unexpected luggage, etc.)

Resources

Proactive Field Stops Training Unit – Instructor's Guide, Maryland Police and Correctional Training Commissions, 2001. (See Appendix A.)

Web address for legislation 77R-SB1074



Report on Complaints

The following table contains data regarding officers that have been the subject of a complaint, during the time period of 1/1/25-12/31/25 based on allegations outlining possible violations related to the Texas Racial Profiling Law. The final disposition of the case is also included.

A check above indicates that the Mansfield Police Department has not received any complaints, on any members of its police services, for having violated the Texas Racial Profiling Law during the time period of 1/1/25-12/31/25.

Complaints Filed for Possible Violations of The Texas Racial Profiling Law

Complaint Number	Alleged Violation	Disposition of the Case

Additional Comments:
.

TOTAL STOPS: 34,082

STREET ADDRESS OR APPROXIMATE LOCATION OF STOP.

City Street	23,601
US Highway	5,872
State Highway	4,575
County Road	7
Private Property	27

WAS RACE OR ETHNICITY KNOWN PRIOR TO STOP?

Yes	193
No	33,889

RACE OR ETHNICITY

Alaska Native/American Indian	147
Asian/Pacific Islander	1,762
Black	12,069
White	14,453
Hispanic/Latino	5,651

GENDER

Female Total: 13,173

Alaska Native/American Indian	41
Asian/Pacific Islander	642
Black	5,070
White	5,657
Hispanic/Latino	1,763

Male Total: 20,909

Alaska Native/American Indian	106
Asian/Pacific Islander	1,120
Black	6,999
White	8,796
Hispanic/Latino	3,888

REASON FOR STOP?

Violation of Law Total: 6,346

Alaska Native/American Indian	28
Asian/Pacific Islander	320
Black	2,399
White	2,635
Hispanic/Latino	964

Pre-existing Knowledge Total: 261

Alaska Native/American Indian	0
Asian/Pacific Islander	4
Black	100
White	104
Hispanic/Latino	53

Moving Traffic Violation Total: 15,410

Alaska Native/American Indian	84
Asian/Pacific Islander	886
Black	5,011
White	6,830
Hispanic/Latino	2,599

Vehicle Traffic Violation Total: 12,065

Alaska Native/American Indian	35
Asian/Pacific Islander	552
Black	4,559
White	4,884
Hispanic/Latino	2,035

WAS SEARCH CONDUCTED?

	YES	NO
Alaska Native/American Indian	2	145
Asian/Pacific Islander	24	1,738
Black	524	11,545
White	228	14,225
Hispanic/Latino	135	5,516
TOTAL	**913**	**33,169**

REASON FOR SEARCH?

Consent Total: 101

Alaska Native/American Indian	0
Asian/Pacific Islander	4
Black	29
White	54
Hispanic/Latino	14

Contraband (in plain view) Total: 53

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	24
White	16
Hispanic/Latino	12

Probable Cause Total: 537

Alaska Native/American Indian	2
Asian/Pacific Islander	14
Black	359
White	91
Hispanic/Latino	71

Inventory Total: 39

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	21
White	9
Hispanic/Latino	8

Incident to Arrest Total: 183

Alaska Native/American Indian	0
Asian/Pacific Islander	4
Black	91
White	58
Hispanic/Latino	30

TIER 2 DATA

WAS CONTRABAND DISCOVERED?

	YES	NO
Alaska Native/American Indian	1	1
Asian/Pacific Islander	15	9
Black	324	200
White	125	103
Hispanic/Latino	81	54
TOTAL	**546**	**367**

Did the finding result in arrest?

	YES	NO
Alaska Native/American Indian	0	1
Asian/Pacific Islander	0	15
Black	56	268
White	24	101
Hispanic/Latino	17	64
TOTAL	**97**	**449**

DESCRIPTION OF CONTRABAND

Drugs Total: 442

Alaska Native/American Indian	1
Asian/Pacific Islander	10
Black	282
White	92
Hispanic/Latino	57

Currency Total: 0

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	0
Hispanic/Latino	0

Weapons Total: 17

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	9
White	4
Hispanic/Latino	4

Alcohol Total: 27

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	7
White	9
Hispanic/Latino	10

Stolen Property Total: 4

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	2
White	2
Hispanic/Latino	0

Other Total: 56

Alaska Native/American Indian	0
Asian/Pacific Islander	4
Black	24
White	18
Hispanic/Latino	10

RESULT OF THE STOP

Verbal Warning Total: 26,371

Alaska Native/American Indian	113
Asian/Pacific Islander	1,402
Black	9,405
White	11,724
Hispanic/Latino	3,727

Written Warning Total: 15

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	5
White	5
Hispanic/Latino	5

Citation Total: 7,126

Alaska Native/American Indian	34
Asian/Pacific Islander	349
Black	2,353
White	2,566
Hispanic/Latino	1,824

Written Warning and Arrest Total: 2

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	1
White	1
Hispanic/Latino	0

Citation and Arrest Total: 95

Alaska Native/American Indian	0
Asian/Pacific Islander	2
Black	48
White	21
Hispanic/Latino	24

Arrest Total: 473

Alaska Native/American Indian	0
Asian/Pacific Islander	9
Black	257
White	136
Hispanic/Latino	71

TIER 2 DATA

ARREST BASED ON

Violation of Penal Code Total: 147

Alaska Native/American Indian	0
Asian/Pacific Islander	1
Black	79
White	38
Hispanic/Latino	29

Violation of Traffic Law Total: 41

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	19
White	17
Hispanic/Latino	5

Violation of City Ordinance Total: 0

Alaska Native/American Indian	0
Asian/Pacific Islander	0
Black	0
White	0
Hispanic/Latino	0

Outstanding Warrant Total: 382

Alaska Native/American Indian	0
Asian/Pacific Islander	10
Black	208
White	103
Hispanic/Latino	61

Was physical force used resulting in bodily injury during the stop?

	YES	NO
Alaska Native/American Indian	0	147
Asian/Pacific Islander	0	1,762
Black	1	12,068
White	0	14,453
Hispanic/Latino	1	5,650
TOTAL	**2**	**34,080**

Tables Illustrating Motor Vehicle Related Contact Data

Table 1. Citations and Warnings

Race/ Ethnicity	All Contacts	Citations	Verbal Warning	Written Warning	Contact Percent	Citation Percent	Verbal Percent	Written Percent
Alaska Native/ American Indian	147	34	113	0	0%	0%	0%	0%
Asian/ Pacific Islander	1,762	351	1,402	0	5%	5%	5%	0%
Black	12,069	2,401	9,405	5	35%	33%	36%	33%
White	14,453	2,587	11,724	5	42%	36%	44%	33%
Hispanic/ Latino	5,651	1,848	3,727	5	17%	26%	14%	33%
TOTAL	34,082	7,221	26,371	15	100%	100%	100%	100%



Table 2. Motor Vehicle Contacts and Fair Roads Standard Comparison

Comparison of motor vehicle-related contacts with households that have vehicle access.

Race/Ethnicity	Contact Percentage	Households with Vehicle Access
Alaska Native/American Indian	0%	0%
Asian/Pacific Islander	5%	5%
Black	35%	14%
White	42%	60%
Hispanic/Latino	17%	19%
TOTAL	100%	98%

Table 3. Motor Vehicle Searches and Arrests.

Race/Ethnicity	Searches	Consent Searches	Arrests
Alaska Native/American Indian	2	0	0
Asian/Pacific Islander	24	4	11
Black	524	29	306
White	228	54	158
Hispanic/Latino	135	14	95
TOTAL	913	101	570

Table 4. Instances Where Peace Officers Used Physical Force Resulting in Bodily Injury

Instances Where Peace Officers Used Physical Force that Resulted in Bodily Injury	Arrest	Location of Stop	Reason for Stop	Bodily Harm
1	05/09/25	City Street	Traffic Violation	Both
2	11/16/25	City Street	Traffic Violation	Suspect

Table 5. Search Data

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Found No	Arrests	Percent Searches	Percent Contraband Found	Percent No Contraband	Percent Arrest
Alaska Native/ American Indian	2	1	1	0	0%	0%	0%	0%
Asian/ Pacific Islander	24	15	9	11	3%	3%	2%	2%
Black	524	324	200	306	57%	59%	54%	54%
White	228	125	103	158	25%	23%	28%	28%
Hispanic/ Latino	135	81	54	95	15%	15%	15%	17%
TOTAL	913	546	367	570	100%	100%	100%	100%

Table 6. Report on Audits.

The following table contains data regarding the number and outcome of required data audits during the period of 1/1/25-12/31/25.

Audit Data	Number of Data Audits Completed	Date of Completion	Outcome of Audit
1	1	03/01/25	Data was valid and reliable
2	1	06/01/25	Data was valid and reliable
3	1	09/01/25	Data was valid and reliable
4	1	12/01/25	Data was valid and reliable

ADDITIONAL COMMENTS:

Table 7. Instance Where Force Resulted in Bodily Injury.

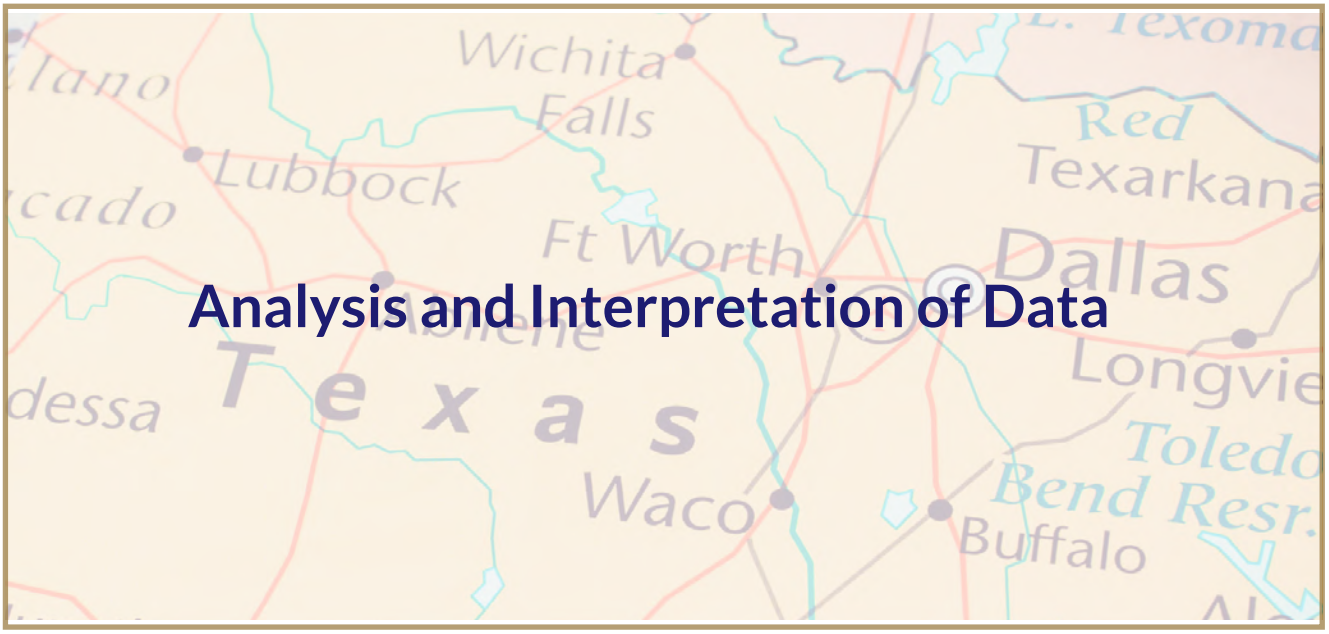
Race/Ethnicity	Number	Percent
Alaska Native/American Indian	0	0%
Asian/Pacific Islander	0	0%
Black	1	50%
White	0	0%
Hispanic/Latino	1	50%
TOTAL	2	100%

Table 8. Reason for Arrests from Vehicle Contact

Race/ Ethnicity	Violation of Penal Code	Violation of Traffic Law	Violation of City Ordinance	Outstanding Warrant	Percent Penal Code	Percent Traffic Law	Percent City Ordinance	Percent Warrant
Alaska Native/ American Indian	0	0	0	0	0%	0%	0%	0%
Asian/Pacific Islander	1	0	0	10	1%	0%	0%	3%
Black	79	19	0	208	54%	46%	0%	54%
White	38	17	0	103	26%	41%	0%	27%
Hispanic/ Latino	29	5	0	61	20%	12%	0%	16%
TOTAL	147	41	0	382	100%	100%	0%	100%

Table 9. Contraband Hit Rate

Race/ Ethnicity	Searches	Contraband Found Yes	Contraband Hit Rate	Search Percent	Contraband Percent
Alaska Native/ American Indian	2	1	50%	0%	0%
Asian/ Pacific Islander	24	15	63%	3%	3%
Black	524	324	62%	57%	59%
White	228	125	55%	25%	23%
Hispanic/Latino	135	81	60%	15%	15%



Analysis and Interpretation of Data

Legislative Background and Statutory Framework

In 2001, the Texas Legislature enacted Senate Bill 1074, establishing the Texas Racial Profiling Law. This legislation became effective on January 1, 2002, and required all law enforcement agencies in Texas to collect traffic-related contact data and submit annual reports to their respective local governing authorities by March 1 of each calendar year. The original statutory framework remained substantially unchanged until 2009, when the Texas Legislature passed House Bill 3389, introducing significant amendments to the data collection and reporting requirements.

The 2009 legislative amendments, which took effect on January 1, 2010, expanded the definition of reportable contacts to include all motor vehicle-related encounters resulting in the issuance of a citation or custodial arrest. Additionally, the amended statute required law enforcement officers to document whether they possessed knowledge of the individual's race or ethnicity prior to initiating the detention. The 2009 legislation also mandated the inclusion of "Middle Eastern" as a distinct racial and ethnic classification category and established TCOLE as the central repository for annual data submissions.

In 2017, the Texas Legislature enacted two significant pieces of legislation affecting racial profiling data collection requirements. House Bill 3051 eliminated the Middle Eastern classification category and standardized racial and ethnic designations to align with federal reporting standards. Concurrently, the Sandra Bland Act (Senate Bill 1849) was passed and signed into law, representing the most comprehensive legislative mandate in Texas history regarding law enforcement contact data requirements. The Sandra Bland Act, which became effective on January 1, 2018, not only expanded data collection requirements but also mandated detailed analytical assessments addressing the following statutory elements:

1. A comparative analysis of compiled information pursuant to Article 2.133, including:

a. Evaluation and comparison of motor vehicle stops within the applicable jurisdiction between persons recognized as racial or ethnic minorities and persons not recognized as racial or ethnic minorities;

b. Examination of the disposition of motor vehicle stops conducted by agency personnel, categorized according to the race or ethnicity of affected persons, including any searches resulting from stops within the applicable jurisdiction;

c. *Evaluation and comparison of searches resulting from motor vehicle stops within the applicable jurisdiction and documentation of whether contraband or other evidence was discovered during the course of such searches.*

2. *Documentation of all complaints filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.*

Analytical Methodology and Baseline Considerations

In accordance with the Texas Racial Profiling Law and Sandra Bland Act requirements, the Mansfield Police Department commissioned an independent analysis of its 2025 motor vehicle contact data. The analytical framework employed in this study incorporated two distinct methodological approaches. The primary analysis involved a comprehensive evaluation of all motor vehicle-related contact data collected during the 2025 reporting period. This analysis measured, as required by statute, the number and percentage of contacts involving individuals classified as White, Black, Hispanic or Latino, Asian and Pacific Islander, and Alaska Native and American Indian, who encountered law enforcement during motor vehicle-related contacts resulting in the issuance of citations, warnings, or custodial arrests.

The Tier 2 data analysis encompassed multiple variables including, but not limited to: the number and percentage of contacts by race and ethnicity; gender distribution; documented reason for the stop; geographic location of the encounter; search activity including search type classification; outcome of the contact; legal basis for any resulting arrest; and any use of physical force resulting in bodily injury. This comprehensive data collection framework enables a thorough assessment of departmental practices and facilitates identification of any patterns warranting further examination.

The analytical framework employed in this report utilized a comparative methodology that assessed 2025 motor vehicle contact data against an established demographic baseline. It should be noted that considerable scholarly debate exists regarding the appropriate baseline measure for analyzing motor vehicle-related contact data. Among available baseline measures, the Mansfield Police Department accepted the recommendation to employ the Fair Roads Standard as the primary comparative benchmark. This particular baseline is derived from U.S. Census Bureau data (2020) pertaining to the number of households with vehicle access, controlled for the race and ethnicity of heads of households.

It is important to acknowledge the methodological limitations inherent in utilizing census-derived baseline data for racial profiling analysis. Census data encompasses all residents within a given jurisdiction, regardless of their status within the driving population. Furthermore, census data captures information exclusively pertaining to municipal residents, thereby excluding individuals who may have encountered the Mansfield Police Department during the reporting period but reside outside jurisdictional boundaries. In certain municipalities, contacts with non-residents constitute a substantial proportion of all motor vehicle-related encounters recorded during any given reporting period.

In 2002, prominent civil rights organizations in Texas advocated for the adoption of the Fair Roads Standard as the preferred baseline measure for all law enforcement agencies conducting racial profiling analyses. These standard compares census data specific to "households" with vehicle access against "contacts," which represent individual-level counts. This methodological approach introduces the potential for ecological fallacy, as household-level data is being compared with individual-level contact data. Notwithstanding these limitations, the Mansfield Police Department elected to employ this comparison methodology to demonstrate institutional commitment to transparency and community accountability. The Fair Roads Standard data utilized in this analysis is specific to the jurisdiction of Dallas Fort-Worth (DFW) Metroplex.

Tier 2 Motor Vehicle-Related Contact Analysis (2025)

Examination of the enhanced Tier 2 data collected during the 2025 reporting period reveals distinct patterns in motor vehicle-related contacts. The demographic distribution of contacts indicates that the majority of motor vehicle-related encounters involved White individuals, followed by Black individuals. Among all individuals contacted by law enforcement, the greatest number of citations were issued to White and Black individuals, followed by Hispanic individuals. With respect to written warnings, the majority were issued to White, Black, and Hispanic individuals.

Analysis of search and arrest data reveals that the majority of searches were conducted involving Black individuals. When examining search methodology, the greatest number of consent searches involved White and Black individuals. Similarly, the majority of custodial arrests involved Black individuals. Overall, the preponderance of searches resulted in the discovery of contraband. Among searches that yielded contraband, the majority involved Black individuals, followed by White individuals. Among searches that did not produce contraband, the majority involved Black individuals.

Arrest data indicates that the majority of custodial arrests involved Black individuals. Among arrests originating from alleged violations of the Texas Penal Code, the majority involved Black individuals. With respect to use of force, the department reports two instances where physical force was used resulting in bodily injury during the reporting period.

Comparative Analysis

A comprehensive comparative analysis was conducted examining 2025 motor vehicle contact data against census data pertaining to households within DFW that reported vehicle access in the 2020 Census. This analysis produced the following findings:

The percentage of White, Hispanic, Asian, and American Indian individuals who came into contact with law enforcement was equal to or lower than the percentage of White, Hispanic, Asian, and American Indian households within DFW that reported vehicle access in the most recent census enumeration. Conversely, the data revealed that a higher percentage of Black individuals came into contact with law enforcement compared to the percentage of Black households that reported vehicle access.

The contraband discovery rate analysis reveals that among all searches conducted during the 2025 reporting period, Asian individuals demonstrated the highest contraband hit rate, followed by Black and Hispanic individuals respectively. This indicates that among all searches performed, the highest percentage of searches resulting in contraband discovery involved Asian individuals. The lowest contraband discovery rate was observed among American Indian individuals.

Summary of Findings

As mandated by the current Texas Racial Profiling Law, law enforcement agencies are required to conduct data audits to validate the accuracy and reliability of reported data. In compliance with this requirement, the Mansfield Police Department engaged Del Carmen Consulting, LLC to perform independent data audits consistent with normative statistical practices and methodological standards. As documented in the accompanying audit report, the validation process confirms that the data submitted is both valid and reliable.

Furthermore, as required by statute, this report includes a comprehensive analysis of search activity, including documentation of whether contraband was discovered as a result of searches while controlling for the race and ethnicity of searched individuals. The search analysis demonstrates that the Mansfield Police Department is engaging in search practices consistent with prevailing national trends in law enforcement and does not reveal patterns indicative of discriminatory practices.

Based upon the analytical findings presented in this report, the following recommendations are offered to ensure continued compliance and institutional best practices:

1. Continue to collect and evaluate supplementary motor vehicle contact data elements, including but not limited to documented basis for probable cause searches and detailed contraband classification, which may prove valuable in assessing the nature and circumstances of law enforcement contacts with all individuals.
2. Commission an independent analysis of contact and search data during the upcoming reporting period to maintain analytical continuity and identify any emerging trends.
3. Continue to commission periodic data audits to ensure data integrity and verify that collected data is consistent with reported data, thereby maintaining the validity and reliability of all submissions.

Conclusion

The comprehensive data analysis presented in this report serves as documented evidence that the Mansfield Police Department has achieved full compliance with the Texas Racial Profiling Law and all associated statutory requirements. This report demonstrates that the department has:

- Implemented and maintains a comprehensive racial profiling policy in accordance with statutory requirements;
- Established and publicized procedures for members of the public to file compliments or complaints regarding officer conduct;
- Commissioned periodic data audits to ensure the validity and reliability of all collected and reported data;
- Collected and commissioned independent analysis of all required Tier 2 data elements; and
- Ensured that the practice of racial profiling is expressly prohibited and will not be accepted or tolerated within the organization.

The Mansfield Police Department remains committed to constitutional policing practices, equitable treatment of all individuals, and continued compliance with all applicable state and federal requirements pertaining to racial profiling prevention and reporting.

APPENDICES

[This section should include the following reference materials:]

- Original text of Senate Bill 1074 (Texas Racial Profiling Law)
- Sandra Bland Act (Senate Bill 1849) - Current governing law
- TCOLE compliance requirements and guidelines
- Agency racial profiling policy documentation
- Training documentation and certifications
- Complaint and compliment procedure documentation
- Data audit methodology and validation results
- Tier 2 data collection forms and submission confirmation



LEGISLATIVE & ADMINISTRATIVE

TCOLE GUIDELINES

Guidelines for Compiling and Reporting Data under Senate Bill 1074

Background

Senate Bill 1074 of the 77th Legislature established requirements in the Texas Code of Criminal Procedure (TCCP) for law enforcement agencies. The Commission developed this document to assist agencies in complying with the statutory requirements.

The guidelines are written in the form of standards using a style developed from accreditation organizations including the Commission on Accreditation for Law Enforcement Agencies (CALEA). The standards provide a description of ***what*** must be accomplished by an agency but allows wide latitude in determining ***how*** the agency will achieve compliance with each applicable standard.

Each standard is composed of two parts: the standard statement and the commentary. The *standard statement* is a declarative sentence that places a clear-cut requirement, or multiple requirements, on an agency. The commentary supports the standard statement but is not binding. The commentary can serve as a prompt, as guidance to clarify the intent of the standard, or as an example of one possible way to comply with the standard.

Standard 1

Each law enforcement agency has a detailed written directive that:

- clearly defines acts that constitute racial profiling;
- strictly prohibits peace officers employed by the agency from engaging in racial profiling;
- implements a process by which an individual may file a complaint with the agency if the individual believes a peace officer employed by the agency has engaged in racial profiling with respect to the individual filing the complaint;
- provides for public education relating to the complaint process;
- requires appropriate corrective action to be taken against a peace officer employed by the agency who, after investigation, is shown to have engaged in racial profiling in violation of the agency's written racial profiling policy; and
- requires the collection of certain types of data for subsequent reporting.

Commentary

Article 2.131 of the TCCP prohibits officers from engaging in racial profiling, and article 2.132 of the TCCP now requires a written policy that contains the elements listed in this standard. The article also specifically defines a law enforcement agency as it applies to this statute as an " agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties."

The article further defines race or ethnicity as being of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American." The statute does not limit the required policies to just these ethnic groups.

This written policy is to be adopted and implemented no later than January 1, 2002.

Standard 2

Each peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic, or who stops a pedestrian for any suspected offense reports to the employing law enforcement agency information relating to the stop, to include:

- a physical description of each person detained, including gender and the person's race or ethnicity, as stated by the person, or, if the person does not state a race or ethnicity, as determined by the officer's best judgment;
- the traffic law or ordinance alleged to have been violated or the suspected offense;
- whether the officer conducted a search as a result of the stop and, if so, whether the person stopped consented to the search;
- whether any contraband was discovered in the course of the search, and the type of contraband discovered;
- whether probable cause to search existed, and the facts supporting the existence of that probable cause;
- whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;
- the street address or approximate location of the stop; and
- whether the officer issued a warning or citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Commentary

The information required by 2.133 TCCP is used to complete the agency reporting requirements found in Article 2.134. A peace officer and an agency may be exempted from this requirement under Article 2.135 TCCP Exemption for Agencies Using Video and Audio Equipment. An agency may be exempt from this reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds. Section 2.135 (a)(2) states, "the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a) (1) (A) and the agency does not receive from the state funds for video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose."

Standard 3

The agency compiles the information collected under 2.132 and 2.133 and analyzes the information identified in 2.133.

Commentary

Senate Bill 1074 from the 77th Session of the Texas Legislature created requirements for law enforcement agencies to gather specific information and to report it to each county or municipality served. New sections of law were added to the Code of Criminal Procedure regarding the reporting of traffic and pedestrian stops. Detained is defined as when a person stopped is not free to leave.

Article 2.134 TCCP requires the agency to compile and provide and analysis of the information collected by peace officer employed by the agency. The report is provided to the governing body of the municipality or county no later than March 1 of each year and covers the previous calendar year.

There is data collection and reporting required based on Article 2.132 CCP (tier one) and Article 2.133 CCP (tier two).

The minimum requirements for "tier one" data for traffic stops in which a citation results are:

1) the race or ethnicity of individual detained (race and ethnicity as defined by the bill means of "a particular descent, including Caucasian, African, Hispanic, Asian, or Native American");
2) whether a search was conducted, and if there was a search, whether it was a consent search or a probable cause search; and
3) whether there was a custody arrest.

The minimum requirements for reporting on "tier two" reports include traffic and pedestrian stops. Tier two data include:

1) the detained person's gender and race or ethnicity;
2) the type of law violation suspected, e.g., hazardous traffic, non-hazardous traffic, or other criminal investigation (the Texas Department of Public Safety publishes a categorization of traffic offenses into hazardous or non-hazardous);
3) whether a search was conducted, and if so whether it was based on consent or probable cause;
4) facts supporting probable cause;
5) the type, if any, of contraband that was collected;
6) disposition of the stop, e.g., arrest, ticket, warning, or release;
7) location of stop; and
8) statement of the charge, e.g., felony, misdemeanor, or traffic.

Tier one reports are made to the governing body of each county or municipality served by the agency an annual report of information if the agency is an agency of a county, municipality, or other political subdivision of the state. Tier one and two reports are reported to the county or municipality not later than March 1 for the previous calendar year beginning March 1, 2003. Tier two reports include a comparative analysis between the race and ethnicity of persons detained to see if a differential pattern of treatment can be discerned based on the disposition of stops

including searches resulting from the stops. The reports also include information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling. An agency may be exempt from the tier two reporting requirement by applying for the funds from the Department of Public Safety for video and audio equipment and the State does not supply those funds [See 2.135 (a)(2) TCCP].

Reports should include both raw numbers and percentages for each group. Caution should be exercised in interpreting the data involving percentages because of statistical distortions caused by very small numbers in any particular category, for example, if only one American Indian is stopped and searched, that stop would not provide an accurate comparison with 200 stops among Caucasians with 100 searches. In the first case, a 100% search rate would be skewed data when compared to a 50% rate for Caucasians.

Standard 4

If a law enforcement agency has video and audio capabilities in motor vehicles regularly used for traffic stops, or audio capabilities on motorcycles regularly used to make traffic stops, the agency:

- adopts standards for reviewing and retaining audio and video documentation; and
- promptly provides a copy of the recording to a peace officer who is the subject of a complaint on written request by the officer.

Commentary

The agency should have a specific review and retention policy. Article 2.132 TCCP specifically requires that the peace officer be promptly provided with a copy of the audio or video recordings if the officer is the subject of a complaint and the officer makes a written request.

Standard 5

Agencies that do not currently have video or audio equipment must examine the feasibility of installing such equipment.

Commentary

None

Standard 6

Agencies that have video and audio recording capabilities are exempt from the reporting requirements of Article 2.134 TCCP and officers are exempt from the reporting requirements of Article 2.133 TCCP provided that:

- the equipment was in place and used during the proceeding calendar year; and
- video and audio documentation is retained for at least 90 days.

Commentary

The audio and video equipment and policy must have been in place during the previous calendar year. Audio and video documentation must be kept for at least 90 days or longer if a complaint has been filed. The documentation must be retained until the complaint is resolved. Peace officers are not exempt from the requirements under Article 2.132 TCCP.

Standard 7

Agencies have citation forms or other electronic media that comply with Section 543.202 of the Transportation Code.

Commentary

Senate Bill 1074 changed Section 543.202 of the Transportation Code requiring citations to include:

- race or ethnicity, and
- whether a search of the vehicle was conducted and whether consent for the search was obtained.

The Texas Law on Racial Profiling

S.B. No. 1074 - An Act relating to the prevention of racial profiling by certain peace officers.
BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 2, Code of Criminal Procedure, is amended by adding Articles 2.131 through 2.138 to read as follows:

Art. 2.131. RACIAL PROFILING PROHIBITED. A peace officer may not engage in racial profiling.

Art. 2.132. LAW ENFORCEMENT POLICY ON RACIAL PROFILING. (a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make traffic stops in the routine performance of the officers' official duties.

(2) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to traffic stops in which a citation is issued and to arrests resulting from those traffic stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the person detained consented to the search; and

(7) require the agency to submit to the governing body of each county or municipality served by the agency an annual report of the information collected under Subdivision (6) if the agency is an agency of a county, municipality, or other political subdivision of the state.

(c) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make traffic stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make traffic stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the

policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a traffic stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(f) On the commencement of an investigation by a law enforcement agency of a complaint described by Subsection (b)(3) in which a video or audio recording of the occurrence on which the complaint is based was made, the agency shall promptly provide a copy of the recording to the peace officer who is the subject of the complaint on written request by the officer.

Art. 2.133. REPORTS REQUIRED FOR TRAFFIC AND PEDESTRIAN STOPS. (a) In this article:

(1) "Race or ethnicity" has the meaning assigned by Article 2.132(a).

(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance regulating traffic or who stops a pedestrian for any suspected offense shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of each person detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the traffic law or ordinance alleged to have been violated or the suspected offense;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband was discovered in the course of the search and the type of contraband discovered;

(5) whether probable cause to search existed and the facts supporting the existence of that probable cause;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of the offense charged;

(7) the street address or approximate location of the stop; and

(8) whether the officer issued a warning or a citation as a result of the stop, including a description of the warning or a statement of the violation charged.

Art. 2.134. COMPILATION AND ANALYSIS OF INFORMATION COLLECTED.

(a) In this article, "pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.

(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each local law enforcement agency shall submit a report containing the information compiled

during the previous calendar year to the governing body of each county or municipality served by the agency in a manner approved by the agency.

(c) A report required under Subsection (b) must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) determine the prevalence of racial profiling by peace officers employed by the agency; and

(B) examine the disposition of traffic and pedestrian stops made by officers employed by the agency, including searches resulting from the stops; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a traffic or pedestrian stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).

(e) The Commission on Law Enforcement Officer Standards and Education shall develop guidelines for compiling and reporting information as required by this article.

(f) The data collected as a result of the reporting requirements of this article shall not constitute prima facie evidence of racial profiling.

Art. 2.135. EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and a law enforcement agency is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make traffic and pedestrian stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make traffic and pedestrian stops is equipped with transmitter-activated equipment; and

(B) each traffic and pedestrian stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each traffic and pedestrian stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a traffic or pedestrian stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

Art. 2.136. LIABILITY. A peace officer is not liable for damages arising from an act relating to the collection or reporting of information as required by Article 2.133 or under a policy adopted under Article 2.132.

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT.

(a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship, available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A). The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment as described by Article 2.135(a)(1)(A), the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has installed video and audio equipment as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1).

Art. 2.138. RULES. The Department of Public Safety may adopt rules to implement Articles 2.131-2.137.

SECTION 2. Chapter 3, Code of Criminal Procedure, is amended by adding Article 3.05 to read as follows:

Art. 3.05. RACIAL PROFILING. In this code, "racial profiling" means a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

SECTION 3. Section 96.641, Education Code, is amended by adding Subsection (j) to read as follows:

(j) As part of the initial training and continuing education for police chiefs required under this section, the institute shall establish a program on racial profiling. The program must include an examination of the best practices for:

(1) monitoring peace officers' compliance with laws and internal agency policies relating to racial profiling;

(2) implementing laws and internal agency policies relating to preventing racial profiling; and

(3) analyzing and reporting collected information.

SECTION 4. Section 1701.253, Occupations Code, is amended by adding Subsection (e) to read as follows:

(e) As part of the minimum curriculum requirements, the commission shall establish a statewide comprehensive education and training program on racial profiling for officers licensed under this chapter. An officer shall complete a program established under this subsection not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier.

SECTION 5. Section 1701.402, Occupations Code, is amended by adding Subsection (d) to read as follows:

(d) As a requirement for an intermediate proficiency certificate, an officer must complete an education and training program on racial profiling established by the commission under Section 1701.253(e).

SECTION 6. Section 543.202, Transportation Code, is amended to read as follows:

Sec. 543.202. FORM OF RECORD. (a) In this section, "race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, or Native American descent.

(b) The record must be made on a form or by a data processing method acceptable to the department and must include:

(1) the name, address, physical description, including race or ethnicity, date of birth, and driver's license number of the person charged;

(2) the registration number of the vehicle involved;

(3) whether the vehicle was a commercial motor vehicle as defined by Chapter 522 or was involved in transporting hazardous materials;

(4) the person's social security number, if the person was operating a commercial motor vehicle or was the holder of a commercial driver's license or commercial driver learner's permit;

(5) the date and nature of the offense, including whether the offense was a serious traffic violation as defined by Chapter 522;

(6) whether a search of the vehicle was conducted and whether consent for the search was obtained;

(7) the plea, the judgment, and whether bail was forfeited;

(8) [~~(7)~~] the date of conviction; and

(9) [~~(8)~~] the amount of the fine or forfeiture.

SECTION 7. Not later than January 1, 2002, a law enforcement agency shall adopt and implement a policy and begin collecting information under the policy as required by Article 2.132, Code of Criminal Procedure, as added by this Act. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.132, Code of Criminal Procedure, as added by this Act, on March 1, 2003. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2002, and ending December 31, 2002.

SECTION 8. A local law enforcement agency shall first submit information to the governing body of each county or municipality served by the agency as required by Article 2.134, Code of Criminal Procedure, as added by this Act, on March 1, 2004. The first submission of information shall consist of information compiled by the agency during the period beginning January 1, 2003, and ending December 31, 2003.

SECTION 9. Not later than January 1, 2002:

(1) the Commission on Law Enforcement Officer Standards and Education shall establish an education and training program on racial profiling as required by Subsection (e), Section 1701.253, Occupations Code, as added by this Act; and

(2) the Bill Blackwood Law Enforcement Management Institute of Texas shall establish a program on racial profiling as required by Subsection (j), Section 96.641, Education Code, as added by this Act.

SECTION 10. A person who on the effective date of this Act holds an intermediate proficiency certificate issued by the Commission on Law Enforcement Officer Standards and Education or has held a peace officer license issued by the Commission on Law Enforcement Officer Standards and Education for at least two years shall complete an education and training program on racial profiling established under Subsection (e), Section 1701.253, Occupations Code, as added by this Act, not later than September 1, 2003.

SECTION 11. An individual appointed or elected as a police chief before the effective date of this Act shall complete a program on racial profiling established under Subsection (j), Section 96.641, Education Code, as added by this Act, not later than September 1, 2003.

SECTION 12. This Act takes effect September 1, 2001

_____ _____

President of the Senate Speaker of the House

I hereby certify that S.B. No. 1074 passed the Senate on April 4, 2001, by the following vote: Yeas 28, Nays 2; May 21, 2001, Senate refused to concur in House amendments and requested appointment of Conference Committee; May 22, 2001, House granted request of the Senate; May 24, 2001, Senate adopted Conference Committee Report by a viva-voce vote.

_____
Secretary of the Senate

I hereby certify that S.B. No. 1074 passed the House, with amendments, on May 15, 2001, by a non-record vote; May 22, 2001, House granted request of the Senate for appointment of Conference Committee; May 24, 2001, House adopted Conference Committee Report by a non-record vote.

_____
Chief Clerk of the House

Approved:

_____
Date

_____
Governor

Modifications to the Original Law (H.B. 3389)

Amend CSHB 3389 (Senate committee report) as follows:

(1) Strike the following SECTIONS of the bill:

(A) SECTION 8, adding Section 1701.164, Occupations Code (page 4, lines 61-66);

(B) SECTION 24, amending Article 2.132(b), Code of Criminal Procedure (page 8, lines 19-53);

(C) SECTION 25, amending Article 2.134(b), Code of Criminal Procedure (page 8, lines 54-64);

(D) SECTION 28, providing transition language for the amendments to Articles 2.132(b) and 2.134(b), Code of Criminal Procedure (page 9, lines 40-47).

(2) Add the following appropriately numbered SECTIONS to the bill and renumber subsequent SECTIONS of the bill accordingly: SECTION ____. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (a),(b), (d), and (e) and adding Subsection (g) to read as follows:

(a) In this article:

(1) "Law enforcement agency" means an agency of the state, or of a county, municipality, or other political subdivision of the state, that employs peace officers who make motor vehicle[~~traffic~~] stops in the routine performance of the officers' official duties.

(2) "Motor vehicle stop" means an occasion in which a peace officer stops a motor vehicle for an alleged violation of a law or ordinance.

(3) "Race or ethnicity" means of a particular descent, including Caucasian, African, Hispanic, Asian, [~~or~~] Native American, or Middle Eastern descent.

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's complaint process;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle [~~traffic~~] stops in which a citation is issued and to arrests made as a result of [~~resulting from~~] those [~~traffic~~] stops, including information relating to:

(A) the race or ethnicity of the individual detained; and

(B) whether a search was conducted and, if so, whether the individual [~~person~~] detained consented to the search; and

(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit [~~to the governing body of each county or~~

~~municipality served by the agency~~] an annual report of the information collected under Subdivision (6) to:

(A) the Commission on Law Enforcement Officer Standards and Education; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle [~~traffic~~] stops and transmitter activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle [~~traffic~~] stops. If a law enforcement agency installs video or audio equipment as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(e) A report required under Subsection (b)(7) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the collection of information as required by a policy under Subsection (b)(6).

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b)(7), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.133, Code of Criminal Procedure, is amended to read as follows:

Art. 2.133. REPORTS REQUIRED FOR MOTOR VEHICLE [~~TRAFFIC AND PEDESTRIAN~~] STOPS. (a) In this article, "race[~~:~~

[~~(1) "Race~~] or ethnicity" has the meaning assigned by Article 2.132(a).

[~~(2) "Pedestrian stop" means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest.~~]

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance [~~regulating traffic or who stops a pedestrian for any suspected offense~~] shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any [~~each~~] person operating the motor vehicle who is detained as a result of the stop, including:

(A) the person's gender; and

(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop [~~traffic law or ordinance alleged to have been violated or the suspected offense~~];

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search and a description [~~the type~~] of the contraband or evidence [~~discovered~~];

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle [~~existed and the facts supporting the existence of that probable cause~~];
(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;
(7) the street address or approximate location of the stop; and
(8) whether the officer issued a written warning or a citation as a result of the stop[~~, including a description of the warning or a statement of the violation charged~~].
SECTION ____. Article 2.134, Code of Criminal Procedure, is amended by amending Subsections (a) through (e) and adding Subsection (g) to read as follows:
(a) In this article:
(1) "Motor vehicle[~~, "pedestrian~~] stop" has the meaning assigned by Article 2.132(a) [~~means an interaction between a peace officer and an individual who is being detained for the purpose of a criminal investigation in which the individual is not under arrest~~].
(2) "Race or ethnicity" has the meaning assigned by Article 2.132(a).
(b) A law enforcement agency shall compile and analyze the information contained in each report received by the agency under Article 2.133. Not later than March 1 of each year, each [~~local~~] law enforcement agency shall submit a report containing the incident-based data [~~information~~] compiled during the previous calendar year to the Commission on Law Enforcement Officer Standards and Education and, if the law enforcement agency is a local law enforcement agency, to the governing body of each county or municipality served by the agency [~~in a manner approved by the agency~~].
(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:
(1) a comparative analysis of the information compiled under Article 2.133 to:
(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities [~~determine the prevalence of racial profiling by peace officers employed by the agency~~]; and
(B) examine the disposition of motor vehicle [~~traffic and pedestrian~~] stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from [~~the~~] stops within the applicable jurisdiction; and
(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.
(d) A report required under Subsection (b) may not include identifying information about a peace officer who makes a motor vehicle [~~traffic or pedestrian~~] stop or about an individual who is stopped or arrested by a peace officer. This subsection does not affect the reporting of information required under Article 2.133(b)(1).
(e) The Commission on Law Enforcement Officer Standards and Education, in accordance with Section 1701.162, Occupations Code, shall develop guidelines for compiling and reporting information as required by this article.

(g) On a finding by the Commission on Law Enforcement Officer Standards and Education that the chief administrator of a law enforcement agency intentionally failed to submit a report required under Subsection (b), the commission shall begin disciplinary procedures against the chief administrator.

SECTION ____. Article 2.135, Code of Criminal Procedure, is amended to read as follows:

Art. 2.135. PARTIAL EXEMPTION FOR AGENCIES USING VIDEO AND AUDIO EQUIPMENT. (a) A peace officer is exempt from the reporting requirement under Article 2.133 and the chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is exempt from the compilation, analysis, and reporting requirements under Article 2.134 if:

(1) during the calendar year preceding the date that a report under Article 2.134 is required to be submitted:

(A) each law enforcement motor vehicle regularly used by an officer employed by the agency to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with video camera and transmitter-activated equipment and each law enforcement motorcycle regularly used to make motor vehicle [~~traffic and pedestrian~~] stops is equipped with transmitter-activated equipment; and

(B) each motor vehicle [~~traffic and pedestrian~~] stop made by an officer employed by the agency that is capable of being recorded by video and audio or audio equipment, as appropriate, is recorded by using the equipment; or

(2) the governing body of the county or municipality served by the law enforcement agency, in conjunction with the law enforcement agency, certifies to the Department of Public Safety, not later than the date specified by rule by the department, that the law enforcement agency needs funds or video and audio equipment for the purpose of installing video and audio equipment as described by Subsection (a)(1)(A) and the agency does not receive from the state funds or video and audio equipment sufficient, as determined by the department, for the agency to accomplish that purpose.

(b) Except as otherwise provided by this subsection, a law enforcement agency that is exempt from the requirements under Article 2.134 shall retain the video and audio or audio documentation of each motor vehicle [~~traffic and pedestrian~~] stop for at least 90 days after the date of the stop. If a complaint is filed with the law enforcement agency alleging that a peace officer employed by the agency has engaged in racial profiling with respect to a motor vehicle [~~traffic or pedestrian~~] stop, the agency shall retain the video and audio or audio record of the stop until final disposition of the complaint.

(c) This article does not affect the collection or reporting requirements under Article 2.132.

(d) In this article, "motor vehicle stop" has the meaning assigned by Article 2.132(a).

SECTION ____. Chapter 2, Code of Criminal Procedure, is amended by adding Article 2.1385 to read as follows:

Art. 2.1385. CIVIL PENALTY. (a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in the amount of $1,000 for each violation. The attorney general may sue to collect a civil penalty under this subsection.

(b) From money appropriated to the agency for the administration of the agency, the executive director of a state law enforcement agency that intentionally fails to submit the incident-based

data as required by Article 2.134 shall remit to the comptroller the amount of $1,000 for each violation.

(c) Money collected under this article shall be deposited in the state treasury to the credit of the general revenue fund.

SECTION ____. Subchapter A, Chapter 102, Code of Criminal Procedure, is amended by adding Article 102.022 to read as follows:

Art. 102.022. COSTS ON CONVICTION TO FUND STATEWIDE REPOSITORY FOR DATA RELATED TO CIVIL JUSTICE. (a) In this article, "moving violation" means an offense that:

(1) involves the operation of a motor vehicle; and

(2) is classified as a moving violation by the Department of Public Safety under Section 708.052, Transportation Code.

(b) A defendant convicted of a moving violation in a justice court, county court, county court at law, or municipal court shall pay a fee of 10 cents as a cost of court.

(c) In this article, a person is considered convicted if:

(1) a sentence is imposed on the person;

(2) the person receives community supervision, including deferred adjudication; or

(3) the court defers final disposition of the person's case.

(d) The clerks of the respective courts shall collect the costs described by this article. The clerk shall keep separate records of the funds collected as costs under this article and shall deposit the funds in the county or municipal treasury, as appropriate.

(e) The custodian of a county or municipal treasury shall:

(1) keep records of the amount of funds on deposit collected under this article; and

(2) send to the comptroller before the last day of the first month following each calendar quarter the funds collected under this article during the preceding quarter.

(f) A county or municipality may retain 10 percent of the funds collected under this article by an officer of the county or municipality as a collection fee if the custodian of the county or municipal treasury complies with Subsection (e).

(g) If no funds due as costs under this article are deposited in a county or municipal treasury in a calendar quarter, the custodian of the treasury shall file the report required for the quarter in the regular manner and must state that no funds were collected.

(h) The comptroller shall deposit the funds received under this article to the credit of the Civil Justice Data Repository fund in the general revenue fund, to be used only by the Commission on Law Enforcement Officer Standards and Education to implement duties under Section 1701.162, Occupations Code.

(i) Funds collected under this article are subject to audit by the comptroller.

SECTION ____. (a) Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.061, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:

Sec. 102.061. ADDITIONAL COURT COSTS ON CONVICTION IN STATUTORY COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a statutory county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;

(2) a fee for services of the clerk of the court (Art. 102.005, Code of Criminal Procedure) . . . $40;

(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.061, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.061, Government Code, as reenacted and amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. (a) Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, is amended to conform to the amendments made to Section 102.081, Government Code, by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, and is further amended to read as follows:
Sec. 102.081. ADDITIONAL COURT COSTS ON CONVICTION IN COUNTY COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a county court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:

(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $20;
(2) a fee for clerk of the court services (Art. 102.005, Code of Criminal Procedure) . . . $40;
(3) a records management and preservation services fee (Art. 102.005, Code of Criminal Procedure) . . . $25;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a juvenile delinquency prevention and graffiti eradication fee (Art. 102.0171, Code of Criminal Procedure) . . . $50 [~~$5~~]; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
(b) Section 102.081, Government Code, as amended by Chapter 1053 (H.B. 2151), Acts of the 80th Legislature, Regular Session, 2007, is repealed. Section 102.081, Government Code, as amended by Chapter 921 (H.B. 3167), Acts of the 80th Legislature, Regular Session, 2007, to reorganize and renumber that section, continues in effect as further amended by this section.
SECTION ____. Section 102.101, Government Code, is amended to read as follows:
Sec. 102.101. ADDITIONAL COURT COSTS ON CONVICTION IN JUSTICE COURT: CODE OF CRIMINAL PROCEDURE. A clerk of a justice court shall collect fees and costs under the Code of Criminal Procedure on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;

(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $4;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0173, Code of Criminal Procedure) . . . $4;
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5;
(7) a fee on conviction of certain offenses involving issuing or passing a subsequently dishonored check (Art. 102.0071, Code of Criminal Procedure) . . . not to exceed $30; [~~and~~]
(8) a court cost on conviction of a Class C misdemeanor in a county with a population of 3.3 million or more, if authorized by the county commissioners court (Art. 102.009, Code of Criminal Procedure) . . . not to exceed $7; and
(9) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Section 102.121, Government Code, is amended to read as follows:
Sec. 102.121. ADDITIONAL COURT COSTS ON CONVICTION IN MUNICIPAL COURT: CODE OF CRIMINAL PROCEDURE. The clerk of a municipal court shall collect fees and costs on conviction of a defendant as follows:
(1) a jury fee (Art. 102.004, Code of Criminal Procedure) . . . $3;
(2) a fee for withdrawing request for jury less than 24 hours before time of trial (Art. 102.004, Code of Criminal Procedure) . . . $3;
(3) a jury fee for two or more defendants tried jointly (Art. 102.004, Code of Criminal Procedure) . . . one jury fee of $3;
(4) a security fee on a misdemeanor offense (Art. 102.017, Code of Criminal Procedure) . . . $3;
(5) a fee for technology fund on a misdemeanor offense (Art. 102.0172, Code of Criminal Procedure) . . . not to exceed $4; [~~and~~]
(6) a juvenile case manager fee (Art. 102.0174, Code of Criminal Procedure) . . . not to exceed $5; and
(7) a civil justice fee (Art. 102.022, Code of Criminal Procedure) . . . $0.10.
SECTION ____. Subchapter D, Chapter 1701, Occupations Code, is amended by adding Section 1701.164 to read as follows:
Sec. 1701.164. COLLECTION OF CERTAIN INCIDENT-BASED DATA SUBMITTED BY LAW ENFORCEMENT AGENCIES. The commission shall collect and maintain incident-based data submitted to the commission under Article 2.134, Code of Criminal Procedure, including incident-based data compiled by a law enforcement agency from reports received by the law enforcement agency under Article 2.133 of that code. The commission in consultation with the Department of Public Safety, the Bill Blackwood Law Enforcement Management Institute of Texas, the W. W. Caruth, Jr., Police Institute at Dallas, and the Texas Police Chiefs Association shall develop guidelines for submitting in a standard format the report containing incident-based data as required by Article 2.134, Code of Criminal Procedure.
SECTION ____. Subsection (a), Section 1701.501, Occupations Code, is amended to read as follows:
(a) Except as provided by Subsection (d), the commission shall revoke or suspend a license, place on probation a person whose license has been suspended, or reprimand a license holder for a violation of:
(1) this chapter;

(2) the reporting requirements provided by Articles 2.132 and 2.134, Code of Criminal Procedure; or

(3) a commission rule.

SECTION ____. (a) The requirements of Articles 2.132, 2.133, and 2.134, Code of Criminal Procedure, as amended by this Act, relating to the compilation, analysis, and submission of incident-based data apply only to information based on a motor vehicle stop occurring on or after January 1, 2010.

(b) The imposition of a cost of court under Article 102.022, Code of Criminal Procedure, as added by this Act, applies only to an offense committed on or after the effective date of this Act. An offense committed before the effective date of this Act is covered by the law in effect when the offense was committed, and the former law is continued in effect for that purpose. For purposes of this section, an offense was committed before the effective date of this Act if any element of the offense occurred before that date.

Racial and Ethnic Designations (H.B. 3051)

H.B. No. 3051 - An Act relating to the categories used to record the race or ethnicity of persons stopped for or convicted of traffic offenses.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Article 2.132(a)(3), Code of Criminal Procedure, is amended to read as follows:

(3) "Race or ethnicity" means the following categories:

(A) Alaska native or American Indian;

(B) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(C) black;

(D) white; and

(E) Hispanic or Latino [~~, Native American, or Middle Eastern descent~~].

SECTION 2. Section 543.202(a), Transportation Code, is amended to read as follows:

(a) In this section, "race or ethnicity" means the following categories:

(1) Alaska native or American Indian;

(2) [~~of a particular descent, including Caucasian, African, Hispanic,~~] Asian or Pacific Islander;

(3) black;

(4) white; and

(5) Hispanic or Latino [~~, or Native American descent~~].

SECTION 3. This Act takes effect September 1, 2017.

_____ _____

President of the Senate Speaker of the House

I certify that H.B. No. 3051 was passed by the House on May 4, 2017, by the following vote: Yeas 143, Nays 2, 2 present, not voting.

_____

Chief Clerk of the House

I certify that H.B. No. 3051 was passed by the Senate on May 19, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

APPROVED: _____

Date

_____

Governor

The Sandra Bland Act
(S.B. 1849)

S.B. No. 1849

An Act relating to interactions between law enforcement and individuals detained or arrested on suspicion of the commission of criminal offenses, to the confinement, conviction, or release of those individuals, and to grants supporting populations that are more likely to interact frequently with law enforcement.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

ARTICLE 1. SHORT TITLE

SECTION 1.01. SHORT TITLE. This Act shall be known as the Sandra Bland Act, in memory of Sandra Bland.

ARTICLE 2. IDENTIFICATION AND DIVERSION OF AND SERVICES FOR PERSONS SUSPECTED OF HAVING A MENTAL ILLNESS, AN INTELLECTUAL DISABILITY, OR A SUBSTANCE ABUSE ISSUE

SECTION 2.01. Article 16.22, Code of Criminal Procedure, is amended to read as follows:

Art. 16.22. EARLY IDENTIFICATION OF DEFENDANT SUSPECTED OF HAVING MENTAL ILLNESS OR INTELLECTUAL DISABILITY [MENTAL RETARDATION]. (a)(1) Not later than 12 [72] hours after receiving credible information that may establish reasonable cause to believe that a defendant committed to the sheriff's custody has a mental illness or is a person with an intellectual disability [mental retardation], including observation of the defendant's behavior immediately before, during, and after the defendant's arrest and the results of any previous assessment of the defendant, the sheriff shall provide written or electronic notice of the information to the magistrate. On a determination that there is reasonable cause to believe that the defendant has a mental illness or is a person with an intellectual disability [mental retardation], the magistrate, except as provided by Subdivision

(2), shall order the local mental health or intellectual and developmental disability [mental retardation] authority or another qualified mental health or intellectual disability [mental retardation] expert to:

(A) collect information regarding whether the defendant has a mental illness as defined by Section 571.003,

Health and Safety Code, or is a person with an intellectual disability [mental retardation] as defined by Section 591.003, Health and Safety Code, including information obtained from any previous assessment of the defendant; and

(B) provide to the magistrate a written assessment of the information collected under Paragraph (A).

(2) The magistrate is not required to order the collection of information under Subdivision

(1) if the defendant in the year preceding the defendant's applicable date of arrest has been determined to have a mental illness or to be a person with an intellectual disability [mental retardation] by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health or intellectual disability [mental retardation] expert described by Subdivision

(1). A court that elects to use the results of that previous determination may proceed under Subsection (c).

(3) If the defendant fails or refuses to submit to the collection of information regarding the defendant as required under Subdivision (1), the magistrate may order the defendant to submit to an examination in a mental health facility determined to be appropriate by the local mental health or intellectual and developmental disability [mental retardation] authority for a reasonable period not to exceed 21 days. The magistrate may order a defendant to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination only on request of the local mental health or intellectual and developmental disability [mental retardation] authority and with the consent of the head of the facility. If a defendant who has been ordered to a facility operated by the Department of State Health Services or the Health and Human Services Commission [Department of Aging and Disability Services] for examination remains in the facility for a period exceeding 21 days, the head of that facility shall cause the defendant to be immediately transported to the committing court and placed in the custody of the sheriff of the county in which the committing court is located. That county shall reimburse the facility for the mileage and per diem expenses of the personnel required to transport the defendant calculated in accordance with the state travel regulations in effect at the time.

(b) A written assessment of the information collected under Subsection (a)(1)(A) shall be provided to the magistrate not later than the 30th day after the date of any order issued under Subsection (a) in a felony case and not later than the 10th day after the date of any order issued under that subsection in a misdemeanor case, and the magistrate shall provide copies of the written assessment to the defense counsel, the prosecuting attorney, and the trial court. The written assessment must include a description of the procedures used in the collection of information under Subsection (a)(1)(A) and the applicable expert's observations and findings pertaining to:

(1) whether the defendant is a person who has a mental illness or is a person with an intellectual disability [mental retardation];

(2) whether there is clinical evidence to support a belief that the defendant may be incompetent to stand trial and should undergo a complete competency examination under Subchapter B, Chapter 46B; and

(3) recommended treatment.

(c) After the trial court receives the applicable expert's written assessment relating to the defendant under Subsection (b) or elects to use the results of a previous determination as described by Subsection (a)(2), the trial court may, as applicable:

(1) resume criminal proceedings against the defendant, including any appropriate proceedings related to the defendant's release on personal bond under Article 17.032;

(2) resume or initiate competency proceedings, if required, as provided by Chapter 46B

or other proceedings affecting the defendant's receipt of appropriate court-ordered mental health or intellectual disability [mental retardation] services, including proceedings related to the defendant's receipt of outpatient mental health services under Section 574.034, Health and Safety Code; or

(3) consider the written assessment during the punishment phase after a conviction of the offense for which the defendant was arrested, as part of a presentence investigation report, or in connection with the impositions of conditions following placement on community supervision, including deferred adjudication community supervision.

(d) This article does not prevent the applicable court from, before, during, or after the collection of information regarding the defendant as described by this article: (1) releasing a defendant who has a mental illness [mentally ill] or is a person with an intellectual disability [mentally retarded defendant] from custody on personal or surety bond; or

(2) ordering an examination regarding the defendant's competency to stand trial.

SECTION 2.02. Chapter 16, Code of Criminal Procedure, is amended by adding Article 16.23 to read as follows:

Art. 16.23. DIVERSION OF PERSONS SUFFERING MENTAL HEALTH CRISIS OR SUBSTANCE ABUSE ISSUE. (a) Each law enforcement agency shall make a good faith effort to divert a person suffering a mental health crisis or suffering from the effects of substance abuse to a proper treatment center in the agency's jurisdiction if:

(1) there is an available and appropriate treatment center in the agency's jurisdiction to which the agency may divert the person;

(2) it is reasonable to divert the person;

(3) the offense that the person is accused of is a misdemeanor, other than a misdemeanor involving violence; and

(4) the mental health crisis or substance abuse issue is suspected to be the reason the person committed the alleged offense.

(b) Subsection (a) does not apply to a person who is accused of an offense under Section 49.04, 49.045, 49.05, 49.06, 49.065,
49.07, or 49.08, Penal Code.

SECTION 2.03. Section 539.002, Government Code, is amended to read as follows:

Sec. 539.002. GRANTS FOR ESTABLISHMENT AND EXPANSION OF COMMUNITY COLLABORATIVES. (a) To the extent funds are appropriated to the department for that purpose, the department shall make grants to entities, including local governmental entities, nonprofit community organizations, and faith-based community organizations, to establish or expand community collaboratives that bring the public and private sectors together to provide services to persons experiencing homelessness, substance abuse issues, or [and] mental illness. [The department may make a maximum of five grants, which must be made in the most populous municipalities in this state that are located in counties with a population of more than one million.] In awarding grants, the department shall give special consideration to entities:

(1) establishing [a] new collaboratives; or

(2) establishing or expanding collaboratives thatserve two or more counties, each with a population of less than 100,000 [collaborative].

(b) The department shall require each entity awarded a grant under this section to:

(1) leverage additional funding from private sources in an amount that is at least equal to the amount of the grant awarded under this section; [and]

(2) provide evidence of significant coordination and collaboration between the entity, local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in establishing or expanding a community collaborative funded by a grant awarded under this section; and

(3) provide evidence of a local law enforcement policy to divert appropriate persons from jails or other detention facilities to an entity affiliated with a community collaborative for the purpose of providing services to those persons.

SECTION 2.04. Chapter 539, Government Code, is amended by adding Section 539.0051 to read as follows:

Sec. 539.0051. PLAN REQUIRED FOR CERTAIN COMMUNITY COLLABORATIVES. (a) The governing body of a county shall develop and make public a plan detailing:

(1) how local mental health authorities, municipalities, local law enforcement agencies, and other community stakeholders in the county could coordinate to establish or expand a community collaborative to accomplish the goals of Section 539.002;

(2) how entities in the county may leverage funding from private sources to accomplish the goals of Section 539.002 through the formation or expansion of a community collaborative; and

(3) how the formation or expansion of a community collaborative could establish or support resources or services to help local law enforcement agencies to divert persons who have been arrested to appropriate mental health care or substance abuse treatment.

(b) The governing body of a county in which an entity that received a grant under Section 539.002 before September 1, 2017, is located is not required to develop a plan under Subsection (a).

(c) Two or more counties, each with a population of less than 100,000, may form a joint plan under Subsection (a).

ARTICLE 3. BAIL, PRETRIAL RELEASE, AND COUNTY JAIL STANDARDS

SECTION 3.01. The heading to Article 17.032, Code of Criminal Procedure, is amended to read as follows:

Art. 17.032. RELEASE ON PERSONAL BOND OF CERTAIN [MENTALLY ILL] DEFENDANTS WITH MENTAL ILLNESS OR INTELLECTUAL DISABILITY.

SECTION 3.02. Articles 17.032(b) and (c), Code of Criminal Procedure, are amended to read as follows:

(b) A magistrate shall release a defendant on personal bond unless good cause is shown

otherwise if the:

(1) defendant is not charged with and has not been previously convicted of a violent offense;

(2) defendant is examined by the local mental health or intellectual and developmental disability [mental retardation] authority or another mental health expert under Article 16.22 [of this code];

(3) applicable expert, in a written assessment submitted to the magistrate under Article 16.22:

(A) concludes that the defendant has a mental illness or is a person with an intellectual disability [mental retardation] and is nonetheless competent to stand trial; and

(B) recommends mental health treatment or intellectual disability treatment for the defendant, as applicable; and

(4) magistrate determines, in consultation with the local mental health or intellectual and developmental disability [mental retardation] authority, that appropriate community-based mental health or intellectual disability [mental retardation] services for the defendant are available through the [Texas] Department of State [Mental] Health Services [and Mental Retardation] under Section 534.053, Health and Safety Code, or through another mental health or intellectual disability [mental retardation] services provider.

(c) The magistrate, unless good cause is shown for not requiring treatment, shall require as a condition of release on personal bond under this article that the defendant submit to outpatient or inpatient mental health or intellectual disability [mental retardation] treatment as recommended by the local mental health or intellectual and developmental disability [mental retardation] authority if the defendant's:

(1) mental illness or intellectual disability [mental retardation] is chronic in nature; or

(2) ability to function independently will continue to deteriorate if the defendant is not treated.

SECTION 3.03. Article 25.03, Code of Criminal Procedure, is amended to read as follows:

Art. 25.03. IF ON BAIL IN FELONY. When the accused, in case of felony, is on bail at the time the indictment is presented, [it is not necessary to serve him with a copy, but] the clerk shall [on request] deliver a copy of the indictment [same] to the accused or the accused's [his] counsel[,] at the earliest possible time.

SECTION 3.04. Article 25.04, Code of Criminal Procedure, is amended to read as follows:

Art. 25.04. IN MISDEMEANOR. In misdemeanors, the clerk shall deliver a copy of the indictment or information to the accused or the accused's counsel at the earliest possible time before trial [it shall not be necessary before trial to furnish the accused with a copy of the indictment or information; but he or his counsel may demand a copy, which shall be given as early as possible

SECTION 3.05. Section 511.009(a), Government Code, as amended by Chapters 281 (H.B. 875), 648 (H.B. 549), and 688 (H.B. 634), Acts of the 84th Legislature, Regular Session, 2015, is reenacted and amended to read as follows:

(a) The commission shall:

(1) adopt reasonable rules and procedures establishing minimum standards for the construction, equipment, maintenance, and operation of county jails;

(2) adopt reasonable rules and procedures establishing minimum standards for the custody, care, and treatment of prisoners;

(3) adopt reasonable rules establishing minimum standards for the number of jail supervisory personnel and for programs and services to meet the needs of prisoners;

(4) adopt reasonable rules and procedures establishing minimum requirements for programs of rehabilitation, education, and recreation in county jails;

(5) revise, amend, or change rules and procedures if necessary;

(6) provide to local government officials consultation on and technical assistance for county jails;

(7) review and comment on plans for the construction and major modification or renovation of county jails;

(8) require that the sheriff and commissioners of each county submit to the commission, on a form prescribed by the commission, an annual report on the conditions in each county jail within their jurisdiction, including all information necessary to determine compliance with state law, commission orders, and the rules adopted under this chapter;

(9) review the reports submitted under Subdivision (8) and require commission employees to inspect county jails regularly to ensure compliance with state law, commission orders, and rules
and procedures adopted under this chapter;

(10) adopt a classification system to assist sheriffs and judges in determining which defendants are low-risk and consequently suitable participants in a county jail work release program under Article 42.034, Code of Criminal Procedure;

(11) adopt rules relating to requirements for segregation of classes of inmates and to capacities for county jails;

(12) require that the chief jailer of each municipal lockup submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the lockup, including all information necessary to determine compliance with state law concerning secure confinement of children in municipal lockups;

(13) at least annually determine whether each county jail is in compliance with the rules and procedures adopted under this chapter;

(14) require that the sheriff and commissioners court of each county submit to the commission, on a form prescribed by the commission, an annual report of persons under 17 years of age securely detained in the county jail, including all information necessary to determine compliance with state law concerning secure confinement of children in county jails;

(15) schedule announced and unannounced inspections of jails under the commission's jurisdiction using the risk assessment plan established under Section 511.0085 to guide the inspections process;

(16) adopt a policy for gathering and distributing to jails under the commission's jurisdiction information regarding:

(A) common issues concerning jail administration;

(B) examples of successful strategies for maintaining compliance with state law and the rules,

standards, and procedures of the commission; and

(C) solutions to operational challenges for jails;

(17) report to the Texas Correctional Office on Offenders with Medical or Mental Impairments on a jail's compliance with Article 16.22, Code of Criminal Procedure;

(18) adopt reasonable rules and procedures establishing minimum requirements for jails to:

(A) determine if a prisoner is pregnant; and

(B) ensure that the jail's health services plan addresses medical and mental health care, including nutritional requirements, and any special housing or work assignment needs for persons who are confined in the jail and are known or determined to be pregnant;

(19) provide guidelines to sheriffs regarding contracts between a sheriff and another entity for the provision of food services to or the operation of a commissary in a jail under the commission's jurisdiction, including specific provisions regarding conflicts of interest and avoiding the appearance of impropriety; [and]

(20) adopt reasonable rules and procedures establishing minimum standards for prisoner visitation that provide each prisoner at a county jail with a minimum of two in-person, noncontact visitation periods per week of at least 20 minutes duration each;

(21) [(20)] require the sheriff of each county to:

(A) investigate and verify the veteran status of each prisoner by using data made available from the Veterans Reentry Search Service (VRSS) operated by the United States Department of Veterans Affairs or a similar service; and

(B) use the data described by Paragraph (A) to assist prisoners who are veterans in applying for federal benefits or compensation for which the prisoners may be eligible under a program administered by the United States Department of Veterans Affairs;

(22) [(20)] adopt reasonable rules and procedures regarding visitation of a prisoner at a county jail by a guardian, as defined by Section 1002.012, Estates Code, that:

(A) allow visitation by a guardian to the same extent as the prisoner's next of kin, including placing the guardian on the prisoner's approved visitors list on the guardian's request and providing the guardian access to the prisoner during a facility's standard visitation hours if the prisoner is otherwise eligible to receive visitors; and

(B) require the guardian to provide the sheriff with letters of guardianship issued as provided by Section 1106.001, Estates Code, before being allowed to visit the prisoner; and

(23) adopt reasonable rules and procedures to ensure the safety of prisoners, including rules and procedures that require a county jail to:

(A) give prisoners the ability to access a mental health professional at the jail through a telemental health service 24 hours a day;

(B) give prisoners the ability to access a health professional at the jail or through a telehealth service 24 hours a day or, if a health professional is unavailable at the jail or through a telehealth service, provide for a prisoner to be transported to access a health professional; and

(C) if funding is available under Section 511.019, install automated electronic sensors or cameras to ensure accurate and timely in-person checks of cells or groups of cells confining at-risk individuals.

SECTION 3.06. Section 511.009, Government Code, is amended by adding Subsection (d) to read

as follows:

(d) The commission shall adopt reasonable rules and procedures establishing minimum standards regarding the continuity of prescription medications for the care and treatment of prisoners. The rules and procedures shall require that a qualified medical professional shall review as soon as possible any prescription medication a prisoner is taking when the prisoner is taken into custody.

SECTION 3.07. Chapter 511, Government Code, is amended by adding Sections 511.019, 511.020, and 511.021 to read as follows:

Sec. 511.019. PRISONER SAFETY FUND. (a) The prisoner safety fund is a dedicated account in the general revenue fund.

(b) The prisoner safety fund consists of:

(1) appropriations of money to the fund by the legislature; and

(2) gifts, grants, including grants from the federal government, and other donations received for the fund.

(c) Money in the fund may be appropriated only to the commission to pay for capital improvements that are required under Section 511.009(a)(23).

(d) The commission by rule may establish a grant program to provide grants to counties to fund capital improvements described by Subsection (c). The commission may only provide a grant to a county for capital improvements to a county jail with a capacity of not more than 96 prisoners.

Sec. 511.020. SERIOUS INCIDENTS REPORT. (a) On or before the fifth day of each month, the sheriff of each county shall report to the commission regarding the occurrence during the preceding month of any of the following incidents involving a prisoner in the county jail:

(1) a suicide;

(2) an attempted suicide;

(3) a death;

(4) a serious bodily injury, as that term is defined by Section 1.07, Penal Code;

(5) an assault;

(6) an escape;

(7) a sexual assault; and

(8) any use of force resulting in bodily injury, as that term is defined by Section 1.07, Penal Code.

(b) The commission shall prescribe a form for the report required by Subsection (a).

(c) The information required to be reported under Subsection (a)(8) may not include the name or other identifying information of a county jailer or jail employee.

(d) The information reported under Subsection (a) is public information subject to an open records request under Chapter 552.

Sec. 511.021. INDEPENDENT INVESTIGATION OF DEATH OCCURRING IN COUNTY JAIL. (a) On the death of a prisoner in a county jail, the commission shall appoint a law enforcement agency, other

than the local law enforcement agency that operates the county jail, to investigate the death as soon as possible.

(b) The commission shall adopt any rules necessary relating to the appointment of a law enforcement agency under Subsection (a), including rules relating to cooperation between law enforcement agencies and to procedures for handling evidence.

SECTION 3.08. The changes in law made by this article to Article 17.032, Code of Criminal Procedure, apply only to a personal bond that is executed on or after the effective date of this Act. A personal bond executed before the effective date of executed, and the former law is continued in effect for that purpose.

SECTION 3.09. Not later than January 1, 2018, the Commission on Jail Standards shall:

(1) adopt the rules and procedures required by Section 511.009(d), Government Code, as added by this article, and the rules required by Section 511.021(b), Government Code, as added by this article; and

(2) prescribe the form required by Section 511.020(b), Government Code, as added by this article.

SECTION 3.10. Not later than September 1, 2018, the Commission on Jail Standards shall adopt the rules and procedures required by Section 511.009(a)(23), Government Code, as added by this article. On and after September 1, 2020, a county jail shall comply with any rule or procedure adopted by the Commission on Jail Standards under that subdivision.

SECTION 3.11. To the extent of any conflict, this Act prevails over another Act of the 85th Legislature, Regular Session, 2017, relating to non-substantive additions to and corrections in enacted codes.

ARTICLE 4. PEACE OFFICER AND COUNTY JAILER TRAINING

SECTION 4.01. Chapter 511, Government Code, is amended by adding Section 511.00905 to read as follows:

Sec. 511.00905. JAIL ADMINISTRATOR POSITION; EXAMINATION REQUIRED. (a) The Texas Commission on Law Enforcement shall develop and the commission shall approve an examination for a person assigned to the jail administrator position overseeing a county jail.

(b) The commission shall adopt rules requiring a person, other than a sheriff, assigned to the jail administrator position overseeing a county jail to pass the examination not later than the 180th day after the date the person is assigned to that position. The rules must provide that a person who fails the examination may be immediately removed from the position and may not be reinstated until the person passes the examination.

(c) The sheriff of a county shall perform the duties of the jail administrator position at any time there is not a person available who satisfies the examination requirements of this

section.

(d) A person other than a sheriff may not serve in the jail administrator position of a county jail unless the person satisfies the examination requirement of this section.

SECTION 4.02. Section 1701.253, Occupations Code, is amended by amending Subsection (j) and adding Subsection (n) to read as follows: commission shall require an officer to complete a 40-hour statewide education and training program on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments. An officer shall complete the program not later than the second anniversary of the date the officer is licensed under this chapter or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier. An officer may not satisfy the requirements of this subsection [section] or Section 1701.402(g) by taking an online course on de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments.

(n) As part of the minimum curriculum requirements, the commission shall require an officer to complete a statewide education and training program on de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury.

SECTION 4.03. Section 1701.310(a), Occupations Code, is amended to read as follows:

(a) Except as provided by Subsection (e), a person may not be appointed as a county jailer, except on a temporary basis, unless the person has satisfactorily completed a preparatory training program, as required by the commission, in the operation of a county jail at a school operated or licensed by the commission. The training program must consist of at least eight hours of mental health training approved by the commission and the Commission on Jail Standards.

SECTION 4.04. Section 1701.352(b), Occupations Code, is amended to read as follows:

(b) The commission shall require a state, county, special district, or municipal agency that appoints or employs peace officers to provide each peace officer with a training program at least once every 48 months that is approved by the commission and consists of:

(1) topics selected by the agency; and

(2) for an officer holding only a basic proficiency certificate, not more than 20 hours of education and training that contain curricula incorporating the learning objectives developed by the commission regarding:

(A) civil rights, racial sensitivity, and cultural diversity;

(B) de-escalation and crisis intervention techniques to facilitate interaction with persons with mental impairments; [and]

(C) de-escalation techniques to facilitate interaction with members of the public, including techniques for limiting the use of force resulting in bodily injury; and

(D) unless determined by the agency head to be inconsistent with the officer's assigned duties:

(i) the recognition and documentation of cases that involve child abuse or neglect, family violence, and sexual assault; and

(ii) issues concerning sex offender characteristics.

SECTION 4.05. Section 1701.402, Occupations Code, is amended by adding Subsection (n) to read

as follows:

(n) As a requirement for an intermediate proficiency certificate or an advanced proficiency certificate, an officer must complete the education and training program regarding de-escalation techniques to facilitate interaction with members of the public established by the commission under Section 1701.253(n).

SECTION 4.06. Not later than March 1, 2018, the Texas Commission on Law Enforcement shall develop and the Commission on Jail Standards shall approve the examination required by Section 511.00905, Government Code, as added by this article.

SECTION 4.07. (a) Not later than March 1, 2018, the Texas Commission on Law Enforcement shall establish or modify training programs as necessary to comply with Section 1701.253, Occupations Code, as amended by this article.

(b) The minimum curriculum requirements under Section 1701.253(j), Occupations Code, as amended by this article, apply only to a peace officer who first begins to satisfy those requirements on or after April 1, 2018.

SECTION 4.08. (a) Section 1701.310, Occupations Code, as amended by this article, takes effect January 1, 2018.

(b) A person in the position of county jailer on September 1, 2017, must comply with Section 1701.310(a), Occupations Code, as amended by this article, not later than August 31, 2021.

ARTICLE 5. MOTOR VEHICLE STOPS, RACIAL PROFILING, AND ISSUANCE OF CITATIONS

SECTION 5.01. Article 2.132, Code of Criminal Procedure, is amended by amending Subsections (b) and (d) and adding Subsection (h) to read as follows:

(b) Each law enforcement agency in this state shall adopt a detailed written policy on racial profiling. The policy must:

(1) clearly define acts constituting racial profiling;

(2) strictly prohibit peace officers employed by the agency from engaging in racial profiling;

(3) implement a process by which an individual may file a complaint with the agency if the individual believes that a peace officer employed by the agency has engaged in racial profiling with respect to the individual;

(4) provide public education relating to the agency's compliment and complaint process, including providing the telephone number, mailing address, and e-mail address to make a compliment or complaint with respect to each ticket, citation, or warning issued by a peace officer;

(5) require appropriate corrective action to be taken against a peace officer employed by the agency who, after an investigation, is shown to have engaged in racial profiling in violation of the agency's policy adopted under this article;

(6) require collection of information relating to motor vehicle stops in which a ticket, citation, or warning is issued and to arrests made as a result of those stops, including information

relating to:
(A) the race or ethnicity of the individual detained;
(B) whether a search was conducted and, if so, whether the individual detained consented to the search; [and]
(C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
(D) whether the peace officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop;
(E) the location of the stop; and
(F) the reason for the stop; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
(A) the Texas Commission on Law Enforcement; and
(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

(d) On adoption of a policy under Subsection (b), a law enforcement agency shall examine the feasibility of installing video camera and transmitter-activated equipment in each agency law enforcement motor vehicle regularly used to make motor vehicle stops and transmitter-activated equipment in each agency law enforcement motorcycle regularly used to make motor vehicle stops. The agency also shall examine the feasibility of equipping each peace officer who regularly detains or stops motor vehicles with a body worn camera, as that term is defined by Section 1701.651, Occupations Code. If a law enforcement agency installs video or audio equipment or equips peace officers with body worn cameras as provided by this subsection, the policy adopted by the agency under Subsection (b) must include standards for reviewing video and audio documentation.

