City Council - Regular Meeting
March 23, 2026 - 3:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION

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

Discussion Regarding Transportation Options

Discussion Regarding the March 23, 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 Contractual Negotiations
- **ii.** Seek Advice of City Attorney Regarding Zoning and Land Use Regulations
- **iii.** Seek Advice of City Attorney Regarding Federal Tax Matters
- **iv.** 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 #26-02

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 #22-27

iii. Economic Development Project #25-01

iv. Economic Development Project #25-07

v. Economic Development Project #25-15

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. PROCLAMATION

Proclamation — North Texas Community Cleanup Challenge 2026

Presenters: Lindsey Mondon, Public Education Specialist
Attachments:
1. Proclamation

Proclamation — National Library Week

Presenters: Yolanda Botello, Director of Library and Historical Services
Attachments:
1. Proclamation

9. 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.

10. COUNCIL COMMENTS

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

26-2041: Review of the Monthly Financial Report for the Period Ending December 31, 2025

Presenters: Darcy Lupton, Director of Financial Services
Attachments:
1. December FY26 Council Report

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. APPROVAL OF SUB-COMMITTEE MINUTES

26-2039: Minutes - Approval of the March 9, 2026 Annual Audit Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Evans (Chair), Broseh, and Tonore)

Presenters: Susana Marin, City Secretary
Attachments:
1. 3-9-26 Draft Minutes

26-2043: Minutes - Approval of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair), Newsom, Evans, and Simmons)

Presenters: Susana Marin, City Secretary
Attachments:
1. 3-9-26 Draft Minutes

14. CONSENT AGENDA

26-2040: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Animal Shelter Advisory Committee Bylaws; 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: Nicolette Ricciuti, Director of Regulatory Compliance
Attachments:
1. Resolution
2. Exhibit A

26-2050: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Proposals for the Mansfield Custom Events Calendar Web Application Received Through a Public Request For Proposal; 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: Bernadette McCranie, Director of Communications and Outreach
Attachments:
1. Resolution

26-2052: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement For Rockwood Lift Station and Force Main Improvements Between the City of Mansfield, Texas and Bisbee Ranch, LLC in an Amount Not to Exceed $1,028,000.64; Authorizing the City Manager, or Designee, To Negotiate, Finalize, and Execute the Cost Reimbursement Agreement; 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. Cost Reimbursement Agreement
3. Exhibit A
4. Exhibit B

26-2038: Minutes - Approval of the March 9, 2026 Regular City Council Meeting Minutes

Presenters: Susana Marin, City Secretary
Attachments:
1. 3-9-26 Draft Minutes

15. 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 April 13, 2026, scheduled City Council meeting.*

Presenters: Clayton Comstock, Executive Director of Planning and Development
Attachments:

1. Maps and Supporting Information
2. Exhibit A - Legal Description

26-1953: Public Hearing on a Request Submitted by 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

16. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the March 23, 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 17, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

_____
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, the EPA has identified that approximately 80% of litter found in the marine environment as originating from land-based sources and affects the health and beauty of our community; and

WHEREAS, residents, businesses, community groups, and service organizations are seeking ways to help be part of the solution through education, collaboration and volunteer participation in litter cleanup events and activities; and

WHEREAS, the North Texas Community Cleanup Challenge encourages everyone in North Central Texas to participate in fighting the problem of litter; and

WHEREAS, the City of Mansfield is dedicated to Keep Mansfield Beautiful by hosting annual cleanup campaigns and initiatives.

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

NORTH TEXAS COMMUNITY CLEANUP CHALLENGE MONTHS

In the City of Mansfield and ask our residents to join us by participating in picking up litter and making a point to help Keep Mansfield Beautiful year-round.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 23rd day of March, 2026.

WHEREAS, the American Library Association is focusing attention on our nation's libraries this year with the theme, "Find Your Joy," recognizing that libraries draw the community together, by offering so much more than books by being a place to bring the for story times, book clubs, educational and craft classes, and support for businesses and job seekers; and

WHEREAS, libraries have long served as trusted institutions for all members of the community; and

WHEREAS, Mansfield is fortunate to have dedicated librarians and library professionals encouraging usage and reminding us of the powerful and positive impact libraries have on the lives of our residents daily; and

WHEREAS, the city, along with numerous volunteers, have fostered support and awareness of libraries by making this important community service available to its citizens for more than 80 years,

NOW, THEREFORE, I, Michael A. Evans Sr., Mayor of the City of Mansfield, Texas, join with members of the City Council to hereby proclaim April 19-25, 2026,

NATIONAL LIBRARY WEEK

in Mansfield and call upon the citizens to take advantage of the wonderful library resources available in our city and offer support to librarians, library workers and volunteers who dedicate themselves to this worthwhile endeavor.

IN WITNESS WHEREOF, I do hereby set my hand and cause the official seal of the City of Mansfield to be affixed this 23rd day of March 2026.

FINANCIAL REPORT

Ending December 31, 2025

City of Mansfield, Texas

Financial Report Issued by:
The City of Mansfield - Financial Services Department

mansfieldtexas.gov

TABLE OF CONTENTS

HIGHLIGHTS 3
Financial Highlights 3
Capital Highlights 3
GENERAL FUND FINANCIAL SUMMARY 4
Major Revenues 4
Expenditures 6
ENTERPRISE FUNDS FINANCIAL SUMMARY 7
Major Revenues 7
Expenses 8
SPECIAL REVENUE FUNDS FINANCIAL SUMMARY 10
MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND 10
MPFDC DEBT SERVICE FUND 10
THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND 11
Tax Increment Reinvestment Zones (TIRZs) 12
HOTEL/MOTEL TAX FUND 13
CAPITAL PROJECT FUNDS 14
GLOBAL SALES TAXES 15
INVESTMENTS 16
Financial Market Outlook 16
Citywide Cash & Investment Performance Summary 16
Appendix (Unaudited Statements) 17

HIGHLIGHTS

Financial Highlights

The City of Mansfield, Texas is in solid financial condition as of December 31, 2025, or 25% of the budget year with revenues within or exceeding expectations in the major funds and expenditures within or lower than budgeted expectations.

Capital Highlights

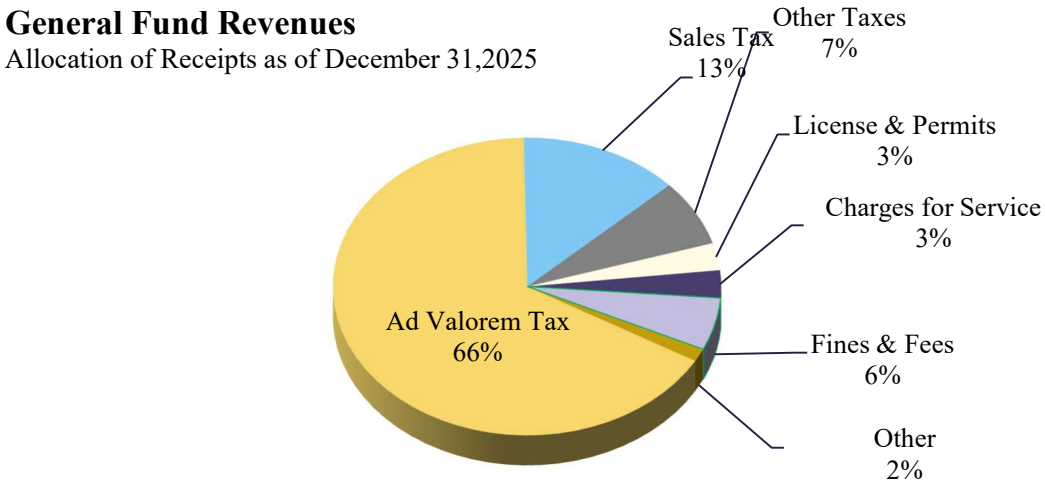
The following major projects are active with the table below displaying current year (CY) and life-to-date (LTD) expenditures.

Project Name	Expenditures CY (millions)	Expenditures LTD (millions)
Service Center/ACO	$4.6 CY	$28.9 LTD
Equipment Replacement	$1.2 CY	-
City Hall	$4.8 CY	$18.0 LTD

GENERAL FUND FINANCIAL SUMMARY

Overall, the operating revenues exceeded operating expenses by $7,050,859 at the end of the reporting period. With operating revenues totaling $28,878,154 or 27.30% of budget and operating expenses totaling $21,827,295 or 21.24% of budget.

General Fund Charts (revenues & expenditures)

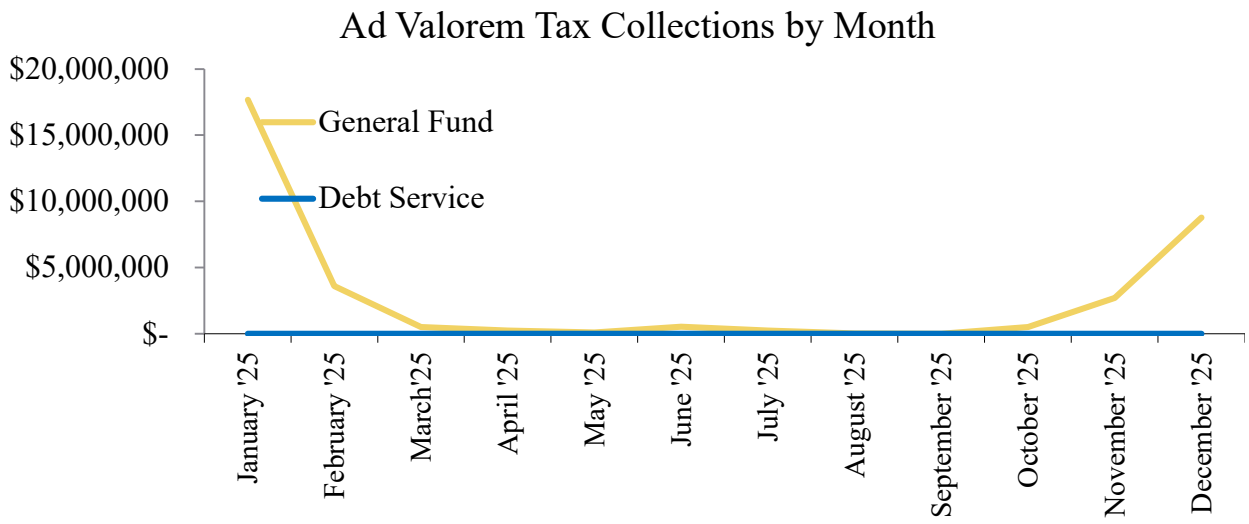


Major Revenues

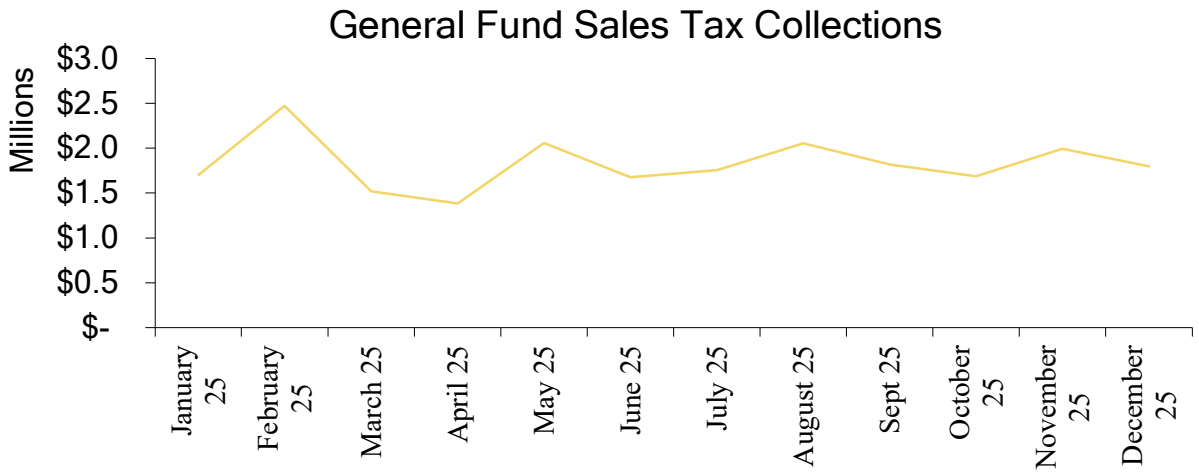
Property Tax Collections

Most of the City's property tax is collected in the first four or six months of the fiscal year as property tax bills are generally due within the first four months of the City's fiscal year. Ad Valorem Tax Collections is comprised of two parts with the operations (M&O) portion recorded in the General Fund and the interest & sinking (I&S) portion recorded in the Debt Service Fund. The M&O portion of property tax collections as recorded in the General Fund through December 31, 2025, total $19,168,010. Last year's collections were $34,299,314 for the same period, a decrease of 31.46% over the prior year.

The I&S portion as recorded in the Debt Service Fund collected through December 31, 2025, totaled $6,649,109. Property tax collections by month is depicted on the subsequent chart.

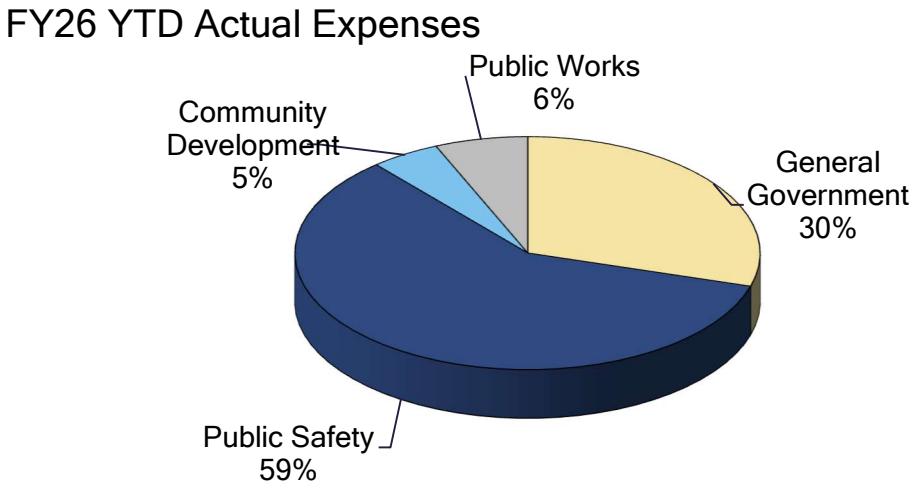


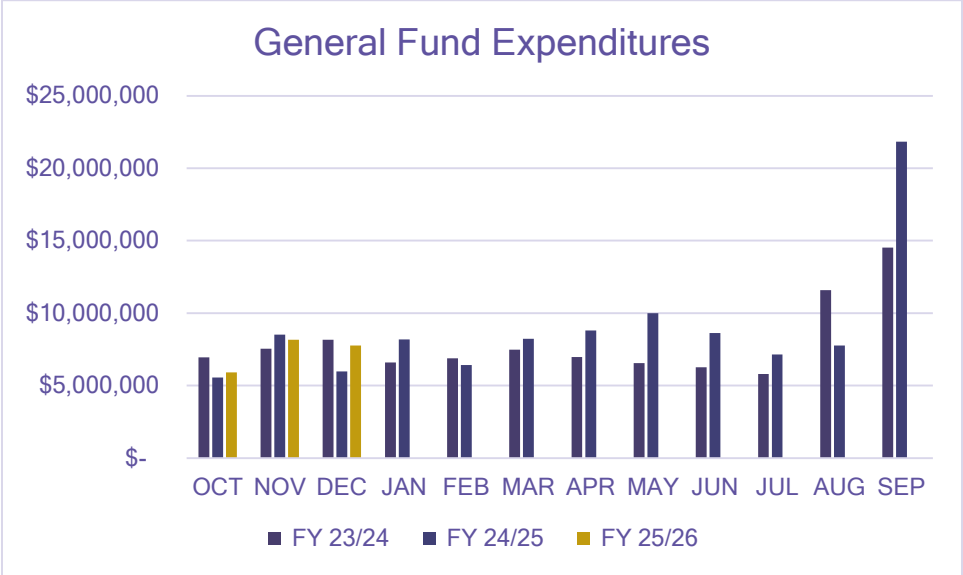
Sales tax is reported on a cash basis with a two-month lag in collections from the actual purchase date. Citywide sales tax is 2¢ for every dollar of sales tax assessed. The General Fund receives 1¢ of sales taxes collected and the City's Type 4A and Type 4B corporations each receive ½ ¢ of collections. In December 2025, the General Fund portion of sales tax collected totaled $1,831,880 which is $132,367 or 7.79% more than the same period last year. On an annual basis, sales tax collections are up by 6.92% or $249,939 as compared to last year. For additional information on sales taxes, please see the full sales tax discussions and charts on page 15 of this report and in appendix A33-A36.



Expenditures

The chart below shows year-to-date expenditures by functions of the General Fund with public safety (police and fire activities) comprising 59% of all budgeted operational expenditures year to date. The total year-to-date operating expenditures of the fund are $21,827,295 or 21.24% of budgeted expenditures of $105,765,993. December 2025 expenditures were $7.7 million. We expect other months' expenditures to follow normal historical trends of $8-10 million.





ENTERPRISE FUNDS FINANCIAL SUMMARY

The two major enterprise funds are the Utility Fund and the Drainage Utility Fund which both account for activities associated with delivering services to the paying public. For the Utility Fund, the operating revenues exceeded operating expenses by $5,386,548 at the end of the reporting period. With operating revenues totaling $14,690,072 or 25.94% of budget and operating expenses totaling $9,303,524 or 25.11% of budget. Non-operating activities such as interest revenue, debt expenses and interest expenses due to borrowing totaled $(257,312) resulting in a total change in net position of $5,129,236.

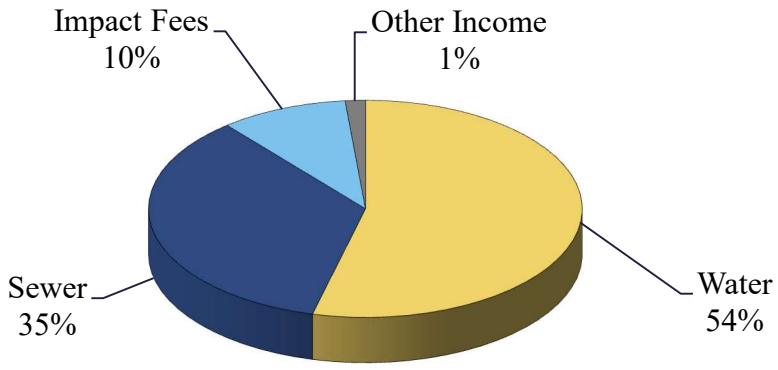
UTILITY FUND

Major Revenues

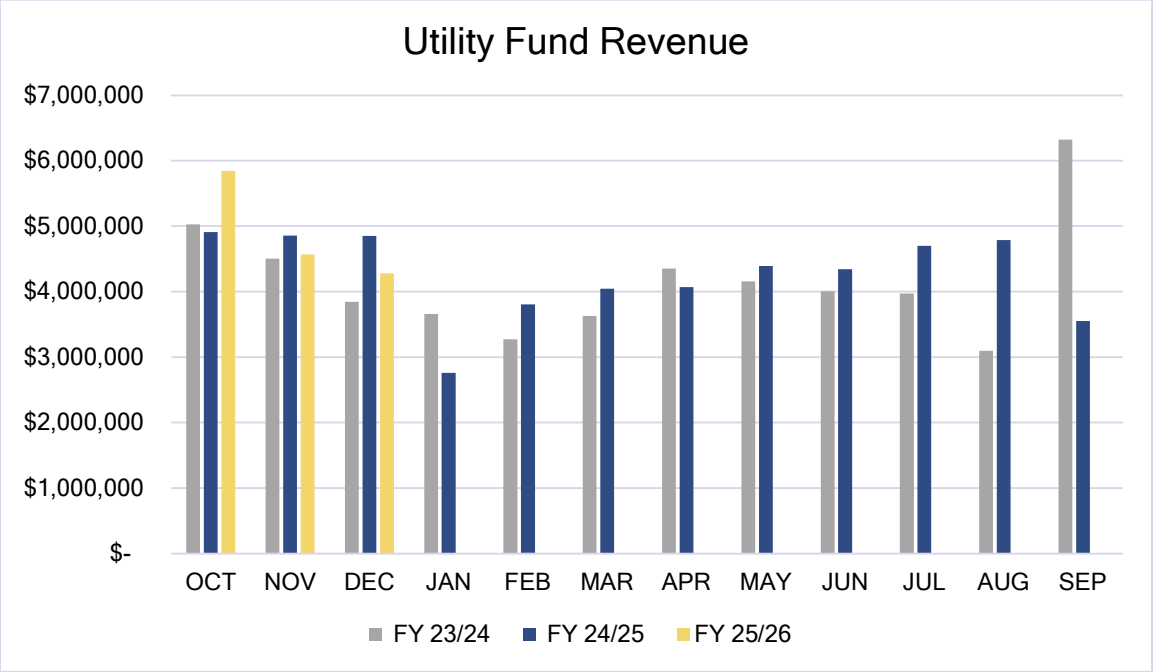
Water & Sewer Service Fees

Water and Sewer service fees year-to-date revenue is $13,528,728 or 25.58% of budget. The revenues have a direct relationship with consumption in this fund as higher consumption in the summer months yields higher revenue or seasonal rain in the spring yields lower revenues with these seasonal patterns displayed in the revenue collections chart below.

Revenues

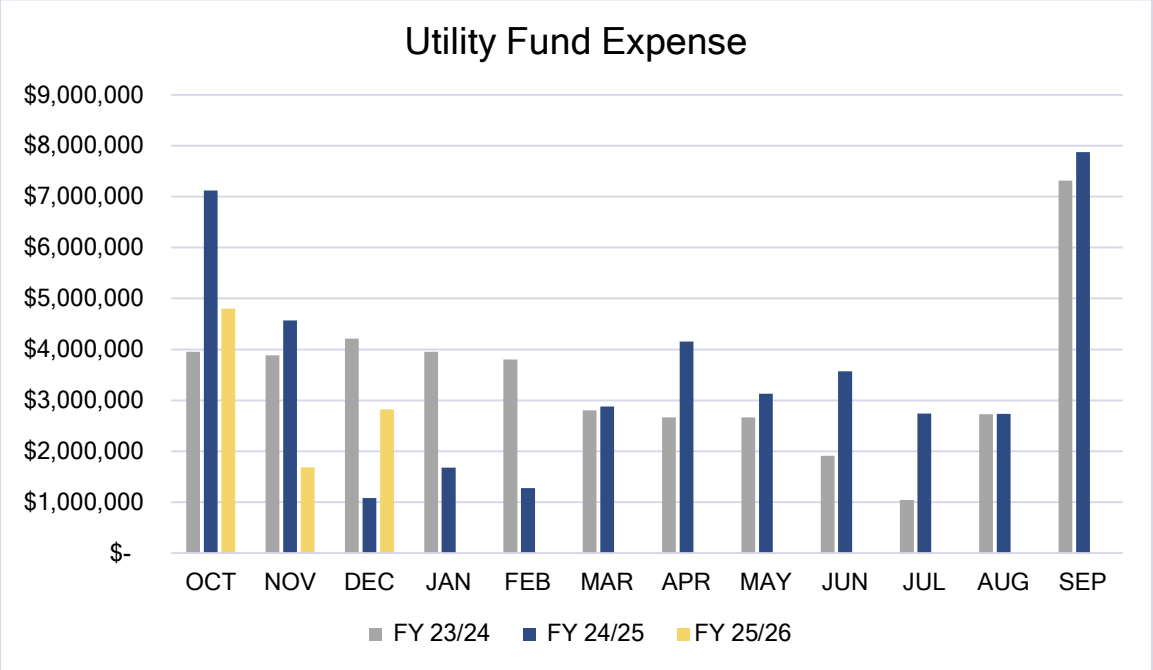


Utility Fund Charts



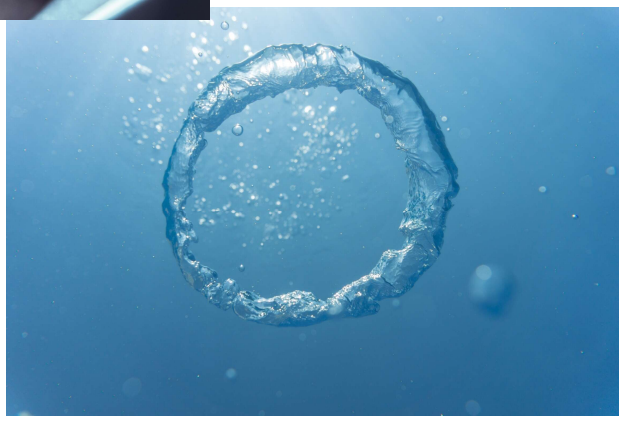
Expenses

The chart below shows expenses of the Water & Sewer Fund by department.



DRAINAGE UTILITY FUND

The Drainage Utility Fund is used to account for the administration of the City's storm water program and environmental services including planning, engineering, operations & maintenance. The year-to-date operational revenues collected total $780,545 and the operational expenditures related to administration and general maintenance total $349,925 to date. The total change in net position is $461,409. The ending net position totals $15,471,150 at the end of the reporting period.



SPECIAL REVENUE FUNDS FINANCIAL SUMMARY

(This section provides details on substantial special revenue funds)

MANSFIELD PARKS FACILITY DEVELOPMENT CORPORATION FUND

The operating fund is used to account for the construction and development of sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. Funding for the activities of the MPFDC is supported by ½ cent sales tax. The year-to-date revenues collected total $2,312,946 which is 20.38% of budget and the operating expenditures to date total $1,380,244 which is 17.64% of budget. Revenues exceed expenditures by $932,702 which results in an increase to the fund balance. The ending fund balance totals $14,833,661 at the end of the period.

MPFDC DEBT SERVICE FUND

The MPFDC also has a debt service fund which is used to account for the debt obligations as a result of developing sports and recreation facilities, equipment, and miscellaneous improvements to the City's Park System. A portion of the MPFDC's sales tax collections is transferred to support the debt activities. The year-to-date revenues collected total $703,962 which is 25% of budget, and the expenditures to date total $575 which is .02% of budget. Revenue exceeds expenditure by $703,787. The ending fund balance totals $1,250,068 at the end of the period.

THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND

This fund is used to account for the promotion of Economic Development activities of the city. Funding for the activities of the MEDC is supported by ½ cent sales tax. The year-to-date operating revenue collected total $2,555,010, which is 16.84% of the budgeted amount. Operating expenditures at the end of the reporting period totaled $21,685,248 which is 28.07% of the budgeted expenditure. Operating expenditure exceeds operating revenues by $19,130,238. The total net change including non-operating activities is a decrease of $18,630,729 at the end of December 2025.

Tax Increment Reinvestment Zones (TIRZs)

In accordance with Texas Local Government Chapter 311, a local government can designate a geographic area that needs improvement as a TIRZ. The funding to pay for improvements within the zone is derived from the ad valorem taxes collected from increased value within the zone. The chart below shows the current activity for all City TIRZs. The revenue recorded is interest income received year-to-date and property tax. Any negative balances reflect interfund commitment for reimbursements.