(h) A law enforcement agency shall review the data collected under Subsection (b)(6) to identify any improvements the agency could make in its practices and policies regarding motor vehicle stops.

SECTION 5.02. Article 2.133, Code of Criminal Procedure, is amended by amending Subsection (b) and adding Subsection (c) to read as follows:

(b) A peace officer who stops a motor vehicle for an alleged violation of a law or ordinance shall report to the law enforcement agency that employs the officer information relating to the stop, including:

(1) a physical description of any person operating the motor vehicle who is detained as a result of the stop, including:
(A) the person's gender; and
(B) the person's race or ethnicity, as stated by the person or, if the person does not state the person's race or ethnicity, as determined by the officer to the best of the officer's ability;

(2) the initial reason for the stop;

(3) whether the officer conducted a search as a result of the stop and, if so, whether the person detained consented to the search;

(4) whether any contraband or other evidence was discovered in the course of the search

and a description of the contraband or evidence;

(5) the reason for the search, including whether:

(A) any contraband or other evidence was in plain view;

(B) any probable cause or reasonable suspicion existed to perform the search; or

(C) the search was performed as a result of the towing of the motor vehicle or the arrest of any person in the motor vehicle;

(6) whether the officer made an arrest as a result of the stop or the search, including a statement of whether the arrest was based on a violation of the Penal Code, a violation of a traffic law or ordinance, or an outstanding warrant and a statement of the offense charged;

(7) the street address or approximate location of the stop; [and]

(8) whether the officer issued a verbal or written warning or a ticket or citation as a result of the stop; and

(9) whether the officer used physical force that resulted in bodily injury, as that term is defined by Section 1.07, Penal Code, during the stop.

(c) The chief administrator of a law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, is responsible for auditing reports under Subsection (b)
to ensure that the race or ethnicity of the person operating the motor vehicle is being reported.

SECTION 5.03. Article 2.134(c), Code of Criminal Procedure, is amended to read as follows:

(c) A report required under Subsection (b) must be submitted by the chief administrator of the law enforcement agency, regardless of whether the administrator is elected, employed, or appointed, and must include:

(1) a comparative analysis of the information compiled under Article 2.133 to:

(A) evaluate and compare the number of motor vehicle stops, within the applicable jurisdiction, of persons who are recognized as racial or ethnic minorities and persons who are not recognized as racial or ethnic minorities; [and]

(B) examine the disposition of motor vehicle stops made by officers employed by the agency, categorized according to the race or ethnicity of the affected persons, as appropriate, including any searches resulting from stops within the applicable jurisdiction; and

(C) evaluate and compare the number of searches resulting from motor vehicle stops within the applicable jurisdiction and whether contraband or other evidence was discovered in the course of those searches; and

(2) information relating to each complaint filed with the agency alleging that a peace officer employed by the agency has engaged in racial profiling.

SECTION 5.04. Article 2.137, Code of Criminal Procedure, is amended to read as follows:

Art. 2.137. PROVISION OF FUNDING OR EQUIPMENT. (a) The Department of Public Safety shall adopt rules for providing funds or video and audio equipment to law enforcement agencies for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], including specifying criteria to prioritize funding or equipment provided to law enforcement agencies. The criteria may include consideration of tax effort, financial hardship,

available revenue, and budget surpluses. The criteria must give priority to:

(1) law enforcement agencies that employ peace officers whose primary duty is traffic enforcement;

(2) smaller jurisdictions; and

(3) municipal and county law enforcement agencies.

(b) The Department of Public Safety shall collaborate with an institution of higher education to identify law enforcement agencies that need funds or video and audio equipment for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)]. The collaboration may include the use of a survey to assist in developing criteria to prioritize funding or equipment provided to law enforcement agencies.

(c) To receive funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency needs funds or video and audio equipment for that purpose.

(d) On receipt of funds or video and audio equipment from the state for the purpose of installing video and audio equipment in law enforcement motor vehicles and motorcycles or equipping peace officers with body worn cameras [as described by Article 2.135(a)(1)(A)], the governing body of a county or municipality, in conjunction with the law enforcement agency serving the county or municipality, shall certify to the Department of Public Safety that the law enforcement agency has taken the necessary actions to use and is using [installed] video and audio equipment and body worn cameras for those purposes [as described by Article 2.135(a)(1)(A) and is using the equipment as required by Article 2.135(a)(1)].

SECTION 5.05. Article 2.1385(a), Code of Criminal Procedure, is amended to read as follows:

(a) If the chief administrator of a local law enforcement agency intentionally fails to submit the incident-based data as required by Article 2.134, the agency is liable to the state for a civil penalty in an [the] amount not to exceed $5,000 [of $1,000] for each violation. The attorney general may sue to collect a civil penalty under this subsection.

SECTION 5.06. Article 2.135, Code of Criminal Procedure, is repealed.

SECTION 5.07. Articles 2.132 and 2.134, Code of Criminal Procedure, as amended by this article, apply only to a report covering a calendar year beginning on or after January 1, 2018.

SECTION 5.08. Not later than September 1, 2018, the Texas Commission on Law Enforcement shall:

(1) evaluate and change the guidelines for compiling and reporting information required under Article 2.134, Code of Criminal Procedure, as amended by this article, to enable the guidelines to better withstand academic scrutiny; and

(2) make accessible online:

(A) a downloadable format of any information submitted under Article 2.134(b), Code of Criminal

Procedure, that is not exempt from public disclosure under Chapter 552, Government Code; and (B) a glossary of terms relating to the information to make the information readily understandable to the public. This Act takes effect September 1, 2017.

_____ _____ President of the Senate Speaker of the House

I hereby certify that S.B. No. 1849 passed the Senate on May 11, 2017, by the following vote: Yeas 31, Nays 0.

_____

Secretary of the Senate

I hereby certify that S.B. No. 1849 passed the House on May 20, 2017, by the following vote: Yeas 137, Nays 0, one present not voting.

ARTICLE 6. EFFECTIVE DATE

SECTION 6.01. Except as otherwise provided by this Act,

Approved:

_____

Date

_____

Governor

_____

Chief Clerk of the House

MANSFIELD
POLICE DEPARTMENT
RACIAL PROFILING POLICY

202	**MANSFIELD POLICE DEPARTMENT** **Bias-Based Policing** **Effective Date: 09-01-2017** **Approved:** Tracy Aaron, Chief of Police **TBP: 2.01, 12.08**

202.01 POLICY

The Mansfield Police Department is committed to respect for constitutional rights in the performance of our duties. Our success is based on the respect we give to our communities, and the respect members of the community observe toward law enforcement. To this end, we shall exercise our sworn duties, responsibilities, and obligations in a manner that does not discriminate on the basis of race, sex, gender, national origin, ethnicity, age, or religion. All people carry biases: in law enforcement, however, the failure to control our biases can lead to illegal arrests, searches, and detentions, thus thwarting the mission of our department. Most importantly, actions guided by bias destroy the trust and respect essential for our mission to succeed. We live and work in communities very diverse in population: respect for diversity and equitable enforcement of the law are essential to our mission.

All enforcement actions, particularly stops of individuals (for traffic and other purposes), investigative detentions, arrests, searches and seizures of persons or property, shall be based on the standards of reasonable suspicion or probable cause as required by the Fourth Amendment to the U. S. Constitution and statutory authority. In all enforcement decisions, officers shall be able to articulate specific facts, circumstances, and conclusions which support probable cause or reasonable suspicion for arrests, searches, seizures, and stops of individuals. Officers shall not stop, detain, arrest, search, or attempt to search anyone based solely upon the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. Officers shall base all such actions on a reasonable suspicion that the person or an occupant of a vehicle committed an offense.

All departmental orders are informed and guided by this directive. Nothing in this order limits non-enforcement contacts between officers and the public.

202.02 PURPOSE

The purpose of the policy is to reaffirm the Mansfield Police Department's commitment to unbiased policing in all its encounters between officer and any person; to reinforce procedures that serve to ensure public confidence and mutual trust through the provision of services in a fair and equitable fashion; and to protect our officers from unwarranted accusations of misconduct when they act within the dictates of departmental policy and the law.

202.03 DEFINITIONS

Most of the following terms appear in this order. In any case, these terms appear in the larger public discourse about alleged biased enforcement behavior and in other orders. These definitions are intended to facilitate on-going discussion and analysis of our enforcement practices.

A. Bias: Prejudice or partiality which may be based on preconceived ideas, a person's upbringing, culture, experience, or education.

B. Biased policing: Stopping, detaining, searching, or attempting to search, or using force against a person based upon his or her race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group.

C. Ethnicity: A cluster of characteristics which may include race but also cultural characteristics or traits which are shared by a group with a common experience or history.

D. Gender: Unlike sex, a psychological classification based on cultural characteristics or traits.

E. Probable cause: Facts or apparent facts and circumstances within an officer's knowledge and of which the officer had reasonable, trustworthy information to lead a reasonable person to believe that an offense has been or is being committed, and that the suspect has committed it.

F. Race: A category of people of a particular decent, including Alaska native / American Indian, Black, White, Hispanic or Latino, and Pacific Islander. As distinct from ethnicity, race only refers to physical characteristics sufficiently distinctive to group people under a classification.

G. Racial profiling: A law-enforcement initiated action based on an individual's race, ethnicity, or national origin rather than on the individual's behavior or on information identifying the individual as having engaged in criminal activity.

H. Reasonable suspicion: Articulable, objective facts which lead an experienced officer to suspect that a person has committed, is committing, or may be about to commit a crime. A well-founded suspicion is based on the totality of the circumstances and does not exist unless it can be articulated. Reasonable suspicion supports a stop of a person. Courts require that stops based on reasonable suspicion be "objectively reasonable."

I. Sex: A biological classification, male or female, based on physical and genetic characteristics.

J. Stop: The detention of a subject for a brief period of time, based on reasonable suspicion. A stop is an investigative detention.

202.04 PROCEDURES

A. General responsibilities

1. Officers are prohibited from engaging in bias based profiling or stopping, detaining, searching, arresting, or taking any enforcement action including seizure or forfeiture activities, against any person based solely on the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. These characteristics, however, may form part of reasonable suspicion or probable cause when officers are seeking a suspect with one or more of these attributes. (TBP 2.01)

2. Reasonable suspicion or probable cause shall form the basis for any enforcement actions or decisions. Individuals shall only be subjected to stops, seizures, or detention upon reasonable suspicion that they have committed, are committing, or are about to commit an offense. Officers shall document the elements of reasonable suspicion and probable cause in appropriate reports when applicable.

3. Officers shall observe all constitutional safeguards and shall respect the constitutional rights of all persons.

    a. As traffic stops furnish a primary source of bias-related complaints, officers shall have a firm understanding of the warrantless searches allowed by law, particularly the use of consent. How the officer disengages from a traffic stop may be crucial to a person's perception of fairness or discrimination.

    b. Officers shall not use the refusal or lack of cooperation to justify a search of the person or vehicle or a prolonged detention once reasonable suspicion has been dispelled.

4. All personnel shall treat everyone with the same courtesy and respect that they would have others observe to department personnel. To this end, personnel are reminded that the exercise of courtesy and respect engenders a future willingness to cooperate with law enforcement.

    a. Personnel shall facilitate an individual's access to other governmental services whenever possible, and shall actively provide referrals to other appropriate agencies.

    b. All personnel shall courteously accept, document, and forward to the Chief of Police or designee any complaints made by an individual against the department.

5. When feasible, personnel shall offer explanations of the reasons for enforcement actions or other decisions that bear on individual's well-being unless the explanation would undermine an investigation or jeopardize an officer's safety. When concluding an encounter, personnel shall thank him or her for cooperating.

6. When feasible, all personnel shall identify themselves by name. When a person requests the information, personnel shall give their departmental identification

number, name of the immediate supervisor, or any other reasonable information.

7. All personnel are accountable for their actions. Personnel shall justify their actions when required.

B. Supervisory responsibilities

1. Supervisors shall be held accountable for the observance of constitutional safeguards during the performance of their duties. Supervisors shall identify and correct instances of bias in the work of their subordinates.

2. Supervisors shall use the disciplinary mechanisms of the department to ensure compliance with this order and the constitutional requirements of law enforcement.

3. Supervisors shall be mindful that in accounting for the actions and performance of subordinates, supervisors are key to maintaining community trust in law enforcement. Supervisors shall continually reinforce the ethic of impartial enforcement of the laws, and shall ensure that personnel, by their actions, maintain the community's trust in law enforcement.

4. Supervisors are reminded that biased enforcement of the laws engenders not only mistrust of law enforcement, but increases safety risks to personnel. Lack of control over bias also exposes the department to liability consequences. Supervisors shall be held accountable for repeated instances of biased enforcement of their subordinates.

5. Supervisors shall ensure that all enforcement actions are duly documented per departmental policy. Supervisors shall ensure that all reports show adequate documentation of reasonable suspicion and probable cause, if applicable.

6. Supervisors shall facilitate the filing of any complaints about law enforcement service.

C. Disciplinary consequences

Actions prohibited by this order shall be cause for disciplinary action, up to and including dismissal.

D. Training (TBP 2.01)

Officers shall complete all training required by state law regarding bias based profiling.

202.05 COMPLAINTS

A. The department shall publish literature outlining our prohibitions on bias based policing and an explanation of how to file a complaint. This literature will be made available at all police facilities in the city. The department’s complaint process and its bias based profiling policy will be posted on the department’s website.

B. Complaints alleging incidents of bias based profiling will be fully investigated as described under Policy 204 (Internal Investigation and Disciplinary Process).

C. Complainants will be notified of the results of the investigations when such investigation is completed.

202.06 RECORD KEEPING

A. The department will maintain all required records on traffic stops where a citation is issued or where an arrest is made subsequent to a traffic stop pursuant to state law.

B. The information collected above will be reported to the city council annually.

C. The information will also be reported to TCOLE in the required format.

202.07 DATA COLLECTION & REPORTING

A. An officer is required to collect information relating to motor vehicle stops in which a citation is issued and/or arrests made as a result of those stops. This information collected must include:

1. The race or ethnicity of the individual detained;

2. Whether a search was conducted and, if so,

3. Whether it was a consent search or a probable cause search; and

Note: It is strongly recommended that consent searches only be conducted with consent documented in writing or through the audio/video recording. If an individual indicates that they will consent to a search but refuses to sign the form, fill out the consent form anyway and indicate "consented to search but refused to sign," inserting the officer's initials and the signature of any witness in the signature block.

4. Whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

B. Required by March 1st of each year, the Chief of Police shall submit a report of the information collected from the preceding calendar year to:

1. Texas Commission on Law Enforcement

2. The governing body of the municipality served by the agency.

The report will include:

1. a breakdown of motor vehicle stops resulting in a citation only, an arrest only, or both;

2. the race or ethnicity of the individual detained; and

3. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

4. Whether a search was conducted and, if so,

5. Whether it was a consent search or a probable cause search
The data collected as a result of the reporting requirements shall not constitute prima facie evidence of racial profiling.

202.08 USE OF MOBILE VIDEO/AUDIO RECORDING EQUIPMENT

A. The Mansfield Police Department is able to claim a Partial Exemption to Racial Profile Reporting (Tier 1) due to the following;

1. All cars regularly used for motor vehicle stops are equipped with video camera and transmitter-activated equipment; and

2. Each officer, normally making motor vehicle stops, is equipped with body worn audio/video recording equipment.

B. The Mansfield Police Department shall retain the video and audio or audio documentation of each motor vehicle stop for at least two years plus 31 days after the date of the stop. These recordings are stored using in-house computer servers that are secured in the police IT area and archives saved to blu-ray disc for retrieval after memory in the servers becomes limited. The discs are stored in the secured police records area of the Department. (TBP 12.08)

C. If a complaint is filed with this department alleging that a peace officer employed by the department has engaged in racial profiling with respect to a motor vehicle stop, the department shall retain the video and audio or audio record of the stop until final disposition of the complaint.

D. Police supervisors in Divisions having police vehicles equipped with MVR equipment used to record motor vehicles stops will ensure officers of their Division are recording these stops. An MVR recording of each officer operating such a vehicle will be reviewed at least three times quarterly by their immediate supervisor. If there is less than three such recordings, then the supervisor will review all available MVR recordings during that period. *This does not replace the requirement to review Body Camera footage noted in General Orders PD503.10*. A log will be maintained reflecting the review of each recording and maintained by the affected Division Captains. The following information will be captured on the log:

1. Date/Time the review conducted

2. Supervisor conducting the review

3. Officer being reviewed

4. Date/Time of the motor vehicle stop(s) being reviewed

5. Number of motor vehicle stops reviewed

6. Findings related to the review

E. If the equipment used to record audio and/or video of a motor vehicle stop is malfunctioning or otherwise not operable, the officer shall report the malfunction to his/her supervisor without delay.

EFFECTIVE:



Tracy Aaron
Chief of Police



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For additional questions regarding the information presented in this report, please contact:

Del Carmen Consulting©
817.681.7840
www.texasracialprofiling.com
www.delcarmenconsulting.com

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City of Mansfield
Staff Report

Item ID: 26-1950

Agenda Date: March 9, 2026

Title
26-1950: Ordinance - An Ordinance of the City Council of the City of Mansfield, Texas, Accepting Certification of Unopposed Candidates for the Offices of Council Member, Place Six (6) and Council Member, Place Seven (7); Declaring the May 2, 2026, General Election is Canceled and the Unopposed Candidates Elected to Office

Description/History
On February 9, 2026, the City Council approved Resolution No. RE-4495-26 ordering a general election to be held on May 2, 2026, for the purpose of electing Council Member, Place Six (6) and Council Member, Place Seven (7). The filing period for placement on the ballot began January 14, 2026, and concluded February 13, 2026.

One application for a place on the ballot was received for the office of Council Member, Place Six (6). Two applications for a place on the ballot were received for Council Member, Place Seven (7). A certificate of withdrawal was submitted on February 19, 2026, by one of the candidates for Council Member, Place Seven (7), leaving that seat with one unopposed candidate.

As the authority responsible for having ballots prepared, the City Secretary is required to certify in writing that the candidates are unopposed for the election. This certification is to be delivered to the governing body as soon as possible after the deadlines for placement on the ballot and list of write-in candidates.

Section 2.053, Texas Election Code, authorizes the governing body of a political subdivision by order or ordinance, to declare each unopposed candidate elected to office and to cancel the election. To complete the cancellation process, a copy of the order of cancellation will be posted on Election Day at each polling place that would have been used in the election. A certificate of election will be issued to each candidate in accordance with Sec. 2.053(e) of the Texas Election Code.

Strategic Initiative
N/A

Recommendation
Approval of the Ordinance Accepting Certificate of Unopposed Candidate and Cancelling the May 2, 2026, General Election.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ACCEPTING CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE OFFICES OF COUNCIL MEMBER PLACE SIX (6) AND COUNCIL MEMBER PLACE SEVEN (7) AS ELECTED; DECLARING THAT THE MAY 2, 2026, GENERAL ELECTION IS CANCELED AND THE UNOPPOSED CANDIDATES ELECTED TO OFFICE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR POSTING OF NOTICE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the City Council of the City adopted Resolution No. RE-4495-26 on February 9, 2026, ordering a General Election to be held on May 2, 2026, for the purpose of electing two officials of the City, to wit: Council Member Place Six (6) and Council Member Place Seven (7); and,

WHEREAS, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadline for filing applications for a place on the ballot and declaration of write-in candidacy for the City's General Election has expired; and,

WHEREAS, Section 2.053, Texas Election Code, authorizes the governing body of a political subdivision, by order or ordinance, to declare each unopposed candidate elected to office and to cancel the election; and,

WHEREAS, the City Secretary, in accordance with Section 2.052, Texas Election Code, has certified in writing to the City Council that Todd Tonore is unopposed for election to the office of Council Member Place Six (6), and Jim Vaszauskas is unopposed for the election to the office of Council Member Place Seven (7); and,

WHEREAS, under these circumstances, Subchapter C, Chapter 2 of the Texas Election Code, authorizes the City Council to declare those candidates who filed elected to office and compels the City Council to cancel the previously ordered general election; and,

WHEREAS, the City Council hereby finds and determines that each candidate whose name is to appear on the ballot in said election is unopposed, there are no declared write-in candidates, and no propositions are to appear on the ballot for said election.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

Pursuant to Section 2.053(b), Texas Election Code, the General Election for Council Member Place Six (6) and Council Member Place Seven (7) called and ordered to be held May 2, 2026, by Resolution No. RE-4495-26, is hereby canceled.

SECTION 2.

In accordance with Section 2.053(a), Texas Election Code, the following unopposed candidates are hereby declared duly elected to the respective offices shown and shall be issued a certificate of election on May 2, 2026, the date which the General Election for Council Member Place Six (6) and Council Member Place Seven (7) was to have been held:

Council Member Place Six (6) – Todd Tonore
Council Member Place Seven (7) – Jim Vaszauskas

SECTION 3.

Pursuant to Article IV, Section 4.05 of the Mansfield Home Rule Charter, the candidates elect so named in Section 2 of this Ordinance and the order of cancellation shall be administered the Oath of Office at Mansfield City Hall and may exercise the duties of office at the beginning of the first regular meeting of the Council after May 2, 2026, the date which the General Election for Council Member Place Six (6) and Council Member Place Seven (7) was to have been held.

SECTION 4.

The City Secretary is hereby directed to cause a copy of the Order of Cancellation attached as Exhibit A to be posted on Election Day, same being May 2, 2026, at all polling places that would have been used in such election.

SECTION 5.

It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by Section 551.001, *et. seq*., of the Texas Government Code, and that advanced public notice of the time, place and purpose of said meeting was given.

SECTION 6.

The facts and matters set forth in the preamble of this Ordinance and order of cancellation are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 7.

This Ordinance shall take effect immediately upon passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, ON THIS THE 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor Flores, City Attorney

13-1
Prescribed by Secretary of State
Section 2.051 – 2.053, Texas Election Code
9/2023

CERTIFICATION OF UNOPPOSED CANDIDATES FOR OTHER POLITICAL SUBDIVISIONS (NOT COUNTY) *CERTIFICACIÓN DE CANDIDATOS ÚNICOS PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)*

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 2, 2026 .

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 2 de Mayo del 2026 .

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) ***Cargo(s)***	**Candidate(s)** ***Candidato(s)***
Council Member, Place 6	Todd Tonore
Council Member, Place 7	Jim Vaszauskas

S Marin

Signature ***(Firma)***

Susana Marin

Printed name ***(Nombre en letra de molde)***

City Secretary

Title ***(Puesto)***

March 9, 2026

Date of signing ***(Fecha de firma)***

CITY OF MANSFIELD SEAL MANSFIELD, TEXAS

See reverse side for instructions
(Instrucciones en el reverso)

MANSFIELD
TEXAS

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN
LỆNH HỦY BỎ

The Mansfield City Council hereby cancels the election scheduled to be held on May 2, 2026, in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El consejo municipal de la cuidad de Mansfield por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 2 de mayo del 2026 de conformidad, con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

Theo đây, Hội Đồng Thành Phố hủy bỏ cuộc bầu cử đã lên lịch tổ chức vào ngày 2 tháng Năm, 2026, theo Mục 2.053(a) của Bộ Luật Bầu Cử Texas. Các ứng cử viên dưới đây đã được chứng nhận là không có đối thủ và theo đây trúng cử như sau:

Candidate *(Candidato)* *(Ứng Cử Viên)*	Office Sought *(Cargo al que presenta candidatura)* *(Chức Vụ Ứng Cử)*
Todd Tonore	Council Member, Place 6 *(Miembro Del Consejo, Lugar 6)(Ủy Viên Hội Đồng, Vị Trí Số 6)*
Jim Vaszauskas	Council Member, Place 7 *(Miembro Del Consejo, Lugar 7)(Ủy Viên Hội Đồng, Vị Trí Số 7)*

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Bản sao của lệnh này sẽ được đăng tại các địa điểm dự kiến diễn ra bầu cử vào Ngày Bầu Cử.

_____

Mayor *(Alcalde)* (Thị Trưởng)

_____

City Secretary *(Secretaria de la Cuidad)(Thư Ký Thành Phố)*

March 9, 2026

Date of adoption *(Fechas de adopción)(Ngày thông qua)* Seal *(Sello)(Con dấu)*

City of Mansfield
Staff Report

Item ID: 26-1948

Agenda Date: March 9, 2026

Title
26-1948: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing Funding for an Amount not to Exceed $261,868.20 for the 50th Year Community Development Block Grant; Recommending Tarrant County Award a Construction Contract to JR West Texas Concrete, LLC for Sidewalk Improvements for W. Kimball Street, 2nd Avenue, and First Avenue in the Amount of $223,062.00; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (Street Bond Fund and 50th Year Community Development Block Grant)

Description/History
This project is the FY 2024 Community Development Block Grant project with a total estimated cost of $261,868.20.

The project was bid at the offices of Tarrant County Community Development on February 11, 2026 and there were eight bidders for the project. Bids ranged from a low bid of $223,062.00 to a high bid of $347,650.00. The bid tabulation is attached. The City recommends that Tarrant County award a construction contract to JR West Texas Concrete, for $223,062.00. The City agrees to contribute up to $38,806.20 to the project funding. The contract time for this project is ninety (90) calendar days or approximately three months.

The requested funds are for the city's contribution to the construction contract in the amount of $22,306.20 as a 10% construction contingency, and survey in the amount of $16,500.00 which includes a 10% contingency, for a total budget not to exceed $38,806.20 from the Street Bond Fund.

The Street Bond Funds plus the amount of $223,062.00 from the 2024 Community Development Block Grant amounts to a total of $261,868.20 for the entire project. The City will reimburse Tarrant County throughout the project.

Strategic Initiative
Building Strong Neighborhoods
Improve City Wide Mobility
Focus on the Future
Provide a Safe Community

Recommendation
The Engineering Staff recommends approval of the Resolution. A letter of recommendation from the engineering consultant is attached. JR West Texas Concrete has successfully completed projects in the DFW Area as well as Elizabeth Lane for Tarrant County in the City of Mansfield recently with outstanding customer service and professionalism. The Engineering Department feels that JR West Texas Concrete, LLC., has the necessary staff and equipment to successfully complete the project within the required contract time.

Funding Source

Funding will be from the 2024 Community Development Block Grant and the Street Bond Fund.

Prepared By
Timothy May, Project Manager - (817) 728-3634

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $261,868.20 FOR THE 50TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT; RECOMMENDING TARRANT COUNTY AWARD A CONSTRUCTION CONTRACT TO JR WEST TEXAS CONCRETE, LLC FOR IN THE AMOUNT OF $223,062.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET BOND FUND AND 50TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the County of Tarrant has publicly advertised and requested competitive bids for the construction of W. Kimball Street, 2nd Avenue, and First Avenue; and,

WHEREAS, there were a total of eight responsive bids received, opened and publicly read aloud on February 11, 2026 at the offices of Tarrant County for this project; and,

WHEREAS, the expenditure of Two Hundred Twenty-Three Thousand Sixty-Two and 00/100 Dollars ($223,062.00) of the funds stated herein will be secured from the FY 2024 Community Development Block Grant with the excess expenditures for the project to be secured from the Street Bond Fund; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to ensure necessary service and delivery; and,

WHEREAS, funding for this contract is available from the Street Bond Fund and the 2024 Community Development Block Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council of the City recommends Tarrant County award the construction contract for the Community Development Block Grant (CDBG) Sidewalk Improvements for W. Kimball Street, 2nd Avenue, and First Avenue to JR West Texas Concrete, LLC in an amount of Two Hundred Twenty-Three Thousand Sixty-Two and 00/100 Dollars ($223,062.00).

SECTION 3.

Authorizing funding for the construction of the project in the amount of Two Hundred Twenty-Three Thousand Sixty-Two and 00/100 Dollars ($223,062.00) from the Tarrant County FY 2024 Community Development Block Grant.

SECTION 4.

Additional funding in the amount of Twenty-Two Thousand Three Hundred Six and 20/100 Dollars ($22,306.20) for contingency of the construction is hereby approved.

SECTION 5.

A Professional Services Contract with Brittain and Crawford Associates, Inc. in an amount not to exceed Sixteen Thousand Five Hundred and 00/100 Dollars ($16,500.00) for the construction staking of the project is hereby approved.

SECTION 6.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that the public notice of the time, place and purpose of said meeting was given as required by law.

SECTION 7.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY
THE WOODLANDS
HOUSTON

February 18, 2026

Timothy May
Project Manager
City of Mansfield
1200 East Broad Street
Mansfield, Texas 76063

RE: 50th Year CDBG Project – City of Mansfield
Sidewalk Improvements (W. Kimball St., 2nd Ave., & 1st Ave.)
TNP# MAN 24461
Recommendation for Award

Timothy:

The bid opening for the 50th Year CDBG Sidewalk Improvements project was held at the Tarrant County Community Development offices on Wednesday, February 11, 2026. Eight responsive bids were received and are summarized in the attached bid tabulation.

The apparent responsive low bidder is JR West Texas Concrete, LLC. Based on TNP's and Tarrant County's experience with the contractor and subcontractors, we recommend that the City of Mansfield award the contract for construction of the 50th Year Sidewalk Improvements project to JR West Texas Concrete, LLC, for their bid amount of $223,062.00.

The 50th Year CDBG construction funds amount to $242,149.00 for construction of this project. Therefore, beyond any contingency funds the City of Mansfield would like to earmark for the project, no additional funding to Tarrant County from the City is required for construction.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
tnp
teague nall & perkins

Chris A. Edwards

Chris Edwards, PE
Senior Engineer, Associate Principal

817.665.7111 direct | 817.713.8614 mobile | 817.336.5773 front desk
5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

cedwards@tnpinc.com
www.tnpinc.com

ENCLOSURE
Copy: Wren Davis – Tarrant County CDBG

CLIENT: TARRANT COUNTY

DESCRIPTION: 50th Year Sidewalk Improvements (W. Kimball St., 2nd Ave., & 1st Ave.)

TNP JOB NO: MAN 24461

ENGINEER'S ESTIMATE: $301,800

BID DATE: February 11, 2026

BID TIME: 10:00 am

				JR West Texas Concrete LLC		CAM-CRETE CONTRACTING INC		Alliance Construction		Northstar Construction, LLC	
ITEM NO.	DESCRIPTION OF ITEMS	UNIT	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID											
1	Mobilization	LS	1	$15,000.00	$15,000.00	$20,000.00	$20,000.00	$8,139.00	$8,139.00	$28,000.00	$28,000.00
2	Remove Existing Concrete Pavement	SY	300	$31.00	$9,300.00	$20.00	$6,000.00	$25.58	$7,674.00	$42.00	$12,600.00
3	Remove and Replace Existing Driveway Pavers	SY	8	$100.00	$800.00	$200.00	$1,600.00	$337.25	$2,698.00	$203.00	$1,624.00
4	Remove and Replace Existing Gravel Driveway	SY	25	$60.00	$1,500.00	$100.00	$2,500.00	$306.68	$7,667.00	$72.00	$1,800.00
5	Remove Existing Concrete Sidewalk	SY	14	$28.00	$392.00	$20.00	$280.00	$12.29	$172.06	$37.00	$518.00
6	4" Concrete Sidewalk & Leadwalk	SY	430	$94.00	$40,420.00	$95.00	$40,850.00	$70.70	$30,401.00	$108.00	$46,440.00
7	Integral Sidewalk Curb (Max. 12" Height)	LF	35	$25.00	$875.00	$25.00	$875.00	$58.86	$2,060.10	$98.00	$3,430.00
8	6" Concrete Driveway and Transition	SY	300	$130.00	$39,000.00	$108.00	$32,400.00	$98.20	$29,460.00	$120.00	$36,000.00
9	ADA Curb Ramps	EA	4	$3,800.00	$15,200.00	$3,500.00	$14,000.00	$1,865.75	$7,463.00	$4,350.00	$17,400.00
10	Relocate Existing Water Meter to New Meter Box	EA	8	$2,100.00	$16,800.00	$3,000.00	$24,000.00	$3,646.63	$29,173.04	$2,300.00	$18,400.00
11	Remove Existing Water Valve and Reconnect Existing Water Line	EA	1	$3,500.00	$3,500.00	$4,500.00	$4,500.00	$5,528.00	$5,528.00	$9,500.00	$9,500.00
12	Install 8" Gate Valve	EA	1	$4,000.00	$4,000.00	$5,200.00	$5,200.00	$6,078.00	$6,078.00	$9,500.00	$9,500.00
13	Adjust Existing Gate Valve Box to Grade	EA	1	$4,000.00	$4,000.00	$1,200.00	$1,200.00	$5,022.00	$5,022.00	$460.00	$460.00
14	Adjust Existing Sanitary Sewer Cleanout to Grade	EA	3	$875.00	$2,625.00	$1,650.00	$4,950.00	$1,520.00	$4,560.00	$600.00	$1,800.00
15	Construct Curb Drain and Reconnect Existing Drainage Pipe	EA	1	$1,800.00	$1,800.00	$3,750.00	$3,750.00	$3,912.00	$3,912.00	$2,000.00	$2,000.00
16	Relocate Wood Fence and Post to R.O.W.	LF	9	$130.00	$1,170.00	$65.00	$585.00	$506.56	$4,559.04	$75.00	$675.00
17	Remove and Replace Chain-link Fence	LF	60	$36.00	$2,160.00	$30.00	$1,800.00	$106.22	$6,373.20	$40.00	$2,400.00
18	Remove and Replace 12' Double-swing Chain link Gate	EA	1	$520.00	$520.00	$1,500.00	$1,500.00	$4,127.00	$4,127.00	$1,000.00	$1,000.00
19	Parkway Restoration	LS	1	$5,000.00	$5,000.00	$7,000.00	$7,000.00	$9,273.00	$9,273.00	$6,000.00	$6,000.00
20	4" Topsoil	SY	500	$5.00	$2,500.00	$10.00	$5,000.00	$23.24	$11,620.00	$11.00	$5,500.00
21	Solid Block Sodding	SY	500	$15.00	$7,500.00	$10.00	$5,000.00	$22.28	$11,140.00	$10.00	$5,000.00
22	Traffic Control	LS	1	$7,800.00	$7,800.00	$4,000.00	$4,000.00	$8,289.00	$8,289.00	$10,000.00	$10,000.00
23	Miscellaneous Project Allowance	ALW	1	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
24	Remove Existing Tree	EA	7	$1,600.00	$11,200.00	$1,500.00	$10,500.00	$2,045.71	$14,319.97	$650.00	$4,550.00
TOTAL BASE BID					**$223,062.00**		**$227,490.00**		**$249,708.41**		**$254,597.00**

$X.XX - Denotes math errors corrected.

CLIENT: TARRANT COUNTY

DESCRIPTION: 50th Year Sidewalk Improvements (W. Kimball St., 2nd Ave., & 1st Ave.)

TNP JOB NO: MAN 24461

ENGINEER'S ESTIMATE: $301,800

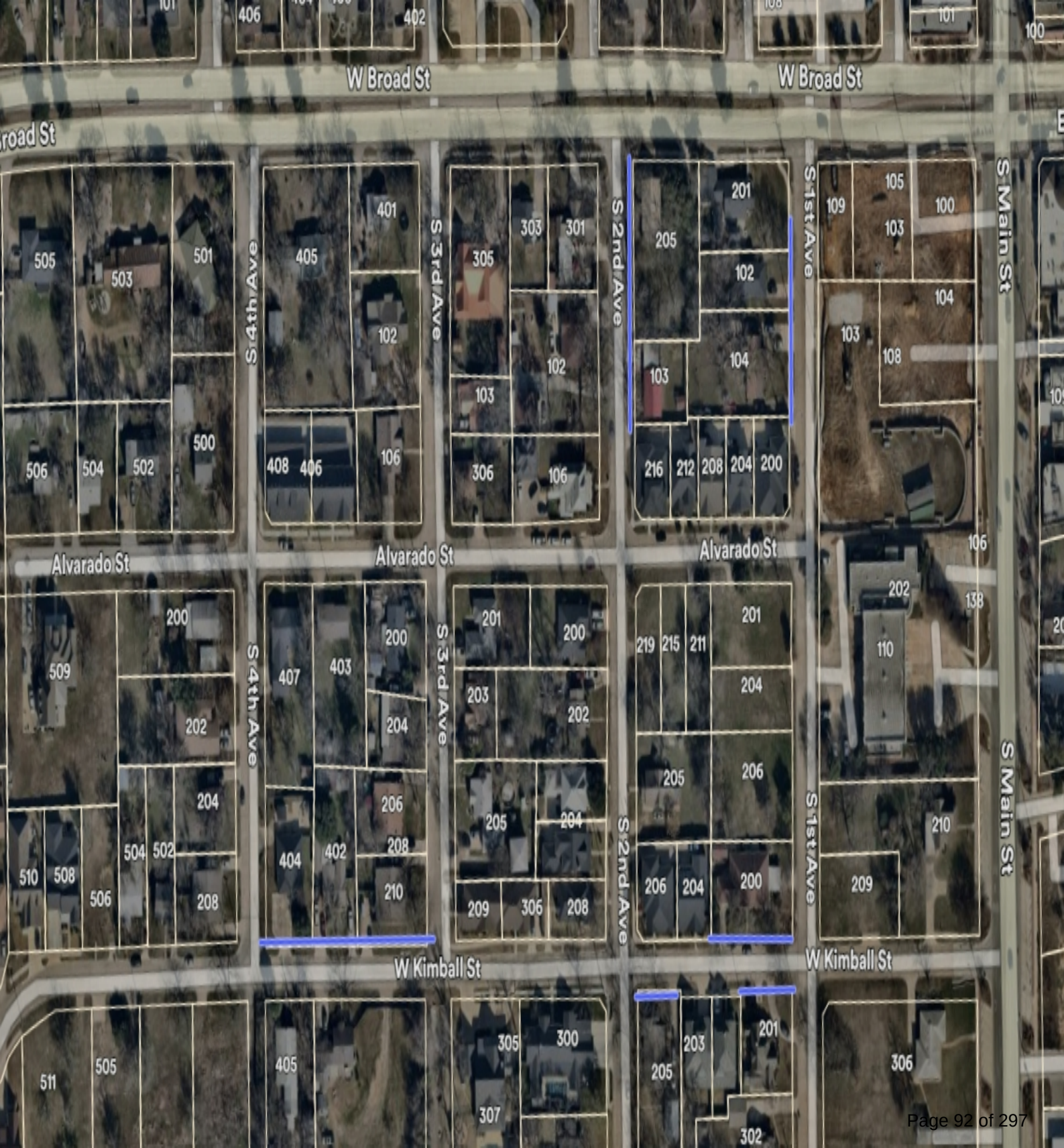
BID DATE: February 11, 2026

BID TIME: 10:00 am

				Perfect General Contractors		Warren Development & Construction LLC		Westhill Construction, Inc.		PALMER HALL CONSTRUCTION, LLC	
ITEM NO.	DESCRIPTION OF ITEMS	UNIT	QTY	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID											
1	Mobilization	LS	1	$12,500.00	$12,500.00	$13,000.00	$13,000.00	$20,000.00	$20,000.00	$75,000.00	$75,000.00
2	Remove Existing Concrete Pavement	SY	300	$25.00	$7,500.00	$45.00	$13,500.00	$20.00	$6,000.00	$9,000.00	$2,700,000.00
3	Remove and Replace Existing Driveway Pavers	SY	8	$225.00	$1,800.00	$190.00	$1,520.00	$275.00	$2,200.00	$3,000.00	$24,000.00
4	Remove and Replace Existing Gravel Driveway	SY	25	$145.00	$3,625.00	$75.00	$1,875.00	$75.00	$1,875.00	$2,500.00	$62,500.00
5	Remove Existing Concrete Sidewalk	SY	14	$36.00	$504.00	$28.00	$392.00	$18.00	$252.00	$2,100.00	$29,400.00
6	4" Concrete Sidewalk & Leadwalk	SY	430	$108.00	$46,440.00	$98.00	$42,140.00	$104.00	$44,720.00	$47,300.00	$20,339,000.00
7	Integral Sidewalk Curb (Max. 12" Height)	LF	35	$90.00	$3,150.00	$30.00	$1,050.00	$55.00	$1,925.00	$5,250.00	$183,750.00
8	6" Concrete Driveway and Transition	SY	300	$145.00	$43,500.00	$130.00	$39,000.00	$155.00	$46,500.00	$37,500.00	$11,250,000.00
9	ADA Curb Ramps	EA	4	$3,240.00	$12,960.00	$3,850.00	$15,400.00	$4,500.00	$18,000.00	$28,000.00	$112,000.00
10	Relocate Existing Water Meter to New Meter Box	EA	8	$540.00	$4,320.00	$4,750.00	$38,000.00	$5,000.00	$40,000.00	$12,000.00	$96,000.00
11	Remove Existing Water Valve and Reconnect Existing Water Line	EA	1	$5,600.00	$5,600.00	$7,500.00	$7,500.00	$12,000.00	$12,000.00	$2,500.00	$2,500.00
12	Install 8" Gate Valve	EA	1	$11,700.00	$11,700.00	$8,500.00	$8,500.00	$16,000.00	$16,000.00	$5,000.00	$5,000.00
13	Adjust Existing Gate Valve Box to Grade	EA	1	$650.00	$650.00	$1,200.00	$1,200.00	$950.00	$950.00	$500.00	$500.00
14	Adjust Existing Sanitary Sewer Cleanout to Grade	EA	3	$750.00	$2,250.00	$1,200.00	$3,600.00	$750.00	$2,250.00	$1,500.00	$4,500.00
15	Construct Curb Drain and Reconnect Existing Drainage Pipe	EA	1	$4,500.00	$4,500.00	$2,500.00	$2,500.00	$5,250.00	$5,250.00	$5,000.00	$5,000.00
16	Relocate Wood Fence and Post to R.O.W.	LF	9	$150.00	$1,350.00	$250.00	$2,250.00	$115.00	$1,035.00	$3,000.00	$27,000.00
17	Remove and Replace Chain-link Fence	LF	60	$180.00	$10,800.00	$95.00	$5,700.00	$95.00	$5,700.00	$15,000.00	$900,000.00
18	Remove and Replace 12' Double-swing Chain link Gate	EA	1	$1,800.00	$1,800.00	$3,500.00	$3,500.00	$2,450.00	$2,450.00	$2,500.00	$2,500.00
19	Parkway Restoration	LS	1	$12,500.00	$12,500.00	$10,000.00	$10,000.00	$18,000.00	$18,000.00	$10,000.00	$10,000.00
20	4" Topsoil	SY	500	$36.00	$18,000.00	$18.00	$9,000.00	$12.00	$6,000.00	$12,500.00	$6,250,000.00
21	Solid Block Sodding	SY	500	$36.00	$18,000.00	$18.00	$9,000.00	$17.50	$8,750.00	$12,500.00	$6,250,000.00
22	Traffic Control	LS	1	$9,450.00	$9,450.00	$16,000.00	$16,000.00	$12,500.00	$12,500.00	$5,000.00	$5,000.00
23	Miscellaneous Project Allowance	ALW	1	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00	$30,000.00
24	Remove Existing Tree	EA	7	$1,620.00	$11,340.00	$450.00	$3,150.00	$1,250.00	$8,750.00	$21,000.00	$147,000.00
TOTAL BASE BID					**$274,239.00**		**$277,777.00**		**$311,107.00**		**$48,510,650.00**

$X.XX - Denotes math errors corrected.

Approved: Chris A. Edwards


W Broad St
W Broad St
S 4th Ave
S 3rd Ave
S 2nd Ave
S 1st Ave
S Main St
Alvarado St
Alvarado St
Alvarado St
W Kimball St
W Kimball St

City of Mansfield
Staff Report

Item ID: 26-1966

Agenda Date: March 9, 2026

Title
26-1966: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement for Water Improvements Between the City of Mansfield, Texas, and NIOS Mansfield, LLC in an Amount Not to Exceed $293,930.00; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Utility Fund)

Description/History
The CT Addition development, also known as the Lakeview Warehouse Project, located at 1266 Lake View Drive in Mansfield, Texas, involves the construction of a new non-residential building. To comply with applicable fire code requirements, the developer is required to extend a minimum size of 8-inch waterline for approximately 2,900 linear feet to adequately serve the development's required fire protection needs.

The location of the proposed water line is also identified in the City's Water Master Plan as part of a future 12-inch water line loop to adequately serve the surrounding area. After further evaluation and discussion with the developer, staff determined that upsizing the proposed 8-inch waterline to a 12-inch line would better support the City's long-term water system objectives. In accordance with the rough proportionality provisions in the Subdivision Control Ordinance, the City proposes to fund the costs associated with the upsizing of the waterline, with the City's reimbursement not to exceed $293,930.00. This approach allows the project to satisfy the development's immediate fire protection requirements while also advancing planned system improvements in a cost-effective manner that supports future development.

The requested funds are for the difference in construction costs of a new 8" water line and a new 12" water line for approximately 2,900 linear feet. The water line design is included in the design of the development and is not part of the reimbursement.

Strategic Initiative
Provide a Safe Community
Focus on the Future

Recommendation
Staff believe that installation of the 12" water line now is beneficial to the city and recommends approval of the attached Cost Reimbursement Agreement reimbursing costs for the oversizing of the new 12" waterline along Spencer Street and Lakeview Drive in compliance with the City's Water Master Plan.

The Director of Engineering Services will be in attendance at the meeting to answer Council's questions regarding the proposed funding and contracts.

Funding Source
Utility Fund

Prepared By
Parviz Pourazizian, Assistant Director of Engineering Services - Development - (817) 276-4247

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A COST REIMBURSEMENT AGREEMENT FOR WATER IMPROVEMENTS BETWEEN THE CITY OF MANSFIELD, TX AND NIOS MANSFIELD LLC IN AN AMOUNT NOT TO EXCEED $293,930.00; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (UTILITY FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, CT Addition is a new Commercial Development on the west side of Lakeview Drive, south of Britton Road; and being commonly known as 1266 Lakeview Drive, Mansfield, Ellis County, Texas (the "Lakeview Warehouse Project"); and,

WHEREAS, the proposed twelve-inch water line extension is to serve the Lakeview Warehouse Project and all existing and future developments in the surrounding area in compliance with the City of Mansfield Master Water Plan; and,

WHEREAS, in accordance with rough proportionality requirements, if constructed, the Developer is entitled to reimbursement for the oversized line; and,

WHEREAS, the City Council believes that approving a Cost Reimbursement Agreement with the Developer for the oversizing of the new 8" to 12" waterline along Spencer Street and Lakeview Drive is in the best interest of the City; and,

WHEREAS, funding for this contract is available from the Utility Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The City Council hereby approves the Cost Reimbursement Agreement between the City of Mansfield, Texas, and NIOS Mansfield LLC, for water improvements in an amount not to exceed Two Hundred Ninety-Three Thousand Nine Hundred Thirty and 00/100 Dollars ($293,930.00).

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
COUNTY OF ELLIS §

COST REIMBURSEMENT AGREEMENT FOR 12" WATERLINE EXTENSION

THIS AGREEMENT is made and entered into by and between the City of Mansfield, a Texas home-rule municipal corporation (hereinafter referred to as "CITY") and NIOS Mansfield LLC, (hereinafter referred to as "DEVELOPER").

WHEREAS, DEVELOPER proposes to construct an off-site 12" water line extension to serve the new Lakeview Warehouse development at 1266 Lakeview Drive, Mansfield, Texas (herein referred to as "Project) and to develop certain property, more fully shown in Exhibits "A and B" attached hereto and made a part thereof; and

WHEREAS, the 12" water line extension will serve not only the Project but also existing and future developments in the surrounding area, thereby benefiting the general public and warranting City participation in this public infrastructure improvement; and

WHEREAS, the Parties desire to set forth the manner in which DEVELOPER may obtain reimbursement from the CITY for a portion of the project costs; ;

NOW, THEREFORE, for and in consideration of the terms, conditions, covenants and promises contained herein, CITY and DEVELOPER agree as follows:

ARTICLE I
PROJECT

DEVELOPER agrees to design and construct the Project on the property in Mansfield, Ellis County, Texas, as shown on Exhibits "A and B" pursuant to the terms and conditions set forth herein:

1.1 DEVELOPER shall provide all necessary surveying, engineering administration, accounting for the Project, free and clear of any encumbrances, and any necessary utility easements and adjustments.

1.2 DEVELOPER shall construct the Project as provided in Exhibits "A and B" and in compliance with all City of Mansfield specifications and regulations for utilities, including obtaining any necessary permits and inspection requirements.

1.3 This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

1.4 For the purpose of this Agreement, the Project shall be completed when the construction of the infrastructure has been completed, inspected, and accepted by all necessary City and governmental state agencies, and all expenses have been paid.

ARTICLE II
REIMBURSEMENT

The reimbursement for the Project shall be provided pursuant to the following terms:

2.1 The total estimated cost of the Project, based on the Engineer's Opinion of Probable Cost prepared by Dagger Contracting, dated November 14, 2025, is One Million Ninety-One Thousand Twenty-Three and 00/100 Dollars ($1,091,023.00), as shown on Exhibit "C" attached hereto and incorporated herein by reference for all legal purposes.

2.2 CITY agrees to reimburse DEVELOPER in an amount not to exceed Two Hundred Ninety-Three Thousand Nine Hundred Thirty and 00/100 Dollars ($293,930.00) for a portion of the Project costs applied towards the actual construction cost of upsizing the infrastructure as follows: Lakeview Warehouse 12" Water Line improvements as shown on Exhibit "B".

2.3 DEVELOPER agrees to take bids for the Project and award the contract(s) to the lowest bidder(s) that meet all of the specified bid requirements as approved by the City. No changes shall be made by the DEVELOPER without the prior written consent of the City Engineer, which consent shall not be unreasonably conditioned, withheld, or delayed.

2.4 DEVELOPER agrees that it shall require the DEVELOPER'S contractor to post with the City faithful performance, payment, and maintenance bonds for construction of the Project. The bond(s) must be executed by a corporate surety in accordance with Chapter 2253, Texas Government Code. The DEVELOPER covenants to warrant the Project for a period of two (2) years following acceptance by the CITY of the same. A maintenance bond shall be provided in the amount of 100% of the cost of the Project for such period.

2.5 Prior to any payment by CITY, DEVELOPER shall deliver the following documents to the City: (1) request for reimbursement; (2) an executed copy of this Agreement; (3) any required insurance certificate, bond, endorsement, recorded easement, or policy; and (4) invoices or other comparable documentation to indicate that Project has been completed, inspected, and accepted by all necessary City and governmental state agencies, and all expenses have been paid.

2.6 DEVELOPER agrees that the CITY shall not contribute or pay for any costs incurred by the DEVELOPER which were not approved by the City prior to it being incurred. DEVELOPER shall maintain an accounting of the Project for a period of two years from the date of acceptance by the CITY, and the CITY may inspect the DEVELOPER'S books and records related to the Project at any time with reasonable notice.

2.7 CITY shall pay submitted reimbursement requests, pursuant to Section 2.2, to DEVELOPER within thirty (30) days of receiving all documents as required pursuant to Section 2.5.

2.8 CITY shall reserve funds for the Project after this Agreement is executed by all of the Parties.

2.9 DEVELOPER shall work closely with the City's Director of Engineering Services, or his designee, to perform any and all related tasks necessary to fulfill the purpose of this Agreement.

ARTICLE III
GENERAL CONDITIONS

The following general conditions shall apply:

3.1 **Termination:** This Agreement may be terminated by mutual agreement of the parties or by either party, upon the failure of the other party to fulfill an obligation as set forth herein if the default is not cured within thirty (30) days after written notice from the other party. The termination of this Agreement shall extinguish all rights, duties, obligations and liabilities of CITY and DEVELOPER under this Agreement, except all rights, duties, liabilities, and obligations accrued prior to such termination shall survive termination.

3.2 **Entire Agreement:** This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the parties relating to matters in this Agreement, and except as otherwise provided herein, cannot be modified without written agreement of the parties. Any attachments, exhibits, schedules, and annexes attached to this Agreement are incorporated herein and shall be considered a part of this Agreement. **In the event of conflicting provisions between this Agreement and the attachments, this Agreement shall be controlling.**

3.3 **Independent Contractor.** In performing services under this Agreement, the relationship between CITY and DEVELOPER is that of an independent contractor, and CITY and DEVELOPER, by the execution of this Agreement, do not change the independent status of DEVELOPER. No term or provision of this Agreement or act of DEVELOPER in the performance of this Agreement shall be construed as making DEVELOPER, its employees or contractors, the agent, servant, or employee of CITY. This project is not a joint enterprise, and no action by either party to this Agreement shall cause this project to be considered a joint enterprise.

3.4 **Venue:** The obligations of the parties to this Agreement are performable in Ellis County, Texas, and if legal action is necessary to enforce same, exclusive venue shall lie in Ellis County, Texas.

3.5 **Legal Construction:** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement. This Agreement constitutes the only Agreement of the parties hereto and supersedes any prior understanding or oral or written agreements between the parties regarding the subject of this Agreement.

3.6 **Representation:** DEVELOPER represents that no City officer, employee, or agent, has been compensated in any way with respect to this Agreement and its consideration. In no event will DEVELOPER pay a fee to or in any other manner compensate any City officer, employee, or agent, in connection with the approval of this Agreement. A breach under this Article shall result in automatic termination under this Agreement by CITY.

3.7 **Assignment:** This Agreement shall be binding upon the parties hereto and their successors and assigns; and it may not be assigned by any party without the prior written consent of the other.

3.8 **No Third-Party Rights:** Nothing within this Agreement shall be deemed to waive, modify, or alter any legal or equitable defense available to any Party, or to create any legal or equitable right or claim on behalf of any third party.

3.9 **Notices:** All notices, communications, and reports required or permitted under this Agreement shall be personally delivered or mailed to the respective parties by depositing same in the United States mail, postage prepaid, at the addresses shown below. Mailed notices shall be deemed communicated as of five days after mailing.

If intended for CITY:	City of Mansfield Attn: Director of Engineering Services 1200 E. Broad St. Mansfield, Texas 76063
With a copy to:	City Attorney's Office Attn: City Attorney 1200 E. Broad St. Mansfield, Texas 76063
If intended for DEVELOPER:	NIOS Mansfield LLC Attn: Justin Toon 12404 Park Central Drive, Ste 250-S Dallas, TX 75251

3.10 **Indemnity: TO THE EXTENT PERMITTED BY LAW, DEVELOPER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF MANSFIELD, ITS OFFICERS, AGENTS, CONTRACTORS, AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, JUDGMENTS, DAMAGES, COSTS, AND EXPENSES ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY INCLUDING THE LOSS OF USE RESULTING THEREFROM, OR DEPRIVATION OF ANY CONSTITUTIONAL OR CIVIL RIGHT, INCLUDING ALL ATTORNEY FEES, COST AND EXPENSES NECESSARY TO DEFEND AGAINST SUCH ALLEGATIONS ("LOSSES"), AND ARISING BECAUSE OF THE CONDITION OR OPERATION OF DEVELOPER'S PREMISES OR FACILITIES OR BECAUSE OF THE ACTS OF COMMISSION OR OMISSION BY DEVELOPER,**

ITS EMPLOYEES, AGENTS, LESSEES, OR CONTRACTORS WHILE PERFORMING THE SERVICES TO BE PERFORMED BY DEVELOPER; PROVIDED, HOWEVER, THE FOREGOING INDEMNITY AND HOLD HARMLESS SHALL NOT APPLY OWING TO LOSSES RESULTING FROM THE CITY'S GROSS NEGLIGENCE AND/OR INTENTIONAL MISCONDUCT. THIS PROVISION SHALL NOT BE CONSTRUED TO CREATE ANY THIRD PARTY LIABILITY AND CITY PRESERVE ALL RIGHTS OF GOVERNMENTAL AND INDIVIDUAL IMMUNITY AS TO ANY THIRD PARTIES.

3.11 **Insurance:** DEVELOPER shall maintain, at no expense to CITY, a professional liability (errors and omissions) insurance policy placed with a company, authorized to do business in Texas, in an amount not less Two Million Dollars ($2,000,000). DEVELOPER shall also provide adequate public liability insurance for bodily injury and property damage and shall name the CITY as additional insured and waive any rights of subrogation against the CITY. DEVELOPER shall require the giving of written notice to CITY at least thirty (30) days prior to cancellation, non-renewal or material modification of any such policies, evidenced by return receipt of United States Certified Mail. DEVELOPER shall furnish CITY with copies of said policies or certificates evidencing such coverage prior to commencing the work. In lieu of providing the aforementioned insurance, DEVELOPER may obtain the services of another individual or company meeting said insurance requirements; provided that all structural work (as determined by the appropriate City officials) required under Attachment "B" is covered. Regardless of whether said insurance is provided by DEVELOPER or another, all other portions of this section must be met. DEVELOPER shall maintain workers compensation coverage on all of DEVELOPER'S employees working on this project.

3.12 **Force Majeure.** No party will be responsible to the other for damages, loss, injury, or delay caused by conditions that are beyond the reasonable control, and without the misconduct or negligence, of that party. Such conditions, each a "Force Majeure" include, but are not limited to: acts of God; acts of government agencies; strikes; labor disputes; fire; explosions or other casualties; vandalism; riots of war; acts of terrorism.

i. Notification Obligations: In the event a Party claims a Force Majeure Event hereunder, such Party shall promptly, but in no event more than thirty (30) days after it knows or should have known of the occurrence of the Force Majeure Event, give the other Party written notice describing the details of the occurrence and the anticipated length of delay due to the Force Majeure Event.

ii. Duty to Mitigate: The Parties shall use their reasonable efforts to mitigate the effects of such Force Majeure Event and to cooperate to develop and implement a plan of remedial and reasonable alternative measures to remove the Force Majeure Event; provided, further, that the Party not claiming a Force Majeure Event shall not be required to expend any amount of money in connection with such Force Majeure Event.

iii. Delay Caused by Force Majeure Event: To the extent provided in this section, neither Party shall be responsible or liable for or deemed in breach of this Agreement because of any failure or delay in complying with its obligations under or pursuant to this

Agreement to the extent such failure has been caused, or contributed to, by one or more Force Majeure Events or its effects or by any combination thereof.

iv. Performance Not Excused: The consideration shall not be excused because of a Force Majeure Event. In addition, a Party shall not be excused under this Article from timely performance of its obligations hereunder to the extent that the claimed Force Majeure Event was caused by any intentional acts, errors, omissions, or for any breach or default of this Agreement by such Party. Furthermore, no suspension of performance or extension of time shall relieve the Party benefiting therefrom from any liability for any breach of the obligations that were suspended or failure to comply with the time period that was extended to the extent such breach or failure occurred prior to the occurrence of the applicable Force Majeure Event.

Signature page to follow

IN WITNESS WHEREOF, the Parties have executed this Agreement by signing below.

"DEVELOPER"
NIOS Mansfield LLC

By:_____
Name: _____
Title: _____

Date: _____

"CITY"
City of Mansfield

By:_____
Raymond Coffman, Director of Engineering Services

Date: _____

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

(CITY)

STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by Raymond Coffman, Director of Engineering Services of the City of Mansfield.

_____
Notary Public in and for the State of Texas

(DEVELOPER)

STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the _____ day of _____, 2026, _____ (Name), _____ (Title), of NIOS Mansfield LLC.

_____
Notary Public in and for the State of Texas

EXHIBIT "A"

TRACT NO. 811-3
CALLED 10.74 ACRES
UNITED STATES OF AMERICA
VOLUME 719, PAGE 216
D.R.E.C.T.

APPROXIMATE LOCATION OF FLOOD LINES AS SCALED PER FEMA MAP

ZONE "AE"

NON-SHADED ZONE "X"

N73°02'02"E 518.02'

POND

PROPOSED SEPTIC AREA

PROPOSED STORAGE AREA
228,000SF (5.23 ACRES)

N18°26'09"E 400.58'

PROPOSED WAREHOUSE
FF = 556.50

180'

120'

70'

90'

24'

80'

35'

30'

PROPOSED FH

240LF OF PROPOSED RETAINING WALL (BY OTHERS)

PROPOSED FIRE PUMP (BY OTHERS)

24.29 ACRES
(1,058,044 SQ. FT.)

S89°41'04"W 869.08'

CALLED 24.29 ACRES
CENTRAL THESIS, LLC
DOC. NO. 2337548
O.P.R.E.C.T.

FIRE SUPPRESSION SYSTEM WATER TANK

EXISTING BUILDING
FF = 559.60±

FF = 562.50±

PROPOSED FH

N21°39'04"E 270.86'

NON-SHADED ZONE "X"

PROPOSED STORAGE AREA
351,100SF (8.06 ACRES)

PROPOSED WAREHOUSE
FF = 561.25

400'

150'

FF = 561.25

N02°00'04"E 458.00'

LEE N. ABRAMS
DOC. NO. 1936714
O.P.R.E.C.T.

GREENWAY TRAILS OWNERS ASSOCIATION, INC.
DOC. NO. 21228609
O.P.R.E.C.T.

PROPOSED SEPTIC AREA

PROPOSED FH

S89°41'04"W 970.20'

45' R.O.W. DEDICATION

S89°41'04"W 978.33'

LOT 6,3X, BLOCK 15
GREENWAY TRAILS PHASE 4
CABINET L, PAGE 153
P.R.E.C.T.

T DYNAMICS SERVICE INC.
DOC. NO. 1837081
O.P.R.E.C.T.

LARRY JOE MONEY
DOC. NO. 1716224
O.P.R.E.C.T.

3'09"E 200.35'

S89°29'31"E 156.24'

SHADED ZONE "X"

S00°30'29"W 44.42'

30'

S01°16'56"E 53.11'

100'

LAKEVIEW DR. R.O.W. DEDICATION

S22°03'12"W 150.52'

S17°27'30"W 243.75'

LAKEVIEW DRIVE

RIGHT-OF-WAY WIDTH VARIES

522.22'

TBM 1/2" CIRF
"EAGLE CONTROL"
N: 6883800.8
E: 2410404.3
ELEV: 553.3'

TBM MAG NAIL
N: 6883783.9
E: 2410523.8
ELEV: 540.6'

S21°57'38"W 105.72'

S04°10'11"W 238.91'

S00°58'41"E 71.91'

S05°33'37"E 100.58'

S00°26'23"E 199.63'

S08°17'46"E 69.95'

TBM MAG NAIL
N: 6882886.4
E: 2410523.7
ELEV: 554.4'

0 30 60 120
(FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED PAVEMENT AREA
- PROPOSED FLEX BASE STORAGE YARD
- (FL) PROPOSED FIRELANE

Z:\Shared_L_Developments & Partnerships\Central Thesis LLC\Developments\1266 Lakeview DR Mansfield 24acres\Predevelopment\6 - RCP PS LLC\ts_Drawings\2202.01 OVERALL SITE PLAN.dwg, 2/14/2025 12:12:26 PM, Alison Rutherford

RESERVE PROPERTY SOLUTIONS
RCP PS LLC TBPE FIRM REG. F-26154 (214) 983-1360
12404 PARK CENTRAL DR #250-S DALLAS, TX 75251

PROGRESS SET FOR REVIEW ONLY

ISSUED 02/14/2025

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

EASTON TURNER
TEXAS PE #147063

BENCHMARKS:

BM 1: MAG NAIL W EDGE OF LAKEVIEW DR, 361' S. OF NE PROP. CORNER, ELEV:540.6'
N: 6883783.9
E: 2410523.8

BM 2: CIRF 343' S OF N PL, 120' W OF LAKEVIEW DR, ELEV:553.3'
N: 6883800.8
E: 2410404.3

BM 3: CIRF 213' N OF S PL, 440' W OF LAKEVIEW DR, ELEV:563.6'
N: 6883748.3
E: 2410029.5

BM 4: MAG NAIL N CORNER OF LAKEVIEW DR & GFCO RD INTERSECTION, 104' SE OF SE PROP. CORNER, ELEV:554.4'
N: 6882886.4
E: 2410523.7

OVERALL SITE PLAN

1266 LAKEVIEW DRIVE, MANSFIELD, TX 76065

CITY OF MANSFIELD, ELLIS COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RPS	EJT	02/14/2025	2401	04	C02.01

EXHIBIT "B"

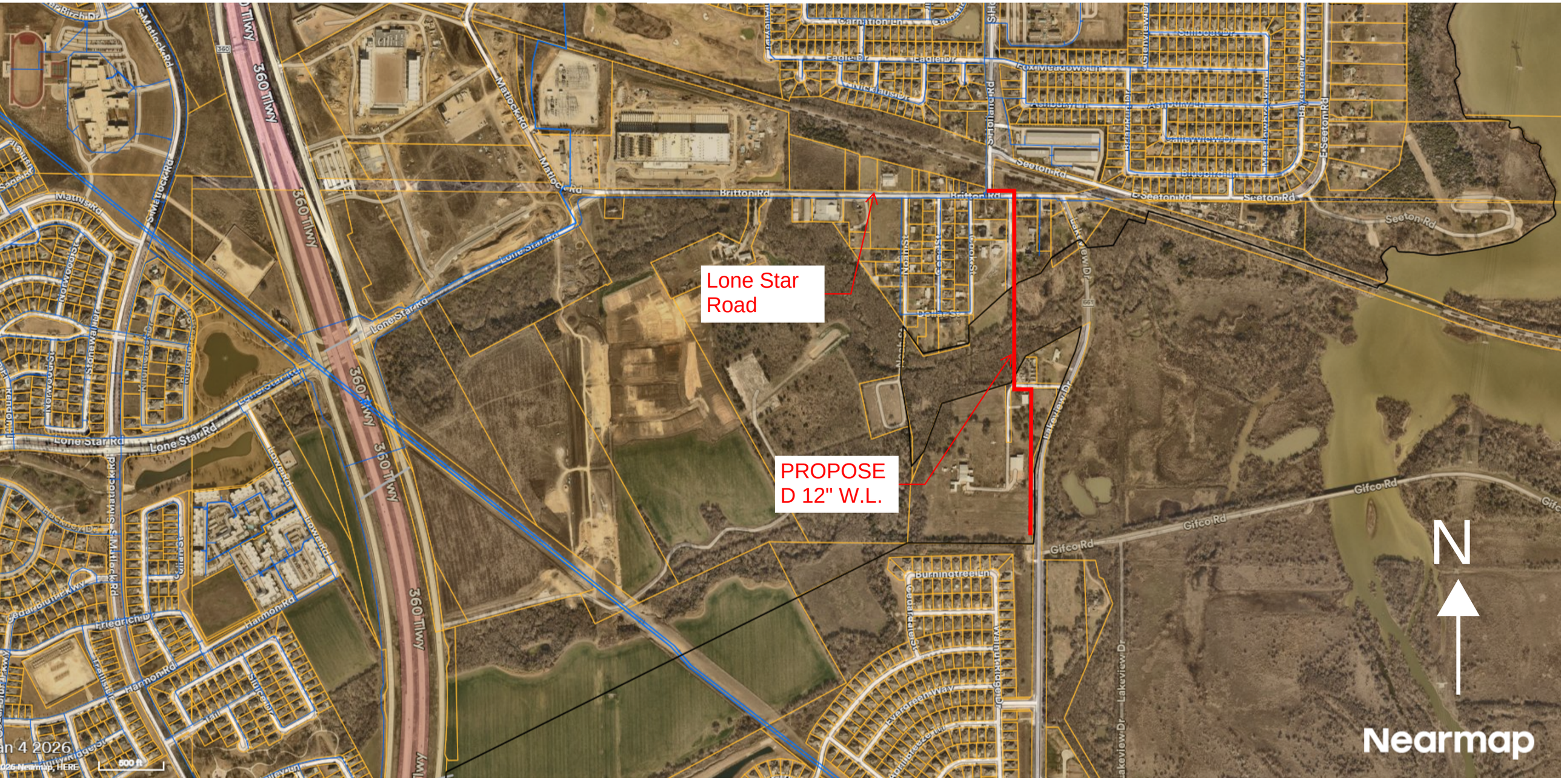

Lone Star Road
PROPOSED 12" W.L.
N
Nearmap
360 Tlwy
Britton Rd
Seeton Rd
Gifco Rd
Lone Star Rd
Harmon Rd
Mathis Rd
Matlock Rd
S Matlock Rd
Lakeview Dr
Jan 4 2026
500 ft

EXHIBIT "C"

DAGGER CONTRACTING

PO BOX 1040
ROANOKE, TX 76262
817.819.4117
nord@daggercontracting.com

PROJECT: PUBLIC WATER LINE
LOCATION: MANSFIELD, TX
BID DATE: 10/14/2025
ADDENDA: N/A
ESTIMATOR: ANDY NORD

BID NUMBER: 25300
REVISION: 3
REV DATE: 11/14/2025

ITEM NUMBER	DESCRIPTION	QTY	UNIT		UNIT PRICE		EXTENDED PRICE
12" WATER LINE OPTION							
WATER:							
	MOBILIZATION	1	LS	$	40,000.00	$	**40,000.00**
	12" PVC - DR 18 WATER LINE	2159	LF	$	140.00	$	**302,260.00**
	12" HDPE WATER LINE BY HDD	740	LF	$	725.00	$	**536,500.00**
	20" STEEL CASING BY OPEN CUT	54	LF	$	405.00	$	**21,870.00**
	6" PVC - DR 18 WATER LINE	55	LF	$	100.00	$	**5,500.00**
	12" GATE VALVE	9	EA	$	5,000.00	$	**45,000.00**
	6" GATE VALVE	8	EA	$	2,250.00	$	**18,000.00**
	FIRE HYDRANT	2	EA	$	5,250.00	$	**10,500.00**
	1" DOMESTIC WATER SERVICE STUB OUT	2	EA	$	2,150.00	$	**4,300.00**
	WATER SAMPLING STATION	1	EA	$	4,650.00	$	**4,650.00**
	CONNECT 12" TO EXISTING 16" WATER LINE W/ REDUCER	1	EA	$	3,150.00	$	**3,150.00**
	CONNECT TO EXISTING 6" W/ 12"X6" REDUCER	2	EA	$	1,875.00	$	**3,750.00**
	ROMAC COUPLING BETWEEN PVC / HDPE	2	EA	$	1,250.00	$	**2,500.00**
	TRENCH SAFETY	2147	LF	$	2.00	$	**4,294.00**
	PRESSURE / CHLORINE TESTING OF WATER LINE	2887	LF	$	2.00	$	**5,774.00**
	REMOVE & REPLACE ASPHALT PAVING	120	SY	$	300.00	$	**36,000.00**
	HYDROMULCH SEEDING OF DISTURBED AREAS	7500	SY	$	1.50	$	**11,250.00**
	REMOVE EXISTING TREES IN ROW	12	EA	$	1,500.00	$	**18,000.00**
	REMOVE EXISTING 6" WATER LINE	120	LF	$	30.00	$	**3,600.00**
	SILT FENCE	1725	LF	$	5.00	$	**8,625.00**
	TREE PROTECTION	11	EA	$	500.00	$	**5,500.00**
				12" WATER LINE TOTAL BID AMOUNT:		$	**1,091,023.00**
8" WATER LINE OPTION							
WATER:							
	MOBILIZATION	1	LS	$	40,000.00	$	**40,000.00**
	8" PVC - DR 18 WATER LINE	2159	LF	$	120.00	$	**259,080.00**
	8" HDPE WATER LINE BY HDD	740	LF	$	405.00	$	**299,700.00**
	16" STEEL CASING BY OPEN CUT	54	LF	$	350.00	$	**18,900.00**
	6" PVC - DR 18 WATER LINE	55	LF	$	100.00	$	**5,500.00**
	8" GATE VALVE	9	EA	$	4,000.00	$	**36,000.00**
	6" GATE VALVE	8	EA	$	2,250.00	$	**18,000.00**
	FIRE HYDRANT	2	EA	$	5,250.00	$	**10,500.00**
	1" DOMESTIC WATER SERVICE STUB OUT	2	EA	$	2,150.00	$	**4,300.00**
	WATER SAMPLING STATION	1	EA	$	4,650.00	$	**4,650.00**
	CONNECT 8" TO EXISTING 16" WATER LINE W/ REDUCER	1	EA	$	2,900.00	$	**2,900.00**
	CONNECT TO EXISTING 6" W/ 8"X6" REDUCER	2	EA	$	1,260.00	$	**2,520.00**
	ROMAC COUPLING BETWEEN PVC / HDPE	2	EA	$	1,000.00	$	**2,000.00**
	TRENCH SAFETY	2147	LF	$	2.00	$	**4,294.00**
	PRESSURE / CHLORINE TESTING OF WATER LINE	2887	LF	$	2.00	$	**5,774.00**
	REMOVE & REPLACE ASPHALT PAVING	120	SY	$	300.00	$	**36,000.00**
	HYDROMULCH SEEDING OF DISTURBED AREAS	7500	SY	$	1.50	$	**11,250.00**
	REMOVE EXISTING TREES IN ROW	12	EA	$	1,500.00	$	**18,000.00**
	REMOVE EXISTING 6" WATER LINE	120	LF	$	30.00	$	**3,600.00**
	SILT FENCE	1725	LF	$	5.00	$	**8,625.00**
	TREE PROTECTION	11	EA	$	500.00	$	**5,500.00**

EXHIBIT "C"

8" WATER LINE TOTAL BID AMOUNT:	**$ 797,093.00**

VOLUNTARY ALTERNATES:

CITY INSPECTION FEES	1	LS	$	4,000.00

PROJECT NOTES:

BONDS ARE INCLUDED TO CITY OF MANSFIELD
ALL CITY PERMITS TO BE OBTAINED & PAID BY OTHERS
NO INSPECTION FEES INCLUDED. IF REQUIRED BY CITY, TO BE PAID BY OTHERS (OR SEE ADD PROVIDED ABOVE)
ALL MATERIAL / DENISTY TESTING TO BE BY PERFORMED & PAID BY OTHERS
HAUL OFF OF ALL UTILITY SPOILS INCLUDED
ONE MAJOR MOBILIZATION INCLUDED IN QUOTE. ADDITIONAL MOVES PRICED AT $5500/EACH.
ALL PLAN REVIEW FEES TO BE PAID BY OTHERS

EXCLUSIONS:

INSPECTION / IMPACT / METER / TAP FEES
LANDSCAPING AND SPRINKLERS
ADJUSTMENT OF EXISTING UTILITIES UNLESS SPECIFICALLY CALLED OUT ON PLANS
CONTAMINATED / HAZARDOUS MATERIAL
GRADE TO DRAIN
MATERIAL / DENSITY TESTING COST
ALL TAXES, SALES, CONSUMER, USE, & ETC ON PUBLIC PORTION OF PROJECT
IMPORT OF BACKFILL MATERIAL (FLOWABLE / CTS / SELECT FILL / ETC.)
REMOVAL OF EXISTING UTILITY
GAS LINES
POWER POLE RELOCATION OR SUPPORT

Cost of 12" Waterline: $1,091,023.00
Cost of 8" Waterline: $797,093.00

upsizing cost: $293,930.00

City of Mansfield
Staff Report

Item ID: 26-1949

Agenda Date: March 9, 2026

Title
26-1949: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Purchase of a Roll-Off Mount Grapple Loader from Doggett Freightliner of South Texas, LLC in and amount not to Exceed $436,953; Authorizing the City Manager, or Designee, to Execute Any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Drainage Utility Fund)

Description/History
The purchase of this vehicle for $436,952.64 from Dogget Freightliner of South Texas, LLC was approved in the FY26 budget, and is purchased through the TIPS cooperative pricing agreement. This vehicle supports several departments' options for disposal of woody waste. The old mulch yard at S Mitchell Rd is no longer available for storage of cut woody waste. Currently, all departments generating woody waste must load cut materials onto trailers and take to a disposal site. This vehicle will allow departments to fill rolloff dumpsters, located at either the Service Center or work site, and haul larger volumes/quantites of materials to disposal sites. This vehicle includes a removal skid with boom and fixed container that can load bulky items from the ground to take materials for disposal. This will increase operational efficiency for work of this type.

The vehicle also permits the Environmental Services to expand the homeowner's construction waste dropoff during the monthly collections. This service is currently passively available through the City's website. Currently one container is nearly full after the event. With this vehicle available, a full container can be moved in minutes by staff instead of coordinating with an outside vendor and waiting. This will allow active advertisement for the service and an anticipated growth.

In addition, this vehicle provides a rapid deployment option for waste generating events.

Lastly, this vehicle allows more efficient operation of the City's street sweeping program. As a container is filled, it can be replaced with an empty container quickly and the sweeping operations can continue. Currently, the program is dependent on a contractor to replace containers, often ending sweeping operations for a day or more due to lack of disposal.

Strategic Initiative
Building Strong Neighborhoods
Focus on the Future

Recommendation
Staff recommends approval of this vehicle for the amount of $436,952.64, which is included in the approved FY26 budget.