Fiscal Year 2026 YTD Summary	TIRZ #1	TIRZ #2	TIRZ #4	TOTAL ALL TIRZ
Revenues	61,134	-	-	61,134
Expenditures	1,808,928	-	59,600	1,868,528
Net Change From Operating: Gain (loss)	(1,747,794)	-	(59,600)	(1,807,394)
Other Financing Sources (Uses)	-	-	-	-
Fund Balance Beginning	4,813,369	(7,756,039)	(4,569,557)	(7,512,227)
Fund Balance Ending	3,065,575	(7,756,039)	(4,629,157)	(9,319,621)

HOTEL/MOTEL TAX FUND

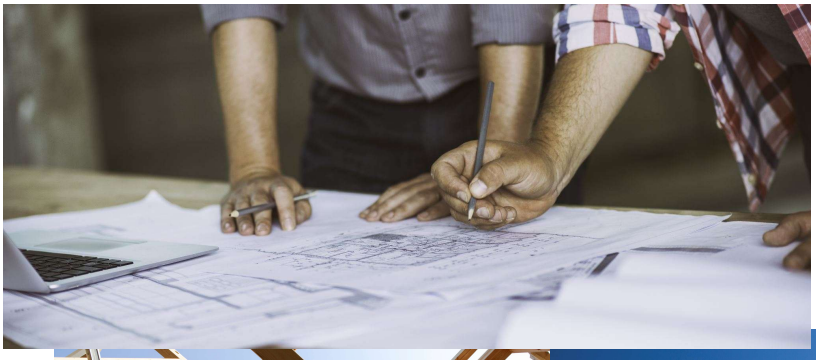
The Hotel/Motel fund is used to account for the occupancy taxes generated from the local hotels within the city. Funds collected are used to promote the City of Mansfield as a travel destination. The year-to-date revenues collected total $197,495 which is 17.00% of budget and the expenditures collected to date total $116,329 which is 7.12% of budget. Revenues exceed expenditures by $81,166 which results in an increase to the fund balance. The ending fund balance totals $2,758,102 at the end of the reporting period.

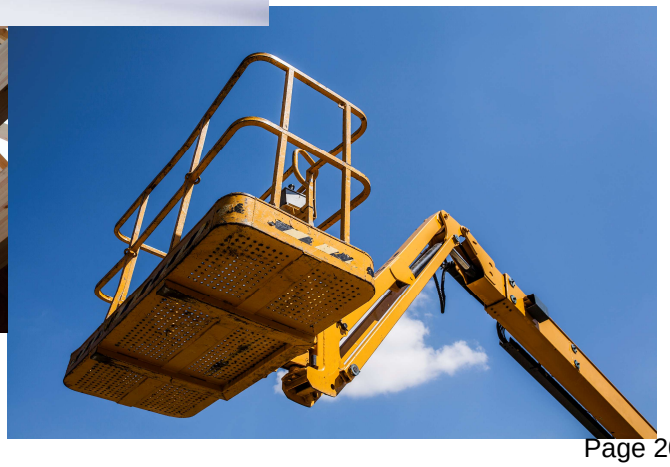
Fiscal Year 2026 YTD Summary	Hotel/Motel Tax Fund	FY26 Budget	% Collected Budget
Revenues	197,495	1,161,500	17.00%
Expenditures	116,329	1,634,030	7.12%
Net Change From Operating: Gain (loss)	81,166	(472,530)	-
Fund Balance Beginning	2,676,936	-	-
Fund Balance Ending	2,758,102	-	-

CAPITAL PROJECT FUNDS

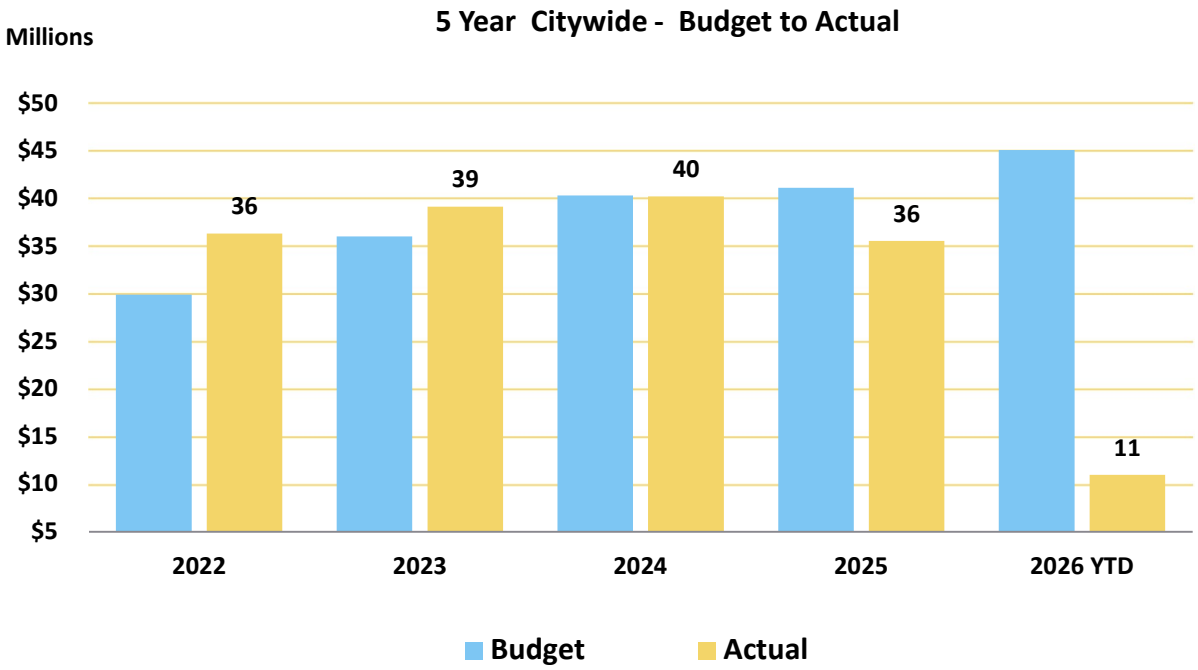
The table below shows a summary of the revenues, expenditures, other financing sources and ending fund balance for all Capital Project funds. Other financing sources include proceeds from bond issuances or transfers if applicable.

Fiscal Year 2026 YTD Summary	Street Construction Fund	Building Construction Fund	Equipment Replacement Fund	Parks Construction Fund	TOTAL CAPITAL FUNDS
Revenues	2,992,297	1,118,162	65,194	-	**4,175,653**
Expenditures	6,738,701	10,353,606	1,405,529	1,508,776	**20,006,612**
Net Change from Operating: Gain (loss)	(3,746,404)	(9,235,444)	(1,340,335)	(1,508,776)	**(14,830,959)**
Other Financing Sources (Uses)	-	-	-	-	**-**
Fund Balance Beginning	65,035,298	100,850,030	5,967,649	3,574	**170,101,113**
Fund Balance Ending	**59,533,456**	**91,614,586**	**4,627,314**	**(1,505,202)**	154,270,154





GLOBAL SALES TAXES



City of Mansfield Sales Tax Fiscal Year 2026 as of December 2025 (Cash Basis)								
		0.01	0.005	0.005	Total 2¢	Collection Ratio and Budget		
Fiscal Year		General Fund	MEDC Fund	MPFCDC Fund	Total	Y/Y % Chg.	Budget	% of Budget
2022		18,157,578	9,078,789	9,078,789	36,315,156	13.7%	29,903,214	121.44%
2023		19,574,658	9,787,329	9,787,329	39,149,316	7.8%	36,010,548	108.72%
2024		20,106,437	10,053,218	10,053,218	40,212,873	10.7%	40,330,288	99.71%
2025		17,774,006	8,887,003	8,887,003	35,548,012	-9.2%	41,136,896	86.41%
2026 YTD		5,476,503	2,738,252	2,738,252	10,953,007	-72.8%	45,102,496	24.28%

- See the Appendix pages A33-A36 for detailed sales tax information.

INVESTMENTS

Monthly Investment Performance Summary: Month Ending December 31, 2025

Financial Market Outlook

The regional economy continues to expand, however economic growth has been slightly downgraded from growth to moderate by many economists. Factors such as high inflation, housing market corrections, interest rate increases and concerns over the federal funds rates. However, the regional economy continues to outperform the U.S. economy. Likewise, the City of Mansfield's economy is strong and continues to grow. The table below shows a comparison of both cash and investments from the prior month. Cash in consolidated accounts total $96.5 million and investments total $260.4 million.

Citywide Cash & Investment Performance Summary

	November 30, 2025		December 31, 2025		Month to Month Change	
	Book Value	Average Yield	Book Value	Average Yield	Dollar ($)	Percentage (%)
Consolidated Cash Accounts	**91,035,841**	**2.82%**	**96,532,719**	**2.82%**	**5,496,878**	**6.04%**
Local Government Investment Pool	261,494,772	4.06%	246,057,949	3.92%	**(15,436,823)**	-5.90%
Money Market	14,282,939	3.87%	14,328,340	3.70%	**45,401**	0.32%
Total	**366,813,552**	**3.58%**	**356,919,008**	**3.48%**	**(9,894,544)**	**0.15%**

- See the Appendix pages A24-A32 for investment information.

Report Certification: This report is prepared in accordance with the Public Funds Investment Act – "PFIA", Chapter 2256 Title 10 of the Texas Local Government Code.

Troy Lestina

Signed by: Troy Lestina, CFO/DCM, Investment Officer

Darcy Lupton

Darcy Lupton, Director of Financial Services, Investment Officer

APPENDIX (Unaudited Statements)

- General Fund Statement of Activities A17
- Utility Fund Statement of Activities A18
- Drainage Fund Statement of Activities A19
- MPFDC Fund Statement of Activities A20
- MPFDC Debt Fund Statement of Activities A21
- MEDC Statement of Activities A22
- Hotel Occupancy Tax Statement of Activities A23
- Detailed Investment Statements A24
- Detailed Sales Tax Statements A33

City of Mansfield, Texas

Summary Statement of Activities

For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

General Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Property Tax	$ 15,888,442	$ 30,914,531	$ 19,168,010	$ 34,299,314	$ 60,930,066	$ (41,762,056)	31.46%
Sales Tax	1,831,880	1,699,513	3,862,356	3,612,417	22,945,248	(19,082,892)	16.83%
Other Taxes	1,134,892	1,215,397	2,081,770	2,685,280	9,467,538	(7,385,768)	21.99%
License And Permits	197,416	254,741	849,860	932,220	2,894,691	(2,044,831)	29.36%
Grant Revenue	18,460	-	18,460	-	450,000	(431,540)	4.10%
Charges For Services	307,100	222,942	864,331	637,496	2,572,725	(1,708,394)	33.60%
Fines And Fees	538,902	357,165	1,645,883	1,516,251	5,331,725	(3,685,842)	30.87%
Interest Earnings	35,521	55,680	137,051	155,791	300,000	(162,949)	45.68%
Miscellaneous	83,240	128,233	250,433	899,181	874,000	(623,567)	28.65%
Total Revenues	20,035,853	34,848,202	28,878,154	44,737,950	105,765,993	(76,887,839)	27.30%
EXPENDITURES:							
General Government	2,464,599	1,683,317	6,461,912	7,365,903	31,174,321	24,712,409	20.73%
Public Safety	4,361,318	3,690,777	12,901,251	10,748,987	55,924,940	43,023,689	23.07%
Public Works	418,132	273,524	1,055,024	1,192,633	8,659,108	7,604,084	12.18%
Community Development	513,430	395,788	1,409,108	1,297,159	6,984,403	5,575,295	20.18%
Total Expenditures	7,757,479	6,043,406	21,827,295	20,604,682	102,742,772	80,915,477	21.24%
EXCESS REVENUES OVER(UNDER) EXPENDITURES	12,278,374	28,804,796	7,050,859	24,133,268	3,023,221		
OTHER FINANCING SOURCES (USES)							
Reserve/Contingency	-	-		-	(1,841,256)	(1,841,256)	0.00%
Sale of Capital Assets, net	-	-	1,975,625	203	20,000	(1,955,625)	9878.13%
Financing, net	-	-		-	-	-	0.00%
Sources	-	-	-	-	6,213,399	6,213,399	0.00%
(Uses)	-	-	-	-	(5,657,894)	(5,657,894)	0.00%
Total Other Financing Sources (Uses)	-	-	1,975,625	203	(1,265,751)	(3,241,376)	-156.08%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	12,278,374	28,804,796	9,026,484	24,133,471	1,757,470		
FUND BALANCE							
BEGINNING	35,799,422	27,930,249	39,051,312	32,601,574			
ENDING	$ 48,077,796	$ 56,735,045	$ 48,077,796	$ 56,735,045			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Water Service	$ 2,278,375	$ 2,625,782	$ 8,246,367	$ 8,530,457	$ 32,161,378	$ (23,915,011)	25.64%
Sewer Service	1,674,177	1,969,901	5,282,361	5,411,064	20,722,883	(15,440,522)	25.49%
Water Penalties	56,843	-	183,785	-	500,000	(316,215)	36.76%
Water/Sewer Taps	-	-	-	-	15,491	(15,491)	0.00%
Meter Set Fee	-	-	-	-	262,850	(262,850)	0.00%
Utility Miscellaneous	320	115	3,200	6,069	60,000	(56,800)	5.33%
Restore Service Fee	15,067	1,485	33,397	3,577	90,000	(56,603)	37.11%
Utility Inspection	4,940	8,000	18,700	20,900	60,000	(41,300)	31.17%
Water Impact Fees	119,000	196,600	407,400	586,400	1,500,000	(1,092,600)	27.16%
Sewer Impact Fees	96,000	100,500	327,600	303,900	1,000,000	(672,400)	32.76%
Pretreatment Fees	35,973	-	113,720	-	80,000	33,720	142.15%
Other Income	-	46,279	73,542	48,900	168,122	(94,580)	43.74%
Contribution	-	-	-	-	-	-	0.00%
Total Revenues	$ 4,280,695	$ 4,948,662	$ 14,690,072	$ 14,911,267	$ 56,620,724	$ (41,930,652)	25.94%
OPERATING EXPENSES:							
Administration	102,511	107,739	324,531	392,637	1,610,426	1,285,895	20.15%
Billing And Collection	118,420	71,829	376,778	269,392	1,406,716	1,029,938	26.78%
Meter Reading/Repairs	58,212	51,348	411,506	200,637	1,882,380	1,470,874	21.86%
Water Distribution	154,418	92,165	400,644	372,832	1,738,016	1,337,372	23.05%
Wastewater Collection	1,132,615	68,348	3,973,157	5,893,173	13,651,453	9,678,296	29.10%
Water Treatment	1,185,895	281,203	3,617,089	4,891,051	15,800,426	12,183,337	22.89%
Water Quality	55,764	41,167	162,408	137,035	789,325	626,917	20.58%
Water Demand Management	10,929	10,452	37,411	32,918	169,090	131,679	22.12%
Depreciation	-	603,819	-	1,811,457	-	-	0.00%
Total Operating Expenses	2,818,764	1,328,070	9,303,524	14,001,132	37,047,832	27,744,308	25.11%
OPERATING INCOME (LOSS)	1,461,931	3,620,592	5,386,548	910,135	19,572,892	(14,186,344)	
NONOPERATING REVENUES (EXPENSES):							
Non-Departmental	(27,068)	(30,442)	(74,713)	(116,884)	(4,836,465)	2,785,909	1.54%
Interest Revenue	169,330	357,594	534,901	1,091,900	125,000	409,901	427.92%
Debt Service	(239,167)	(354,583)	(717,500)	(1,063,748)	(10,180,000)	9,462,500	7.05%
Bad Debt Expense	-	-	-	-	(48,000)	48,000	0.00%
Net Nonoperating Revenues (Expenses)	(96,905)	(27,431)	(257,312)	(88,732)	(14,939,465)	12,706,310	1.72%
INCOME (LOSS) BEFORE OPERATING TRANSFERS	1,365,026	3,593,161	5,129,236	821,403	4,633,427	(1,480,034)	110.70%
OPERATING TRANSFERS:							
Transfers In (Out)	-	-	-	-	(2,304,246)	2,304,246	0.00%
Net Operating Transfers	-	-	-	-	(2,304,246)	2,304,246	0.00%
CHANGE IN NET POSITION	1,365,026	3,593,161	5,129,236	821,403	2,329,181		
NET POSITION, BEGINNING	297,251,757	268,119,163	293,487,547	270,890,921			
NET POSITON, ENDING	$ 298,616,783	$ 271,712,324	$ 298,616,783	$ 271,712,324			

City of Mansfield, Texas

Comparative Statement of Activities

For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Drainage Utility Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
OPERATING REVENUES:							
Drainage Fee	$ 260,559	$ 320,115	$ 780,545	$ 828,511	$ 3,044,874	(2,264,329)	26%
Total Operating Revenues	260,559	320,115	780,545	828,511	3,044,874	(2,264,329)	
OPERATING EXPENSES:							
Administration & General Maintenance	114,692	137,242	349,925	365,027	6,207,293	5,857,368	6%
Depreciation	-	20,322	-	60,967	-	-	
Total Operating Expenses	114,692	157,564	349,925	425,994	6,207,293	5,857,368	6%
OPERATING INCOME (LOSS)	145,867	162,551	430,620	402,517	(3,162,419)	3,593,039	
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	11,557	19,852	35,278	61,134	-	(35,278)	
Other Income	-	698	-	5,445	-	-	
Interest and fiscal charges	(1,093)	(1,613)	(4,489)	(6,048)	(326,230)	(321,741)	
Net Nonoperating Revenue	10,464	18,937	30,789	60,531	(326,230)	(357,019)	
INCOME (LOSS) BEFORE OPERATING TRANSFERS	156,331	181,488	461,409	463,048	(3,488,649)	3,236,020	
OPERATING TRANSFERS							
Operating Transfers In/(Out)	-	-	-	-	(155,752)	155,752	
Net Operating Transfers	-	-	-	-	(155,752)	155,752	
CHANGE IN NET POSITION	156,331	181,488	461,409	463,048			
NET POSITION, BEGINNING	15,314,819	14,413,557	15,009,741	14,131,997			
NET POSITION, ENDING	$ 15,471,150	$ 14,595,045	$ 15,471,150	$ 14,595,045			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Mansfield Parks Facility Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Sales Tax Revenue	$ 666,306	$ 601,426	$ 1,197,139	$ 1,076,477	$ 8,475,775	$ (7,278,636)	14.12%
Contributions	-	-	23,774	13,250	11,500	12,274	206.73%
Interest Earnings	29,072	57,542	90,091	182,840	250,000	(159,909)	36.04%
Other Income	-	-	9,795	2,396	-	9,795	0.00%
MAC Revenue	63,564	95,381	224,544	229,472	954,300	(729,756)	23.53%
Lease Revenue and Royalties	117,136	46,276	223,803	190,266	1,660,000	(1,436,197)	13.48%
Park Land Dedication Revenue	21,600	61,250	543,800	863,950	-	543,800	0.00%
Total Revenues	897,678	861,875	2,312,946	2,558,651	11,351,575	(9,038,629)	20.38%
EXPENDITURES:							
Administration	133,135	160,442	363,864	399,128	1,898,619	1,534,755	19.16%
Field Operations	77,937	86,578	217,629	180,906	1,406,799	1,189,170	15.47%
Community Park Operations	84,522	75,945	230,323	233,293	1,212,832	982,509	18.99%
Nature Education Operations	14,922	12,981	39,040	35,233	223,685	184,645	17.45%
Recreational Center	80,607	71,728	237,317	202,000	1,265,529	1,028,212	18.75%
Neighborhood Park Operations	67,233	60,079	192,435	172,264	903,242	710,807	21.30%
Projects	67,619	78,180	70,619	111,219	792,800	722,181	8.91%
Non-Departmental	7,071	5,237	29,017	15,710	119,131	90,114	24.36%
Total Expenditures	533,046	551,170	1,380,244	1,349,753	7,822,637	6,442,393	17.64%
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	364,632	310,705	932,702	1,208,898	3,528,938	(2,596,236)	26.43%
OTHER FINANCING SOURCES (USES):							
Operating Transfers In	-	-	-	963,952	338,038	(338,038)	0.00%
Operating Transfers (Out)	-	-	(500,000)	(2,130,303)	(518,738)	-	96.39%
Cash Reserves	-	-	-	-	-	-	0.00%
Bond Proceeds	-	-	-	-	-	-	0.00%
Premium on Bonds issued	-	-	-	-	-	-	0.00%
Discounts on Bond issued	-	-	-	-	-	-	0.00%
Total Other Financing Sources (Uses)	-	-	(500,000)	(1,166,351)	(180,700)	(338,038)	276.70%
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	364,632	310,705	432,702	42,547			
FUND BALANCE, BEGINNING	14,469,029	16,293,498	14,400,959	16,561,656			
FUND BALANCE, ENDING	$ 14,833,661	$ 16,604,203	$ 14,833,661	$ 16,604,203			

City of Mansfield, Texas

Statement of Activities - Budget and Actual

For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Mansfield Parks Facility Development Corp. Debt Service	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Taxes, Penalties, And Interest	$ 234,654	$ 233,409	$ 703,962	$ 700,229	$ 2,815,849	$ (2,111,887)	25.00%
Other Income	-	1,931	-	4,786	-	-	0.00%
Total Revenues	234,654	235,340	703,962	705,015	2,815,849	(2,111,887)	25.00%
EXPENDITURES:							
Debt Service							
Principal Retirement	-	-	-	-	1,810,000	1,810,000	0.00%
Interest And Fiscal Charges	575	-	575	-	1,005,849	1,005,274	0.06%
Non-departmental	-	-	-	-	-	-	0.00%
Total Expenditures	575	-	575	-	2,815,849	2,815,274	0.02%
Excess Of Revenues Over (Under) Expenditures	234,079	235,340	703,387	705,015			
OTHER FINANCING SOURCES (USES):							
Bond Proceeds	-	-	-	-			
Total Other Financing Sources (Uses)	-	-	-	-			
FUND BALANCE, BEGINNING	1,015,989	987,872	546,681	518,197			
FUND BALANCE, ENDING	$ 1,250,068	$ 1,223,212	$ 1,250,068	$ 1,223,212			

City of Mansfield, Texas

Comparative Statement of Activities
For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Mansfield Economic Development Corporation	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTEI BUDGET
OPERATING REVENUES:							
Sales Tax Revenue	$ 900,960	$ 834,835	$ 1,901,101	$ 1,776,706	$ 11,291,624	$ (9,390,523)	16.84%
Miscellaneous	-	-	653,909	-	1,949,280	-	
Total Operating Revenues	900,960	834,835	2,555,010	1,776,706	13,240,904	(9,390,523)	16.84%
OPERATING EXPENDITURES:							
Administration	116,854	184,886	384,442	379,780	1,703,190	1,318,748	22.57%
Promotions	-	5,400	325	11,047	110,000	109,675	0.30%
Development Plan	-	-	1,357	120	63,000	61,643	2.15%
Projects	12,825,084	5,000,000	21,296,846	5,000,000	75,352,049	54,055,203	28.26%
Non-Departmental	759	759	2,278	2,277	17,266	14,988	13.19%
Total Operating Expenditures	12,942,697	5,191,045	21,685,248	5,393,224	77,245,505	55,560,257	28.07%
OPERATING INCOME	(12,041,737)	(4,356,210)	(19,130,238)	(3,616,518)	(64,004,601)	46,169,734	29.89%
NONOPERATING REVENUES (EXPENSES):							
Interest Revenue	145,922	60,698	533,767	189,796	250,000	283,767	213.51%
Reserve	-	-	-	-	1,949,280	(1,949,280)	
Bonds issued	-	-	-	-	64,477,646	(64,477,646)	
Premiums on bonds issued	-	-	-	-	1,070,000	(1,070,000)	
Interest and fiscal charges	1,220	591	1,220	591	606,541	(605,321)	0.20%
Total Nonoperating Revenue	147,142	61,289	534,987	190,387	68,353,467	(67,818,480)	0.78%
INCOME BEFORE OPERATING TRANSFERS	(11,894,595)	(4,294,921)	(18,595,251)	(3,426,131)	4,348,866	(21,648,746)	-427.59%
OPERATING TRANSFERS:							
Operating Transfers In (Out)	-	-	(35,478)	(33,454)	(502,821)	467,343	7.06%
CHANGE IN NET ASSETS	(11,894,595)	(4,294,921)	(18,630,729)	(3,459,585)			
NET ASSETS, BEGINNING	10,517,781	16,497,214	17,253,915	15,661,878			
NET ASSETS, PROJECTS	- *	-	- *	-			
NET ASSETS, ENDING	$ (1,376,814)	$ 12,202,293	$ (1,376,814)	$ 12,202,293			

**Project Fund Balance represents funds that have been contractually obligated by the City Council and MEDC. These expenses will be recognized upon realization of the expense.

City of Mansfield, Texas

Comparative Budget and Cash Analysis
For the Month and Three Months Ended December 31, 2025 and 2024 (Unaudited)

Hotel/Motel Occupancy Tax Fund	FY26 MONTH TO DATE	FY25 MONTH TO DATE	FY26 YEAR TO DATE	FY25 YEAR TO DATE	FY26 ORIGINAL BUDGET	FY26 POSITIVE (NEGATIVE) BUDGET	FY26 PERCENT COLLECTED TO BUDGET
REVENUES:							
Hotel Occupancy Tax	$ 122,461	$ 113,594	$ 189,356	$ 175,775	$ 1,161,500	$ (972,144)	16.30%
Rental of Facilities	-	1,320	1,320	2,620	-	1,320	0.00%
Interest Income	2,235	6,528	6,819	20,372	-	6,819	0.00%
Total Revenues	124,696	121,442	197,495	198,767	1,161,500	(964,005)	17.00%
EXPENDITURES:							
Mansfield Tourism	37,347	30,125	116,161	95,521	679,974	563,813	17.08%
Farr Best Theater	142	74	168	379	-	(168)	0.00%
Championship Basketball	-	-	-	-	-	-	0.00%
Projects	-	-	-	-	481,528	481,528	0.00%
Promotion	-	-	-	-	-	-	0.00%
Reserve	-	-	-	-	472,528	472,528	0.00%
Total Expenditures	37,489	30,199	116,329	95,900	1,634,030	1,517,701	7.12%
Revenues / (Expenditures)	87,207	91,243	81,166	102,867	(472,530)	553,696	
FUND BALANCE, BEGINNING	2,670,895	2,447,472	2,676,936	2,435,848			
FUND BALANCE, ENDING	$ 2,758,102	$ 2,538,715	$ 2,758,102	$ 2,538,715			

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Portfolio (Fund)
Report Format: By Transaction
Group By: Portfolio Name
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 12/31/2025

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
1001 - General Fund												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.969	3,209,169.22	3,209,169.22	3,209,169.22	3,209,169.22	N/A	1		1.23
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	4,490.87	4,490.87	4,490.87	4,490.87	N/A	1		0.00
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.952	2,641.94	2,641.94	2,641.94	2,641.94	N/A	1		0.00
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	4,873,309.56	4,873,309.56	4,873,309.56	4,873,309.56	N/A	1		1.87
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	193.51	193.51	193.51	193.51	N/A	1		0.00
Sub Total / Average 1001 - General Fund				**3.807**	**8,089,805.10**	**8,089,805.10**	**8,089,805.10**	**8,089,805.10**		**1**	**0.00**	**3.11**
2003 - Tree Mitigation												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	31,096.06	31,096.06	31,096.06	31,096.06	N/A	1		0.01
Sub Total / Average 2003 - Tree Mitigation				**3.700**	**31,096.06**	**31,096.06**	**31,096.06**	**31,096.06**		**1**	**0.00**	**0.01**
2006 - Hotel												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/30/2014	3.825	690,064.31	690,064.31	690,064.31	690,064.31	N/A	1		0.27
Sub Total / Average 2006 - Hotel				**3.825**	**690,064.31**	**690,064.31**	**690,064.31**	**690,064.31**		**1**	**0.00**	**0.27**
2104 - ARPA												
CLASS LGIP	CLASS-SLFRF	Local Government Investment Pool	5/27/2021	3.969	587,743.63	587,743.63	587,743.63	587,743.63	N/A	1		0.23
Sub Total / Average 2104 - ARPA				**3.969**	**587,743.63**	**587,743.63**	**587,743.63**	**587,743.63**		**1**	**0.00**	**0.23**
2301 - Mansfield Parks 1/2 Sales Tax												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	1,141,529.81	1,141,529.81	1,141,529.81	1,141,529.81	N/A	1		0.44
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	562,773.86	562,773.86	562,773.86	562,773.86	N/A	1		0.22
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	2,889,380.71	2,889,380.71	2,889,380.71	2,889,380.71	N/A	1		1.11

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Sub Total / Average 2301 - Mansfield Parks 1/2 Sales Tax				**3.845**	**4,593,684.38**	**4,593,684.38**	**4,593,684.38**	**4,593,684.38**		**1**	**0.00**	**1.76**
2302 - Mansfield Parks Land Dedication												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	709,352.06	709,352.06	709,352.06	709,352.06	N/A	1		0.27
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	1,258,301.75	1,258,301.75	1,258,301.75	1,258,301.75	N/A	1		0.48
Sub Total / Average 2302 - Mansfield Parks Land Dedication				**3.881**	**4,250,713.46**	**4,250,713.46**	**4,250,713.46**	**4,250,713.46**		**1**	**0.00**	**1.63**
3001 - Equipment Replacement												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.969	3,210,281.97	3,210,281.97	3,210,281.97	3,210,281.97	N/A	1		1.23
Sub Total / Average 3001 - Equipment Replacement				**3.969**	**3,210,281.97**	**3,210,281.97**	**3,210,281.97**	**3,210,281.97**		**1**	**0.00**	**1.23**
3201 - Street Construction												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	3,930,124.88	3,930,124.88	3,930,124.88	3,930,124.88	N/A	1		1.51
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	2,314,648.65	2,314,648.65	2,314,648.65	2,314,648.65	N/A	1		0.89
Sub Total / Average 3201 - Street Construction				**3.806**	**8,527,833.18**	**8,527,833.18**	**8,527,833.18**	**8,527,833.18**		**1**	**0.00**	**3.28**
3202 - Streets Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.969	18,677,952.92	18,677,952.92	18,677,952.92	18,677,952.92	N/A	1		7.17
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.952	0.03	0.03	0.03	0.03	N/A	1		0.00
Sub Total / Average 3202 - Streets Construction				**3.969**	**18,677,952.95**	**18,677,952.95**	**18,677,952.95**	**18,677,952.95**		**1**	**0.00**	**7.17**
3218 Issue 2022A - Streets												
LOGIC LGIP	LOGIC-CO2022A	Local Government Investment Pool	12/15/2022	3.952	12,128,574.67	12,128,574.67	12,128,574.67	12,128,574.67	N/A	1		4.66
Sub Total / Average 3218 Issue 2022A - Streets				**3.952**	**12,128,574.67**	**12,128,574.67**	**12,128,574.67**	**12,128,574.67**		**1**	**0.00**	**4.66**
3301 - Public Art												
CLASS LGIP	CLASS-CO2025	Local Government	1/8/2025	3.969	1,503,113.71	1,503,113.71	1,503,113.71	1,503,113.71	N/A	1		0.58

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
		Investment Pool										
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	9/1/2024	3.952	417,299.36	417,299.36	417,299.36	417,299.36	N/A	1		0.16
Sub Total / Average 3301 - Public Art				**3.965**	**1,920,413.07**	**1,920,413.07**	**1,920,413.07**	**1,920,413.07**		**1**	**0.00**	**0.74**
3401 - Building Construction												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.969	83,619,170.90	83,619,170.90	83,619,170.90	83,619,170.90	N/A	1		32.11
Sub Total / Average 3401 - Building Construction				**3.969**	**83,619,170.90**	**83,619,170.90**	**83,619,170.90**	**83,619,170.90**		**1**	**0.00**	**32.11**
3412 - ACO/Service Center												
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.952	5,749,565.88	5,749,565.88	5,749,565.88	5,749,565.88	N/A	1		2.21
Sub Total / Average 3412 - ACO/Service Center				**3.952**	**5,749,565.88**	**5,749,565.88**	**5,749,565.88**	**5,749,565.88**		**1**	**0.00**	**2.21**
3608 - LINEAR PARK TRAIL												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88
CLASS LGIP	CLASS-GO2025	Local Government Investment Pool	1/8/2025	3.969	2,739,290.52	2,739,290.52	2,739,290.52	2,739,290.52	N/A	1		1.05
Sub Total / Average 3608 - LINEAR PARK TRAIL				**3.969**	**5,022,350.17**	**5,022,350.17**	**5,022,350.17**	**5,022,350.17**		**1**	**0.00**	**1.93**
3901 - TIF												
CLASS LGIP	CLASS-CO2025	Local Government Investment Pool	1/8/2025	3.969	28,489.36	28,489.36	28,489.36	28,489.36	N/A	1		0.01
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.952	3,212,724.19	3,212,724.19	3,212,724.19	3,212,724.19	N/A	1		1.23
LOGIC LGIP	LOGIC-CO2024	Local Government Investment Pool	1/10/2024	3.952	759,677.47	759,677.47	759,677.47	759,677.47	N/A	1		0.29
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	2,094.66	2,094.66	2,094.66	2,094.66	N/A	1		0.00
Sub Total / Average 3901 - TIF				**3.952**	**4,002,985.68**	**4,002,985.68**	**4,002,985.68**	**4,002,985.68**		**1**	**0.00**	**1.54**
4001 - Debt Services												
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	520,879.87	520,879.87	520,879.87	520,879.87	N/A	1		0.20
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	63,711.73	63,711.73	63,711.73	63,711.73	N/A	1		0.02
Sub Total / Average 4001 - Debt Services				**3.714**	**584,591.60**	**584,591.60**	**584,591.60**	**584,591.60**		**1**	**0.00**	**0.22**

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
4501 - Economic Development												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	6,849,178.99	6,849,178.99	6,849,178.99	6,849,178.99	N/A	1		2.63
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.952	4,722,240.86	4,722,240.86	4,722,240.86	4,722,240.86	N/A	1		1.81
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	177,921.09	177,921.09	177,921.09	177,921.09	N/A	1		0.07
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	985,543.30	985,543.30	985,543.30	985,543.30	N/A	1		0.38
Sub Total / Average 4501 - Economic Development				**3.948**	**12,734,884.24**	**12,734,884.24**	**12,734,884.24**	**12,734,884.24**		1	**0.00**	**4.89**
4502 - MEDC I&S Fund												
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	273,977.33	273,977.33	273,977.33	273,977.33	N/A	1		0.11
Sub Total / Average 4502 - MEDC I&S Fund				**3.825**	**273,977.33**	**273,977.33**	**273,977.33**	**273,977.33**		1	**0.00**	**0.11**
4507 - MEDC Construction Fund												
TEXSTAR LGIP	TEXSTAR-EDC25TE	Local Government Investment Pool	1/8/2025	3.825	23,248,231.35	23,248,231.35	23,248,231.35	23,248,231.35	N/A	1		8.93
TEXSTAR LGIP	TEXSTAR-EDC25TA	Local Government Investment Pool	1/8/2025	3.825	8,210,847.10	8,210,847.10	8,210,847.10	8,210,847.10	N/A	1		3.15
Sub Total / Average 4507 - MEDC Construction Fund				**3.825**	**31,459,078.45**	**31,459,078.45**	**31,459,078.45**	**31,459,078.45**		1	**0.00**	**12.08**
5101 - Drainage Utility Fund												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	1,179,680.82	1,179,680.82	1,179,680.82	1,179,680.82	N/A	1		0.45
Sub Total / Average 5101 - Drainage Utility Fund				**3.920**	**3,462,740.47**	**3,462,740.47**	**3,462,740.47**	**3,462,740.47**		1	**0.00**	**1.33**
5201 - Water & Sewer												
CLASS LGIP	CLASS-GENOP	Local Government Investment Pool	5/11/2023	3.969	2,885,509.41	2,885,509.41	2,885,509.41	2,885,509.41	N/A	1		1.11
LOGIC LGIP	LOGIC	Local Government Investment Pool	5/28/2022	3.952	5,902,801.01	5,902,801.01	5,902,801.01	5,902,801.01	N/A	1		2.27
Nations Funds MM	MF0008	Money Market	10/25/1999	3.700	5,061.50	5,061.50	5,061.50	5,061.50	N/A	1		0.00
TexStar LGIP	TEXSTAR	Local Government Investment Pool	11/2/2012	3.825	4,009.97	4,009.97	4,009.97	4,009.97	N/A	1		0.00
Sub Total / Average 5201 - Water & Sewer				**3.957**	**8,797,381.89**	**8,797,381.89**	**8,797,381.89**	**8,797,381.89**		1	**0.00**	**3.38**

Description	CUSIP/Ticker	Security Type	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
5211 - Revenue Bond Reserve												
Nations Funds MM	MF0008	Money Market	4/11/2012	3.700	3,517,821.56	3,517,821.56	3,517,821.56	3,517,821.56	N/A	1		1.35
Sub Total / Average 5211 - Revenue Bond Reserve				**3.700**	**3,517,821.56**	**3,517,821.56**	**3,517,821.56**	**3,517,821.56**		**1**	**0.00**	**1.35**
5224 - Utility WTP												
LOGIC LGIP	LOGIC-WS2024	Local Government Investment Pool	1/10/2024	3.952	38,453,578.18	38,453,578.18	38,453,578.18	38,453,578.18	N/A	1		14.77
Sub Total / Average 5224 - Utility WTP				**3.952**	**38,453,578.18**	**38,453,578.18**	**38,453,578.18**	**38,453,578.18**		**1**	**0.00**	**14.77**
Total / Average				**3.927**	**260,386,289.13**	**260,386,289.13**	**260,386,289.13**	**260,386,289.13**		**1**	**0.00**	**100**

City of Mansfield
Portfolio Holdings
Tracker Portfolio Set Up - by Issuer
Report Format: By Transaction
Group By: Issuer
Average By: Face Amount / Shares
Portfolio / Report Group: All Portfolios
As of 12/31/2025

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
CLASS												
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	1,503,113.71	1,503,113.71	1,503,113.71	1,503,113.71	N/A	1		0.58	3301 - Public Art
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	83,619,170.90	83,619,170.90	83,619,170.90	83,619,170.90	N/A	1		32.11	3401 - Building Construction
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	3,209,169.22	3,209,169.22	3,209,169.22	3,209,169.22	N/A	1		1.23	1001 - General Fund
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	3,210,281.97	3,210,281.97	3,210,281.97	3,210,281.97	N/A	1		1.23	3001 - Equipment Replacement
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	28,489.36	28,489.36	28,489.36	28,489.36	N/A	1		0.01	3901 - TIF
CLASS LGIP	CLASS-CO2025	1/8/2025	3.969	18,677,952.92	18,677,952.92	18,677,952.92	18,677,952.92	N/A	1		7.17	3202 - Streets Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	2,885,509.41	2,885,509.41	2,885,509.41	2,885,509.41	N/A	1		1.11	5201 - Water & Sewer
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	6,849,178.99	6,849,178.99	6,849,178.99	6,849,178.99	N/A	1		2.63	4501 - Economic Development
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88	3201 - Street Construction
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	4,490.87	4,490.87	4,490.87	4,490.87	N/A	1		0.00	1001 - General Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88	2302 - Mansfield Parks Land Dedication
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88	3608 - LINEAR PARK TRAIL
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	2,283,059.65	2,283,059.65	2,283,059.65	2,283,059.65	N/A	1		0.88	5101 - Drainage Utility Fund
CLASS LGIP	CLASS-GENOP	5/11/2023	3.969	1,141,529.81	1,141,529.81	1,141,529.81	1,141,529.81	N/A	1		0.44	2301 - Mansfield Parks 1/2 Sales Tax
CLASS LGIP	CLASS-SLFRF	5/27/2021	3.969	587,743.63	587,743.63	587,743.63	587,743.63	N/A	1		0.23	2104 - ARPA
CLASS LGIP	CLASS-GO2025	1/8/2025	3.969	2,739,290.52	2,739,290.52	2,739,290.52	2,739,290.52	N/A	1		1.05	3608 - LINEAR PARK TRAIL
Sub Total / Average CLASS			**3.969**	**133,588,159.91**	**133,588,159.91**	**133,588,159.91**	**133,588,159.91**			**0.00**	**51.30**	
LOGIC												
LOGIC LGIP	LOGIC	5/28/2022	3.952	5,902,801.01	5,902,801.01	5,902,801.01	5,902,801.01	N/A	1		2.27	5201 - Water & Sewer
LOGIC LGIP	LOGIC	5/28/2022	3.952	2,641.94	2,641.94	2,641.94	2,641.94	N/A	1		0.00	1001 - General Fund
LOGIC LGIP	LOGIC	5/28/2022	3.952	4,722,240.86	4,722,240.86	4,722,240.86	4,722,240.86	N/A	1		1.81	4501 - Economic Development
LOGIC LGIP	LOGIC	5/28/2022	3.952	3,212,724.19	3,212,724.19	3,212,724.19	3,212,724.19	N/A	1		1.23	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.952	5,749,565.88	5,749,565.88	5,749,565.88	5,749,565.88	N/A			2.21	3412 - ACO/Service Center

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.952	0.03	0.03	0.03	0.03	N/A	1		0.00	3202 - Streets Construction
LOGIC LGIP	LOGIC-CO2024	1/10/2024	3.952	759,677.47	759,677.47	759,677.47	759,677.47	N/A	1		0.29	3901 - TIF
LOGIC LGIP	LOGIC-CO2024	9/1/2024	3.952	417,299.36	417,299.36	417,299.36	417,299.36	N/A	1		0.16	3301 - Public Art
LOGIC LGIP	LOGIC-WS2024	1/10/2024	3.952	38,453,578.18	38,453,578.18	38,453,578.18	38,453,578.18	N/A	1		14.77	5224 - Utility WTP
LOGIC LGIP	LOGIC-CO2022A	12/15/2022	3.952	12,128,574.67	12,128,574.67	12,128,574.67	12,128,574.67	N/A	1		4.66	3218Issue 2022A - Streets
Sub Total / Average LOGIC			**3.952**	**71,349,103.59**	**71,349,103.59**	**71,349,103.59**	**71,349,103.59**		1	**0.00**	**27.40**	
Nations Funds												
Nations Funds MM	MF0008	10/25/1999	3.700	5,061.50	5,061.50	5,061.50	5,061.50	N/A	1		0.00	5201 - Water & Sewer
Nations Funds MM	MF0008	10/25/1999	3.700	3,930,124.88	3,930,124.88	3,930,124.88	3,930,124.88	N/A	1		1.51	3201 - Street Construction
Nations Funds MM	MF0008	10/25/1999	3.700	4,873,309.56	4,873,309.56	4,873,309.56	4,873,309.56	N/A	1		1.87	1001 - General Fund
Nations Funds MM	MF0008	10/25/1999	3.700	31,096.06	31,096.06	31,096.06	31,096.06	N/A	1		0.01	2003 - Tree Mitigation
Nations Funds MM	MF0008	10/25/1999	3.700	562,773.86	562,773.86	562,773.86	562,773.86	N/A	1		0.22	2301 - Mansfield Parks 1/2 Sales Tax
Nations Funds MM	MF0008	10/25/1999	3.700	177,921.09	177,921.09	177,921.09	177,921.09	N/A	1		0.07	4501 - Economic Development
Nations Funds MM	MF0008	10/25/1999	3.700	520,879.87	520,879.87	520,879.87	520,879.87	N/A	1		0.20	4001 - Debt Services
Nations Funds MM	MF0008	10/25/1999	3.700	709,352.06	709,352.06	709,352.06	709,352.06	N/A	1		0.27	2302 - Mansfield Parks Land Dedication
Nations Funds MM	MF0008	4/11/2012	3.700	3,517,821.56	3,517,821.56	3,517,821.56	3,517,821.56	N/A	1		1.35	5211 - Revenue Bond Reserve
Sub Total / Average Nations Funds			**3.700**	**14,328,340.44**	**14,328,340.44**	**14,328,340.44**	**14,328,340.44**		1	**0.00**	**5.50**	
TEXSTAR												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.825	23,248,231.35	23,248,231.35	23,248,231.35	23,248,231.35	N/A	1		8.93	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.825	8,210,847.10	8,210,847.10	8,210,847.10	8,210,847.10	N/A	1		3.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	273,977.33	273,977.33	273,977.33	273,977.33	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	4,009.97	4,009.97	4,009.97	4,009.97	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,314,648.65	2,314,648.65	2,314,648.65	2,314,648.65	N/A	1		0.89	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.825	985,543.30	985,543.30	985,543.30	985,543.30	N/A	1		0.38	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.825	193.51	193.51	193.51	193.51	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,889,380.71	2,889,380.71	2,889,380.71	2,889,380.71	N/A	1		1.11	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,258,301.75	1,258,301.75	1,258,301.75	1,258,301.75	N/A			0.48	2302 - Mansfield Parks Land Dedication

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.825	63,711.73	63,711.73	63,711.73	63,711.73	N/A	1		0.02	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,179,680.82	1,179,680.82	1,179,680.82	1,179,680.82	N/A	1		0.45	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,094.66	2,094.66	2,094.66	2,094.66	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.825	690,064.31	690,064.31	690,064.31	690,064.31	N/A	1		0.27	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.825	23,248,231.35	23,248,231.35	23,248,231.35	23,248,231.35	N/A	1		8.93	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.825	8,210,847.10	8,210,847.10	8,210,847.10	8,210,847.10	N/A	1		3.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	273,977.33	273,977.33	273,977.33	273,977.33	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	4,009.97	4,009.97	4,009.97	4,009.97	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,314,648.65	2,314,648.65	2,314,648.65	2,314,648.65	N/A	1		0.89	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.825	985,543.30	985,543.30	985,543.30	985,543.30	N/A	1		0.38	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.825	193.51	193.51	193.51	193.51	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,889,380.71	2,889,380.71	2,889,380.71	2,889,380.71	N/A	1		1.11	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,258,301.75	1,258,301.75	1,258,301.75	1,258,301.75	N/A	1		0.48	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.825	63,711.73	63,711.73	63,711.73	63,711.73	N/A	1		0.02	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,179,680.82	1,179,680.82	1,179,680.82	1,179,680.82	N/A	1		0.45	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,094.66	2,094.66	2,094.66	2,094.66	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.825	690,064.31	690,064.31	690,064.31	690,064.31	N/A	1		0.27	2006 - Hotel
Sub Total / Average TEXSTAR			**3.825**	**41,120,685.19**	**41,120,685.19**	**41,120,685.19**	**41,120,685.19**			**0.00**	**15.79**	
TexStar												
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.825	23,248,231.35	23,248,231.35	23,248,231.35	23,248,231.35	N/A	1		8.93	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.825	8,210,847.10	8,210,847.10	8,210,847.10	8,210,847.10	N/A	1		3.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	273,977.33	273,977.33	273,977.33	273,977.33	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	4,009.97	4,009.97	4,009.97	4,009.97	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,314,648.65	2,314,648.65	2,314,648.65	2,314,648.65	N/A	1		0.89	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.825	985,543.30	985,543.30	985,543.30	985,543.30	N/A	1		0.38	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.825	193.51	193.51	193.51	193.51	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,889,380.71	2,889,380.71	2,889,380.71	2,889,380.71	N/A			1.11	2301 - Mansfield Parks 1/2 Sales Tax

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio	Portfolio Name
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,258,301.75	1,258,301.75	1,258,301.75	1,258,301.75	N/A	1		0.48	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.825	63,711.73	63,711.73	63,711.73	63,711.73	N/A	1		0.02	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,179,680.82	1,179,680.82	1,179,680.82	1,179,680.82	N/A	1		0.45	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,094.66	2,094.66	2,094.66	2,094.66	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.825	690,064.31	690,064.31	690,064.31	690,064.31	N/A	1		0.27	2006 - Hotel
TEXSTAR LGIP	TEXSTAR-EDC25TE	1/8/2025	3.825	23,248,231.35	23,248,231.35	23,248,231.35	23,248,231.35	N/A	1		8.93	4507 - MEDC Construction Fund
TEXSTAR LGIP	TEXSTAR-EDC25TA	1/8/2025	3.825	8,210,847.10	8,210,847.10	8,210,847.10	8,210,847.10	N/A	1		3.15	4507 - MEDC Construction Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	273,977.33	273,977.33	273,977.33	273,977.33	N/A	1		0.11	4502 - MEDC I&S Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	4,009.97	4,009.97	4,009.97	4,009.97	N/A	1		0.00	5201 - Water & Sewer
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,314,648.65	2,314,648.65	2,314,648.65	2,314,648.65	N/A	1		0.89	3201 - Street Construction
TexStar LGIP	TEXSTAR	11/2/2012	3.825	985,543.30	985,543.30	985,543.30	985,543.30	N/A	1		0.38	4501 - Economic Development
TexStar LGIP	TEXSTAR	11/2/2012	3.825	193.51	193.51	193.51	193.51	N/A	1		0.00	1001 - General Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,889,380.71	2,889,380.71	2,889,380.71	2,889,380.71	N/A	1		1.11	2301 - Mansfield Parks 1/2 Sales Tax
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,258,301.75	1,258,301.75	1,258,301.75	1,258,301.75	N/A	1		0.48	2302 - Mansfield Parks Land Dedication
TexStar LGIP	TEXSTAR	11/2/2012	3.825	63,711.73	63,711.73	63,711.73	63,711.73	N/A	1		0.02	4001 - Debt Services
TexStar LGIP	TEXSTAR	11/2/2012	3.825	1,179,680.82	1,179,680.82	1,179,680.82	1,179,680.82	N/A	1		0.45	5101 - Drainage Utility Fund
TexStar LGIP	TEXSTAR	11/2/2012	3.825	2,094.66	2,094.66	2,094.66	2,094.66	N/A	1		0.00	3901 - TIF
TexStar LGIP	TEXSTAR	11/30/2014	3.825	690,064.31	690,064.31	690,064.31	690,064.31	N/A	1		0.27	2006 - Hotel
Sub Total / Average TexStar			**3.825**	**41,120,685.19**	**41,120,685.19**	**41,120,685.19**	**41,120,685.19**		**1**	**0.00**	**15.79**	
Total / Average			**3.927**	**260,386,289.13**	**260,386,289.13**	**260,386,289.13**	**260,386,289.13**		**1**	**0.00**	**100**	

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

CITYWIDE SALES TAX ($0.02)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 3,332,637	$ 3,373,427	$ 40,790	1.22%
November (PY)	$ 3,750,971	$ 3,986,637	$ 235,666	6.28%
December (PY)	$ 3,329,564	$ 3,592,943	$ 263,379	7.91%
January	$ 3,403,452			
February	$ 4,948,962			
March	$ 3,036,058			
April	$ 2,769,420			
May	$ 4,114,930			
June	$ 3,355,861			
July	$ 3,506,277			
August	$ 4,107,825			
September	$ 3,638,055			
Total	**$ 43,294,012**	**$ 10,953,007**	**$ 539,835**	**1.25%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

GENERAL FUND ($0.01)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 1,666,319	$ 1,686,713	$ 20,395	1.22%
November (PY)	$ 1,875,486	$ 1,993,319	$ 117,833	6.28%
December (PY)	$ 1,664,782	$ 1,796,471	$ 131,689	7.91%
January	$ 1,701,726			
February	$ 2,474,481			
March	$ 1,518,029			
April	$ 1,384,710			
May	$ 2,057,465			
June	$ 1,677,930			
July	$ 1,753,138			
August	$ 2,053,912			
September	$ 1,819,027			
Total	**$ 21,647,006**	**$ 5,476,503**	**$ 269,917**	**1.25%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863			
February	$ 1,237,241			
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 2,738,252**	**$ 134,959**	**1.25%**

CITY OF MANSFIELD, TEXAS **FISCAL YEAR 2026**
SALES TAX REPORT

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION FUND ($0.005)

Collections by Calendar Month	Actual Prior Year	Actual Current Year	Dollar Variance	Percentage Variance
October (PY)	$ 833,159	$ 843,357	$ 10,197	1.22%
November (PY)	$ 937,743	$ 996,659	$ 58,917	6.28%
December (PY)	$ 832,391	$ 898,236	$ 65,845	7.91%
January	$ 850,863			
February	$ 1,237,241			
March	$ 759,015			
April	$ 692,355			
May	$ 1,028,733			
June	$ 838,965			
July	$ 876,569			
August	$ 1,026,956			
September	$ 909,514			
Total	**$ 10,823,503**	**$ 2,738,252**	**$ 134,959**	**1.25%**

City of Mansfield
Staff Report

Item ID: 26-2039

Agenda Date: March 23, 2026

Title
26-2039: Minutes - Approval of the March 9, 2026 Annual Audit Sub-Committee Meeting Minutes (vote will only be taken by members of the sub-committee: Evans (Chair), Broseh, and Tonore)

Description/History
The minutes of the March 9, 2026 Annual Audit Sub-Committee Meeting are in DRAFT form and will not become effective until approved by the Sub-Committee at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Sub-Committee.

Funding Source
N/A

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

City Council - Annual Audit Committee - Meeting Minutes
March 9, 2026 - 2:00 PM
Draft
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Evans called the meeting to order at 2:01 p.m.

Present: Michael Evans, Larry Broseh, Juan Fresquez (substitute for Todd Tonore)

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Darcy Lupton, Director of Finance; Jennifer Goldthwaite, Director of Budget and Purchasing; Raven Harvey, Assistant Director of Finance; Shelley Whitlow, Senior Accountant; Casey Lewis, Executive Project Manager; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee on 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 Sub-Committee as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card and present it to the Deputy City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Sub-Committee 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.

The Sub-Committee did not recess into executive session.

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

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

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

4. RECONVENE INTO REGULAR SESSION

The Sub-Committee did not recess into executive session.

5. NEW BUSINESS

Discussion of the Annual Comprehensive Financial Report for the Year Ending September 30, 2025

Troy Lestina, Deputy City Manager/Chief Financial Officer, introduced the item and the presenters from the City's auditing firm, Whitley Penn, Roger Tovar and Lauren Hughes. Roger presented the audit results for the City and spoke on the audit process, financial internal controls, substantive procedures, the purpose of the audit, the auditor's report on internal control and compliance, the federal single audit report, government-wide statement of net position, long-term liabilities, statement of revenues, expenditures, and changes in fund balances - governmental funds, FY 2025 budget and actual - general fund, statement of revenues, expenses, and changes in fund net position - enterprise funds, and required communications. Roger, Lauren, and Troy answered sub-committee questions throughout the presentation. Roger stated that in conclusion, there were no findings, the audit had unmodified opinion, and the City has strong controls.

6. ADJOURN

Chair Evans adjourned the meeting at 2:25 p.m.

_____ Michael Evans, Chair

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-2043

Agenda Date: March 23, 2026

Title
26-2043: Minutes - Approval of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting Minutes (vote will only be taken by members of the Board: Bounds (Chair), Newsom, Evans, and Simmons)

Description/History
The minutes of the March 9, 2026 Tax Increment Reinvestment Zone #2 Board Meeting are in DRAFT form and will not become effective until approved by the Board at this meeting.

Strategic Initiative
N/A

Recommendation
Approval of the minutes by the Board.

Funding Source
N/A

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

Tax Increment Reinvestment Zone #2 Board - Meeting Minutes
March 9, 2026 - 2:30 PM
Draft
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Bounds called the meeting to order at 2:32 p.m.

Present: Tamera Bounds, Michael Evans, Todd Simmons, Jason Thomas (representative for Commissioner Alisa Simmons)
Absent: Brent Newsom

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Casey Lewis, Executive Project Manager; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Board on 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 Board as they are not able to do so. THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK. All comments are limited to five (5) minutes. In order to be recognized during Citizen Comments, please complete a comment card and present it to the Deputy City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board 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.