Funding Source
Drainage Utility Fund

Prepared By
Howard Redfearn, Assistant Director of Public Works - Environmental Services - (817) 276-4240

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE PURCHASE OF A ROLL-OFF MOUNT GRAPPLE LOADER FROM DOGGETT FREIGHTLINER OF SOUTH TEXAS, LLC IN AN AMOUNT NOT TO EXCEED $436,953; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (DRAINAGE UTILITY FUND)

WHEREAS, The City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City Council of the City formally adopted the Fiscal Year 26 Budget on September 8, 2025, via Ordinance Number: OR-2421-25; and,

WHEREAS, as a part of the Fiscal Year 26 budget staff identified an expenditure of $436,952.64 for the purchase of a roll-off mount grapple loader; and,

WHEREAS, Doggett Freightliner of South Texas, LLC is a vendor of The Interlocal Purchasing System (TIPS) and by utilizing TIPS Contract No. 230802, the City has met all required competitive bidding requirements for the expenditure; and,

WHEREAS, City staff recommends approval of the expenditure as presented to Council; and,

WHEREAS, funding for this expenditure is available from the drainage utility fund in the Fiscal Year 26 approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The use of funds from the Fiscal Year 26 approved budget for the purchase of a roll-off mount grapple loader from Doggett Freightliner of South Texas, LLC for an amount not to exceed Four Hundred Thirty Six Thousand Nine Hundred Fifty Three as shown in substantially the same form as Exhibits “A” and “B” attached, is hereby approved.

SECTION 3.

The City Manager, or designee, is authorized to execute any and all documents necessary and to take such actions as necessary to implement this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

DOGGETT FREIGHTLINER OF SOUTH TEXAS LLC - AUSTIN

1701 Smith Rd.
Austin, Texas 78721

Bus: 512-389-0000
Fax: 512-389-2663

INV #:

DATE: 2/16/2026

INVOICE / BUYER'S ORDER

BUYER'S NAME				TELEPHONE
CITY OF MANSFIELD				817-276-4200
ADDRESS		**CITY**	**STATE**	**ZIP CODE**
1200 E BROAD ST		MANSFIELD	TX	76063
YEAR	**MAKE**	**MODEL/BODY**	**VIN**	**LICENSE PLATE**
2027	FREIGHTLINER	114SD	TBD	

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY CHARGED TO BUYER FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

UN PAGO DOCUMENTAL NO ES UN CARGO OFFICIAL. LA LEYNO EXIGUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACION EN RELACION CON LE VENTA. UN CARGO DOCMENTAL NO PUEDI EXCEDER UNA CANIDAD PAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACION SE EXIGUE POR LA LEY.

Disclaimer of Warranties

The above decribed vehicle sold by Freightliner of Ausitn is sold as is, without either express or implied warranties of any kind by Freightliner of Austin, including warranties of merchantability or fitness, and Buyer will bear the entire expense of repairing or correcting any defects that presently exist or that may occur in the vehicle, unless a writte warranty by, or service contract with Freightliner of Austin covering the describe vehicle is delivered to Buyer in conjunction with or within 90 days following the time of sale,but such vehicle or any of its component parts may be subject to warranty by the manufacuter thereof.

MILEAGE:	
TIPS CONTRACT #230802	
CHASSIS BASE MODEL PRICE	$125,958.64
OPTION CONTENT	$35,498.00
GALFAB HOIST & PETERSEN PL3 SKID LOADER	$275,496.00

CUSTOMER COPY

MILEAGE:				
YEAR	MAKE	MODEL/BODY	VIN	
MILEAGE:		TRADE-IN		
YEAR	MAKE	MODEL/BODY	VIN	

		TOTAL	$436,952.64
PAYOFF TO:		**(Trade Allowance)**	($.00)
ADDRESS:		**TRADING DIFFERENCE**	$436,952.64
TELEPHONE: FAX:		**SALES TAX**	$0.00
GOOD UNTIL:		**DEALER'S INVENTORY TAX**	$0.00
QUOTED BY:		**LICENSE FEE**	$0.00
SHOW LIEN TO:	Body Type:	**DOCUMENTARY FEE**	**$0.00**
ADDRESS:	License Wt.:	**FEDERAL EXCISE TAX**	$0.00
	State Insp.:	**TOTAL SALE PRICE**	$436,952.64
DATED: LIEN AMOUNT $	License:	**PAYOFF ON TRADE**	$0.00
DRAFT FOR $	Title:	**EXT. WARRANTY**	$0.00
DRAFT THRU:	Transfer:	**LESS DEPOSIT**	$0.00
ADDRESS:		**Total Balance Due**	$436,952.64

**The Dealer's Inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.

The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions on the contract of sale.

La informacion que aparece en la ventanilla de este vehiculo forma parte de este contrato. La informacion contenida en el formulario de la ventanilla anula cualquier prevision que establezca contratio y quy aparezca en el contrato de venta . If a credit purchase, this is an offer to purchase only. Buyer offers to purchase vehicle on credit terms described herein and no contractual relationship is created. This order does not constitute an agreement for the extension of credit. Manufacturer/Distributor reserves the right to change the price of new vehicles to Seller without notice. In the event that the price to Seller of the new vehicle ordered hereunder is changed prior to delivery to Buyer, Buyer agrees and accepts that the cash delivered price will be changed accordingly. If the Buyer's used vehicle trade-in is not delivered to the Seller until delivery of the new vehicle, the trade-in will be reappraised at that time and Buyer agrees that such reappraised value shall determine the allowance, if any, made for the trade-in. Buyer agrees to deliver the original bill of sale and the title to an trade-in along with the delivery of the trade-in and further agrees to execute and all documents necessary or required to transfer legal title and ownership to Seller or its assigns. Buyer warrants the trade-in to be his property and free and clear of all liens and encumbrances except as otherwise noted herein. Buyer further warrants that the trade-in has not been declared rebuilt salvage, reconditioned, nonrrpairable, or flood damaged and that the emission systems have not been tampered with and are in the condition as originally manufactured, except for ordinary wear, unless so disclosed. Seller makes no representations, concerning fuel economy of the sale unit and any information posted on the sale unit or contained in literature relating to the same reflect the results of tests performed, required or prescribed by government agency, upon which Seller has relied.It is expressly agreed to and understood by Buyer and Seller that is the event of a non-credit transaction, Seller retains a security interest in the purchased vehicle until such time as Buyer has paid the Seller for the vehicle. Buyer agrees to all the above listed charges.

BUYER'S SIGNATURE: _____ **SELLER'S SIGNATURE:** _____ **DATE** _____



City of Mansfield
Staff Report

Item ID: 26-1973

Agenda Date: March 9, 2026

Title
26-1973: Resolution – A Resolution Awarding a Construction Contract for 2026 Asphalt and Concrete Crack and Joint Sealing with Curtco Inc.; Authorizing the City Manager or Designee to Execute Contract Documents; Authorizing Funding for an Amount Not to Exceed $350,000; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; And Declaring an Effective Date (Street Operations Department Maintenance Budget – General Fund)

Description/History
Outside contractors are required to perform specialized crack and joint sealing on the asphalt and concrete streets owned and maintained by the City. The role of these contractors is to provide essential maintenance services that the City workforce cannot currently facilitate due to limitations in staffing, specialized equipment, or technical expertise.

This resolution authorizes procurement through the Interlocal Purchasing Agreement with the City of Grand Prairie.

Strategic Initiative
Improve City Wide Mobility

Recommendation
The Public Works Staff recommends approval of the Resolution.

Funding Source
Street Operations Department Maintenance Budget – General Fund

Prepared By
James Rogge, Assistant Director of Public Works - Transportation - (817) 276-4233

RESOLUTION NO. _____

A RESOLUTION AWARDING A CONSTRUCTION CONTRACT FOR 2026 ASPHALT AND CONCRETE CRACK AND JOINT SEALING WITH CURTCO, INC.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE CONTRACT DOCUMENTS; AUTHORIZING FUNDING FOR AN AMOUNT NOT TO EXCEED $350,000; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (STREET OPERATIONS DEPARTMENT MAINTENANCE BUDGET – GENERAL FUND)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the City of Mansfield has decided to utilize an interlocal agreement with the City of Grand Prairie, to contract with Curtco, Inc. to provide 2026 Asphalt and Concrete Crack and Joint Sealing; and,

WHEREAS, the expenditure of the funds stated herein will be secured from the City of Mansfield General Fund (Street Operations Maintenance Budget); and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the construction provided for herein be started at the earliest possible date to ensure necessary service and delivery; and,

WHEREAS, funding for this contract is available from the General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

A contract with Santos Construction Inc., in an amount not to exceed Three hundred Fifty Thousand, and 00/100 Dollars, ($350,000.00) for the 2026 Asphalt and Concrete Crack and Joint Sealing in substantially the same form as Exhibit “A” attached, is hereby approved.

SECTION 3.

The City Manager, or designee, is authorized to execute any and all documents necessary and to take such actions as necessary to implement this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

CITY OF MANSFIELD
CONTRACTOR AGREEMENT

THIS AGREEMENT ("Agreement") is entered into by and between the City of Mansfield (hereinafter "CITY") and Curtco Inc., (hereinafter "CONTRACTOR").

CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1
WORK

CONTRACTOR hereby agrees to perform the work in accordance with the Contract Documents (as hereinafter defined in Article 8), which is generally identified as following:

"2026 Asphalt and Concrete Crack and Joint Sealing" ("Work")

ARTICLE 2
CONTRACT TIME

The CONTRACTOR agrees to commence Work within 7 days and complete the same within 120 working days.

ARTICLE 3
CONTRACT PRICE

CITY shall pay CONTRACTOR a fee, not to exceed Three Hundred and Fifty Thousand Dollars and 00/100 ($350,000.00). Any additional work performed, when previously authorized in writing by CITY, shall be paid based on the quantity price quoted in the Contract Documents, if applicable.

ARTICLE 4
PAYMENT PROCEDURES

Payment to CONTRACTOR will be subject to satisfactory completion of authorized, Work, in CITY's sole discretion, and within thirty (30) days of CITY's receipt of invoice or other billing instrument used by CONTRACTOR. All charges are to be less sales tax, as CITY is tax exempt.

Within ten (10) days of award of the contract or purchase order, the Contractor shall submit its ACH information to the City of Mansfield. City payments shall only be paid via ACH.

ARTICLE 5
INDEMNIFICATION

CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM OR VIOLATIONS FOR WHICH RECOVERY OF DAMAGES, FINES, OR PENALTIES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY CONTRACTOR'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, VIOLATIONS OF LAW, OR BY ANY NEGLIGENT, GROSSLY NEGLIGENT, INTENTIONAL, OR STRICTLY LIABLE ACT OR OMISSION OF THE CONTRACTOR, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES, SUBCONTRACTORS, OR SUB-SUBCONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, OR REPRESENTATIVES, OR ANY OTHER PERSONS OR ENTITIES FOR WHICH THE CONTRACTOR IS LEGALLY RESPONSIBLE IN THE PERFORMANCE OF THIS AGREEMENT. THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY, AND ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE CONTRACTORS. THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY OR OTHER DEFENSES AVAILABLE TO IT UNDER TEXAS OR FEDERAL LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

CONTRACTOR AT ITS OWN EXPENSE IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. CONTRACTOR SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNSEL WITHIN THE REQUIRED TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF AND CONTRACTOR SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.

ARTICLE 6
CONTRACTOR'S REPRESENTATIONS.

CONTRACTOR makes the following representations:

6.1. CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, Work to be performed, site locality, tests, reports, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

6.2. CONTRACTOR has correlated the results of all such observations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.

6.3. CONTRACTOR has given CITY written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by CITY is acceptable to CONTRACTOR.

CONTRACTOR acknowledges that CITY has relied on the representations under this Article 6 in executing this Agreement.

ARTICLE 7
AVAILABILITY OF FUNDS / NON-APPROPRIATION

This Agreement is subject to the availability of funding. The CITY's obligation hereunder is contingent upon the availability of appropriated funds from which payment for this Agreement can be made. No legal liability on the part of the CITY for any payment shall arise until funds are made available to the contracting officer for this Agreement and until the CONTRACTOR receives notice of such availability, to be confirmed in writing by the contracting officer. In the event sufficient appropriation, grants, and monies are not made available to the CITY to pay these services for any fiscal year, this Agreement shall terminate without further obligation of the CITY. In such event, the CITY shall certify to CONTRACTOR that sufficient funds have not been made available to CITY to meet the obligations of this Agreement; such certification shall be conclusive upon parties.

ARTICLE 8
MISCELLANEOUS

8.1 ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically but without limitation moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

8.2 CITY and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

8.3 TERMINATION: OWNER may terminate the Agreement by giving CONTRACTOR notice in writing. Upon delivery of such notice by CITY to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Agreement and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Agreement. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in detail the services performed under this Agreement to the date of the termination. CITY shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Agreement bear to the total services called for under this Agreement less such payments on account of the changes as have been previously made. Copies of all completed designs, plans and specifications prepared under this Agreement shall be delivered to CITY when and if this Agreement is terminated.

8.4 SUBCONTRACTING:

A. CONTRACTOR may utilize the services of specialty subcontractors on those parts of the work, which, under normal contracting practices, are performed by specialty subcontractors.

B. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to CITY a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as CITY may require.

C. CONTRACTOR shall be as fully responsible to CITY for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

D. CONTRACTOR shall have a person that is on his payroll and with the authority to make decisions, on-site at all times.

E. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and CITY. CONTRACTOR is an independent contractor.

8.5 PERMITS AND LICENSES: CONTRACTOR shall procure at his expense all permits and licenses necessary, pay all charges and fees and give all notices necessary and incident to the prosecution of the work.

8.6 EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE: CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin, or disability. CONTRACTOR shall take affirmative action to ensure

that applicants are employed, and that employees are treated during employment without regard to their race, color, sex, religion, national origin, or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotions or transfers, recruitment or recruitment advertising, layoffs, or terminations, rates of pay, or other forms of compensation, selection of training, including apprenticeship, and participating in recreational and educational activities. CONTRACTOR will in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, color, sex, religion, national origin, or disability. CONTRACTOR will cause the foregoing provisions to be inserted in all subcontractors for any work covered by this Agreement. Such provisions shall not apply to contracts for standard commercial supplies or raw materials.

8.7 INSURANCE: Within ten (10) days of execution of this Agreement, and before CONTRACTOR begins providing this service, CONTRACTOR must provide CITY with proof of insurance as defined in the Contract Documents.

8.8 SAFETY: CONTRACTOR shall comply with all Occupational Safety and Health Act (OSHA) standards and any other Federal, State or Local rules and regulations applicable to construction and/or maintenance activities in the State of Texas.

City Safety Personnel or any supervisor may, but are not required to, order that the work be stopped if a condition of immediate danger is found to exist. Nothing contained herein shall be construed to shift responsibility or risk or loss for injuries or damage sustained as a result of a violation of these safety articles from CONTRACTOR to the City of Mansfield. CONTRACTOR shall remain solely and exclusively responsible for compliance with all safety requirements and for the safety of all persons and property at the project site.

ARTICLE 9
CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between the CITY and CONTRACTOR concerning the Work, consist of the following:

9.1 Exhibit A (Contractor's Proposal)
9.2 Exhibit B (City's Verifications and Certifications Required by Law)
9.3 Insurance Certificate (completed by CONTRACTOR's insurance agent/broker)

Executed on behalf of the CONTRACTOR by its owner shown below, and on behalf of the CITY by its City Manager, or authorized representative, this Agreement will be effective on the _____ day of _____, 202__.

[Signatures on the following page]

CITY:

City of Mansfield

1200 E. Broad Street

Mansfield, Texas 76063

By: Jeff Price

_____
(Signature)

Executive Director of Public Works
(Print Title)

CONTRACTOR:

Name: [Business Name] Curtco Inc.

Address: [Business Adress] 6133 Hwy 27

City/State/Zip: [CITY, STATE, ZIP] Center Point, TX 78010

By: [Signatory]

_____
(Signature)

President
(Print Title)

Approved as to Form:

_____
Victor A. Flores, City Attorney

Exhibit B
Verifications and Certifications Form

MANSFIELD
TEXAS

City's Verifications and Certifications Required by Law

HOUSE BILL 89 – SECTION 2271 VERIFICATION

Pursuant to Section 2271.001, Texas Government Code, as amended:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli- controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Curtis Whentcraft, the undersigned representative of Curtco, Inc being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2271, as amended:

Does not boycott Israel currently; and Will not boycott Israel during the term of the contract with the City of Mansfield.

SENATE BILL 252 – CHAPTER 2252 CERTIFICATION

Effective September 1, 2017, contracts with companies engaged in business with Iran, Sudan, or foreign terrorist organization is prohibited. A governmental entity may not enter into a governmental contract with a company that is identified on a list prepared and maintained under Section 806.051, 807.051 or 2252.153. The comptroller shall prepare and maintain, and make available to each governmental entity, a list of companies known to have contracts with or provide supplies and services to a foreign terrorist organization.

I, Curtis Whentcraft, the undersigned representative of Curtco, Inc being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, as amended, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153, as amended. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify the City of Mansfield.

SENATE BILL 13 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. "Boycott Energy Companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company:
   a. engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or
   b. does business with a company described by Paragraph (a) above; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Curtis Wheatcraft, the undersigned representative of Curteo, Inc being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not boycott energy companies currently; and Will not boycott energy companies during the term of the contract with the City of Mansfield.

SENATE BILL 19 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.001, Texas Government Code, as amended:

1. "Discriminate against a firearm entity or firearm trade association"
   a. means, with respect to the entity or association, to:
      i. refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;
      ii. refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or
      iii. terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and
   b. does not include:
      i. the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories;
      ii. a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

I, Curtis Whentcraft, the undersigned representative of Curteo, Inc being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade associations currently; and Will not discriminate against a firearm entity or firearm trade association during the term of the contract with the City of Mansfield.

SENATE BILL 2116 – CHAPTER 2274 VERIFICATION

Pursuant to Section 2274.0101, Texas Government Code, as amended:

1. "Critical Infrastructure" means a communication infrastructure system, cybersecurity system, electrical grid, hazardous waste treatment system, or water treatment facility.
2. "Cybersecurity" means" the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.
3. "Designated Country" means a country designated by the Governor as a threat to the critical infrastructure under Section 113.003.

I, Curtis Whentcraft, the undersigned representative of Curteo, Inc being an adult over the age of eighteen (18) years of age, do hereby verify that the company named above, under the provisions of Subtitle F, Title 10, Government Code 2274, as amended:

1. Will not be granted direct or remote access to, or control of, critical infrastructure in this State, excluding access specifically allowed by the governmental entity for product warranty and support purposes; and
2. Is not owned by or the majority of stocks or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia or a designated country; or (ii) a company or other entity, including a government entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia or a designated country; or headquartered in China, Iran, North Korea, Russia or a designated country. Regardless of whether the company's or its parent company's securities are publicly traded; or the company or its parent company is listed on the New York Stock Exchange as: a Chinese, Iranian, North Korean or Russian company; or a company of a designated country "Cybersecurity" means" the measures taken to protect a computer, computer network, computer system, or other technology infrastructure against unauthorized use or access.

Signature Page Follows

Signature of Company Representative

11-13-25
Date

President
Position/Title

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Curtco, Inc

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

11-13-25

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
InSource Insurance
503 Med Ct, Suite 100
San Antonio TX 78258

CONTACT NAME: Raquel Martinez
PHONE (A/C, No, Ext): (210) 471-0500 **FAX (A/C, No):**
E-MAIL ADDRESS: Raquel.Martinez@relationinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire Lloyds	43559
INSURER B : Texas Mutual Insurance Company	22945
INSURER C : Navigators Specialty Insurance Company	36056
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Curtco, Inc.
6133 Hwy 27
Center Point TX 78010

COVERAGES **CERTIFICATE NUMBER:** 25-26 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			60541730	01/01/2025	01/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			60541730	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ 1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			60541730	01/01/2025	01/01/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 5,000,000 $ 5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		0001152369	01/01/2025	01/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Contractor's Pollution			SF24ECPU01131NC	01/01/2024	01/01/2026	Pollution Liability	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability - Addtional Insured and Waiver of Subrogation CG7208 07/17.
Auto Liability - Additional Insured Form CA 7109 01/17.
Workers' Compensation - Waiver of Subrogation Form WC420304B

CERTIFICATE HOLDER

City of Mansfield
620 S Westeria St.
Mansfield TX 76063

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Mansfield
Staff Report

Item ID: 26-1998

Agenda Date: March 9, 2026

Title
26-1998: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Construction Contract with Pavecon, Ltd. in an Amount Not to Exceed $135,590.80 for Construction and Improvements to the Sidewalk on E. Broad Street near Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (TIRZ #1)

Description/History
Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. The Mansfield Park Facilities Development Corporation purchased three of the acres in 2018 to allow for the expansion of the park to include other amenities such as a looped walking trail and picnic stations. The acquisition also allowed for a potential future connection to the Walnut Creek Linear Park system through Robert and Ann Smith Park.

Construction of phase one amenities has recently been completed, including restrooms, a pavilion, pond, trail, bridges, event plaza, memorial plaza, veterans memorial and improvements to the existing Serenity Gardens. The master plan for the park included the development of a looped trail, bridges, and scenic overlooks to be constructed in a second phase.

In working with the Public Works Department, staff identified the need to replace sections of the sidewalk along the north side of E. Broad Street between the Public Safety Building and Julian Feild Park. Pavecon, Ltd. submitted a BuyBoard proposal (Exhibit A) to replace the concrete sections, rebuild three vehicular drive approaches, and install ADA directional curb ramps as part of the proposed scope of work. Staff has reviewed their proposal and recommends approving the construction contract in an amount not to exceed $135,590.80.

Strategic Initiative
Building Strong Neighborhoods
Provide a Safe Community
Improve City Wide Mobility
Focus on the Future

Recommendation
Approve Resolution

Funding Source
Tax Increment Reinvestment Zone #1

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONSTRUCTION CONTRACT WITH PAVECON, LTD. IN AN AMOUNT NOT TO EXCEED $135,590.80 FOR CONSTRUCTION AND IMPROVEMENTS TO THE SIDEWALK ON E. BROAD STREET NEAR JULIAN FEILD PARK; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, as part of the re-development master plan for Julian Feild Park, a veterans memorial and associated park improvements is currently being constructed on site to provide remarkable experiences; and,

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that sections of the sidewalk along Broad Street need to be replaced and accessible ramps be installed between the Public Safety Building and Julian Feild Park; and,

WHEREAS, City staff has reviewed and considered a BuyBoard proposal from Pavecon, Ltd. for construction and improvements to the sidewalk on E. Broad Street between the Public Safety Building and Julian Feild Park and recommends approval of a construction contract for said services; and,

WHEREAS, funding for this contract is available from Tax Increment Reinvestment Zone #1; and,

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and,

WHEREAS, the City Council deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

A construction contract with Pavecon, Ltd. in an amount not to exceed One Hundred Thirty-Five Thousand, Five Hundred Ninety and 80/100 dollars ($135,590.80) for Construction and Improvements to the Sidewalk on E. Broad Street Near Julian Feild Park is hereby approved.

SECTION 3.

The City Manager, or his designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield - Julian Field Park Sidewalks

1531 E. Braod St.
Mansfield, TX 76063

Prepared for

City Of Mansfield

Barry Harger



Prepared By
Matthew Kearns
Senior Project Manager
3022 Roy Orr Blvd
Grand Prairie, TX 75050

February 20, 2026

PROPOSAL & CONTRACT

February 20, 2026

City Of Mansfield

Prepared By Matthew Kearns
3022 Roy Orr Blvd
Grand Prairie, TX 75050

Attn: Barry Harger

Re: City of Mansfield - Julian Field Park Sidewalks

Thank you for contacting Pavecon and allowing us to provide you with the following proposal and scope of work

BID ITEM #	CONSTRUCTION TYPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	**Traffic Control**	**1**	LS	**$5,908.03**	**$5,908.03**
2	**8" Commercial/Residential Approaches**	**980**	SF	**$48.86**	**$47,878.36**
3	**4" Concrete Sidewalk Repair**	**3,014**	SF	**$19.39**	**$58,434.38**
4	**ADA Ramp - Directional Curb Ramp**	**600**	SF	**$38.95**	**$23,370.03**
Total					**$135,590.80**

The work is to be performed as follows: (Reference Plans or Site map as necessary)

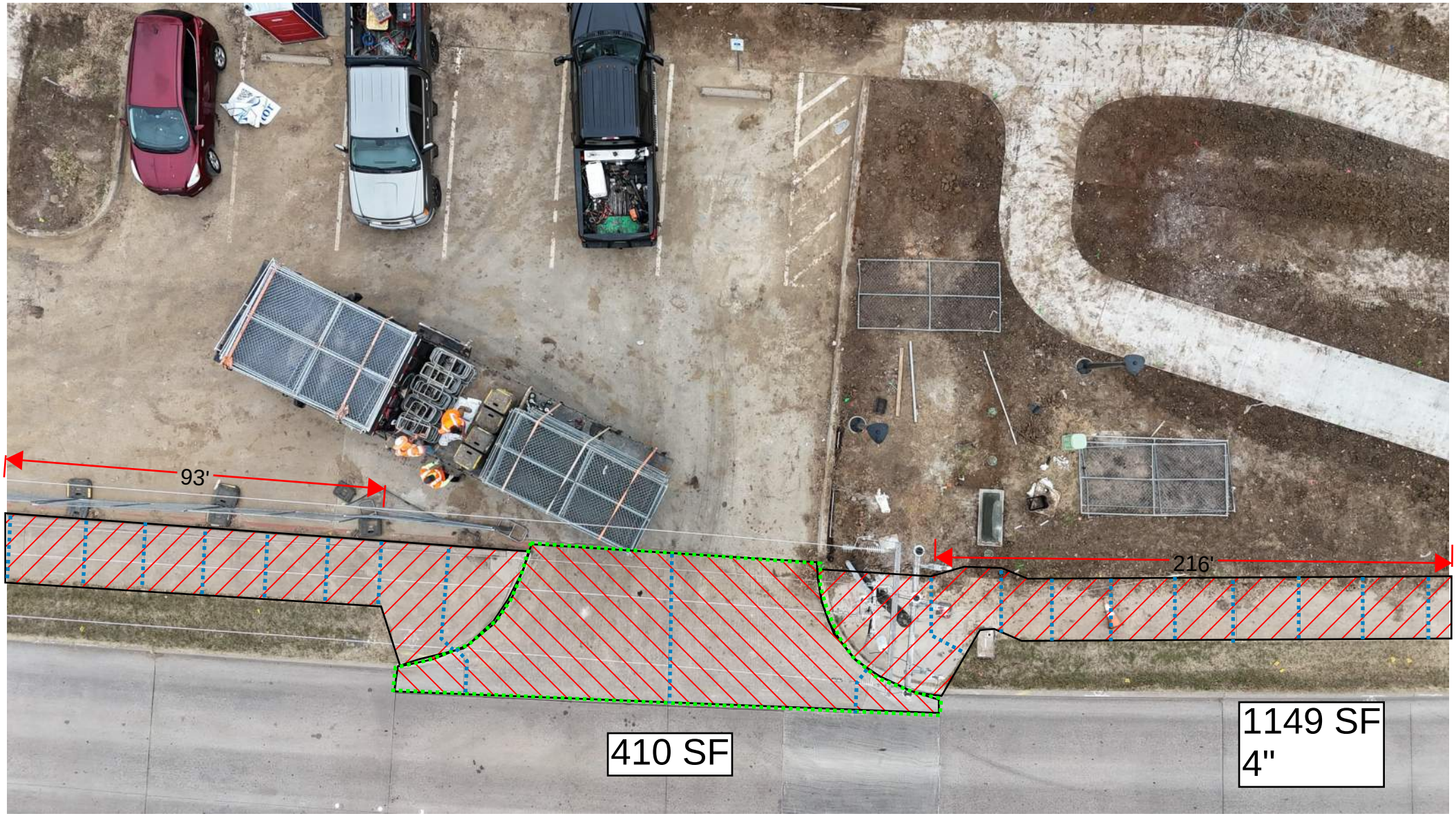
PAVECON, Ltd. will furnish all labor, materials and equipment required for the performance of the following described work in connection with construction or improvements at:
1531 E. Braod St.
Mansfield, TX 76063

Please see following pages to view repair details, inclusions, exclusions, and our terms and conditions. Please sign below to accept this proposal.

BID ITEM #	DESCRIPTIONS
1	-Provide all Traffic control needed for site -Barricade work area providing safety and access.
2	Saw cut defined limits of areas. Excavate failed pavement to a depth of 8". Expansion Joints, Isolation Joints or free edge of Repair area. Drill, dowel and epoxy grout edges of repair with #4 Smooth dowels at construction joints on 12" OC. Reinforce with #4 rebar at 12" on center each way. Place 8" concrete with a broom finish. Concrete shall be 4,000 PSI with air entrainment for durability and resistance to surface scaling. Cure concrete with liquid membrane curing compound to insure strength development. Sawcut control joints as necessary & seal expansion joints with silicone joint seal material. (City of Mansfield Engineering Department - Sheet 7-9)
3	Saw cut defined limits of areas. Remove existing sidewalk. Place 4" concrete with a broom finish. Reinforce with #3 rebar on 18" on center. Concrete shall be 4,000 PSI with air entrainment for durability and resistance to surface scaling. Cure concrete with a liquid membrane curing compound to ensure strength development. Expansion joints shall be placed at a maximum of 40-foot intervals and at all intersections, sidewalks with concrete driveways, curbs, other sidewalks and other adjacent existing concrete work. Expansion joints will be sealed per city specificiations. (City of Mansfield Engineering Department - Sheet 7-9)
4	-Saw cut defined limit of area -Remove existing concrete ADA Ramp and recompact subgrade -Install sand as necessary for fine grading of subgrade -Place 4” concrete with broom finish -Concrete shall be 4,000 PSI with air entrainment for durability and resistance to surface scaling -Cure concrete with liquid membrane curing compound to insure strength development -Install Truncated dome concrete paver stones -Sawcut control joints as necessary -Expansion joints shall be placed at a maximum of 40 foot intervals -Seal joints and perimeter of repair with Silicone Joint Seal materials (City of Mansfield Engineering Department - Sheet 7-9)

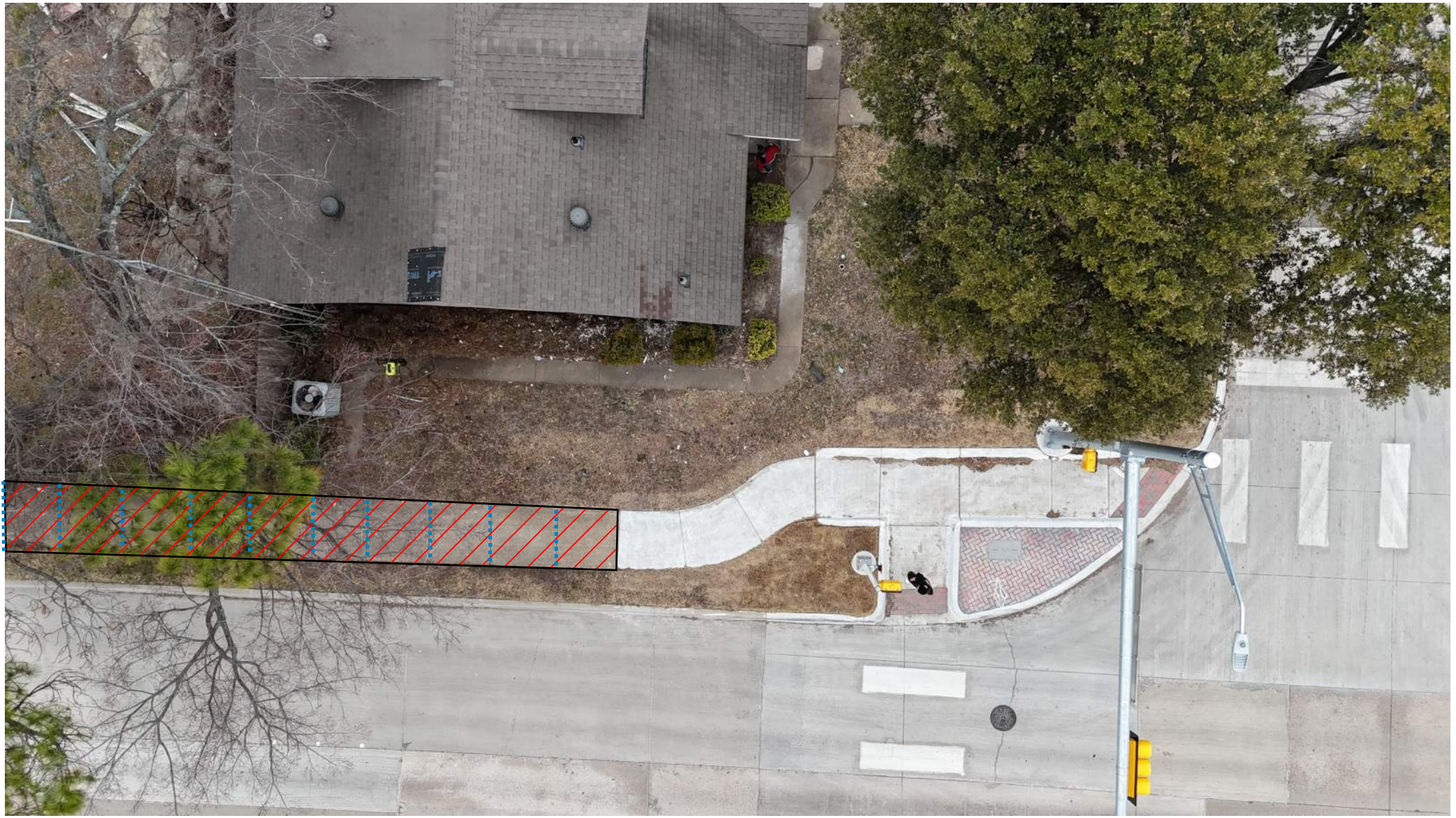

1531 E. Broad Street
1035 E. Broad Street
Google Earth
Image © 2026 Vexcel Imaging US, Inc.

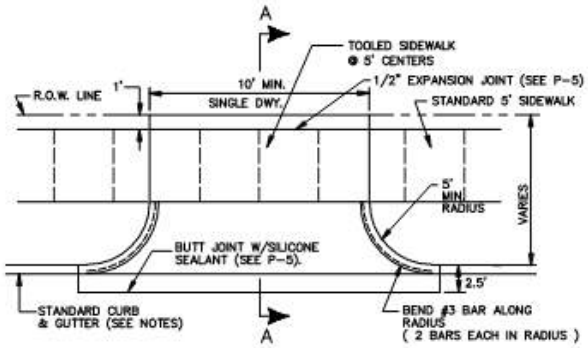

216'
5'
5.5'
5.5'
4'


93'
216'
410 SF
1149 SF
4"

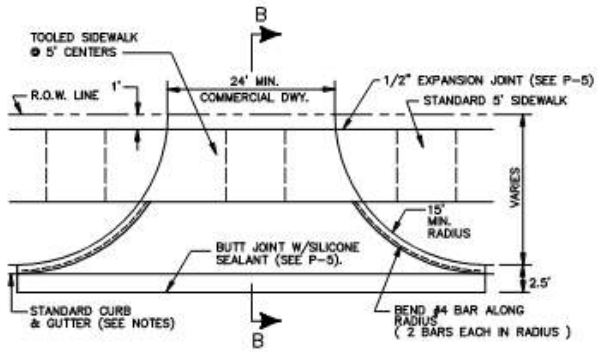

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93


104

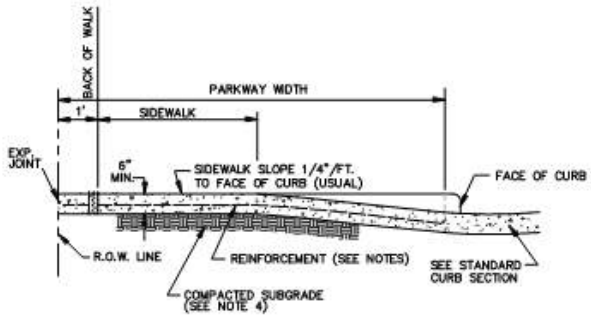




PLAN VIEW



PLAN VIEW



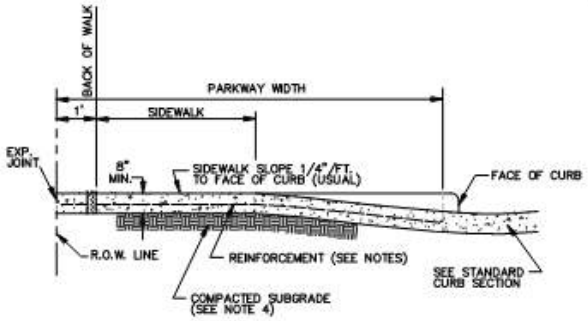
SECTION A-A

NOTES:

1. EXISTING CURB AND GUTTER, IF ANY, MUST BE SAWED.
2. REINFORCE DRIVE WITH #3 BARS AT 18" CENTERS, BOTH WAYS, SUPPORTED BY STANDARD CHAIRS (3' MAX. SPACING).
3. SIDEWALK SECTION THRU DRIVEWAY TO BE THE SAME THICKNESS AS THE DRIVEWAY APPROACH & TOOLED TO MATCH SIDEWALK.
4. SCARIFY, REMOVE ORGANIC MATERIALS, AND COMPACT SUBGRADE TO MINIMUM 95% ASTM D698, OPTIMUM MOISTURE CONTENT OR ABOVE.
5. DRILL INTO EXISTING STREET AT 18" CENTERS PER DETAIL SHT. P-8, BUTT JOINT DETAIL.
6. DRIVEWAY CURB CUT SHALL NOT EXTEND INTO INTERSECTION RADIUS OR CURB INLET TRANSITION.
7. DRIVEWAY REQUIRING CULVERTS: CULVERT MUST BE MIN. 18" AND BE RCP OR HDPE W/ TYPE P HEADWALL.
8. DRIVE APPROACH W/ 3-CAR GARAGE FACING STREET: 24' WIDTH MAX. MAY BE USED PER PLAN. ALL OTHERS MUST BE MAXIMUM 20'.

RESIDENTIAL DRIVE APPROACH

N.T.S.



SECTION B-B

NOTES:

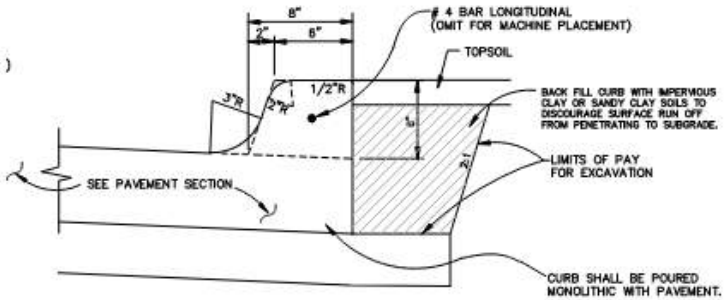
1. EXISTING CURB AND GUTTER, IF ANY, MUST BE SAWED.
2. REINFORCE DRIVE WITH #4 BARS AT 12" CENTERS, BOTH WAYS, SUPPORTED BY STANDARD CHAIRS (3' MAX. SPACING).
3. SIDEWALK SECTION THRU DRIVEWAY TO BE THE SAME THICKNESS AS THE DRIVEWAY APPROACH & TOOLED TO MATCH SIDEWALK.
4. SCARIFY, REMOVE ORGANIC MATERIALS, AND COMPACT SUBGRADE TO MINIMUM 95% ASTM D698, OPTIMUM MOISTURE CONTENT OR ABOVE.
5. DRILL INTO EXISTING STREET AT 12" CENTERS PER DETAIL SHT. P-8, BUTT JOINT DETAIL.
6. DRIVEWAY CURB CUT SHALL NOT EXTEND INTO INTERSECTION RADIUS OR CURB INLET TRANSITION.

COMMERCIAL DRIVE APPROACH

N.T.S.

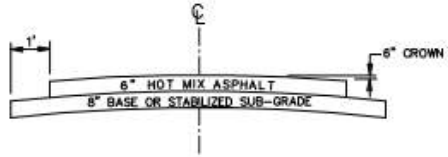
GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS, METHODS AND PLACEMENT NOT DETAILED BELOW SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 5TH EDITION UNLESS SUPERSEDED BY CITY OF MANSFIELD STANDARD SPECIFICATIONS OR MATERIAL TESTING POLICIES.
2. ALL CONCRETE SHALL MEET THE QUALITY ON GENERAL PAVING STANDARDS SHEET.
3. DRIVE APPROACH BLOCK OUTS TO BE 2'6" FROM BACK OF CURB INTO SLAB AND EXTEND FROM CURB RETURN TO CURB RETURN.
4. ALL CONCRETE SHALL BE CLASS "C" CONTAINING A MINIMUM OF 6 SACKS OF TYPE 1 CEMENT PER YARD AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,600 P.S.I. AT 28 DAYS (303.3.4.2). AGGREGATE SHALL BE 100% CRUSHED ANGULAR STONE (1" MAX.). ALL CONCRETE PLACED SHALL CONTAIN SUFFICIENT AIR ENTRAINING AGENT TO YIELD 5% AIR CONTENT. ALL OTHER ADMIXTURES SHALL REQUIRE THE PERMISSION OF THE ENGINEERING DEPARTMENT. FLY ASH MAY BE USED IN MIX DESIGNS AS DETAILED IN NCTCOG ITEM 303.2.4., 20% MAX. FINE AGGREGATE NOT TO EXCEED 25% MANUFACTURED SAND.
5. ALL DRIVE APPROACHES AND SIDEWALKS SHALL RECEIVE A LIGHT BROOM FINISH.



TYPICAL SECTION – MONOLITHIC CURB

N.T.S.



NOTE:

BASE–8" CRUSHED STONE BASE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE OR 8" LIME STABILIZED MATERIAL (TEX 113E).

ASPHALT–4" BINDER BASE 2" TYPE "D" SURFACE (CRUSHED STONE TYPE) (TXDOT 341)

TACK COAT – 0.05 GAL/S.Y. OF MC – 30 TO BE APPLIED IF SURFACE OF HMAC IS OPENED TO TRAFFIC OR ALLOWED TO SET BETWEEN PLACEMENTS.

TEMPORARY ASPHALT TRANSITION DETAIL

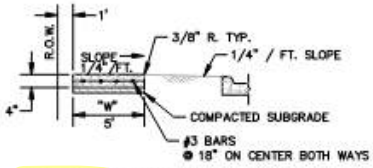
N.T.S.

DRIVE APPROACHES, CURB, AND ASPHALT DETAILS

CITY OF MANSFIELD

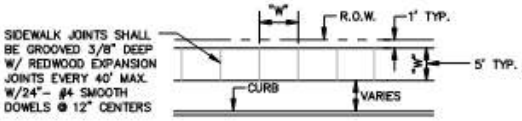
ENGINEERING DEPARTMENT

PAVING	DATE: JAN. 2024	SHEET NO. P-7



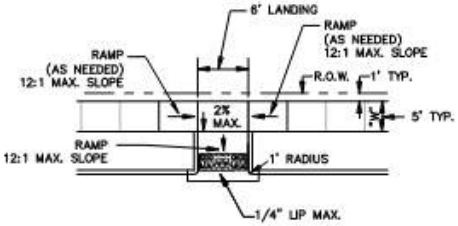
STANDARD SIDEWALK SECTION

N.T.S.



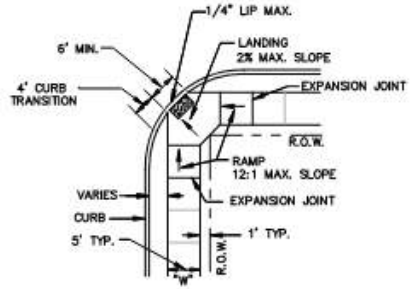
STANDARD SIDEWALK PLAN

N.T.S.



PERPENDICULAR RAMP

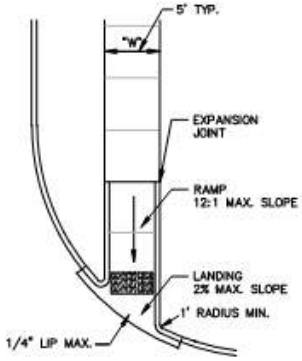
N.T.S.



INTERSECTION RAMP

N.T.S.

NOTE: CURB LAYDOWN AND OPENING TO BE 1' WIDER THAN LARGEST INTERSECTION WALK.



DIRECTIONAL CURB RAMP

N.T.S.

SIDEWALK GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS, METHODS AND PLACEMENT NOT DETAILED BELOW SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 5TH EDITION UNLESS SUPERSEDED BY CITY OF MANSFIELD STANDARD SPECIFICATIONS OR MATERIAL TESTING POLICIES.
2. CONCRETE SHALL BE A MINIMUM OF 4 INCHES THICK, CLASS "A", (303.3.4.2) CONTAINING A MINIMUM OF 5 SACKS OF TYPE 1 CEMENT PER YARD (3000 PSI). AGGREGATE SHALL BE 100% CRUSHED ANGULAR STONE (1" MAX.). ALL CONCRETE PLACED SHALL CONTAIN SUFFICIENT AIR ENTRAINING AGENT TO YIELD 5% AIR CONTENT. FINE AGGREGATE NOT TO EXCEED 50% MANUFACTURED SAND.
3. CHAMFER ALL EXPOSED EDGES OF CONCRETE WALLS 3/4 INCH.
4. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60. REINFORCING STEEL SHALL BE PLACED WITH A MINIMUM OF 1-½ INCH OF COVER FOR #5 BARS OR SMALLER. WHERE REINFORCING BARS ARE SPLICED, A 30 DIAMETER LAP SHALL BE USED.
5. CURBED RAMP BLOCK OUTS TO BE 1'6" FROM BACK OF CURB INTO SLAB AND EXTEND FROM CURB RETURN TO CURB RETURN.
6. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR SAND COMPACTED TO A DENSITY NOT LESS THAN 95% ASTM D698, OPTIMUM MOISTURE CONTENT OR ABOVE.
7. SIDEWALKS SHALL BE FINISHED BY LIGHTLY BROOMING SURFACE TRANSVERSE TO DIRECTION OF TRAFFIC.
8. AN APPROVED WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT AS SOON AS IT HAS BEEN PLACED AND FINISHED.
9. RETAINING WALLS TO HAVE REDWOOD EXPANSION JOINTS @ 40' MAX. W/24"- #4 SMOOTH DOWELS @ 12" CENTERS. SIDEWALK JOINTS TO BE CHAMFERED THROUGH WALL (3/4"TYP.).
10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE TXDOT PED STANDARDS, US ACCESS BOARD PROWAG, AND TAS REGULATIONS.
11. TRUNCATED DOMES TO BE APPROVED ANTIQUE RED BLOCK PAVERS ONLY.
12. ALL JOINTS IN PAVEMENT TO BE SEALED (P-8).

Reference Photos:
Existing Conditions









Reference Photos:
Existing Conditions

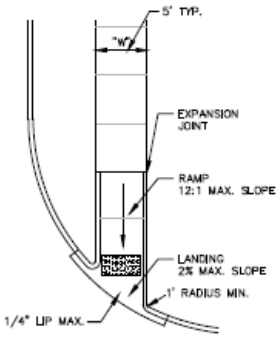


PAVECON

Reference Photos:
Existing Conditions







DIRECTIONAL CURB RAMP
N.T.S.

SIDEWALK GENERAL NOTES:

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3. CHAMFER ALL EXPOSED EDGES OF CONCRETE WALLS 3/4 INCH.
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8. AN APPROVED WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF THE PAVEMENT AS SOON AS IT HAS BEEN PLACED AND FINISHED.
9. RETAINING WALLS TO HAVE REDWOOD EXPANSION JOINTS @ 40' MAX. W/24"-#4 SMOOTH DOWELS @ 12" CENTERS. SIDEWALK JOINTS TO BE CHAMFERED THROUGH WALL (3/4"TYP.).
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11. TRUNCATED DOMES TO BE APPROVED ANTIQUE RED BLOCK PAVERS ONLY.
12. ALL JOINTS IN PAVEMENT TO BE SEALED (P-8).

Reference Photos:
Existing Conditions



New Commercial Approach

New Ramps



PAVECON

Reference Photos:
Existing Conditions



New Ramps

New Residential Approach



PAVECON

Reference Photos:
Existing Conditions



Sidewalk Replacement



PAVECON

Reference Photos:
Existing Conditions







Reference Photos:
Existing Conditions

PAVECON

Reference Photos:
Existing Conditions

Sidewalk Replacement





PAVECON

Reference Photos:
Existing Conditions



New Ramps



TERMS AND CONDITIONS

1. PAVECON, Ltd., (PAVECON) will carry workmen's compensation insurance covering its employees and shall provide public liability and property damage insurance.

2. Any changes from the specifications or modifications of the terms of this contract shall be set put in writing and signed by both parties.

3. This proposal expires 30 days from the date hereof but may be accepted at any later date at the sole option of the Company.

4. By accepting this proposal, Owner agrees to indemnify and to hold PAVECON, Ltd. harmless from all claims, including its reasonable attorneys' fee incurred in defending any claim, resulting from damages to any utility line, irrigation line, private electrical, or sub structure not identified or clearly marked. Any damage to clearly marked utility lines, irrigation line, private electrical lines, or sub structures shall be the responsibility of PAVECON, Ltd.

5. Unless a lump sum price is to be paid for the foregoing work and is clearly so stated it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices on the actual quantities of work performed by PAVECON as determined upon completion of the work.

6. PAVECON shall not be responsible for any damage to or deterioration of any of our work, whether completed or in process, resulting from any cause or causes beyond our control, but not limited to failure of subgrade, including soil volume changes, or failure of inadequacy of any labor or materials not furnished and installed by us, whether or not such failure or inadequacy was or could have been known at the time our work was undertaken.

7. PAVECON is not responsible for removing vehicles from repair areas. PAVECON will notify you in advance and you must make arrangements to have vehicles removed at your expense.

8. In the event all work under this contract is not completed in one operation, Company shall be paid in full for all items of work completed upon the completion thereof. Any work under this contract for which PAVECON has not received a "work order" calling for completion within one year from the date of this agreement will be subject to renegotiations of prices, or cancellation at PAVECON's option.

9. Terms of Payment - Final and complete payment for all work performed herein shall be made within 30 days of invoice date. Interest at the rate of (18) percent per annum shall be charged you and paid by you on all unpaid balances from the due date to the date of receipt of payment by PAVECON. Reasonable attorney's fees and cost of collection shall be charged you and paid by you, if incurred by PAVECON.

INCLUSIONS AND EXCLUSIONS

INCLUSIONS:

Tax Exempt. (Resale/certificate must be supplied)

Unit pricing prevails on all items unless otherwise noted.

PAVECON, Ltd. guarantees this work for materials and workmanship for a period of 1-year from installation, excluding unusual abuse or neglect.

EXCLUSIONS:

Drainage, ponding, pooling

Permits, Bonds, and Testing.

Utility relocation/adjustment, irrigation, or landscape repair.

Locates, unknown items embedded in or under the pavement

All work areas must be free of materials & equipment. Demo, sawing, haul off of spoils created by others.

Rock excavation, soil treatments, tree removal.

Sleeves for Irrigation. Dewatering. Erosion Control or SWPPP.

Pavement markings, wheel stops, signage.

Reflective cracking, vegetation sterilization.

The scope of work herein will be completed in (3) trip(s). I understand additional trip(s) necessitated by obstructions, lack of preparedness, water, cars or other impediments that would inhibit the service from being completed will result in a rescheduling fee.

All vehicles must be removed prior to 8:00 a.m. in the scheduled section to be repaired or sealcoated for that day, and to remain closed as per manufacturer’s specifications & recommendations, after the pavement markings have been re-striped that section will be opened.

THIS IS A UNIT PRICE BID BASED ON PLAN QUANTITIES. IF QUANTITY DISCREPANCIES ARE NOTED, UNIT PRICE

IS TO BE USED

Subgrade or Subbase remediation required in the repair area discovered during construction or through investigation by a proof-role or any other construction activities.

This proposal has not been reviewed for compliance with the Americans with Disabilities Ace "ADA" or Accessibility Compliance. It is the sole responsibility of the client to conform to ADA or Accessibility Compliance. In the event that this exclusion and the terms of the proposal are in conflict, this exclusion will prevail.

The nature of this project creates construction dust. Pavecon is not liable for construction dust on personal property.

Installation of Sod

Signature

Signature

Date

Printed name

City of Mansfield
Staff Report

Item ID: 26-2000

Agenda Date: March 9, 2026

Title
26-2000: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the Purchase of 205 W. Broad St.; Authorizing the City Manager or Designee to Execute any Documents Necessary to Implement this Resolution; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law, and Declaring an Effective Date

Description/History
To implement the 50th CDBG Capital Improvement Program sidewalk improvements, an easement is needed at the corner of this property. During coordination with the property owner, the City learned the property was available for purchase. The site is located one block West of Watermill Square and approximately 450 feet from the Broad and Main intersection, within an area experiencing significant public and private reinvestment. With the Main and Broad roadway project currently in design and additional infrastructure and operational needs anticipated as downtown continues to evolve, this acquisition supports the timeline delivery of current Capital Improvement Projects while also positioning the City to responsibly address future public needs and maximize the long-term benefit of ongoing downtown investments.

Strategic Initiative
Improve City Wide Mobility
Building Strong Neighborhoods
Focus on the Future

Recommendation
Approve Resolution

Funding Source
TIRZ #2, General Fund

Prepared By
Casey Lewis, Executive Project Manager - (817) 276-4201

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE PURCHASE OF 205 W. BROAD ST.; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ NO. 2, GENERAL FUND)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, Amber Renee Green, owner, desires to sell the .37 acre property on 205 West Broad Street to the City; and,

WHEREAS, the City requires public easements within said property for Capital Improvements; and,

WHEREAS, the acquisition of the property supports further public and private investment in downtown Mansfield; and,

WHEREAS, funding for this contract is available from TIRZ No. 2 and the General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

That the findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

That a Real Estate Purchase Contract between the City of Mansfield and Amber Renee Green in an amount not to exceed $322,500 plus applicable closing and transaction costs, is hereby approved.

SECTION 3.

The City Manager, or designee, is authorized to execute any and all documents necessary and to take such actions as necessary to implement this Resolution.

SECTION 4.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THIS 9TH DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

Real Estate Sales Contract

This contract to buy and sell real property is between Seller and Buyer as identified below and is effective on the date ("Effective Date") of the last of the signatures by Seller and Buyer as parties to this contract. Buyer must deliver the Earnest Money to Title Company and obtain Title Company's signature before the Earnest Money Deadline provided in section A.1. If the Earnest Money is paid by check and payment on presentation is refused, Buyer is in default.

Seller: Amber Renee Green

Address:

Phone:

Fax:

Seller's Attorney:

Buyer: City of Mansfield, TX 76063

Address: 1200 East Broad St. Mansfield, TX 76063

Phone:

Fax:

E-mail: casey.lewis@mansfieldtexas.gov

Buyer's Attorney: Victor Flores

Address: 1200 East Broad St. Mansfield, TX 76063

Phone: 817-276-4256

Fax:

E-mail: victor.flores@mansfieldtexas.gov

Property: A parcel of land commonly known as 205 W. Broad Street., Mansfield, Tarrant County, Texas, and more fully described in Exhibit A ("Land"), subject to all Permitted Exceptions included in the Deed.

Title Company and Escrow Agent: Old Republic Title - Lolly Waller

Address: 1405 US Hwy 287 Frontage Rd. Suite 101. Mansfield, TX 76063

Phone: 817-453-8104

Fax:

Purchase Price: The purchase price for the said tract(s) of land is $323,225.

Surveyor: Brittain & Crawford

Earnest Money: $2,500

Buyer's Liquidated Damages: None

Seller's Additional Liquidated Damages: None

County for Performance: Tarrant County, Texas

A. **Deadlines and Other Dates**

All deadlines in this contract expire at 5:00 P.M. local time where the Property is located. If a deadline falls on a Saturday, Sunday, or national holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or national holiday. A national holiday is a holiday designated by the federal government. Time is of the essence.

1. Earnest Money Deadline: ten (10) days after the effective date of this contract.

2. Delivery of Title Commitment: 20 days after the effective date of this contract. (or if later than the 20 days, the objections are due 7 days from the receipt of commitment).

3. Delivery of Title Objections: 30 days after the effective date of this contract.

4. End of Inspection Period: 10 days after the effective date of this contract.

5. Closing Date: on or before 60 days after the effective date of this contract.

B. **Closing Documents**

1. At closing, Seller will deliver the following items:

General Warranty Deed as to all property

2. At closing, Buyer will deliver the following items:

Balance of Purchase Price

Evidence of Buyer's authority to consummate this transaction

Deceptive Trade Practices Act waiver

C. **Exhibits**

The following are attached to and are a part of this contract:

Exhibit A—Description of the Land

Exhibit B—Environmental Matters

Exhibit C—Covenants and Restrictions

D. **Purchase and Sale of Property**

Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to buy and pay Seller for the Property. The promises by Buyer and Seller stated in this contract are the consideration for the formation of this contract.

E. **Title and Survey**

1. *Review of Title.* The following statutory notice is provided to Buyer on behalf of the real estate licensees, if any, involved in this transaction: Buyer is advised that it should either have the abstract covering the Property examined by an attorney of Buyer's own selection or be furnished with or obtain a policy of title insurance.

2. *Title Commitment; Title Policy.* "Title Commitment" means a Commitment for Issuance of an Owner Policy of Title Insurance by Title Company, as agent for Underwriter, stating the condition of title to the Land. The Owner Policy of Title Insurance shall be at Buyer's expense. The "effective date" stated in the Title Commitment must be after the Effective Date of this contract. "Title Policy" means an Owner Policy of Title Insurance issued by Title Company, as agent for Underwriter, in conformity with the last Title Commitment delivered to and approved by Buyer.

3. *Survey.* "Survey" means the survey ordered by Buyer from Brittain & Crawford. and conducted at Buyer's direction and expense.

4. *Delivery of Title Commitment, Survey and Legible Copies*. Seller must deliver the Title Commitment to Buyer by the deadline stated in section A.2.; and legible copies of the instruments referenced in the Title Commitment and Survey by the deadline stated in section A.5.

5. *Title Objections*. Buyer has until the deadline stated in section A.3. ("Title Objection Deadline") to review the Survey, Title Commitment and notify Seller of Buyer's objections to any of them ("Title Objections"). Buyer will be deemed to have approved all matters reflected by the Survey and Title Commitment to which Buyer has made no Title Objection by the Title Objection Deadline. The matters that Buyer either approves or is deemed to have approved are "Permitted Exceptions." If Buyer notifies Seller of any Title Objections, Seller has five days from receipt of Buyer's notice to notify Buyer whether Seller agrees to cure the Title Objections before closing ("Cure Notice"). If Seller does not timely give its Cure Notice or timely gives its Cure Notice but does not agree to cure all the Title Objections before closing, Buyer may, within five days after the deadline for the giving of Seller's Cure Notice, notify Seller that either this contract is terminated or Buyer will proceed to close, subject to Seller's obligations to resolve the items listed in Schedule C of the Title Commitment, remove the liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date, and cure only the Title Objections that Seller has agreed to cure in the Cure Notice. At or before closing, Seller must resolve the items that are listed on Schedule C of the Title Commitment, remove all liquidated liens, remove all exceptions that arise by, through, or under Seller after the Effective Date of this contract, and cure the Title Objections that Seller has agreed to cure.

F. **Inspection Period**

1. *Entry onto the Property.* Buyer, with the prior approval and permission of Seller, may enter the Property before closing to inspect it, subject to the following:

   a. Buyer may not interfere in any material manner with existing operations or occupants of the Property;

   b. Buyer must notify Seller in advance of Buyer's plans to conduct tests so that Seller may be present during the tests;

   c. If the Property is altered because of Buyer's inspections, Buyer must return the Property to its pre inspection condition promptly after the alteration occurs;

   d. Buyer must deliver to Seller copies of all inspection reports that Buyer prepares or receives from third-party consultants or contractors within three days after their preparation or receipt; and

   e. Buyer must abide by any other reasonable entry rules imposed by Seller.

2. *Environmental Assessment*. Buyer has the right to conduct environmental assessments of the Property. Seller will provide, or will designate a person with knowledge of the use and condition of the Property to provide information requested by Buyer or Buyer's agent or representative regarding the use and

condition of the Property during the period of Seller's ownership. Seller will cooperate with Buyer in obtaining and providing to Buyer or its agent or representative information regarding the use and condition of the Property before Seller's period of ownership to the extent that the information is within Seller's possession or control.

3. *Buyer's Right to Terminate.* Buyer may terminate this contract for any reason by notifying Seller before the end of the Inspection Period. If Buyer does not notify Seller of Buyer's termination of the contract before the end of the Inspection Period, Buyer waives the right to terminate this contract pursuant to this provision.

4. *Buyer's Release of Seller*

   a. *Hold Harmless.* Buyer will hold Seller harmless from any loss, attorney's fees, expenses, or claims arising out of Buyer's investigation of the Property, except for repair or remediation of existing conditions discovered by Buyer's inspection. The obligations of Buyer under this provision will survive termination of this contract and closing.

   b. *Release.* Buyer releases Seller and those persons acting on Seller's behalf from all claims and causes of action (including claims for attorney's fees and court and other costs) resulting from Buyer's investigation of the Property.

G. **Representations**

The parties' representations stated in Exhibit B are true and correct as of the Effective Date and must be true and correct on the Closing Date. Seller will promptly notify Buyer if Seller becomes aware that any of the representations are not true and correct. Unless Seller notifies Buyer to the contrary on or before the Closing Date, or Buyer has actual knowledge to the contrary as of the Closing Date, Buyer is entitled to presume that the representations of Seller in Exhibit B are true and correct as of the Closing Date.

1. *Claims; Hearings.* Seller will notify Buyer promptly of any claim or administrative hearing that is threatened, filed, or initiated before closing that involves or directly affects the Property.

2. *Cooperation.* Seller will cooperate with Buyer before closing, with any reasonable evaluation, inspection, audit, or study of the Property prepared by, for, or at the request of Buyer.

3. *No Recording.* Buyer may not file this contract or any memorandum or notice of this contract in the real property records of any county.

H. **Termination**

1. *Disposition of Earnest Money after Termination*

   a. *To Buyer.* If Buyer terminates this contract in accordance with any of Buyer's rights to terminate, Seller will, within five days after receipt of Buyer's termination notice, authorize Title Company to deliver the Earnest Money to Buyer, less $300.00, which will be paid to Seller as consideration for the right granted by Seller to Buyer to terminate this contract.

   b. *To Seller.* If Seller terminates this contract in accordance with any of Seller's rights to terminate, Buyer will, within five days after receipt of Seller's termination notice, authorize Title Company to pay and deliver the Earnest Money to Seller.

2. *Duties after Termination.* If this contract is terminated, Buyer will promptly return to Seller all documents relating to the Property that Seller has delivered to Buyer and all copies that Buyer has made of the documents. After return of the documents and copies, neither party will have further duties or obligations to the other under this contract, except for those obligations that cannot be or were not performed before termination of this contract and those obligations that survive termination under the express terms of this contract.

I. **Closing**

1. *Conditions of Closing*. Neither party will be obligated to close the sale and purchase of the Property unless the other party has satisfied the following conditions, any of which may be waived by the first party in its discretion:

   a. *Representations and Warranties.* The representations and warranties of the other party must be true and correct at Closing.

   b. *Performance of Covenants and Agreements*. The other party must have performed all covenants and agreements required to be performed at or before Closing by that party.

   c. *No Bankruptcy*. No voluntary or involuntary proceeding in bankruptcy shall be pending with respect to the property.

2. *Closing.* This transaction will close at Title Company's offices at the Closing Date and Closing Time. At closing, the following will occur:

   a. *Closing Documents.* The parties will execute and deliver the Closing Documents.

b. *Payment of Purchase Price.* Buyer will deliver the Purchase Price and other amounts that Buyer is obligated to pay under this contract to Title Company in funds acceptable to Title Company. The Earnest Money will be applied to the Purchase Price.

c. *Disbursement of Funds; Recording; Copies.* Title Company will be instructed to disburse the Purchase Price and other funds in accordance with this contract, record the deed and the other Closing Documents directed to be recorded, and distribute documents and copies in accordance with the parties' written instructions.

d. *Possession.* Seller will deliver possession of the Property to Buyer, subject to the Permitted Exceptions existing at closing and any lien and security interest in favor of Seller, if the sale is seller-financed.

e. *Originals*. Seller will deliver to Buyer the originals of Seller's Records.

3. *Transaction Costs*

a. *Seller's Costs.* Seller will pay the costs to obtain, deliver, and record releases of liens required to be released in connection with the sale; the costs to record documents to cure Title Objections agreed or required to be cured by Seller and to resolve matters shown in Schedule C of the Title Commitment; the costs to obtain certificates or reports of ad valorem taxes; the costs to deliver copies of the instruments in Seller's records as required by any paragraph in this contract; Seller's attorney's fees and any other cost expressly required to be paid by Seller in this contract.

b. *Buyer's Costs.* Buyer will pay the charge for the Title Policy; any escrow fee charge by the Title Company; the costs to obtain, deliver, and record all documents other than those to be recorded at Seller's expense; the entire cost of the Survey; Buyer's attorney's fees and expenses; and any other costs expressly required to be paid by Buyer in this contract.

c. *Ad Valorem Taxes.* Ad valorem taxes on the property for all periods before the period in which Closing occurs must be paid by Seller at or before Closing. Buyer shall pay the ad valorem taxes for the remainder of the year as of the Closing Date. If the assessment for the calendar year of closing is not known at the Closing Date, the Buyer's payment will be based on taxes for the previous tax year, and Buyer will adjust the payment in cash within thirty days of when the actual assessment and taxes are known or as otherwise required by law. Buyer shall obtain information concerning such taxes directly from the Tarrant County Appraisal District. All taxes due as of closing will be paid at closing. If the Property has been the subject of special valuation and reduced tax

assessments pursuant to the provisions of chapter 23, subchapter D, of the Texas Tax Code with respect to any period before the closing and additional taxes are assessed pursuant to section 23.55 thereof, the following will apply:

(1) If this sale or Buyer's use of the Property results in the assessment of additional taxes for periods before closing, Buyer will pay the additional taxes.

4. *Issuance of Title Policy.* Seller will cause Title Company to issue the Title Policy to Buyer as soon as practicable after closing.

5. *Conditions Precedent*. This contract and the closing are subject to and contingent upon the following conditions being satisfied at or prior to closing:

a. N/A
b. N/A

J. **Default and Remedies**

1. *Seller's Default; Remedies before Closing.* If Seller fails to perform any of its material obligations under this contract or if any of Seller's representations is not true and correct as of the Effective Date or on the Closing Date ("Seller's Default"), Buyer may elect one of the following as its remedy before Closing:

a. *Termination; Liquidated Damages.* Buyer may terminate this contract by giving notice to Seller on or before the Closing Date and Closing Time and have the Earnest Money, less $100.00 as described above, returned to Buyer. Unless Seller's Default relates to the untruth or incorrectness of Seller's representations for reasons not reasonably within Seller's control, if Seller's Default occurs after Buyer has incurred costs to investigate the Property after the Effective Date and Buyer terminates this contract in accordance with the previous sentence, Seller will also pay to Buyer as liquidated damages Buyer's actual out-of-pocket expenses incurred to investigate the Property after the Effective Date ("Buyer's Expenses") within ten (10) days after the Seller's receipt of an invoice from Buyer stating the amount of Buyer's Expenses accompanied by reasonable evidence of Buyer's Expenses.

b. *Specific Performance*. Unless Seller's Default relates to the untruth or incorrectness of Seller's representations for reasons not reasonably within Seller's control, Buyer may enforce specific performance of Seller's material obligations under this contract, but any such action must be initiated, if at all, within ninety (90) days after the breach or alleged breach of this contract. If such action is not initiated within that period and this contract has not previously been terminated, Buyer will be

deemed to have elected to terminate this contract as of the expiration of that period. If title to the Property is awarded to Buyer, the conveyance will be subject to the matters stated in the Title Commitment.

c. *Actual Damages*. If Seller conveys or encumbers any portion of the Property before Closing so that Buyer's ability to enforce specific performance of Seller's material obligations under this contract is precluded or impaired, Buyer will be entitled to seek recovery from Seller for the actual damages sustained by Buyer by reason of Seller's Default, including attorney's fees, expenses and court costs.

2. *Seller's Default; Remedies before Closing*. If Seller's representations are not true and correct at Closing due to circumstances reasonably within Seller's control and Buyer does not become aware of the untruth or incorrectness of such representations until after Closing, Buyer will have all the rights and remedies available at law or in equity. If Seller fails to perform any of its material obligations under this contract that survive Closing, Buyer will have all rights and remedies available at law or in equity unless otherwise provided by the Closing Documents.

3. *Buyer's Default; Remedies before Closing.* If Buyer fails to perform any of its material obligations under this contract ("Buyer's Default"), Seller may elect the following as its sole and exclusive remedy:

a. *Termination; Liquidated Damages.* Seller may terminate this contract by giving notice to Buyer on or before the Closing Date and Closing Time and have the Earnest Money paid to Seller. If Buyer's Default occurs after Seller has incurred costs to perform its material obligations under this contract and Seller terminates this contract in accordance with the previous sentence, Buyer will also reimburse Seller for Seller's actual out-of-pocket expenses incurred after the Effective Date to perform its material obligations under this contract ("Seller's Expenses") within ten (10) days after Buyer's receipt of an invoice from Seller stating the amount of Seller's Expenses accompanied by reasonable evidence of Seller's Expenses.

4. *Buyer's Default; Remedies after Closing.* If Buyer fails to perform any of its material obligations under this contract that survive Closing, Seller will have all rights and remedies at law or in equity unless otherwise provided by the Closing Documents.

K. **Miscellaneous Provisions**

1. *Notices.* Any notice required by or permitted under this contract must be in writing. Any notice required by this contract will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal

Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this contract. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, electronic mail, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein. Copies of each notice must be given by one of these methods to the attorney of the party to whom notice is given.

2. *Entire Contract.* This contract, together with its exhibits, and any Closing Documents delivered at closing constitute the entire agreement of the parties concerning the sale of the Property by Seller to Buyer. There are no oral representations, warranties, agreements, or promises pertaining to the sale of the Property by Seller to Buyer not incorporated in writing in this contract.

3. *Amendment.* This contract may be amended only by an instrument in writing signed by the parties.

4. *Assignment.* Buyer may assign this contract and Buyer's rights under it only to an entity in which Buyer possesses, directly or indirectly, the power to direct or cause the direction of its management and policies, whether through the ownership of voting securities or otherwise, and any other assignment is void. No such assignment will relieve Buyer of its obligations under this contract, and Buyer and the assignee will be jointly and severally liable for the performance of such obligations after any such assignment. This contract binds, benefits, and may be enforced by the parties and their respective heirs, successors, and permitted assigns.

5. *Survival.* The obligations of this contract that cannot be performed before termination of this contract or before closing will survive termination of this contract or closing, and the legal doctrine of merger will not apply to these matters. If there is any conflict between the Closing Documents and this contract, the Closing Documents will control.

6. *Choice of Law; Venue; Alternative Dispute Resolution.* This contract will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the County for Performance, except as otherwise provided by applicable law. Time permitting, the parties will submit in good faith to an alternative dispute resolution process before filing a suit concerning this contract.

7. *Waiver of Default.* It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays taking any action with respect to the default.

8. *No Third-Party Beneficiaries.* There are no third-party beneficiaries of this contract.

9. *Severability.* The provisions of this contract are severable. If a court of competent jurisdiction finds that any provision of this contract is unenforceable, the remaining provisions will remain in effect without the unenforceable parts.

10. *Ambiguities Not to Be Construed against Party Who Drafted Contract.* The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this contract.

11. *No Special Relationship.* The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.

12. *Counterparts.* If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract.

13. The sale and this contact are subject to the approval of the Mansfield City Council. Failure of the Mansfield City Council's approval of this contract shall result in the immediate release of any and all obligations by Buyer to perform under this contract along with the return of Earnest Money to Buyer.

14. *Waiver of Consumer Rights.* BUYER WAIVES ITS RIGHTS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, SECTION 17.41 *ET SEQ.* OF THE TEXAS BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF ITS OWN SELECTION, BUYER VOLUNTARILY CONSENTS TO THIS WAIVER.

[Signature Page Follows]

Seller

_____

By:_____
Name:
Title:
Date:

Buyer
CITY OF MANSFIELD

By:_____
Name:
Title:
Date:

Title Company acknowledges receipt of Earnest Money in the amount of $2,500.00 and a copy of this contract executed by both Buyer and Seller.

_____

By:_____
Name:
Title:
Date:

Exhibit A

Description of Land

Block 28, Lot D City of Mansfield

Exhibit B

Environmental Matters

AFTER CLOSING, AS BETWEEN BUYER AND SELLER, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF BUYER, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, BUYER RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. BUYER RELEASES SELLER FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON SELLERS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

NOTWITHSTANDING THE AFOREMENTIONED AND ANY OTHER LANGUAGE TO THE CONTRARY, SELLER WILL REMAIN SOLELY RESPONSIBLE FOR ANY AND ALL ENVIRONMENTAL PROBLEMS FOR WHICH THE SELLER KNEW OR SHOULD HAVE KNOWN OF, IF SUCH ENVIRONMENTAL PROBLEMS FORM THE BASIS OF LIABILITY OR REMEDIAL ACTIONS NECESSARY ON THE PROPERTY.

Exhibit C

Covenants and Restrictions

Buyer agrees to abide by the covenants and restrictions applying to this property which are of record in the County Clerk's Office, Tarrant County, Texas, subject to any written and authorized variances that it may receive.

City of Mansfield
Staff Report

Item ID: 26-1951

Agenda Date: March 9, 2026

Title
25-1951: Adoption of Amendments to the Planning and Zoning Commission Rules of Procedure

Description/History
Amendments to the Planning and Zoning Commission Rules of Procedure are being considered to provide refined rules, procedure, and order of business for the Planning and Zoning Commission and to provide the citizens of the City a reasonable opportunity to be heard at any meeting regarding any matter under consideration. These updated rules of procedure provide clarification to and supplement previously adopted rules of procedure.

These Rules should not be construed to discriminate against any person or group, nor as a content-based restriction on free speech; rather, these Rules present reasonable time, place, and manner restrictions regarding public discourse in order to provide the appropriate structure, process, and decorum for meetings of the Planning and Zoning Commission, to advance the City Council's strategic goals, policies, and objectives, and to facilitate matters of official City business, while promoting transparency, public participation and engagement, informed decision-making, and efficiency.

Strategic Initiative
N/A

Recommendation
On February 19, 2026, the Planning and Zoning Commission adopted the attached Rules of Procedure. The amendments are now before the City Council for informational review and formal ratification.

Funding Source
N/A

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245

CITY OF MANSFIELD
PLANNING AND ZONING COMMISSION
RULES OF PROCEDURE

These Rules of Procedure are adopted pursuant to the City of Mansfield Home Rule Charter to provide rules, procedure, and order of business for the Planning and Zoning Commission and to provide the citizens of the City a reasonable opportunity to be heard at any meeting regarding any matter under consideration.

These Rules shall not be construed to discriminate against any person or group, nor as a content-based restriction on free speech; rather, these Rules present reasonable time, place, and manner restrictions regarding public discourse in order to provide the appropriate structure, process, and decorum for meetings of the Planning and Zoning Commission, to advance the City Council's strategic goals, policies, and objectives, and to facilitate matters of official City business, while promoting transparency, public participation and engagement, informed decision making, and efficiency.

ARTICLE 1: MEETINGS, RULES OF PROCEDURE, AND ATTENDANCE

Rule 1.1 Regular meetings. Regular meetings of the Planning and Zoning Commission ("Commission") will generally be held on the first and third Thursday of each month, beginning at 6:00 p.m. Public notice of all regular meetings of the Commission must be given as required by the Texas Government Code Chapter 551, as amended ("Texas Open Meetings Act").

Rule 1.2 Special meetings. Special meetings of the Commission may be held on such dates and at such times as called by the Chair, a majority of the Commission, or the Planning Director. Public notice of all special meetings of the Commission must be given as required by the Texas Open Meetings Act.

Rule 1.3 Work sessions. The Commission may hold work sessions in conjunction with the regularly scheduled meetings. Additional Commission work sessions may be held at such other times as may be necessary or beneficial. Public notice of all Commission work sessions must be given as required by the Texas Open Meetings Act.

Rule 1.4 Joint meetings. The Commission may hold joint meetings with the City Council or other boards, commissions or task forces in addition to their other meetings. Public notice of all joint meetings must be given as required by the Texas Open Meetings Act.

Rule 1.5 Location of meetings and work sessions. All regular meetings, special meetings, and joint meetings of the Commission shall be held at the Mansfield City Council Chamber but may be held in other locations as needed or in the case of irresolvable scheduling conflicts. Work sessions will be held in the Mansfield City Hall Multipurpose Room but may be held in other locations as needed or in the case of irresolvable scheduling conflicts.

Rule 1.6 Meeting minutes. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question or if absent or failing to vote. Staff shall deliver to the City Secretary all minutes of regular meetings, special meetings, joint meetings, and work sessions, following their approval by the Commission.

Rule 1.7 Commission reports. The Chair of the Commission or their designee shall report to the City Council on the activities of the Commission at such time as may be directed by the City Council.

Rule 1.8 Policy directives. The City Council is responsible for the establishment of City policies. The Commission is cognizant of the City Council's primary responsibility to establish, approve, disapprove, or modify the City's policies. The Commission shall ensure that any policy directive initiated by the Commission is reported to and approved by the City Council before issuance of any such policy directive.