The Board did not recess into executive session.

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

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

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

4. RECONVENE INTO REGULAR BUSINESS SESSION

The Board did not recess into executive session.

5. NEW BUSINESS

Discussion and Possible Action Regarding Property Acquisition at 205 W Broad St.

Casey Lewis, Executive Project Manager, presented the item and spoke on the property location, the current Community Development Block Grant Project for downtown sidewalk construction, and the need for a sidewalk easement for this location. He noted that staff discovered the property was for sale after speaking with the property owner, which led to discussions regarding purchasing the property. Casey touched on the benefits of purchasing the property which includes providing support for future downtown public investments, and answered Board questions regarding the price, the plan for the property, and surrounding properties.

A motion was made by Board Member Evans to approve the purchase of 205 W Broad Street. Seconded by Board Member Simmons. The motion PASSED by the following vote:

Aye: 4	Tamera Bounds, Michael Evans, Todd Simmons, Jason Thomas
Nay: 0	None
Abstain: 0	None

6. ADJOURN

Chair Bounds adjourned the meeting at 2:38 p.m.

_____ Tamera Bounds, Chair

ATTEST:

_____ Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-2040

Agenda Date: March 23, 2026

Title
26-2040: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving Amendments to the Animal Shelter Advisory Committee Bylaws; 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
The City Council authorized the City Manager to make changes beginning October 1, 2025 to establish a minimum attendance policy of 80% for all regularly scheduled meetings for all boards and commissions. Term lengths are also shortened from 3 to 2 years in order to provide consistency with the term lengths provided for all other boards and commissions. The Animal Shelter Advisory Board approved the amendments to their bylaws at their March 4, 2026 regular meeting.

Strategic Initiative
Focus on the Future

Recommendation
Staff recommends approval.

Funding Source
N/A

Prepared By
Nicolette Ricciuti, Director of Regulatory Compliance - (817) 276-4264

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING AMENDMENTS TO THE ANIMAL SHELTER ADVISORY COMMITTEE BYLAWS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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

WHEREAS, Mansfield Animal Advisory Committee ("Committee") is an advisory board operating under Texas Health and Safety Code Section 823.005, as amended, and other applicable laws; and,

WHEREAS, the Committee desires to amend the Bylaws to create an attendance policy, revise term lengths, and clarify amendment procedures; and,

WHEREAS, on March 4, 2026, the Committee voted in favor of the amended Bylaws as described in more detail within Exhibit "A" attached hereto and incorporated herein for all purposes; and,

WHEREAS, the City Council has determined that the amended Bylaws as proposed by the Committee aligns with the goals and public purpose identified by the City; and,

WHEREAS, Article X of the Committee's Bylaws requires that any such amendments to the same shall be approved by City Council; 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 CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are hereby adopted as true and correct and made part hereof for all purposes.

SECTION 2.

The proposed amendments to Committee's Bylaws, attached hereto as Exhibit "A," have been reviewed by the City Council of the City, and are found to be acceptable and in the best interest of the City and its citizens, and is hereby in all things approved.

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 that the notice of the time, place, and purpose of said meeting was given as required by law.

SECTION 4.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS THIS 23RD DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

BYLAWS OF THE
ANIMAL ADVISORY COMMITTEE

ARTICLE I. NAME

The committee shall be known as the Animal Advisory Committee.

ARTICLE II. PURPOSE AND RESPONSIBILITIES

1. Purpose. The Animal Advisory Committee is established to assist in compliance with Texas Health and Safety Code Section 823.005. Its purpose is to provide recommendations and guidance to ensure the effective and humane operation of the animal shelter serving the City of Mansfield community.

2. Responsibilities. The Animal Advisory Committee shall advise the Mansfield Animal Care and Control Department on policies, procedures, and improvements regarding animal care standards, shelter operations, and the promotion of responsible pet ownership.

ARTICLE III. MEMBERSHIP

1. Composition. The Animal Advisory Committee shall consist of four (4) total committee members (the "Committee") including:

    a. One licensed veterinarian,
    b. One representative from an animal welfare organization,
    c. One municipal official, and
    d. One person whose duties include the daily operation of an animal shelter.

2. Appointed Members. Members representing the licensed veterinarian and animal welfare organization shall be appointed by the City Council ("City Council") of the City.

    a. Term. The members shall be appointed to ~~three (3)~~two (2) year terms, with staggered appointments to ensure continuity, and may be reappointed.

    ~~a.~~b. Attendance. The members shall be expected to attend all official meetings of the Animal Advisory Committee. Members who cannot attend the meeting shall contact the appropriate staff member concerning his or her absence prior to the meeting. Failure to attend a minimum of eighty (80) percent of all regularly scheduled meetings and workshops during any fiscal year may result in removal form the committee.

3. City Council Liaison. The member representing the municipal official shall be a liaison from City Council, as appointed by City Council.

4. Animal Shelter Representative. The member representing the person whose duties include the daily operation of the animal shelter may be the City of Mansfield Animal Care

and Control Manager. As a City of Mansfield employee this representative would serve as an ex-officio, non-voting member.

a. The Animal Shelter Representative position may also be filled by a person whose duties include the daily operation of an animal shelter who is not an employee of the City. An Animal Shelter Representative from an external organization shall be appointed by City Council.

5. Removal and Vacancy. Any appointed member may be removed from office by City Council at will. In case of a vacancy on the Committee for any reason, City Council shall appoint a successor to serve the remainder of the unexpired term.

6. Resignation. Members may resign by providing written notice to City Council. Resignations take effect upon receipt of the notice or the effective date specified.

ARTICLE IV. OFFICERS

1. Officers. Officers of the Animal Advisory Committee will be the Chair, Vice-Chair, and the Secretary.

2. Vacancies. Vacancies in the office will be handled as follows:
    a. In the event of resignation or incapacity of the Chair, the Vice-Chair will become the Chair for the unexpired portion of the term.
    b. Vacancies for officers other than the Chair will be filled for the unexpired term by a special election of the Animal Advisory Committee.

3. Duties. Duties of the officers will be as follows:
    a. Chair
        i. Preside at all meetings, following the agenda, keeping the meeting on track, and maintaining order and decorum.
        ii. Assist the Animal Care and Control Manager in establishing the agenda for each meeting. Agenda items requested by the committee members will be included.
        iii. In the absence of the Secretary, sign the approved minutes.

    b. Vice-Chair
        i. Assist the Chair in directing the affairs of the Animal Advisory Committee and act in the Chair's absence.
        ii. In the absence of the Secretary and the Chair, sign the approved minutes.

    c. Secretary
        i. Be responsible for the accuracy of the minutes of the committee meetings and bring any corrections to the attention of the Committee at the next meeting.

ii. Sign the approved minutes and file them with the Animal Care and Control Manager.

ARTICLE V. POWERS AND DUTIES

1. Animal Advisory Committee will:
    a. Attend committee meetings and become familiar with how the Animal Care and Control is organized and functions.
    b. Abide by applicable ordinances of the City of Mansfield.
    c. Act in an advisory capacity to the City Council, City Administration, and the Animal Care and Control Manager.
    d. Refrain from participating in the day to day management concerns of the shelter.
    e. Encourage citizen participation and input at committee meetings and refer comments, suggestions, and recommendations to the Animal Care and Control Manager, who will take them under advisement.
    f. Work with the Animal Care and Control Manager to recommend policies to govern the operation and programs of Animal Care and Control.
    g. Assist in long-range planning, including planning for expansion of shelter facilities and programs.
    h. Assist in interpreting the policies and functions of the Mansfield Animal Shelter to the public.

ARTICLE VI. MEETINGS

1. Regular Meetings of the Committee. The Committee, at their discretion, may hold meetings at such time and place in the City as so determined by the Committee. The Animal Advisory Committee shall hold a minimum of three (3) meetings annually.

2. Open Meetings Act. All meetings and deliberations of the Animal Advisory Committee shall be called, convened, held, and conducted, and notice given to the public in accordance with the Texas Open Meetings Act, Chapter 551. Texas Government Code, as amended.

3. Quorum. A majority of three (3) regular voting members shall constitute a quorum for the conduct of the official business of the Committee.

4. Conduct of Business. At the meetings of the Committee, matters pertaining to the business of the Animal Advisory Committee shall be considered in accordance with rules of procedure as from time to time prescribed by the Committee. At all meetings of the Committee, the Chair shall preside. In the absence of the Chair, the Vice-Chair shall provide over the meeting.

5. Minutes of Meetings. Accurate minutes of all proceedings of the Committee shall be kept by the Animal Care and Control Manager, or their designee.

6. Notice of Meetings. The notice of all meetings shall be given in compliance with V.T.C.A., Government Code, Chapter 551.

7. Public Attendance at Meetings. The public is welcome to attend regular meetings, except for items excluded from Texas Open Meetings Acts requirements. The Committee may meet in a closed meeting for consultation with the Committee's attorney as permitted by Section 551.071 of V.T.C.A., Government Code, Chapter 551.

8. Participation at Public Meetings. The public is not permitted to participate in or interrupt any discussion, unless invited by the presiding member to participate.

ARTICLE VII. ORDER OF BUSINESS

1. Agenda. The order of business of each meeting shall be as contained in the agenda prepared by the Animal Care and Control Manager or his or her designee.

2. Comments by Citizens. Citizens wishing to comment on regular agenda items and items not on the agenda may present statements during the "Citizen Comments" portion of the agenda. Any citizen wishing to comment must fill out a card at the entrance to the meeting venue and will be allowed up to five (5) minutes per person.

3. Comments by Members of Animal Advisory Committee or Staff. A comment session will be provided towards the end of the agenda. These items will be titled Committee Comments and Staff Comments.

4. There will be no deliberation of any subject during any comment session except for a decision on whether it should be placed on a future meeting agenda. The consent of at least two (2) Committee members is required for any item to be scheduled on a future meeting agenda.

ARTICLE VIII. VOTING PROCEDURES

1. Majority Vote Required. Approval of all matters and motions before the Committee shall require the affirmative vote of a majority of all members of the Committee present and voting.

2. Recording of Votes. Votes shall be entered into the official record of the Committee.

3. Tie Vote. In the event of a tie in votes on any motion, the motion shall be considered denied. On matters where the Committee is required to issue a recommendation to City Council, an affirmative vote of the majority of the Committee members present and voting is necessary for approval of said item.

4. Voting required. Every member of the Committee shall be required to vote except on matters involving the consideration of his or her own official conduct, or where his participation is prohibited by state or local regulations.

5. Withdrawal of Motions. A motion may be withdrawn, or modified, by its mover without asking permission until the motion has been stated by the Chair. If the mover modifies his motion, the seconded may withdraw his second. After the question has been stated, the mover shall neither withdraw nor modify it without the consent of the Committee.

6. Amendments to Motions. No motion or proposition of a subject different from that under consideration shall be admitted under color of amendment. A motion to amend shall be in order, but one to amend an amendment shall not be in order.

ARTICLE IX. RULES OF PROCEDURE

1. Rules of Procedure. The Committee may adopt rules of procedure for the conduct of its meetings. The failure of the Committee to comply with a procedural rule shall not be a basis to invalidate any action taken by the Committee.
    a. Robert's Rules of Order Newly Revised shall be the Committee's final authority on all questions of procedures and parliamentary law not covered by these Rules of Procedure.

2. Suspension of Rules. Any provisions of these rules not governed by other law may be temporarily suspended by a two-thirds vote of all members of the Committee.

3. Order of Precedence of Motions. See Exhibit A for the order of precedence of motions.

4. Amendments. These rules may be amended, or new rules adopted, by a majority vote of all members of the Committee, provided that the proposed amendments or new rules shall have been introduced in the record at a prior Committee meeting.

ARTICLE X. BYLAW AMENDMENTS

The Animal Advisory Committee may amend these Bylaws by a majority vote of all members of the Committee. However, such amendments shall only become effective upon approval by the City Council.

ADOPTED AND APPROVED this the ____ day of _____, 2026.

_____

Chair, Animal Advisory Committee

_____

Animal Care and Control Manager, Animal Advisory Committee

EXHIBIT A

To Do This:[1]	You Say This:	May you Interrupt Speaker?	Must be Seconded?	Is the Motion Debatable?	Is the Motion Amendable?	What Vote is Required?
Adjourn the meeting	I move that we adjourn.	No	Yes	No	No	Majority vote
Recess the meeting	I move that we recess until…	No	Yes	No	Yes	Majority vote
Complain about noise, condition of room	Point of privilege	Yes only if emergency	No	No	No	No vote required, chair rules
Suspend further consideration of something	I move we table it[2]	No	Yes	No	No	Majority vote
End debate	I move the previous question	No	Yes	No	No	2/3 vote
Postpone consideration of something	I move we postpone this matter until…	No	Yes	Yes	Yes	Majority vote
Have something studied further	I move we refer this matter to a committee	No	Yes	Yes	Yes	Majority vote
Amend a motion	I move that this motion be amended by…	No	Yes	Yes	Yes	Majority vote
Introduce business (a main motion)	I move that…	No	Yes	Yes	Yes	Majority vote
Object to procedure or to a personal affront	Point of order	Yes	No	No	No	No vote required, Chair rules
Request Information	Point of Information about…	Yes only if urgent	No	No	No	No vote required
Ask for a vote by actual count to verify a voice vote.[2]	I move that we have a counted vote	No	Yes	No	No	Majority vote
Object to considering something undiplomatic or improper matter	I object to consideration of this question	Yes	No	No	No	2/3 vote
Take up a matter previously tabled	I move we take from the table…	No	Yes	No	No	Majority vote
Reconsider something already disposed of	I move we now (or later) reconsider our action relative to …	No	Yes	Yes only if original motion is debatable	No	Majority vote
Consider something out of its scheduled order	I move we suspend the rules and consider…	No	Yes	No	No	2/3 vote
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	No	Majority vote

[1] The motions, points and proposals listed below have no established order of precedence. Any of them may be introduced at any time-except when considering a motion to adjourn, motion to recess or point of privilege.

[2] May be called before another motion is started.

City of Mansfield
Staff Report

Item ID: 26-2050

Agenda Date: March 23, 2026

Title
26-2050: Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Rejecting All Proposals for the Mansfield Custom Events Calendar Web Application Received Through a Public Request For Proposal; 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
The Communications & Outreach department advertised a Request for Proposals on December 16, 2025. 22 proposals were received, with proposals ranging from $17,500 to $778,800.

Due to current budget, staff recommends rejecting all bids and revisiting the item in a future fiscal year. Because the proposals varied widely, staff will refine the project scope to ensure future submissions align more closely with the intended requirements.

Strategic Initiative
N/A

Recommendation
The Communications and Outreach department recommends that all proposals received be rejected.

Funding Source
N/A

Prepared By
Bernadette McCranie, Director of Communications and Outreach - (817) 276-4266

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, REJECTING ALL PROPOSALS FOR THE MANSFIELD CUSTOM EVENTS CALENDAR WEB APPLICATION RECEIVED THROUGH A PUBLIC REQUEST FOR PROPOSAL; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

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 publicly advertised a Request For Proposal for a Custom Events Calendar Web Application; and,

WHEREAS, all proposals were received on February 6, 2026; and,

WHEREAS, after review of all proposals received, City staff recommends that all bids be rejected.

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.

All proposals associated with RFP – Custom Events Calendar Web Application are hereby rejected.

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 23rd DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

City of Mansfield
Staff Report

Item ID: 26-2052

Agenda Date: March 23, 2026

Title
26-2052: Resolution – A Resolution of the City Council of the City of Mansfield, Texas, Approving a Cost Reimbursement Agreement For Rockwood Lift Station and Force Main Improvements Between the City of Mansfield, Texas and Bisbee Ranch, LLC in an Amount Not to Exceed $1,028,000.64; Authorizing the City Manager, or Designee, To Negotiate, Finalize, and Execute the Cost Reimbursement Agreement; 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 Rockwood Addition Phases 3 and 4 development involves the construction of wastewater infrastructure necessary to serve the development. To provide sanitary sewer service, the developer is required to construct an on-site lift station and force main.

The proposed lift station and force main improvements will also provide capacity and system benefit to existing developments in the surrounding area. After further evaluation and discussion with the developer, staff determined that participation in the cost of the oversized sanitary sewer improvements is appropriate to support the City's long-term wastewater system objectives. In accordance with the rough proportionality provisions in the Subdivision Control Ordinance, the City and the developer have agreed to share the cost associated with the Rockwood lift station and force main improvements, with the City's reimbursement not to exceed $1,028,000.64. This approach allows the project to satisfy the immediate needs of the development while also advancing planned system improvements in a cost-effective manner that supports surrounding development and overall system capacity.

The requested funds are for 64.7% of the actual construction costs related to the oversizing of the lift station and force main for Phases 3 and 4, and 100% of the actual costs related to the decommissioning of related lift stations. The design of the lift station and force main improvements is included in the design of the development and is not part of the reimbursement.

Strategic Initiative
Focus on the Future
Building Strong Neighborhoods

Recommendation
Staff believes that participation in the Rockwood lift station and force main improvements is beneficial to the City and recommends approval of the attached Cost Reimbursement Agreement reimbursing costs associated with the oversized sanitary sewer improvements and related lift station decommissioning.

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
Raymond Coffman, Director of Engineering Services - (817) 276-4238

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A COST REIMBURSEMENT AGREEMENT FOR ROCKWOOD LIFT STATION AND FORCE MAIN IMPROVEMENTS BETWEEN THE CITY OF MANSFIELD, TEXAS AND BISBEE RANCH, LLC IN AN AMOUNT NOT TO EXCEED $1,028,000.64; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE, FINALIZE, AND EXECUTE THE COST REIMBURSEMENT AGREEMENT; 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, Rockwood Addition, Phases 3 and 4, is a development in Mansfield, Texas, requiring sanitary sewer infrastructure improvements; and,

WHEREAS, the proposed Rockwood lift station and force main improvements are to serve Rockwood Addition, Phases 3 and 4, and all existing and future developments in the surrounding area; and,

WHEREAS, in accordance with rough proportionality requirements, if constructed, the Developer is entitled to reimbursement for the oversized sanitary sewer improvements and related lift station decommissioning costs; and,

WHEREAS, the City Council believes that approving a Cost Reimbursement Agreement with the Developer for the Rockwood lift station and force main improvements is in the best interest of the City; and,

WHEREAS, the City Council desires to authorize the City Manager, or designee, to negotiate, finalize, and execute the Cost Reimbursement Agreement; an

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 Cost Reimbursement Agreement between the City of Mansfield, Texas, and Bisbee Ranch, LLC, for Rockwood lift station and force main improvements in an amount not to exceed One Million Twenty-Eight Thousand and 64/100 Dollars ($1,028,000.64), in substantially the same form attached to this Resolution is hereby approved and is incorporated into this Resolution as if fully set forth herein.

SECTION 3.

The City Manager, or designee, is authorized to further negotiate final terms that are in the public interest, and which comply with applicable law and City policy, and execute the Cost Reimbursement Agreement.

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 23RD DAY OF MARCH, 2026.

_____
Michael Evans, Mayor

ATTEST:

_____
Susana Marin, City Secretary

THE STATE OF TEXAS §
COUNTY OF TARRANT §

COST REIMBURSEMENT AGREEMENT FOR SANITARY SEWER LIFT STATION AND FORCE MAIN IMPROVEMENTS

THIS AGREEMENT is made this ____ day of _____, 2026, by and between the City of Mansfield, a Texas home-rule municipal corporation (hereinafter referred to as "CITY") and Bisbee Ranch, LLC, (hereinafter referred to as "DEVELOPER").

WHEREAS, DEVELOPER proposes to construct an on-site sanitary sewer lift station and sanitary sewer force main to serve Rockwood Addition, Phases 3 & 4 (herein referred to as "Project) and to develop certain property, more fully shown in Exhibit "A," attached hereto and made a part thereof; and

WHEREAS, the sanitary sewer lift station and force main will serve not only the Rockwood Addition but also existing 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 CITY of costs for the Project;

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

ARTICLE I
PROJECT

As conditions precedent to any Reimbursement provided under Article II, DEVELOPER agrees to design and construct on the property the Project approved as Rockwood Addition, Phases 3 & 4, pursuant to the terms and conditions set forth herein:

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

1.2 DEVELOPER shall construct the Project approved as Rockwood Addition, Phases 3 & 4 in compliance with all City of Mansfield specifications and regulations for utilities, including obtaining any necessary permit and inspection requirements.

1.3 The Agreement becomes effective upon the CITY's receipt and approval of the Rockwood Phase 3 Lift Station Engineering Design Report and execution of this Agreement by all parties.

1.4 For the purpose of this Agreement, the Project shall be completed in designated phases. The construction of the infrastructure of each phase must be completed, inspected, and accepted by all necessary City and governmental state agencies, and all expenses must be paid.

DRAFT

1.5 Upon completion of the Project by the DEVELOPER and acceptance of the same by the CITY, DEVELOPER shall convey to Lot 30X, whereupon the Rockwood Lift Station shall be located, in fee simple and any other necessary access and other necessary easement related to the same.

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 GM Civil, dated March 5, 2026, is shown on Exhibit 'B' attached hereto and incorporated herein by reference for all legal purposes.

2.2 CITY agrees to reimburse DEVELOPER for the actual construction cost of the Project in an amount not to exceed One Million Twenty-Eight Thousand and 64/100 Dollars ($1,028,000.64), as follows:

A. The oversizing of the lift station and force main for Phases 3 and 4 shall be reimbursed by the CITY at the proportional rate of 64.7% of actual construction costs related to the same.

B. The decommissioning of related lift stations shall be reimbursed by the CITY at 100% of actual costs related to the same.

C. No reimbursements shall be made by the CITY to the DEVELOPER related to the extension of the gravity sewer line from the Rockwood development to the Diamond P Ranch property line.

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 will require the contractor to warrant the Project for a period of two (2) years following acceptance by the CITY of the same. A maintenance bond, provided by the contractor shall be provided in the amount of 100% of the cost of the Project for such period.

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

DRAFT

During each respective phase, Developer may submit a partial Request for Reimbursement for progress billings related to Phase 3 and Phase 4 of the Project, (% complete), for work completed and inspected by all necessary City and governmental state agencies (if required). Such progress billings shall include 10% retainage withheld. The Director shall approve or deny the Request for Reimbursement not later than ten (10) days after receipt of the Request for Reimbursement. In the event the Director denies the Request for Reimbursement, the Director shall provide detailed reasons for the denial. If the Director denies a Request for Reimbursement, Developer may submit an amended Request for Reimbursement, which shall be reviewed and considered for payment in the same manner as the original. City agrees to pay Developer all undisputed amounts set forth in the Request for Reimbursement not later than thirty (30) days after receipt of the Payment Request, and any disputed amounts resolved in favor of Developer not later than ten (10) days after resolution of such dispute

2.5 DEVELOPER agrees that the CITY shall not contribute or pay for any costs incurred by the DEVELOPER that 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.

2.6 CITY shall pay reimbursement, pursuant to Section 2.2, to DEVELOPER as required pursuant to Section 2.4.

2.7 CITY shall reserve funds for the Project after execution of the Agreement by all of the Parties and provide Developer confirmation of such.

2.8 DEVELOPER shall work closely with the 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.**

DRAFT

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 Tarrant County, Texas, and if legal action is necessary to enforce same, exclusive venue shall lie in Tarrant 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 a 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

DRAFT

With a copy to:	City of Mansfield Attn: City Attorney's Office 1200 E. Broad St. Mansfield, Texas 76063
If intended for DEVELOPER:	Bisbee Ranch, LLC Attn: Roy English, Manager of E-Team Development, LLC which manages Bisbee Ranch, LLC (judgeroyenglish@aol.com/jre@eteamdevelopment.com)

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, 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. 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

DRAFT

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

DRAFT

APPROVED AND SIGNED this the ___ day of _____, 2026.

"DEVELOPER"
Bisbee Ranch, LLC

By:_____
Roy English, Manager of E-Team Development, LLC, Manager of Bisbee Ranch, LLC

"CITY"
City of Mansfield

By:_____
Raymond Coffman, Director of Engineering Services

ATTEST:

_____
Susana Marin, City Secretary

APPROVED AS TO FORM:

_____
Victor A. Flores, City Attorney

DRAFT

(CITY)

STATE OF TEXAS §
COUNTY OF TARRANT §

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 TARRANT §

This instrument was acknowledged before me on the _____ day of _____, 2026, Roy English, Manager of E-Team Development, LLC, Manager of Bisbee Ranch, LLC.

_____
Notary Public in and for the State of Texas

DRAFT

Exhibit "A"

Gibson Cemetery Rd
Joshua Ct
New Patterson Rd
Little G Ct
Grimsley Gibson Rd
Shirley Ln
Gentle Pond Blvd
N Main St
Country Meadow Dr
Meadow Creek Dr
Harris Ln
Bluidworth Dr
Rendon Bloodworth Rd

FM

FORCE MAIN "A" (ROCKWOOD PH. 3&4 64.7%, CITY 35.3%)

S

SANITARY SEWER (CITY SEGMENT)

0 200

SCALE IN FEET

BLOCK 16

4' DIA. PRECAST POLYMER S.S.M.H. (USCP OR APPROVED EQUIVALENT)

BLOCK 15

BLOCK 20

BLOCK 21

CHIMNEY HILL CIR.

MANSFIELD COUNTRY ESTATES, SECTION 2 VOL. 388-172, PG. 87 P.R.T.C.T.

CHIMNEY HILL CIR.

EXISTING MANSFIELD COUNTRY ESTATES LIFT STATION TO BE DECOMMISIONED (CITY SEGMENT)

BLOCK 17

PROPOSED 281 GPM LIFT STATION (ROCKWOOD 64.7%, CITY 35.3%) WET WELL BOTTOM=660.0 WET WELL RIM=676.5

BLOCK 16

MANSFIELD COUNTRY ESTATES GRAVITY SANITARY SEWER (CITY SEGMENT)

BLOCK 19

BLOCK 17

BLOCK 18

ROCKWOOD PHASE 3

2234 L.F. 6" F.M. PIPE (ROCKWOOD 64.7%, CITY 35.3%)

6" F.M. LINE "A"

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

COST EXHIBIT
FOR
ROCKWOOD ADDITION, PHASE 3 & 4
"ON-SITE" LIFT STATION ALTERNATIVE

Job No.:	24019
Date:	6/2/2025
Sheet	1 of 1

E:\24019 – Rockwood Addition\Prelim\24019 – PRELIM SEWER–CITY–ROCKWOOD.dwg Mon Jun 02 2025 11:24

COPYRIGHT 2025 - USE BY WRITTEN PERMISSION OF GMCIVIL ONLY

Exhibit "B"

ROCKWOOD ADDITION, PHASE 3 & 4 "ON-SITE" LIFT STATION ALTERNATIVE CALCULATIONS

	LAND USE	Area	Density	No. Lots	Population/ DU	Population	LOAD PER CAPITA (gpcd) / LOAD PER ACRE (gpd/ac)	AVERAGE DAY FLOW (gpm)	%	%	Accumulative Population	PEAKING FACTOR (M)	Accumulative PEAK FLOW (gpm)	Accumulative PEAK FLOW (GPD)
Diamond P Ranch	Single Family Residential			81	3.0	243	100	16.9	22.7%	35.3%	243	4.1	69.5	100,019
Mansfield Country Estates	Single Family Residential			45	3.0	135	100	9.4	12.6%		378	4.0	105.9	152,474
Rockwood Addition, Ph 3 & 4	Single Family Residential			231	3.0	693	100	48.1	64.7%	64.7%	1,071	3.8	281.2	404,902
TOTAL				**357**		**1071**		**74.4**	**100.0%**					

Assumptions: Diamond P Ranch and Mansfield Country Estates lot counts derived from City of Mansfield Online GIS Maps.

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 1 of 8

ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST

Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative Summary

Rockwood Addition, Phase 3 & 4

281 GPM Lift Station	64.7%	$964,168.87
F.M. "A"	64.7%	$156,346.87
Estimated Rockwood Addition, Phase 3 & 4 Total		**$1,120,515.74**

City of Mansfield

281 GPM Lift Station	35.3%	$526,045.77
F.M. "A"	35.3%	$85,302.08
Mansfield Country Estates S.S.	100.0%	$50,382.79
County Meadows L.S.	100.0%	$366,270.00
Estimated City of Mansfield Total		**$1,028,000.64**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 2 of 8

ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	281 GPM Lift Station (Rockwood 64.7% & City 35.3%)				
	281 GPM Lift Station (Rockwood 64.7% & City 35.3%) Total				$1,271,888.00
	Estimated Sub-Total				$1,271,888.00
	Maintenance Bonds (1.0%)				$12,718.88
	Plan Review Fee				$8,170.00
	Construction Inspection Fee				$12,500.00
	Materials Testing Fee (2.0%)				$25,437.76
	Engineering & Surveying				$152,000.00
	Geotechnical Report				$7,500.00
	Est. Total 281 GPM L.S. (Rockwood 64.7% & City 35.3%)				**$1,490,214.64**
	Force Main Line "A" (Rockwood 64.7% & City 35.3%)				
	Force Main "A" (Rockwood 64.7% & City 35.3%) Total				$190,465.00
	Estimated Sub-Total				$190,465.00
	Maintenance Bonds (1.0%)				$1,904.65
	Plan Review Fee				$8,170.00
	Construction Inspection Fee				$12,500.00
	Materials Testing Fee (2.0%)				$3,809.30
	Engineering & Surveying				$24,800.00
	Estimated Total F.M. "A" (Rockwood 64.7% & City 35.3%)				**$241,648.95**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 3 of 8

ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Mansfield Country Estates Gravity Sanitary Sewer (100% City)				
	Mansfield Country Estates Sanitary Sewer (100% City) Total				$25,546.40
	Estimated Sub-Total				$25,546.40
	Maintenance Bonds (1.0%)				$255.46
	Plan Review Fee				$8,170.00
	Construction Inspection Fee				$12,500.00
	Materials Testing Fee (2.0%)				$510.93
	Engineering & Surveying				$3,400.00
	Estimated Total Mansfield Country Estates S.S. (100% City)				**$50,382.79**
	Decomission Mansfield Country Meadows Lift Station (100% City)				
	Decomission Country Meadows L.S. (100% City) Total				$320,000.00
	Estimated Sub-Total				$320,000.00
	Maintenance Bonds (1.0%)				$3,200.00
	Plan Review Fee				$8,170.00
	Construction Inspection Fee				$12,500.00
	Materials Testing Fee (2.0%)				$6,400.00
	Engineering & Surveying				$16,000.00
	Estimated Total Country Meadows Lift Station (100% City)				**$366,270.00**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 4 of 8

ITEM No.	DESCRIPTION	UNIT	NTITY	UNIT PRICE	TOTAL COST
	281 GPM Lift Station (Rockwood 64.7% & City 35.3%)				
1	8-ft Dia. X 17.5-ft Concrete Wet Well	CYD	20	$1,500.00	$30,000.00
2	Excavation for Wet Well	CYD	50	$150.00	$7,500.00
3	8-ft x 6-ft x 8.5-ft Concrete Valve Vault	CYD	10	$1,500.00	$15,000.00
4	Excavation for Valve Vault	CYD	30	$150.00	$4,500.00
5	Wetwell Coatings	SF	550	$100.00	$55,000.00
6	Pumps from Flygt	LS	1	$90,000.00	$90,000.00
7	Control Panel from Flygt	LS	1	$48,000.00	$48,000.00
8	RCP Manholes (Pre-Cast)	EA	1	$10,000.00	$10,000.00
9	Bilco Hatches	EA	3	$6,000.00	$18,000.00
10	Check Valves (up to 6"Ø)	EA	2	$8,500.00	$17,000.00
11	Plug Valves (up to 6"Ø)	EA	3	$4,000.00	$12,000.00
12	Air Release Valve	EA	2	$2,500.00	$5,000.00
13	4" PVC Drain	LS	1	$1,500.00	$1,500.00
14	Ductile Iron Pipe and Fittings	LS	1	$50,000.00	$50,000.00
15	PVC Pipe and Fittings	LS	1	$18,000.00	$18,000.00
16	6" Min. Reinforced Concrete Paving with Lime Stabilized Subgrade	SY	95	$114.00	$10,830.00
17	6" Flex base and 2" Crushed Stone (1") Paving with Geotextile Underlayment	CYD	75	$240.00	$18,000.00
18	8' Wrought Iron Fence with concrete mow strip	LF	100	$110.00	$11,000.00
19	6' Wrought Iron Gates	EA	2	$4,000.00	$8,000.00
20	Wet Well Wizard aerator by Reliant Water Technologies	LS	1	$40,000.00	$40,000.00
21	Activated Carbon Odor Control	LS	1	$15,600.00	$15,600.00
22	Sitework	LS	1	$30,000.00	$30,000.00
23	Electrical, Instrument and Generator	LS	1	$280,000.00	$280,000.00

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 5 of 8

ITEM No.	DESCRIPTION	UNIT	NTITY	UNIT PRICE	TOTAL COST

281 GPM Lift Station (Rockwood 64.7% & City 35.3%)

281 GPM Lift Station (Rockwood 64.7% & City 35.3%) Subtotal	**$794,930.00**
20% Contractor OH&P	**$158,986.00**
10% Contractor Mobilization & Demobilization	**$79,493.00**
30% Contingency	**$238,479.00**
281 GPM Lift Station (Rockwood 64.7% & City 35.3%) Total	**$1,271,888.00**

Note: 281 GPM Lift Station numbers have been provided by Mead & Hunt.

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 6 of 8

ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Force Main Line "A" (Rockwood 64.7% & City 35.3%)				
1	6" C900 DR18 (GREEN) PVC (Includes Fittings)	L.F.	2,234	$75.00	$167,550.00
2	4' Dia. Pre-cast Polymer S.S.M.H	Ea.	1	$5,600.00	$5,600.00
	Force Main "A" (Rockwood 64.7% & City 35.3%) Subtotal				**$173,150.00**
	10% Contingency				**$17,315.00**
	Force Main "A" (Rockwood 64.7% & City 35.3%) Total				**$190,465.00**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 7 of 8

ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
	Mansfield Country Estates Gravity Sanitary Sewer (100% City)				
1	8" SDR-26 PVC	L.F.	176	$70.00	$12,320.00
2	Std.4' Dia. MH (0-6ft)	Ea.	1	$5,600.00	$5,600.00
3	4' Dia. Extra Depth MH	V.F.	4	$500.00	$2,000.00
5	Connect to Ex MH	Ea.	1	$2,600.00	$2,600.00
6	Trench Safety	L.F.	176	$1.00	$176.00
7	Post-CCTV Inspection	L.F.	176	$3.00	$528.00
	Mansfield Country Estates Sanitary Sewer (100% City) Subtotal				**$23,224.00**
	10% Contingency				**$2,322.40**
	Mansfield Country Estates Sanitary Sewer (100% City) Total				**$25,546.40**

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

ENGINEER'S OPINION OF PROBABLE COST

Project **Rockwood Addition, Phase 3 & 4 "On-Site" Lift Station Alternative**
Date: August 25, 2025
Location: Mansfield, Texas
Job No. 24019
Page: 8 of 8

ITEM No.	DESCRIPTION	UNIT	NTITY	UNIT PRICE	TOTAL COST
	Decomission Mansfield Country Meadows Lift Station (100% City)				
1	Decomission Country Meadows LS	LS	1	$200,000.00	$200,000.00
	Decomission Country Meadows Lift Station (100% City) Subtotal				**$200,000.00**
	20% Contractor OH&P				**$40,000.00**
	10% Contractor Mobilization & Demobilization				**$20,000.00**
	30% Contingency				**$60,000.00**
	Decomission Country Meadows L.S. (100% City) Total				**$320,000.00**

Note: Country Meadows Lift Station numbers have been provided by Mead & Hunt.

This Engineer's opinion of probable construction cost is made on the basis of the Engineer's experience and best judgment as a design professional. It must be recognized that any evaluation of work to be performed to construct this project must by necessity be speculative in nature until completion of its actual detailed design. In addition the engineer has no control over the cost of labor, material, or services to be furnished by others or over market conditions. Accordingly GMcivil can not guarantee that actual costs will not vary from the opinions expressed here in.

GMcivil Engineering & Surveying

City of Mansfield
Staff Report

Item ID: 26-2038

Agenda Date: March 23, 2026

Title
26-2038: Minutes - Approval of the March 9, 2026 Regular City Council Meeting Minutes

Description/History
The minutes of the March 9, 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
March 9, 2026 - 3:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Mayor Evans called the meeting to order at 3:00 p.m.

Present: Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Absent: Todd Tonore, Brent Newsom

2. WORK SESSION

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

Peter Finley, Senior Associate - Fire and EMS at the Center for Public Safety Management, presented the Standards of Cover and Community Risk Assessment for the Mansfield Fire Department. He spoke in detail on key findings including Fire and EMS demand, workload, response times, recommendations, and performance objectives and compliance methodology, and answered Council questions. Joe Smolinski, City Manager, made comments.

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

James Rogge, Assistant Director of Public Works - Streets/Traffic, presented the item. He spoke on a possible crosswalk connecting the Arbors of Creekwood to Mansfield High School across Cannon Drive, the area as part of the recently adopted Active Transportation Safety Plan, and interim solutions for the Cannon Drive crosswalk. James answered Council questions and received feedback from the Council regarding their preference for looking into costs for two possible interim solutions.

Discussion Regarding the March 9, 2026 Consent Agenda Items

Victor Flores, City Attorney, requested Council withdraw agenda item 26-1966 in order to give staff additional time to review.

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 4:47 p.m. to discuss items outlined on the agenda, including agenda item 26-1953 under 551.071. Mayor Evans called the executive session to order in the Council Conference Room at 5:10 p.m. Mayor Evans recessed the executive session at 6:20

p.m.

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

Mayor Evans reconvened the meeting into regular business session at 6:28 p.m.

5. INVOCATION

Steve Pixler, Pastor of Freedom Life Church, gave the Invocation.

6. PLEDGE OF ALLEGIANCE

Council Member Fresquez led the Pledge of Allegiance.

7. TEXAS PLEDGE

Council Member Bounds led the Texas Pledge.

8. PROCLAMATION

Proclamation - Theatre in Our Schools Month 2026

Mansfield Independent School District administrators and students spoke. Mayor Evans read and presented the proclamation to the group.

9. 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.

Melisa Perez, 111 Van Worth Street - Ms. Perez spoke regarding concerns over the political atmosphere.

Keziah Farrar, 2080 Cannon Drive - Ms. Farrar spoke regarding small businesses at Geyer Commons.

10. COUNCIL COMMENTS

Council Member Simmons congratulated Mayor Evans on his newest grandbaby and commented on the big soccer game coming up on March 31, 2026 which will determine which soccer team will come to Mansfield.

11. STAFF COMMENTS

A. City Manager or Authorized Representative

i. Current/Future Agenda Items

ii. City Manager Updates

iii. Departmental Updates

Geyer Commons Update

Matt Young, Executive Director of Community Services, gave an update on the grand opening of Geyer Commons.

Community Engagement Spring Events Update

Tim Roberts, Tourism Manager, gave an update on community engagement spring events.

Presentation of the 2025 Annual Traffic Contact Report

Tracy Aaron, Police Chief, was available to answer any questions.

Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report

Roger Tovar, Public Sector Audit Partner with Whitley Penn, presented the FY 25 Annual Comprehensive Financial Report. Council Member Fresquez stated that the City Council acknowledges acceptance of the audit report as presented and requiring that the same be filed today with the City Secretary as required by Section 103.003 of the Texas Local Government Code. Troy Lestina, Deputy City Manager/Chief Financial Officer, thanked Whitley Penn and the city's Finance team for the excellent work they've done.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Council Member Bounds to authorize the City Attorney to file suit to obtain a Right of Entry to the property located at 700 West Broad Street, Mansfield, Texas, against Ragan, LLC, Wildcat Management, and any other person or entity the City Attorney finds needs to be named as a defendant as discussed in Executive Session. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

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

A motion was made by Council Member Bounds to approve the following 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) 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

(Ordinance in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons

Nay: 0 None
Abstain: 0 None

Ordinance Number: OR-2436-26

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

A motion was made by Council Member Bounds to approve the following 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 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)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5 Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4518-26

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

A motion was made by Council Member Bounds to approve the following 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 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)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4519-26

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

A motion was made by Council Member Bounds to approve the following 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)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None

Abstain: 0 None

Resolution Number: RE-4520-26

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

A motion was made by Council Member Bounds to approve the following 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 FIELD 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)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4521-26

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

A motion was made by Council Member Bounds to approve the following 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 (TIRZ NO. 2, GENERAL FUND)

(Resolution in its entirety located in the City Secretary's Office)

Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4522-26

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

A motion was made by Council Member Bounds to approve the adoption of amendments to the Planning and Zoning Commission Rules of Procedure. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

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

A motion was made by Council Member Bounds to approve the minutes of the February 23, 2026 Regular City Council Meeting as presented. Seconded by Council Member Broseh. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

14. ITEM REMOVED FROM THE CONSENT AGENDA

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

Victor Flores requested this item be withdrawn.

A motion was made by Council Member Broseh to withdraw this item from the agenda until staff is ready to bring it back. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

15. 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

Clayton Comstock, Executive Director of Planning and Development, stated the applicant has requested a continuance of the public hearing to the March 23, 2026 City Council meeting.

Mayor Evans opened the public hearing at 7:18 p.m. With no one wishing to speak, Mayor Evans continued the public hearing at 7:19 p.m.

A motion was made by Council Member Bounds to continue the item. Seconded by Council Member Fresquez. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

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

Clayton Comstock stated the applicant has requested a continuance of the public hearing to the March 23, 2026 City Council meeting.

Mayor Evans opened the public hearing at 7:21 p.m. Mayor Evans noted the following non-speaker:

Gary Cardinale, 5 Velvet Court - Mr. Cardinale submitted a non-speaker card in opposition to the item.

With no one else wishing to speak, Mayor Evans continued the public hearing at 7:21 p.m.

A motion was made by Council Member Bounds to continue the public hearing to the March 23, 2026 City Council meeting. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

16. ADJOURN

A motion was made by Council Member Fresquez to adjourn the meeting at 7:22 p.m. Seconded by Council Member Simmons. The motion PASSED by the following vote:

Aye: 5	Michael Evans, Larry Broseh, Tamera Bounds, 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 23, 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 April 13, 2026, scheduled City Council meeting.*

Description/History
The applicant has requested to continue the public hearing to the April 13, 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 April 13 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

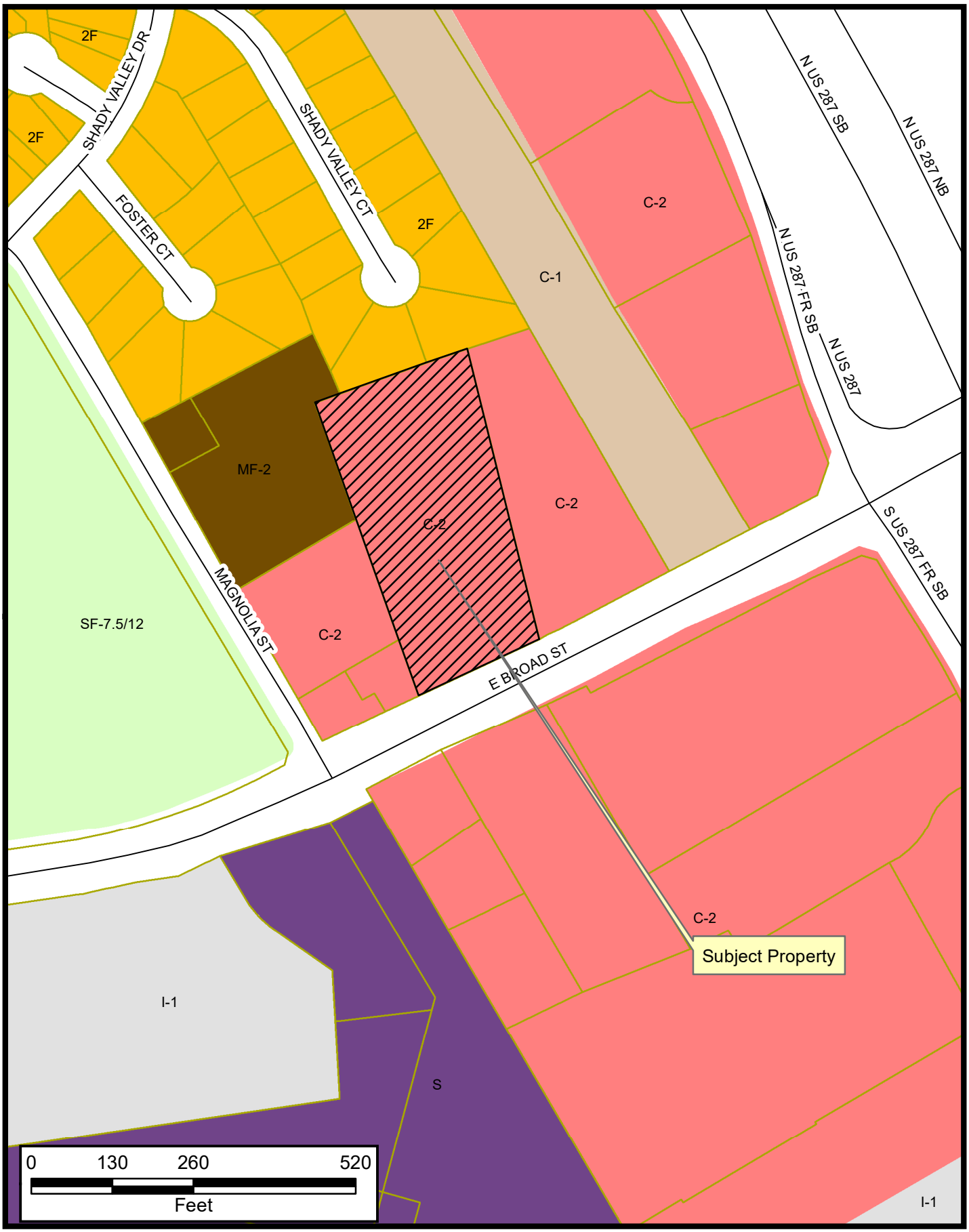
Staff recommends continuance of the public hearing to the April 13, 2026, City Council meeting.

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

LAND DESCRIPTION

Being a 2.643 acre tract of land situated in the Henry Odell Survey, Abstract No. 1196, City of Mansfield, Tarrant County, Texas, being that same tract of land conveyed by Special Warranty Deed to Bear Baseball Properties, LLC as recorded in Document No. D222218380, Official Public Records, Tarrant County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with an illegible cap for the Southwest corner of said Baseball Properties, LLC tract, said point being the Southeast corner of Lot 2-BR, Block 4 of Shady Valley Duplex, Section 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-206, Page 56 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and lying on the North right-of-way line of Broad Street (variable width right-of-way);

THENCE North 20 Degrees 25 Minutes 32 Seconds West, departing the North right-of-way line of said Broad Street, with the East line of said Lot 2-BR, passing at a distance of 99.65 feet a 1/2 inch iron rod found for the Northeast corner of said Lot 2-BR, same being the Southeast corner of Lot 1, Block 4 of Shady Valley Duplex Section 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-172, Page 17, P.R.T.C.T., continuing with the East line of said Lot 1, passing at an additional 200.58 feet a 1/2 inch iron rod found with a cap stamped "4818" for the Northeast corner of said Lot 1, same being the Southeast corner of Shady Valley Apartments, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 38, P.R.T.C.T., and continuing with the East line of said Shady Valley Apartments for a total distance of 363.62 feet to a 1/2 inch iron rod found with a cap stamped "4818" for corner;

THENCE North 15 Degrees 09 Minutes 17 Seconds West, continuing with the East line of said Shady Valley Apartments, a distance of 146.67 feet to a 1/2 inch iron rod found with a cap stamped "Area Surveying" for corner, said point being an interior corner of said Shady Valley Apartments, same being the Northwest corner of said Baseball Properties, LLC tract;

THENCE North 72 Degrees 49 Minutes 26 Seconds East, with a East line of said Shady Valley Apartments, and with a South line of Block 1, Shady Valley Duplexes, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-168, Page 72, P.R.T.C.T. and continuing for a total distance of 249.91 feet to a 6" fence post for corner, said point being the Northwest corner of Lot 1, Block 1 of Hana Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8076, P.R.T.C.T., same being the Northeast corner of said Baseball Properties, LLC tract;

THENCE South 13 Degrees 51 Minutes 48 Seconds East, departing the South line of said Shady Valley Duplexes, with the West line of said Hana Addition, a distance of 478.71 feet to an "X" cut found on concrete paving for the Southeast corner of said Baseball Properties, LLC tract, same being the Southwest corner of said Hana Addition, and lying on the North right-of-way line of said Broad Street;

THENCE South 64 Degrees 06 Minutes 28 Seconds West, with the North right-of-way line of said Broad Street, a distance of 209.23 feet to the POINT OF BEGINNING and containing 115,108 square feet or 2.643 acres of land, more or less.

City of Mansfield
Staff Report

Item ID: 26-1953

Agenda Date: March 23, 2026

Title
26-1953: Public Hearing on a Request Submitted by 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."

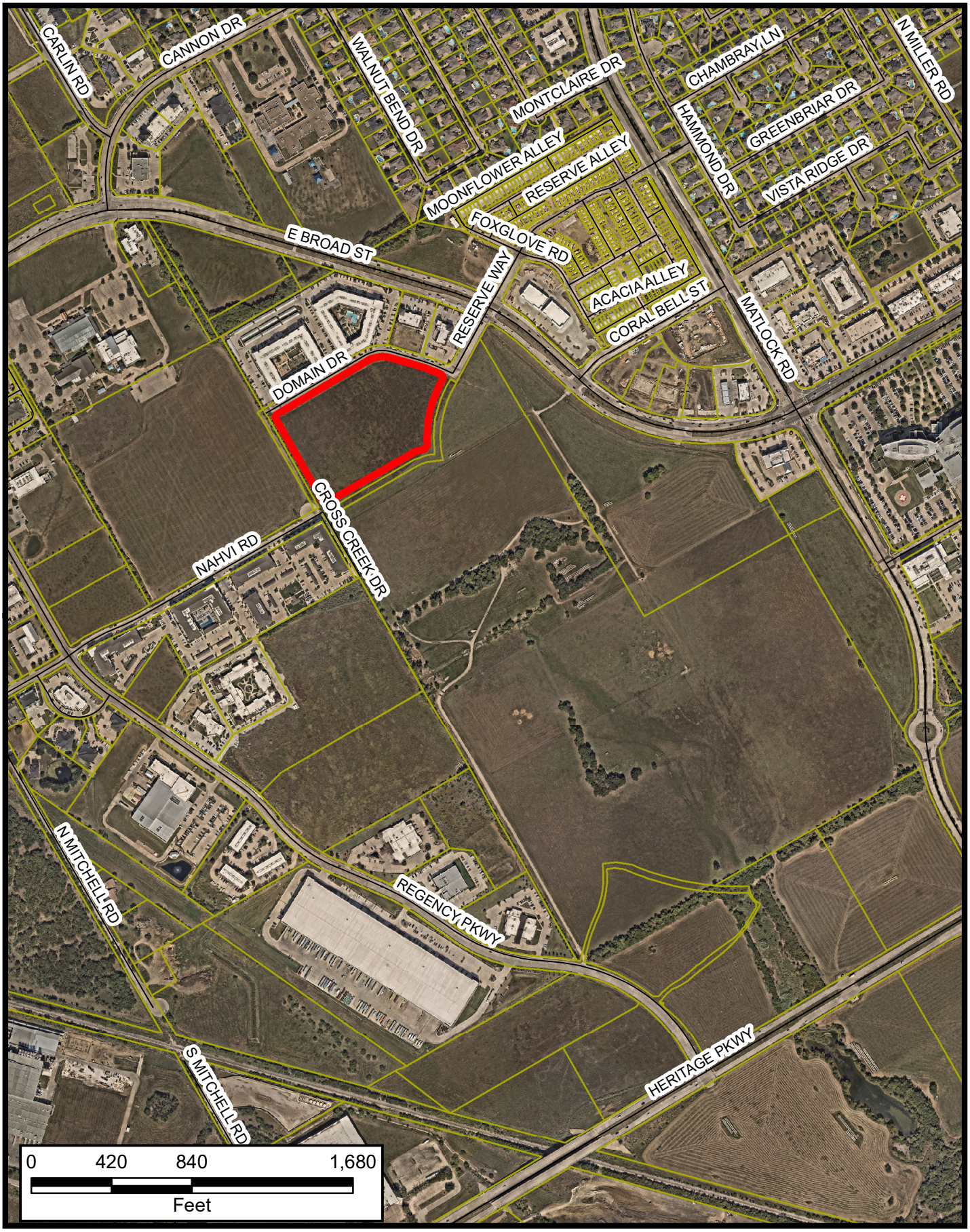
Strategic Initiative
Focus on the Future
Building Strong Neighborhoods

Recommendation
The Planning and Zoning Commission held a public hearing and considered this item at their March 5, 2026, meeting. The Commission voted 7-0 to recommend approval of the Specific Use Permit as presented.

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

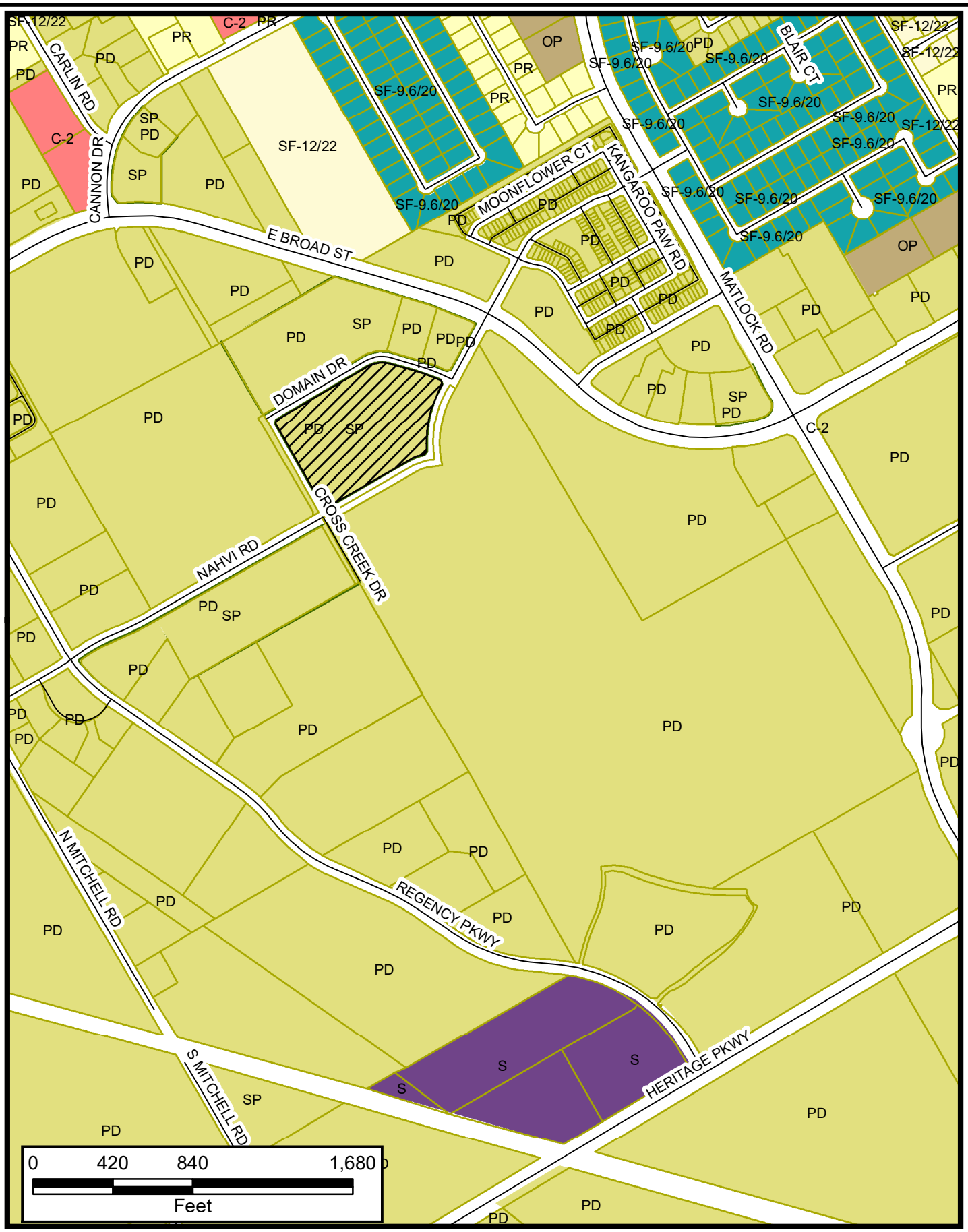


MANSFIELD TEXAS

SUP 25-006

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.