Rule 1.9 Members. The Commission consists of seven regular members appointed by City Council in accordance with the Mansfield City Charter.

Rule 1.10 Attendance. Attendance shall be taken and noted by the Chair at the beginning of all meetings. A member is expected to attend a minimum of eighty percent (80%) of all regularly scheduled Commission's meetings from October 1 through September 30. Attendance shall be reported to the Commission quarterly.

Rule 1.11 Holdover. Unless disqualified or otherwise ineligible for service, each Commissioner shall continue to serve until their successor is appointed.

ARTICLE 2: AGENDA

Rule 2.1 Preparation of the agenda. The Planning Director or their designee is responsible for preparing or ensuring the preparation of the Agenda for each meeting or work session.

Rule 2.2 Agenda categories for Commission meetings. For each Commission meeting, the agenda may contain any of the following categories:

a. Call to Order
b. Work Session Topics
c. Invocation
d. Pledge of Allegiance
e. Public Comments
f. Commissioner Announcements
g. Approval of minutes
h. Consent Agenda
i. Public Hearings

j. Regular Agenda Items
k. Adjournment

The categories listed above are demonstrative and are not meant or intended to be exclusive.

Rule 2.3 Work session agenda. Work session meetings shall be held prior to the regular Commission meeting and shall be conducted in public pursuant to a posted agenda. The purpose of the Work Session is to:

(a) provide a forum for discussion and feedback to staff on city-initiated planning- and development-related projects and code amendments. In such cases, the Commission shall be free to fully discuss the item, to question each other and to question the staff, to inquire into reasons for recommendations, and to inquire as to the opinion of other Commissioners. Each Commissioner shall be entitled to state their position on such items. This engaging dialogue provides staff with proper direction on how to proceed.

(b) receive an overview by staff of development applications to be considered on the Regular Agenda Items portion of the agenda. In such cases, The Commission shall be free to question the staff on issues pertaining to the case and inquire into reasons for recommendations. The Commission is encouraged to withhold their position on such items, as the Commission will not have heard from the applicant nor the public on the matter. This dialogue orients the Commission to the properties and requests being considered and prepares the applicant and staff for questions that may be raised in the Regular Agenda Items portion of the agenda.

Except for Amendments to the Rules of Procedure and the Election of Officers, the Commission shall not vote or take any action on an item on the work session agenda.

Work sessions are open to the public; but discussions are meant for the Commission and City of Mansfield staff only. Guest speakers, applicants, and others may speak at the invitation of the Commission and/or staff.

Rule 2.4 Placing items on a meeting agenda. The Planning Director shall place a standing item on the work session meeting agenda to allow the Commission members to bring forward items they wish to discuss at a future meeting. In accordance with the Texas Open Meetings Act, any discussion shall be limited to a proposal to place the item on a future agenda. Any three (3) Commissioners may direct the Planning Director to place the item on a future work session agenda or a regular meeting agenda of the Commission. The Commission shall not vote or take any action on the item during the meeting that an item is proposed for a future agenda. Any Commission member may request informational reports from city staff be placed on a future agenda to be provided during the work session meeting. Discussion topics should be germane to the role and function of the Commission.

Rule 2.5 Consent agenda. Any item on the Consent Agenda shall be removed at the request of a single Member. A request for removal from the Consent Agenda may be made (a) in writing directed to the Chair and distributed to the Commission; or (b) verbally during Commission's discussion and action on the Consent Agenda. Any item removed from the Consent Agenda shall be considered as a separate action item at the meeting on which such item appears on the Consent Agenda.

Rule 2.6 Public availability of agenda. The Commission Agenda and a copy of the packet distributed to the Commission shall be made available to the public on the City's website.

Rule 2.7 Description of certain agenda items. For each Agenda item requiring consideration or action by the Commissioners, excluding items on the Executive Session Agenda, the Agenda and supporting materials shall (a) reflect a brief substantive description of the matter for consideration or action, (b) identify the staff resource person(s) responsible for the item, and (c) if appropriate, provide a staff recommendation or proposal for action.

ARTICLE 3: CONDUCT OF MEETINGS

Rule 3.1 Rules of Procedure. Roberts Rules of Order, Newly Revised, shall govern the proceedings of the Commission in all cases unless they conflict with federal or state law, the city Charter, city Code or these rules. The application of Robert's Rules of order may be temporarily modified or suspended by a two-thirds (2/3) vote of all members of the Commission present and voting.

a. Purpose. Upon approval, these Rules of Procedure, or any amendments thereto, shall become effective. The Commission shall conduct all meetings in accordance with these Rules of Procedure.

b. Scope of discussions. Pursuant to the Texas Open Meetings Act, Tex. Gov't. Code, Chapter 551, the Commission may not deliberate or take action regarding any matter not posted on the meeting agenda. Commissioners shall confine their discussions concerning a motion or a question to the merits of a motion made and seconded or to a question already presented to them.

c. Conduct of Commissioners. Commissioners shall show respect and courtesy to, and refrain from making disparaging comments about, fellow Commissioners, the public, and City staff in the conduct of a Commission meeting.

d. Conflicts of interest. Commissioners shall recuse themselves from any discussion, deliberation, debate, or vote regarding any matter which tends to place their personal interest in conflict with the interest of the City, as pursuant to State law. Any Commissioner so recusing themselves shall briefly state, on the record, the nature of the conflict, and exit the chamber or room during deliberation and action on the matter.

e. Right of the floor. Any member desiring to speak shall be recognized by the Chair and shall confine their remarks to the subject under discussion or to be discussed. No member shall be allowed to speak more than once on any one subject until every member wishing to speak has spoken.

Rule 3.2 Officers. The Officers of the Commission shall consist of a Chair, Vice Chair, and Secretary. The Officers of the Commission shall be elected on an annual basis by majority vote of the Commission at the first regular scheduled meeting in October or the first meeting thereafter. Terms of office shall be one (1) year. All officers shall be subject to removal from office at any time by a vote of the two-thirds (2/3) majority of the entire Commission after such item has been properly requested to be placed on the agenda. A vacancy in the office of any officer shall be filled by a vote of a majority of the Commission.

Rule 3.3 Powers and duties of the Chair. The Chair shall preside at all meetings of the Commission. The Chair shall have the power to sign and execute all appropriate documents as the Chair of the Commission. The Chair shall have general and active management of the business of the Commission and shall perform all the duties usually incident to the office of the Chair. If the Secretary is unable to attend any meeting, the Chair or Vice Chair may appoint an acting Secretary for purposes of such meeting.

Rule 3.4 Vice Chair. The Vice Chair shall have such powers and duties as may be prescribed by the Commission and shall exercise the powers of the Chair during that officer's absence or inability to act. Any action taken by the Vice Chair in the performance of the duties of the Chair shall be conclusive evidence of the absence or inability to act by the Chair at the time such actions were taken.

Rule 3.5 Secretary. The Secretary shall attest to the minutes of all meetings of the Commission if approved by the Commission. The Secretary may sign with the Chair, or Vice Chair, in the name of the Commission, all appropriate documents, and shall in general perform all the duties incident to the office of Secretary.

Rule 3.6 Applicant discussions. Individual Commissioners should not discuss with any Applicant pending business or applications subject to the Commission's regulation or authority except within the confines of properly posted and noticed meetings.

Rule 3.7 Applicant presentation. Except for the Consent Agenda, the Applicant, or their agent, shall make any presentation necessary for a public hearing or before consideration of a possible action item. Unless modified by the Commission, such presentation shall precede any presentation made by City staff. If the Applicant or their agent is absent from the meeting and does not appear before the Commission, the Commission may postpone action on the item to next meeting date, unless the Commission is otherwise obligated by law or statute to act on the item.

Digital presentation materials provided by the Applicant must be received by email to the Planning Director or staff no later than 3:00 PM the day of the meeting. Digital presentation materials will not be accepted or presented after such time.

Rule 3.8 Presentation by City staff. Except for the Consent Agenda, City staff shall make any presentation necessary for a public hearing or before consideration of a possible action item. Unless modified by the Commission, such presentation shall follow any presentation made by an applicant.

Rule 3.9 Written presentation by City staff. For each request submitted to the Commission for consideration and action, the following material shall be provided to the Commission: applicant's documents, staff report, maps, other supporting materials, and any written citizen communications received by staff.

Rule 3.10 Public hearings. An applicant or any other member of the public who desires to address the Commission regarding an item posted for public hearing may do so, provided that (a) their presentation is limited to five (5) minutes, (b) they register to speak prior to addressing the Commission; and (c) their comments are confined to the item or subject matter before the Commission.

Group representatives speaking for ten (10) or more individuals present in the Council Chamber may speak for fifteen (15) minutes. Members of the group will not be allowed to comment and will be asked to stand to confirm ten or more individuals are present. The Chair or Recording Secretary must be advised that a group presentation will be made prior to reaching the item on the agenda.

There is a cumulative time limit of thirty (30) minutes for all those speaking in favor of an item and a like limit for those speaking in opposition. Time limits may be extended with a two-thirds majority vote of the Commission. A person may not speak twice to the same item until all people wishing to speak have been recognized. A person will only be allowed to speak a second time when there is new evidence to present.

Once a public hearing is closed there shall be no further public communication on that item without a two-thirds majority vote of the Commissioners present.

The Chair may deny or shorten public communication if it is repetitive of a presentation or communication previously made, disruptive, or disrespectful. The public shall only comment from the podium; any person speaking out from the seating gallery or walkway aisles is out of order and in violation of these Rules. The Chair may recess the meeting until order is restored and any disorderly person is settled or otherwise removed from the meeting.

Public presentations, handouts, and communications to the Commission will not be appended to the meeting minutes, although their presentation during the meeting will be preserved via the archived recording of the meeting. Any Commissioner may read or share written or verbal communications from the public during discussion of the related item.

Rule 3.11 Timekeeper. City Staff shall serve as timekeepers for any public communication made to the Commission. The Recording Secretary or Chair may ask members of the public to end their communication.

Rule 3.12 Voting Procedures. The minutes shall reflect the votes made by the Commission in open meeting. All votes shall be made by electronic tabulation, voice vote, or show of hands, as directed by the Chair. The Chair shall audibly state the name of the moving party, the name of the seconder, and the result of each vote before the next agenda item is called.

(a) General. The Chair or presiding officer may make or second motions, and shall vote on all matters before the Commission, unless otherwise prohibited by law. Each member shall be entitled to cast one vote each. Proxy votes are not permitted.

(b) Questions to contain one subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any member may require a division, if the question reasonably admits of a division.

(c) Majority vote required. An affirmative vote of a majority of all members of the Commission present and voting is required for approval of an item and any Commission recommendation to City Council.

(d) Tie vote. A tie vote on any motion defeats the motion and shall be recorded as a failure of the action to pass. On matters where the Commission is required to issue a recommendation to the City Council, an affirmative vote of the majority of the Commission members present and voting is necessary for approval of the item. A matter shall not be deemed approved as a result of a tie vote on a motion to deny.

(e) Voting required. No member shall be excused from voting except on matters involving their own official conduct, or where their financial interests are involved, or unless excused by the Chair for other valid reasons.

(f) Consent agenda. The Commission may consider a single motion and vote for all items posted on the Consent Agenda, without deliberation or debate. Any Commissioner may request removal of item(s) from consideration on the Consent Agenda, and each item so removed shall then be considered as a separate action item at the meeting on which such item appears on the Consent Agenda.

(g) Separate action items. Separate action items may be called individually, or collectively with other related items, at the Chair's discretion. Any proposed motion shall clearly state the item(s) or subject matter to which it relates. In the case of a split vote, and if requested by City staff or any Commissioner, each member shall individually announce their vote.

Rule 3.13 Executive Session. The Texas Open Meeting Act allows discussion regarding certain limited matters in closed Executive Session. All Executive Sessions shall be recorded by certified agenda in conformity with the Texas Open Meetings Act. Commissioners may not use or possess personal computing devices, mobile devices, e-messaging, or social media in a closed Executive Session.

All matters discussed in Executive Session are to remain private and confidential. Except as provided by law, no Commissioner, staff member, legal counsel, or agent may discuss or reveal the proceedings of an Executive Session to persons not present during the Executive Session, except that the City Attorney may brief a Commissioner, staff member, legal counsel, or agent that would have been properly present in the Executive Session.

Rule 3.14 Adjournment. The Chair shall declare the meeting adjourned if there is no further business to be conducted.

ARTICLE 4: AMENDMENT OF RULES

Rule 4.1 Amendments. These rules may be amended, or new rules adopted, by a majority vote of all members of the Commission, provided that proposed amendments or new rules shall have been introduced in the record at a prior Commission meeting.

ADOPTED BY THE MANSFIELD PLANNING AND ZONING COMMISSION ON FEBRUARY 19, 2026.

Blake Axen, Vice Chair Mansfield Planning and Zoning Commission	Michael Mainer, Chair Mansfield Planning and Zoning Commission

City of Mansfield
Staff Report

Item ID: 26-1972

Agenda Date: March 9, 2026

Title
26-1972: Minutes - Approval of the February 23, 2026 Regular City Council Meeting Minutes

Description/History
The minutes of the February 23, 2026 Regular City Council Meeting are in DRAFT form and will not become effective until approved by the Council at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Council.

Funding Source
N/A

Prepared By
Susana Marin, City Secretary - (817) 276-4203

City Council - Regular Meeting Minutes
February 23, 2026 - 1:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 1:00 p.m.

Present: Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Absent: Brent Newsom

2. WORK SESSION

Presentation of the Pavement Condition Index

Jeff Price, Executive Director of Public Works, introduced the item. Megan Ratliff, Pavement/Project Engineer with Infrastructure Management Services, presented the Pavement Condition Index. She spoke on the pavement management process, pavement condition survey, representative conditions, an overview of pavement conditions, and analysis and project planning. Megan, Jeff, and Joe Smolinski, City Manager, answered Council questions.

Discussion Regarding the February 23, 2026 Consent Agenda Items

Victor Flores, City Attorney, answered Council questions on agenda items 26-1942, 26-1943, and 26-1936. Raymond Coffman, Director of Engineering Services, answered Council questions regarding agenda item 26-1918.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

In accordance with Texas Government Code, Chapter 551, Mayor Evans recessed the meeting into executive session at 1:59 p.m. Mayor Evans called the executive session to order in the Council Conference Room at 2:06 p.m. Mayor Evans recessed the executive session at 5:18 p.m.

Council Member Newsom arrived at 3:11 p.m.

Present: Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons

A. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation,

a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

i. Seek Advice of City Attorney Regarding the City's Parking Ordinances

ii. Seek Advice of City Attorney Regarding Contractual Negotiations

iii. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality SOAH Docket No. 2025-0906-MWD (TPDES Permit No. WQ00164111001)

iv. Seek Advice of City Attorney Regarding Texas Commission on Environmental Quality Proposed Permit No. 2256C

v. Seek Advice of City Attorney Regarding Rental Policies

vi. Seek Advice of City Attorney Regarding Employee Speaker Policy

vii. Seek Advice of City Attorney Regarding Legal Issues Pertaining to Economic Development Projects Listed in Section 3.D of the Agenda

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Land Acquisition for Future Development

ii. Land Acquisition #25-06

iii. Land Acquisition #26-01

C. Personnel Matters Pursuant to Section 551.074

i. Board Appointments

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

i. Economic Development Project #21-33

ii. Economic Development Project #26-02

4. JOINT WORK SESSION WITH THE MANSFIELD YOUTH COUNCIL

2025 Mansfield Youth Council Program Recap and Presentation of the Youth Survey Results

The Mansfield Youth Council presented the findings of the Youth Survey and answered Council questions.

5. 6:00 P.M. OR IMMEDIATELY FOLLOWING JOINT WORK SESSION - RECONVENE INTO REGULAR BUSINESS SESSION

Mayor Evans reconvened the meeting into regular business session at 6:13 p.m.

6. INVOCATION

Jeremy Warf, Lieutenant with the Arlington-Mansfield Chapter of the Salvation Army, gave the Invocation.

7. PLEDGE OF ALLEGIANCE

Council Member Newsom led the Pledge of Allegiance.

8. TEXAS PLEDGE

Council Member Bounds led the Texas Pledge.

9. PRESENTATION

Presentation of the Salvation Army Red Kettle Mayoral Challenge Trophy

Lieutenant Warf presented Mayor Evans with the Salvation Army Red Kettle Mayoral Challenge Trophy.

10. CITIZEN COMMENTS

Citizens wishing to address the Council on non-public hearing agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Council as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK UNLESS YOU ARE SPEAKING ON A SCHEDULED PUBLIC HEARING ITEM. After the close of the citizen comments portion of the meeting, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

In order to be recognized during Citizen Comments or during a Public Hearing (applicants included), please complete a comment card located at the entrance of the Council Chambers. If you would like to speak on more than one Public Hearing item, please submit a separate card for each item. Please present the card(s) to the Deputy City Secretary by 5:50 p.m., ten minutes before the start of the 6:00 p.m. regular business session.

John Pressley, 1306 Brittany Lane - On behalf of Mansfield Cares, Mr. Pressley spoke on the Mansfield Cares organization and their upcoming charity ball.

11. COUNCIL COMMENTS

Council Member Newsom spoke on the recent Mansfield Education Foundation Event and thanked those who attended and showed support.

12. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

There were no staff comments.

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Fresquez to repeal and replace Resolution RE-4480-25, previously approved by Council on December 8, 2025, with a new Resolution memorializing additional terms into the Third Amendment to the Master Development Agreement for the City's Qualified Convention Center and Hotel Project as discussed in executive session. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Enactment No: RE-4509-26

A motion was made by Council Member Simmons to repeal Resolution RE-4481-25 related to a proposed City Professional Services Contract with the Beck Group. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

14. APPROVAL OF SUB-COMMITTEE MINUTES

26-1920: Minutes - Approval of the February 9, 2026 Local Transportation Issues Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Tonore (Chair), Bounds, and Fresquez)

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-9-26 Draft Minutes

A motion was made by Mayor Pro Tem Tonore to approve the minutes of the February 9, 2026 Local Transportation Issues Sub-Committee Meeting as presented. Seconded by Council Member Bounds. The motion PASSED by the following vote:

Aye: 3	Todd Tonore, Tamera Bounds, Juan Fresquez
Nay: 0	None
Abstain: 0	None

26-1938: Minutes - Approval of the February 9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-9-26 Draft Minutes

A motion was made by Council Member Broseh to approve the minutes of the February

9, 2026 Tax Increment Reinvestment Zone #4 Board Meeting as presented. Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

15. CONSENT AGENDA

26-1918: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Funding for Right-of-Way Acquisition and Surveying in an Amount Not to Exceed $250,000.00 for the Mathis Road Extension Project (Existing Dead End to U.S. Highway 287 Frontage Road); Finding That the Meeting at Which This Resolution Is Passed Is Open to the Public as Required by Law; and Declaring an Effective Date (TIRZ #1)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Map

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING FUNDING FOR RIGHT-OF-WAY ACQUISITION AND SURVEYING IN AN AMOUNT NOT TO EXCEED $250,000.00 TO SUPPORT PRE-CONSTRUCTION ACTIVITIES FOR THE MATHIS ROAD EXTENSION PROJECT (EXISTING DEAD END TO NORTHBOUND FRONTAGE ROAD OF U.S. HIGHWAY 287); FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #1)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4510-26

26-1928: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Keep Mansfield Beautiful Commission Bylaws; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Providing an Effective Date

Presenters: Jeff Price, Executive Director of Public Works
Attachments:
1. Resolution
2. Exhibit A

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AMENDMENTS TO THE KEEP MANSFIELD BEAUTIFUL COMMISSION BYLAWS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4511-26

26-1937: Resolution - A Resolution of the City Council fo the City of Mansfield, Texas Authorizing the Purchase of Highway 287 N #S; Finding that the Meeting at Which this Resolution is Passed is open to the Public as Required by Law, and Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager
Attachments:
1. Resolution
2. Contract

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE PURCHASE OF 800 HIGHWAY 287 N #S; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (MPFDC)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4512-26

26-1943: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City’s Employee Speaker Policy; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution

2. Draft Policy Including Employee Speaker Request and Affidavit Form

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE CITY'S EMPLOYEE SPEAKER POLICY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4513-26

26-1857: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager, or Designee, to Execute a Contract with Oncor Electric Delivery to Relocate Existing Utility Lines Along East and West Broad Street; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date

Presenters: Casey Lewis, Executive Project Manager

Attachments:

1. Resolution
2. Contract

A motion was made by Council Member Simmons to approve the following resolution:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONTRACT WITH ONCOR ELECTRIC DELIVERY TO RELOCATE EXISTING UTILITY LINES ALONG EAST AND WEST BROAD STREET; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (TIRZ #2, GENERAL FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4514-26

26-1913: Minutes - Approval of the February 5, 2026 Joint City Council Meeting with the

Planning and Zoning Commission, Mansfield Economic Development Corporation, and Mansfield Park Facilities Development Corporation Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-5-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the February 5, 2026 Joint City Council Meeting as presented. Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

26-1914: Minutes - Approval of the February 9, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 2-9-26 Draft Minutes

A motion was made by Council Member Simmons to approve the minutes of the February 9, 2026 Regular City Council Meeting as presented. Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. ITEMS REMOVED FROM THE CONSENT AGENDA

26-1936: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Designate and Declare City Personal Property as Surplus and Authorizing the City Manager, or Designee, to Execute the Sale, Donation, or Disposal of Said Property; Finding that the Meeting at which this Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution

Victor Flores requested this item be removed from the consent agenda and recommended the City consider a time to have this policy Sunset.

A motion was made by Council Member Newsom to approve the following resolution as is with a Sunset Policy of five years:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, AUTHORIZING THE CITY MANAGER TO DESIGNATE AND DECLARE CITY PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE SALE, DONATION, OR DISPOSAL OF SAID PROPERTY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Mayor Pro Tem Tonore. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4515-26

26-1942: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the City's Political Activities on City Property Policy; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; and Declaring an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Resolution
2. Draft Policy Including Nonpartisan Civic Discussion Request and Affidavit Form

Victor Flores requested this item be withdrawn to allow staff to further brief the City Council. No action was taken.

17. OLD BUSINESS

25-1738: Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Title VII (Traffic Code) Chapter 72 (Stopping, Standing, and Parking), Adding Section 72.03 (Parking Recreational Vehicles on Streets and Public Right-of-Way); Providing Regulations for Recreational Vehicles; Providing That This Ordinance Shall Be Cumulative of All Ordinances; Providing for Severability; Providing a Penalty for Violations Hereof; and Providing an Effective Date

Presenters: Victor Flores, City Attorney
Attachments:
1. Ordinance
2. Redline

Victor Flores presented the item and answered Council questions.

A motion was made by Council Member Broseh to approve the following ordinance with clarifications that the 72 hour period begins the moment the Police Officer makes the first contact with the owner of the recreational vehicle, a citation can be issued at the end of the 72 hours if the recreational vehicle is not removed, which will be accompanied by a notice of removal, and there are 48 hours after the notice of removal for the owner to remove the recreational vehicle or be subject to removal by the City.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING TITLE VII (TRAFFIC CODE) CHAPTER 72 (STOPPING, STANDING, AND PARKING), ADDING SECTION 72.03 (PARKING RECREATIONAL VEHICLES ON STREETS OR PUBLIC RIGHT-OF-WAY); PROVIDING REGULATIONS FOR RECREATIONAL VEHICLES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR VIOLATIONS HEREOF, AND PROVIDING

AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Ordinance Number: OR-2434-26

18. PUBLIC HEARING AND RESOLUTION

26-1912: Resolution - A Public Hearing and Resolution of the City Council of the City of Mansfield, Texas, Approving and Endorsing the 2026 (52nd Year) Community Development Block Grant Project for the City of Mansfield, Texas; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required By Law; and Declaring an Effective Date (CDBG Grant and Street Bond)

Presenters: Raymond Coffman, Director of Engineering Services
Attachments:
1. Resolution
2. Exhibit A

Raymond Coffman presented the item.

Mayor Evans opened the public hearing at 6:44 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 6:44 p.m.

A motion was made by Council Member Bounds to approve the following resolution:

A PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AND ENDORSING THE 2026 (52ND YEAR) COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR THE CITY OF MANSFIELD, TEXAS.; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE (CDBG GRANT)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4516-26

19. PUBLIC HEARING CONTINUATION AND SECOND AND FINAL READING

25-1514: Ordinance - Public Hearing Continuation and Second and Final Reading on an Ordinance Considering a Request by Open Studio Architecture PLLC, for a Zoning Change from C-2 Community Business District to PD, Planned Development District, Being 5.866 Acres Located Within T.O. Harris Survey, Abstract No. 645 and Addressed as 2445 FM 157 (ZC25-002)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Ordinance
2. Maps and Supporting Information
3. Exhibit A - Property Description
4. Exhibit B - Site Development Plan
5. Exhibit C - PD Standards
6. Exhibit D - Landscape Plans
7. Exhibit E - Elevations
8. Exhibit F - Lighting and Site Features

Clayton Comstock, Executive Director of Planning and Development, presented the item. David McClelland, applicant, presented and answered Council questions.

Mayor Evans continued the public hearing at 7:10 p.m. With no one wishing to speak, Mayor Evans closed the public hearing at 7:10 p.m.

A motion was made by Council Member Broseh to approve the following ordinance with the inclusions that the developer can sell no more than 10% to any one entity, and staff's recommendations regarding no retaining wall greater than three feet above the existing grade of the homes to the west without City Council approval prior to the issuance of a site work permit, and that elevations follow anti-monotony standards recommended by the Development Review Committee to ensure architectural variety.

AN ORDINANCE OF THE CITY OF MANSFIELD, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF MANSFIELD, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY TO A PD, PLANNED DEVELOPMENT DISTRICT, FOR COMMERCIAL AND RESIDENTIAL USES FOLLOWING THE NEIGHBORHOOD DESIGN STANDARDS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Ordinance Number: OR-2435-26

20. NEW BUSINESS

25-1916: Board Appointments: Keep Mansfield Beautiful Commission

Presenters: Susana Marin, City Secretary

Attachments: None

Susana Marin, City Secretary, presented the item.

A motion was made by Council Member Bounds to approve the appointment of Germaine Croom to fill an unexpired term on the Keep Mansfield Beautiful Commission expiring September 30, 2027. Seconded by Council Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

21. ADJOURN

A motion was made by Council Member Newsom to adjourn the meeting at 7:13 p.m. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Todd Tonore, Larry Broseh, Tamera Bounds, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

_____ Michael Evans, Mayor

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 25-1725

Agenda Date: March 9, 2026

Title
25-1725: Public Hearing on a Request Submitted by Triangle Engineering for a Specific Use Permit to Allow a Car Wash at 1561 E Broad Street, Located on 2.6 acres and Situated in the Henry Odele Survey Abstract No. 1196 Tract 4 (SUP25-004). *The applicant has requested a continuance of the Public Hearing to the March 23, 2026, scheduled City Council meeting.*

Description/History
The applicant has requested to continue the public hearing to the March 23, 2026, City Council meeting to provide time to address the recommendation of the Planning & Zoning Commission. A more detailed staff report will be provided with the March 23 agenda packet.

Existing Use: Vacant
Existing Zoning: C-2, Community Business District

Surrounding Land Use & Zoning:
North – Shady Valley Duplexes, 2F, Two Family Residential District
South – Courtesy Stay Inn and Quik Trip, C-2, Community Business District
East – Retail Building, C-2, Community Business District
West – Parkside Apartments and Retail Building, MF-2, Multi-Family Residential District and C-2, Community Business District

Thoroughfare Plan Specification:
East Broad Street – 6-lane divided arterial street.

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Retail & Office

The Retail & Office category is designed to provide shopping, employment, and services for Mansfield residents and visitors. Development should primarily rely on regional thoroughfares but also offer local street and pedestrian access. Higher-density residential uses may be appropriate if they support nearby commercial and office activity. Shared access and utilities are encouraged to minimize impacts on services and traffic. Buildings should face major roads with pedestrian-scale lighting, transparent materials, and landscaping to soften the visual impact. This category should accommodate a variety of scales and services to attract retail businesses that meet the needs of Mansfield's residents and passersby. In areas near build-out or redevelopment, retrofitting storefronts and parking should be considered to optimize land use.

Strategic Initiative
Focus on the Future

Recommendation
The Planning and Zoning Commission held a public hearing and considered this item at their February 19, 2026, meeting. The Commission voted 5-0 to recommend denial of the Specific Use Permit request.

Ayes:, Mainer, Godin, Axen, Walker, Rozak
Nays: None
Absent: Lambert-Aikhionbare, Moses

Staff recommends continuance of the public hearing to the March 23, 2026, City Council meeting.

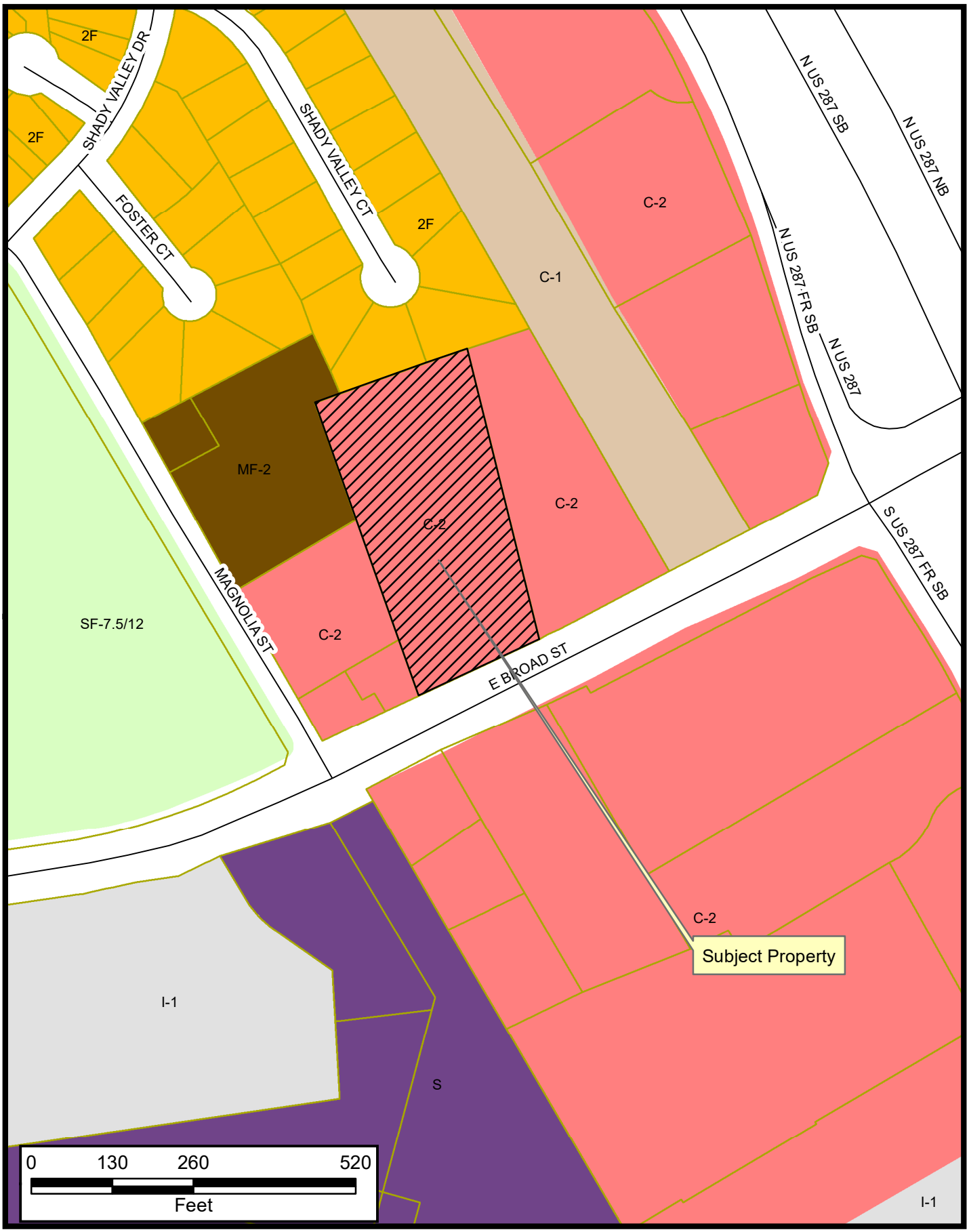
Funding Source
N/A

Prepared By
Helina Okyere, Planner I - (817) 276-4287



SUP#25-004

MANSFIELD TEXAS



MANSFIELD TEXAS

SUP#25-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

12/1/2025

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
HANA ADDITION	BLK 1	HNQP LLC	905 RIVIERA DR	MANSFIELD, TX	76063-3718
HILLCREST ADDITION - MANSFIELD	BLK 47	MANSFIELD PUBLIC FACILITY CORP	1200 E BROAD ST	MANSFIELD, TX	76063
MEYER GREEN BUSINESS PARK	BLK 1	BLESSINGS ENTERPRISES INC	1900 CASPIAN LN	COLLEYVILLE, TX	76034
ODELE, HENRY SURVEY	A 1196	TARRANT COUNTY WATER DISTRICT	800 E NORTHSIDE DR	FORT WORTH, TX	76102
ODELE, HENRY SURVEY	A 1196	BEAR BASEBALL PROPERTIES LLC	200 CRESCENT CT STE 1820	DALLAS, TX	75201
QT 952 ADDITION	BLK 1	SUDBURY 10705 LLC	8407 LAKEMONT DR	DALLAS, TX	75209
QT 952 ADDITION	BLK 1	ARUN NIRALEE PARTNERS I	1560 E BROAD ST	MANSFIELD, TX	76063-1807
SHADY VALLEY APARTMENTS	LOT A	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY APARTMENTS NO LEGAL		TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 1	SHARP, WILLIAM T	5120 HOPPER RD	BURLESON, TX	76028
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CLEVELAND, HAROLD	5909 CAPE LOOP	LAND O LAKES, FL	34639-2698
SHADY VALLEY DUPLEXES ADDITION	BLK 1	CANTERBURY TX PROPERTIES LLC	4636 LUNA CT	CYPRESS, CA	90720
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KNIGHT, JAMES R	6222 KENWICK AVE	FORT WORTH, TX	76116-4629
SHADY VALLEY DUPLEXES ADDITION	BLK 1	KRUEGER, NATHAN OLIVER	10 FOSTER CT	MANSFIELD, TX	76063-1847
SHADY VALLEY DUPLEXES ADDITION	BLK 4	TRIEX TEXAS HOLDING LLC	PO BOX 3396	HUNTINGTON BEACH, CA	92605-3396
SHADY VALLEY DUPLEXES ADDITION	BLK 4	VERITY REAL ESTATE INVESTMENTS	16970 DALLAS PKWY BUILDING 401	DALLAS, TX	75248

Property Owner Notification for SUP#25-004

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
SHADY VALLEY DUPLEXES ADDITION	BLK 4	DJZ DRYCLEANING LLC	7101 TWIN OAKS CT	MANSFIELD, TX	76063

City of Mansfield
Staff Report

Item ID: 26-1953

Agenda Date: March 9, 2026

Title
26-1953: Public Hearing and Consideration of a Request from Stillwater Capital LLC, for a Specific Use Permit for Apartments in the Reserve PD Workplace Sub-District on 10.034 acres located at 240 N. Mitchell Road, also known as 2212 Domain Drive, or more generally located near the southwest corner of East Broad Street and Reserve Way (SUP 25-006)

Description/History
Existing Use: Vacant
Existing Zoning: The Reserve PD, Planned Development District, Workplace Sub-District
Mansfield 2040 Land Use Designation: Mixed-Use Regional

Surrounding Land Use & Zoning:
North – Existing Multi-family, Urban Living Phase 1, The Reserve PD District
South – Vacant, The Reserve PD District
East – Commercial, The Reserve PD District
West – Vacant and Multi-family, The Reserve PD District

This request for a Specific Use Permit is consistent with the previously approved Specific Use Permit for Apartments recommended for approval by the Planning and Zoning Commission on November 7, 2022 and approved by the City Council on January 23, 2023. This case has returned for consideration due to a time limit stipulation found in Section 155.080 of the Mansfield Code of Ordinances that states “A specific use permit issued under this section shall be valid for a period of two years from the date of issuance and shall become null and void unless construction or use is substantially underway during said two-year period, or unless an extension of time is approved by the City Council.” The developer has progressed through other entitlements on this project and was awaiting market and capital conditions to move forward. At this time, they are ready to continue with this project.

Mansfield 2040 Plan
The Mixed-Use Regional category is intended to serve as Mansfield's highest intensity residential designation and may include multi-story, vertical mixed-use development within strategic locations throughout the City. Due to their anticipated scale, developments should rely on arterial and regional thoroughfares for access and circulation; on-site nonresidential uses should aim to employ and serve residents to prevent frequent vehicle trips to and from the site. Nonresidential development within the Mixed-Use Regional category should provide residents with Citywide opportunities to work and gather for entertainment and recreational purposes.

Development within this category should emphasize placemaking and the pedestrian experience through public and private amenities, orientation toward the street, and preservation of significant natural features. Individual developments should contribute to the district as a whole and cater to Mansfield residents and broader populations as a place to visit, work, and live.

The Applicant is seeking approval to construct Apartments, a Residential Use allowed in the

Reserve's Workplace Sub-District, with approval of a Specific Use Permit at 240 N. Mitchell Road, also known as 2212 Domain Drive.

Site Layout

The applicant is proposing construction of a new 343-unit apartment community on roughly 10 acres. This use is allowed in the Workplace Sub-District of The Reserve PD District with an SUP. As proposed, the development will consist of efficiency/studio, one- and two-bedroom units with varied floor areas of approximately 675 to 1,180 square feet.

The site plan proposes the construction of three 3- and 4-story apartment buildings. The largest, Building 1, wraps around a private courtyard located in the center of the building and is intended to front Navhi Road, Reserve Way, and Domain Drive. The units that front Navhi Road and Reserve Way will provide streetscape fronting entrances along these rights-of-way by utilizing stoops as required by The Reserve PD District development standards. Buildings 2 and 3, which will have their frontages along a Future Road and Navhi Road, will have this same frontage character. The buildings will utilize masonry type materials with brick and cementitious panel and cementitious lap siding.

The site plan provided requires special considerations as there is surface parking between the northern building frontages and Domain Drive. It should be noted that, pursuant to the provisions in Section 2.5 of The Reserve PD District, the Workplace Sub-District development standards requires that "parking shall be located behind the buildings to allow maximum frontage or buildings along the streets." Due to considerable grade separation along this frontage and the use of retaining walls causing a physical boundary between the streetscape and what would be the building front, parking is supported in this area to create a more suitable visual transition. Further, it should also be noted that, in working with the City, the developer has created enhanced seating areas along the frontage of Building 1 on Domain Drive (Exhibit D, page 71). Character images have been provided in the Landscape Plan that show larger seating walls, landscaped seating walls, and game tables. Staff believes that utilization of these types of elements can enhance the streetscape where the building is not able to front along Domain Drive while creating more attractive development opportunities within the interior of The Reserve.

Summary

The Specific Use Permit (SUP) request is for a use --- Apartments --- that may require special consideration in certain settings or are of a public or semi-public character often essential or desirable for the general convenience and welfare of the community, which without specific consideration may have possible adverse impact on neighboring properties. Pursuant to the provisions in Section 155.080 of the Zoning Ordinance and the Reserve PD Standards, the SUP for Apartments is compatible with the surrounding land uses and is consistent with the Mansfield 2040 Plan.

The provisions in Section 155.080 of the Mansfield Zoning Ordinance entitled "Specific Use Permit" states "[a] specific use permit shall be issued only if all of the following conditions have been found:

1. That the specific use permit will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
2. That the establishment of the specific use permit will not impede the normal and orderly development and improvement of surrounding vacant property;

3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
5. That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
7. That there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property."

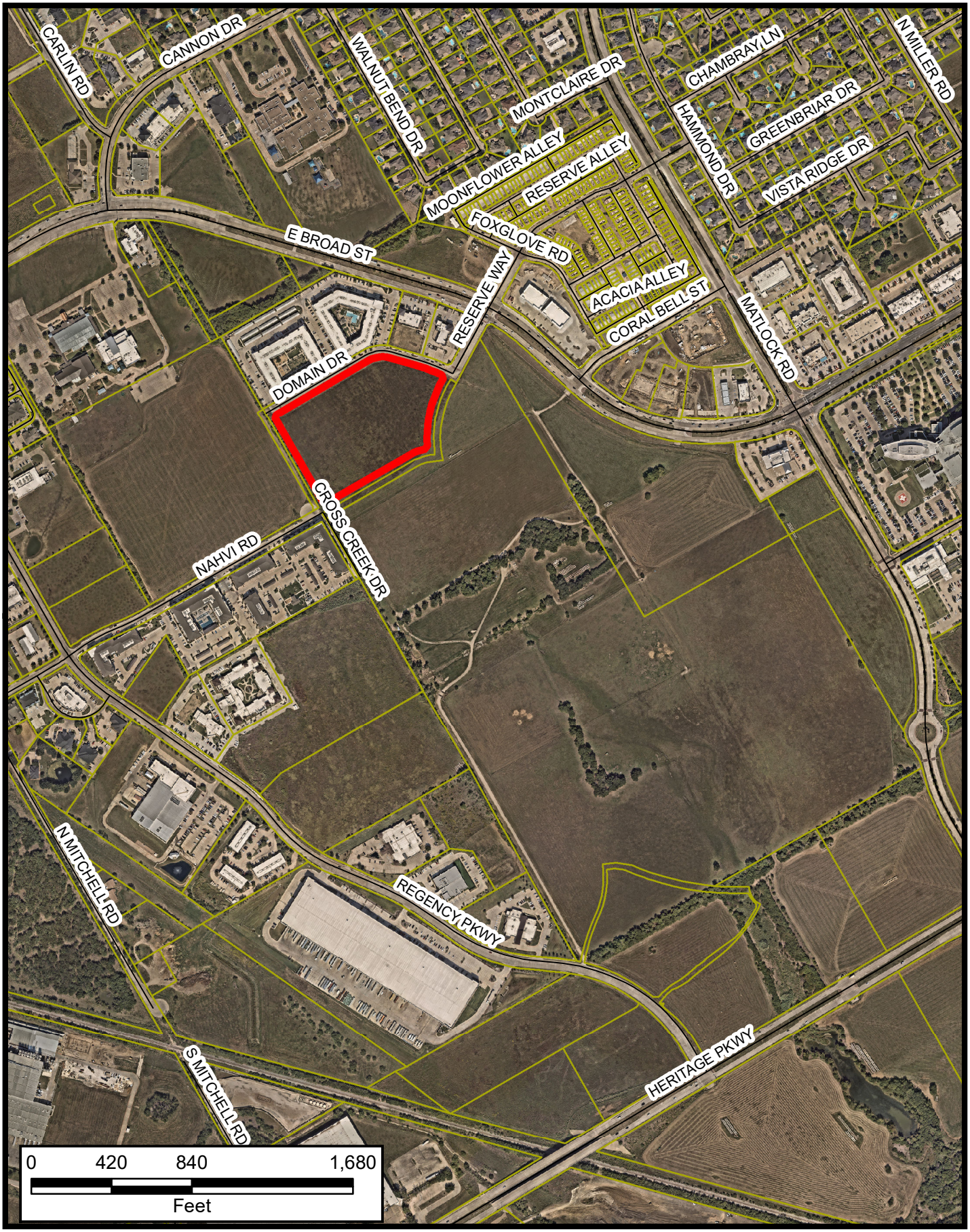
Strategic Initiative
Focus on the Future
Building Strong Neighborhoods

Recommendation
The Planning and Zoning Commission is scheduled to hold a public hearing on SUP 25-006 on March 5, 2026. Staff will provide a report on those proceedings during the March 9, 2026, scheduled City Council public hearing.

The Development Review Committee recommends approval of the Specific Use Permit (SUP) to allow Apartments in the Reserve Workplace Sub-District, as the request meets the conditions found in 155.080, follows the standards found in the Reserve Planned Development, and is consistent with the application approved by City Council on January 23, 2023.

Funding Source
N/A

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245

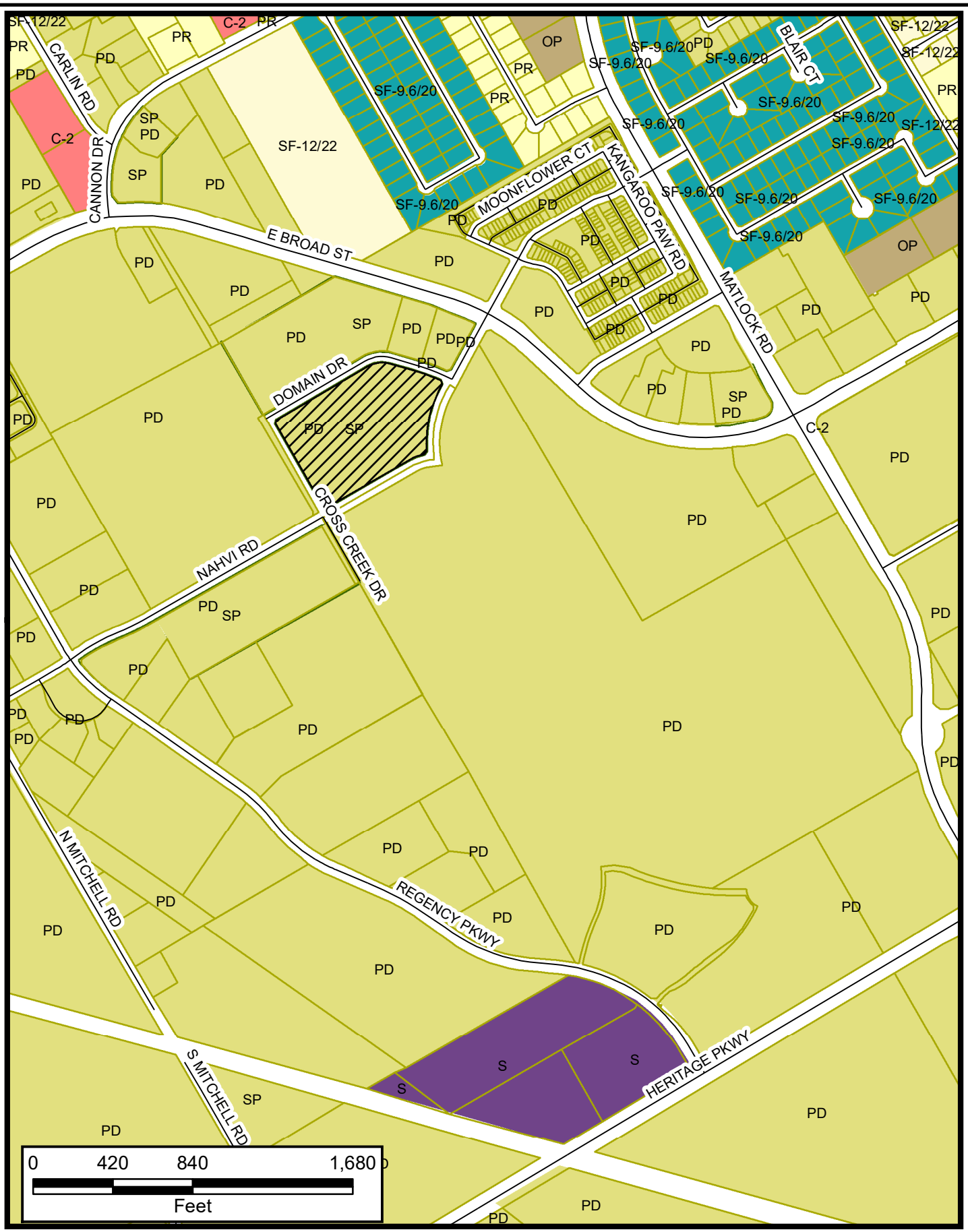


MANSFIELD TEXAS

SUP 25-006

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2/19/2026



MANSFIELD TEXAS

SUP 25-006

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2/19/2026

Property Owner Notification for SUP 25-006

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
JLB MANSFIELD	BLK 1	CH REALTY IX-JLB MF DALLAS MAN	3890 W NW HWY 7TH FLOOR	DALLAS, TX	75220
MANSFIELD URBAN LIVING	BLK 1	SW MANSFIELD DEVELOPMENT II LL	2515 MCKINLEY AVE	DALLAS, TX	75201
MCANEAR, ELIZABETH SURVEY	A 1005	FIRST BAPTIST CH MANSFIELD	PO BOX 2255	MANSFIELD, TX	76063-0047
MCANEAR, ELIZABETH SURVEY	A 1005	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
MCANEAR, ELIZABETH SURVEY	A 1005	SW MANSFIELD DEVELOPMENT II LL	2515 MCKINLEY AVE	DALLAS, TX	75201
RESERVE AT MANSFIELD THE	BLK 1	SW MANSFIELD DEVELOPMENT LLC	2515 MCKINNEY AVE SUITE 1200	DALLAS, TX	75201
RESERVE AT MANSFIELD THE	BLK 1	HICKS TOMMY	1804 BEAM ST	SOUTHLAKE, TX	76092
RESERVE AT MANSFIELD THE	BLK 1	WINSQUARED AT BROAD LLC	PO BOX 152096	ARLINGTON, TX	76015

SUP 25-006 EXHIBIT A – LEGAL DESCRIPTION

BEING, all of that 10.034 acre (437,069 square foot) tract of land situated in the Elizabeth McAnier Survey, Abstract No. 1005, in the City of Mansfield, Tarrant County, Texas; part of that tract of land described in Special Warranty Deed to Stephen Clare Horning-Lockwood as recorded in Volume 10470, Page 1069 of the Deed Records of Tarrant County, Texas; said 10.034 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found for corner in the west line of said Horning-Lockwood tract; said point being in the east line of that tract of land described in Warranty Deed with Vendor's Lien to First Baptist Church of Mansfield as recorded in Volume 7667, Page 1119 of said Deed Records; said point being in the south right-of-way of Domain Drive (60-foot right-of-way) as dedicated by plat of The Reserve at Mansfield, an addition to the City of Mansfield as recorded in Instrument Number D220091906 of the Plat Records of Tarrant County, Texas;

THENCE, North 59 degrees 34 minutes 19 seconds East, departing the west line of said Horning-Lockwood tract and the east line of said First Baptist Church tract and along the south line of said Domain Drive, a distance of 602.39 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, in a southeasterly direction, along said curve to the right, an arc length of 117.81 feet, having a radius of 145.00 feet, a central angle of 46 degrees 33 minutes 10 seconds, and a chord which bears North 82 degrees 50 minutes 53 seconds East, 114.60 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 73 degrees 44 minutes 12 seconds East, along the south line of said Domain Drive, a distance of 164.49 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, in a southeasterly direction, along said curve to the right, an arc length of 204.82 feet, having a radius of 785.37 feet, a central angle of 14 degrees 56 minutes 32 seconds, and a chord which bears South 66 degrees 04 minutes 21 seconds East, 204.24 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 28 degrees 27 minutes 50 seconds West, departing the south line of said Domain Drive, a distance of 35.97 feet to a point for corner;

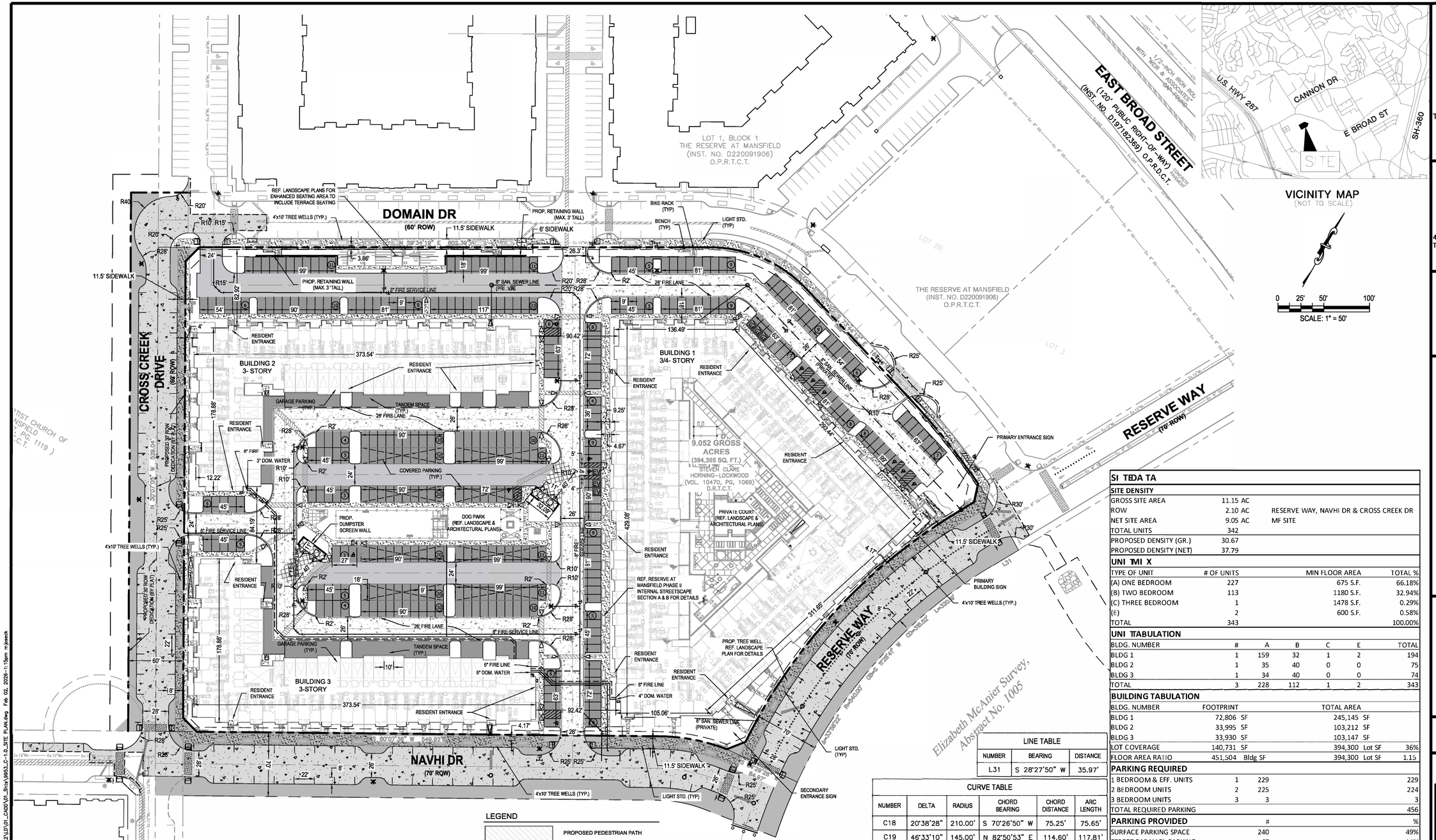
THENCE, in a southwesterly direction, along said curve to the left, an arc length of 320.19 feet, having a radius of 540.00 feet, a central angle of 33 degrees 58 minutes 22 seconds, and a chord which bears South 11 degrees 28 minutes 41 seconds West, 315.52 feet to a point for corner;

THENCE, South 84 degrees 29 minutes 28 seconds West, a distance of 84.97 feet to a point for corner;

THENCE, in a southwesterly direction, along said curve to the left, an arc length of 75.65 feet, having a radius of 210.00 feet, a central angle of 20 degrees 38 minutes 28 seconds, and a chord which bears South 70 degrees 26 minutes 50 seconds West, 75.25 feet to a point for corner;

THENCE, South 60 degrees 07 minutes 36 seconds West, a distance of 549.92 feet to a point for corner; said point being in the west line of said Horning-Lockwood tract and the east line of said First Baptist Church tract;

THENCE, North 30 degrees 07 minutes 05 seconds West, along the west line of said Horning-Lockwood tract and the east line of said First Baptist Church tract, a distance of 529.04 feet to the POINT OF BEGINNING and containing an area of 10.034 acres or 437,069 square feet of land, more or less.



VICINITY MAP
(NOT TO SCALE)

0 25' 50' 100'
SCALE: 1" = 50'

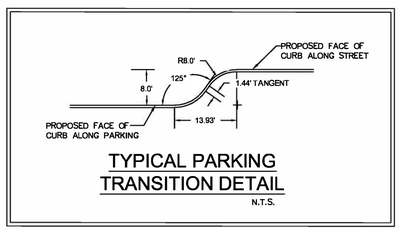
LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S 28°27'50" W	35.97'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C18	20°38'28"	210.00'	S 70°26'50" W	75.25'	75.65'
C19	46°33'10"	145.00'	N 82°50'53" E	114.60'	117.81'
C20	14°56'32"	785.37'	S 66°04'21" E	204.24'	204.82'

LEGEND

- PROPOSED PEDESTRIAN PATH
- PROPOSED ROADWAY PAVEMENT
- PROPOSED 24-FOOT CONCRETE FIRE LANE
- PROPOSED PARKING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER PAVEMENT
- PROPOSED PUBLIC INFRASTRUCTURE REF. INFRASTRUCTURE PLANS
- PROPOSED ADA PARKING SPACE
- EDGE OF FUTURE PAVING
- EDGE OF EXISTING PAVING

* ALL PROPOSED STREET AND SIDEWALK PAVING SHALL BE CONCRETE.



TYPICAL PARKING
TRANSITION DETAIL
N.T.S.

NOTES

1. NO TREES, SIGNS, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.
2. ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH SECTION 7 OF THE WORKPLACE SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
3. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 10 OF THE WORKPLACE SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT STANDARDS.
4. NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
5. NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR VEHICULAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY.
6. ALL UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PLANNED DEVELOPMENT STANDARDS.
7. ALL BUILDING SIGNS WILL BE BUILT PER THE RESERVE PD STANDARDS.
8. ALL ELECTRIC GATES SHALL MEET THE MANSFIELD FIRE EMERGENCY INGRESS REQUIREMENTS FOR OVERHEAD DOOR AND AI CONTROLS.
9. DEVELOPER WILL USE REASONABLE EFFORTS TO COORDINATE EASEMENTS AND RIGHT-OF-WAY WITH ADJACENT LANDOWNER TO BUILD ALL OR A PROTION OF THE FUTURE ROAD. IF ROADWAY CANNOT BE CONSTRUCTED DUE TO UNSUCCESSFUL EFFORTS OF OBTAINING RIGHT-OF-WAY, THEN THE DEVELOPER SHALL DEPOSIT FUNDS TO CONSTRUCT ITS PORTION OF SUCH ROAD INTO AN ESCROW ACCOUNT.
10. ALL EXTERIOR WALK UP ENTRIES WILL BE ACCESSED WITH THE SAME KEY AS THE INTERNAL CORRIDOR AND MUST ENTER TO A LIVING OR KITCHEN SPACE AND NOT TO ENTER TO A BEDROOM.
11. ONLY ONE RETAINING WALL SHALL BE BUILT ON SITE. THE RETAINING WALL SHALL NOT EXCEED THREE (3) FEET IN HEIGHT AND MUST NOT FACE THE PUBLIC RIGHT-OF-WAY.
12. THE DEVELOPER SHALL FUND AND CONSTRUCT FUTURE RIGHT-OF-WAY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
13. THE WESTERN EDGE OF BUILDING ONE (1) SHALL FOLLOW THE CITY OF MANSFIELD STANDARDS ON SETBACK, SIDEWALK, AND LANDSCAPE REQUIREMENTS.
14. NO PERIMETER FENCING OR VEHICULAR ACCESS GATE IS PERMITTED.
15. A PEDESTRIAN CONNECTION SHALL BE CONSTRUCTED BETWEEN THE ENHANCED CIVIC SPACE ALONG DOMAIN DRIVE AND THE PEDESTRIAN SIDEWALK INTERNAL TO THE DEVELOPMENT.
16. ENHANCED CIVIC SPACES SHALL INCLUDE TERRACE SEATING.

SITE DATA		
SITE DENSITY		
GROSS SITE AREA	11.15 AC	
ROW	2.10 AC	RESERVE WAY, NAVHI DR & CROSS CREEK DR
NET SITE AREA	9.05 AC	MF SITE
TOTAL UNITS	342	
PROPOSED DENSITY (GR.)	30.67	
PROPOSED DENSITY (NET)	37.79	

UNIT MIX			
TYPE OF UNIT	# OF UNITS	MIN FLOOR AREA	TOTAL %
(A) ONE BEDROOM	227	675 S.F.	66.18%
(B) TWO BEDROOM	113	1180 S.F.	32.94%
(C) THREE BEDROOM	1	1478 S.F.	0.29%
(E)	2	600 S.F.	0.58%
TOTAL	343		100.00%

UNIT TABULATION						
BLDG. NUMBER	#	A	B	C	E	TOTAL
BLDG 1	1	159	32	1	2	194
BLDG 2	1	35	40	0	0	75
BLDG 3	1	34	40	0	0	74
TOTAL	3	228	112	1	2	343

BUILDING TABULATION			
BLDG. NUMBER	FOOTPRINT	TOTAL AREA	
BLDG 1	72,806 SF	245,145 SF	
BLDG 2	33,995 SF	103,212 SF	
BLDG 3	33,930 SF	103,147 SF	
LOT COVERAGE	140,731 SF	394,300 Lot SF	36%
FLOOR AREA RATIO	451,504 Bldg SF	394,300 Lot SF	1.15

PARKING REQUIRED		
1 BEDROOM & EFF. UNITS	1	229
2 BEDROOM UNITS	2	225
3 BEDROOM UNITS	3	3
TOTAL REQUIRED PARKING		456

PARKING PROVIDED	#	%
SURFACE PARKING SPACE	240	49%
STREET PARALLEL PARKING	67	14%
CARPORT PARKING	79	16%
TUCKUNDER GARAGE	44	9%
TUCKUNDER FEV GARAGE	1	0%
SURFACE EV PARKING	5	1%
SURFACE FEV PARKING	7	1%
TANDEM PARKING	35	7%
SUB TOTAL	478	97%
HC/VAN CARPORT	1	
TCKUNDER HC FEV PRGK GARAGE	1	
TCKUNDER HC PRGK GARAGE	1	
HC SURFACE PARKING	6	
HC/MAIL SURFACE PRKG	1	
HC SURFACE EV PRKG	1	
HC/VAN DOG PARK	1	
HC/VAN LEASING	1	
HC/VAN CLUB	1	
SUBTOTAL	14	3%
TOTAL PARKING PROVIDED	492	100%
SPACE PER BED	1.08	
SPACE PER UNIT	1.43	

BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 817-887-6130 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: Javier Jaramillo
Tel: 469-621-3140

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DEVELOPER

Stillwater Capital
4145 Travis St., Suite 300, Dallas, TX 75204
Tel: 214-334-0032 ● www.stillwatercap.com
Contact: Clay Roby
Tel: 214-546-9366

PROPERTY OWNER

Terry Leitzinger
Executive Vice President
Lockwood Holdings
Tel: 214-738-9005
lockwoodholdings@yahoo.com

EXHIBIT B
DETAILED SITE PLAN

URBAN LIVING - PHASE II

BEING 9.052 ACRES IN THE
ELIZABETH MCANEAR SURVEY
ABSTRACT NO. 1005
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING
FIRM F-1046
JAVIER D. JARAMILLO, P.E.
TEXAS REGISTRATION NO. 91007

FEBRUARY 02, 2026

CAUTION !!!
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

CAUTION !!!
CONTACT 1-800-DIG-TESS 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: TS

CHECKED BY: MLJ

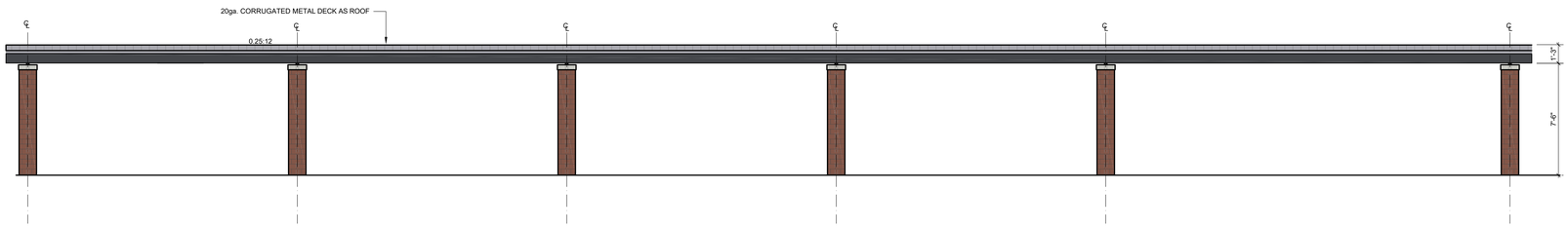
DATE: 12-15-2025

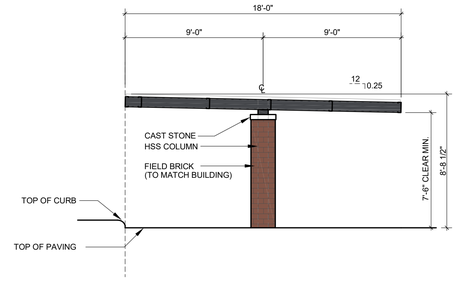
PROJECT NUMBER: 9953-00

SHEET NO.
C-1.0

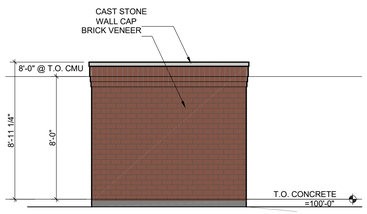
EXHIBIT B
SUP 25-006

BGE, INC.
\\bgeinc\data\TRN\Projects\Stillwater_Capital\9953-00-Mansfield_Urban_Living_Phase_2\LDV\01_CAD\D\01_Site\9953_C-1.0_SITE PLAN.dwg Feb 02, 2026-1:15pm mjaseck

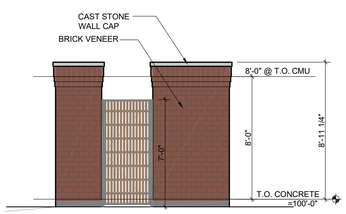




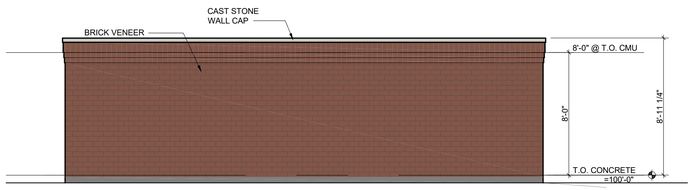
05 TYP. CARPORT ELEVATION
SCALE: 1/4" = 1'-0"



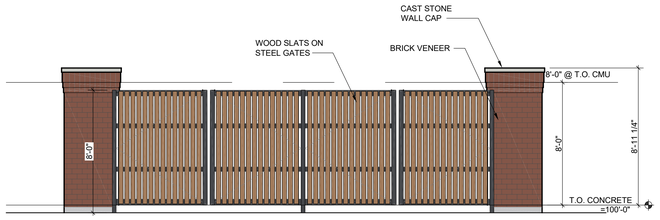
04 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



02 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



01 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS ● HOUSTON ● SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

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STILLWATER CAPITAL

BRUCE RACHEL AIA
TX LICENSE NO. 14373

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Project Title:

SUP 25-006 URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 25180

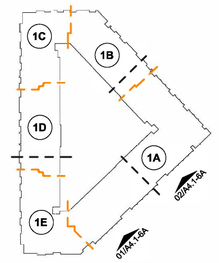
Drawing No. A1.3

TYP. DUMPSTER ENCLOSURE AND TYP. CARPORT ELEVATIONS

MATERIAL LEGEND ELEVATION

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL
1A BUILDING AREA
N



01 02

03 OVERALL SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0" BUILDING 1



MATERIAL PERCENTAGES SOUTHEAST FACADE

WALLS	
BRICK	80%
FIBER CEMENT PANEL	20%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	31%

02 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1



01 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1

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TX LICENSE NO. 14373

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Project Title:

SUP 25-006 URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

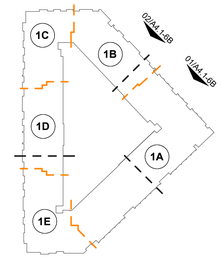
A4.1-6A

OVERALL BUILDING ELEVATIONS - BUILDING 1

MATERIAL LEGEND ELEVATION

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL
1A BUILDING AREA
N



03 OVERALL NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0" BUILDING 1



02 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1

MATERIAL PERCENTAGES NORTHEAST FACADE

WALLS	
BRICK	72%
FIBER CEMENT PANEL	28%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	33%



01 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1

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Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

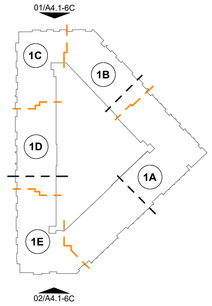
A4.1-6B

OVERALL BUILDING ELEVATIONS - BUILDING 1

MATERIAL LEGEND ELEVATION

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL
1A BUILDING AREA
N



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 1

MATERIAL PERCENTAGES SOUTH FACADE	
WALLS	
BRICK	66%
FIBER CEMENT PANEL	34%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	31%



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 1

MATERIAL PERCENTAGES NORTH FACADE	
WALLS	
BRICK	74%
FIBER CEMENT PANEL	26%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	35%

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STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

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Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

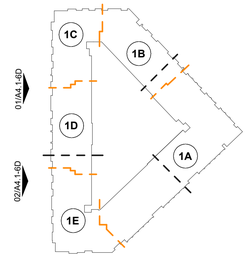
A4.1-6C

OVERALL BUILDING ELEVATIONS - BUILDING 1

MATERIAL LEGEND ELEVATION

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL
1A BUILDING AREA
N



03 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0" BUILDING 1



02 WEST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1



01 WEST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1

MATERIAL PERCENTAGES WEST FACADE	
WALLS	
BRICK	33%
FIBER CEMENT PANEL	67%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	31%

HLR ARCHITECTS
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BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

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Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

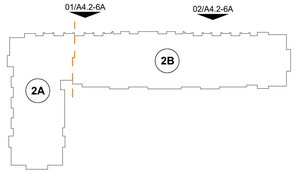
A4.1-6D

OVERALL BUILDING ELEVATIONS - BUILDING 1

MATERIAL ELEVATIONS LEGEND

1A BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4 PATIO DOOR UNIT	10 GATE
1B BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5 CANOPY	11A FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6 STOREFRONT SYSTEM	11B FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7 PRE-FINISHED VINYL WINDOW/SYSTEM	11C FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8 SLATTED COMPOSITE WOOD SCREEN	12 GARAGE DOOR
3 METAL RAILING SYSTEM	9 BRICK MASONRY BAND	

KEY PLAN BUILDING #2

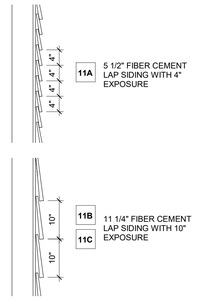


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND





03 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"
BUILDING 2



MATERIAL PERCENTAGES NORTH FACADE	
WALLS	
BRICK	82%
FIBER CEMENT PANEL	13%
FIBER CEMENT SIDING	5%
	100%
GLASS / WINDOW / DOOR	36%

02 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2



01 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2

HLR ARCHITECTS

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PH: 972.726.9400

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STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

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Project Title:

URBAN LIVING PHASE 2

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

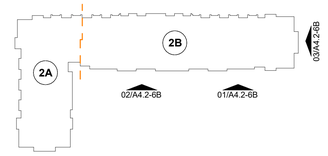
A4.2-6A

BUILDING 2 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN BUILDING #2

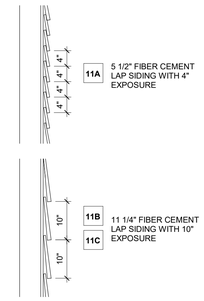


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND



11A 5 1/2" FIBER CEMENT LAP SIDING WITH 4" EXPOSURE

11B 11 1/4" FIBER CEMENT LAP SIDING WITH 10" EXPOSURE

11C



MATERIAL PERCENTAGES SOUTH GARAGE FACADE

WALLS	
BRICK	9%
FIBER CEMENT PANEL	40%
FIBER CEMENT SIDING	51%
	100%
GLASS / WINDOW / DOOR	35%

04 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
BUILDING 2



MATERIAL PERCENTAGES WEST FACADE

WALLS	
BRICK	50%
FIBER CEMENT PANEL	50%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	25%

03 WEST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2



02 SOUTH LONG ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2



01 SOUTH LONG ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2

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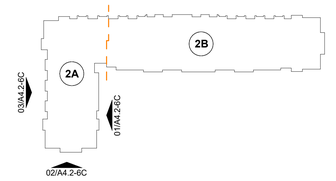
A4.2-6B

BUILDING 2 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN BUILDING #2

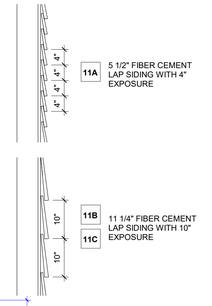


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND





03 EAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 2

MATERIAL PERCENTAGES EAST FACADE

WALLS	
BRICK	64%
FIBER CEMENT PANEL	32%
FIBER CEMENT SIDING	4%
	100%
GLASS / WINDOW / DOOR	30%



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 2

MATERIAL PERCENTAGES SOUTH FACADE

WALLS	
BRICK	50%
FIBER CEMENT PANEL	50%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	25%



01 WEST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 2

MATERIAL PERCENTAGES WEST GARAGE FACADE

WALLS	
BRICK	21%
FIBER CEMENT PANEL	66%
FIBER CEMENT SIDING	13%
	100%
GLASS / WINDOW / DOOR	28%

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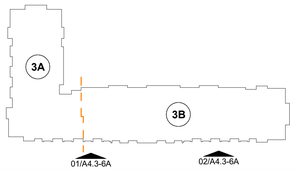
A4.2-6C

BUILDING 2 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 01	7	PRE-FINISHED VINYL WINDOW/SYSTEM	11C	FIBER CEMENT LAP SIDING - FIELD COLOR 03
2B	CEMENTITIOUS PANEL SYSTEM - FIELD COLOR 02	8	SLATTED COMPOSITE WOOD SCREEN	12	GARAGE DOOR
3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN BUILDING #3

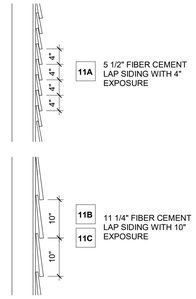


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND





03 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
BUILDING 3



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 3

MATERIAL PERCENTAGES SOUTH FACADE

WALLS	
BRICK	82%
FIBER CEMENT PANEL	13%
FIBER CEMENT SIDING	5%
	100%
GLASS / WINDOW / DOOR	36%



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 3

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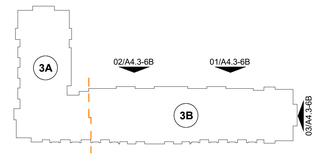
A4.3-6A

BUILDING 3 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
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KEY PLAN BUILDING 3

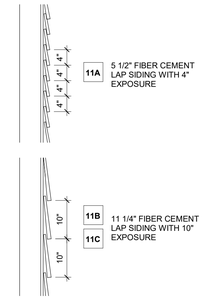


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND



11A 5 1/2" FIBER CEMENT LAP SIDING WITH 4" EXPOSURE

11B 11C 11 1/4" FIBER CEMENT LAP SIDING WITH 10" EXPOSURE



04 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0" BUILDING 3

MATERIAL PERCENTAGES NORTH GARAGE FACADE	
WALLS	
BRICK	9%
FIBER CEMENT PANEL	40%
FIBER CEMENT SIDING	51%
	100%
GLASS / WINDOW / DOOR	35%



03 EAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

MATERIAL PERCENTAGES EAST FACADE	
WALLS	
BRICK	50%
FIBER CEMENT PANEL	50%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	25%



02 NORTH LONG ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3



01 NORTH LONG ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

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Drawing No.

A4.3-6B

BUILDING 3 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

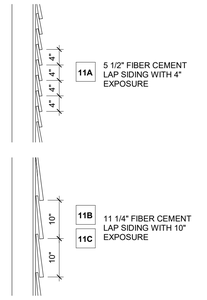
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3	METAL RAILING SYSTEM	9	BRICK MASONRY BAND		

KEY PLAN BUILDING #3



DENOTES FIREWALL — 1A BUILDING AREA — N

LAP SIDING LEGEND





03 WEST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

MATERIAL PERCENTAGES WEST FACADE

WALLS	
BRICK	64%
FIBER CEMENT PANEL	32%
FIBER CEMENT SIDING	4%
	100%
GLASS / WINDOW / DOOR	30%



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

MATERIAL PERCENTAGES NORTH FACADE

WALLS	
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FIBER CEMENT SIDING	0%
	100%
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01 EAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

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PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC ,EC, JR

Project #: 20305

Drawing No.