2/19/2026



MANSFIELD TEXAS

SUP 25-006

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.

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;

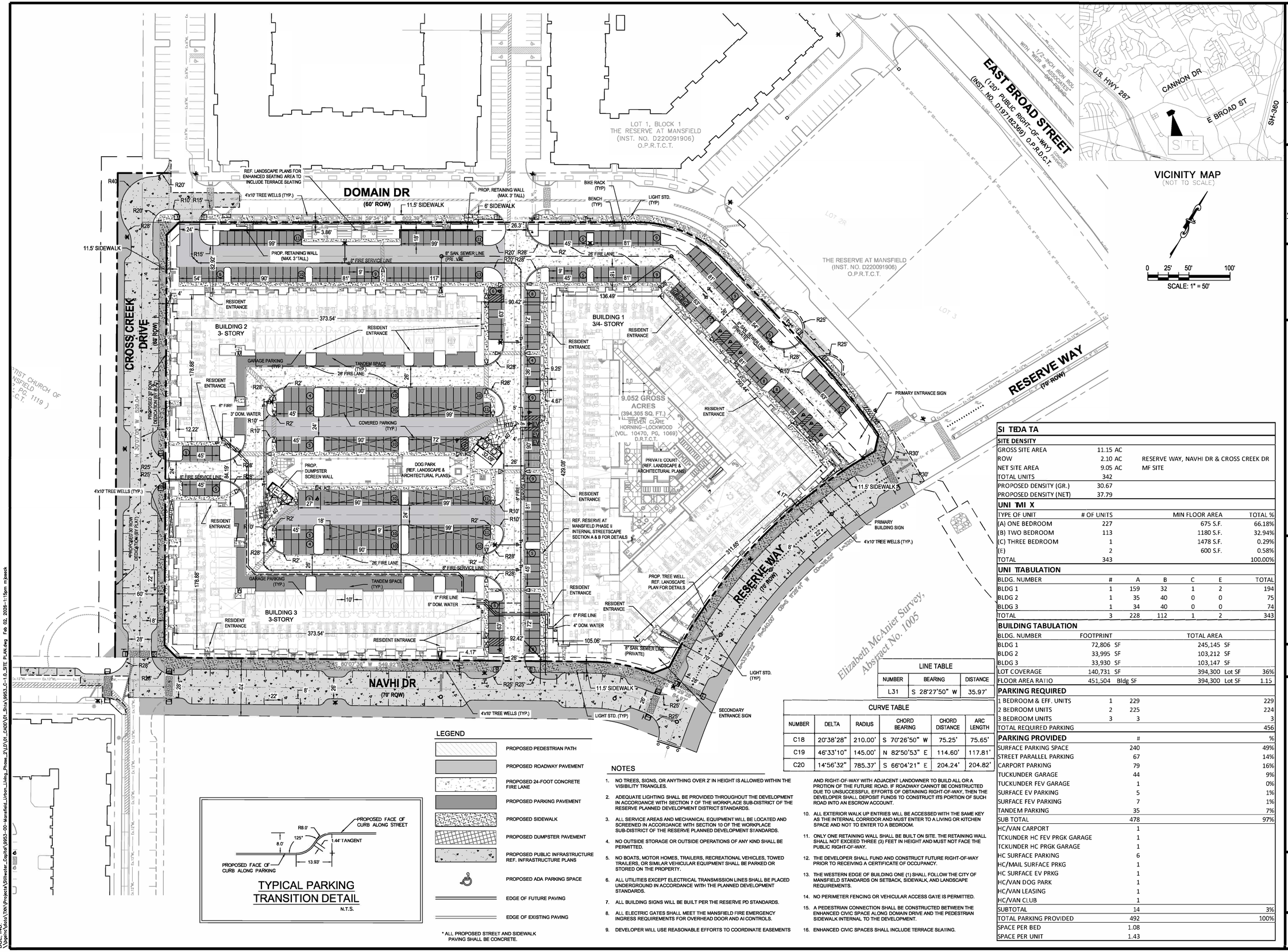
THENCE, in a southwesterly direction, along said curve to the left, an arc length of 320.19 feet, having a radius of 540.00 feet, a central angle of 33 degrees 58 minutes 22 seconds, and a chord which bears South 11 degrees 28 minutes 41 seconds West, 315.52 feet to a point for corner;

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	224
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

Copyright 2018

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

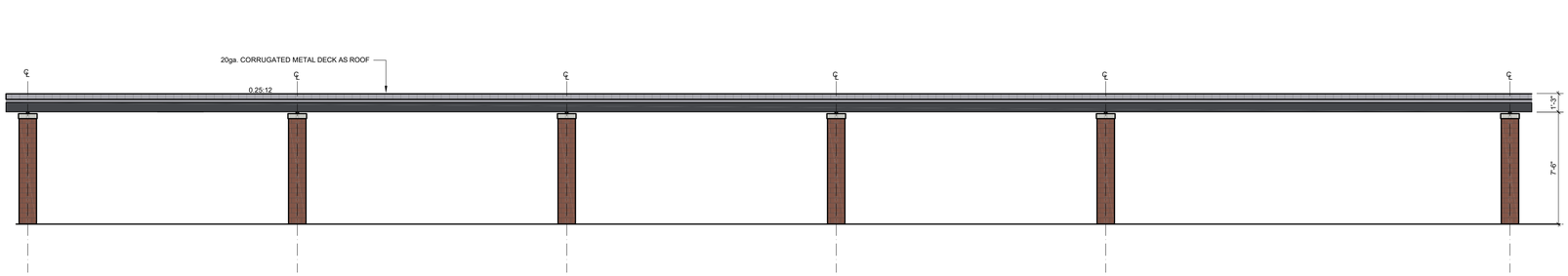
REVISIONS		
REV NO.	DATE	DESCRIPTION

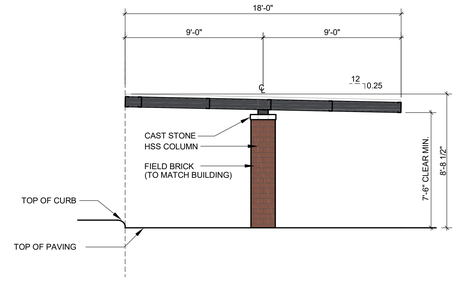
DRAWN BY: TS
CHECKED BY: MLJ
DATE: 12-15-2025
PROJECT NUMBER: 9953-00

SHEET NO.
C-1.0

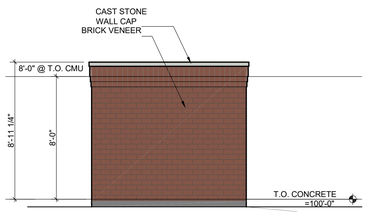
EXHIBIT B
SUP 25-006

BGE, INC.
\\bgeinc\data\TRN\Projects\Stillwater_Capital\9953-00-Mansfield_Union_Living_Phase_2\LDV\01_CAD\D\01_Site\9953_C-1.0_SITE PLAN.dwg Feb 02, 2026 - 1:15pm mjaeck

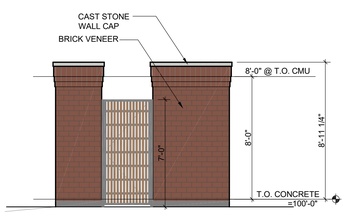




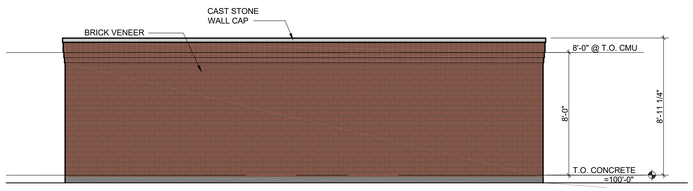
05 TYP. CARPORT ELEVATION
SCALE: 1/4" = 1'-0"



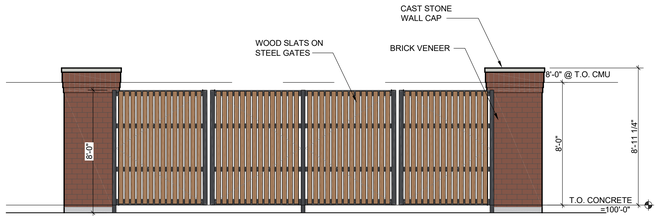
04 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



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

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR *Include a brief description*
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR *Include a brief description*

STILLWATER CAPITAL

BRUCE RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. AND SHALL NOT BE USED. THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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

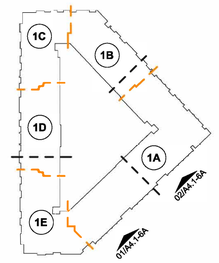
Drawing No. A1.3

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

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

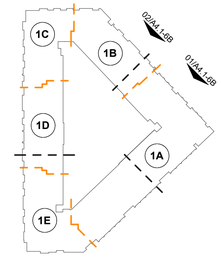
A4.1-6A

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

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

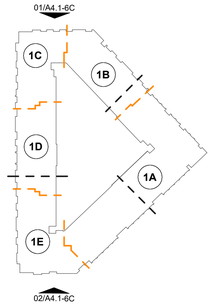
A4.1-6B

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%

HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

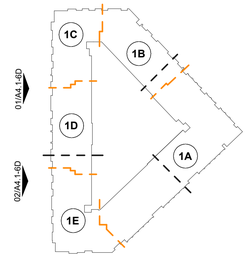
A4.1-6C

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

MATERIAL PERCENTAGES WEST FACADE	
WALLS	
BRICK	33%
FIBER CEMENT PANEL	67%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	31%

01 WEST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 1

HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

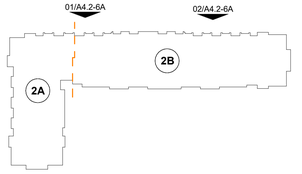
A4.1-6D

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

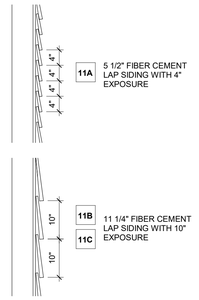


DENOTES FIREWALL

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

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

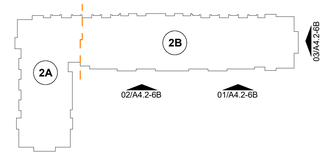
A4.2-6A

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

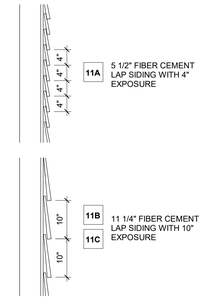


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIBING 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

03 WEST ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2

MATERIAL PERCENTAGES WEST FACADE

WALLS	
BRICK	50%
FIBER CEMENT PANEL	50%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	25%

02 SOUTH LONG ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2

01 SOUTH LONG ELEVATION
SCALE: 1/8" = 1'-0"
BUILDING 2

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

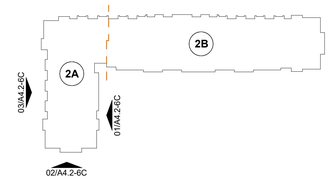
A4.2-6B

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

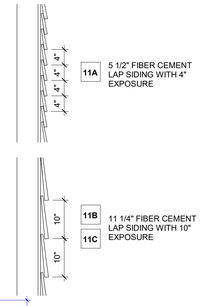


DENOTES FIREWALL

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%

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

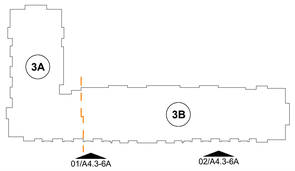
A4.2-6C

BUILDING 2 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

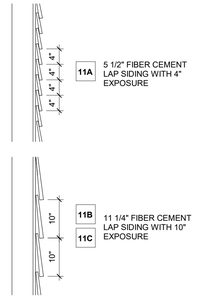
1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS 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

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND ARE THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

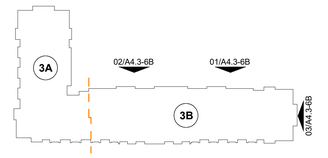
A4.3-6A

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
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

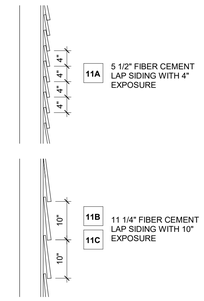


DENOTES FIREWALL

1A BUILDING AREA

N

LAP SIDING LEGEND



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

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND ARE THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

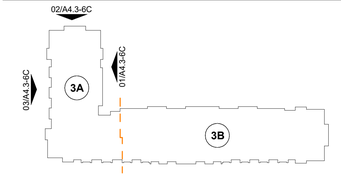
A4.3-6B

BUILDING 3 ELEVATIONS

MATERIAL ELEVATIONS LEGEND

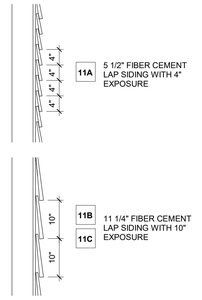
1A	BRICK MASONRY VENEER - QUORUM - ACME OR EQUAL	4	PATIO DOOR UNIT	10	GATE
1B	BRICK MASONRY VENEER - WESTCHESTER - ACME OR EQUAL	5	CANOPY	11A	FIBER CEMENT LAP SIDING - FIELD COLOR 01
1C	BRICK MASONRY VENEER - ALPINE - ACME OR EQUAL	6	STOREFRONT SYSTEM	11B	FIBER CEMENT LAP SIDING - FIELD COLOR 02
2A	CEMENTITIOUS 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 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	
BRICK	50%
FIBER CEMENT PANEL	50%
FIBER CEMENT SIDING	0%
	100%
GLASS / WINDOW / DOOR	25%

01 EAST ELEVATION
SCALE: 1/8" = 1'-0" BUILDING 3

MATERIAL PERCENTAGES EAST GARAGE FACADE

WALLS	
BRICK	21%
FIBER CEMENT PANEL	66%
FIBER CEMENT SIDING	13%
	100%
GLASS / WINDOW / DOOR	28%

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

WWW.HLRINC.NET

PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description
	12/15/2025	P&Z SUBMISSION

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

© 2025 HENSLEY LAMKIN RACHEL, INC.

DOCUMENTS AS INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND ARE THE PROPERTY OF HENSLEY LAMKIN RACHEL, INC. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF HENSLEY LAMKIN RACHEL, INC.

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.

A4.3-6C

BUILDING 3 ELEVATIONS

LANDSCAPE AND HARDSCAPE CONSTRUCTION DOCUMENTATION FOR

URBAN LIVING PHASE II

ISSUE FOR CONSTRUCTION SET

MANSFIELD, TX

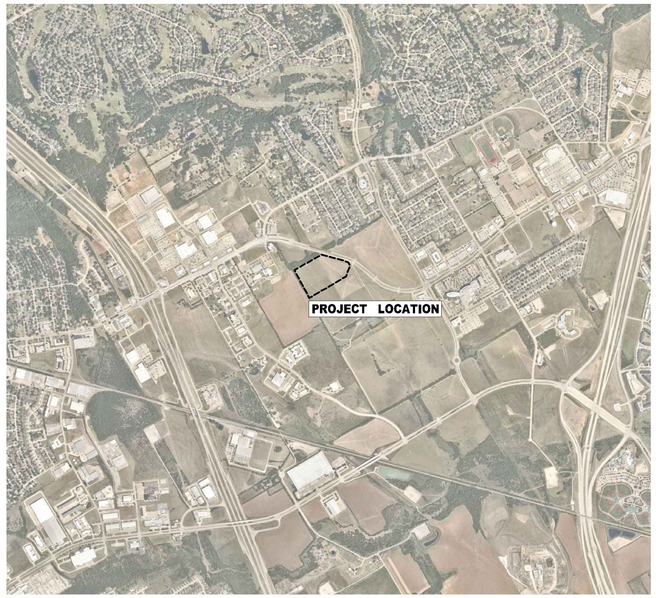
DATE: 12-15-2025

CHAPTER INDEX

Sheet List Table

Sheet Number	Sheet Title
L0-00	COVER SHEET
L0-01	GENERAL NOTES
L0-02	ABBREVIATIONS & LEGEND
L0-03	OVERALL SITE PLAN
L0-04	ACCESSIBLE ROUTE PLAN
L1-01	LAYOUT PLAN
L1-02	LAYOUT PLAN
L1-03	LAYOUT PLAN
L1-04	LAYOUT PLAN
L1-05	LAYOUT PLAN
L1-06	LAYOUT PLAN
L1-07	LAYOUT PLAN
L1-08	LAYOUT PLAN
L1-09	LAYOUT PLAN - POOL
L1-10	LAYOUT PLAN - POOL
L1-11	LAYOUT PLAN - POOL COURTYARD ACCESSIBLE ROUTE
L2-01	MATERIALS PLAN
L2-02	MATERIALS PLAN
L2-03	MATERIALS PLAN
L2-04	MATERIALS PLAN
L2-05	MATERIALS PLAN
L2-06	MATERIALS PLAN
L2-07	MATERIALS PLAN
L2-08	MATERIALS PLAN
L4-01	SITE DETAILS
L4-02	SITE DETAILS
L4-03	SITE DETAILS
L4-04	SITE DETAILS
L4-05	SITE DETAILS
L4-06	SITE DETAILS
L4-07	SITE DETAILS
L4-08	SITE DETAILS
L4-09	SITE DETAILS
L4-10	SITE DETAILS
L4-11	SITE DETAILS
L4-12	SITE DETAILS
L4-13	SITE DETAILS
L4-14	SITE DETAILS
L5-01	GRADING PLAN
L5-02	GRADING PLAN
L5-03	GRADING PLAN
L5-04	GRADING PLAN
L5-05	GRADING PLAN
L5-06	GRADING PLAN
L5-07	GRADING PLAN
L5-08	GRADING PLAN
L6-00	OVERALL PLANTING PLAN
L6-01	PLANTING PLAN
L6-02	PLANTING PLAN
L6-03	PLANTING PLAN
L6-04	PLANTING PLAN
L6-05	PLANTING PLAN
L6-06	PLANTING PLAN
L6-07	PLANTING PLAN
L6-08	PLANTING PLAN
L6-09	PLANTING NOTES
L6-10	PLANTING DETAILS
L6-11	PLANTING DETAILS
L7-01	LIGHTING PLAN
L7-02	LIGHTING PLAN
L7-03	LIGHTING PLAN
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

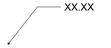
PLANTING SYMBOLS

PB PLANT BED

GR GREEN ROOF

BIO BIORETENTION

SPOT ELEVATION



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

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

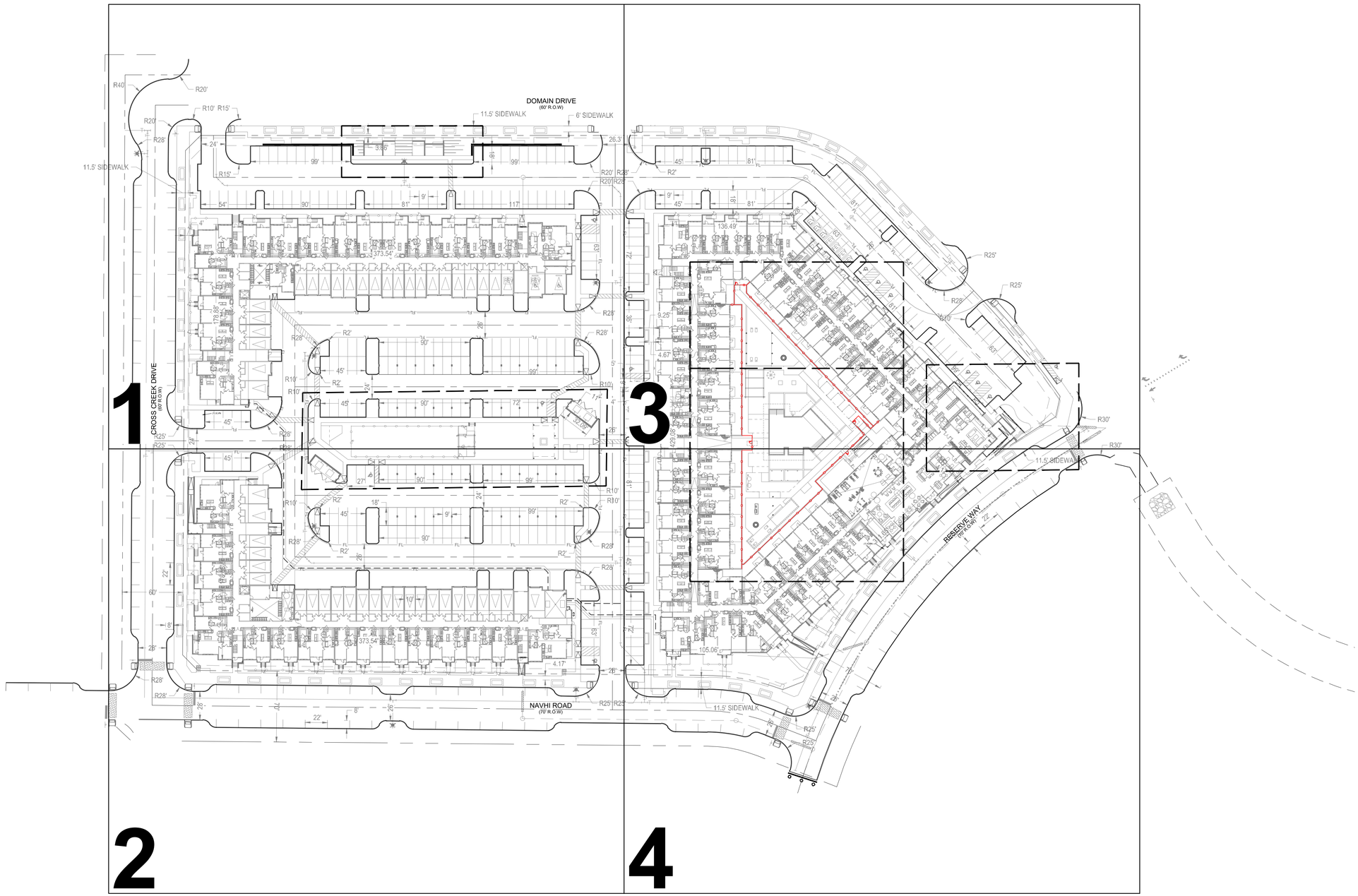
VERT: N/A
HORZ: N/A

SHEET TITLE

ABBREVIATIONS & LEGEND

SHEET NUMBER

L0-02



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
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

VERT: N/A
HORZ: 1" = 50'

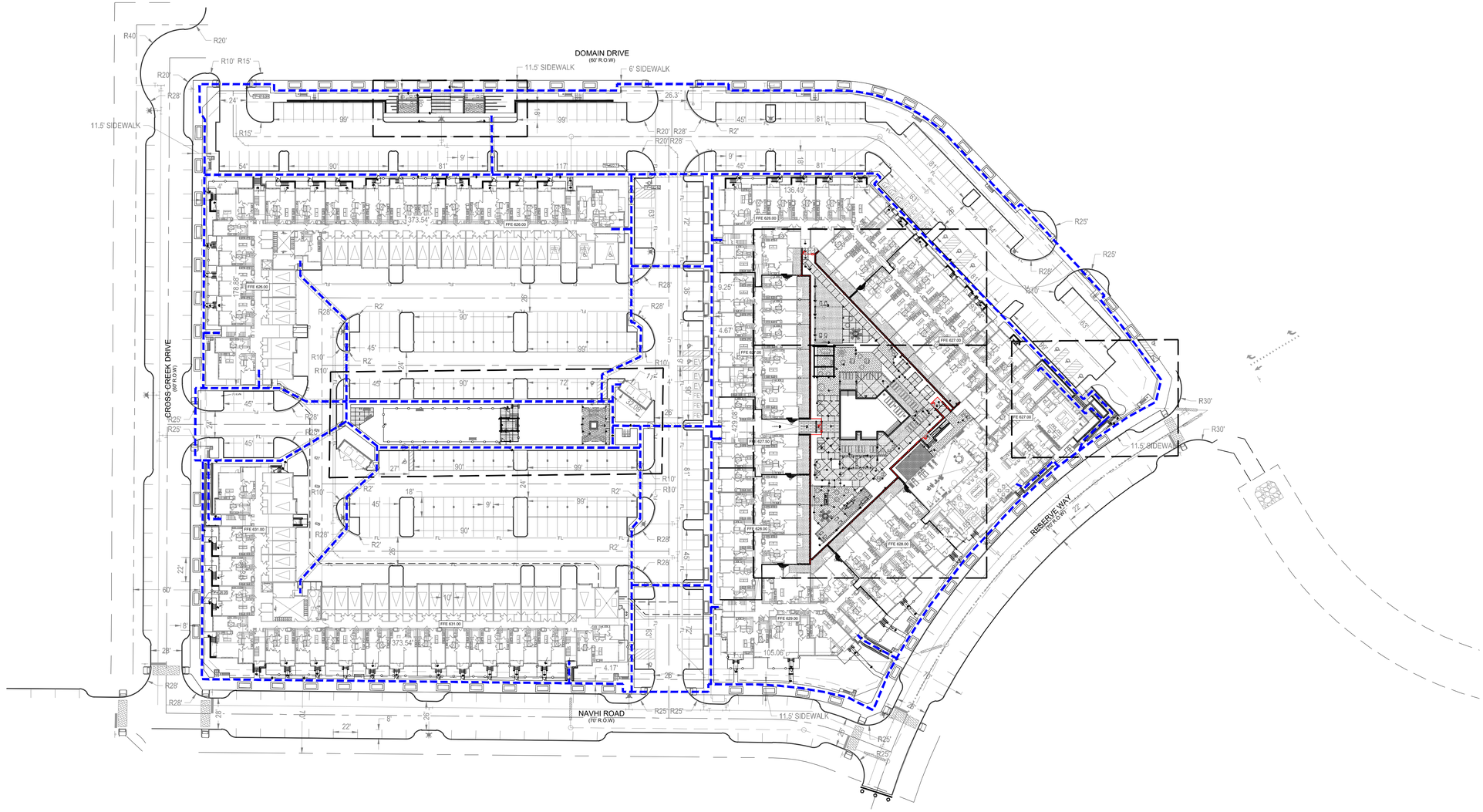
0 25 50 100

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

L0-03



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
H. 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