A4.3-6C

BUILDING 3 ELEVATIONS

LANDSCAPE AND HARDSCAPE CONSTRUCTION DOCUMENTATION FOR

URBAN LIVING PHASE II

ISSUE FOR CONSTRUCTION SET

MANSFIELD, TX

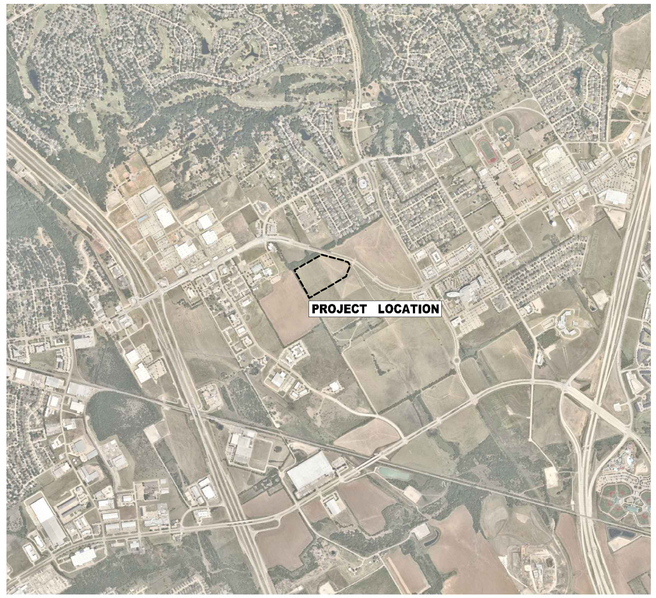
DATE: 12-15-2025

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L0-02	ABBREVIATIONS & LEGEND
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L0-04	ACCESSIBLE ROUTE PLAN
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L7-04	LIGHTING PLAN
L7-05	LIGHTING PLAN
L7-06	LIGHTING PLAN
L7-07	LIGHTING PLAN
L7-08	LIGHTING PLAN

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER
STILLWATER CAPITAL
4145 TRAVIS STREET SUITE 300
DALLAS, TX 75204
214.334.0032

LANDSCAPE ARCHITECT
LANDDESIGN
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009

ARCHITECT
HENSLEY LAMKIN RACHEL INC.
14881 QUORUM DR #550
DALLAS, TX 75254
972.726.9400

CIVIL ENGINEER
BGE, INC.
700 N PEARL ST #2100
DALLAS, TX 75201
469.621.3200

URBAN LIVING PHASE II

LD PN 8522010

SUP 25-006

COVER SHEET

L0-00

LandDesign.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
4. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF MANSFIELD LANDSCAPE ORDINANCE.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
6. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
7. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
8. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
9. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
10. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
16. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
17. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
18. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
20. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
21. SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
22. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
23. ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
    - 23.1. 4"-6" FOR SOLID TURF AREAS
    - 23.2. 8"-12" FOR GROUNDCOVER AREAS
    - 23.3. 12"-18" FOR SHRUB AREAS
    - 23.4. 24"-36" FOR TREE PITS AND AREAS.
24. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROOT TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
25. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND PROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
26. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
    - 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
    - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
    - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
    - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
    - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
    - 5.3. SLUMP: 3 TO 5 INCHES
    - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
    - 5.5. W/C RATIO: MAX 0.55
6. CONCRETE THICKNESS:
    - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
    - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
    - 7.1. 4" THICK PAVING: #3's AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
    - 7.2. 6" THICK PAVING: #4s AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
    - 7.3. 8" THICK PAVING: #5's AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
    - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
    - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
    - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
    - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
    - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
    - 8.4. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
    - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
    - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
    - 9.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
    - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
    - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
    - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
    - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL AMERICANS WITH DISABILITY GUIDELINES, TEXAS ACCESSIBILITY STANDARDS, AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: BGE.
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: HLR.
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE CITY OF MANSFIELD (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE BACK OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY BGE. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEW

ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FG	FINISHED GRADE
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTL	METAL
N	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
	OPP	OPPOSITE
P	PB	PLANT BED
	PERF	PERFORATED
	PNL	PANEL
	PNT	PAINT(ED)
	PSI	POUNDS/SQUARE INCH
	PT	PRESSURE TREATED
	POB	POINT OF BEGINNING
	POC	POINT OF CURVATURE
	PROP	PROPOSED
Q	QTY	QUANTITY
R	RAD	RADIUS
	REINF	REINFORC(E), (ING)
	REQD	REQUIRED
	REV	REVISION
	R.O.W	RIGHT OF WAY
S	S	SOUTH
	SB	SETBACK
	SCHED	SCHEDUL(E), (ED)
	SD	STORM DRAIN
	SF	SQUARE FOOT, FEET
	SIM	SIMILAR
	SQ	SQUARE
	SSMH	SANITARY SEWER MANHOLE
	STL	STEEL
	SSTL	STAINLESS STEEL
	STD	STANDARD
	SUSP	SUSPENDED
	SW	SIDEWALK
	SYM	SYMBOL
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	THK	THICK(NESS)
	TR	TOP OF RAMP
	TS	TOP OF STAIR
	TW	TOP OF WALL
	TYP	TYPICAL
U	UE	UTILITY EASEMENT
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT	VERTICAL
	VIF	VERIFY IN FIELD
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WL	WATER LINE
	WM	WATER METER
	WT	WEIGHT
	WWM	WELDED WIRE MESH

LINETYPE LEGEND

MATCHLINE

PROPERTY LINE

LIMIT OF WORK/SCOPE BOUNDARY LINE

MATERIAL/OBJECT INDICATOR



NORTH ARROW



GRAPHIC SCALE



REVISION



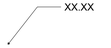
PLANTING SYMBOLS

PB PLANT BED

GR GREEN ROOF

BIO BIORETENTION

SPOT ELEVATION



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KEY MAP

SEAL

01/05/2025



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URBAN LIVING PHASE II

MANSFIELD, TX

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DESIGNED BY: XX
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SCALE NORTH

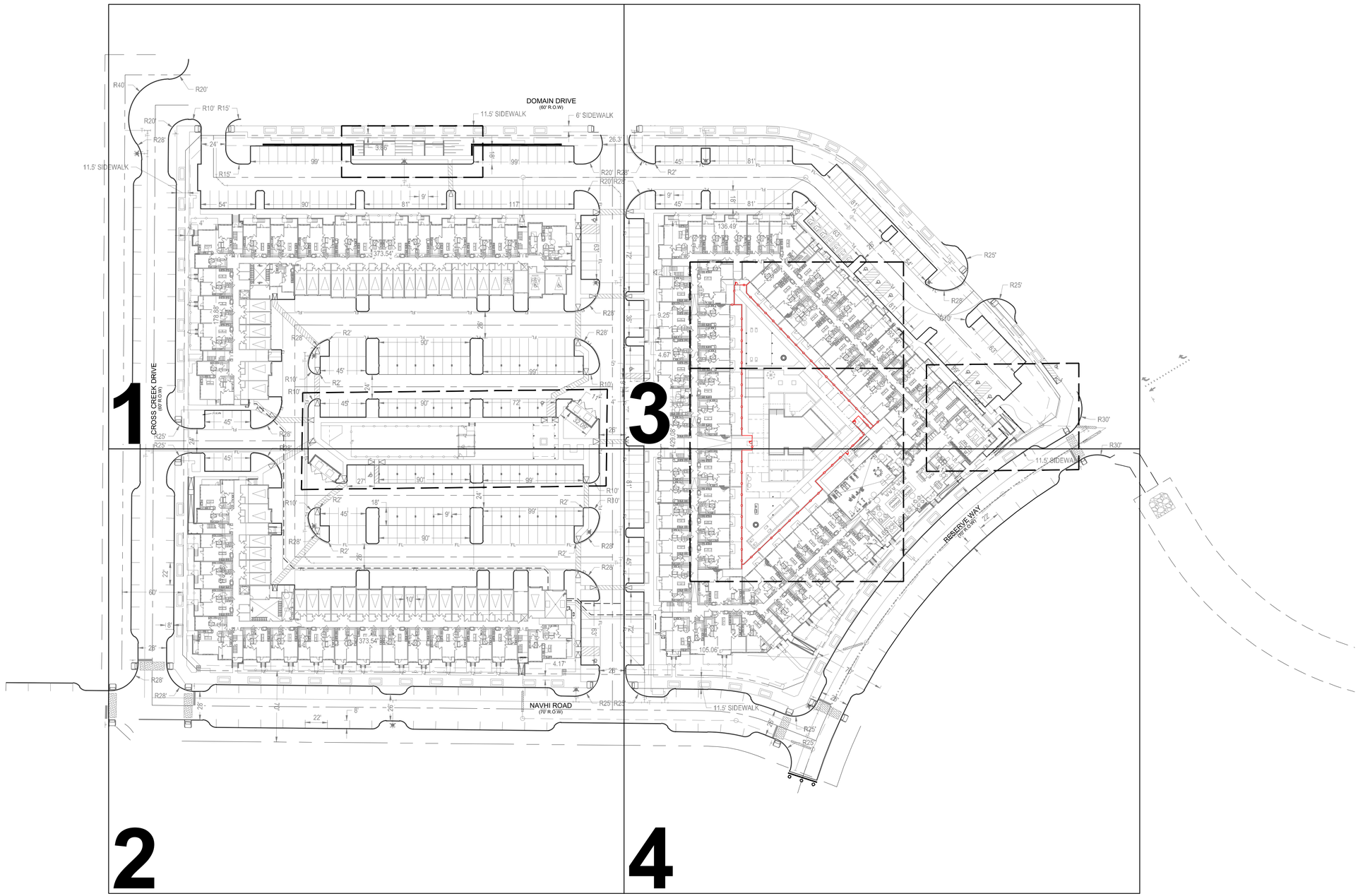
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SHEET TITLE

ABBREVIATIONS & LEGEND

SHEET NUMBER

L0-02



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SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2945
STATE OF TEXAS

ISSUE FOR PERMIT

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HORZ: 1" = 50'

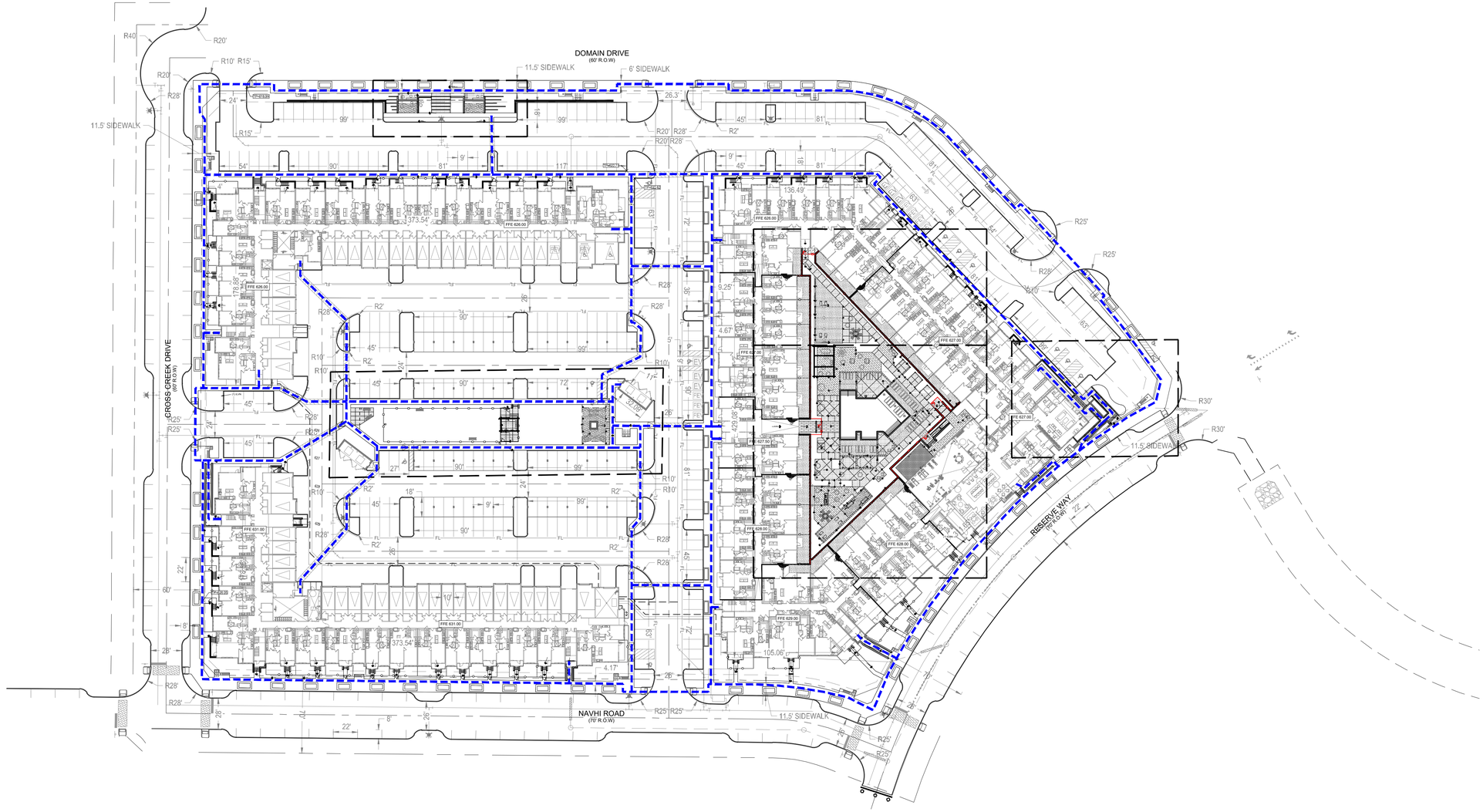
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SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

L0-03



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SCALE

NORTH

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HORZ: 1" = 50'

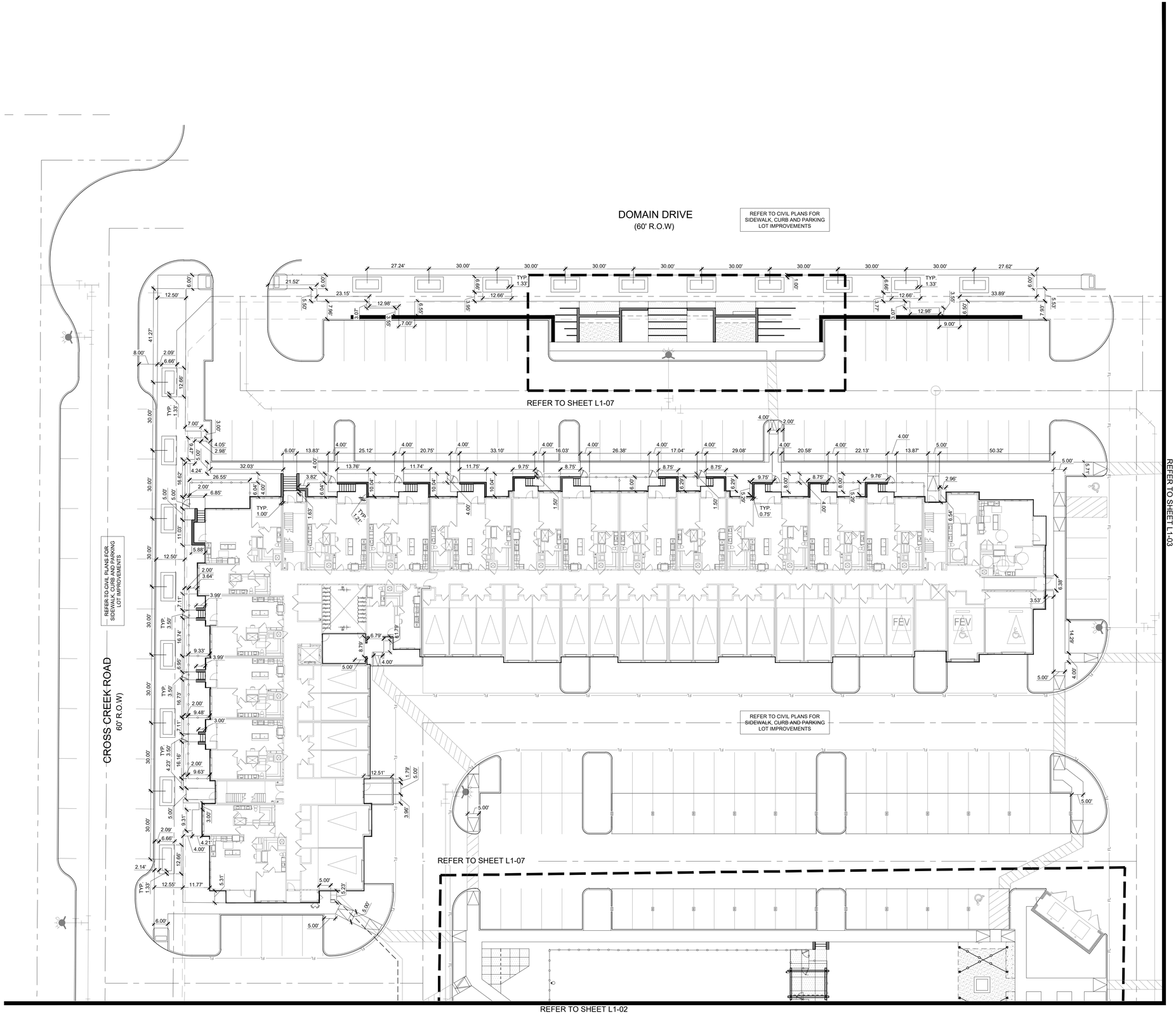
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SHEET TITLE

ACCESSIBLE ROUTE PLAN

SHEET NUMBER

L0-04



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	PERMIT SET	12/15/2025
B	REVISION B	02-09-2024

DESIGNED BY: XX
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SCALE

NORTH

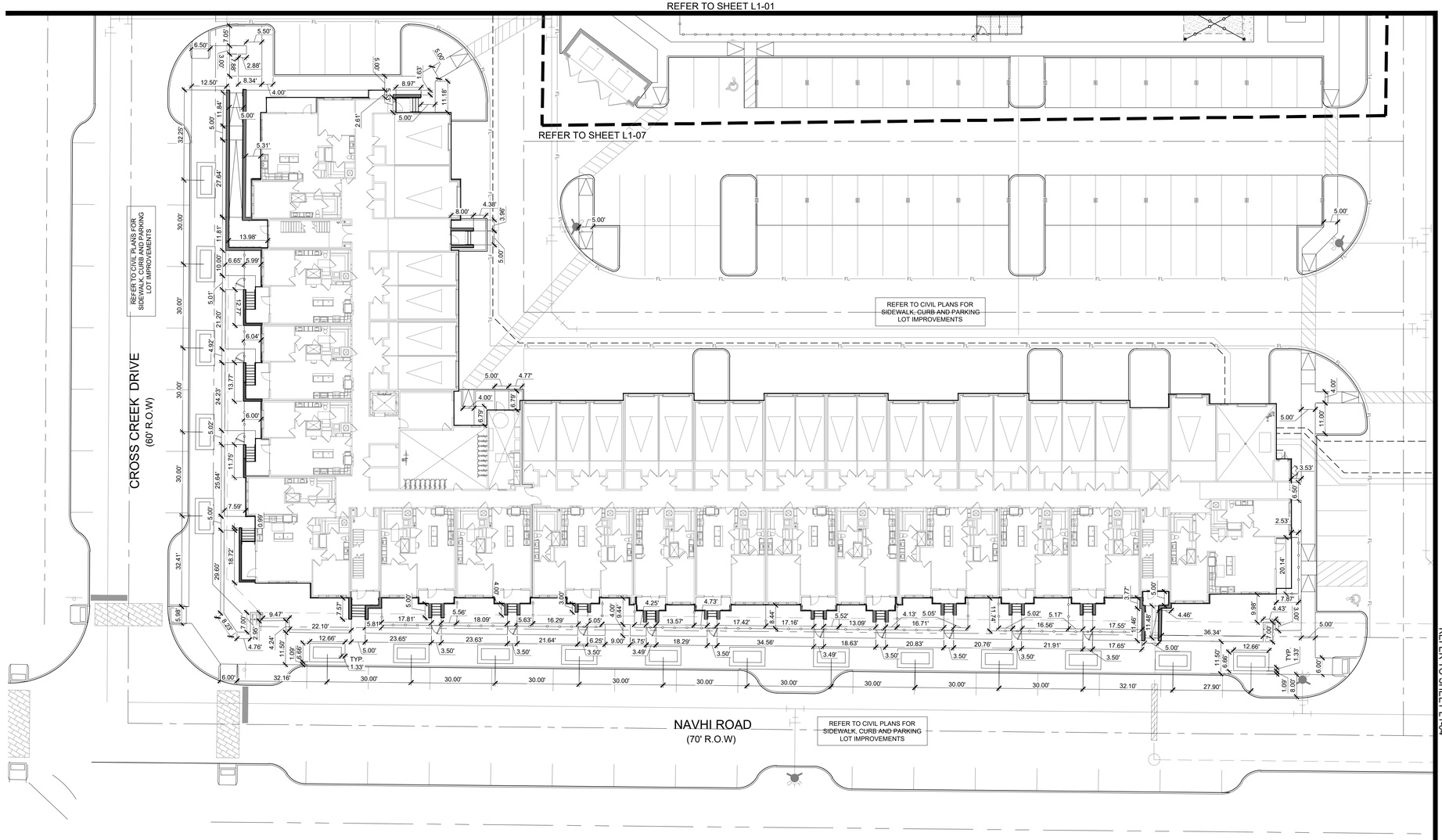
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SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-01



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SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BEN HETH KENDRICK
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STATE OF TEXAS

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DRAWN BY: XX
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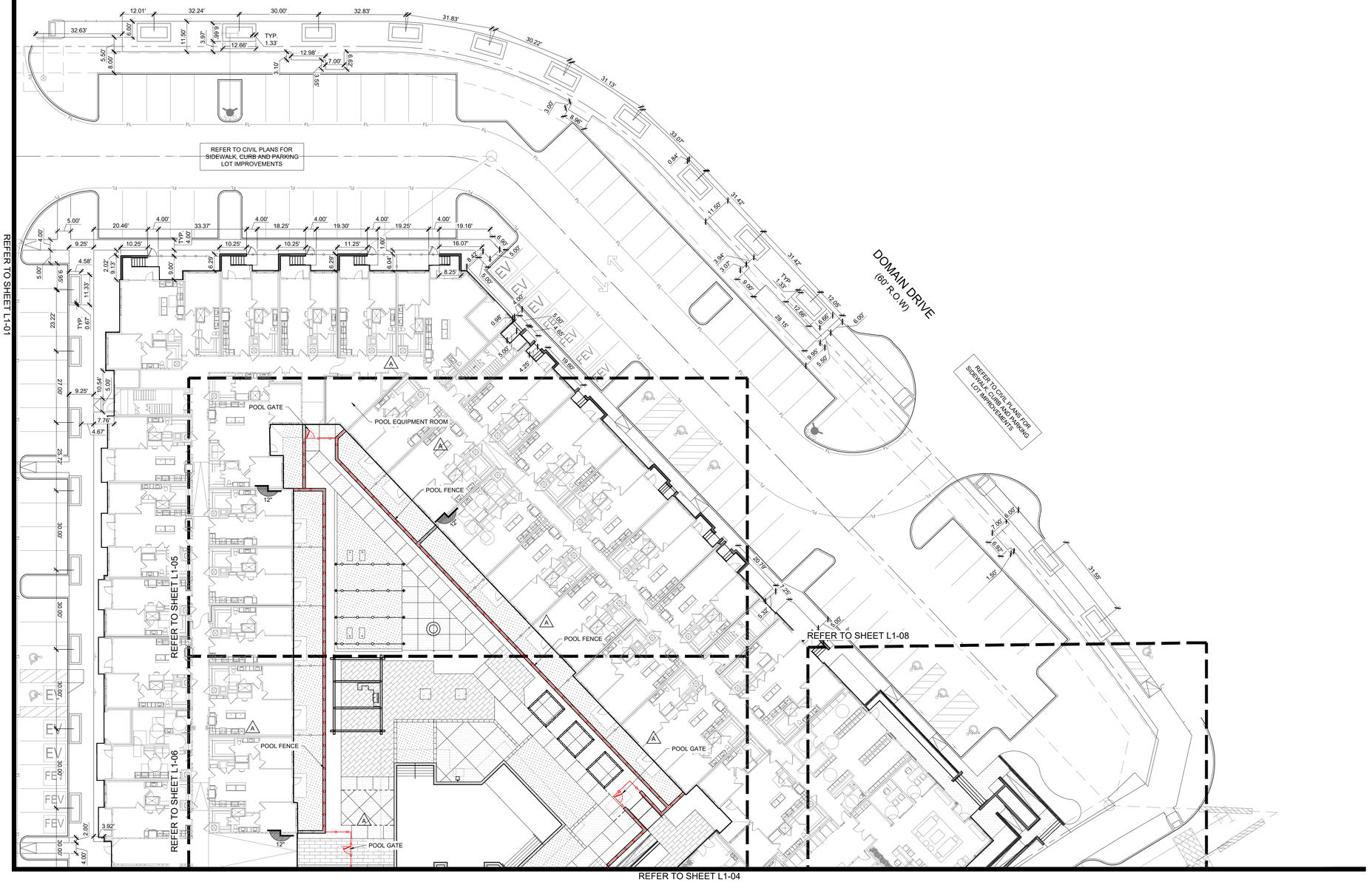
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SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-02



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REGISTERED LANDSCAPE ARCHITECT
KENNETH KENDRICK
2985
STATE OF TEXAS

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	PERMIT SET	12/15/2025
B	REVISION B	02-09-2024

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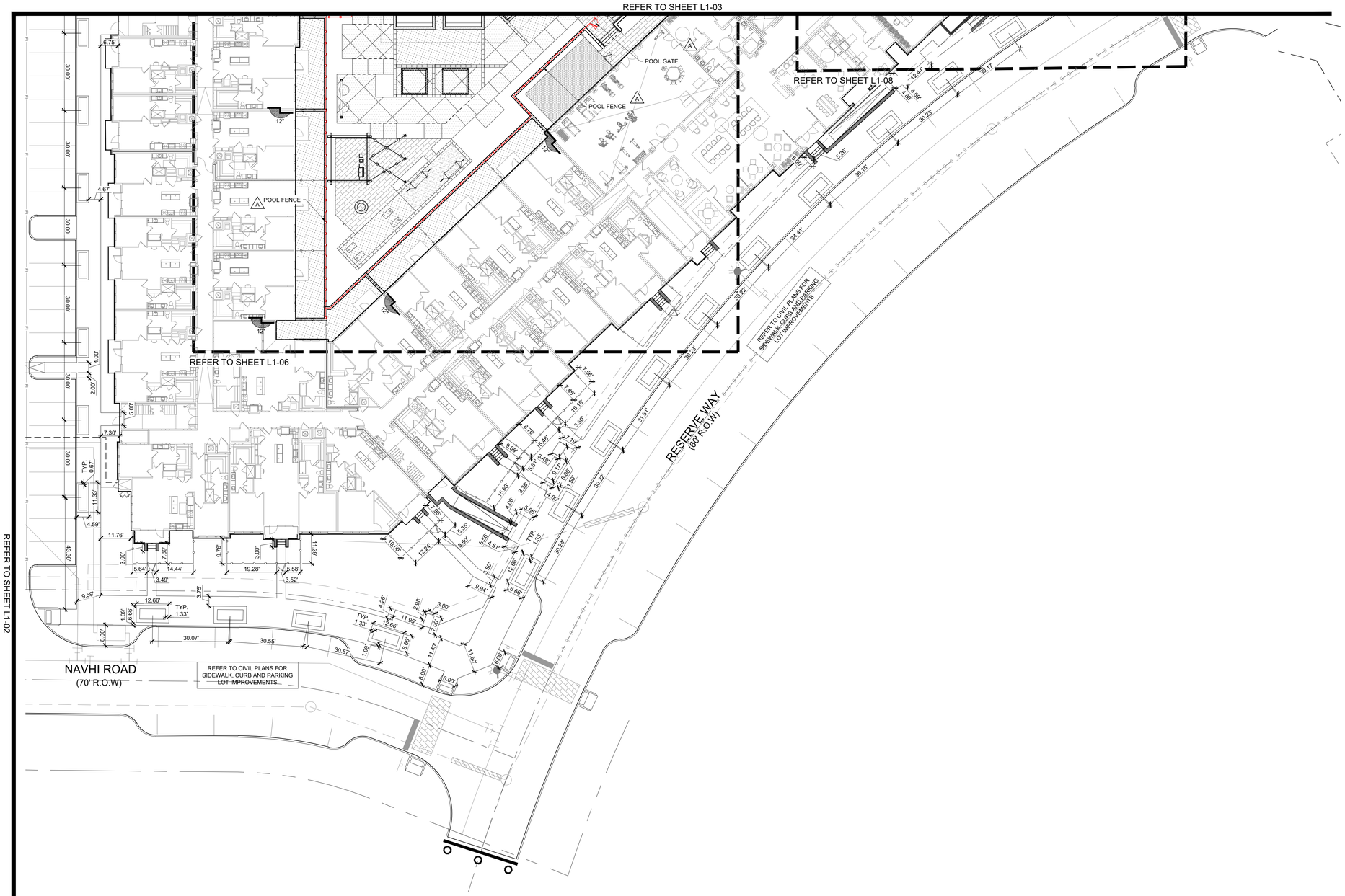
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SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-03



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SEAL

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REGISTERED LANDSCAPE ARCHITECT
KEITH KENDRICK
2947
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CHECKED BY: XX

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HORZ: 1" = 20'

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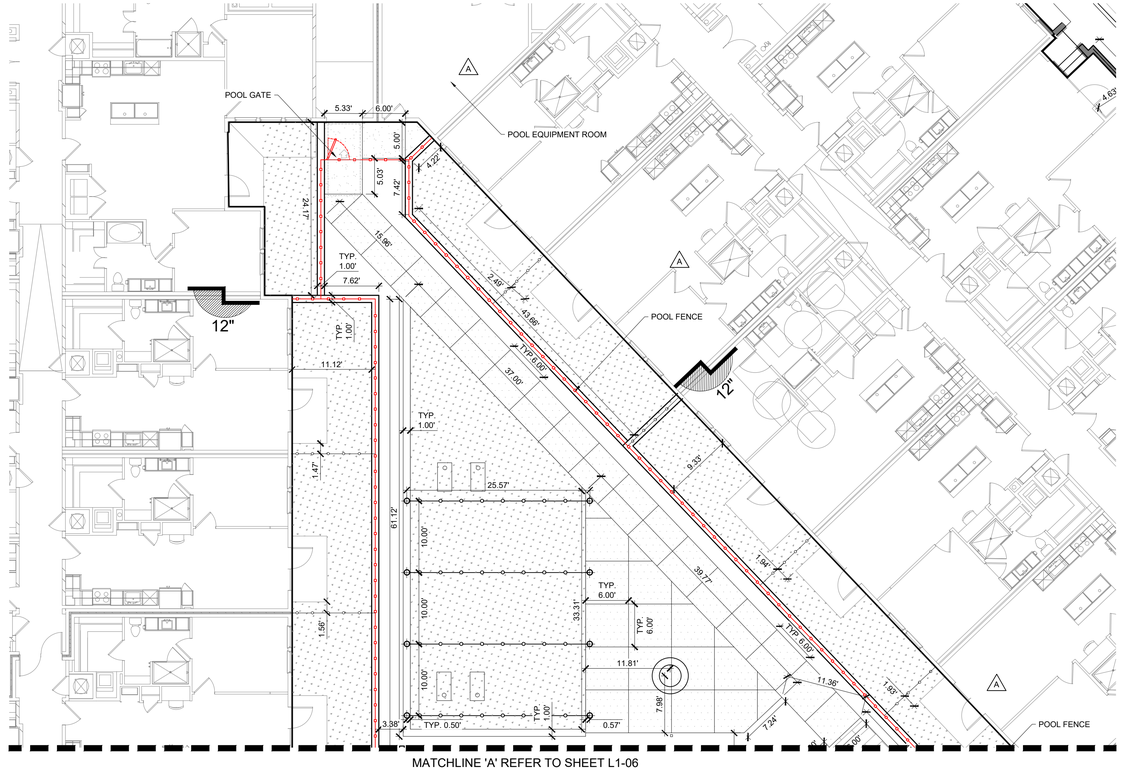
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-04



MATCHLINE 'A' REFER TO SHEET L1-06

01 POOL COURTYARD

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SCALE

VERT: N/A
HORZ: 1" = 10'

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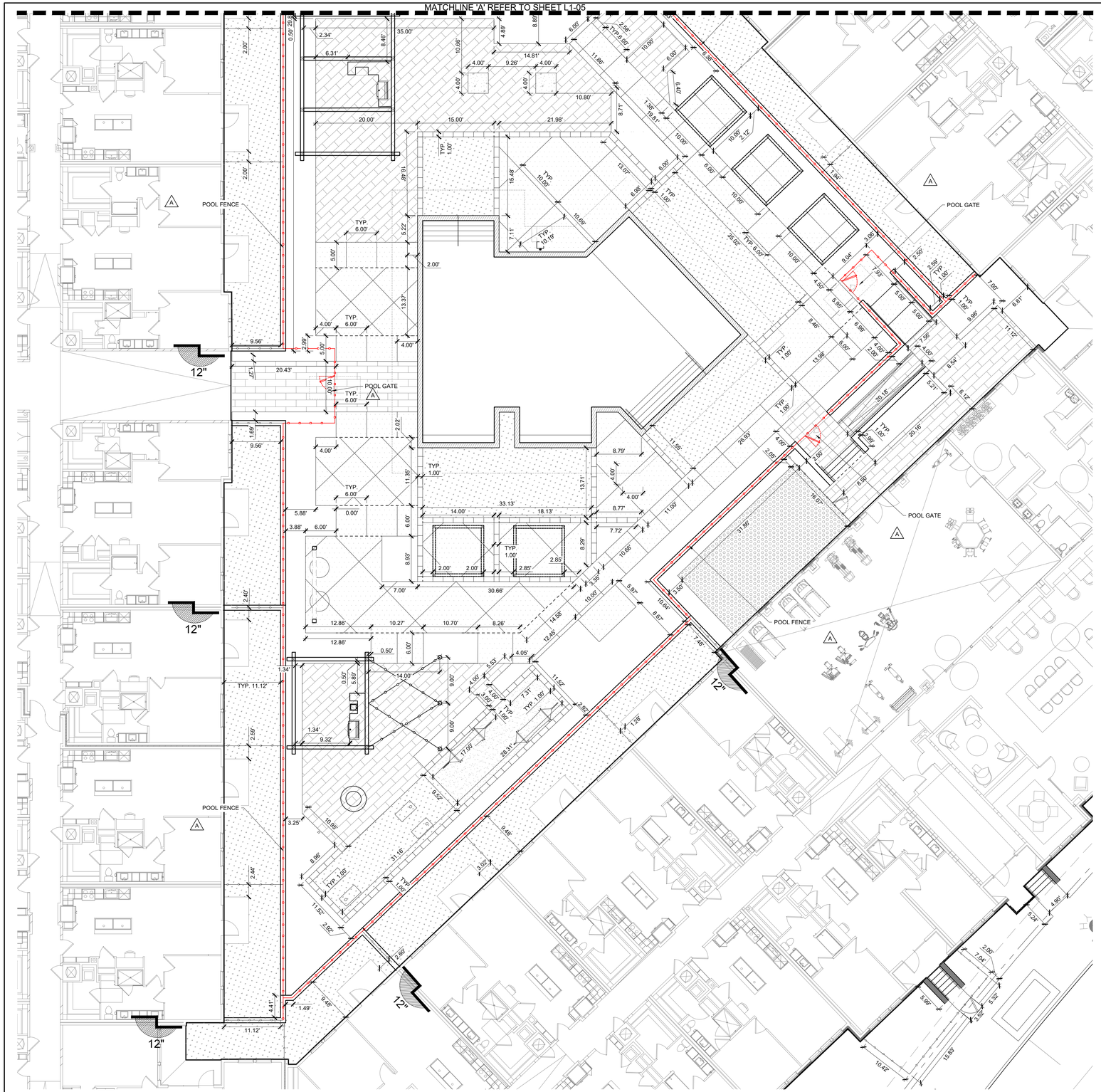
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-05



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1	ASI #1	12.23.2024

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DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 10'

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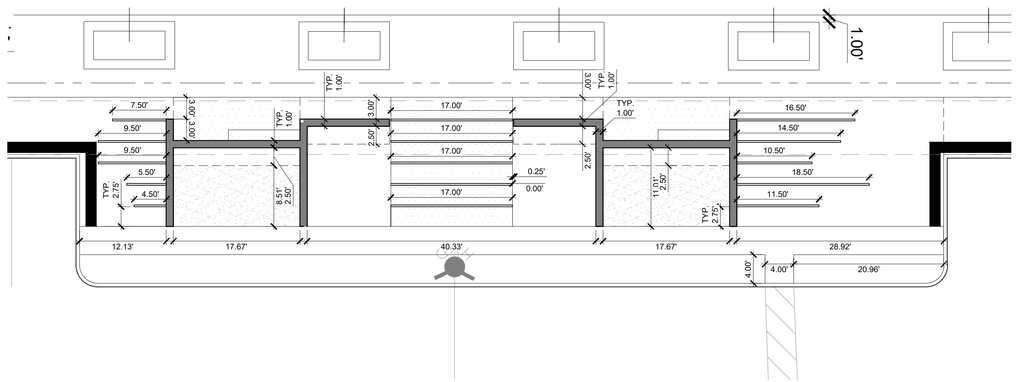
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SHEET TITLE

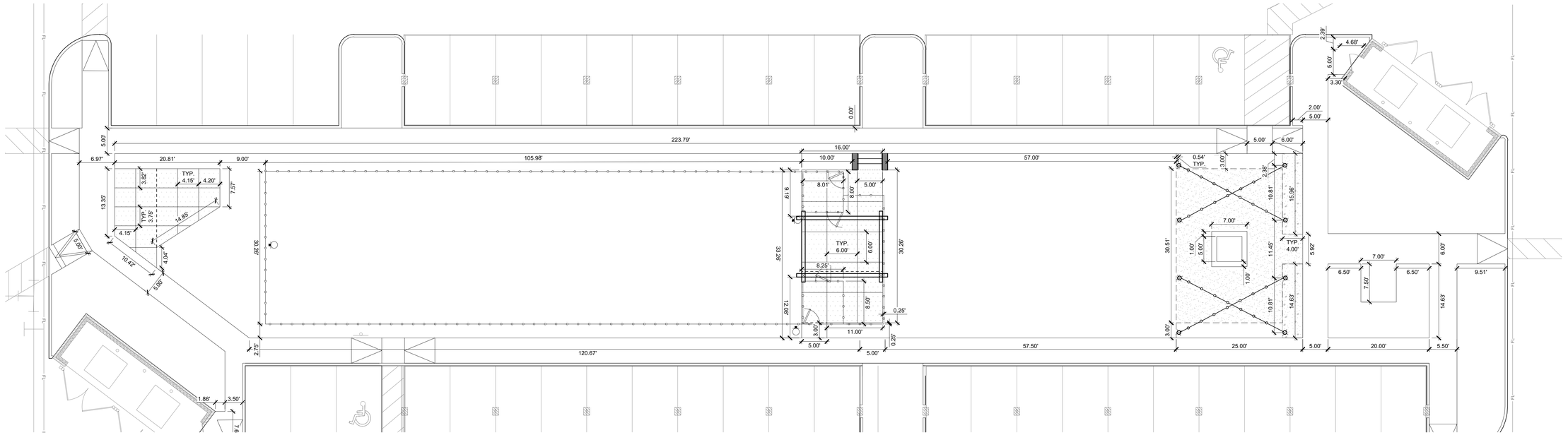
LAYOUT PLAN

SHEET NUMBER

L1-06



01 POCKET PARK



02 DOG PARK

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 10'

NORTH

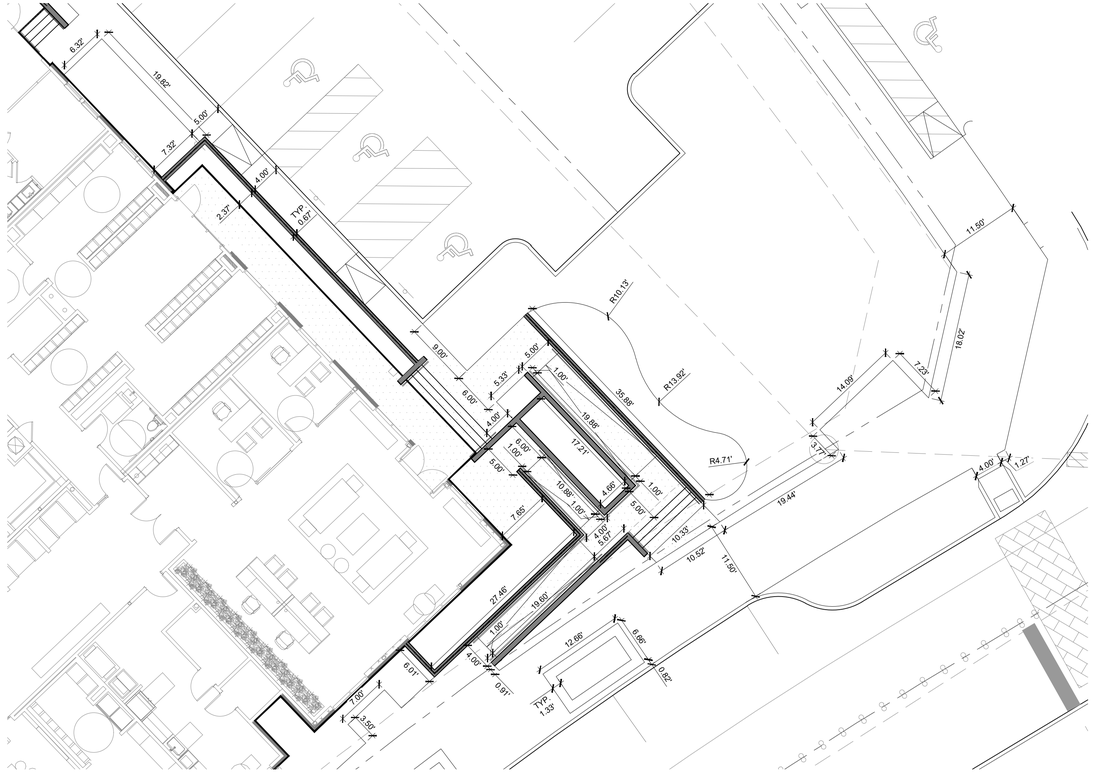
0 5 10 20

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-07



01 LEASING PLAZA

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CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: ########

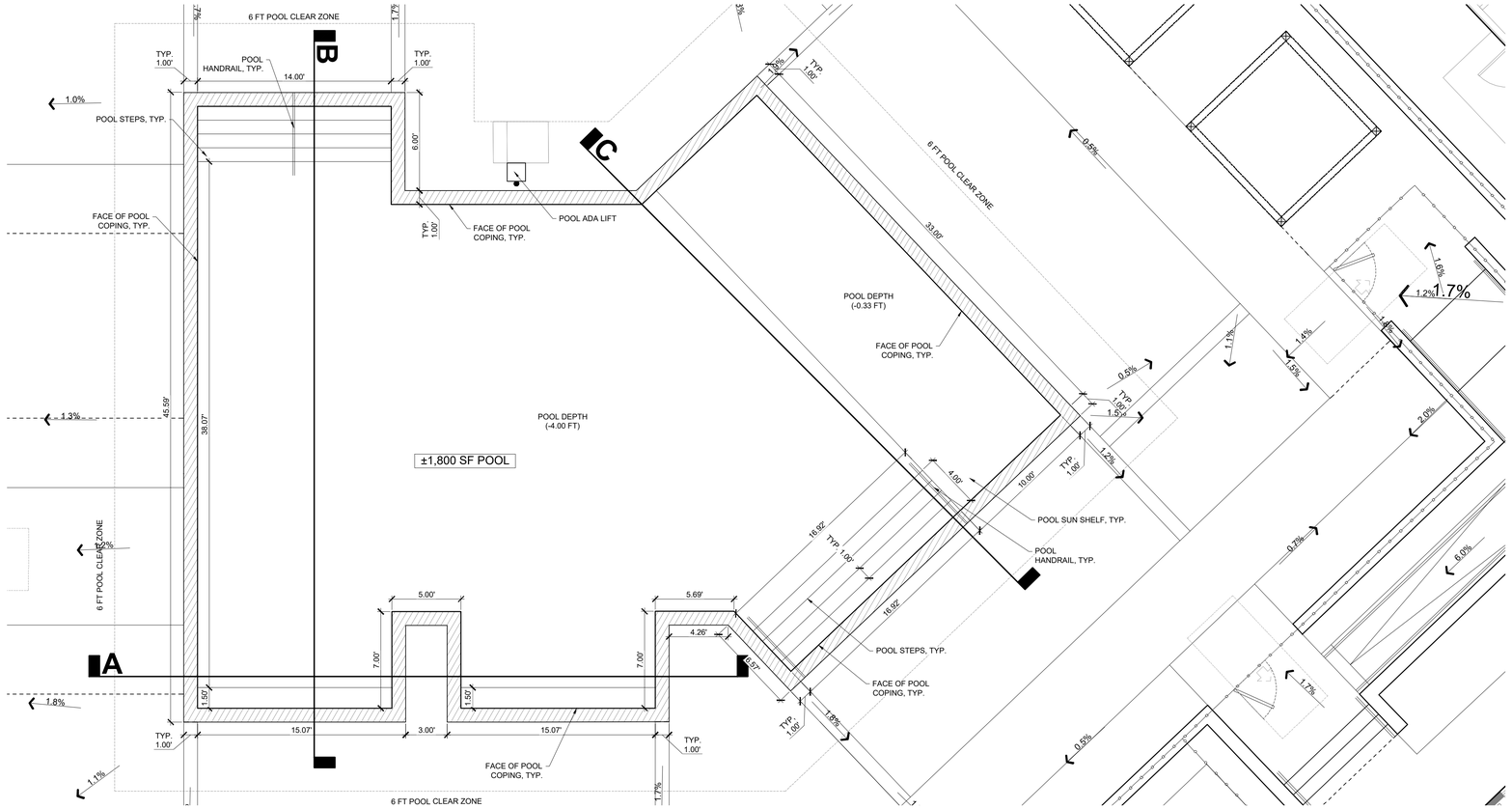
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SHEET TITLE

LAYOUT PLAN

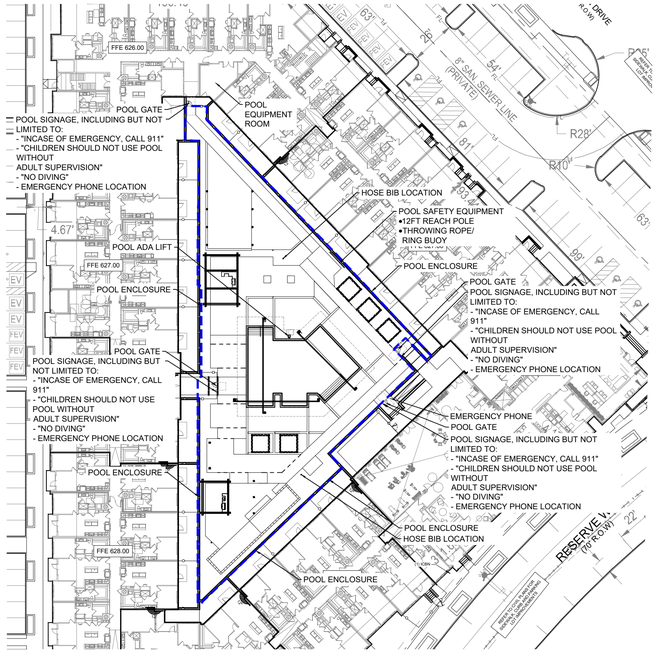
SHEET NUMBER

L1-08



01 POOL

SCALE: 1" = 5' - 0"



02 POOL SAFETY AND SIGNAGE

SCALE: 1" = 40' - 0"

POOL NOTES:

1. POOL SHALL COMPLY WITH ALL CURRENT TEXAS DEPARTMENT OF HEALTH STANDARDS FOR SWIMMING POOLS STANDARDS AND REGULATIONS.
2. CONTRACTOR TO SUBMIT ALL NECESSARY TECHNICAL CALCULATIONS, PLANS, DETAILS, AND SPECIFICATIONS TO LOCAL AND STATE JURISDICTIONAL AGENCIES FOR POOL PERMITTING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND FEES.
4. CONTRACTOR SHALL SUBMIT A FULL SET OF SHOP DRAWINGS TO OWNER/LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SUBMITTING APPLICATION TO LOCAL AND STATE AGENCIES. DRAWINGS SHALL INCLUDED BUT NOT LIMITED TO REGULATORY COMPLIANCE TABLES, TECHNICAL INFORMATION, SUPPLIER SCHEDULE AND DETAILS, STRUCTURAL PLANS, ELECTRICAL PLANS, PLUMBING PLANS, MECHANICAL PLANS, POOL DETAILS, ETC.
5. CONTRACTOR SHALL SUBMIT SAMPLES FOR APPROVAL TO OWNER/LANDSCAPE ARCHITECT FOR COPING, WATERLINE TILE, TOE TILE, POOL FINISH, ETC PRIOR TO APPLICATION SUBMITTAL, ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
6. POOL TILE AND FINISH COLOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.
7. A MINIMUM 4-FOOT BARRIER FENCE AND/OR WALL HAVE BEEN INCLUDED AROUND THE PERIMETER OF THE SWIMMING POOL THAT COMPLIES WITH LOCAL POOL CODE. NO FOOTHOLDS OR HANDHOLDS HAVE BEEN INCLUDED WITHIN THIS FENCE AND/OR WALL.
8. SELF CLOSING/LATCHING GATES SHALL BE PROVIDED PER CURRENT TEXAS DEPARTMENT OF HEALTH STANDARDS FOR SWIMMING POOLS AND SPAS.
9. 4 INCH MAXIMUM CLEARANCE BETWEEN ALL FENCE AND BUILDING/COLUMN CONNECTION POINTS.
10. FENCE AND/OR WALLS TO COMPLETELY ENCLOSE POOL AREA.
11. REFER TO ARCHITECTURAL PLANS FOR WINDOW / PATIO RAILING DETAILS THAT ARE WITHIN THE POOL AMENITY AREA.
12. REFER TO PLANS BY POOL CONTRACTOR FOR POOL, POOL DECK, ELECTRICAL, PLUMBING DESIGN AND DETAILS.
13. POOL NOTIFICATION SIGNAGE SHALL BE LOCATED AT ALL ENTRANCE POINTS LEADING INTO THE POOL/AMENITY AREA. SIGNAGE SHALL INDICATE NO GLASS IS TO BE ALLOWED WITHIN THE POOL AREA.
14. POOL OPERATION HOURS SIGNAGE SHALL BE INDICATED ON POOL NOTIFICATION SIGNAGE. SIGNAGE SHALL BE LOCATED IN A WELL LIT LOCATION.
15. POOL DECK DEPTH MARKING AND NO DIVING SYMBOLS TO BE SANDBLASTED AND PAINTED ONTO COPING.
16. POOL SAFETY EQUIPMENT AND EMERGENCY PHONE TO BE LOCATED IN AN ACCESSIBLE LOCATION AND MOUNTED WITHIN MAXIMUM 48" AFF.
17. INFORMATION RELATED TO THE POOL PERMIT PACKAGE SHALL BE SUBMITTED AT A LATER DATE BY POOL CONTRACTOR.

POOL FINISHES/MATERIALS:

POOL COPING

COPING:	PRECAST CONCRETE
TBD:	24" X 12" X 2"
GROUT:	TO MATCH COPING
COLOR:	WHITE
FINISH:	LIGHT SANDBLAST
APPROVAL:	SAMPLE

*DEPTH MARKERS AND NO DIVING TO BE ETCHED INTO COPING AND PAINTED WITH CONTRASTING COLOR

POOL TILE (WATERLINE)

VENDOR:	DALTILE OCEANSIDE CERAMIC MOSAICS
SIZE:	1 X 2 BRICK JOINT
COLOR:	SAPPHIRE
MATERIAL:	CERAMIC
DIMENSION:	6" BANDING
SUPPLIER:	DALTILE
CONTACT:	800-449-3591
APPROVAL:	SAMPLE

POOL TILE (DELINEATION - STEP / SUN SHELF)

VENDOR:	INTERSTYLE GLASS
SERIES:	SAXON BLUE
SIZE:	1 X 3
MATERIAL:	GLASS (MATTE FINISH)
DIMENSION:	2" BANDING
SUPPLIER:	KNOX TILE
CONTACT:	CANDACE BELTRAN 214-761-5669 X 235 CANDACE@KNOXTILE.COM
APPROVAL:	SAMPLE

POOL PLASTER

COLOR:	STANDARD WHITE PLASTER
APPROVAL:	CUT SHEET; SAMPLE

POOL ADA LIFT

VENDOR:	SR SMITH
MODEL:	aXs2 with CADDY, #310-0000C, REMOVABLE WITH LIFTLOCK ANCHOR ADDITIONAL BATTERY/CHARGER, #1001495
APPROVAL:	CUT SHEET

POOL STAIR HANDRAILS

VENDOR:	SR SMITH
MODEL:	ARTISAN SERIES STAIR RAILS
APPROVAL:	CUT SHEET

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CLIENT

STILLWATER CAPITAL
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DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENDRICK HETH
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#

8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1=5'

0 3 5 10

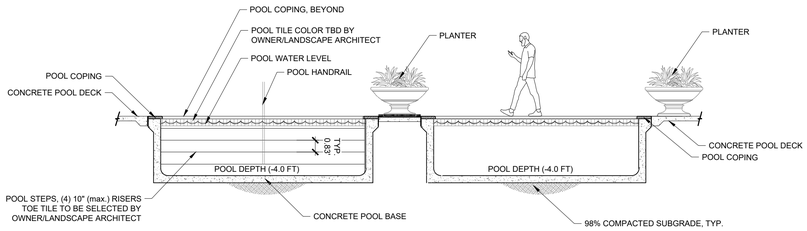
NORTH

SHEET TITLE

LAYOUT PLAN - POOL

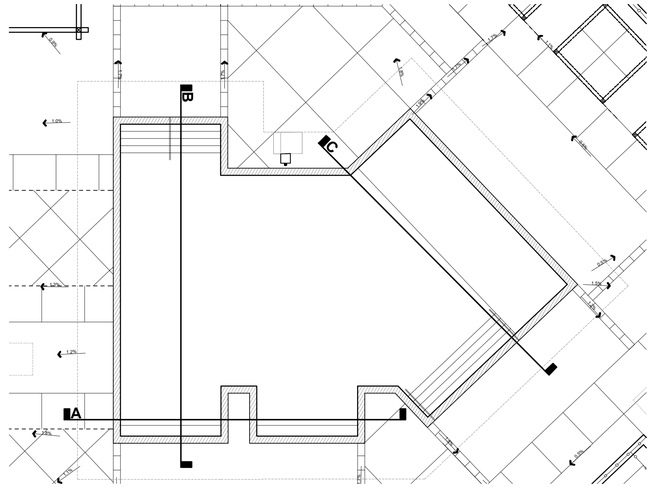
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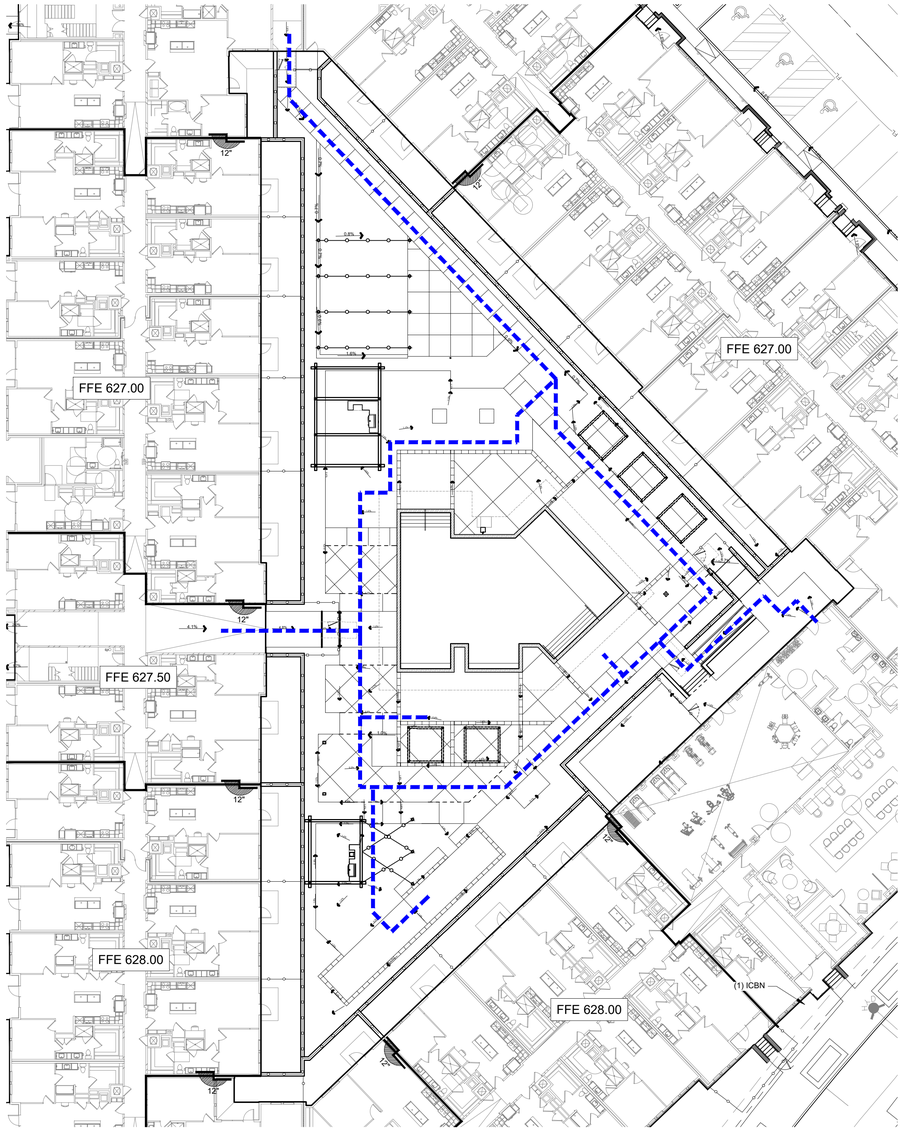
L1-09



01 POOL SECTION - A

SCALE: 1" = 5' - 0"


B
C
A
1.0%
1.0%
1.0%



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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRETH KENDRICK
2943
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

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SCALE

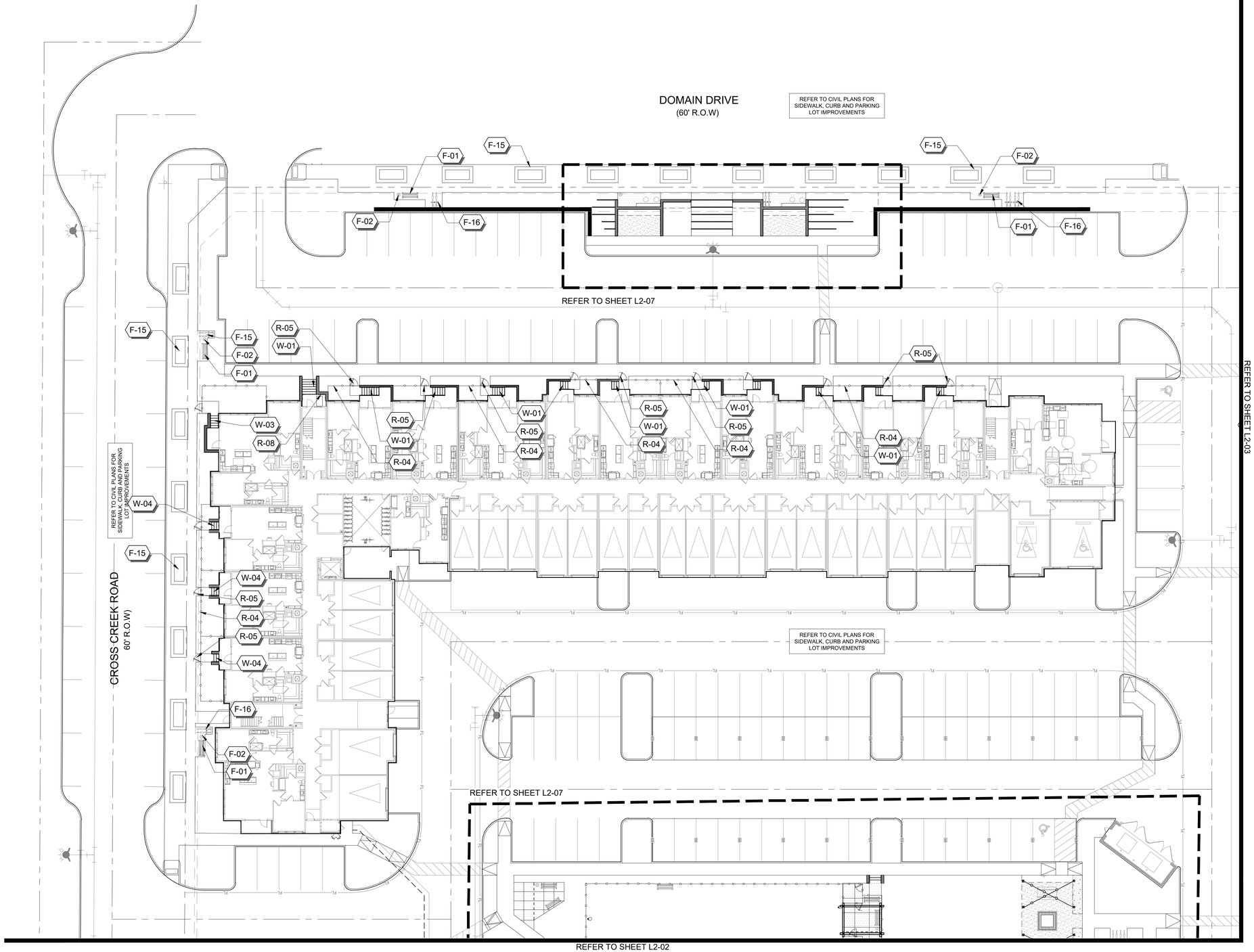
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HORZ: 1"=20'

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NORTH

SHEET TITLE
LAYOUT PLAN - POOL COURTYARD ACCESSIBLE ROUTE

SHEET NUMBER
L1-11



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
- COLOR: BUTTERFIELD, PEWTER(U14)
- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
- FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
- PATTERN: AS SHOWN

T3 CONCRETE PAVERS
- PRODUCT: MELVILLE PLANK
- COLOR: LUEDERS GRAY
- FINISH: —
- PATTERN: LINEAR PATTERN
- SIZE: 3PC LARGE
  - 7 1/2" X 11 13/16"
  - 7 1/2" X 15 3/4"
  - 7 1/2" X 19 11/16"
- MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
- COLOR: BUTTERFIELD, CHARCOAL(U28)
- PATTERN: AS SHOWN

PAVING NOTES

1. CONCRETE COLORS AND PATTERNS REFERENCED ARE DAVIS COLORS OR APPROVED EQUAL
2. BROOM FINISHES ARE TO BE PERPENDICULAR TO TRAVEL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER TO MATERIALS PLAN AND SITE DETAILS FOR MORE INFORMATION.

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT · HETH KENDRICK · 2943 · STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

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CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 20'

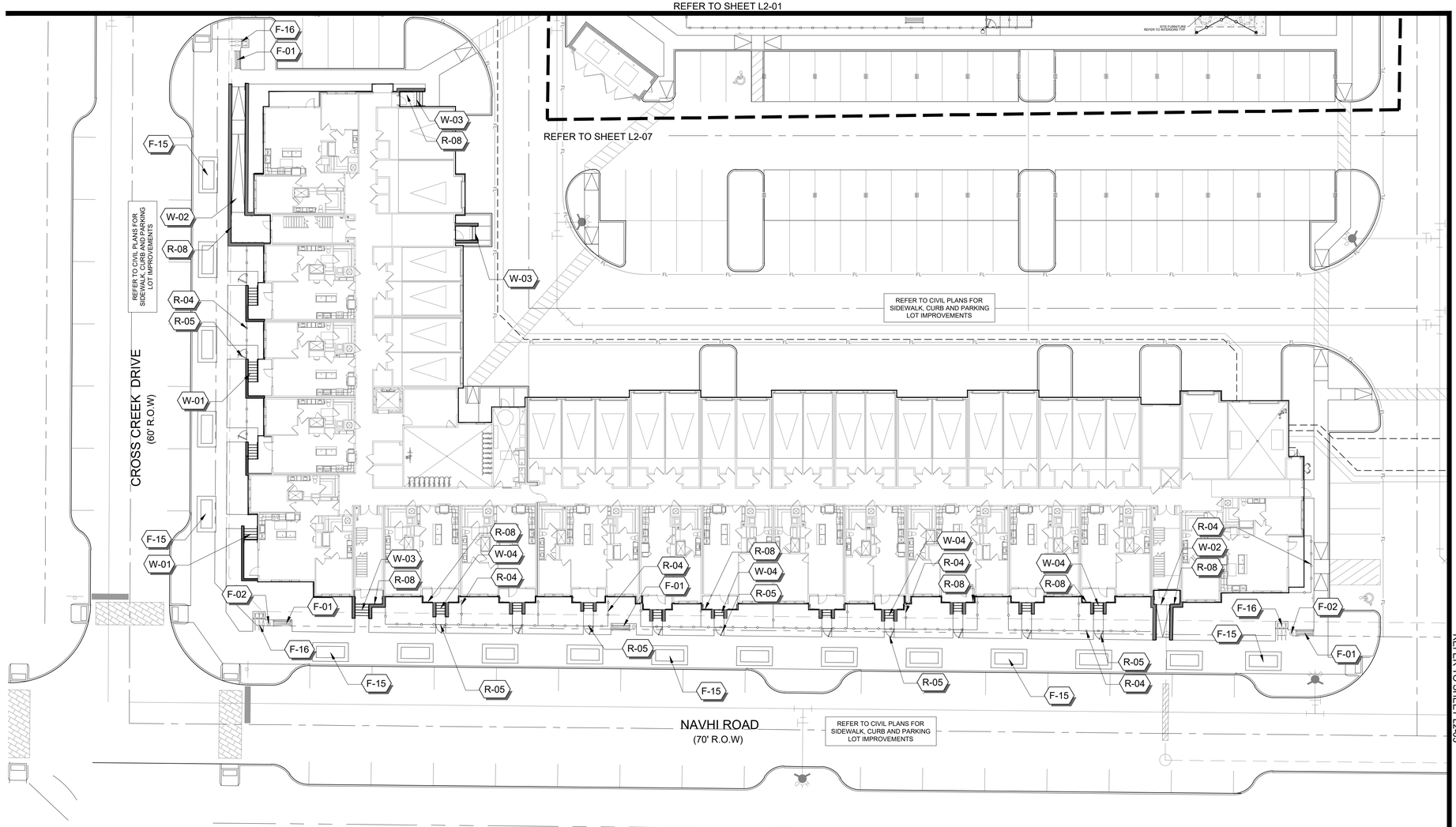
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SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-01



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
- COLOR: BUTTERFIELD, PEWTER(U14)
- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
- FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
- PATTERN: AS SHOWN

T3 CONCRETE PAVERS
- PRODUCT: MELVILLE PLANK
- COLOR: LUEDERS GRAY
- FINISH: ----
- PATTERN: LINEAR PATTERN
- SIZE: 3PC LARGE
  - -7 1/2" X 11 13/16"
  - -7 1/2" X 15 3/4"
  - -7 1/2" X 19 11/16"
- MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
- COLOR: BUTTERFIELD, CHARCOAL(U28)
- PATTERN: AS SHOWN

PAVING NOTES

1. CONCRETE COLORS AND PATTERNS REFERENCED ARE DAVIS COLORS OR APPROVED EQUAL.
2. BROOM FINISHES ARE TO BE PERPENDICULAR TO TRAVEL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER TO MATERIALS PLAN AND SITE DETAILS FOR MORE INFORMATION.

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KEITH KENDRICK
2947
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

NORTH

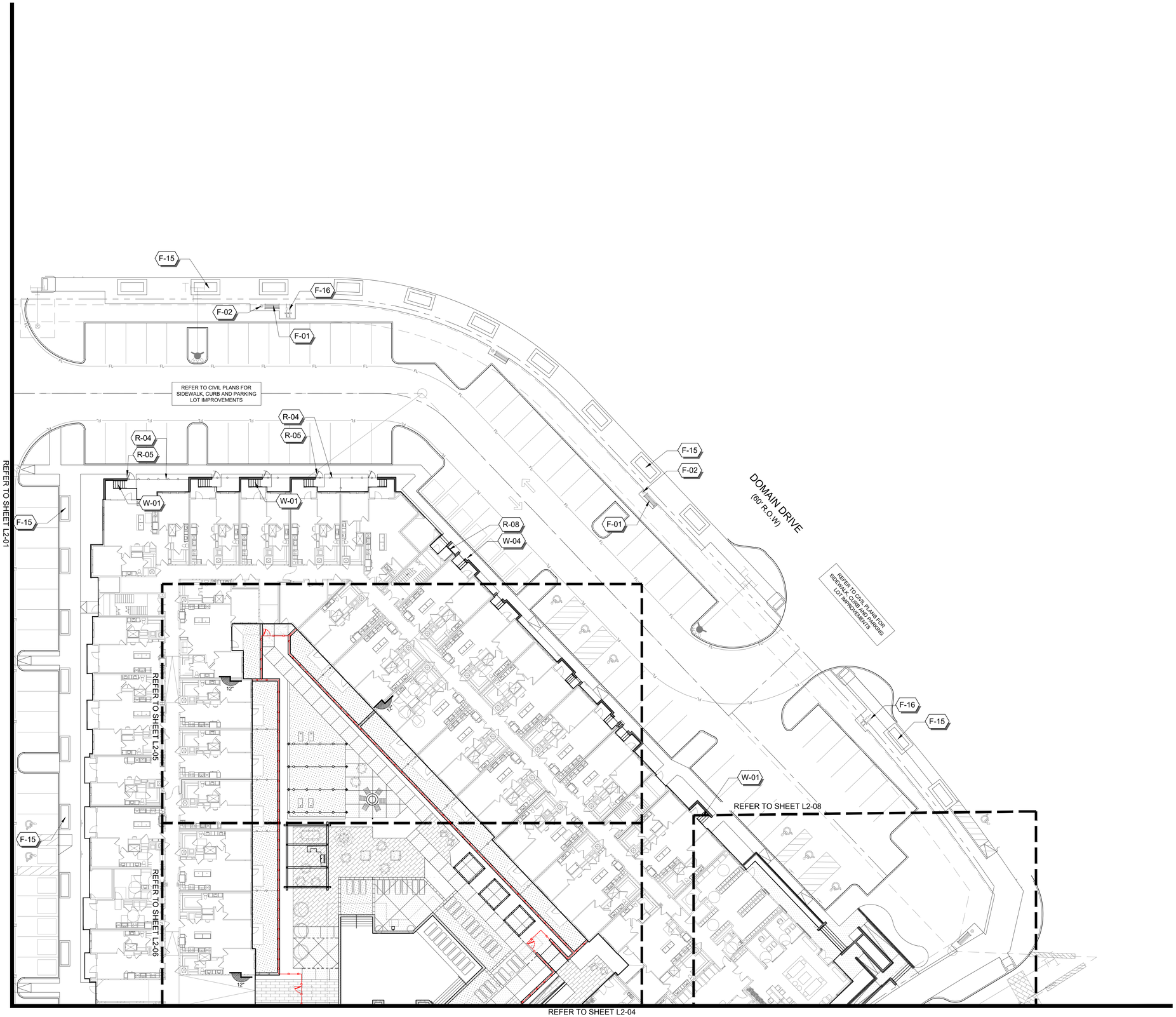
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SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-02



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
COLOR: STANDARD GRAY
FINISH: LIGHT BROOM BRUSH
PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
COLOR: BUTTERFIELD, PEWTER(U14)
ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
PATTERN: AS SHOWN

T3 CONCRETE PAVERS
PRODUCT: MELVILLE PLANK
COLOR: LUEDERS GRAY
FINISH: ---
PATTERN: LINEAR PATTERN
SIZE: 3PC LARGE
- 7 1/2" X 11 13/16"
- 7 1/2" X 15 3/4"
- 7 1/2" X 19 11/16"
MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
COLOR: BUTTERFIELD, CHARCOAL(U28)
PATTERN: AS SHOWN

PAVING NOTES

1. CONCRETE COLORS AND PATTERNS REFERENCED ARE DAVIS COLORS OR APPROVED EQUAL.
2. BROOM FINISHES ARE TO BE PERPENDICULAR TO TRAVEL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER TO MATERIALS PLAN AND SITE DETAILS FOR MORE INFORMATION.

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2941
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 20'

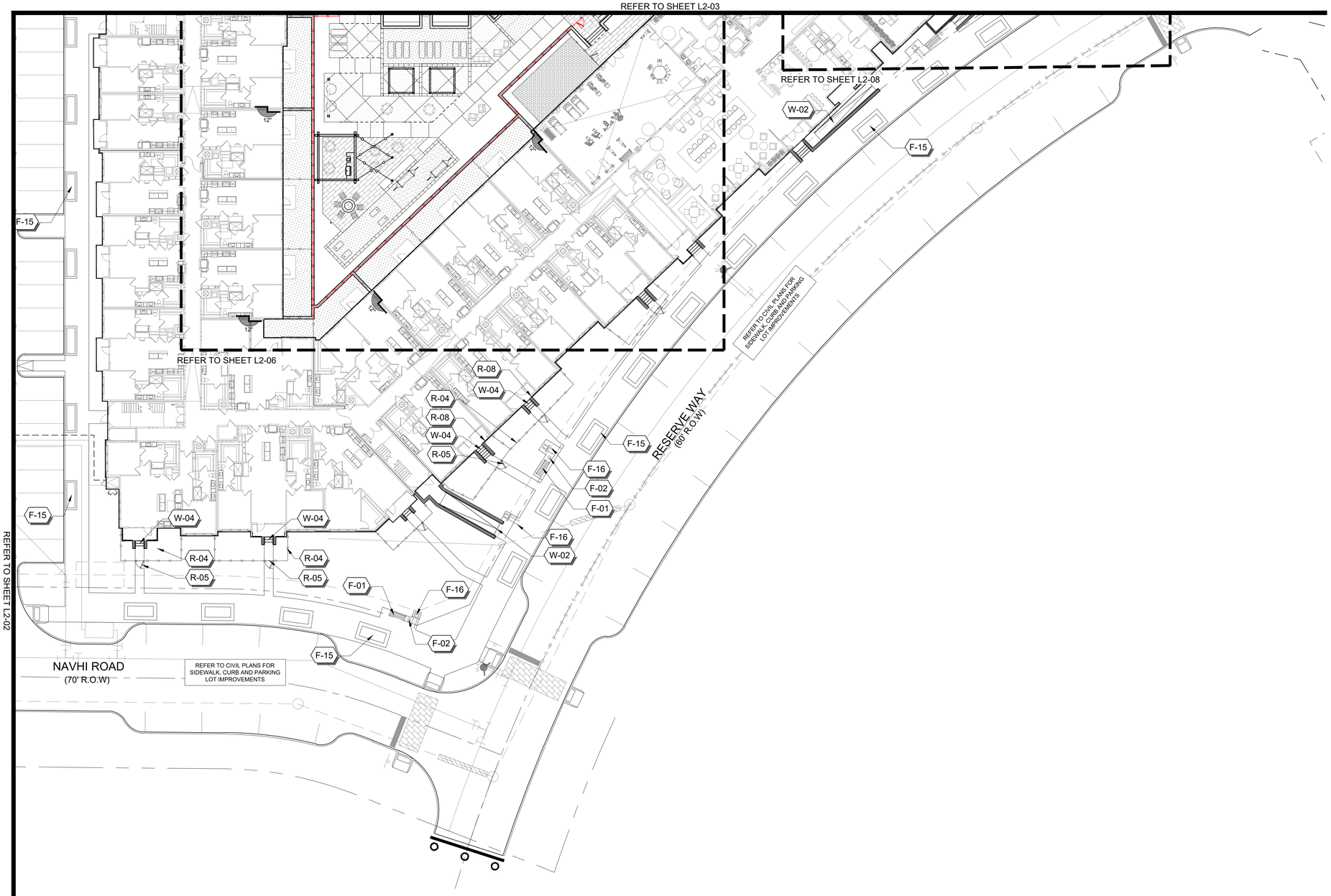
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SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-03



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
- COLOR: BUTTERFIELD, PEWTER(U14)
- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
- FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
- PATTERN: AS SHOWN

T3 CONCRETE PAVERS
- PRODUCT: MELVILLE PLANK
- COLOR: LUEDERS GRAY
- FINISH: ----
- PATTERN: LINEAR PATTERN
- SIZE: 3PC LARGE - 7 1/2" X 11 13/16" - 7 1/2" X 15 3/4" - 7 1/2" X 19 11/16"
- MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
- COLOR: BUTTERFIELD, CHARCOAL(U28)
- PATTERN: AS SHOWN

PAVING NOTES

1. CONCRETE COLORS AND PATTERNS REFERENCED ARE DAVIS COLORS OR APPROVED EQUAL.
2. BROOM FINISHES ARE TO BE PERPENDICULAR TO TRAVEL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER TO MATERIALS PLAN AND SITE DETAILS FOR MORE INFORMATION.