VERT: N/A
HORZ: 1" = 50'

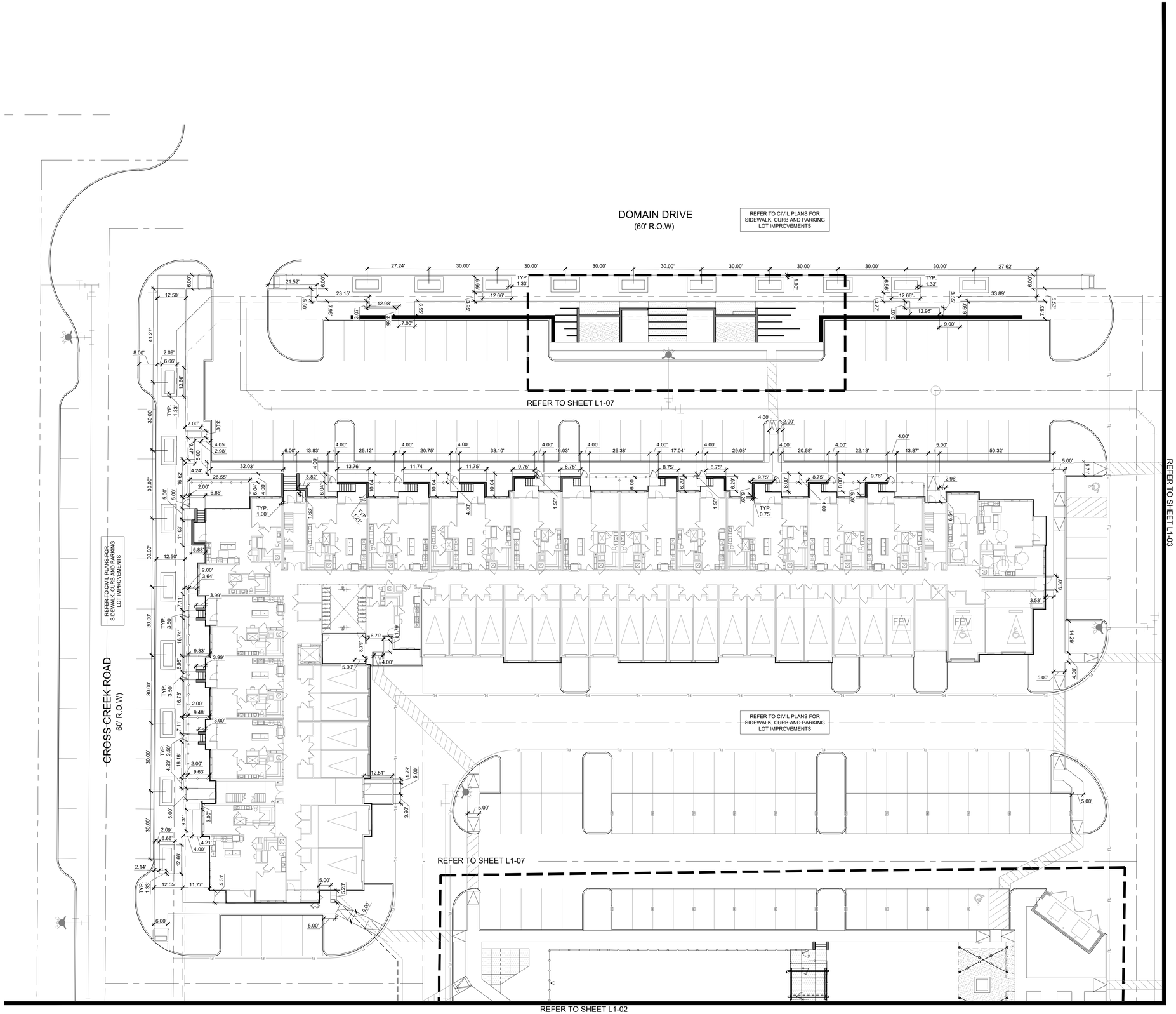
0 25 50 100

SHEET TITLE

ACCESSIBLE ROUTE PLAN

SHEET NUMBER

L0-04



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
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
B	REVISION B	02-09-2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

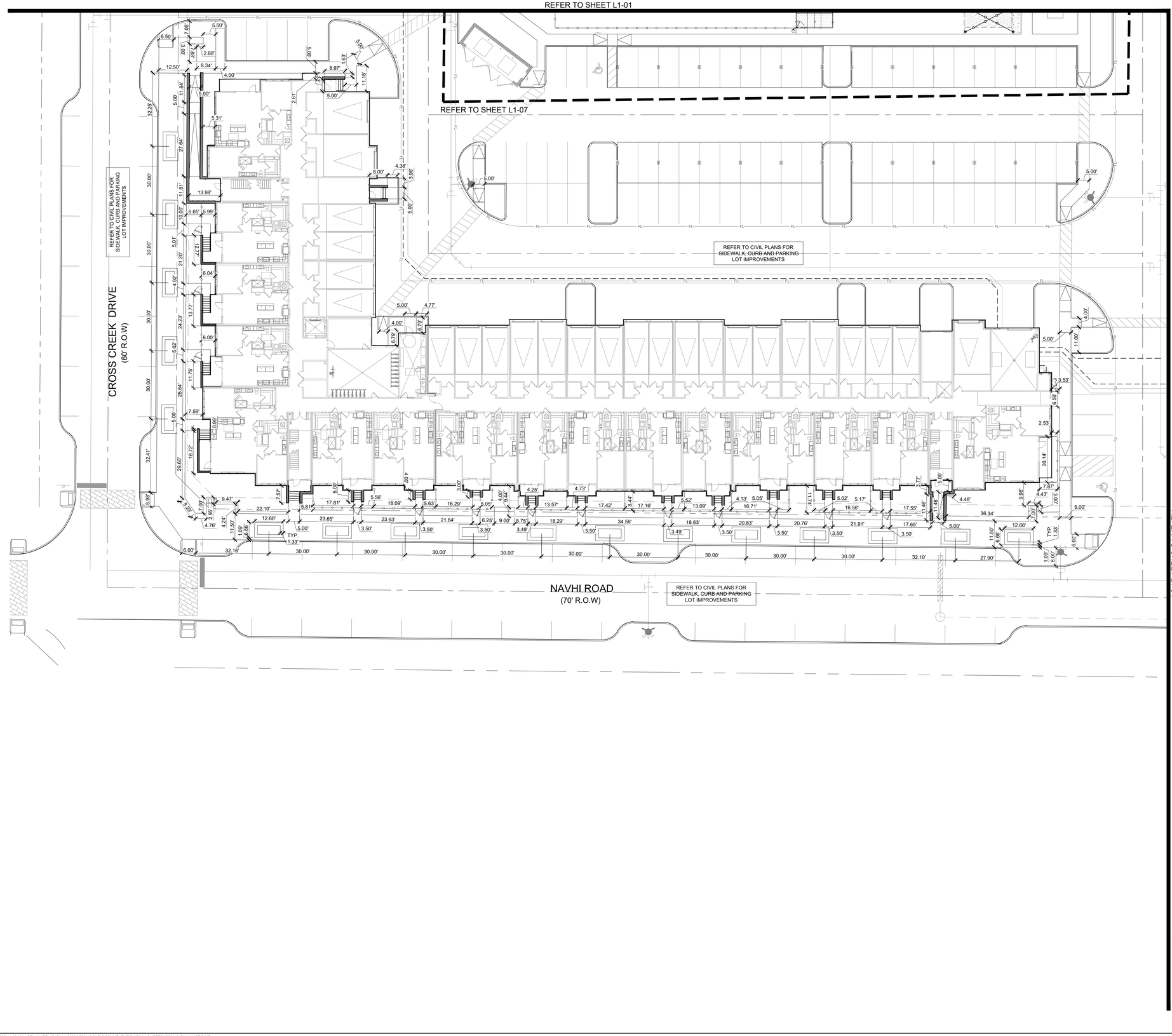
VERT: N/A
HORZ: 1" = 20'
0 10 20 40

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-01



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 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
B	REVISION B	02-09-2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

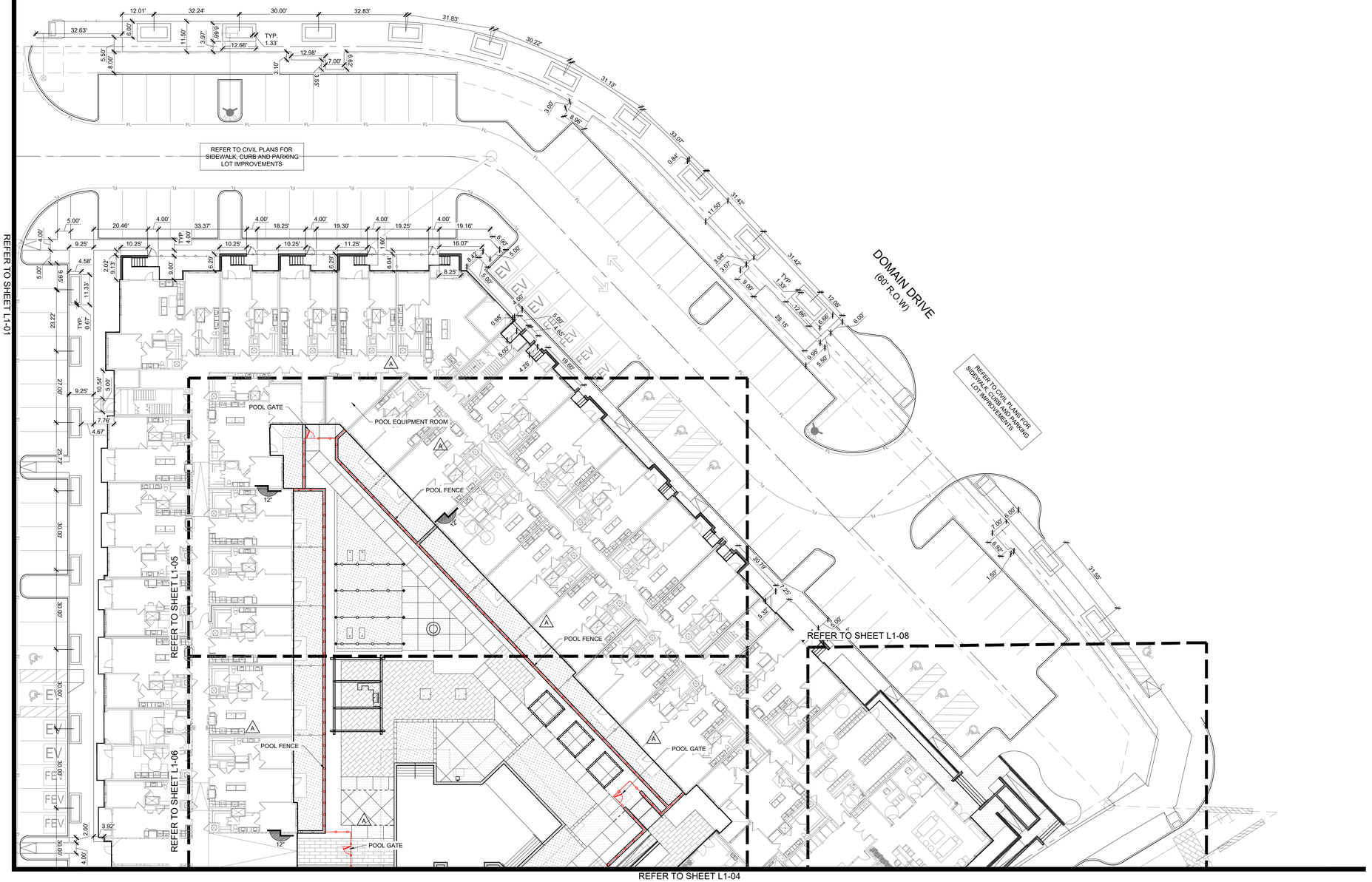
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-02



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
2985
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	REVISION B	02-09-2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

NORTH

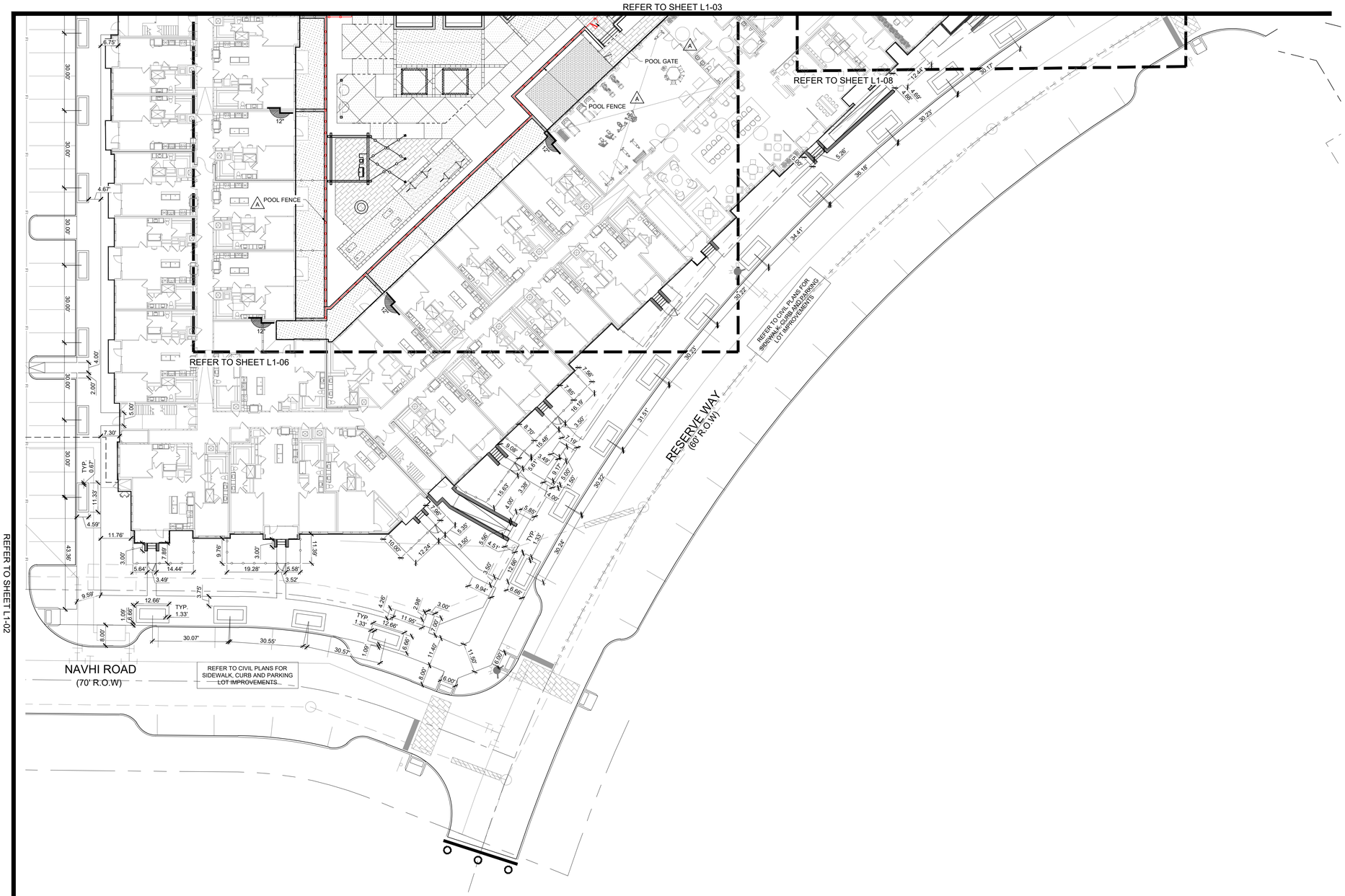
SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-03

12/12/2025 11:42 AM BEN WADE P:\DAL_2022\8522010\CAD\DOCUMENTATION\PLAN SHEETS\8522010_PLN_LYOT.DWG
ORIGINAL SHEET SIZE: 24" X 36"



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
B	REVISION B	02-09-2024
1	ASI #1	12.23.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

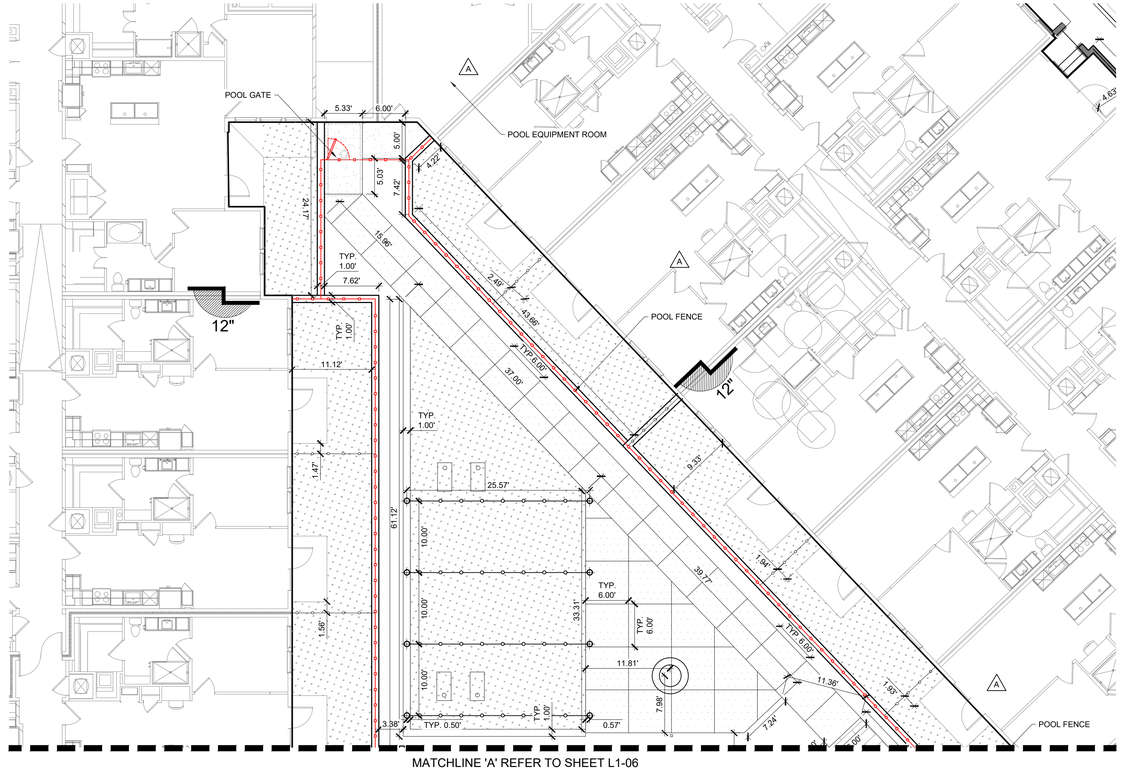
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-04



MATCHLINE 'A' REFER TO SHEET L1-06

01 POOL COURTYARD

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 KENNETH WADE
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

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

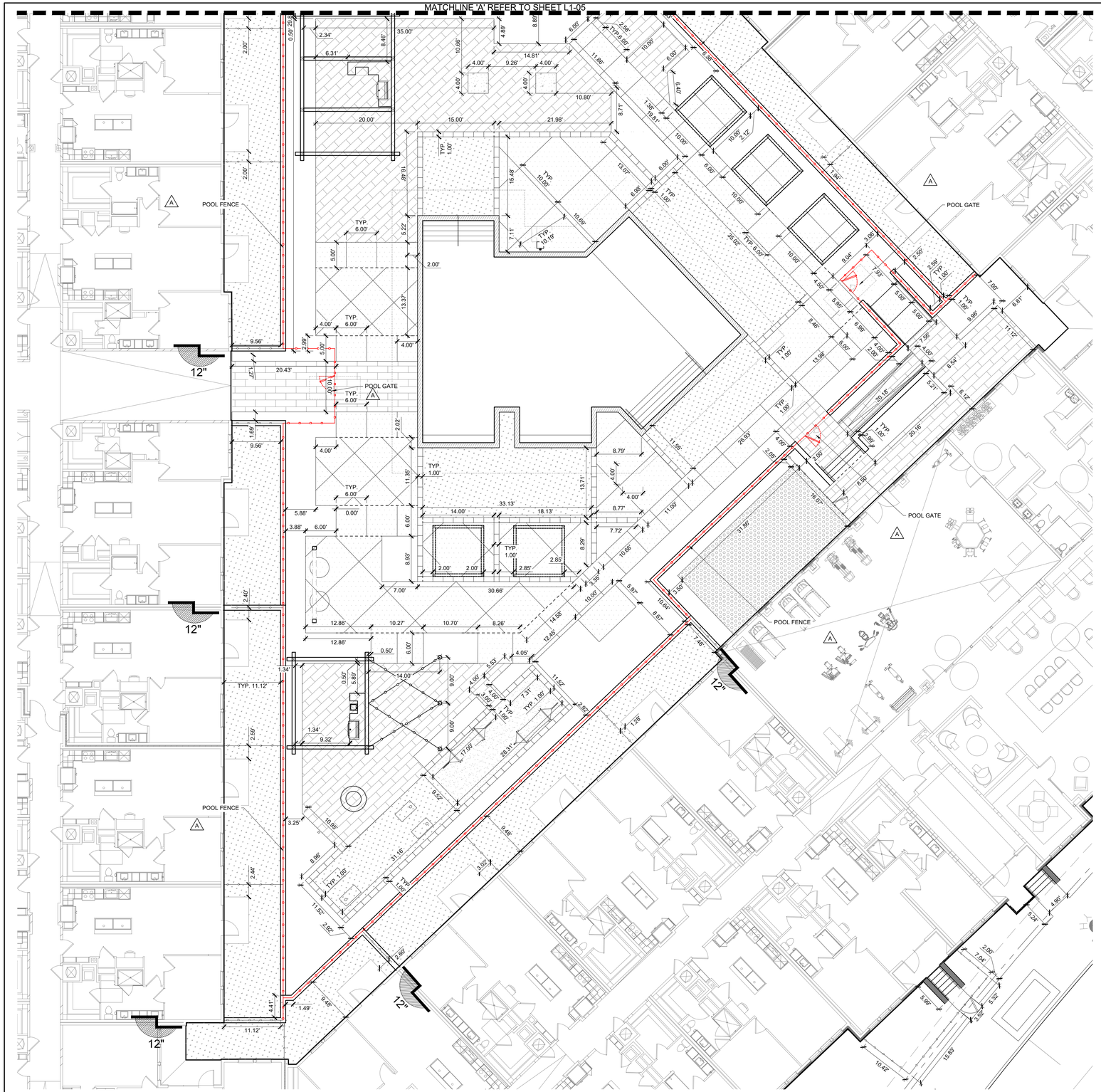
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-05



01 POOL COURTYARD

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
2975
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
1	ASI #1	12.23.2024

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

NORTH

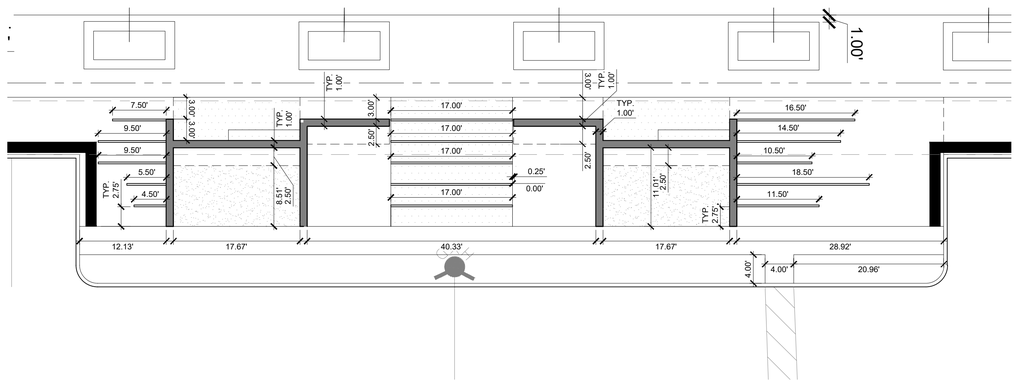
SHEET TITLE

LAYOUT PLAN

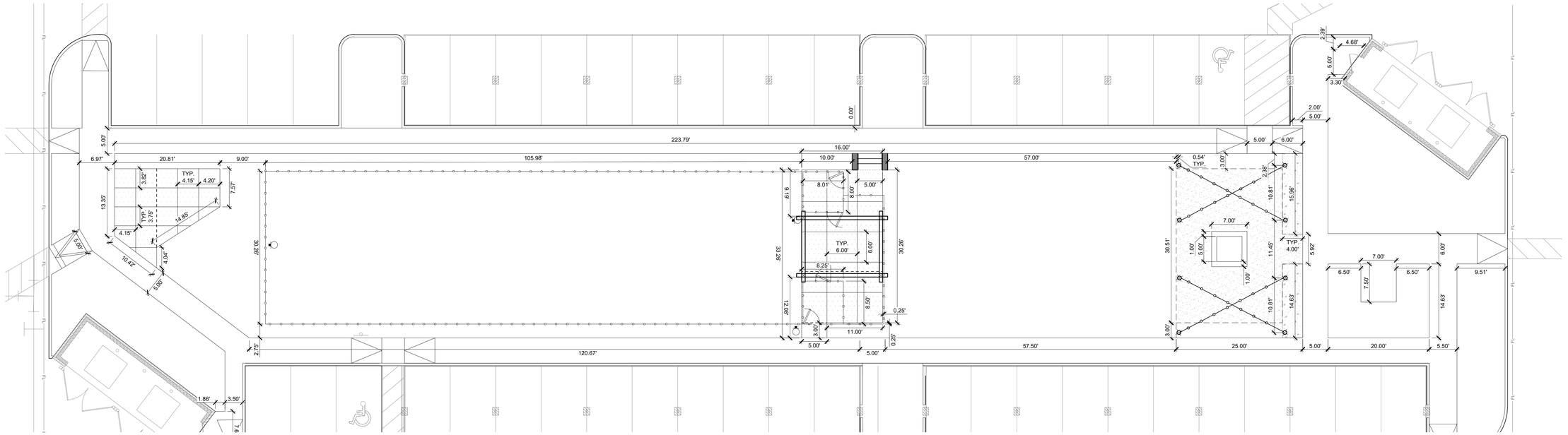
SHEET NUMBER

L1-06

12/12/2025 11:42 AM BEN WADE P:\DAL_2022\8522010\CAD\DOCUMENTATION\PLAN SHEETS\8522010_PLN_LYOT.DWG
ORIGINAL SHEET SIZE: 24" X 36"



01 POCKET PARK



02 DOG PARK

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 C. KENDRICK
2992
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