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2935
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 20'

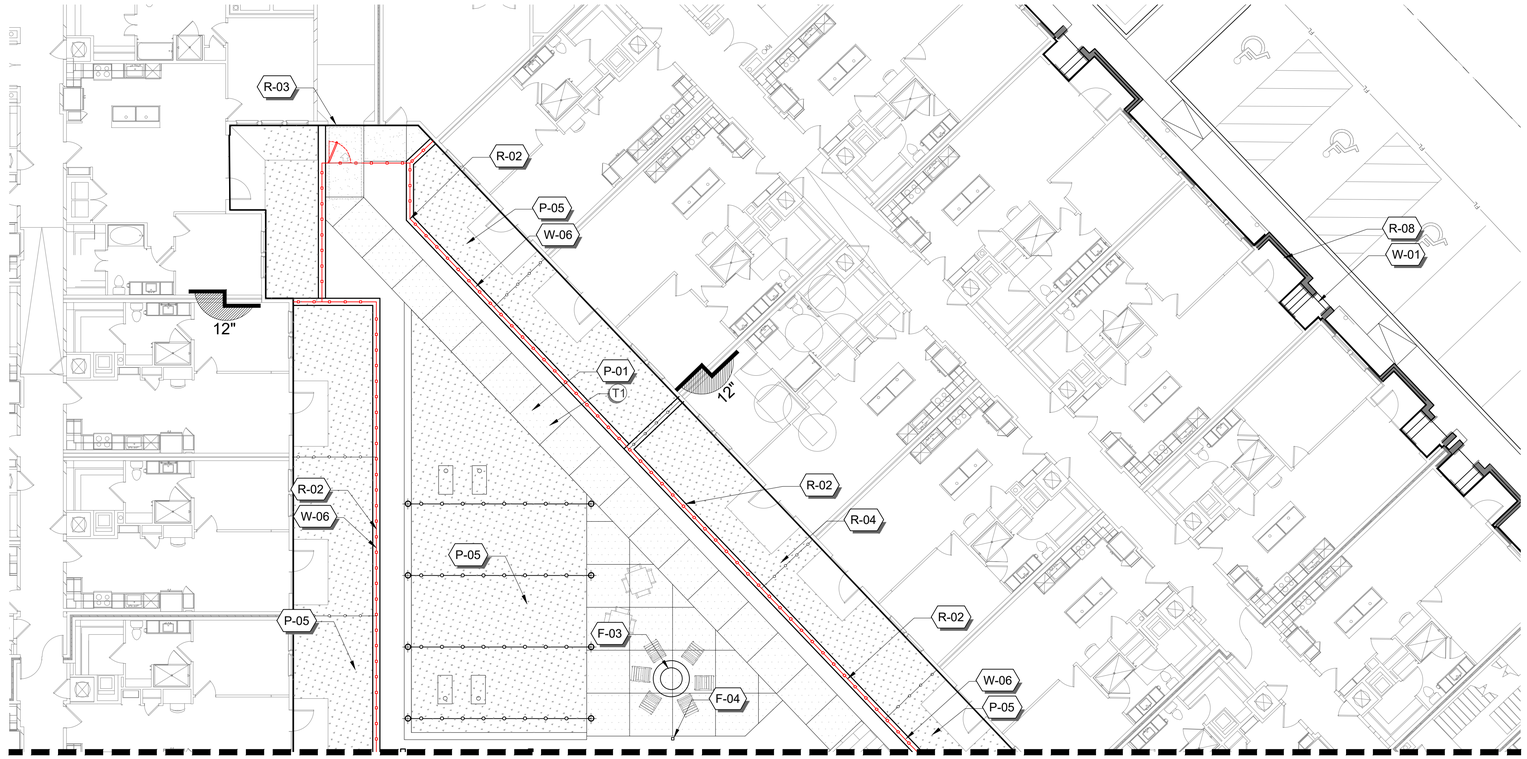
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SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-04



MATCHLINE 'A' REFER TO SHEET L2-06

01 POOL COURTYARD

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
- COLOR: BUTTERFIELD, PEWTER(U14)
- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
- FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
- PATTERN: AS SHOWN

T3 CONCRETE PAVERS
- PRODUCT: MELVILLE PLANK
- COLOR: LUEDERS GRAY
- FINISH: ---
- PATTERN: LINEAR PATTERN
- SIZE: 3PC LARGE
  - 7 1/2" X 11 13/16"
  - 7 1/2" X 15 3/4"
  - 7 1/2" X 19 11/16"
- MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
- COLOR: BUTTERFIELD, CHARCOAL(U28)
- PATTERN: AS SHOWN

PAVING NOTES

1. CONCRETE COLORS AND PATTERNS REFERENCED ARE DAVIS COLORS OR APPROVED EQUAL.
2. BROOM FINISHES ARE TO BE PERPENDICULAR TO TRAVEL UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE 5'x5' MOCKUP OF EACH PAVING TYPE FOR APPROVAL BY OWNER / LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. REFER TO MATERIALS PLAN AND SITE DETAILS FOR MORE INFORMATION.

LandDesign.
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CLIENT

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT · C. KEITH KENDRICK · 2995 · STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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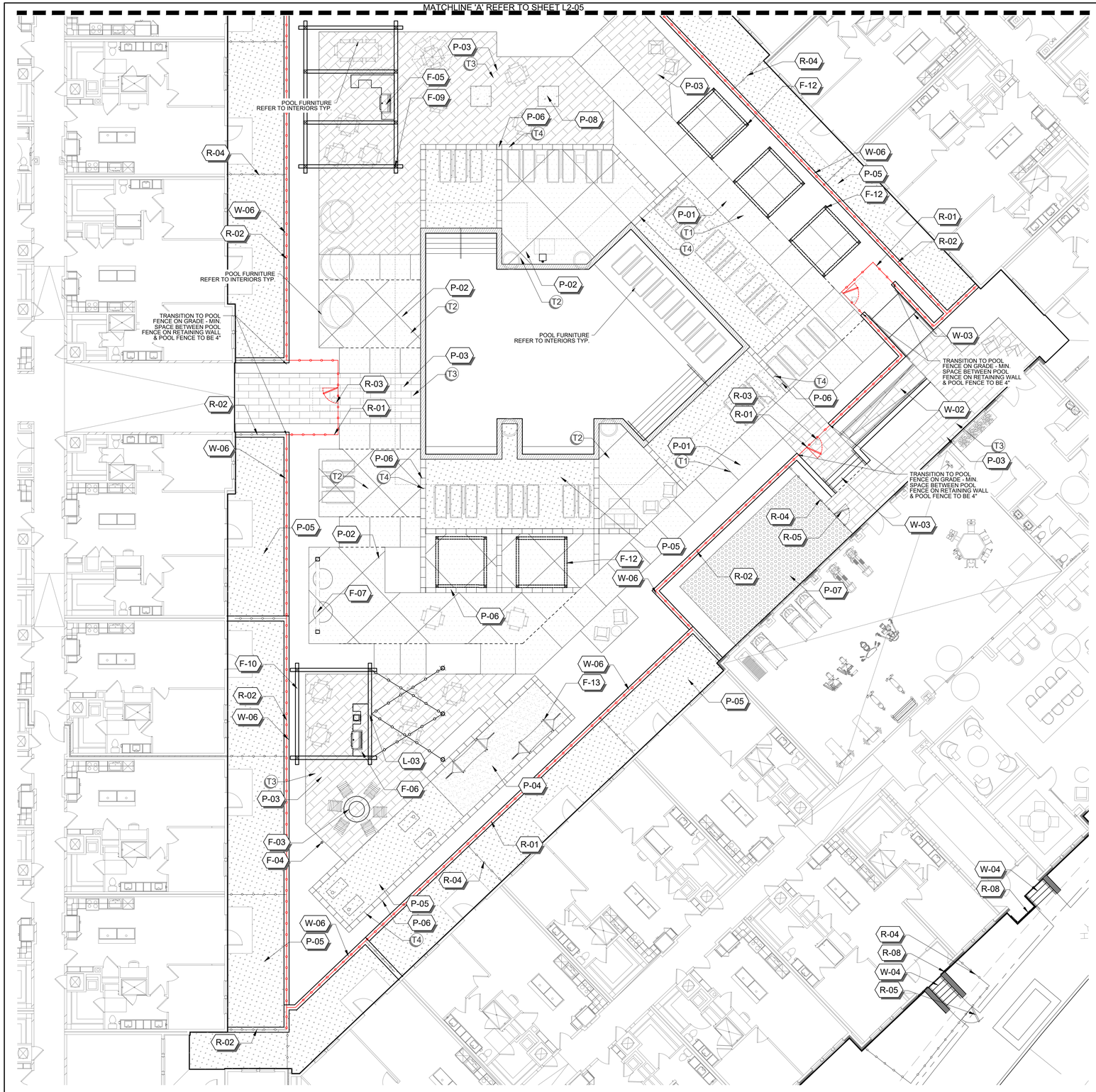
NORTH

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-05



01 POOL COURTYARD

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
F-04	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-05	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-06	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-07	SWING CHAIR	7/L4-05
F-08	SHADE STRUCTURE - DOG PARK	1/L4-11
F-09	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-10	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-11	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-12	POOL CABANA	5/L4-05
F-13	HAMMOCK	6/L4-05
F-14	PET WASTE STATION	4/L4-06
F-15	TREE WELL	2/L4-02
F-16	BIKE RACK	3/L4-06
F-17	FLOATING BENCH	1/L4-06
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
PAVING AND CURB		
P-01	CONCRETE PAVING	1/L4-01
P-02	CONCRETE POOL DECK	2/L4-01
P-03	CONCRETE PAVERS- PEDESTRIAN	3/L4-01
P-04	DECOMPOSED GRANITE	4/L4-01
P-05	SYNTHETIC TURF	5/L4-01
P-06	1 FOOT CONCRETE BANDING	9/L4-01
P-07	RESILIENT SURFACING	3/L4-02
P-08	ROCK MULCH	4/L4-02
P-09	STEEL EDGING	8/L4-01
RAILING AND FENCE		
R-01	POOL FENCE	1/L4-03
R-02	POOL FENCE ON RETAINING WALL	3/L4-03
R-03	POOL GATE	2/L4-03
R-04	PRIVATE YARD FENCE	4/L4-03
R-05	PRIVATE YARD GATE	5/L4-03
R-06	DOG PARK FENCE	6/L4-03
R-07	DOG PARK GATE	7/L4-03
R-08	GUARDRAIL	8/L4-03
WALLS AND STAIRS		
W-01	PATIO STEPS AND RAILING	4/L4-04
W-02	CONCRETE RAMP	2/L4-04
W-03	CONCRETE STEPS AND HANDRAILS W/STEP LIGHT	1/L4-04
W-04	STEPS W/CHEEK WALL	3/L4-04
W-05	GUARDRAIL W/FACADE	5/L4-04
W-06	POOL RETAINING WALL	3/L4-03
W-07	SITE WALL	6/L4-04

PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

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- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
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- COLOR: LUEDERS GRAY
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- SIZE: 3PC LARGE
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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BEN WADE HETH KENDRICK
2942
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

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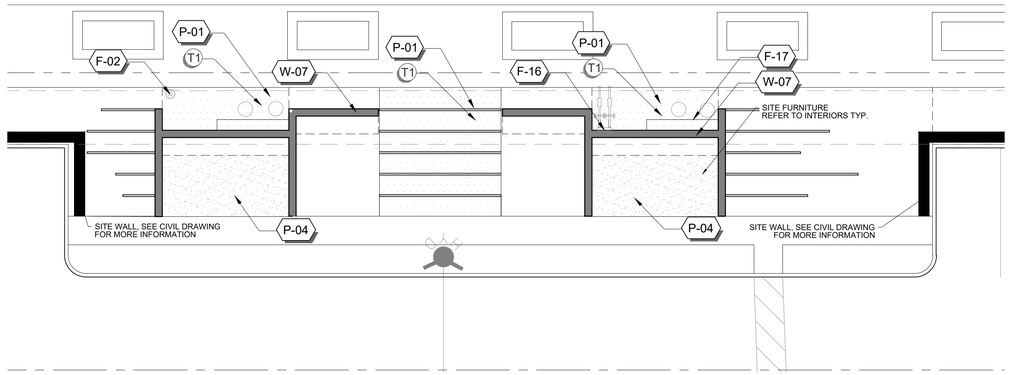
NORTH

SHEET TITLE

MATERIALS PLAN

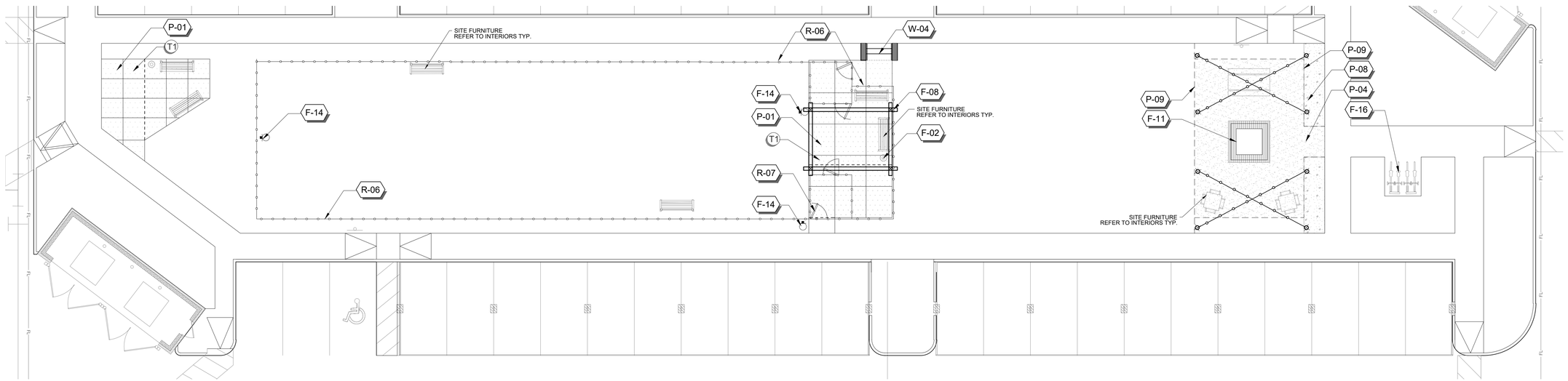
SHEET NUMBER

L2-06



01 POCKET PARK





02 DOG PARK

PAVING SCHEDULE

T1	CONCRETE PAVING, STANDARD	
	COLOR:	STANDARD GRAY
	FINISH:	LIGHT BROOM BRUSH
	PATTERN:	SCORE AS SHOWN
T2	CONCRETE PAVING, POOL DECK	
	COLOR:	BUTTERFIELD, PEWTER(U14)
	ACCENT COLOR:	BUTTERFIELD, CHARCOAL (U28)
	FINISH:	BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
	PATTERN:	AS SHOWN
T3	CONCRETE PAVERS	
	PRODUCT:	MELVILLE PLANK
	COLOR:	LUEDERS GRAY
	FINISH:	----
	PATTERN:	LINEAR PATTERN
	SIZE:	3PC LARGE - 7 1/2" X 11 13/16" - 7 1/2" X 15 3/4" - 7 1/2" X 19 11/16"
	MANUFACTURER:	BELGARD
T4	1 FOOT CONCRETE BANDING	
	COLOR:	BUTTERFIELD, CHARCOAL(U28)
	PATTERN:	AS SHOWN

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LIGHTING AND ELECTRICAL		
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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRETH KENDRICK
2922
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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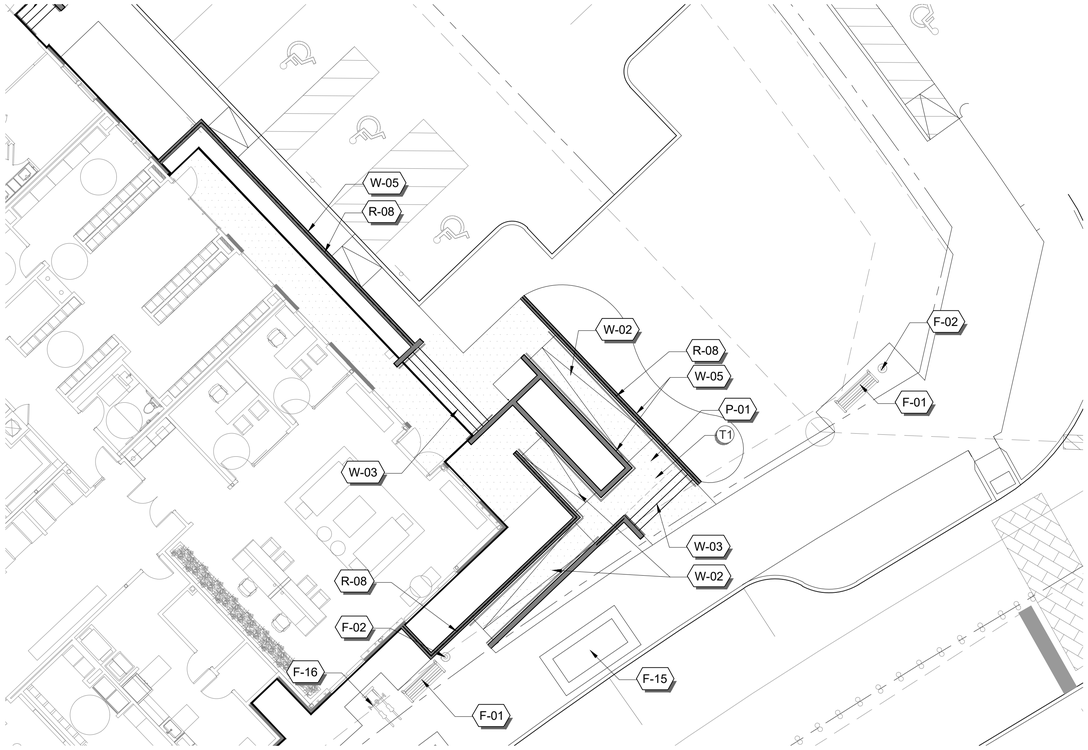
NORTH

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L2-07



01 LEASING PLAZA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE FURNISHINGS		
F-01	STREETSCAPE BENCH	1/L4-05
F-02	TRASH RECEPTACLE	2/L4-05
F-03	FIRE PIT	3/L4-05
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F-15	BIKE RACK	3/L4-06
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F-17		
LIGHTING AND ELECTRICAL		
L-03	STRING LIGHTS STEEL POLE	5/L4-12
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P-01	CONCRETE PAVING	1/L4-01
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PAVING SCHEDULE

T1 CONCRETE PAVING, STANDARD
- COLOR: STANDARD GRAY
- FINISH: LIGHT BROOM BRUSH
- PATTERN: SCORE AS SHOWN

T2 CONCRETE PAVING, POOL DECK
- COLOR: BUTTERFIELD, PEWTER(U14)
- ACCENT COLOR: BUTTERFIELD, CHARCOAL (U28)
- FINISH: BUTTERFIELD, LIGHT ITALIAN SLATE FINISH
- PATTERN: AS SHOWN

T3 CONCRETE PAVERS
- PRODUCT: MELVILLE PLANK
- COLOR: LUEDERS GRAY
- FINISH: ---
- PATTERN: LINEAR PATTERN
- SIZE: 3PC LARGE
  - 7 1/2" X 11 13/16"
  - 7 1/2" X 15 3/4"
  - 7 1/2" X 19 11/16"
- MANUFACTURER: BELGARD

T4 1 FOOT CONCRETE BANDING
- COLOR: BUTTERFIELD, CHARCOAL(U28)
- PATTERN: AS SHOWN

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KEY MAP

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STATE OF TEXAS

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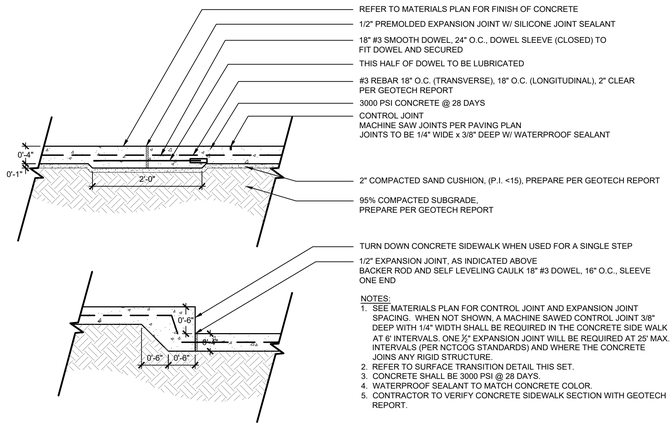
NORTH

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

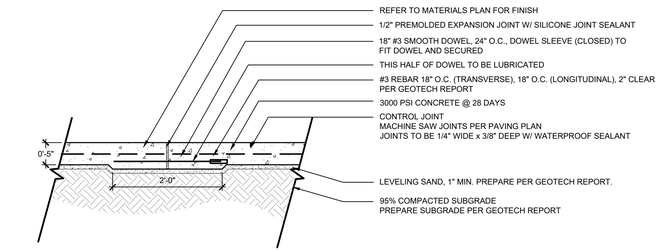
L2-08



NOTES:
1. SEE MATERIALS PLAN FOR CONTROL JOINT AND EXPANSION JOINT SPACING. WHEN NOT SHOWN, A MACHINE SAWED CONTROL JOINT 3/8" DEEP WITH 1/4" WIDTH SHALL BE REQUIRED IN THE CONCRETE SIDE WALK AT 6' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 25' MAX. INTERVALS (PER NCTCOG STANDARDS) AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE.
2. REFER TO SURFACE TRANSITION DETAIL THIS SET.
3. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
4. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
5. CONTRACTOR TO VERIFY CONCRETE SIDEWALK SECTION WITH GEOTECH REPORT.

1 CONCRETE PAVING

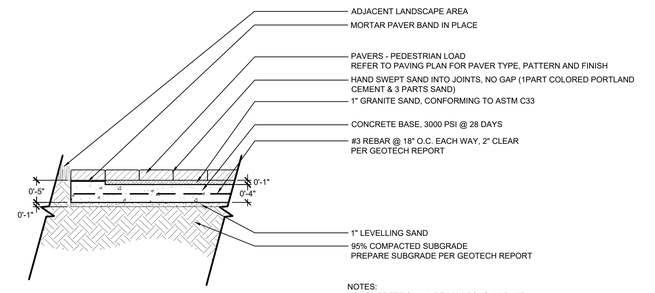
NTS



NOTES:
1. SEE MATERIALS PLAN FOR CONTROL JOINT AND EXPANSION JOINT SPACING. WHEN NOT SHOWN, A MACHINE SAWED CONTROL JOINT 1" DEEP WITH 1/4" WIDTH SHALL BE REQUIRED IN THE CONCRETE POOL DECK AT 6' INTERVALS. ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 25' MIN. INTERVALS AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE. ALL JOINTS NOT TO EXCEED 15FT.
2. CONCRETE SHALL BE 3000psi @ 28 DAYS.
3. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
4. CONTRACTOR TO VERIFY CONCRETE PAVING SECTION WITH GEOTECH REPORT.
5. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
6. CONTRACTOR TO PROVIDE 6'x6' MOCKUPS OF CONCRETE POOL DECK CONCRETE REPRESENTING FINAL CONCRETE COLOR/FINISH FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

2 CONCRETE POOL DECK

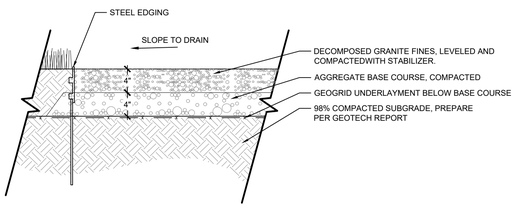
NTS



NOTES:
1. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
2. REFER TO MATERIALS PLAN FOR PAVER TYPE, PATTERN AND FINISH.
3. REFER TO SURFACE TRANSITION DETAIL THIS SET.
4. PAVER MOCKUP TO BE CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY PAVER SECTION WITH GEOTECH REPORT.
6. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

3 CONCRETE PAVERS - PEDESTRIAN

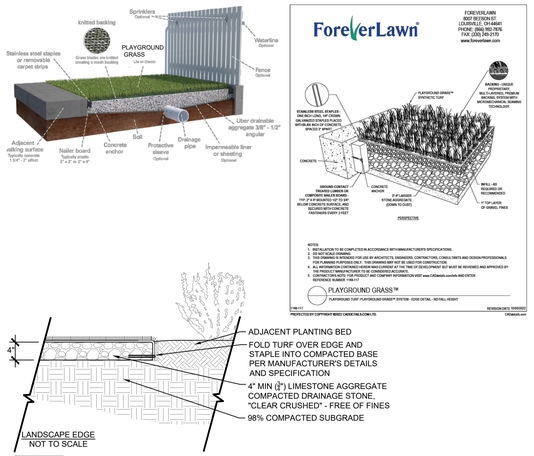
NTS



NOTES:
1. REFER TO MATERIALS PLAN FOR LOCATION AND DIMENSIONS OF DECOMPOSED GRANITE FINES AREA.
2. CONTRACTOR MUST VERIFY THIS PAVEMENT SECTION WITH CONSULTING GEOTECH PRIOR TO INSTALLATION.
3. PRIOR TO CONSTRUCTION, CONTRACTOR TO SUBMIT SAMPLE OF CRUSHED GRAVEL/FINES AND STABILIZER TO LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL GRAVEL BASE, CRUSHED OR FINES SHALL BE FREE OF FOREIGN MATERIAL.

4 DECOMPOSED GRANITE

NTS



SPECIFICATIONS:

MANUFACTURER
FOREVER LAWN

PRODUCT
K9GRASS CLASSIC
FACE WEIGHT: 72 OZ
TOTAL WEIGHT: 80 OZ

YARN TYPE
GRASS ZONE: POLYETHYLENE MONOFILAMENT
THATCH ZONE: HEAT SET TEXTURED NYLON MONOFILAMENT

YARN COLOR
PRIMARY: SUMMER GREEN
SECONDARY: TURF GREEN

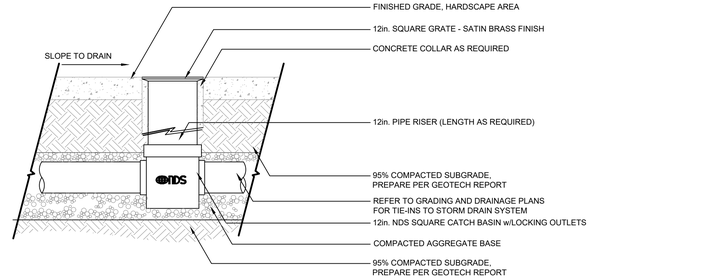
OTHER
BLADE HEIGHT: 1 3/8"

CONTACT
FOREVER LAWN TEXAS
JASON DELPH
972.333.0228
JASON@TX.FOREVERLAWN.COM

NOTES:
1. INSTALL AND SECURE SYNTHETIC TURF PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. INSTALL TURF UNDERGROUND DRAINAGE SYSTEM PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO MATERIALS PLAN FOR LOCATION.
4. REFER TO CIVIL PLAN FOR DRAINAGE PIPE LOCATIONS AND TIE-INS.

5 SYNTHETIC TURF

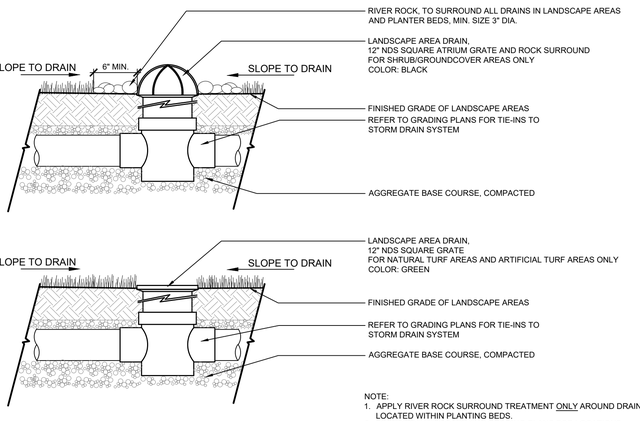
NTS



NOTES:
1. DRAIN TO BE NDS 2in. SATIN BRASS FINISH GRATE, w/ 12in SQUARE CATCH BASIN OR EQUIVALENT. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. DRAIN GRATE TO BE ADA COMPLIANT.
3. REFER TO GRADING PLANS FOR LOCATIONS.
4. REFER TO LAYOUT AND MATERIALS PLANS FOR ADJACENT PAVING MATERIAL..

6 HARDSCAPE AREA DRAIN

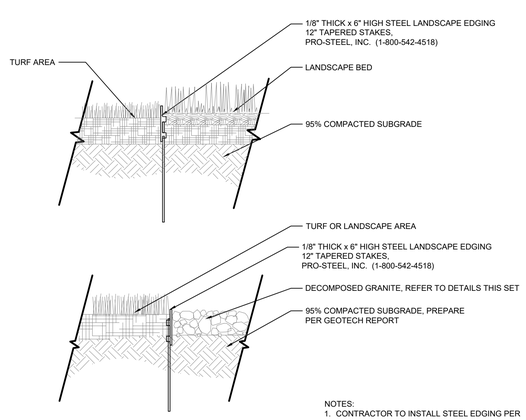
NTS



NOTE:
1. APPLY RIVER ROCK SURROUND TREATMENT ONLY AROUND DRAINS LOCATED WITHIN PLANTING BEDS.
2. REFER TO LANDSCAPE AND GRADING PLANS FOR LOCATIONS.

7 LANDSCAPE AREA DRAIN

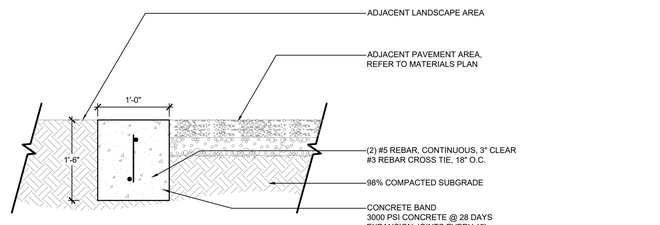
NTS



NOTES:
1. CONTRACTOR TO INSTALL STEEL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. THE COLOR OF EDGING IS BLACK.

8 STEEL EDGING

NTS



NOTES:
1. REFER TO MATERIAL PLAN FOR BANDING LOCATION
2. WHEN NOT SHOWN, ONE ½" EXPANSION JOINT WILL BE REQUIRED AT 15' MAX. INTERVALS AND WHERE THE CONCRETE JOINS ANY RIGID STRUCTURE.
3. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
4. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
5. CONTRACTOR TO VERIFY CONCRETE CURB SECTION WITH GEOTECH REPORT.

9 1 FOOT CONCRETE BANDING

NTS

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WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
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DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENDRICK CLAYTON
2995
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

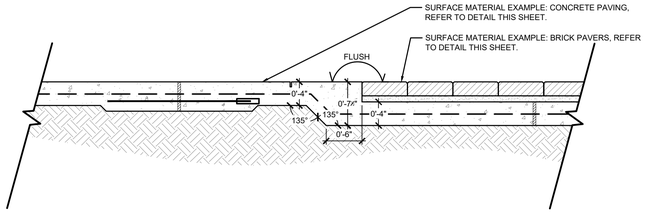
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SITE DETAILS

SHEET NUMBER

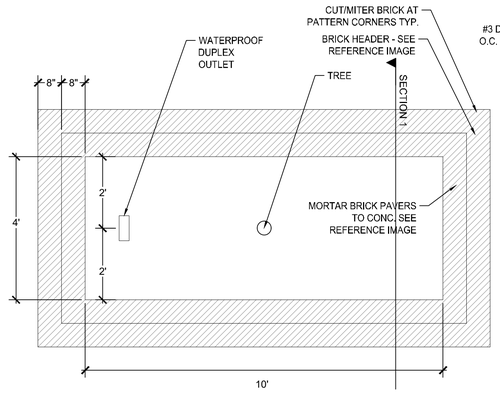
L4-01



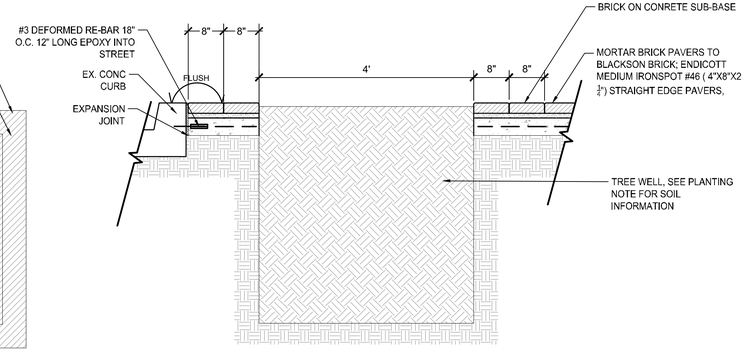
NOTES:
1. SEE MATERIALS, AND PLANTING PLAN FOR LOCATIONS OF SURFACE MATERIALS.
2. WHERE PAVERS ARE INSTALLED OR CHANGES IN SURFACE MATERIAL OCCUR, THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN MATERIALS. IF THERE IS A LEVEL CHANGE, THE CONTRACTOR SHALL CONFIRM A FLUSH CONDITION BETWEEN THE TWO MATERIALS.
3. CONTRACTOR SHALL CONFIRM THAT ALL SURFACE MATERIALS ARE STABLE, FIRM, AND SLIP RESISTANT AS DESIGNED.
4. CONCRETE SHALL BE 3000 PSI @ 28 DAYS

1 SURFACE TRANSITIONS

NTS



PLAN



SECTION



NOTES:

1. REFER TO DESIGN STANDARD FOR 'THE RESERVE,' NEIGHBORHOOD CENTER TWO SUB-DISTRICT SECTION 14.4:
TREE PLANTERS – EXCEPT ALONG E. BROAD STREET AND MATLOCK ROAD, STREET TREES SHALL BE CENTERED WITHIN FOUR (4) FOOT BY TEN (10) FOOT PLANTERS AS LEAVE-OUTS WITHIN THE SIDEWALK AND SURROUNDED WITH EITHER A TWELVE (12) INCH HIGH ORNAMENTAL STEEL FENCE OR BRICK TURN-UP EDGE. THESE PLANTERS SHALL ALSO CONSIST OF EVERGREEN GROUNDCOVER AND PERENNIAL PLANTINGS FOR AESTHETIC INTEREST. THE STREET-FACING LEADING EDGE OF ALL PLANTERS SHALL BE PLACED ONE AND A HALF (1.5) FEET FROM THE FACE OF THE CURB TO ALLOW CLEARANCE FOR PASSENGER CAR DOORS TO OPEN.

2 TREE WELL

NTS

NOTES:
1. CONTRACTOR TO INSTALL RESILIENT SURFACING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
2. CONTRACTOR TO MOCK UP RESILIENT SURFACING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
3. CONCRETE PAVING TO BE INSTALLED PER CITY OF DALLAS SIDEWALK DETAILS.
4. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
5. WATERPROOF SEALANT TO MATCH CONCRETE COLOR.
6. CONTRACTOR TO VERIFY CONCRETE SIDEWALK SECTION WITH GEOTECH REPORT.

3 RESILIENT SURFACING

NTS

NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE OF STONE TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR APPROVAL.
2. REFER TO MATERIAL PLAN FOR ADDITIONAL INFORMATION.
3. REFER TO SURFACE TRANSITION DETAIL THIS SET.

4 ROCK MULCH

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CLIENT

STILLWATER CAPITAL
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DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRETH KENDRICK
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#

8522010

REVISION / ISSUANCE

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	PERMIT SET	12/15/2025

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DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

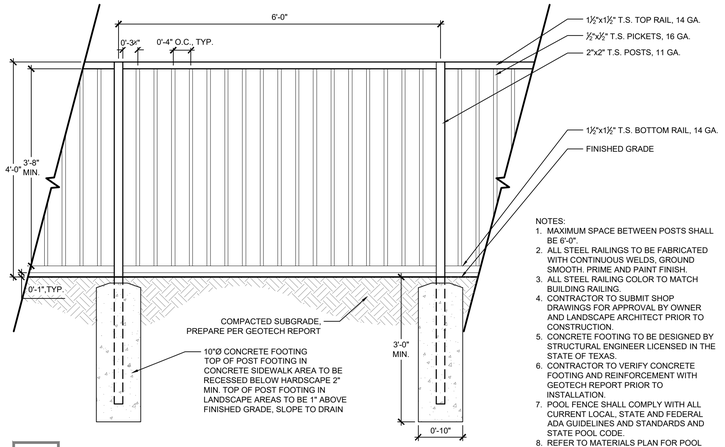
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SHEET TITLE

SITE DETAILS

SHEET NUMBER

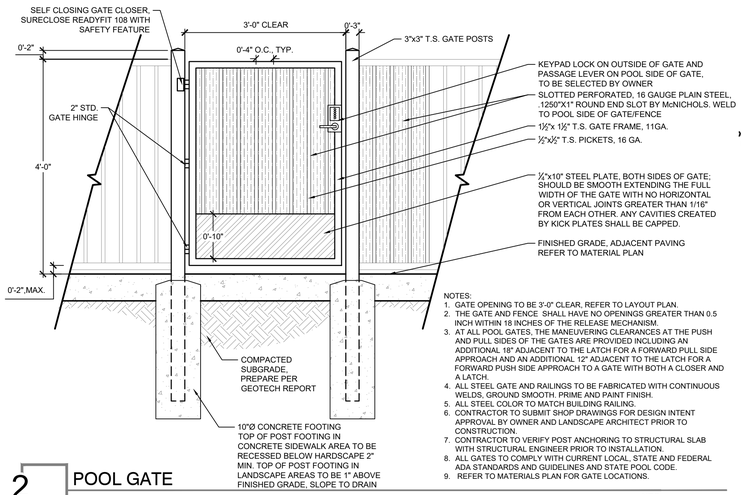
L4-02



NOTES:
1. MAXIMUM SPACE BETWEEN POSTS SHALL BE 6'-0".
2. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
3. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONCRETE FOOTING TO BE DESIGNED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
6. CONTRACTOR TO VERIFY CONCRETE FOOTING AND REINFORCEMENT WITH GEOTECH REPORT PRIOR TO INSTALLATION.
7. POOL FENCE SHALL COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL ADA GUIDELINES AND STANDARDS AND STATE POOL CODE.
8. REFER TO MATERIALS PLAN FOR POOL FENCE LOCATION.

1 POOL FENCE

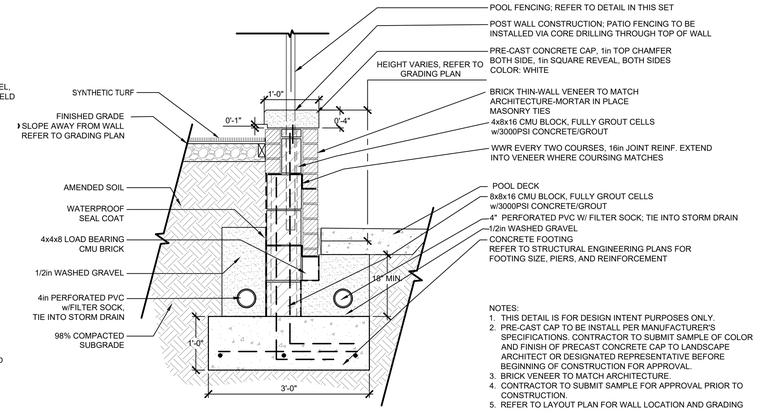
NTS



NOTES:
1. GATE OPENING TO BE 3'-0" CLEAR. REFER TO LAYOUT PLAN.
2. THE GATE AND FENCE SHALL HAVE NO OPENINGS GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM.
3. AT ALL POOL GATES, THE MANEUVERING CLEARANCES AT THE PUSH AND PULL SIDES OF THE GATES ARE PROVIDED INCLUDING AN ADDITIONAL 18" ADJACENT TO THE LATCH FOR A FORWARD PULL SIDE APPROACH AND AN ADDITIONAL 12" ADJACENT TO THE LATCH FOR A FORWARD PUSH SIDE APPROACH TO A GATE WITH BOTH A CLOSER AND A LATCH.
4. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND PAINT FINISH.
5. ALL STEEL COLOR TO MATCH BUILDING RAILING.
6. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR DESIGN INTENT APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO VERIFY POST ANCHORING TO STRUCTURAL SLAB WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
8. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES AND STATE POOL CODE.
9. REFER TO MATERIALS PLAN FOR GATE LOCATIONS.

2 POOL GATE

NTS



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. PRE-CAST CAP TO BE INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SUBMIT SAMPLE OF COLOR AND FINISH OF PRECAST CONCRETE CAP TO LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE BEFORE BEGINNING OF CONSTRUCTION FOR APPROVAL.
3. BRICK VENEER TO MATCH ARCHITECTURE.
4. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. REFER TO LAYOUT PLAN FOR WALL LOCATION AND GRADING PLAN FOR FINAL WALL HEIGHTS.
6. ALL RETAINING WALLS OVER 30in TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
7. ALL REINFORCEMENT IS FOR GRAPHICAL PURPOSES ONLY.
8. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.

3 POOL FENCE ON RETAINING WALL

NTS

NOTES:
1. MAXIMUM SPACE BETWEEN POSTS SHALL BE 6'-0".
2. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
3. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY FOOTING WITH STRUCTURAL ENGINEERING.
6. GAP BETWEEN TERMINAL POSTS AND BUILDING WHERE FENCE ABUTS BUILDING SHALL BE 2" MAXIMUM.
7. REFER TO MATERIALS PLAN FOR PRIVATE YARD FENCE LOCATION.

4 PRIVATE YARD FENCE

NTS

NOTES:
1. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
2. ALL STEEL COLOR TO MATCH BUILDING RAILING.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY FOOTING WITH STRUCTURAL ENGINEERING.
5. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
6. REFER TO MATERIALS PLAN FOR PRIVATE YARD GATE LOCATIONS.

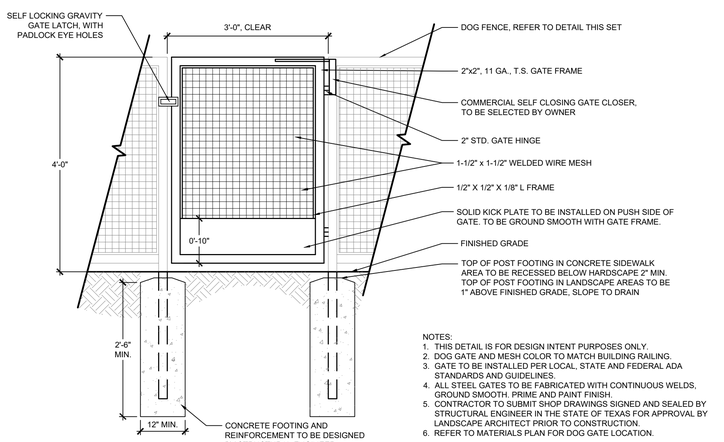
5 PRIVATE YARD GATE

NTS

NOTES:
1. THIS IS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. FENCE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
3. FENCE AND MESH COLOR TO MATCH ARCHITECTURAL BUILDING RAILING.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY CONCRETE FOOTING AND REINFORCEMENT WITH GEOTECH REPORT AND STRUCTURAL ENGINEERING PRIOR TO CONSTRUCTION.
6. ALL FENCES TO COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
7. REFER TO MATERIALS PLAN FOR DOG FENCE LOCATIONS.

6 DOG PARK FENCE

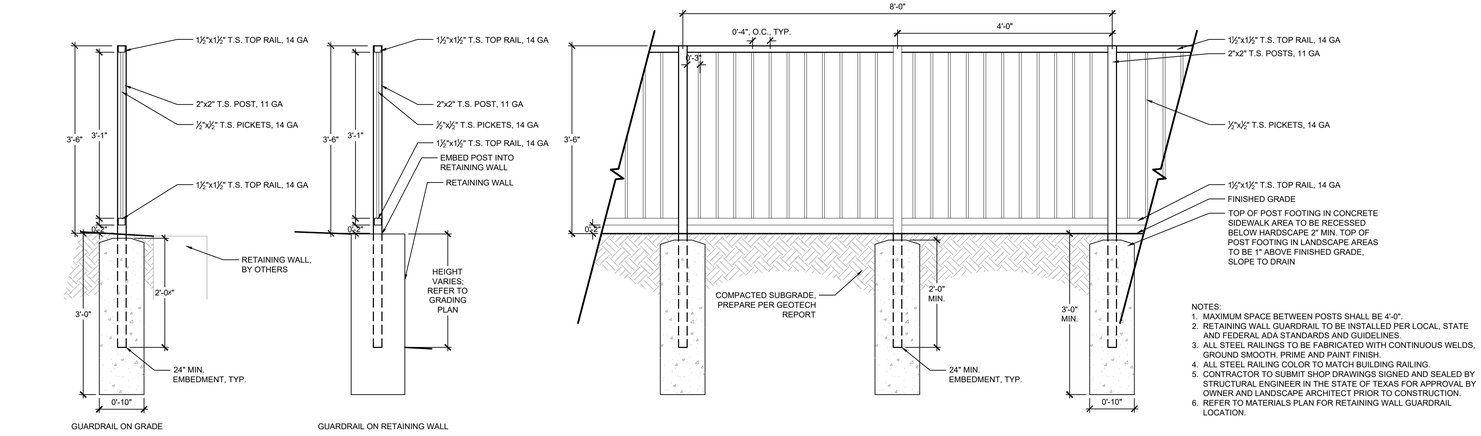
NTS



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. DOG GATE AND MESH COLOR TO MATCH BUILDING RAILING.
3. GATE TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
4. ALL STEEL GATES TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER IN THE STATE OF TEXAS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. REFER TO MATERIALS PLAN FOR DOG GATE LOCATION.

7 DOG PARK GATE

NTS



NOTES:
1. MAXIMUM SPACE BETWEEN POSTS SHALL BE 4'-0".
2. RETAINING WALL GUARDRAIL TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
3. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
4. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER IN THE STATE OF TEXAS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. REFER TO MATERIALS PLAN FOR RETAINING WALL GUARDRAIL LOCATION.

8 GUARDRAIL

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KEY MAP

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MANSFIELD, TX

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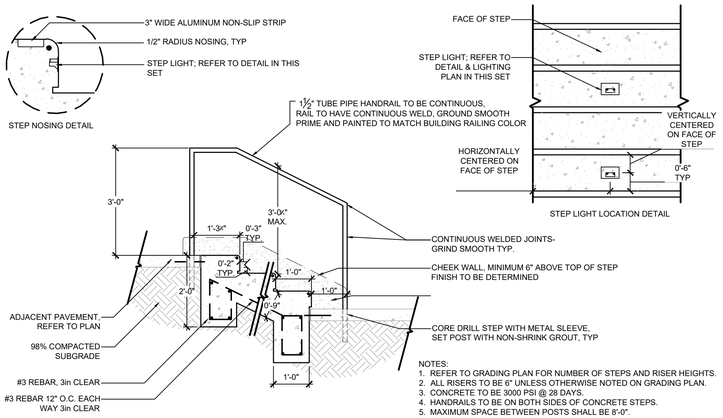
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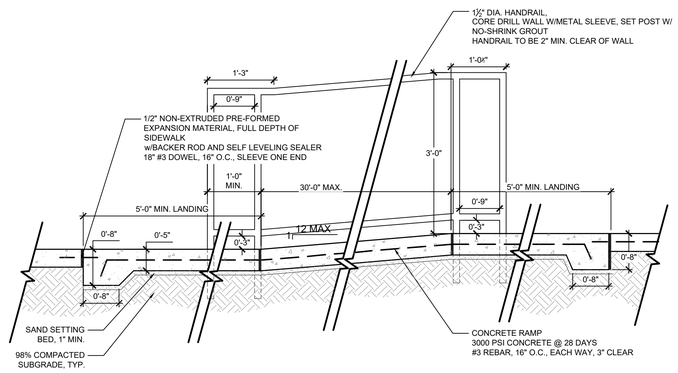
L4-03



NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3000 PSI @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
5. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
6. HANDRAIL TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.

1 CONCRETE STEPS AND HANDRAIL WITH STEP LIGHT

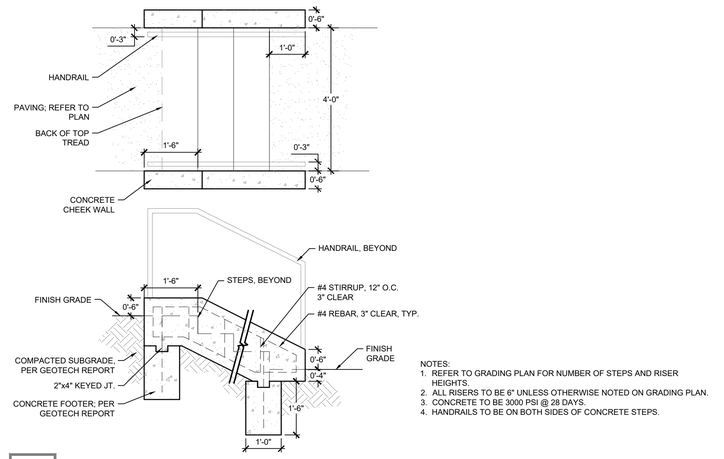
NTS



NOTES:
1. REFER TO LAYOUT PLAN FOR RAMP DIMENSIONS AND MATERIAL PLAN FOR RAMP LOCATION.
2. REFER TO GRADING PLANS FOR SLOPE OF RAMP.
3. CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
4. HANDRAIL TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINTED TO MATCH BUILDING RAILING COLOR.
5. MINIMUM SPACING BETWEEN 2" SQUARE POSTS SHALL BE 4'-0".
6. RAMP AND HANDRAILS TO BE INSTALLED PER ALL LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.

2 CONCRETE RAMP

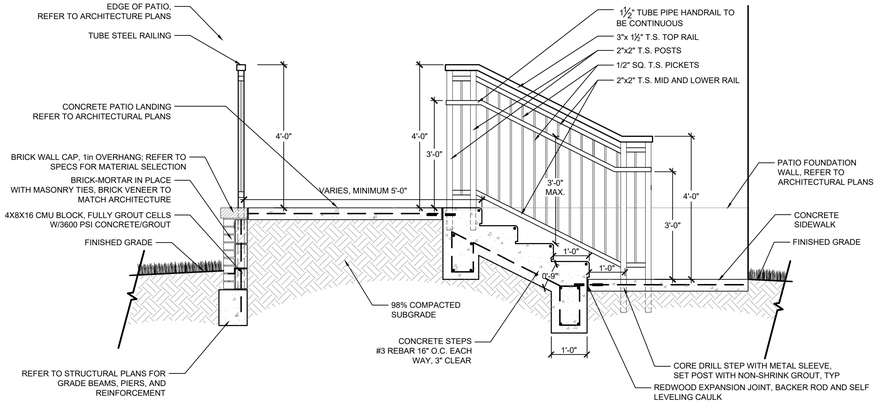
NTS

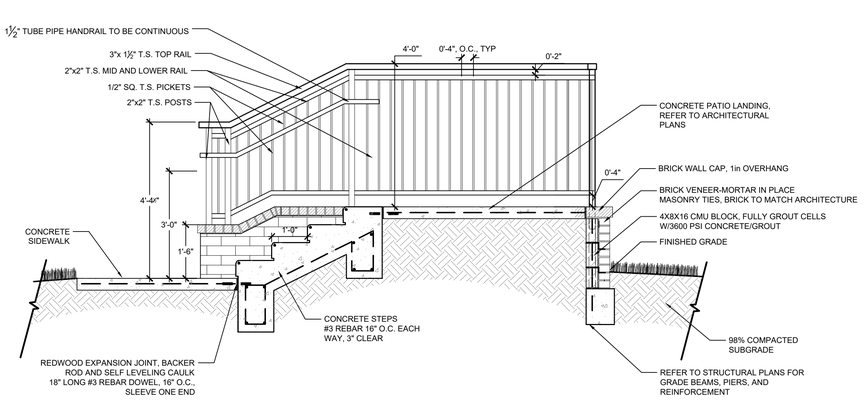


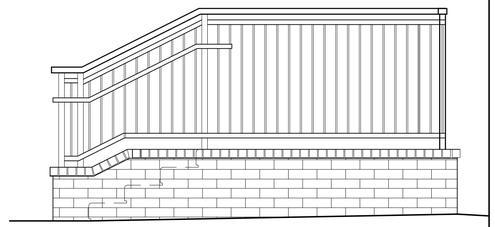
NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3000 PSI @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.

3 STEPS WITH CHEEK WALL

NTS



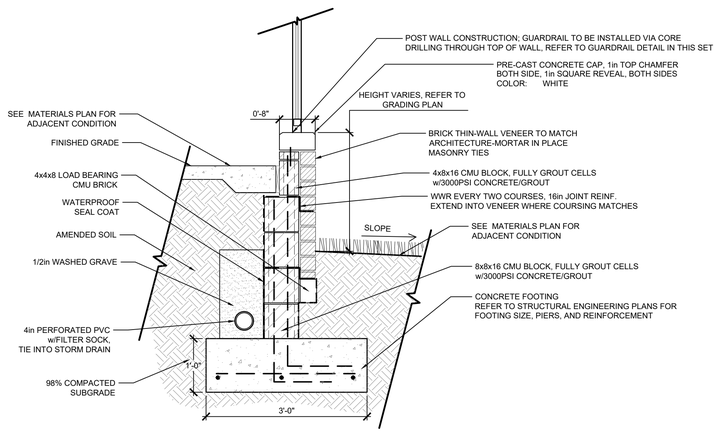




NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3600 psi @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
5. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
6. HANDRAIL AND RAILING TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
7. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND POWDER-COAT FINISH.
8. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER IN THE STATE OF TEXAS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. BRICK TO MATCH ARCHITECTURE BRICK. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
11. REFER TO MATERIALS PLAN FOR WALL LOCATION AND GRADING PLAN FOR FINAL WALL HEIGHTS.
12. ALL WALL HEIGHTS OVER 30IN TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
13. ALL REINFORCEMENT IS SHOWN FOR GRAPHICAL PURPOSES ONLY.
14. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.

4 PATIO STEPS AND RAILING (AT UNITS ONLY)

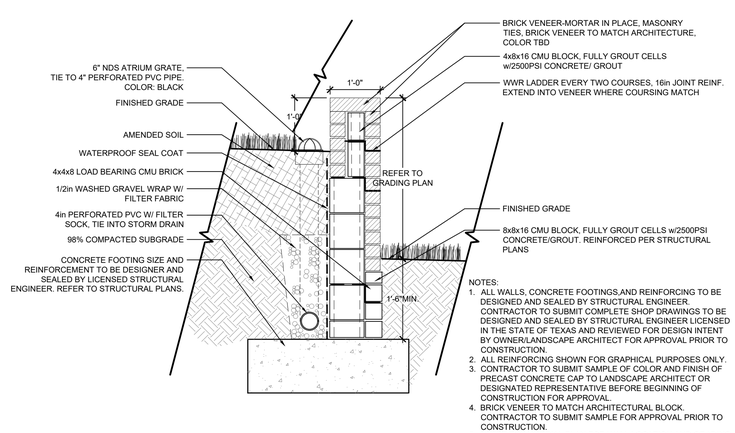
NTS



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. PRE-CAST CAP TO BE INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SUBMIT SAMPLE OF COLOR AND FINISH OF PRECAST CONCRETE CAP TO LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE BEFORE BEGINNING OF CONSTRUCTION FOR APPROVAL.
3. BRICK VENEER TO MATCH ARCHITECTURE.
4. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. REFER TO LAYOUT PLAN FOR WALL LOCATION AND GRADING PLAN FOR FINAL WALL HEIGHTS.
6. ALL RETAINING WALLS OVER 30in TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
7. ALL REINFORCEMENT IS FOR GRAPHICAL PURPOSES ONLY.
8. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.

5 PATIO FENCE WITH FACADE (AT LEASING & CLUB HOUSE)

NTS



NOTES:
1. ALL WALLS, CONCRETE FOOTINGS,AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO SUBMIT SAMPLE OF COLOR AND FINISH OF PRECAST CONCRETE CAP TO LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE BEFORE BEGINNING OF CONSTRUCTION FOR APPROVAL.
4. BRICK VENEER TO MATCH ARCHITECTURAL BLOCK. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. REFER TO MATERIAL PLAN FOR WALL LOCATION AND GRADING PLAN FOR FINAL WALL HEIGHTS.
6. REFER TO GEOTECH REPORT FOR ADDITIONAL INFORMATION.

6 SITE WALL @ POCKET PARK

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENDRICK
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

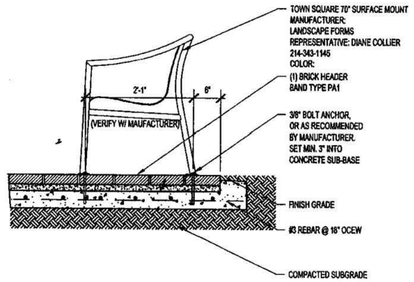
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HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-04



CITY OF MANSFIELD
STANDARD MOUNT



IMAGE IS FOR DESIGN INTENT

SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

MODEL
TOWNE SQUARE BENCH

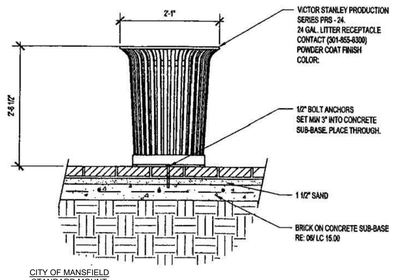
COLOR
PER CITY STANDARD

CONTACT:
LARA MOFFAT
267.337.1309
LARAM@LANDSCAPEFORMS.COM

NOTES:
1. REFER TO MATERIAL PLAN FOR BENCH LOCATIONS.
2. INSTALL BENCH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 STREETSCAPE BENCH - CITY OF MANSFIELD STANDARD

NTS



CITY OF MANSFIELD
STANDARD MOUNT



IMAGE IS FOR DESIGN INTENT

SPECIFICATIONS:

MANUFACTURER
VICTOR STANLEY

MODEL
TRASHCAN PRS-24

COLOR
PER CITY STANDARD

CONTACT:
JONATHON WITHROW
301.855.8300 EXT. 346
JONATHONW@VICTORSTANLEY.COM

NOTES:
1. REFER TO MATERIAL PLAN FOR TRASHCAN LOCATIONS.
2. INSTALL TRASHCAN PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

2 TRASH RECEPTACLE - CITY OF MANSFIELD STANDARD

NTS



SPECIFICATIONS:

MANUFACTURER
PALOFORM

PRODUCT
MISO MODERN FIRE PIT
COLOR: NOUGAT CONCRETE
TOPPING: LIGHT GREY RIVER ROCK
DIAMETER: 48" X 16"
BURNER: ELECTRONIC IGNITION
FUEL TYPE: NATURAL GAS

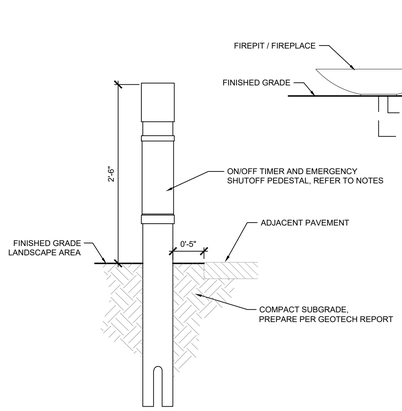
TO INCLUDE:
1. COMMERCIAL AUTOMATIC ON/OFF TIMER SWITCH REQUIRED FOR AUTOMATIC TURN-OFF, WITH NEMA 34 ENCLOSURE ON PEDESTAL LOCATED IN LANDSCAPE AREA.
2. EMERGENCY SHUT-OFF, WITH NEMA 34 ENCLOSURE ON PEDESTAL LOCATED IN LANDSCAPE AREA

CONTACT INFORMATION:
2680 MATHESON BLVD E SUITE 102
MISSISSAUGA, ON, CANADA
888.823.8883

NOTES:
1. REFER TO MATERIALS PLAN FOR FIREPIT LOCATIONS.
2. AUTOMATIC ON/OFF TIMER SWITCH AND EMERGENCY SHUT-OFF TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
3. REFER TO MATERIALS PLAN FOR PEDESTAL LOCATION.
4. CONTRACTOR TO INSTALL FIRE PIT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.

3 FIREPIT

NTS



NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. PEDESTAL TO BE PEDOC 14 GA. STAINLESS STEEL 5X5 HINGE TOP OUTLET BOX WITHOUT INTEGRAL BASE (554HT-1).
3. COLOR TO BE BLACK.
4. INSTALL WITHIN PEDESTAL:
   4.1. AUXILIARY CONTACT - AUXILIARY CONTACT BC01-CSW30.
   4.2. EMERGENCY SHUT-OFF BUTTON - E-STOP PUSHBUTTON CSW30-BEG.
   4.3. SOLENOID VALVE - ½" ALUMINUM AIR AND FUEL GAS SOLENOID VALVE, NORMALLY CLOSED.
   4.4. TIMER - 15 AMP 4-HOUR IN-WALL PUSH BUTTON COUNTDOWN TIMER SWITCH W/ SCREW TERMINALS.
5. PEDESTAL TO BE LOCATED IN AN ACCESSIBLE LOCATION AND MOUNTED WITHIN MAXIMUM 48" AFF.
6. PEDESTAL LOCATION SHALL BE WITHIN AN ACCESSIBLE REACH (10") FROM ADJACENT PAVEMENT AND LOCATED ON AN ACCESSIBLE ROUTE.
7. REFER TO MATERIALS PLAN FOR LOCATION.
8. REFER TO MEP PLANS ELECTRICAL CONNECTIONS.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT AND MEP ENGINEER FOR APPROVAL.

4 FIRE PIT EMERGENCY SHUT - OFF

NTS



SPECIFICATIONS:

MANUFACTURER
TUCCI

PRODUCT
TUCCI SOLANOX CABANA
TRELLIS ON TOP AND BACK WALL

DIMENSIONS:
10' x 10'

MATERIAL/COLOR
FRAME FINISH: JAVA ALUMA-TEAK

CONTACT INFORMATION:
WWW.TUUCI.COM

NOTE:
1. REFER TO MATERIAL PLAN FOR POOL CABANA LOCATION.
2. INSTALL POOL CABANA PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. OR APPROVED ALTERNATE

5 POOL CABANA

NTS



SPECIFICATIONS:

MANUFACTURER
HATTERAS HAMMOCKS

PRODUCT
DELUXE ROMAN ARC CYPRESS HAMMOCK STAND

DIMENSIONS:
15' x 5' x 4'

MATERIAL/COLOR
MATERIAL: NATURAL CYPRESS-WOOD COLOR

PRODUCT:
LARGE QUILTED HAMMOCK

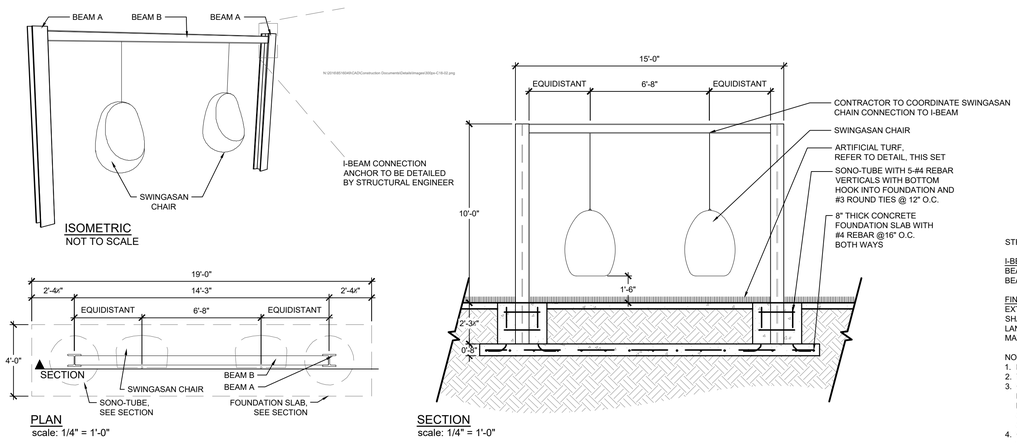
MATERIAL/COLOR:
MATERIAL: 3-PLY DURABLE, WEATHER RESISTANT DURACORD FABRIC
COLOR: DURACORD NAVY

CONTACT INFORMATION:
HATTERAS HAMMOCKS
CALL: 252.317.1955
WEBSITE: HATTERASHAMMOCKS.COM

NOTE:
1. REFER TO MATERIAL PLAN FOR HAMMOCK LOCATION.
2. INSTALL HAMMOCK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 HAMMOCK

NTS



STRUCTURE SPECIFICATIONS:

I-BEAM SUPPORT
BEAM A : W 8X67 STRUCTURAL STEEL I-BEAM (9"H X 8.28W")
BEAM B : W 6X25 STRUCTURAL STEEL I-BEAM (6.38"H X 6.08W")

FINISH/COLOR
EXTERIOR-GRADE PRIMER, UNDERCOAT, AND FINISH COAT SHALL BE CORROSION RESISTANT AND APPROVED BY LANDSCAPE ARCHITECT, PRIOR TO APPLICATION. FINISH TO MATCH ARCHITECTURE

NOTE:
1. REFER TO MATERIAL PLAN FOR STRUCTURE LOCATION
2. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
3. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SUBMIT MOCK UP OF SWING STRUCTURE, MUST BE APPROVED BY LANDSCAPE ARCHITECT.



SWING SPECIFICATIONS:

MANUFACTURER
SWINGASAN COLLECTION (PIER 1 IMPORTS)

PRODUCT
SWINGASAN GRAY HANGING CHAIR

DETAILS
COLOR - GRAY
DIMENSION - 33.5"W x 22.5"D x 44"H

CONTACT INFORMATION:
SWINGASAN COLLECTION
800-245-4595

NOTE:
1. OR APPROVED EQUAL.
2. REFER TO MATERIAL PLAN FOR AIR CHAIR LOCATION.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

7 SWING CHAIR AND STRUCTURE

NTS

01 DETAIL NOT USED

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BETH KENDRICK
2947
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

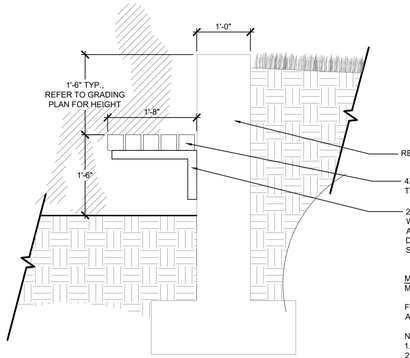
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HORZ: AS SHOWN

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SITE DETAILS

SHEET NUMBER

L4-05



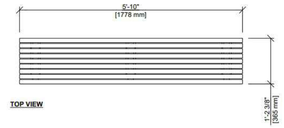
MATERIAL/FINISH
MATERIAL: WESTERN RED CEDAR

FINISH: WOOD SHALL BE TREATED AND SEALED TO MATCH ARCHITECTURE AND OTHER DETAILS WITH RED CEDAR.

NOTES:
1. REFER TO MATERIAL PLAN FOR BENCH LOCATION.
2. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
3. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

1 FLOATING BENCH

NTS



AVAILABLE IN 6' (SHOWN) LENGTH.
OTHER LENGTHS AVAILABLE UPON REQUEST.

2 RAISED PLANTER WALL TOPPER

NTS



SPECIFICATIONS:

MANUFACTURER
TIMBERFORM

PRODUCT
2047-06-03 WALL-TOP SEAT

FINISH
BLACK POWDER-COATED STEEL FRAME
KILN-DRIED IPE HARDWOOD SLATS

CONTACT INFORMATION:
TIMBERFORM
503-223-1157

NOTE:
1. FINISH IN IMAGE AT LEFT MAY NOT MATCH SPECIFIED FINISH, REFER TO SPECIFICATIONS ABOVE FOR EXACT FINISH.
2. REFER TO MATERIAL PLAN FOR WALL-TOP SEAT LOCATION.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

3 BIKE RACK

NTS



SPECIFICATIONS:

MANUFACTURER
THE PARK CATALOG

MODEL
2-Bike Inverted-U Heavy-Duty Bike Rack

CONTACT:
customerservice@theparkcatalog.com

NOTES:
1. REFER TO MATERIAL PLAN FOR BIKE RACK LOCATIONS.
2. INSTALL BIKE RACK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

SPECIFICATIONS:

MANUFACTURER
DOG WASTE DEPOT

MODEL
DEPOT-006-B-GRN
ROLL BAG SYSTEM, ROUND, MATTE GREEN

CONTACT:
800.678.1612
customerservice@dogwastedepot.com

NOTES:
1. REFER TO MATERIAL PLAN FOR PET STATION LOCATION.
2. INSTALL PET STATION WASTE DISPOSAL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. DISPENSER AND POST LOCATION SHALL BE WITHIN AN ACCESSIBLE REACH (10") FROM ADJACENT PAVEMENT.
4. PET WASTE STATIONS ARE TO BE LOCATED WITHIN 24" OF AN ACCESSIBLE ROUTE.

4 PET WASTE STATION

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BEN KENDRICK WADE
2947
STATE OF TEXAS

ISSUE FOR PERMIT

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URBAN LIVING PHASE II

MANSFIELD, TX

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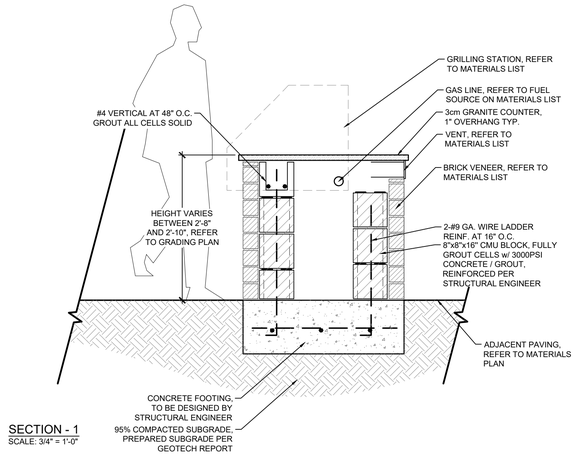
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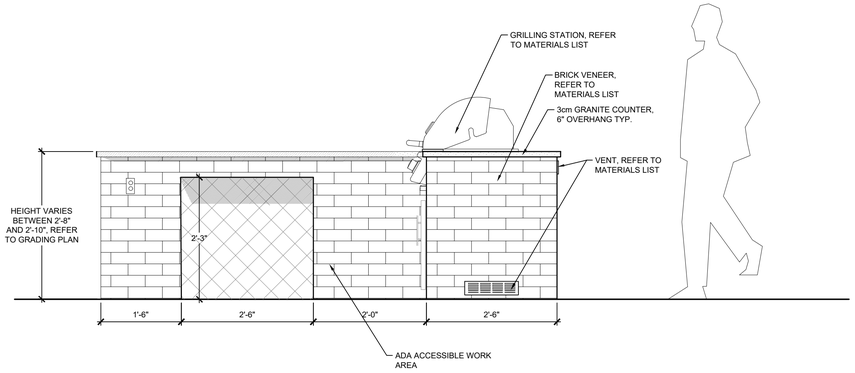
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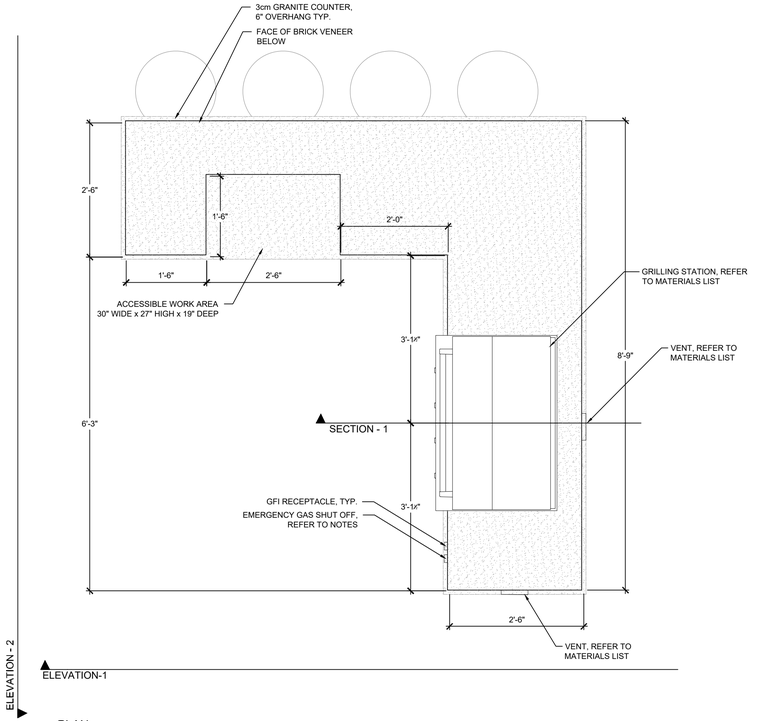
L4-06



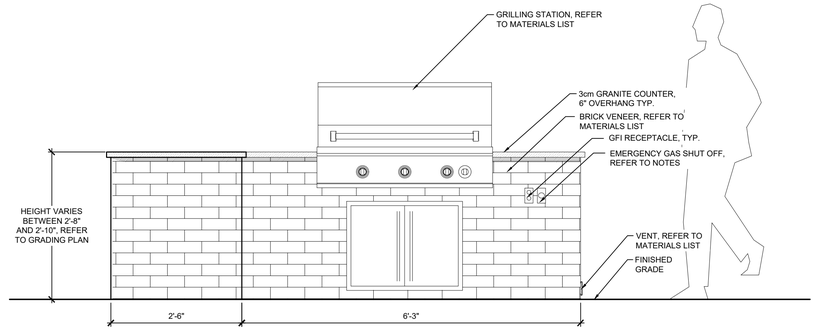
SECTION - 1
SCALE: 3/4" = 1'-0"



ELEVATION - 1
SCALE: 3/4" = 1'-0"



PLAN
SCALE: 3/4" = 1'-0"



ELEVATION - 2
SCALE: 3/4" = 1'-0"

MATERIALS LIST:

OUTDOOR GRILLING STATION
MODEL: OUTDOOR BBQ, LION PREMIUM GRILLS, LION L90000 40-INCH NATURAL GAS GRILL
FUEL SOURCE: NATURAL GAS

MISC.: GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING TO BE LOCATED UNDER GRILL AND BEHIND ACCESS DOORS, PER LOCAL BUILDING CODE
CONTACT:
Phone: (909)988-3400
Fax: (909)988-3407
contact@lionbbq.com

ACCESS DOORS
MODEL: OCI 20X26 DOUBLE ACCESS DOORS
CONTACT: OCI PRODUCTS, INC.
714.903.1885
marketing@ociproducts.com

VENTILATION
3"X11.5", STAINLESS STEEL, BULLBBQ, PART #42500

GRANITE COUNTER
COLOR: COSMOS
FINISH: LEATHER
CONTACT: WALKER ZANGER
JILL MUGGLESTON
972.481.3943
jmuggleston@walkerzanger.com

BRICK VENEER
COLOR: TBD

GFI RECEPTACLE
COVER: HUBBELL, TAYMAC EXTRA DUTY, GRAY, MODEL: ML500G
BOX: SINGLE GANG, GRAY (TO BE INSTALLED WITHIN BRICK VENEER)
RECEPTACLE: LEVITON, GFCI OUTDOOR RATED RECEPTACLE

NOTES:
1. ALL WALLS, CONCRETE FOOTINGS,AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO SUBMIT SAMPLE OF GRANITE COUNTER TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ORDERING MATERIAL.
4. CONTRACTOR TO INSTALL COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
5. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AND VENTILATION.
   5.1. GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
7. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
8. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.

1 OUTDOOR GRILL - POOL COURTYARD - A

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
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KEY MAP

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01/05/2025

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2992
STATE OF TEXAS

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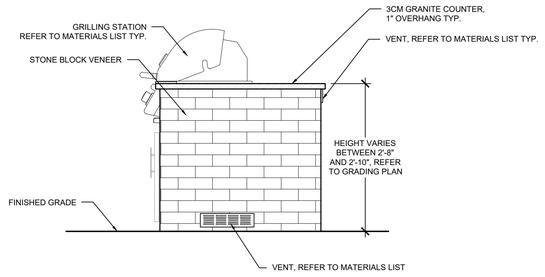
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HORZ: AS SHOWN

SHEET TITLE

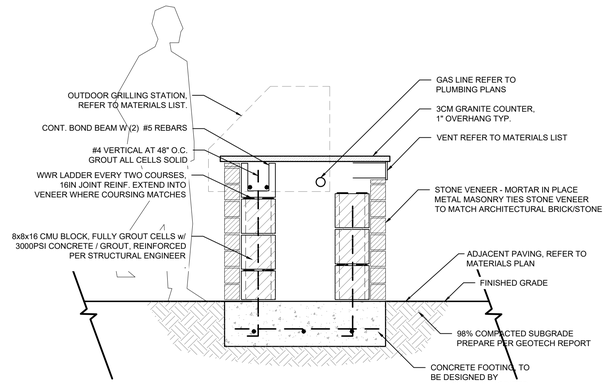
SITE DETAILS

SHEET NUMBER

L4-07



ELEVATION 2
SCALE: 3/4" = 1'-0"



SECTION 1
SCALE: 3/4" = 1'-0"

MATERIALS LIST:

OUTDOOR GRILLING STATION
MODEL: OUTDOOR BBQ, LION PREMIUM GRILLS, LION L90000 40-INCH NATURAL GAS GRILL
FUEL SOURCE: NATURAL GAS

MISC.: GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING TO BE LOCATED UNDER GRILL AND BEHIND ACCESS DOORS, PER LOCAL BUILDING CODE
CONTACT:
Phone: (909)988-3400
Fax: (909)988-3407
contact@lionbbq.com

ACCESS DOORS
MODEL: OCI 20X26 DOUBLE ACCESS DOORS
CONTACT: OCI PRODUCTS, INC.
714.903.1885
marketing@ociproducts.com

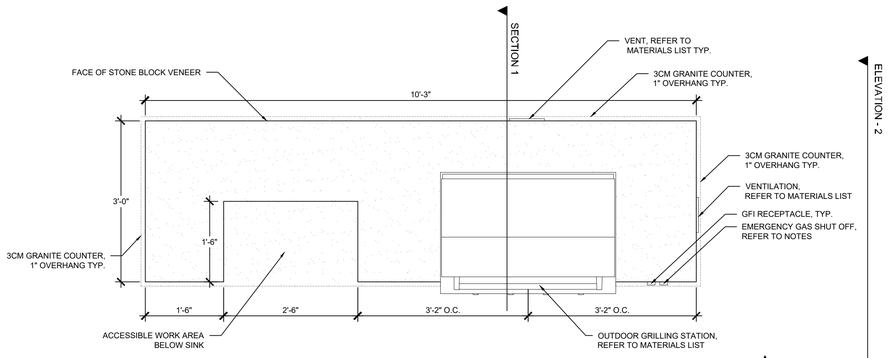
VENTILATION
3"X11.5", STAINLESS STEEL, BULLBBQ, PART #42500

GRANITE COUNTER
COLOR: COSMOS
FINISH: LEATHER
CONTACT: WALKER ZANGER
JILL MUGGLESTON
972.481.3943
jmuggleston@walkerzanger.com

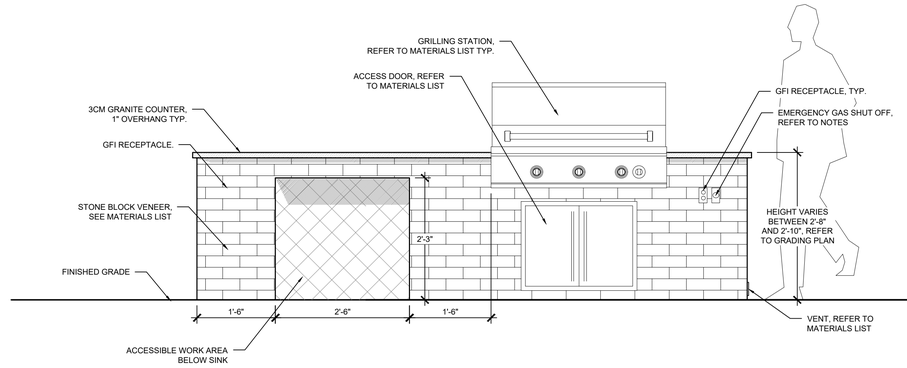
BRICK VENEER
COLOR: TBD

GFI RECEPTACLE
COVER: HUBBELL, TAYMAC EXTRA DUTY, GRAY, MODEL: ML500G
BOX: SINGLE GANG, GRAY (TO BE INSTALLED WITHIN BRICK VENEER)
RECEPTACLE: LEVITON, GFCI OUTDOOR RATED RECEPTACLE

NOTES:
1. ALL WALLS, CONCRETE FOOTINGS AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS AND REVIEWED FOR DESIGN INTENT BY OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL REINFORCING SHOWN FOR GRAPHICAL PURPOSES ONLY.
3. CONTRACTOR TO SUBMIT SAMPLE OF GRANITE COUNTER TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ORDERING MATERIAL.
4. CONTRACTOR TO INSTALL COUNTERTOP PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
5. GRILL ASSEMBLY TO INCLUDE BUT NOT LIMITED TO GRILL, GAS SHUT-OFF VALVE ASSEMBLY, GAS CONNECTIONS, ELECTRICAL WIRING, AND VENTILATION.
   5.1. GAS SHUT-OFF VALVE ASSEMBLY TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF., AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
6. REFER TO MANUFACTURER'S DETAILS AND INSTRUCTIONS FOR ALL CUT OUT DIMENSIONS FOR GAS GRILL AND ACCESS DOORS.
7. CONTRACTOR TO INSTALL GRILL AND ACCESS DOORS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.
8. REFER TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MATERIAL, AND GRADING PLANS FOR ADDITIONAL INFORMATION.



GRILL AREA - PLAN
SCALE: 3/4" = 1'-0"



ELEVATION 1
SCALE: 3/4" = 1'-0"

1 OUTDOOR GRILL - POOL COURTYARD - B

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRETH KENDRICK
2978
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

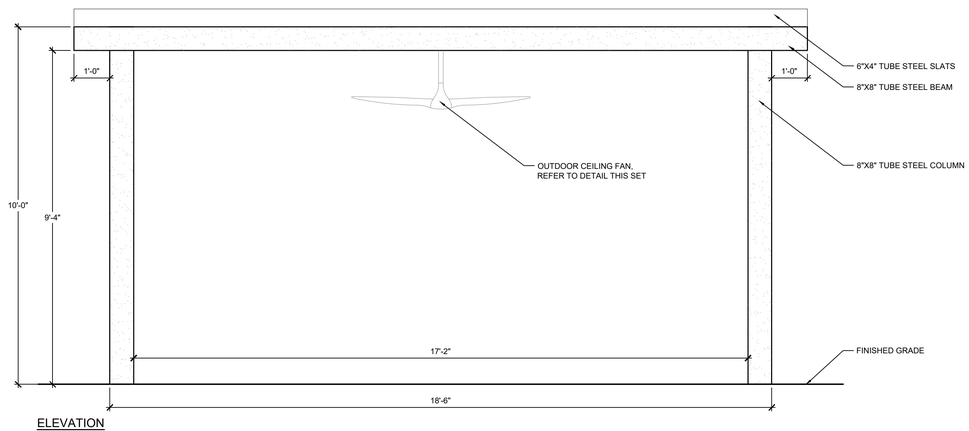
SITE DETAILS

SHEET NUMBER

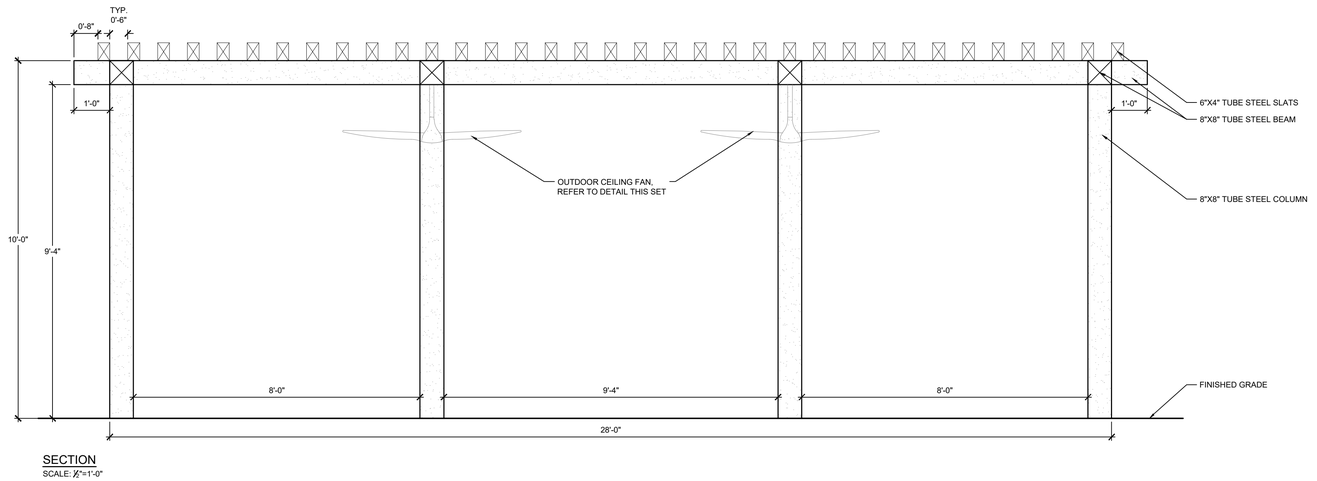
L4-08

PLAN
SCALE: 1/4"=1'-0"

ELEVATION



ELEVATION
SCALE: 1/2"=1'-0"



SECTION
SCALE: 1/2"=1'-0"

METAL FINISH/COLOR
EXTERIOR-GRADE PRIMER, UNDERCOAT, AND FINISH COAT SHALL BE CORROSION RESISTANT AND APPROVED BY LANDSCAPE ARCHITECT, PRIOR TO APPLICATION. FINISH TO MATCH ARCHITECTURAL RAILING COLOR.

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. PARASOLEIL PATTERN TO BE APPROVED BY OWNER/ LANDSCAPE ARCHITECT.
3. REFER TO MATERIALS PLAN FOR SHADE STRUCTURE LOCATION.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER.
6. ALL BRACKET SIZES TO BE PER STRUCTURAL ENGINEER. 1/2" THICK.
7. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
8. ALL METAL SUPPORTS TO MATCH ARCHITECTURAL RAILING COLOR, TBD.
9. ALL METAL TO HAVE CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND PAINT FINISH.

1 SHADE STRUCTURE-POOL COURTYARD - A

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KENNETH KENDRICK
2922
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

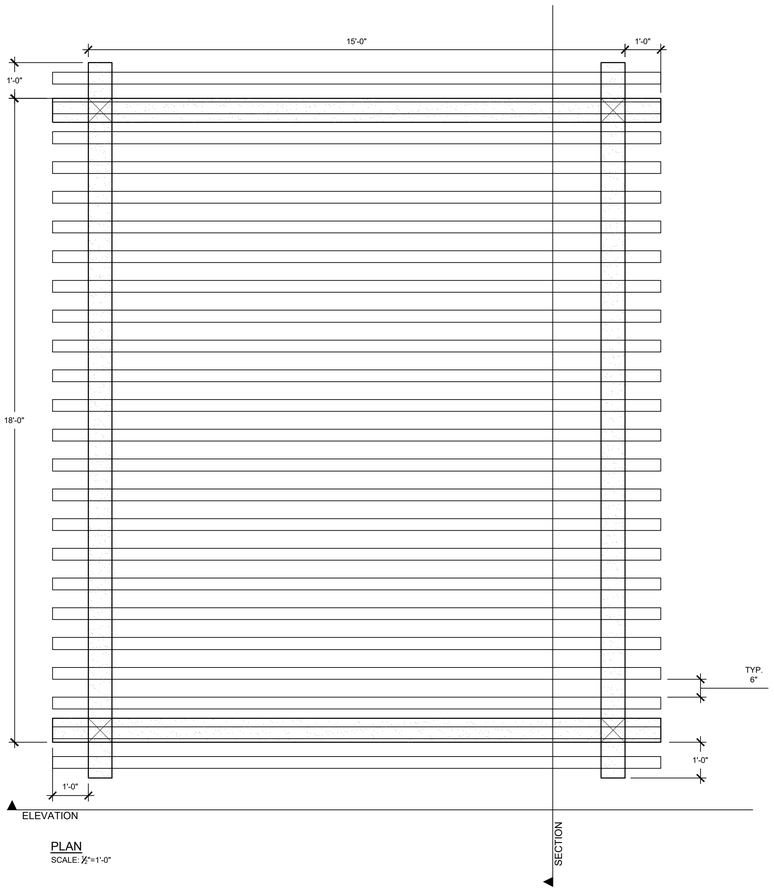
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HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

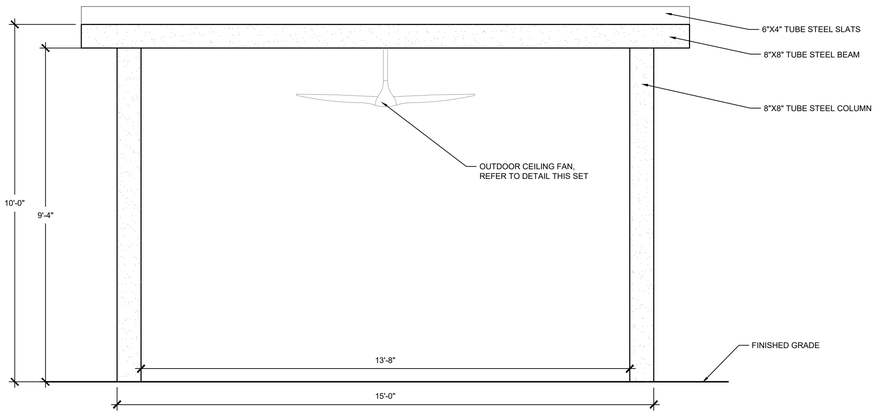
SHEET NUMBER

L4-09

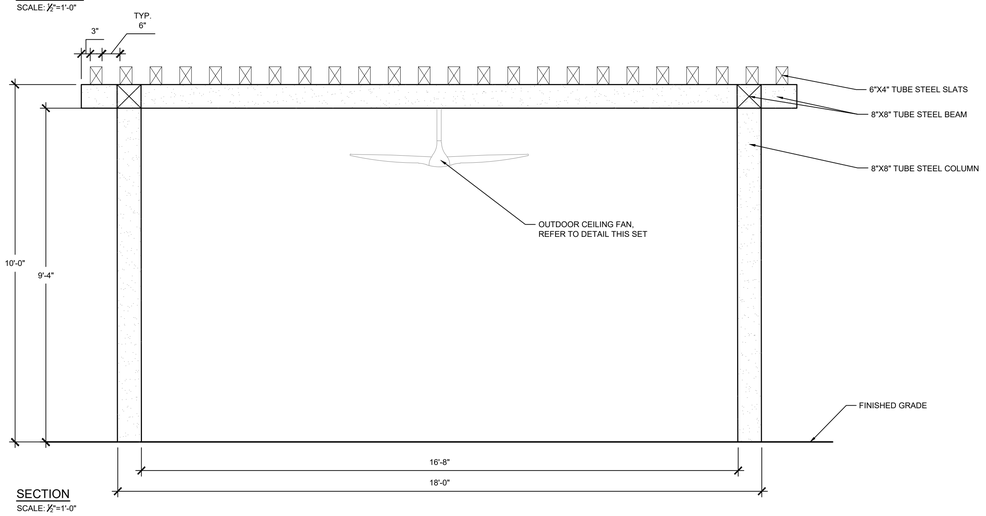


ELEVATION

PLAN
SCALE: 1/2"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"



SECTION
SCALE: 1/2"=1'-0"

METAL FINISH/COLOR
EXTERIOR-GRADE PRIMER, UNDERCOAT, AND FINISH COAT SHALL BE CORROSION RESISTANT AND APPROVED BY LANDSCAPE ARCHITECT, PRIOR TO APPLICATION. FINISH TO MATCH ARCHITECTURAL RAILING COLOR

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. PARASOLEIL PATTERN TO BE APPROVED BY OWNER/ LANDSCAPE ARCHITECT.
3. REFER TO MATERIALS PLAN FOR SHADE STRUCTURE LOCATION.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. ALL STEEL TO BE SIZED PER STRUCTURAL ENGINEER.
6. ALL BRACKET SIZES TO BE PER STRUCTURAL ENGINEER, 1/4" THICK.
7. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
8. ALL METAL SUPPORTS TO MATCH ARCHITECTURAL RAILING COLOR, TBD.
9. ALL METAL TO HAVE CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND PAINT FINISH.

1 SHADE STRUCTURE-POOL COURTYARD - B

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KEITH KENDRICK
2943
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

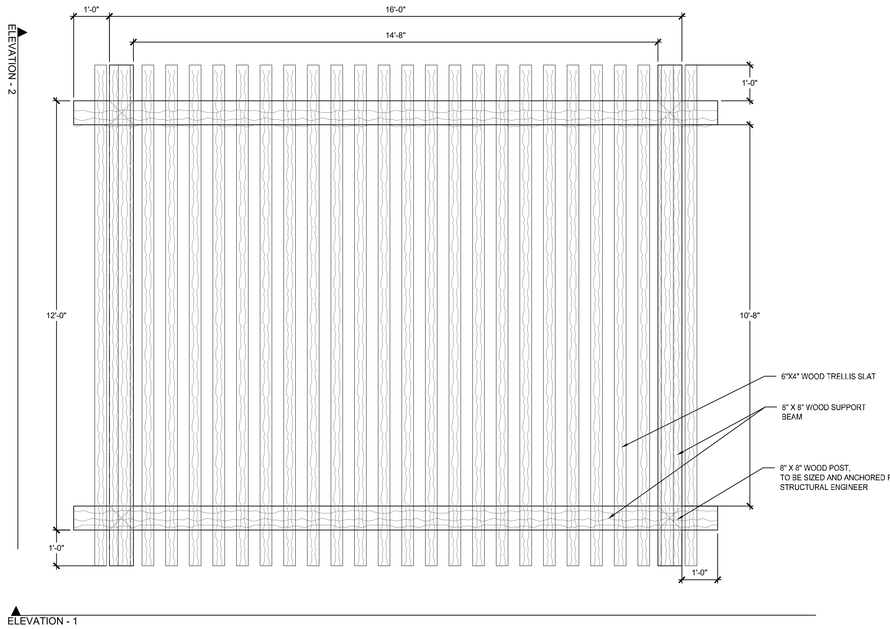
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HORZ: AS SHOWN

SHEET TITLE

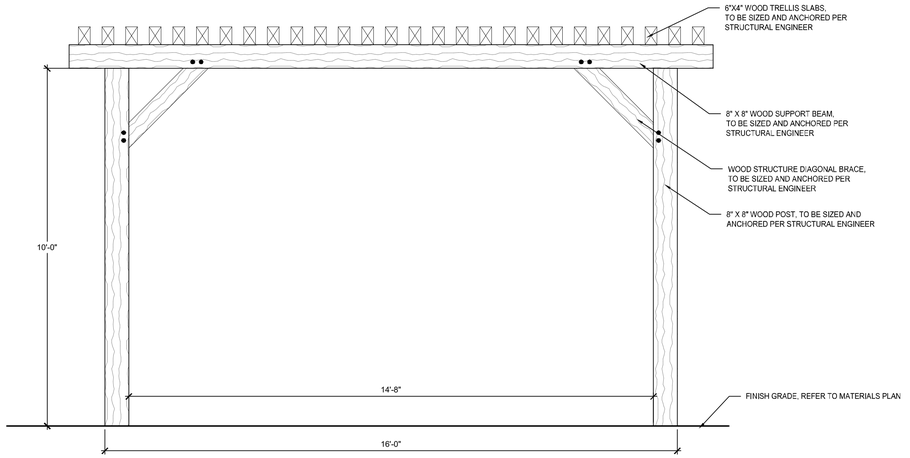
SITE DETAILS

SHEET NUMBER

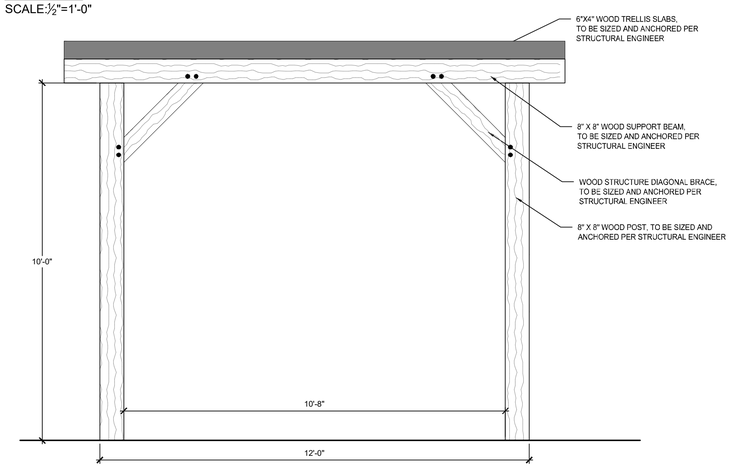
L4-10



PLAN
SCALE:½"=1'-0"



ELEVATION-1
SCALE:½"=1'-0"



ELEVATION-2
SCALE:½"=1'-0"

NOTES:

1. THIS DETAIL IS FOR DESIGN INTENT ONLY.
2. SHADE STRUCTURE - POOL COURTYARD, IS TO BE DESIGN/BUILD. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL REQUIRED PERMITS AND/OR APPLICATIONS TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL.
3. ALL WOOD TO BE WESTERN RED CEDAR.
4. WESTERN RED CEDAR SHALL BE TREATED AND SEALED WITH COMMERCIAL GRADE OIL BASED SEALER. CONTRACTOR TO SUBMIT SAMPLES OF SEALER ON WESTERN RED CEDAR FOR APPROVAL.
5. CONTRACTOR TO SUBMIT COMPLETE SET OF SHOP DRAWINGS FOR REVIEW TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO BE DESIGNED AND SEALED BY LICENSED STRUCTURAL ENGINEER IN THE STATE OF TEXAS.
6. POSTS TO BE TREATED FOR GROUND CONTACT.
7. ALL METAL FRAME PARTS TO BE PRIMED AND PAINTED TO MATCH ARCHITECTURAL RAILING.
8. REFER TO GEOTECH REPORT FOR FOOTING DEPTH.

1 SHADE STRUCTURE - DOG PARK

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KEITH KENDRICK
2947
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-11



SPECIFICATIONS:

MANUFACTURER
UNIQUE LIGHTING STSTEMS

PRODUCT
PROBE-OSM DOWN LIGHT
PROS-12-L430
ODYSSEY SERIES

LAMP
8W
COLOR: 3000K

FINISH
SOLID BRASS

CONTACT INFORMATION:
UNIQUE LIGHTING SYSTEMS
BRIAN QUALLS
BRIAN.QUALLS@UNIQUELIGHTING.COM
480.381.6901

NOTES:
1. REFER TO LIGHTING PLAN FOR TASK LIGHT LOCATION.
2. INSTALL LIGHTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3.

1 TASK LIGHT

NTS



SPECIFICATIONS:

MANUFACTURER
UNIQUE LIGHTING SYSTEMS

PRODUCT
PULSAR UP LIGHT
PULS-12-L530
ODYSSEY SERIES

LAMP
5W
COLOR: 3000K

FINISH
CAST BRASS

CONTACT INFORMATION:
UNIQUE LIGHTING SYSTEMS
BRIAN QUALLS
BRIAN.QUALLS@UNIQUELIGHTING.COM
480.381.6901

NOTES:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. UPLIGHT TO BE UL LISTED FOR WET LOCATIONS.
3. INSTALL LIGHTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

2 TREE UPLIGHT

NTS



SPECIFICATIONS:

MANUFACTURER
MODERN FORMS

MODEL
OSPREY

MOUNT
DOWN ROD MOUNT

CATALOG#
FR-W1817-56L

COLOR
HOUSING: OIL RUBBED BRONZE

FAN FINISH: ALUMINUM

CONTACT INFORMATION:
MODERN FORMS
1-886-810-6615
WWW.MODERNFORMS.COM

NOTES:
1. REFER TO MATERIAL PLAN FOR LOCATION.
2. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS AND ALL APPLICABLE LOCAL AND STATE CODES.
3. OUTDOOR FAN TO BE WET RATED.

3 OUTDOOR CEILING FAN

NTS





PATIO STRING LIGHT CORD
PARTYLIGHTS.COM

PRODUCT:
COMMERCIAL MEDIUM SUSPENDED SOCKET STRING LIGHT
#ETLMS48BK

WIRE COLOR:
BLACK

STEEL CABLE:
316 MARINE GRADE STAINLESS STEEL
COLOR: BLACK

WWW.PARTYLIGHTS.COM

PATIO LIGHT BULBS
LIGHTS & DECOR FOR ALL OCCASIONS

PRODUCT:
SHATTER RESISTANT ACRYLIC EDISON BULB
16 LED, ACRYLIC S14 EDISON, E26 E27 BASE,
#SV-LEDSMS14WW

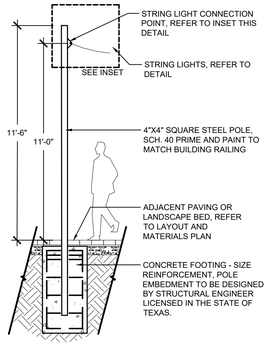
BULB COLOR:
WARM WHITE

WWW.LIGHTSFORALLOCCASIONS.COM

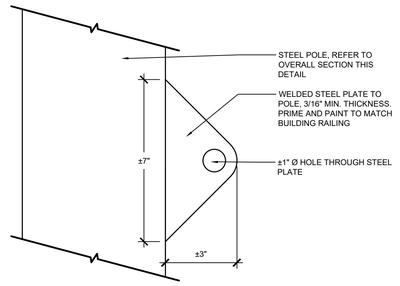
NOTES:
1. THESE DETAILS ARE FOR DESIGN INTENT PURPOSES ONLY.
2. STRING LIGHTS AND POLES TO BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO LIGHTING PLANS FOR STRING LIGHT AND POLE LOCATIONS.
4. STRING LIGHTS TO BE SUPPORTED BY TYPE 316 (MARINE GRADE) STAINLESS STEEL CABLE FROM POLE TO POLE. ALLOW FOR LIGHTS TO HAVE 1FT SAG HEIGHT FROM CABLE CONNECTION POINT. REFER TO CATENARY SUPPORT POLE DETAIL THIS SET.
5. DO NOT CONNECT THE LIGHT STRINGS TO ANY OTHER STRING.
6. ALL LIGHTS TO BE CURRENT UL LISTING STANDARDS FOR WET LOCATIONS.

4 STRING LIGHTS

NTS



OVERALL SECTION

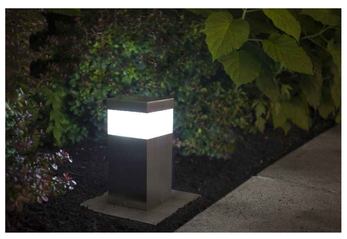


STRING LIGHT CONNECTION POINT INSET - ELEVATION

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. POLE PAINT TO MATCH ARCHITECTURAL METAL FINISH AND COLOR.
3. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR REVIEW AS TO DESIGN INTENT BY LANDSCAPE ARCHITECT/OWNER PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL.
4. CONTRACTOR PROVIDED SHOP DRAWINGS SHALL INCLUDE POLE CONCRETE FOOTING, REINFORCEMENT, AND ALL ASSOCIATED ANCHORING HARDWARE AND SHALL BE SEALED BY A TEXAS STRUCTURAL ENGINEER.

5 STRING LIGHT STEEL POLE

NTS



SPECIFICATIONS:

MANUFACTURER
FORMS AND SURFACES

PRODUCT
RINCOLN PATHWAY BOLLARD
14W CUSTOM LED LIGHT ENGINE
LED 3000K

FINISH
POWDERCOAT: SLATE TEXTURE

CONTACT INFORMATION:
WWW.FORMS-SURFACES.COM

NOTES:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. IMAGE IS FOR DESIGN INTENT ONLY.
3. INSTALL LIGHTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 PATH LIGHTED BOLLARD

NTS



SPECIFICATIONS:

MANUFACTURER
FORMS AAND SURFACES

PRODUCT
RINCON PEDESTRIAN

LIGHT TEMPERATURE
30 W LED
4000K

FINISH
POWDERCOAT: SLATE TEXTURE

CONTACT
WWW.FORMS-SURFACES.COM

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION
2. INSTALL LIGHT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

7 PEDESTRIAN LIGHT

NTS



IMAGE FOR DESIGN INTENT ONLY



SPECIFICATIONS:

MANUFACTURER
Q-TRAN

PRODUCT
KURV-SW
MODEL:
KURV-SW-RLC-WET-30-HO-ENC/CL-P1-BW-72"

CONTACT INFORMATION:
ALA TEXAS
MARK SCHMULEN
P: 214.659.9015
mschmulen@alatx.com

NOTE:
1. FINAL SPECIFICATION INFORMATION TO BE VERIFIED AND COORDINATED BY ALA TEXAS.
2. REFER TO LIGHTING PLAN FOR FLEXIBLE LIGHT ROPE LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8 FLEX STRIP LIGHTS

NTS

LandDesign.
5217 ALPHA ROAD, SUITE 140
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT

STILLWATER CAPITAL
4145 TRAVIS STREET, SUITE 300
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2976
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-12



SPECIFICATIONS:

MANUFACTURER
SISTEMALUX
GHOST HORIZONTAL

LIGHT TEMPERATURE
PRODUCT NUMBER: S.GHO-HOR
10 W LED
3000K

CONTACT
MARK SCHMULEN
ARCHITECTURAL LIGHTING ALLIANCE
P: 214.658.9015

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION
2. INSTALL LIGHT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

1 WALL DOWNLIGHT

NTS



SPECIFICATIONS:

MANUFACTURER
WAC LIGHTING

PRODUCT
LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT

LIGHT COLOR
AMBER

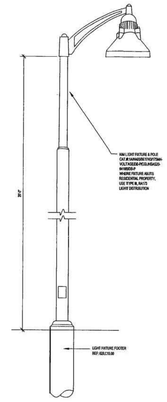
FIXTURE COLOR / MATERIAL
BLACK ON ALUMINUM

SIZE
3"L X 2"W X 2"H

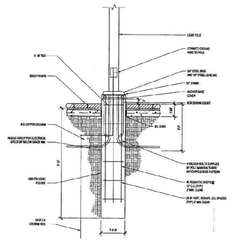
CONTACT
LUMENS
(877) 691-0307
TRADE@LUMENS.COM
WWW.LUMENS.COM

2 STEP LIGHT

NTS



CITY OF MANSFIELD
STANDARD LIGHT POLE



CITY OF MANSFIELD
STANDARD POLE FOOTING

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. POLE PAINT PER CITY OF MANSFIELD STANDARD.
3. STEEL POLE COLUMN MOUNT TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. REFER TO STRUCTURAL PLANS FOR POLE FOOTING SIZE AND REINFORCEMENT.
5. CONTRACTOR TO SUBMIT SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER FOR REVIEW BY LANDSCAPE ARCHITECT/OWNER PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL.
6. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR POLE CONCRETE FOOTING, REINFORCEMENT, AND ALL ASSOCIATED ANCHORING HARDWARE BY TEXAS STRUCTURAL ENGINEER.
7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AUTHORITIES.
8. ALL CONCRETE TO BE 3000 PSI @28 DAYS.
9. PUBLIC STREET LIGHTS MUST BE ON METERED CIRCUIT SEPARATE FROM PRIVATE LIGHTING. CONTRACTOR TO SUBMIT LIGHTING SPECIFICATIONS OF PUBLIC STREET LIGHTS TO CITY FOR APPROVAL PRIOR TO INSTALLATION

3 STREET LIGHT

NTS

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BEN KENDRICK WADE
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

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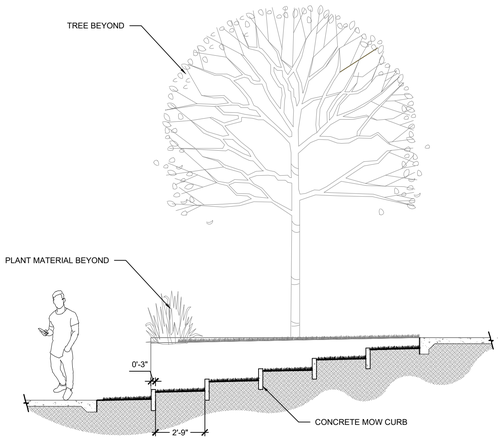
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HORZ: AS SHOWN

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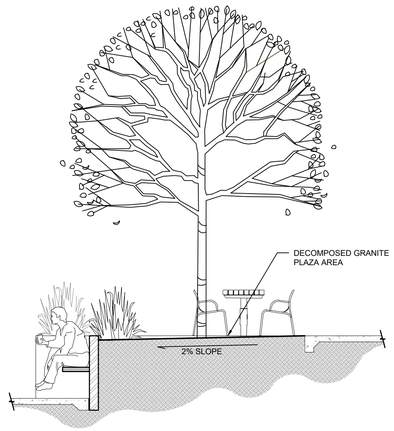
SITE DETAILS

SHEET NUMBER

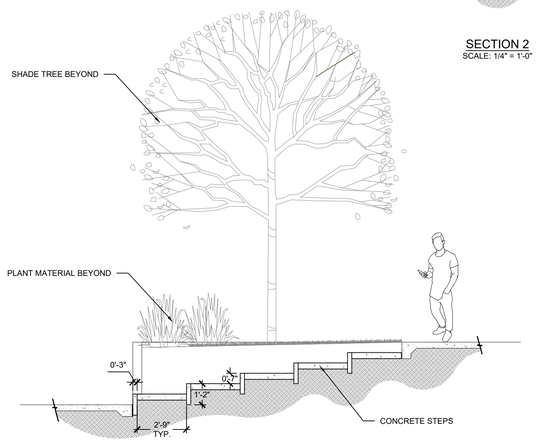
L4-13



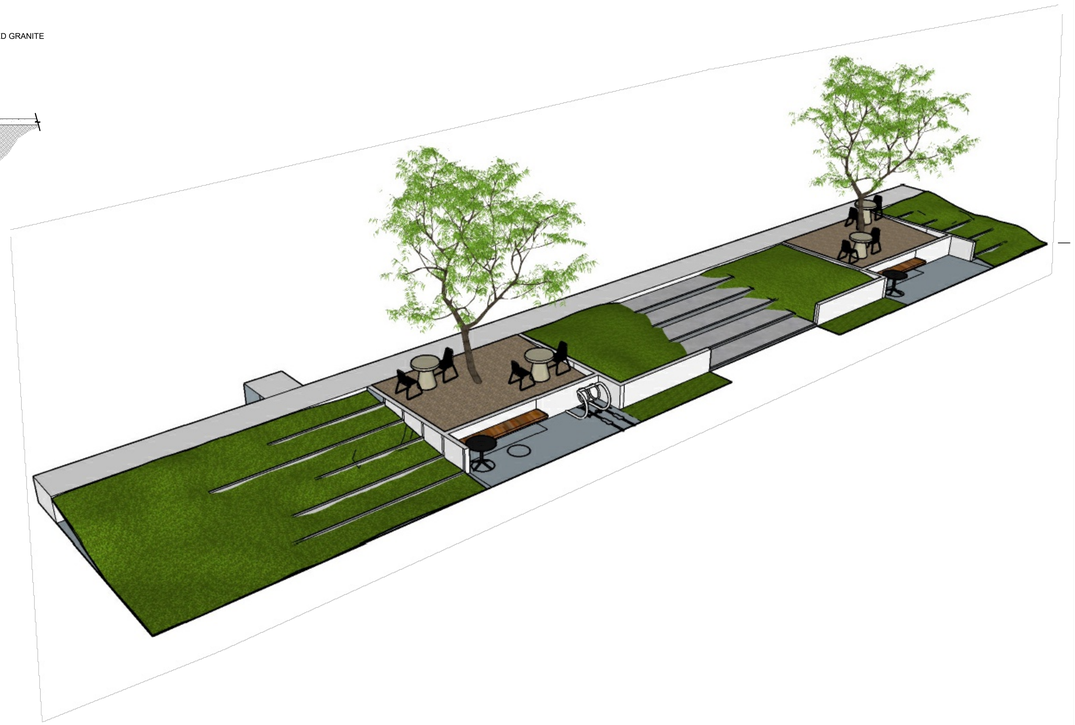
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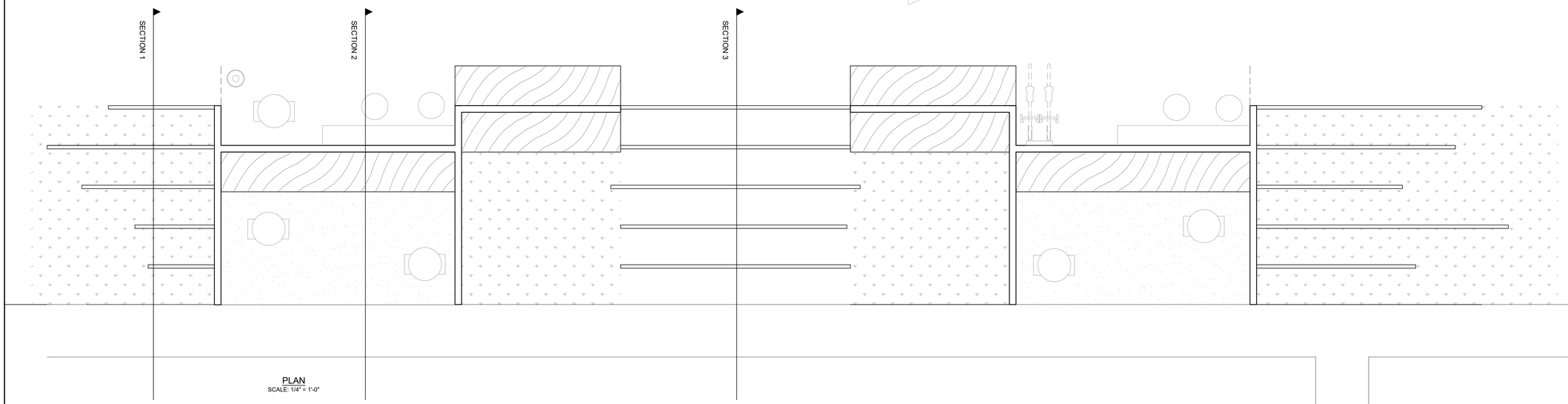


SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 3
SCALE: 1/4" = 1'-0"





PLAN
SCALE: 1/4" = 1'-0"

1 ENHANCED SEATING AREA

NTS

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2976
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#

8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

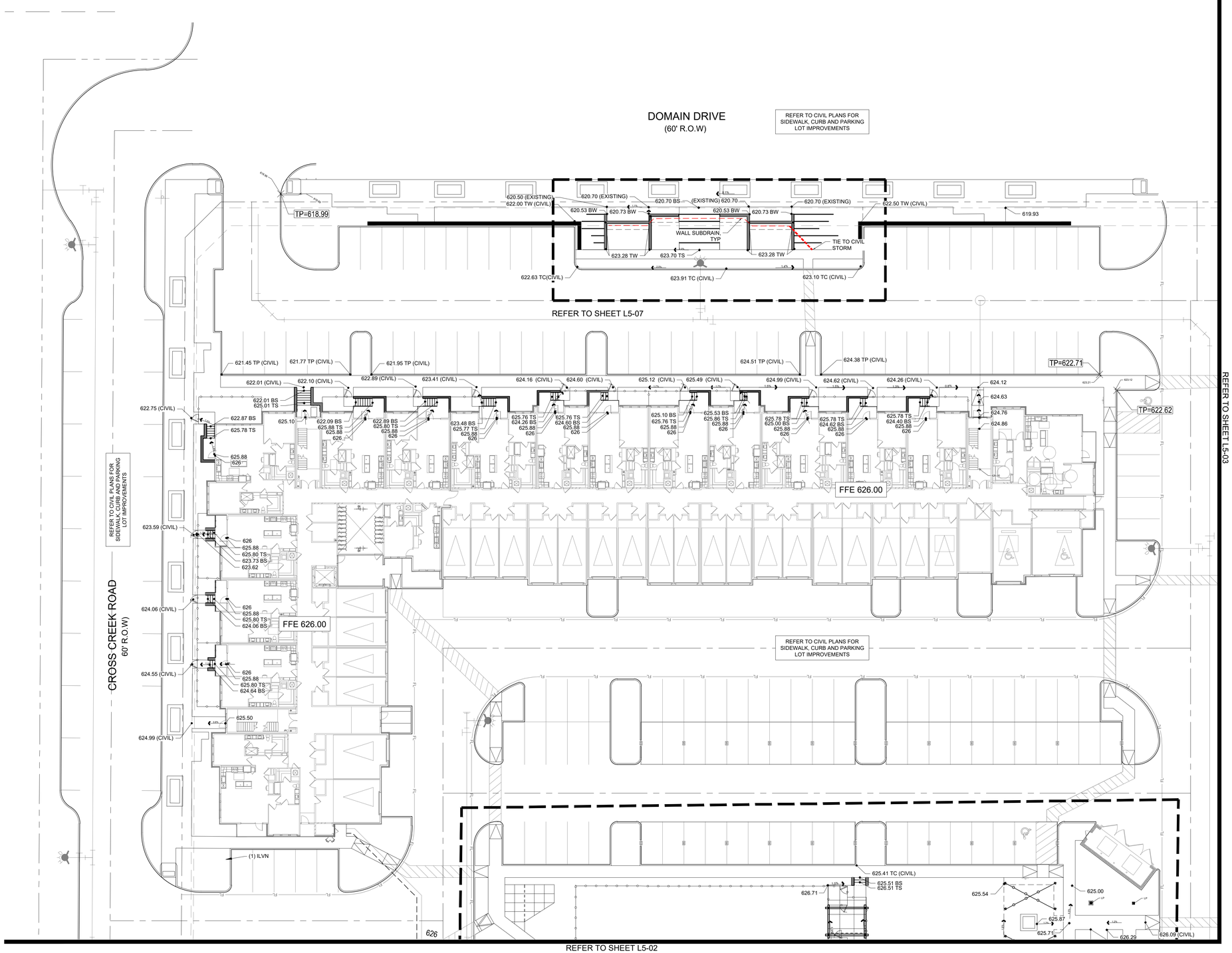
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HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-14



GRADING LEGEND:

412.55	SPOT ELEVATION
412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENDRICK
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

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MANSFIELD, TX

LANDDESIGN PROJ.#

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	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 20'

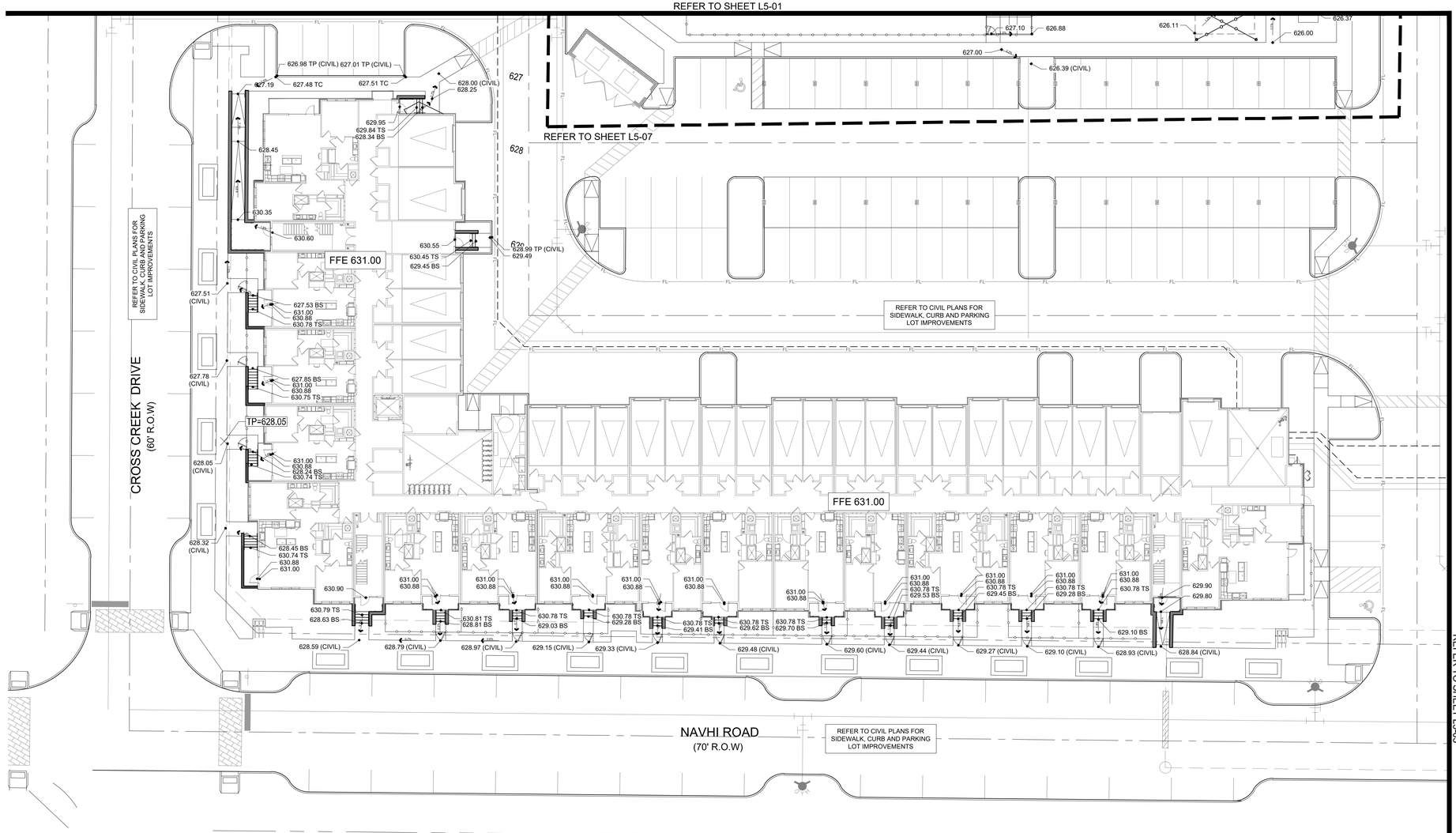
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SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-01



GRADING LEGEND:

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412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2975
STATE OF TEXAS

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URBAN LIVING PHASE II

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NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

NORTH

SHEET TITLE

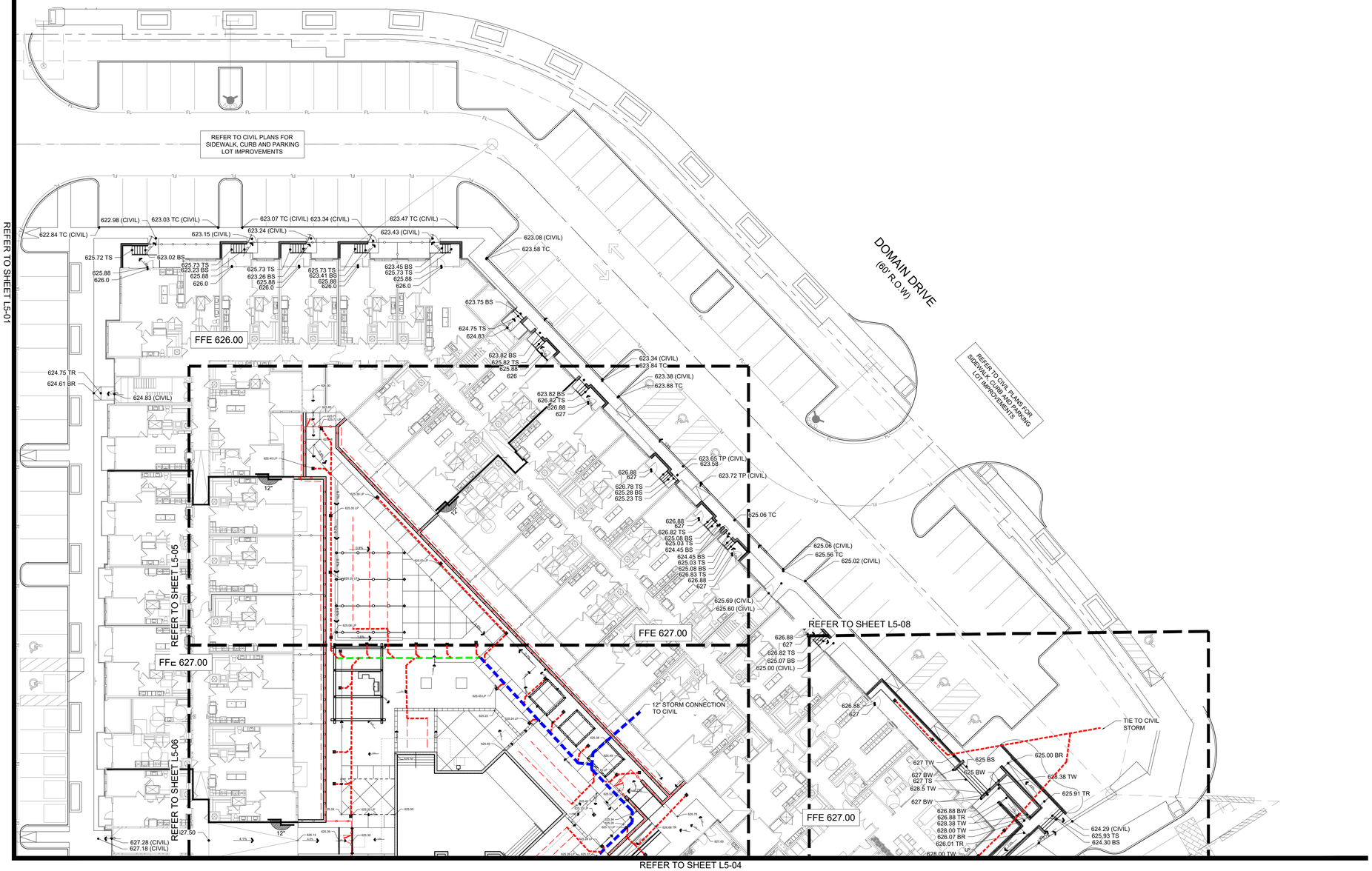
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SHEET NUMBER

L5-02

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412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN



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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KENNETH KENDRICK
2976
STATE OF TEXAS

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PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

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NORTH

SHEET TITLE

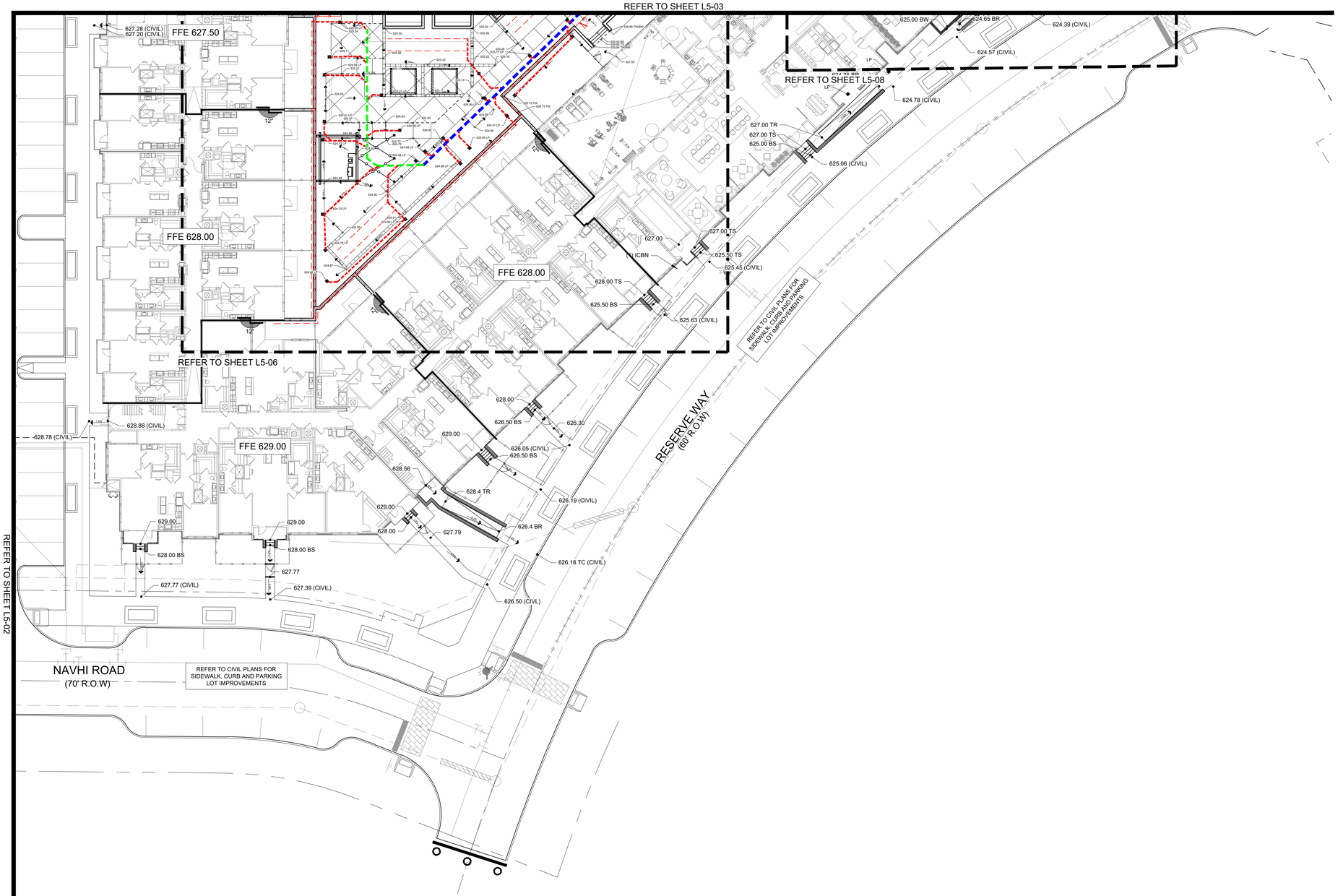
GRADING PLAN

SHEET NUMBER

L5-03

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ORIGINAL SHEET SIZE: 24" X 36"



GRADING LEGEND:

412.55	SPOT ELEVATION
412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
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MANSFIELD, TX

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

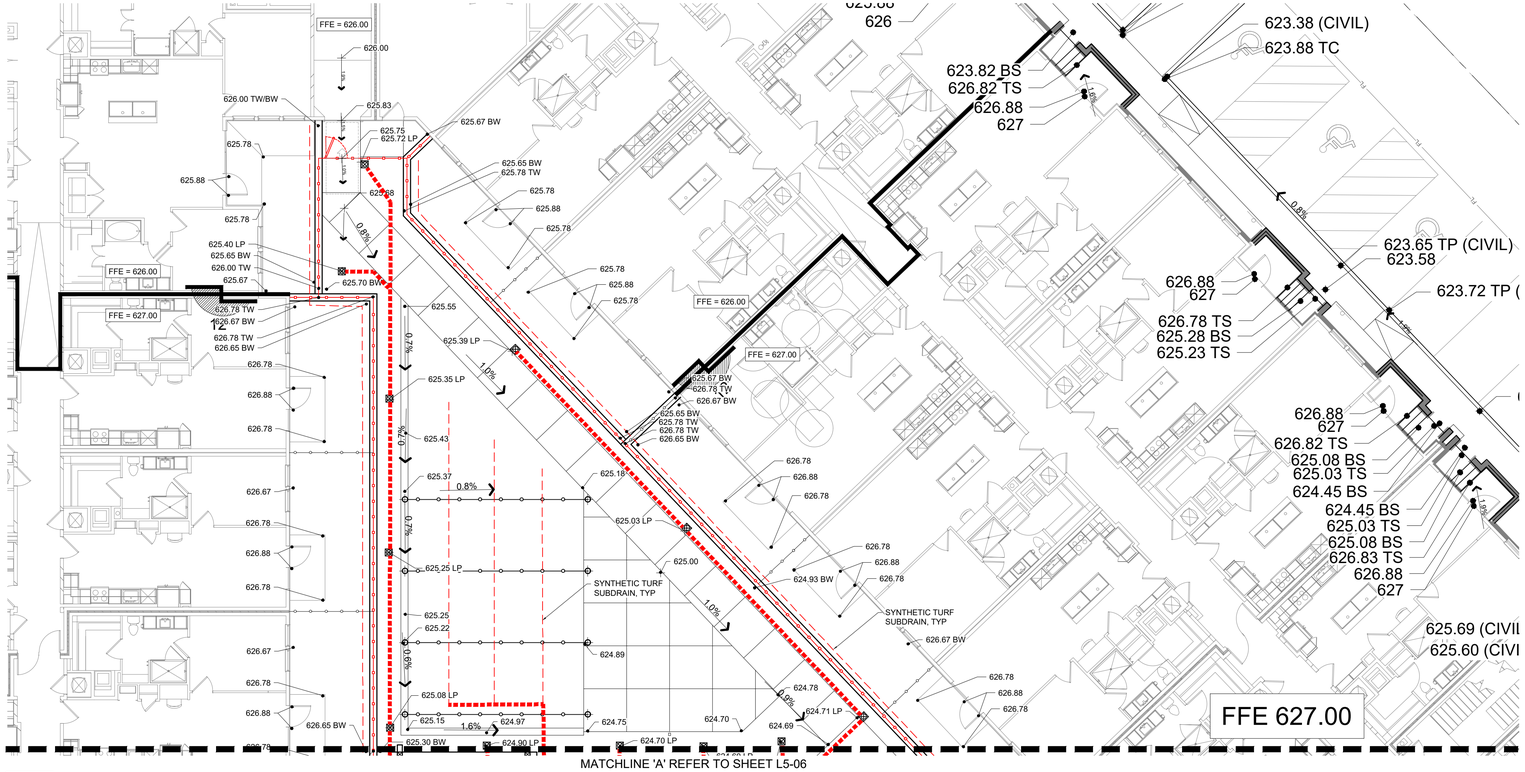
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-04



01 POOL COURTYARD

GRADING LEGEND:

412.55	SPOT ELEVATION
412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
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	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
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	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL
01/05/2025
REGISTERED LANDSCAPE ARCHITECT
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PROJECT
URBAN LIVING PHASE II

MANSFIELD, TX

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8522010

REVISION / ISSUANCE

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	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

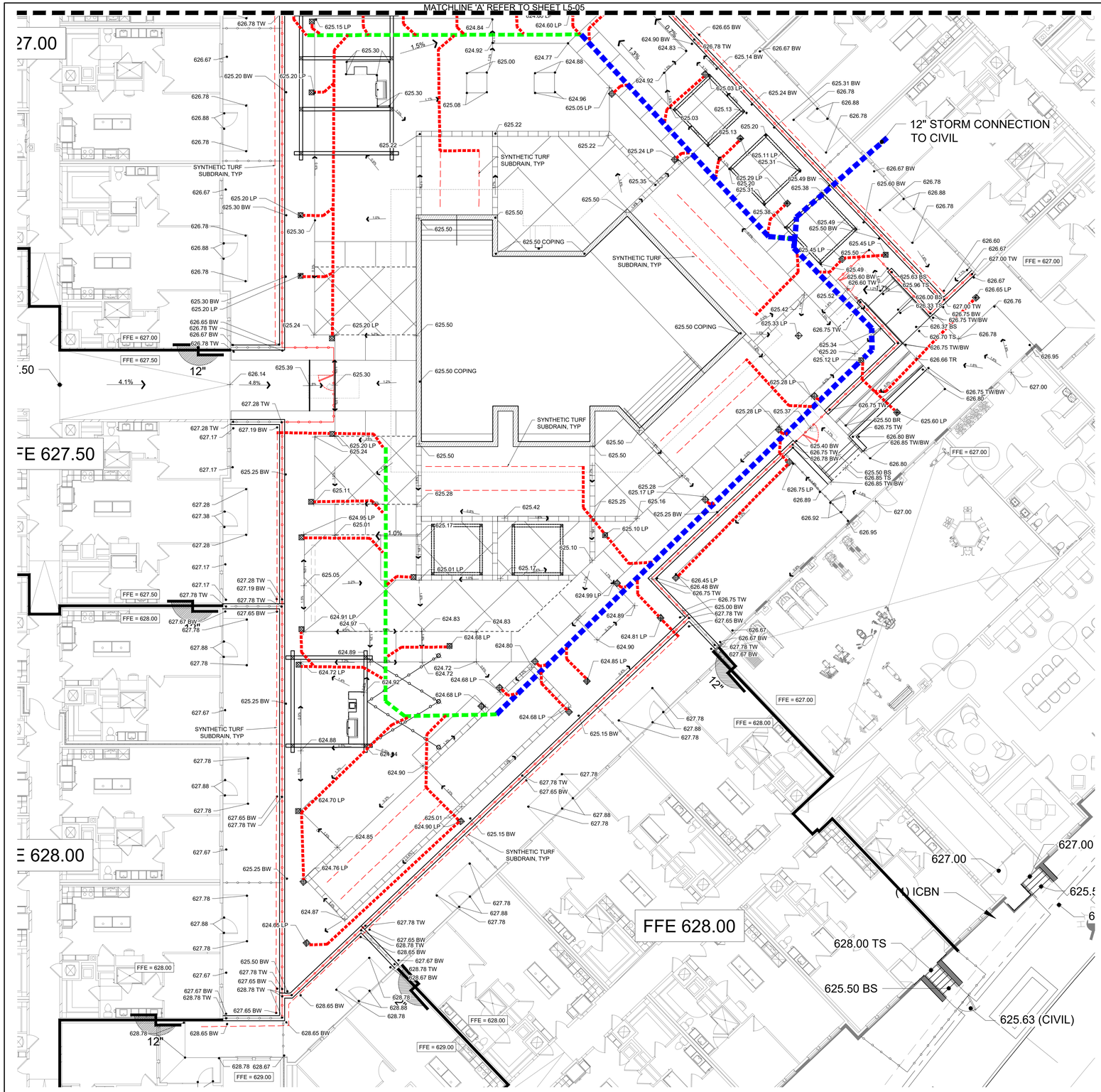
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VERT: N/A
HORZ: 1" = 10'
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NORTH

SHEET TITLE
GRADING PLAN

SHEET NUMBER
L5-05

MATCHLINE 'A' REFER TO SHEET L5-05



01 POOL COURTYARD

GRADING LEGEND:

412.55	SPOT ELEVATION
412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
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	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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214.334.0032

KEY MAP

SEAL
01/05/2025
REGISTERED LANDSCAPE ARCHITECT
BETH KENDIG
2932
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT
URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

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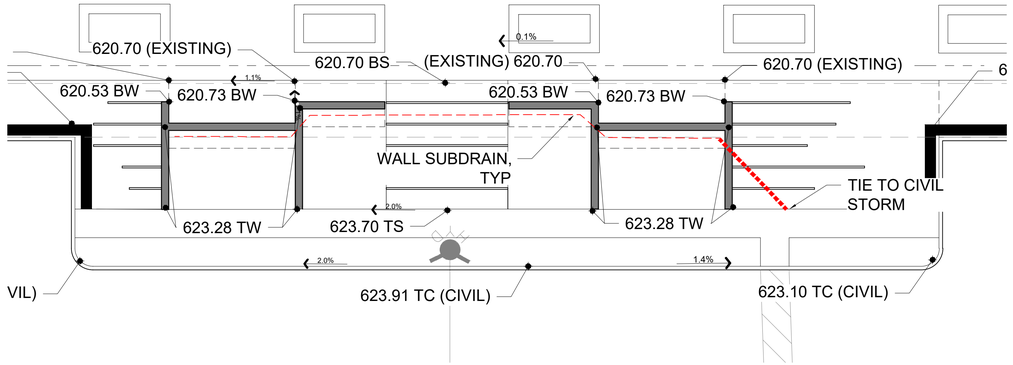
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DRAWN BY: XX
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SCALE
VERT: N/A
HORZ: 1" = 10'
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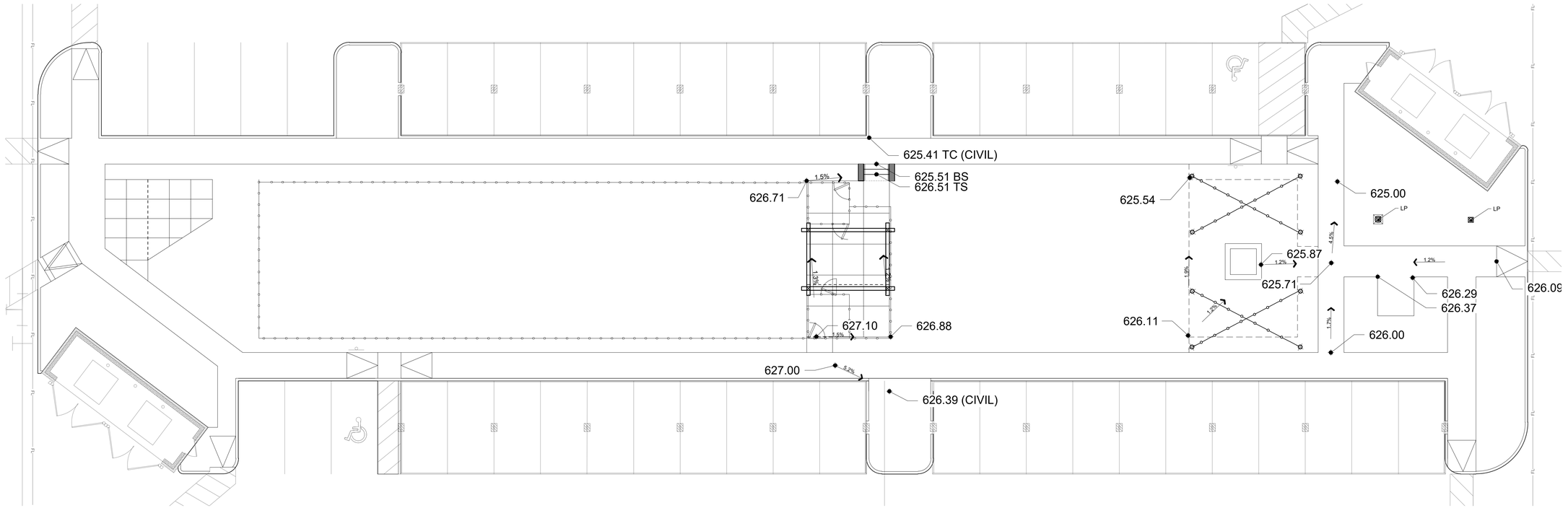
NORTH

SHEET TITLE
GRADING PLAN

SHEET NUMBER
L5-06



01 POCKET PARK



02 DOG PARK

GRADING LEGEND:

412.55	SPOT ELEVATION
412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BEN KENDRICK WADE
2922
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

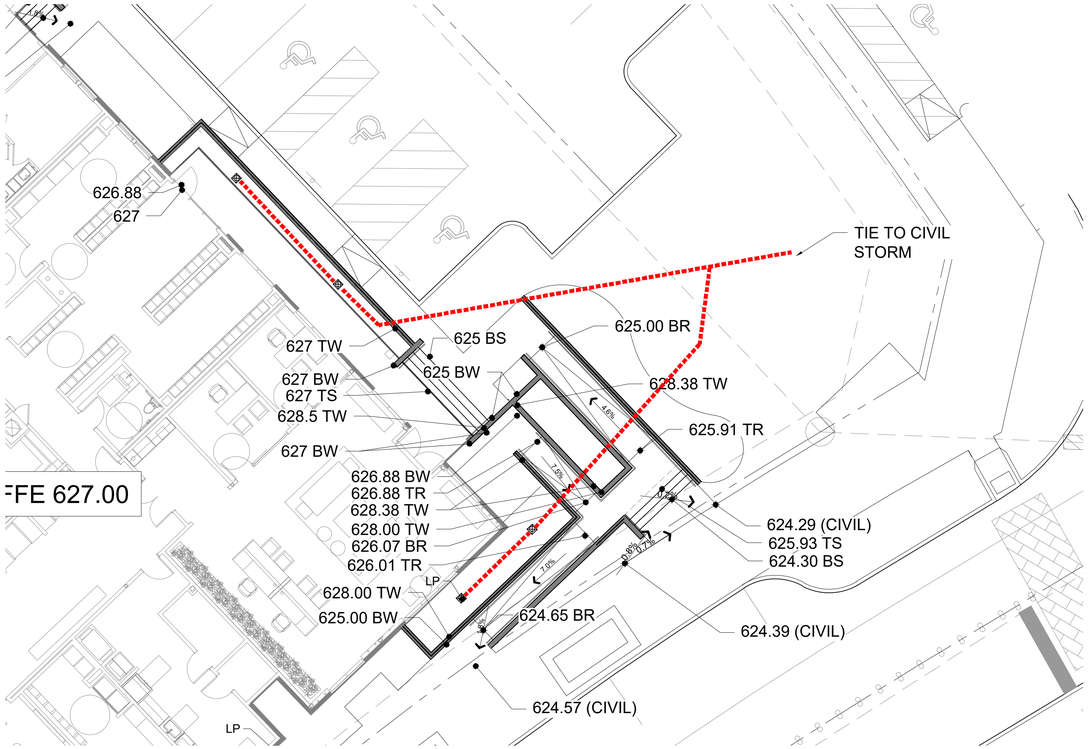
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-07



01 LEASING PLAZA

GRADING LEGEND:

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412.50 TS 412.00 BS	TOP OF STEP, BOTTOM OF STEP
412.50 TW 410.00 BW	TOP OF WALL, BOTTOM OF WALL
412.50 TR 412.00 BR	TOP OF RAMP, BOTTOM OF RAMP
412.50 BP	BREAK POINT (TYPICALLY TOP OF LANDSCAPE BERM)
412.50 LP	LOW POINT (TYPICALLY AREA DRAIN)
412.50 RIM	AREA DRAIN ELEVATION
⊠	HARDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊠	LANDSCAPE AREA DRAIN (REFER TO DETAIL, THIS SET)
⊗	PLANTER POT DRAIN (NDS 4" ROUND GRATE w/PVC, SATIN BRASS)
	10" PVC LANDSCAPE PIPE (1.0% SLOPE MIN.)
	8" PVC ROOF LEADER TIE IN PIPE (1.0% SLOPE MIN.)
	6" PVC LANDSCAPE PIPE (0.5% SLOPE MIN.)
	4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	FRENCH DRAIN 4" CORRUGATED/PERFORATED PVC PIPE (0.5% SLOPE MIN.)
	4" TRENCH DRAIN

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2978
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ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

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HORZ: 1" = 10'

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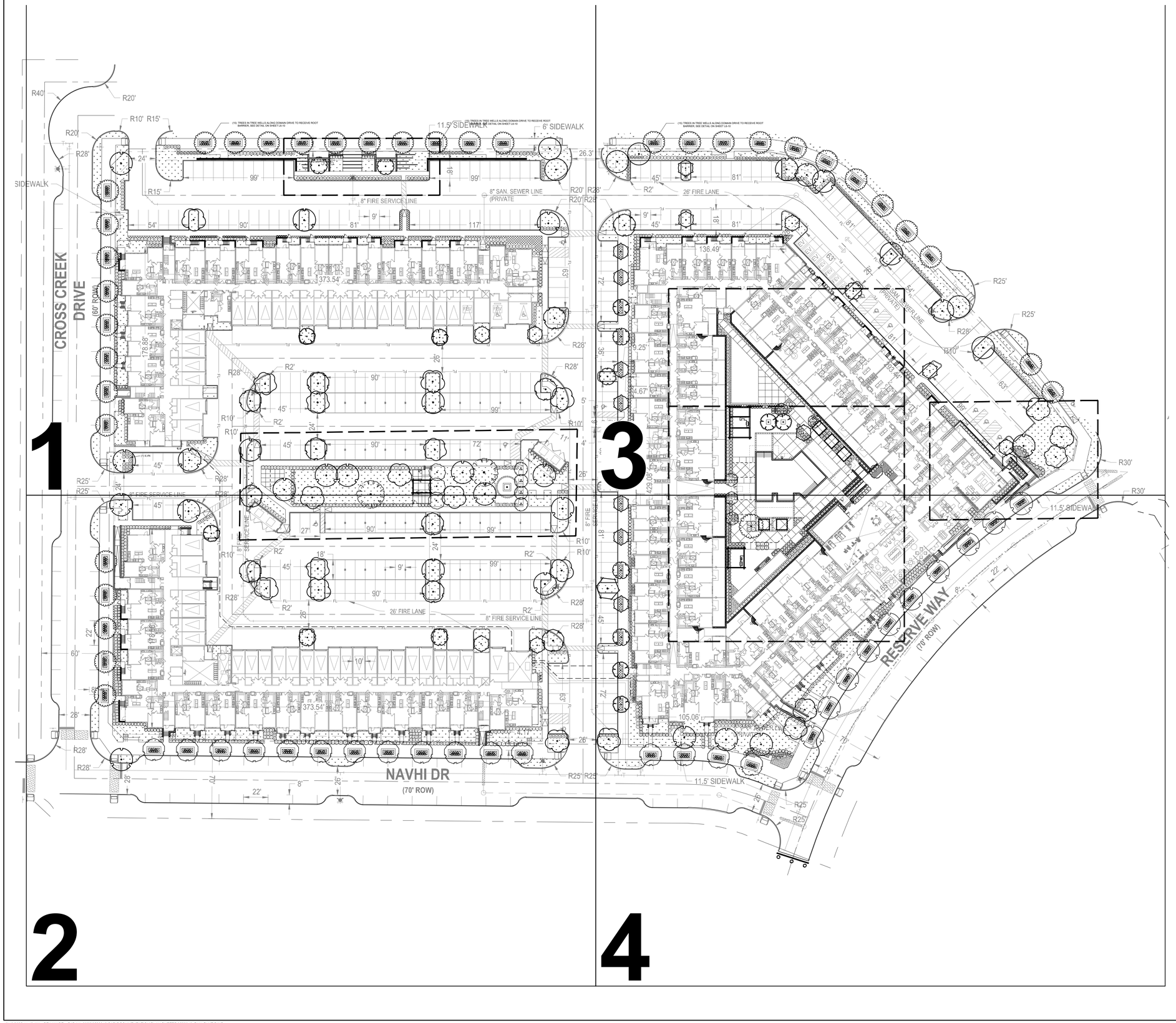
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-08



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STILLWATER CAPITAL
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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
HETH KENDRICK
2934
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

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SCALE NORTH

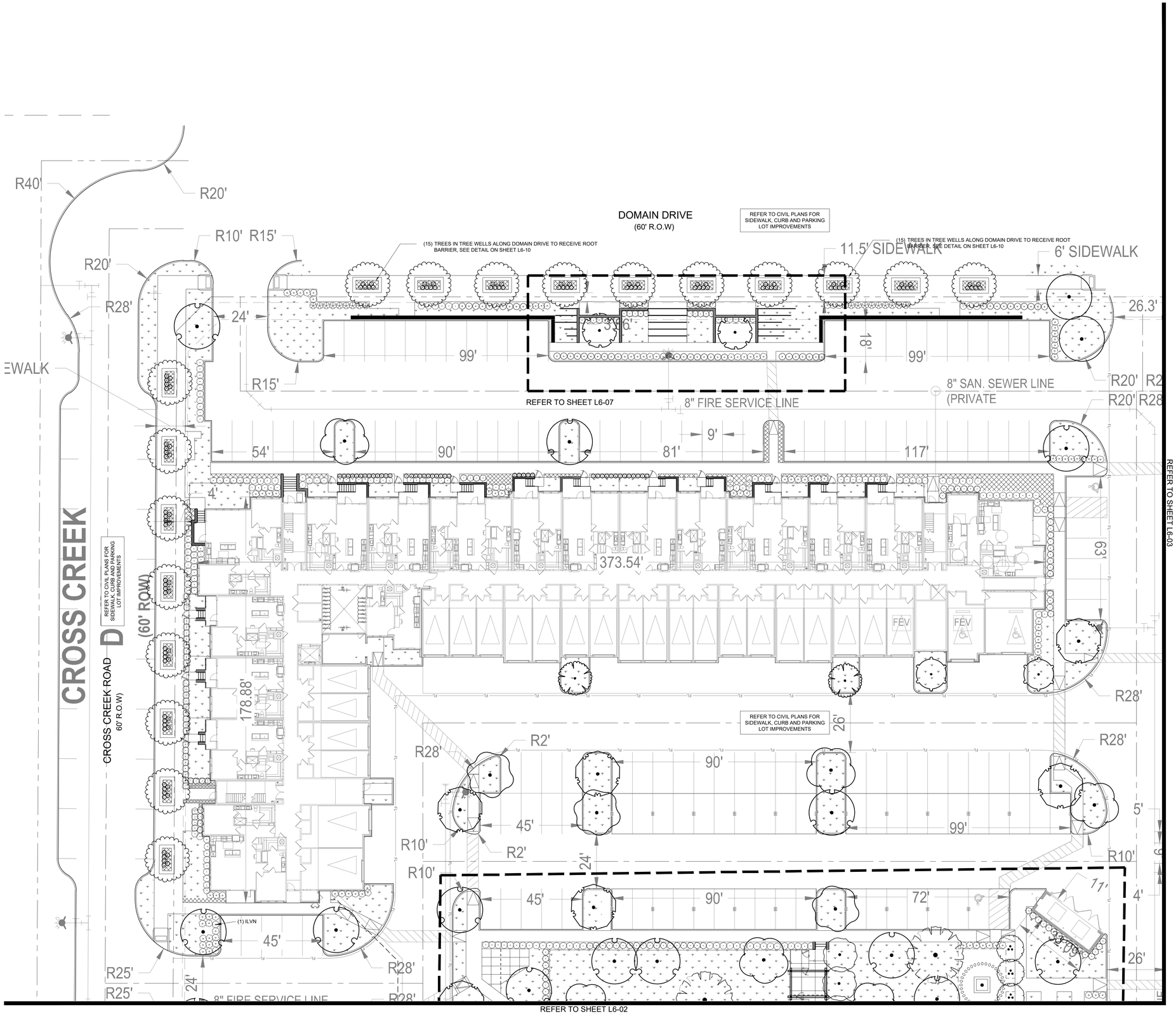
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SHEET TITLE

OVERALL PLANTING PLAN

SHEET NUMBER

L6-00



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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2995
STATE OF TEXAS

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URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

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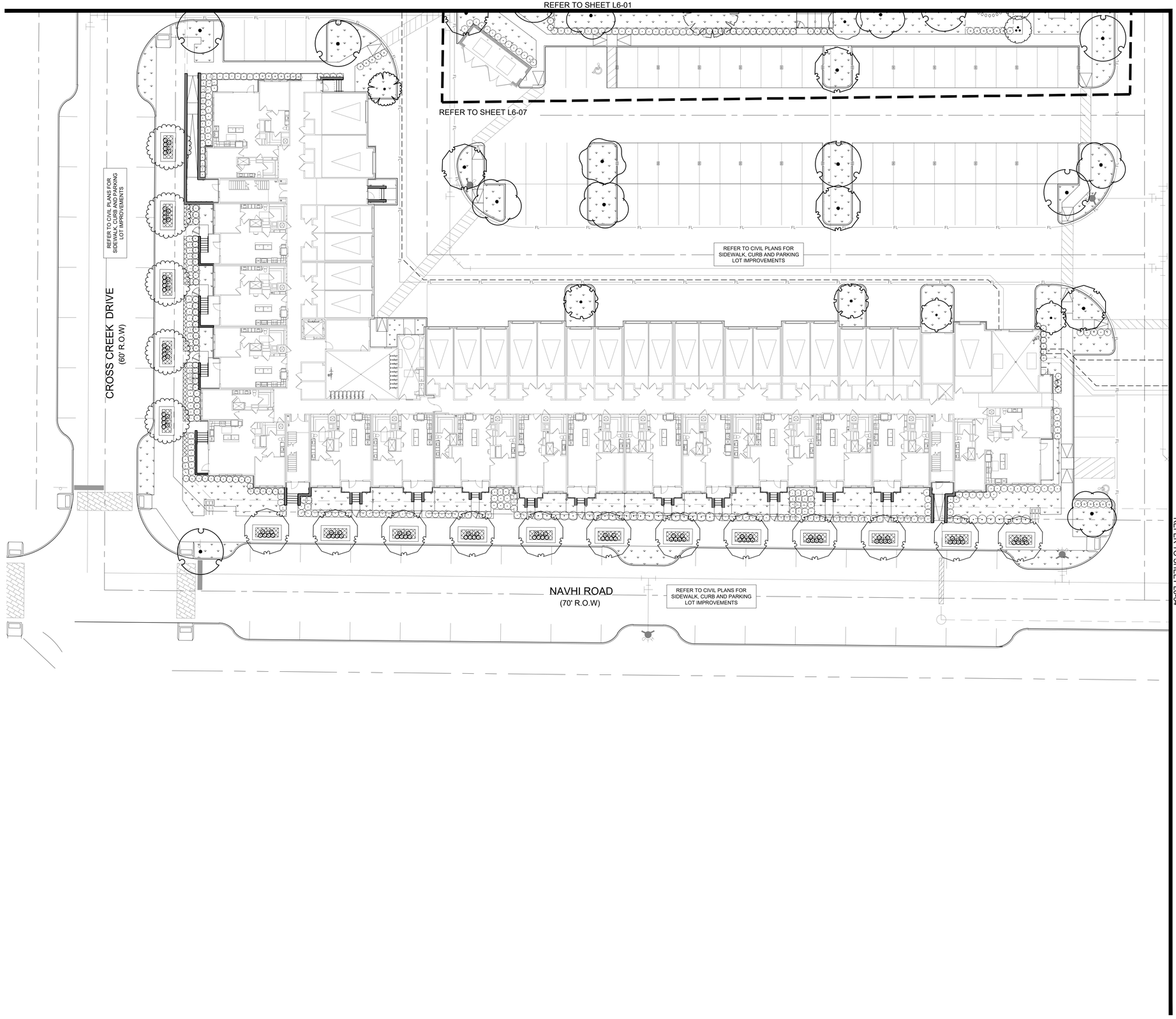
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-01



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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2978
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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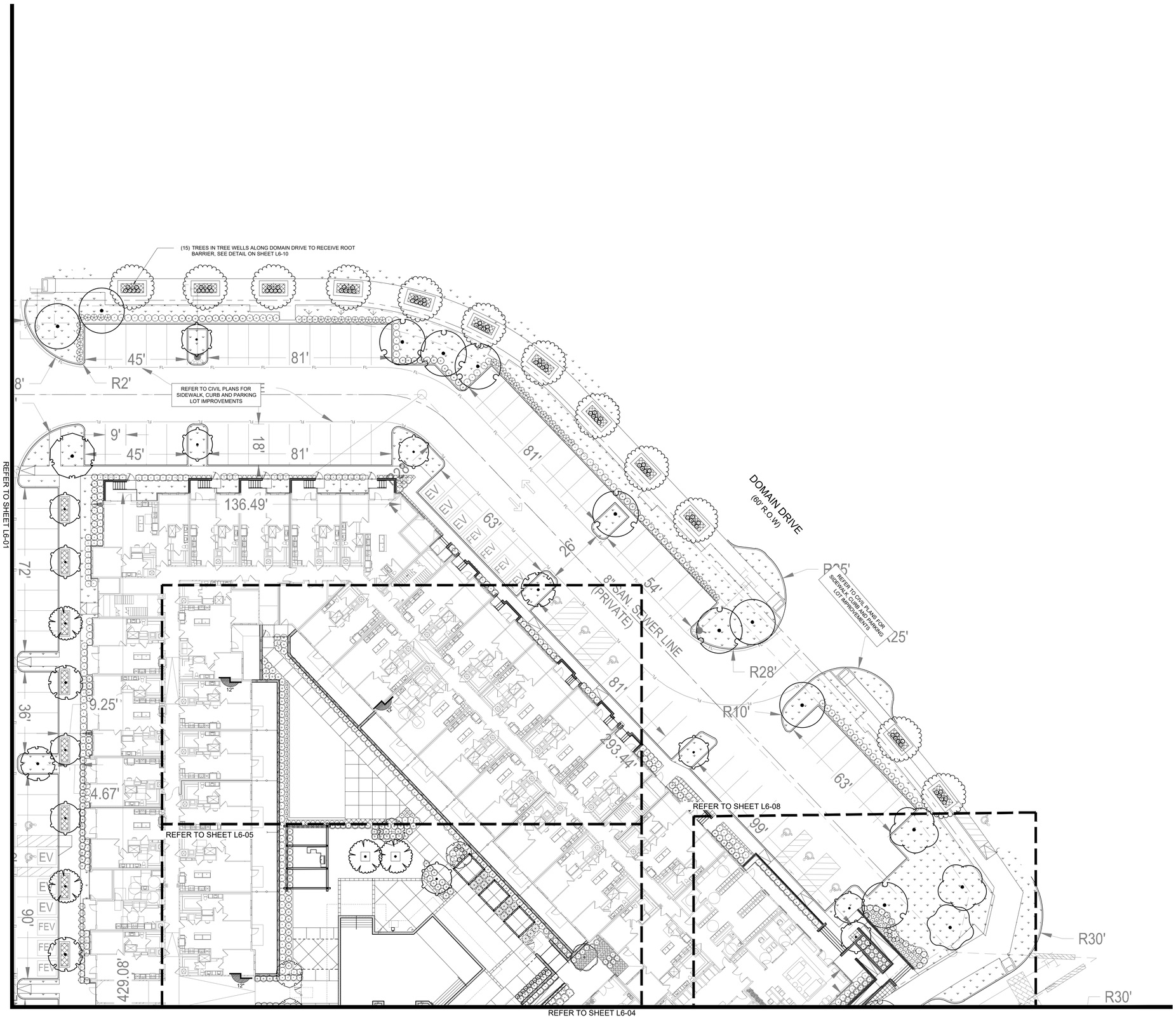
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SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-02



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ORIGINAL SHEET SIZE: 24" X 36"

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2976
STATE OF TEXAS

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URBAN LIVING PHASE II

MANSFIELD, TX

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NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
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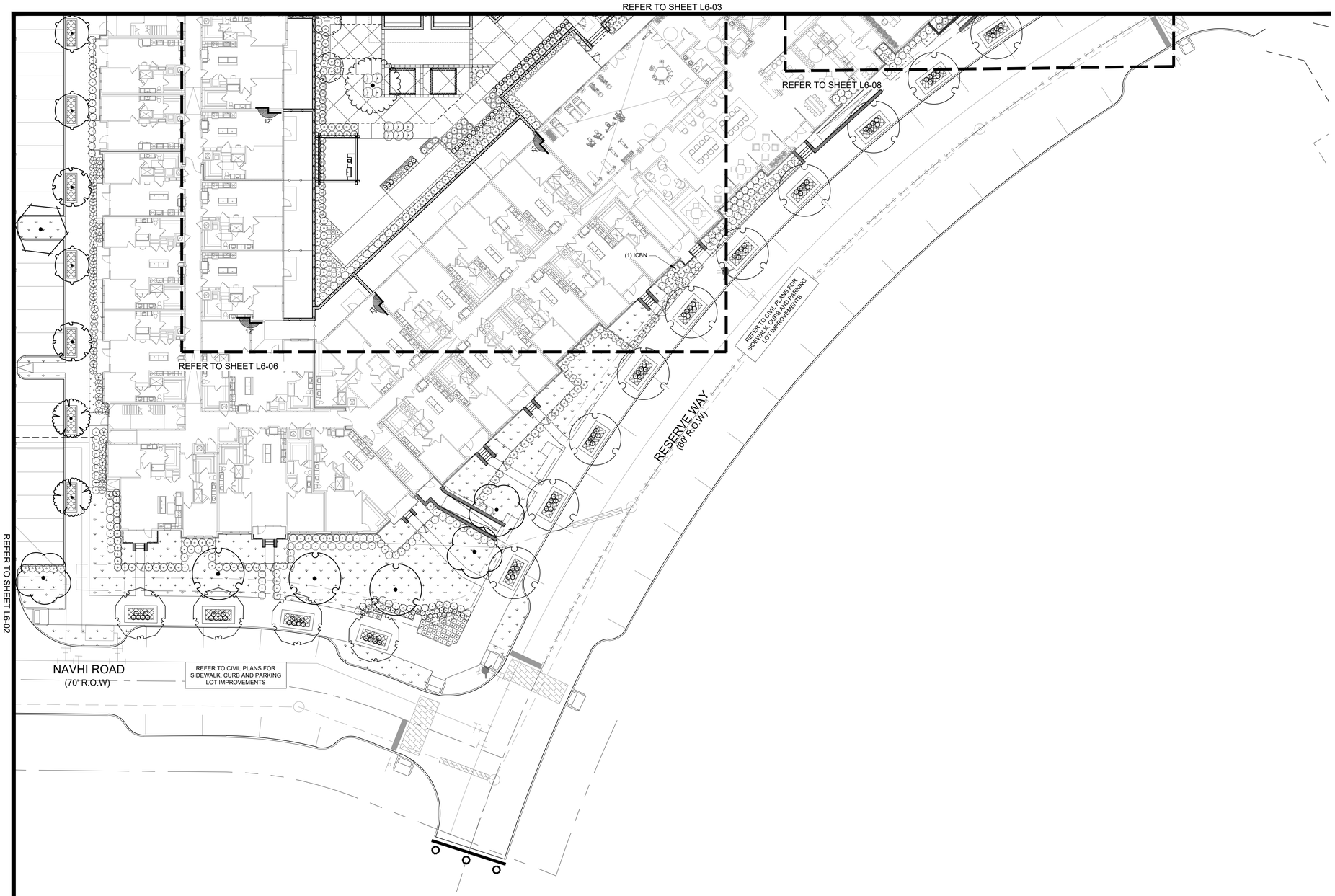
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HORZ: 1" = 20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-03



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KEY MAP

SEAL

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HETH KENDRICK
2978
STATE OF TEXAS

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URBAN LIVING PHASE II

MANSFIELD, TX

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NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
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SCALE NORTH

VERT: N/A
HORZ: 1" = 20'

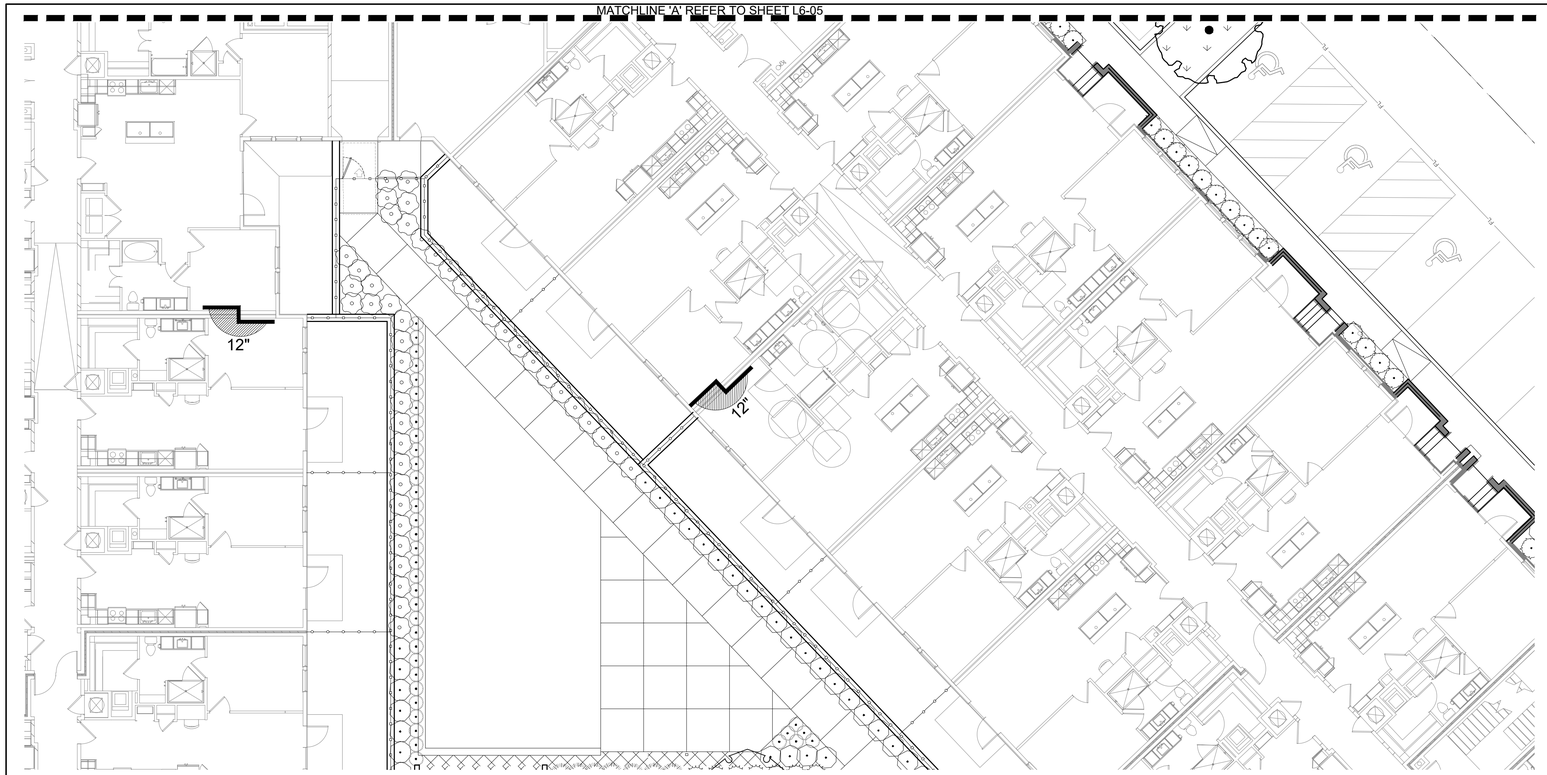
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PLANTING PLAN

SHEET NUMBER

L6-04

MATCHLINE 'A' REFER TO SHEET L6-05



01 POOL COURTYARD

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KENNETH KENDRICK
2941
STATE OF TEXAS

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PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
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SCALE NORTH

VERT: N/A
HORZ: 1" = 10'

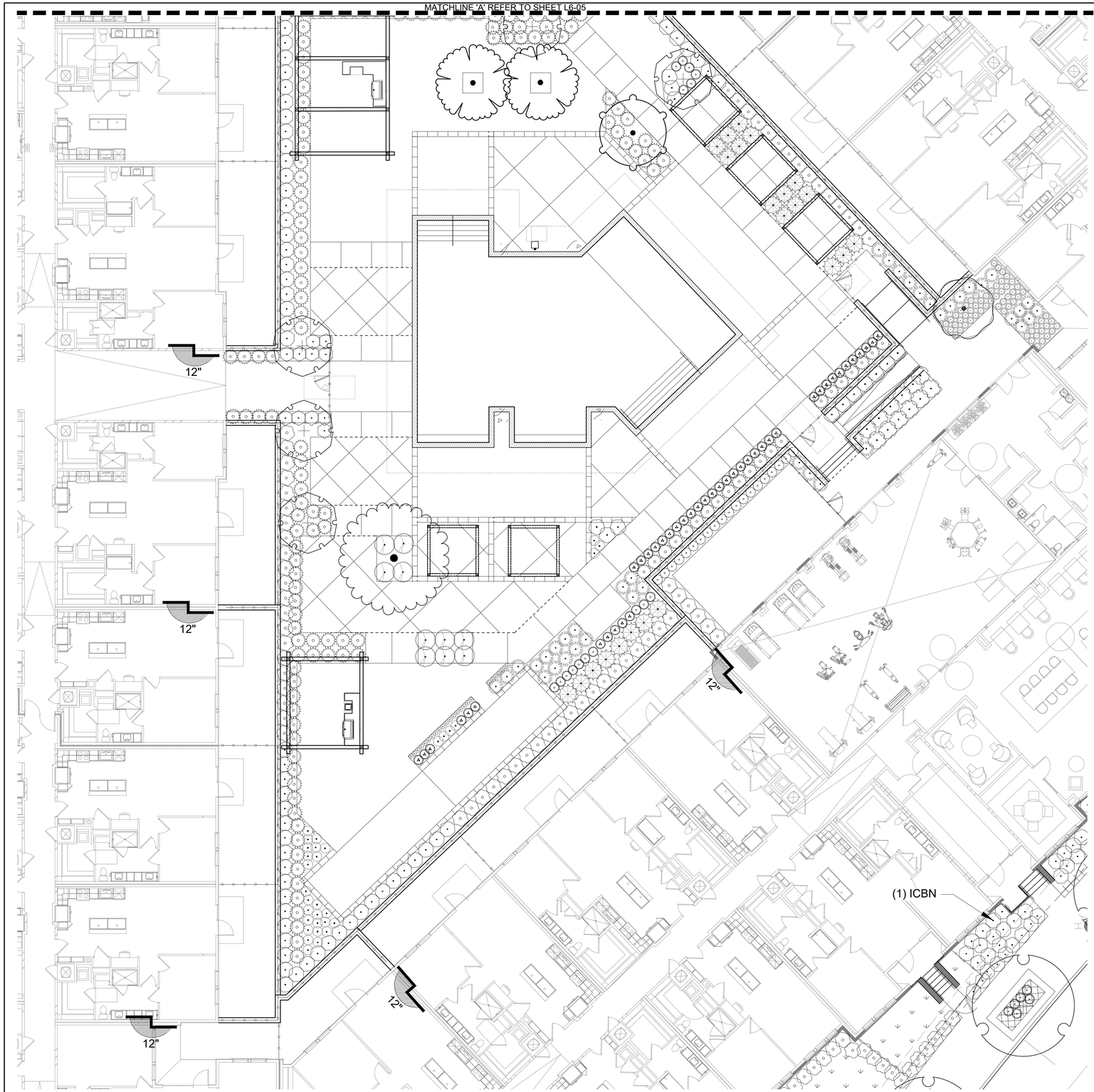
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-05

MATCHLINE 'A' REFER TO SHEET L6-05



01 POOL COURTYARD

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRENT HEATH KENDRICK
2941
STATE OF TEXAS

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URBAN LIVING PHASE II

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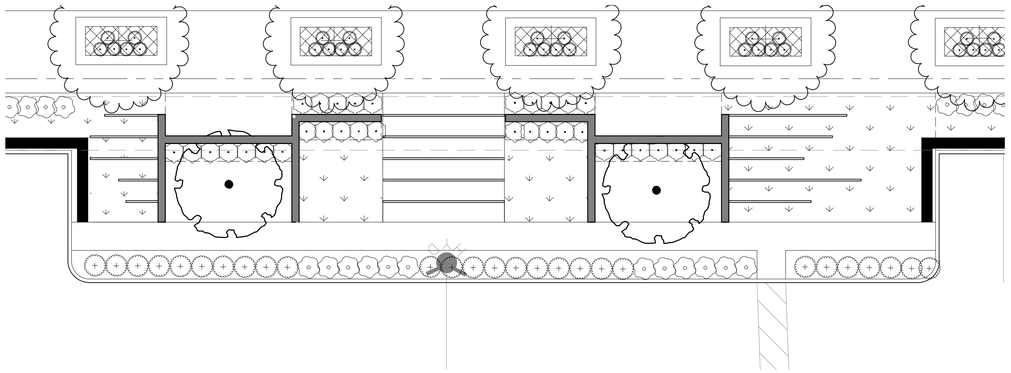
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SHEET TITLE

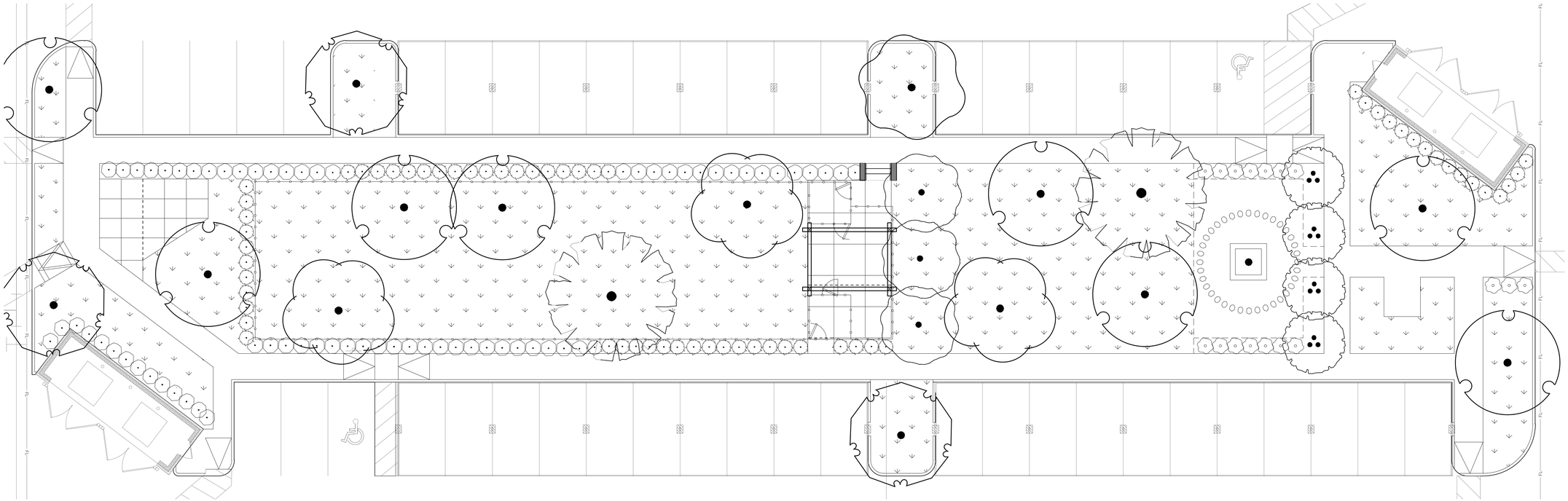
PLANTING PLAN

SHEET NUMBER

L6-06



01 POCKET PARK



02 DOG PARK

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KEITH KENDRICK
2941
STATE OF TEXAS

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URBAN LIVING PHASE II

MANSFIELD, TX

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8522010

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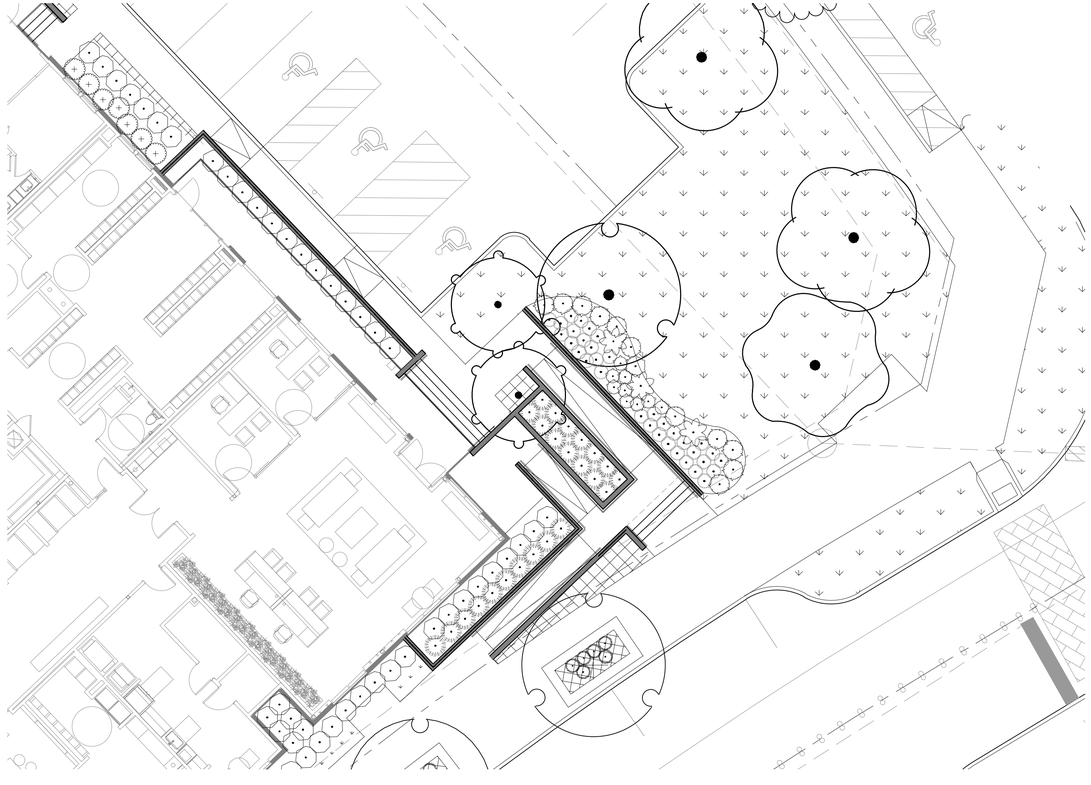
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HORZ: 1" = 10'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-07



01 LEASING PLAZA

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SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRETH KENDRICK
2940
STATE OF TEXAS

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URBAN LIVING PHASE II

MANSFIELD, TX

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	PERMIT SET	12/15/2025

DESIGNED BY: XX
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CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1" = 10'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-08

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	REMARKS
TREES							
	ACGR-S	10	Acer grandidentatum / Bigtooth Maple	B&B/ CONT.	3.5" CAL	10-12' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT, TO BE USED AS STREET TREE
	ACGR	28	Acer grandidentatum / Bigtooth Maple	B&B/ CONT.	3.5" CAL	10-12' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	BENB	4	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B/ CONT.	3" CAL	8-10' HT	
	GIBI	1	Ginkgo biloba / Maidenhair Tree	B&B/ CONT.	3.5" CAL	12-14' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	GIBI2	1	Ginkgo biloba / Maidenhair Tree	B&B/ CONT.	3" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	MAGR	3	Magnolia grandiflora / Southern Magnolia	B&B/ CONT.	3" CAL	10-12' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	QUSH	5	Quercus shumardii / Shumard Oak	B&B/ CONT.	3" CAL.	10-12' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	QUVI-S	35	Quercus virginiana / Live Oak	B&B/ CONT.	3.5" CAL	12-14' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT, TO BE USED AS STREET TREE
	QUVI-4	1	Quercus virginiana / Live Oak	B&B/ CONT.	4" CAL	12-14' HT	
	QVCD	2	Quercus virginiana `Cathedral` / Cathedral Live Oak	B&B/ CONT.	3.5" CAL	12-14' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULAM	6	Ulmus americana / American Elm	B&B/ CONT.	3" CAL	10-12' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULCR	15	Ulmus crassifolia / Cedar Elm	B&B/ CONT.	3" CAL	10-12' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULPA-S	16	Ulmus parvifolia / Lacebark Elm	B&B/ CONT.	4" CAL	10-12' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT, TO BE USED AS STREET TREE
	ULPA	11	Ulmus parvifolia / Lacebark Elm	B&B/ CONT.	4" CAL	10-12' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	VIAC	10	Vitex agnus-castus / Chaste Tree	B&B/ CONT.	3" CAL	8-10' HT	MATCHED SPECIMEN
ORNAMENTAL TREES							
	CCTX	18	Cercis canadensis texensis / Texas Redbud	B&B/ CONT.	3" CAL	8-10' HT	MATCHED SPECIMEN, STRONG CENTRAL LEADER
	CCTW	1	Cercis canadensis texensis 'Texas White' / Texas White Redbud	B&B/ CONT.	3" CAL.	10-12' HT	STRONG CENTRAL LEADER
	ILVO	7	Ilex vomitoria / Yaupon Holly	B&B/ CONT.	2" CAL	6-8' HT	STRONG CENTRAL LEADER; MATCHING; 4' CLEAR HEIGHT
	LAIN	9	Lagerstroemia indica / Crape Myrtle	B&B/ CONT.	2" CAL	8-10' HT	MATCHED SPECIMEN, MULTI-STEM , 3 CANE MAX.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.	REMARKS
SHRUBS							
	ABGR	253	Abelia x grandiflora / Glossy Abelia	3 GAL	3` O.C.	30"	
	AGHA	6	Agave havardiana / Havard's Century Plant	3 GAL	3` O.C.	36"	
	ASIN	40	Asclepias incarnata / Swamp Milkweed	3 GAL	3.5` O.C.	18"	
	BGBA	129	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 GAL	1.5` O.C.	18-24"	
	EBSB	29	Elaeagnus x ebbingei / Ebbing Silverberry	3 GAL	3.5` O.C.	18-24"	
	ILCO	148	Ilex cornuta / Chinese Holly	5 GAL	3` O.C.	2` HT MIN.	
	ICBN	838	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	5 GAL	3` O.C.	2` HT MIN.	
	ILVN	327	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 GAL	3` O.C.	2` HT MIN.	
	JNBD	25	Juncus x 'Blue Dart' / Blue Dart Rush	3 GAL	1.5` O.C.	12-18"	
	MCRM	46	Muhlenbergia capillaris `Regal Mist` TM / Regal Mist Pink Muhly Grass	5 GAL	3` O.C.	2.5` HT MIN.	
	PEAL	366	Pennisetum alopecuroides `Piglet` / Piglet Dwarf Fountain Grass	1 GAL	1.5` O.C.	1` HT MIN.	
	PHSE	119	Photinia serrulata / Chinese Photinia	5 GAL	3` O.C.	2` HT MIN.	
	ROTB	12	Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary	3 GAL	3.5` O.C.	1.5` HT MIN.	
	RUHI	153	Rudbeckia hirta / Black-eyed Susan	1 GAL	1.5` O.C.	1.5` HT MIN.	
	SAMI	23	Sabal minor / Dwarf Palmetto	5 GAL	3` O.C.	48"	
	SAGR	13	Salvia greggii / Autumn Sage	3 GAL	2` O.C.	1.5` HT MIN.	
	SPBM	20	Spiraea x bumalda 'Monhub' / Limemound® Spirea	3 GAL	3` O.C.	1.5` HT MIN.	
	THNO	10	Thelypteris normalis / Southern Wood Fern	3 GAL	3` O.C.	24"	
GRASSES							
	CHLA	59	Chasmanthium latifolium / Northern Sea Oats	3 GAL	3` O.C.	1.5` HT MIN.	
	MUCA	63	Muhlenbergia capillaris / Pink Muhly Grass	3 GAL	3` O.C.	1.5` HT MIN.	
	PEAL3	59	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL	2` O.C.	1` HT MIN.	
PERRENIALS / ANNUALS							
	SASM	43	Salvia x sylvestris 'May Night' / May Night Sage	3 GAL	2.5` O.C.	2` HT MIN.	
SHRUB AREAS							
	ANNL	28 sf	ANNUALS	-	-	-	TO BE SELECTED BY OWNER
GROUND COVERS							
	SOD	33,458 sf	Cynodon dactylon `Tifway 419` / Bermuda Grass	SOLID SOD	-	-	
	LMBB	2,017	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 GAL	18" O.C.	6" HT MIN.	

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRADLEY HETH KENDRICK
2994
STATE OF TEXAS

ISSUE FOR PERMIT

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URBAN LIVING PHASE II

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SCALE NORTH

VERT: N/A
HORZ: CUSTOM

SHEET TITLE

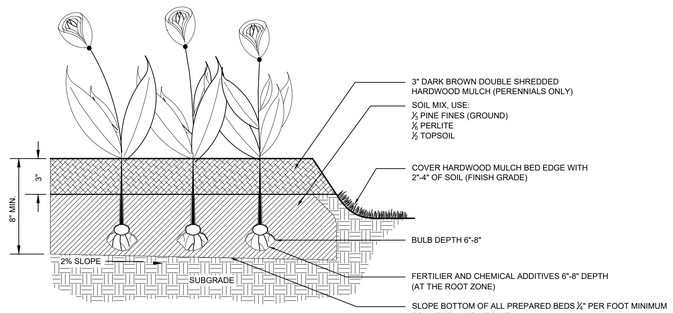
PLANTING NOTES

SHEET NUMBER

L6-09

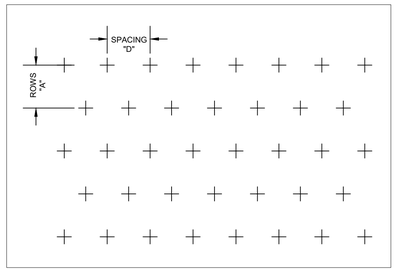
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ORIGINAL SHEET SIZE: 24" X 36"



PLANTING BED FOR ANNUALS AND PERENNIALS

NOT TO SCALE

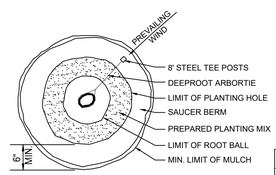


PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.66
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
16" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29

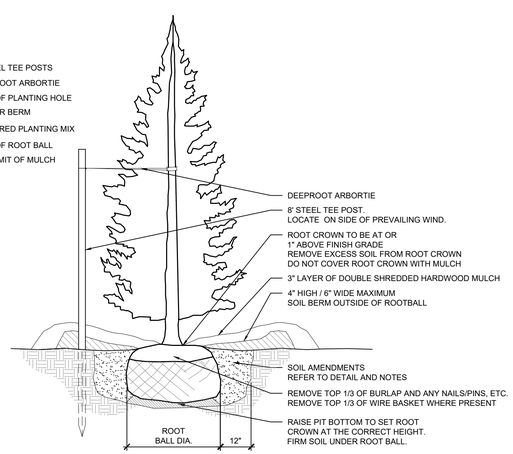
TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

NOT TO SCALE



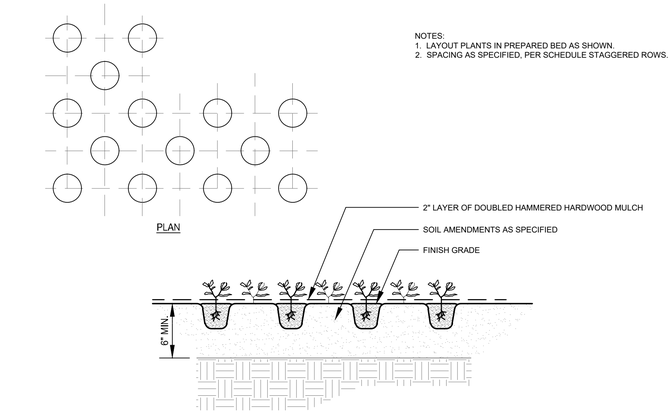
NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.



EVERGREEN TREE PLANTING

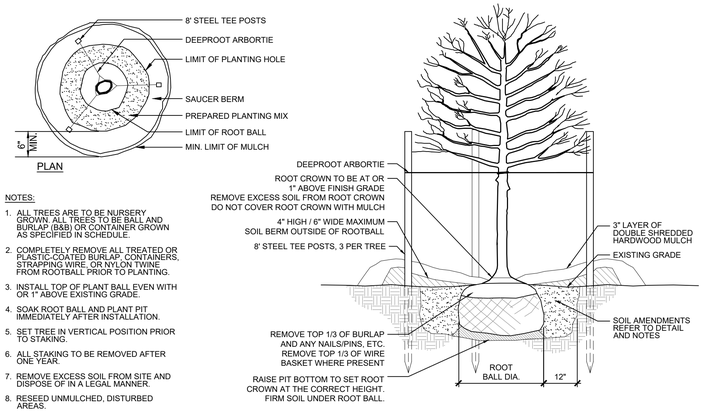
NOT TO SCALE



NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

GROUND COVER PLANTING

NOT TO SCALE



NOTES:

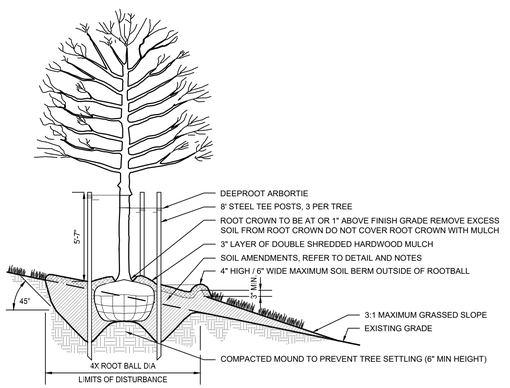
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

TREE PLANTING

NOT TO SCALE



NOTES:

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9. DO NOT COVER ROOT CROWN.

TREE PLANTING ON SLOPE

NOT TO SCALE

NOTES:

1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

NOTES:

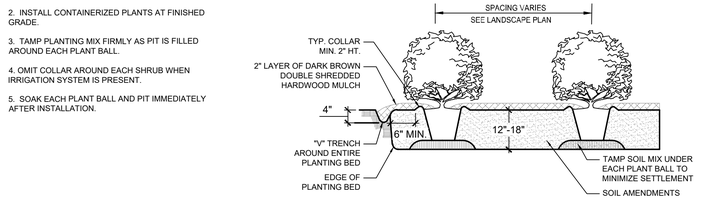
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

GROUND COVER PLANTING

NOT TO SCALE

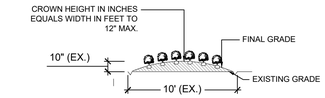
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8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

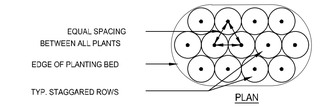


TYPICAL PLANTING BED DETAIL

NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.

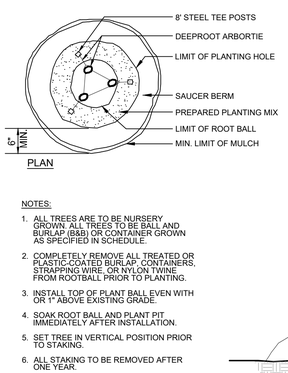


TYPICAL BED CROWNING



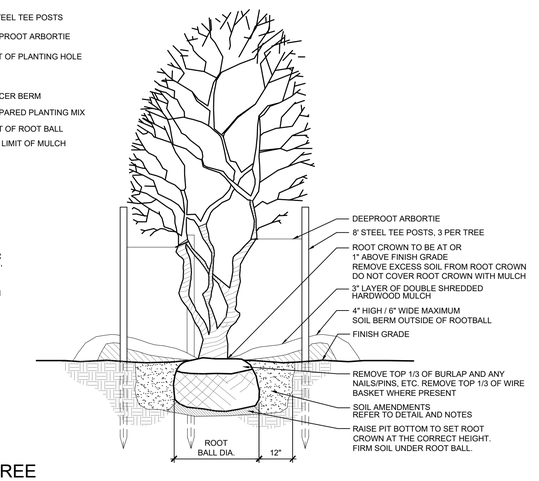
SHRUB PLANTING BED

NOT TO SCALE



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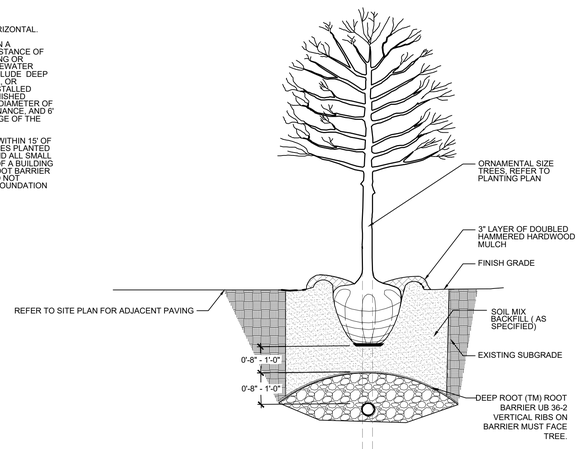


MULTI-STEM TREE

NOT TO SCALE

NOTES:

1. ROOT PATH IS DIRECTED HORIZONTAL.
2. ALL TREES INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF FOUR FEET (4') FROM EXISTING OR PROPOSED WATER OR WASTEWATER APPURTENANCES, SHALL INCLUDE DEEP ROOT UB 36-2 ROOT BARRIER, OR APPROVED EQUAL, TO BE INSTALLED HORIZONTALLY, 36" FROM FINISHED GRADE, 2' FROM THE OUTER DIAMETER OF THE UTILITY PIPE / APPURTENANCE, AND 6' TO 2' FROM THE OUTSIDE EDGE OF THE TREE.
3. ALL LARGE TREES PLANTED WITHIN 15' OF A BUILDING, ALL MEDIUM TREES PLANTED WITHIN 12' OF A BUILDING, AND ALL SMALL TREES PLANTED WITHIN 10' OF A BUILDING MUST BE INSTALLED WITH ROOT BARRIER TO ENSURE TREE ROOTS DO NOT DISRUPT THE STRUCTURAL FOUNDATION OF NEARBY BUILDINGS.



ROOT BARRIER

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2995
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025
B	CITY COMMENTS	12/19/2023

CURB

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

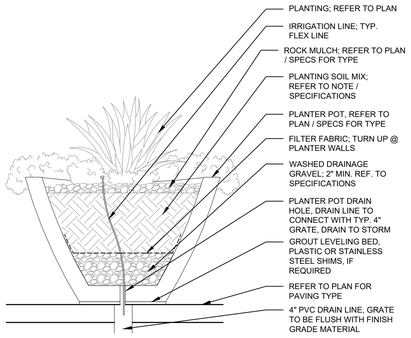
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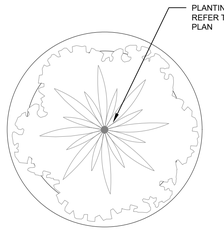
PLANTING DETAILS

SHEET NUMBER

L6-10

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ORIGINAL SHEET SIZE: 24" X 36"





TYPICAL PLANTER POT LAYOUT

NOT TO SCALE

MATERIALS

A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH
SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENTS APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME
SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND
SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

E. SULFUR
SULFUR SHALL BE A COMMERCIALLY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM
GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS
SHALL BE ADDED AS REQUIRED BY SOILS TEST .

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER
TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:
1. FOR TREES
   ANUTRI-PAK
   JRP INTN+L. INC.
   17 FOREST AVENUE
   FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
   3 NITROGEN
   1 PHOSPHORIC ACID
   2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT
1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS
DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

SOIL AMENDMENTS

NOT TO SCALE

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214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2943
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

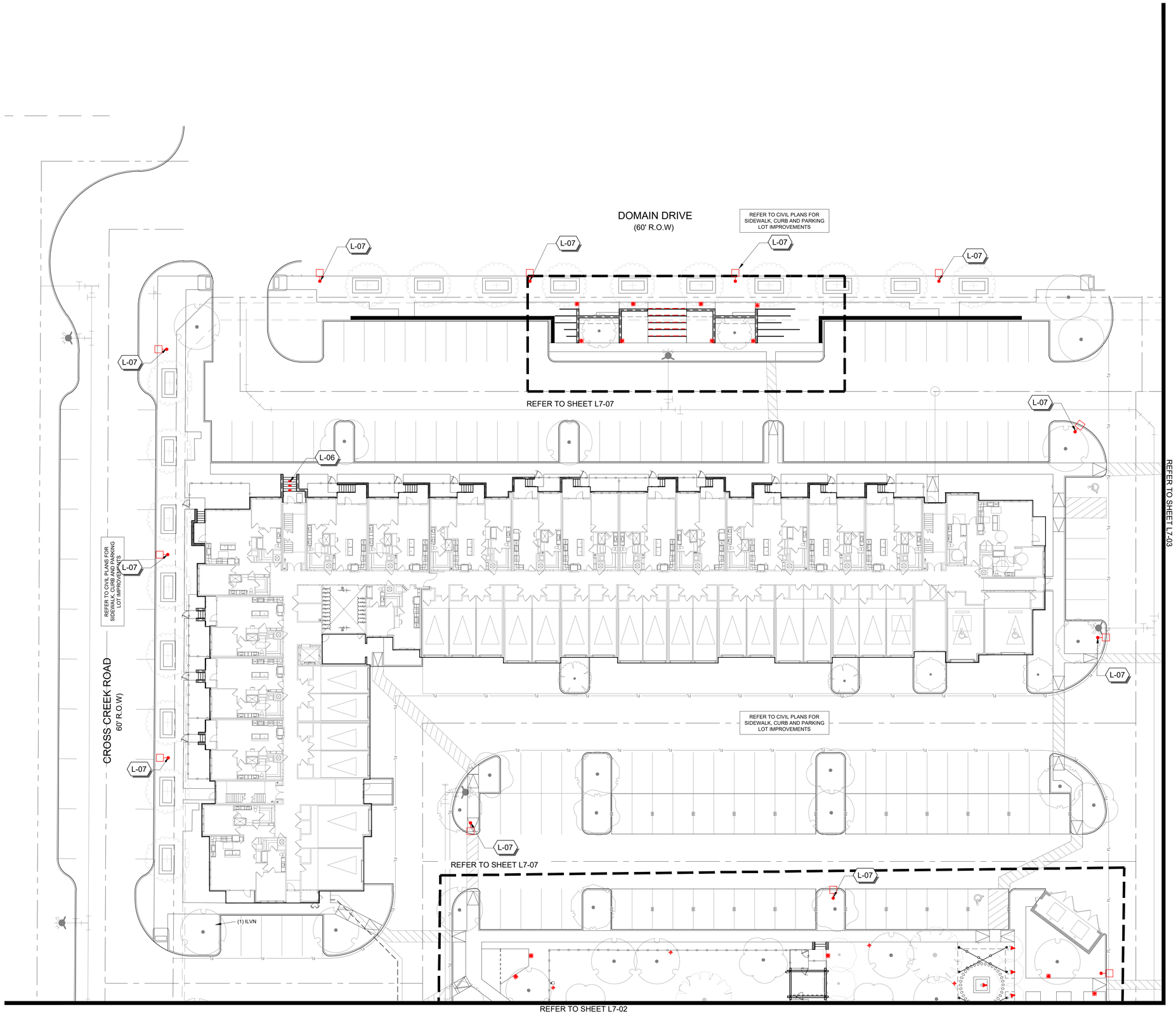
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HORZ: AS SHOWN

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L6-11



LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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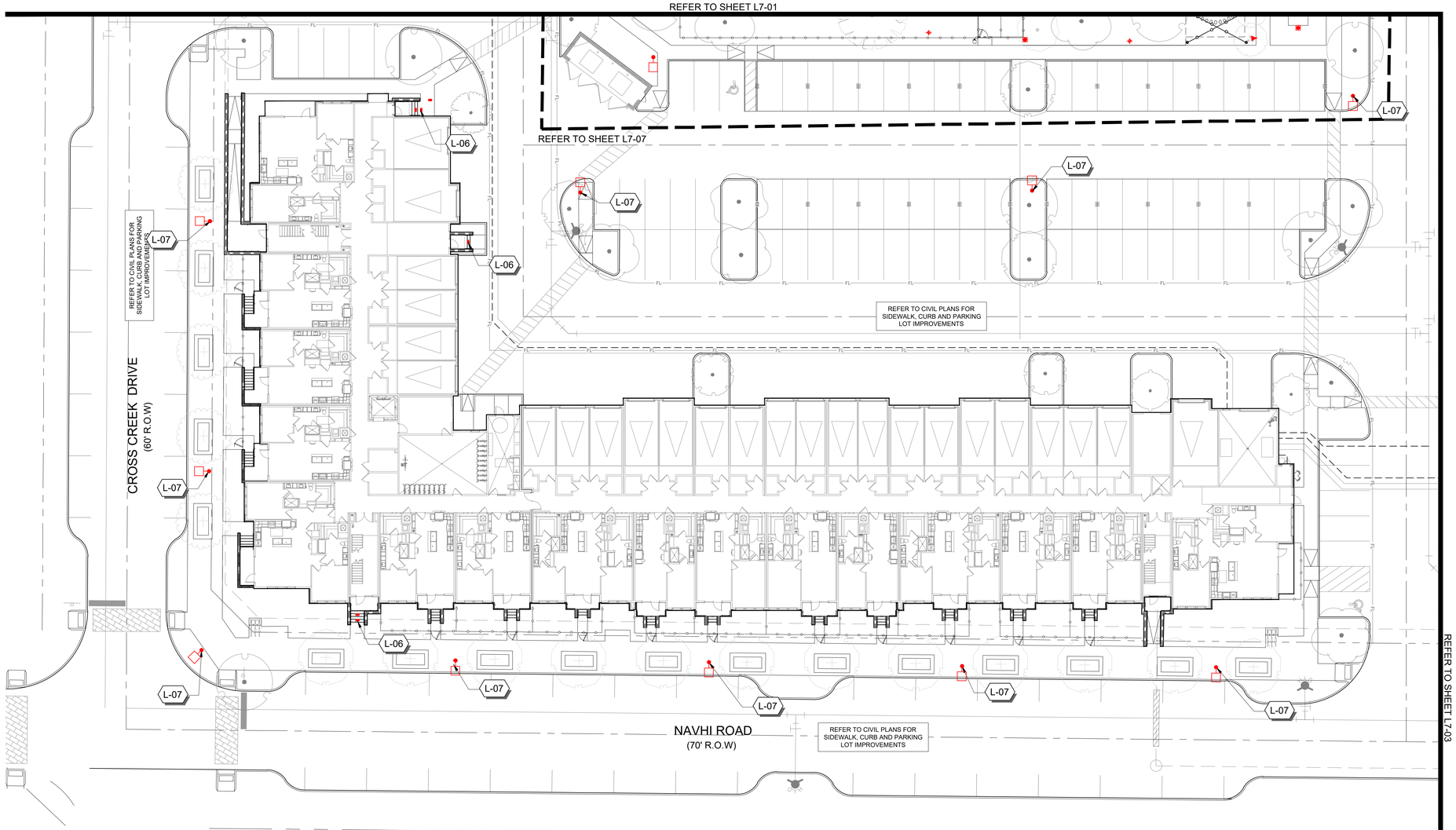
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-01



LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRENT HETH KENDRICK
2947
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#
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	PERMIT SET	12/15/2025

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DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: 1" = 20'

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SHEET TITLE

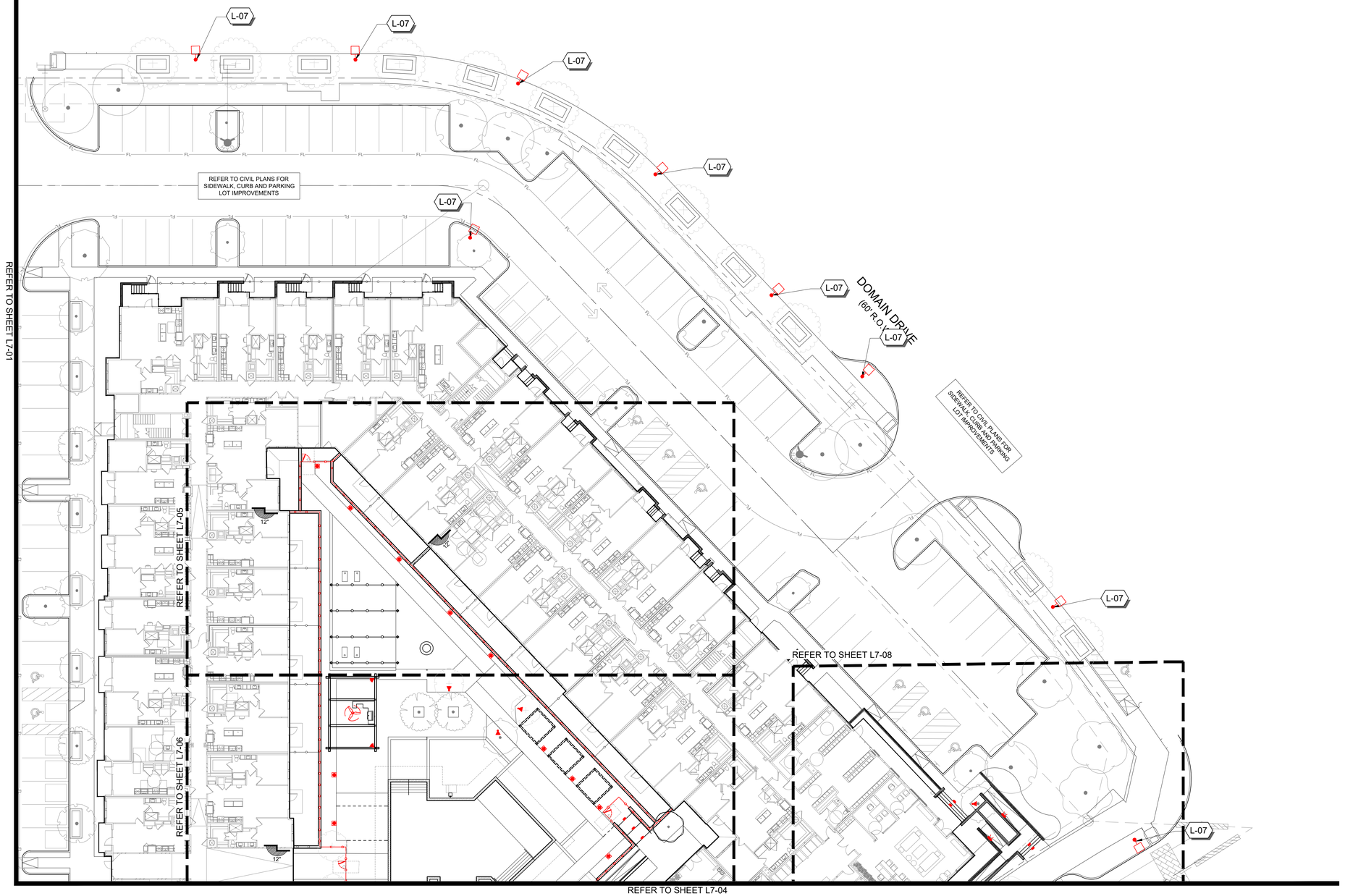
LIGHTING PLAN

SHEET NUMBER

L7-02

LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT



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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
KENNETH HETH
2941
STATE OF TEXAS

ISSUE FOR PERMIT

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URBAN LIVING PHASE II

MANSFIELD, TX

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REVISION / ISSUANCE

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DESIGNED BY: XX
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SCALE NORTH

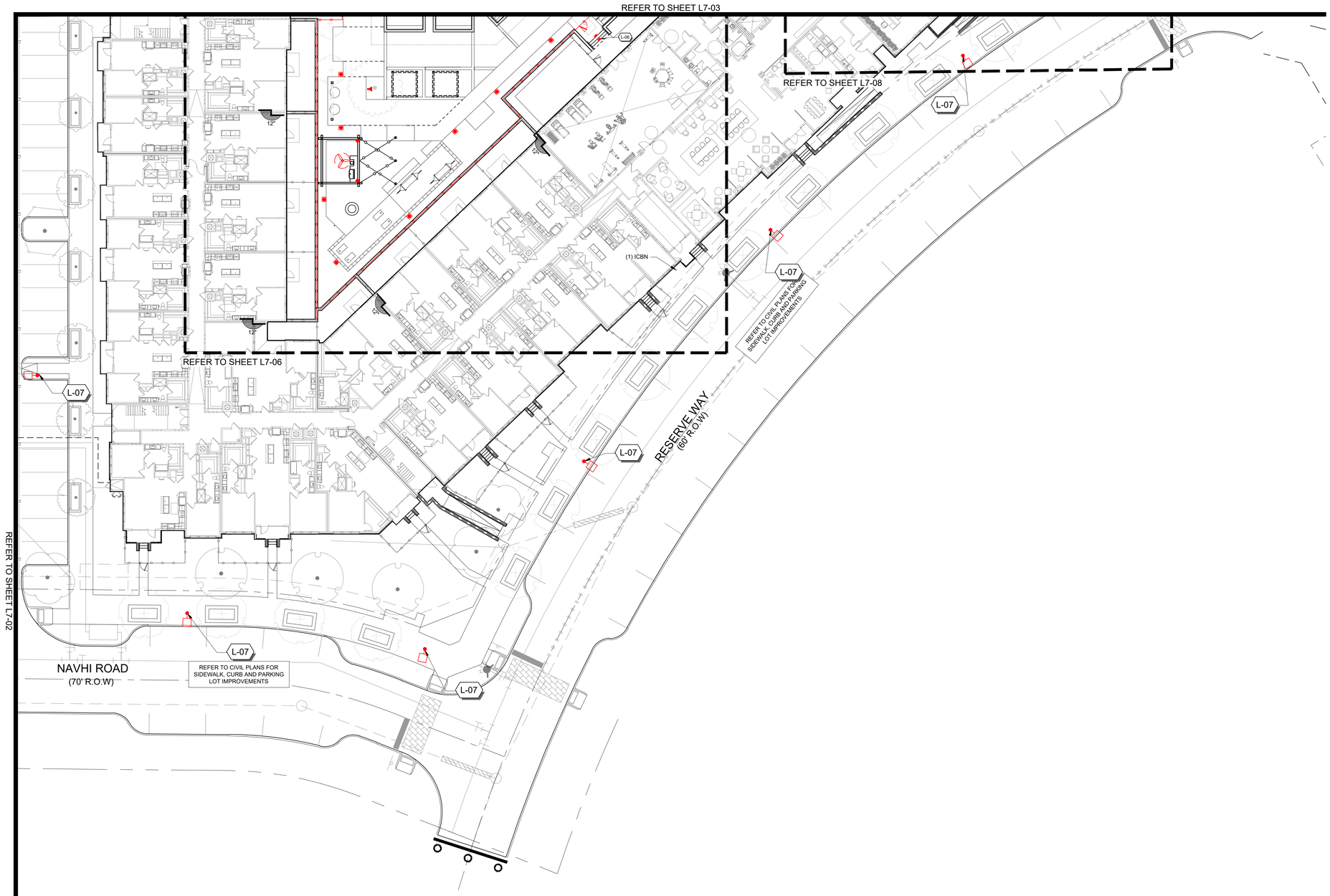
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HORZ: 1" = 20'
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-03



LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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KEY MAP

SEAL

01/05/2025

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H. KENDRICK
2947
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CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: 1" = 20'

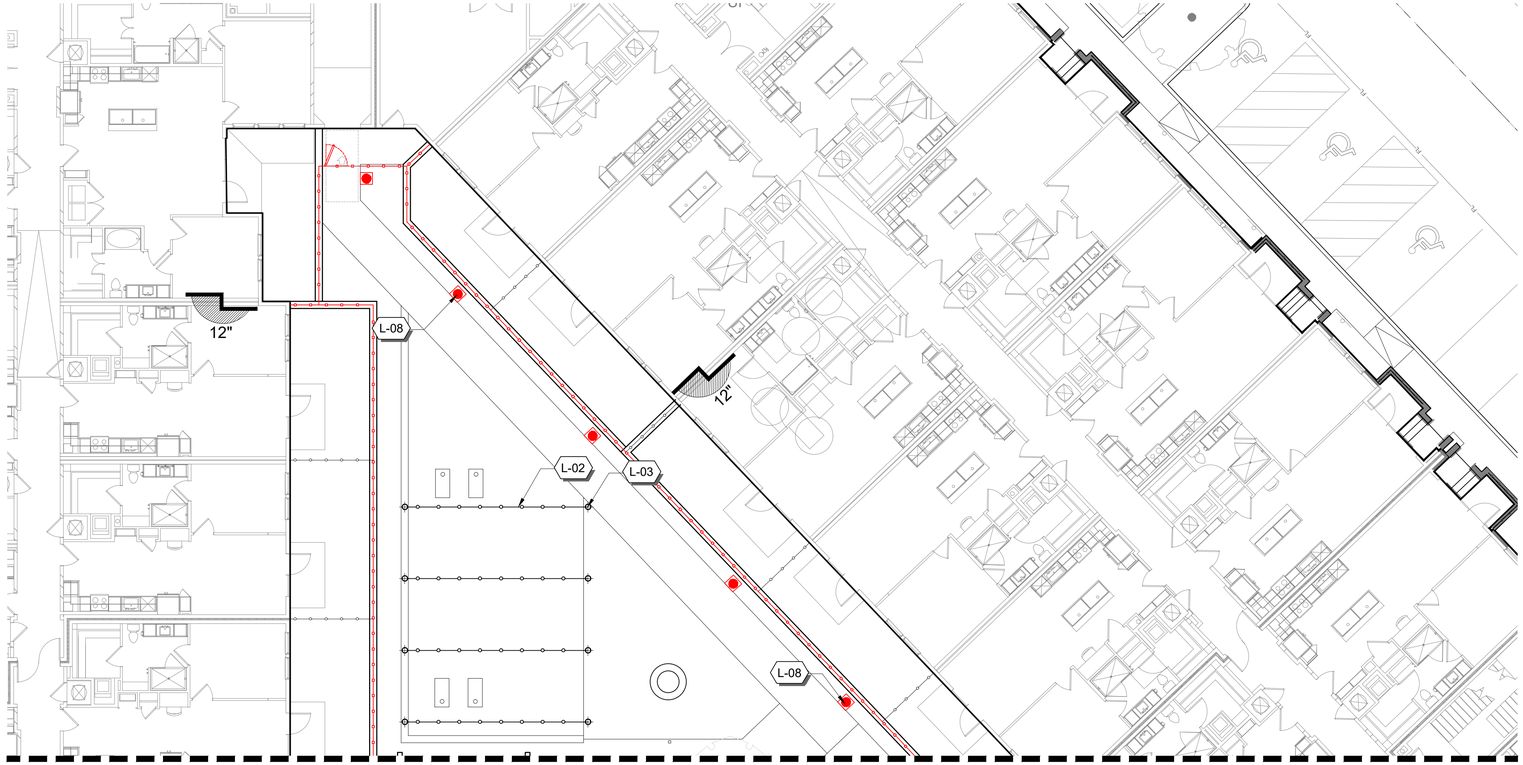
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-04



MATCHLINE 'A' REFER TO SHEET L7-06

01 POOL COURTYARD

LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
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L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENNETH WADE
2945
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

LANDDESIGN PROJ.#

8522010

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

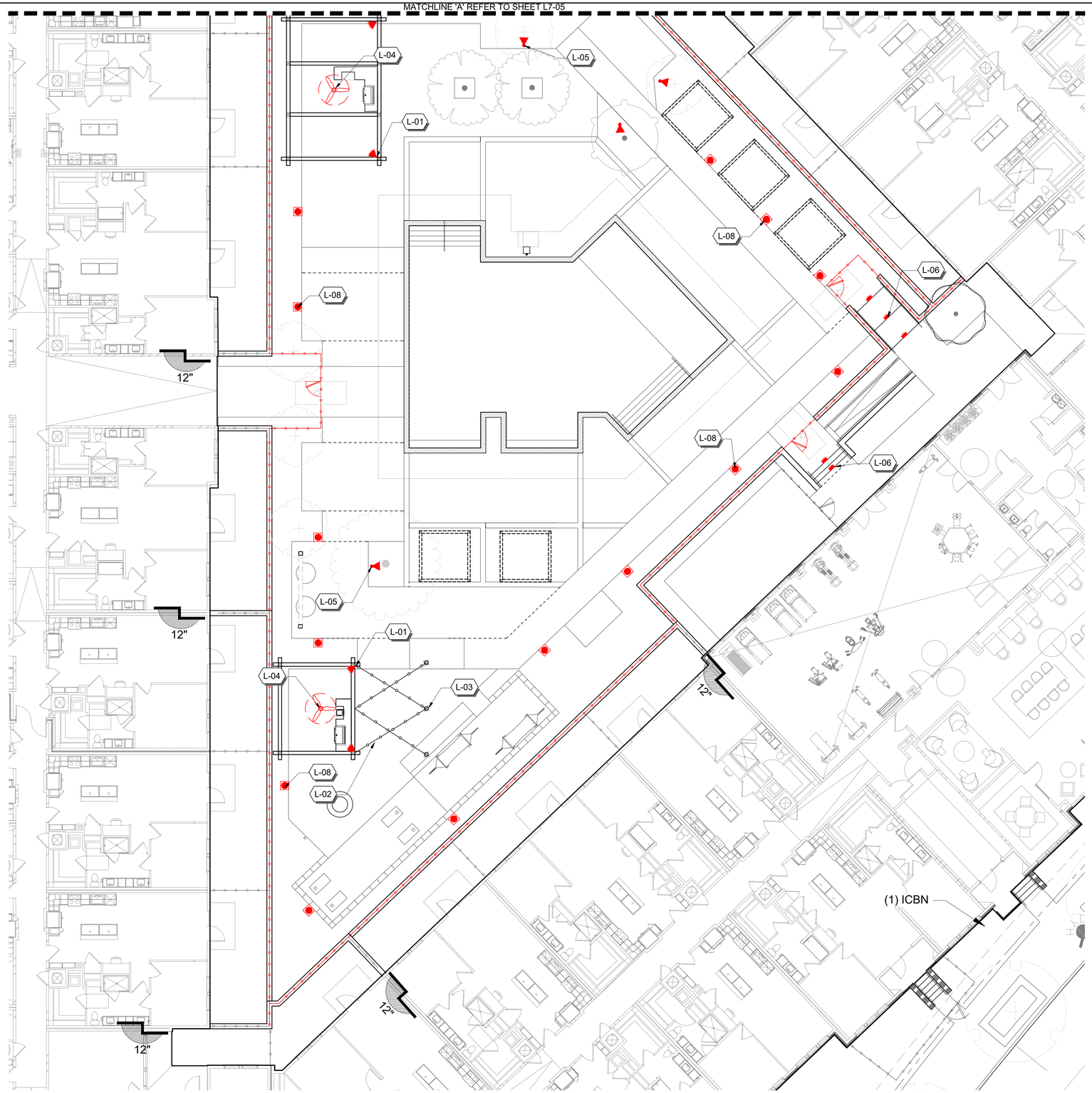
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-05



01 POOL COURTYARD

LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRENT HETH KENDRICK
2941
STATE OF TEXAS

ISSUE FOR PERMIT

PROJECT

URBAN LIVING PHASE II

MANSFIELD, TX

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8522010

REVISION / ISSUANCE

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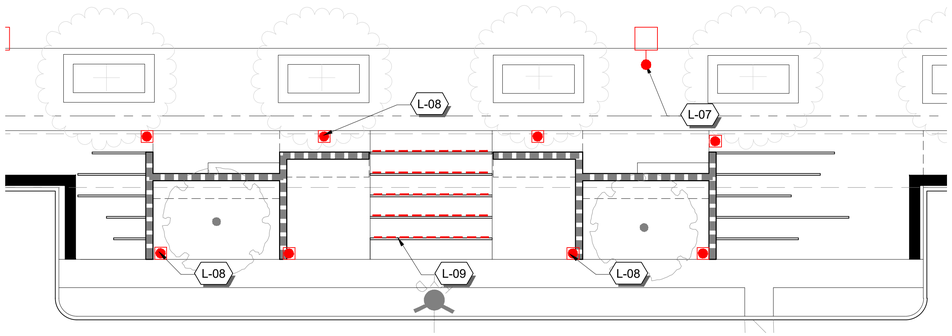
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

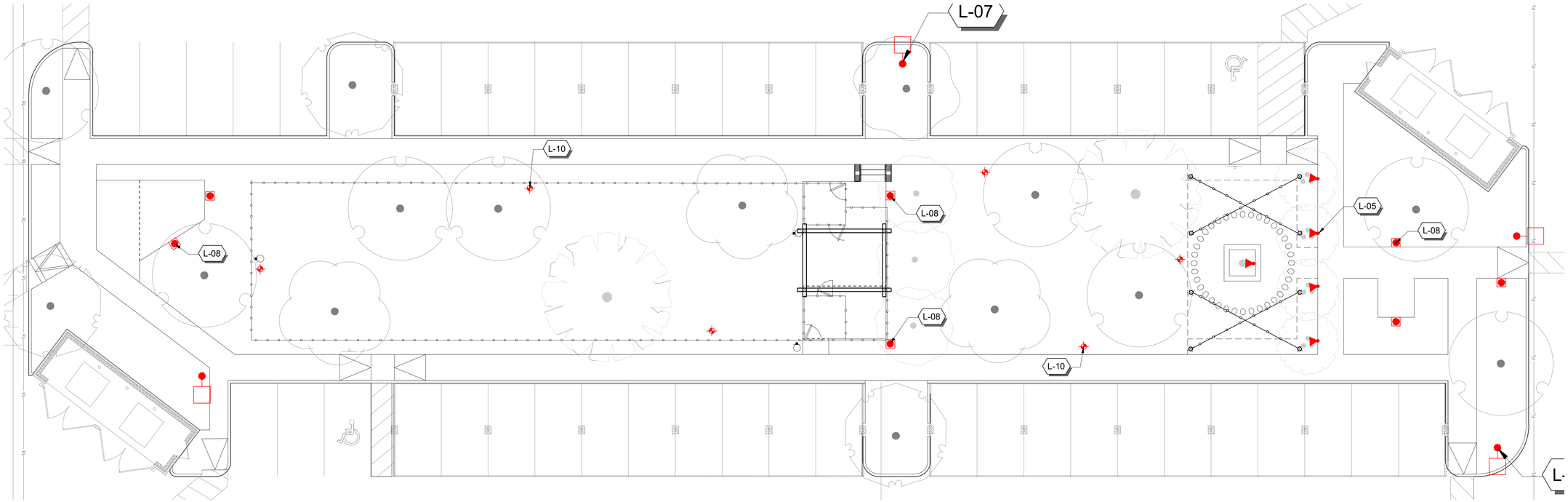
L7-06



01 POCKET PARK

LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT



02 DOG PARK

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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRAD NETH KENDRICK
2941
STATE OF TEXAS

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NO.	DESCRIPTION	DATE
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DESIGNED BY: XX
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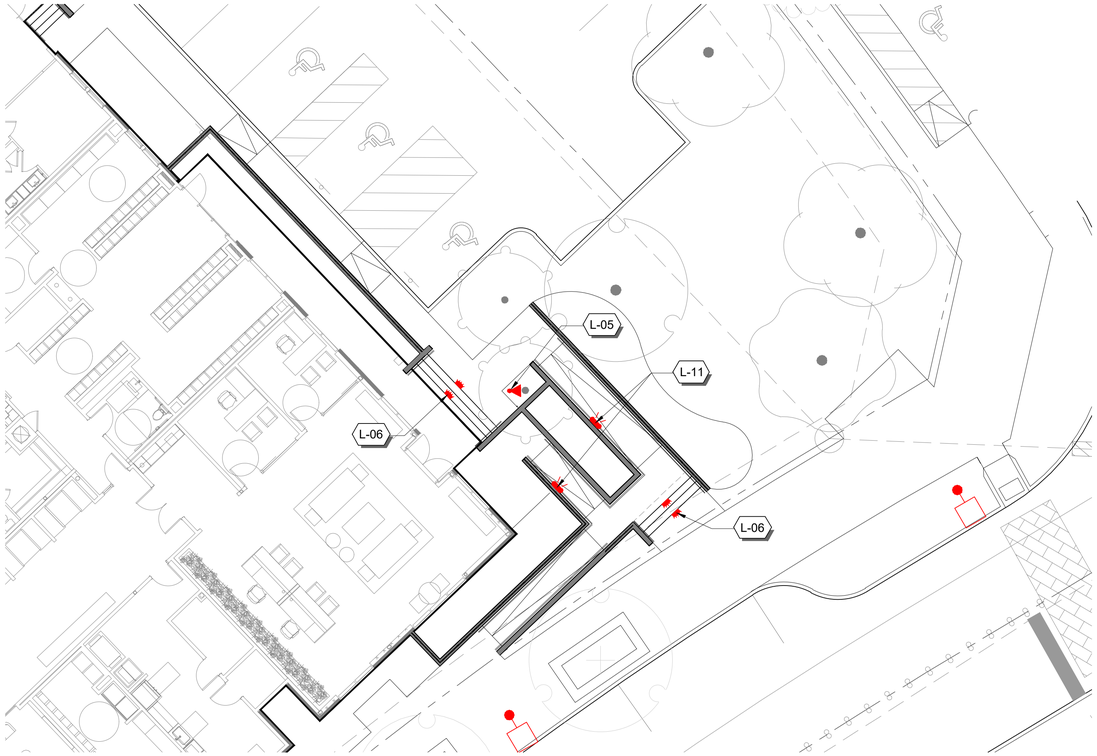
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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-07



01 LEASING PLAZA

LIGHTING AND ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
L-01	TASK LIGHT
L-02	STRING LIGHTS
L-03	STRING LIGHTS STEEL POLE
L-04	OUTDOOR CEILING FAN
L-05	TREE UPLIGHT
L-06	STEP LIGHTS
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
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KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
C. HETH KENDRICK
2947
STATE OF TEXAS

ISSUE FOR PERMIT

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: 1" = 10'
0 5 10 20

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

L7-08



LandDesign.
CREATING PLACES
THAT MATTER.

RESERVE AT MANSFIELD PHASE 2

SUP PACKAGE

• 02.09.2026 •



[KEY]

1 | BARK PARK

2 | POOL COURTYARD

3 | ENHANCED SEATING AREA

OVERALL SITE PLAN

40’ 0’ 40’ 80’ 160’

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

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[KEY]

1 | PEDESTRIAN PATH/ACCESS

2 | DOG FENCE/GATE

3 | LARGE DOG PARK
- PLAY MOUNDS
- TUNNELS
- BENCHES
- PET WASTE STATION
- DRINKING FOUNTAIN

4 | LEISURE AREA
- SHADE STRUCTURE
- BENCHES
- TRASH RECEPTACLES
- CONCRETE PAVING
- DOG WASH STATION

5 | SMALL DOG PARK
- PLAY MOUNDS
- TUNNELS
- BENCHES
- PET WASTE STATION
- DRINKING FOUNTAIN

6 | PEDESTRIAN PLAZA
- CONCRETE PAVING
- SHADE TREE
- BENCHES
- BIKE RACK
- TRASH RECEPTACLE

BARK PARK

15’ 0’ 15’ 30’ 60’

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

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[KEY]

1 | ENTRY PATIO
- MOVABLE FURNITURE
- LUSH PLANTING
- OUTDOOR GAMING TABLES

2 | POOL FENCE/GATE
- GLASS RAILING AND FENCE

3 | POOL
- +/- 2,000 SF
- SUN SHELF
- POOL FURNITURE
- UNDERWATER BENCH

4 | POOL DECK
- POOL LOUNGE CHAIRS
- CABANAS
- SYNTHETIC TURF

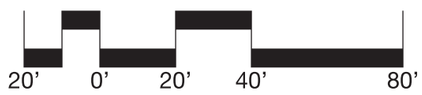
5 | COVERED GRILL AREA
- 2 OUTDOOR GRILLS
- DINING FURNITURE

6 | FIRE-PIT LOUNGE
- FIRE-PIT
- COMFORTABLE SEATING
- ENHANCED PAVEMENT

7 | ACTIVITY LAWN
- STRING LIGHTS
- FITNESS/EVENT LAWN
- SYNTHETIC TURF

8 | HAMMOCK GROVE
- DECOMPOSED GRANITE

9 | PRIVATE YARD
- SYNTHETIC TURF
- NO POOL ACCESS



POOL COURTYARD PLAN

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ENHANCED SEATING AREA

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