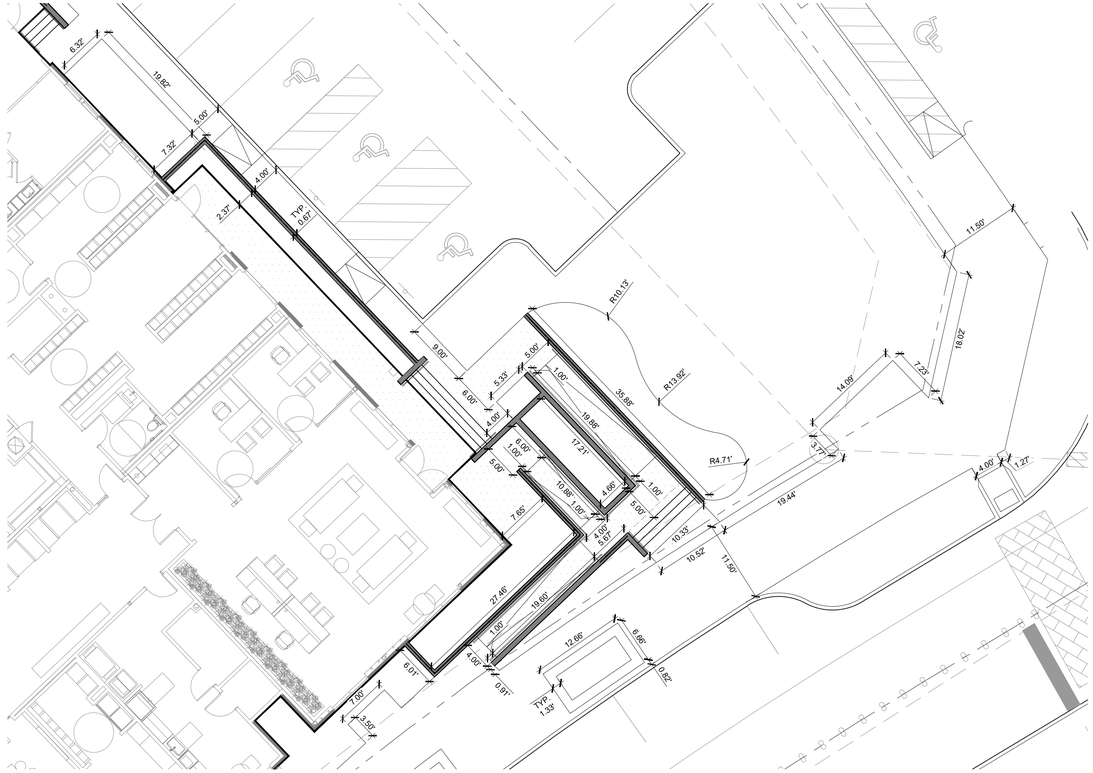
NORTH

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

L1-07



01 LEASING PLAZA

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
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

VERT: N/A
HORZ: ########

0 5 10 20

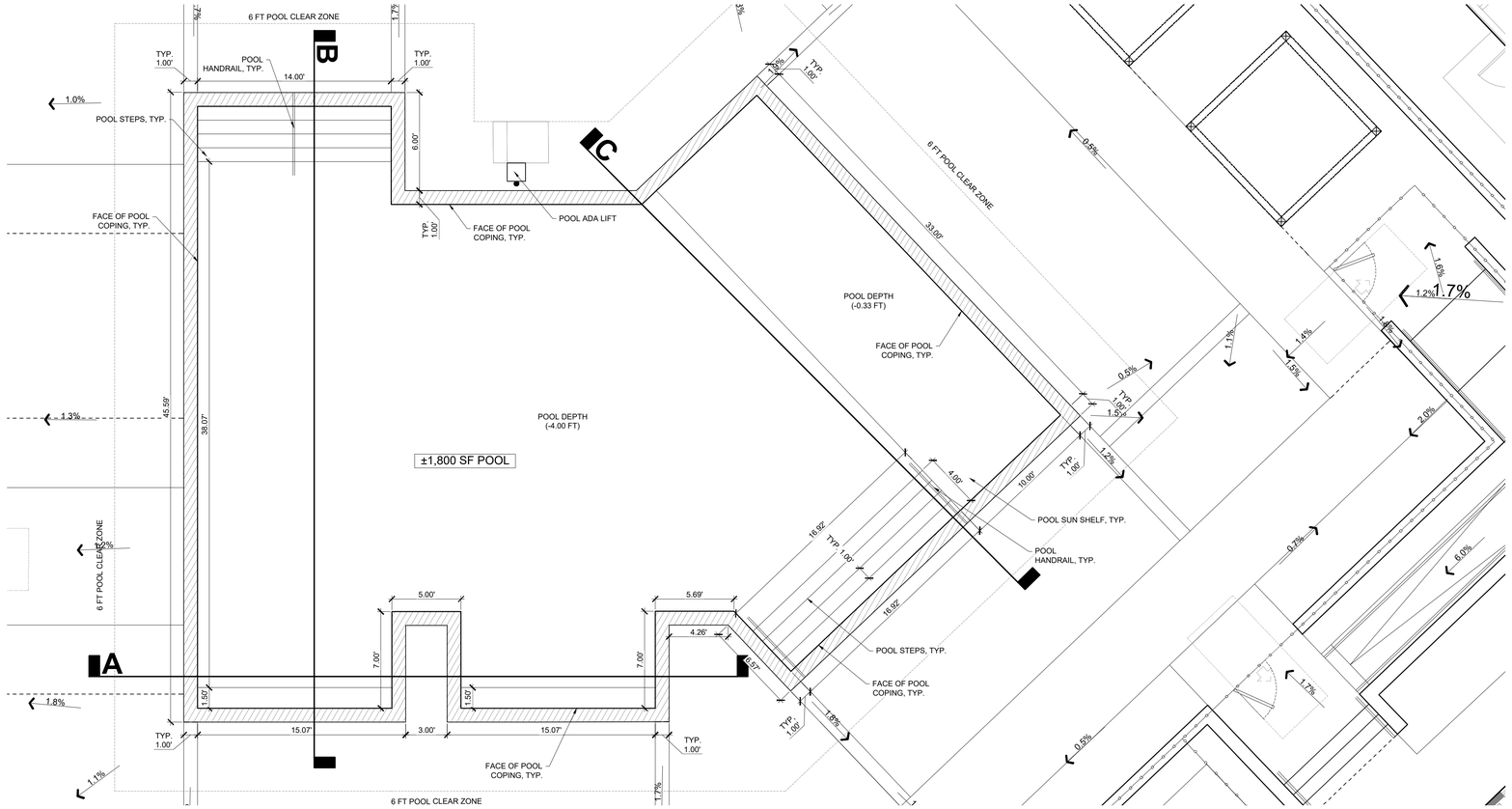
NORTH

SHEET TITLE

LAYOUT PLAN

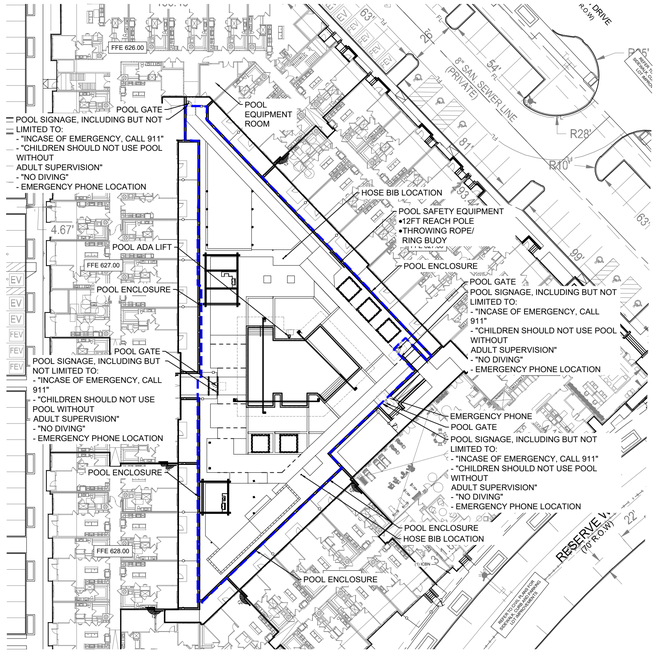
SHEET NUMBER

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

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
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

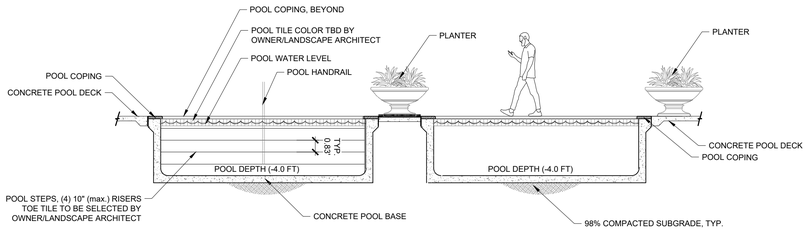
NORTH

SHEET TITLE

LAYOUT PLAN - POOL

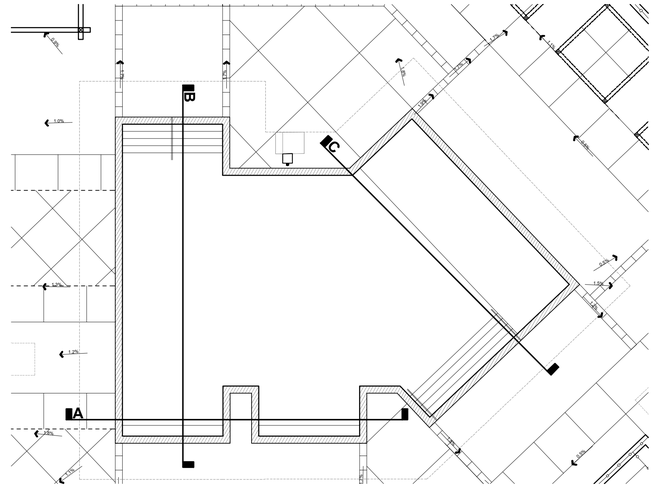
SHEET NUMBER

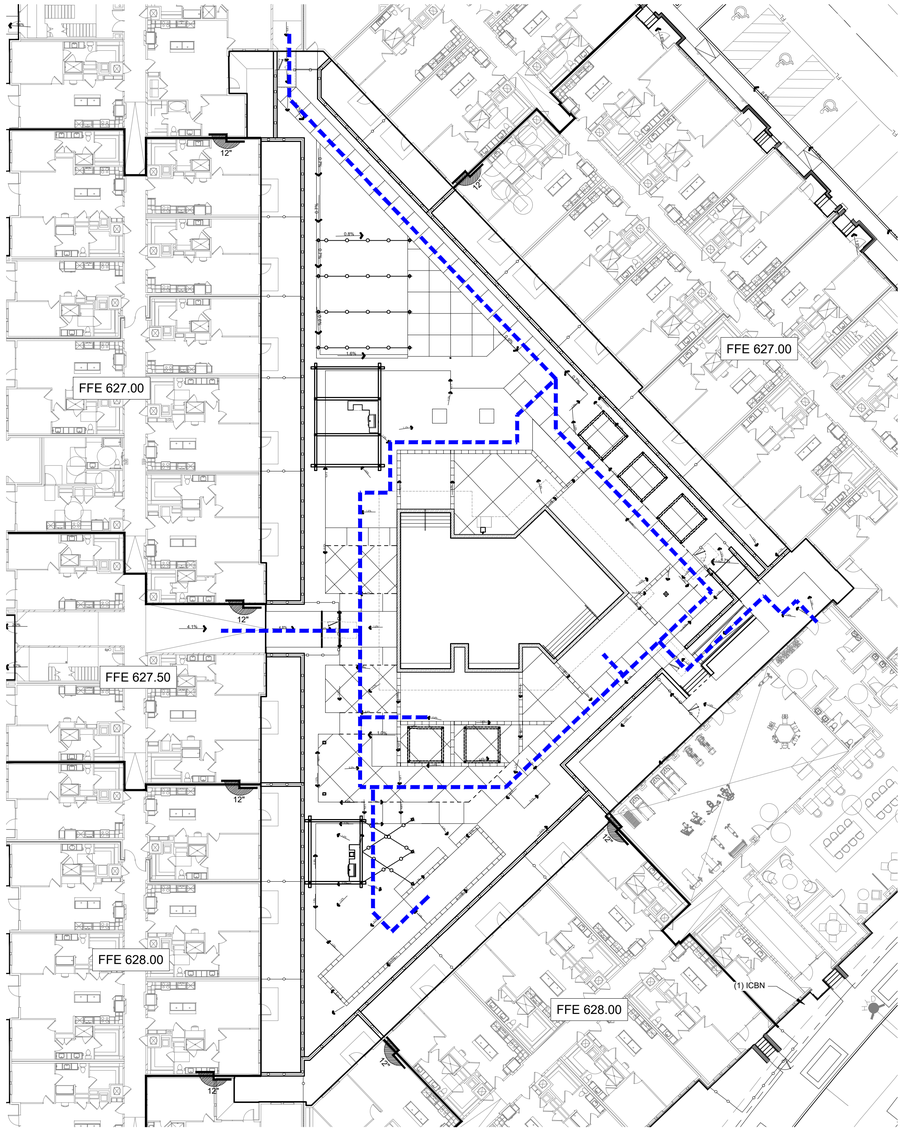
L1-09



01 POOL SECTION - A

SCALE: 1" = 5' - 0"


B
C
A
1.0%
1.2%
1.2%
1.2



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
2942
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

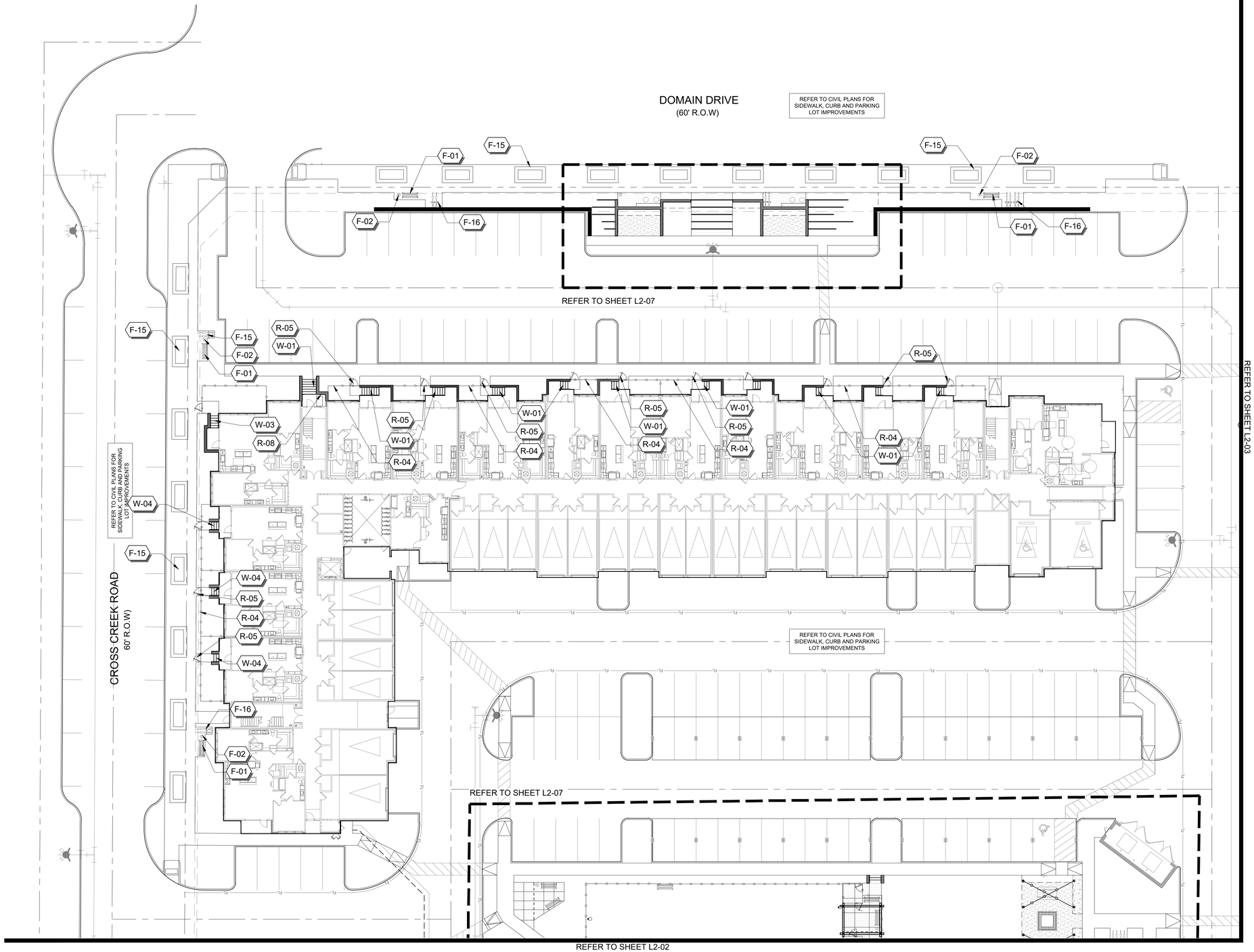
VERT: N/A
HORZ: 1"=20'

10 0 20 40

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.

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 KENDIG
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: 1" = 20'

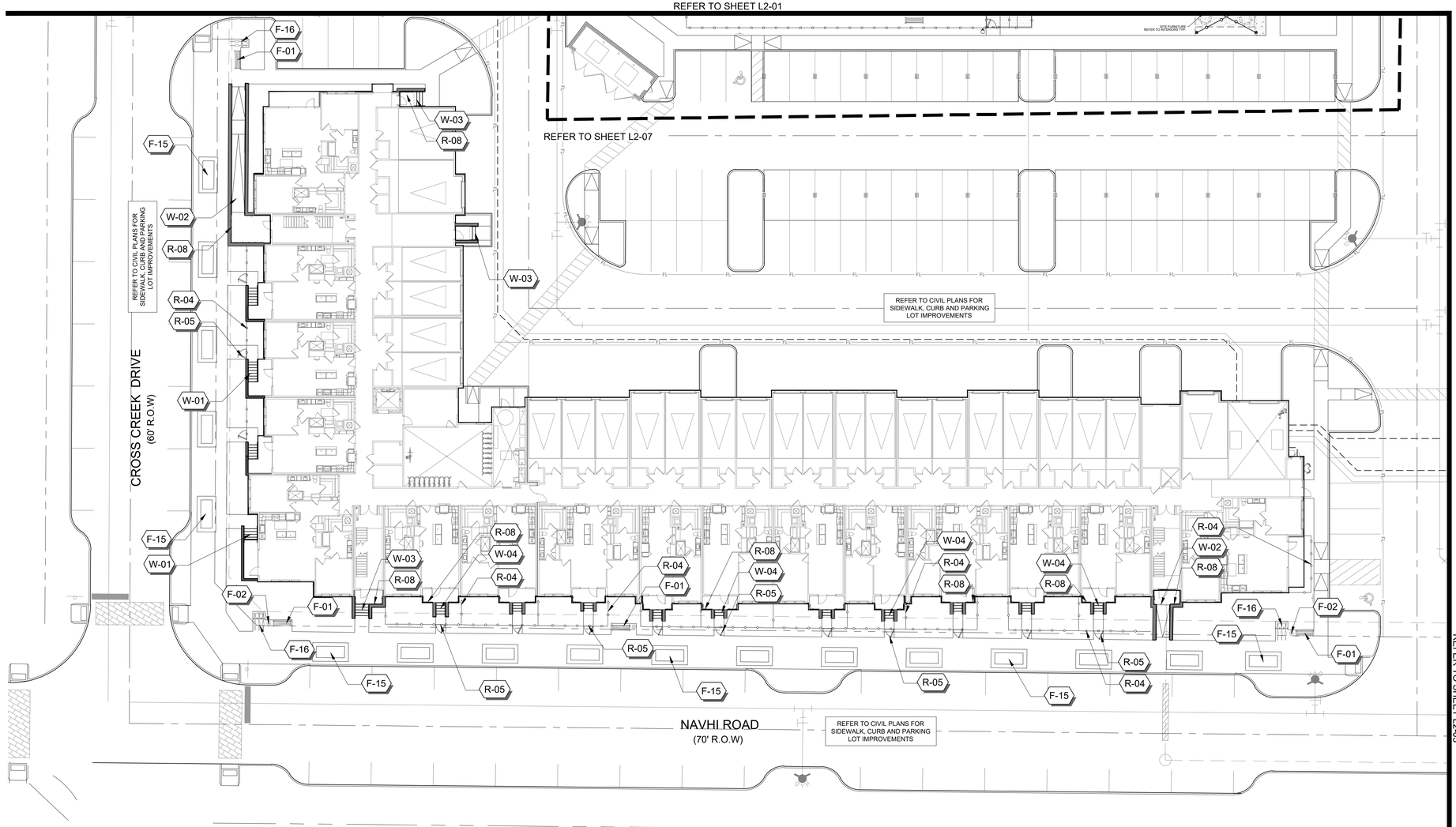
0 10 20 40

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.

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
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

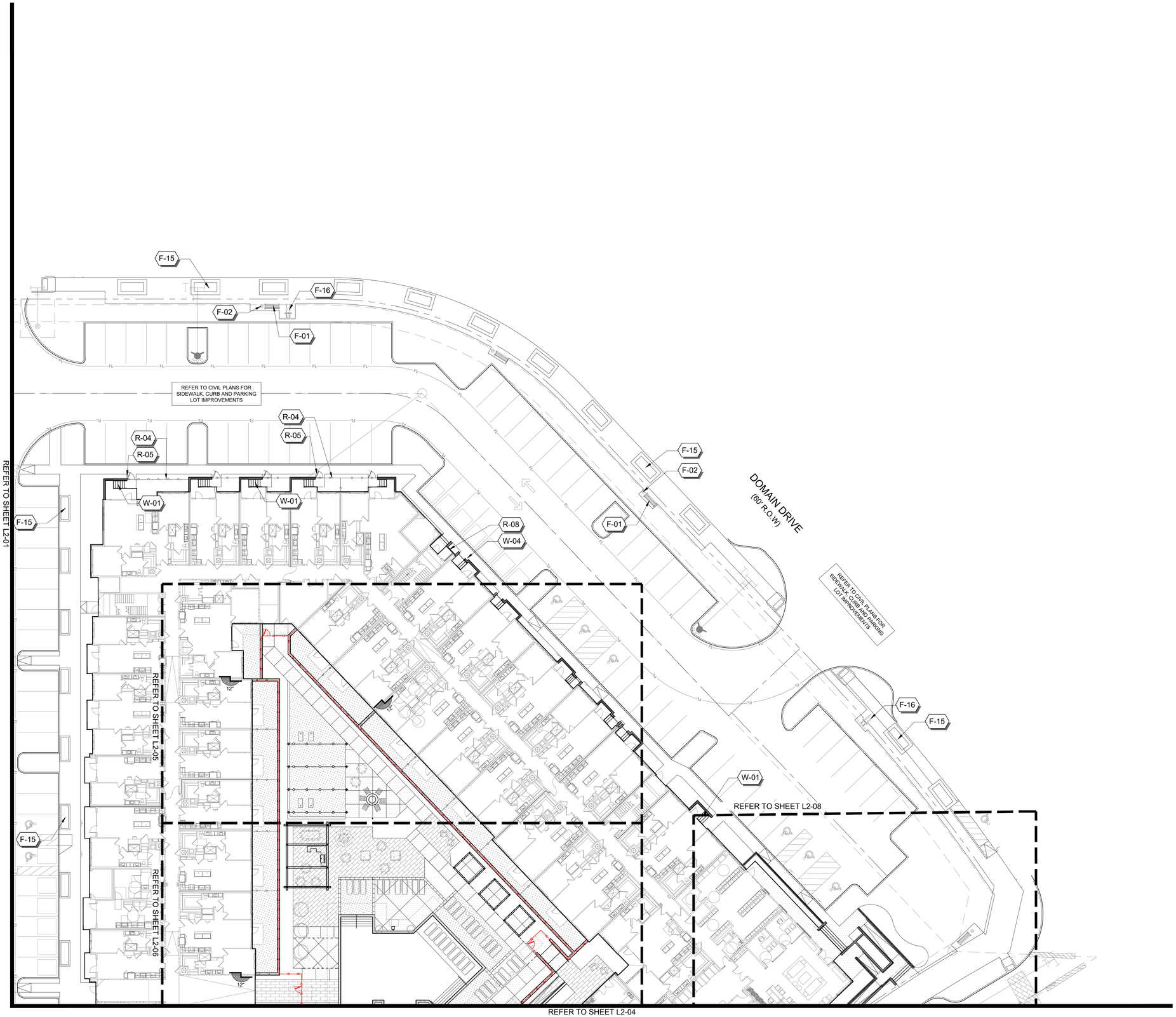
0 10 20 40

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.

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
2941
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'

0 10 20 40

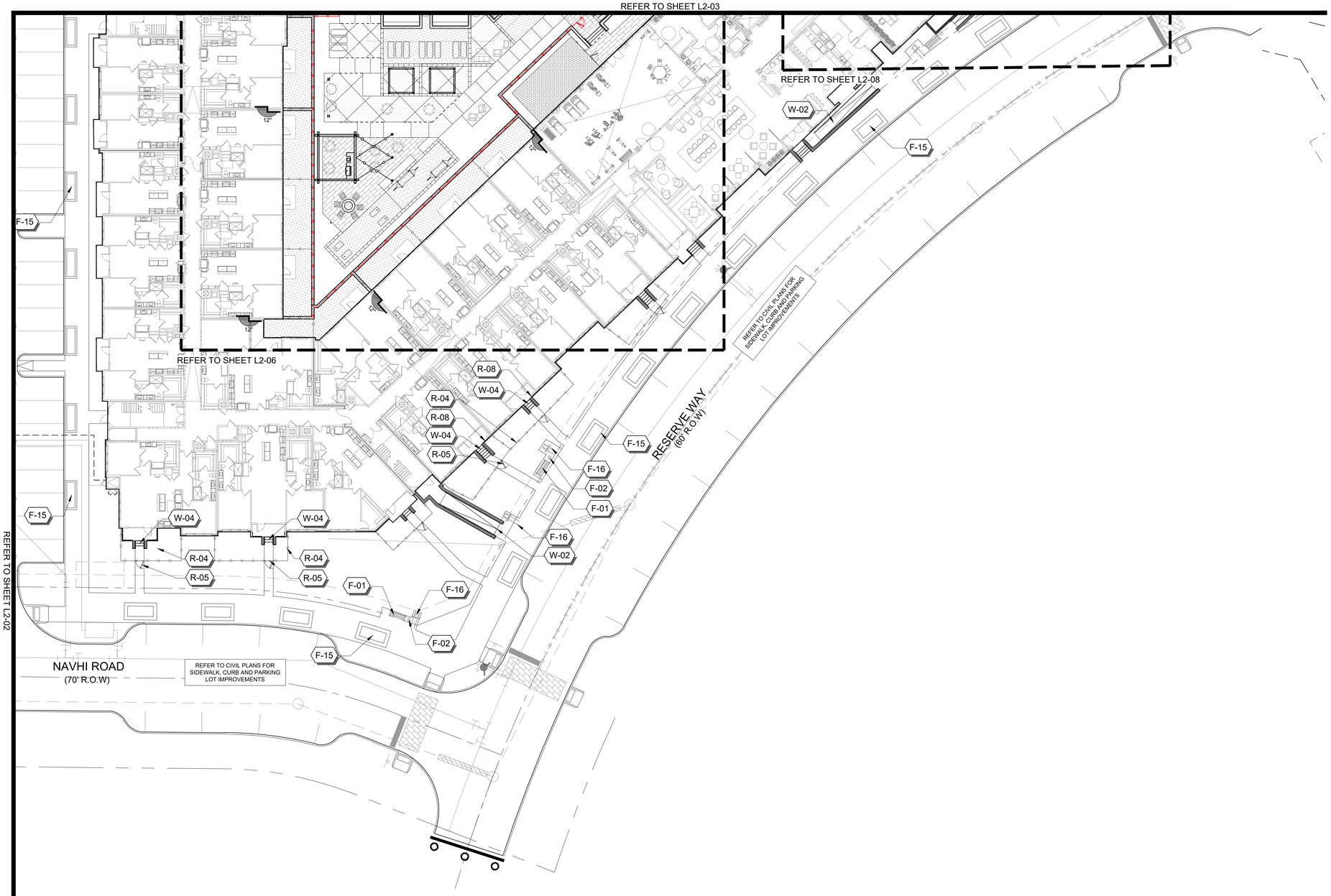
NORTH

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.

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
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

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

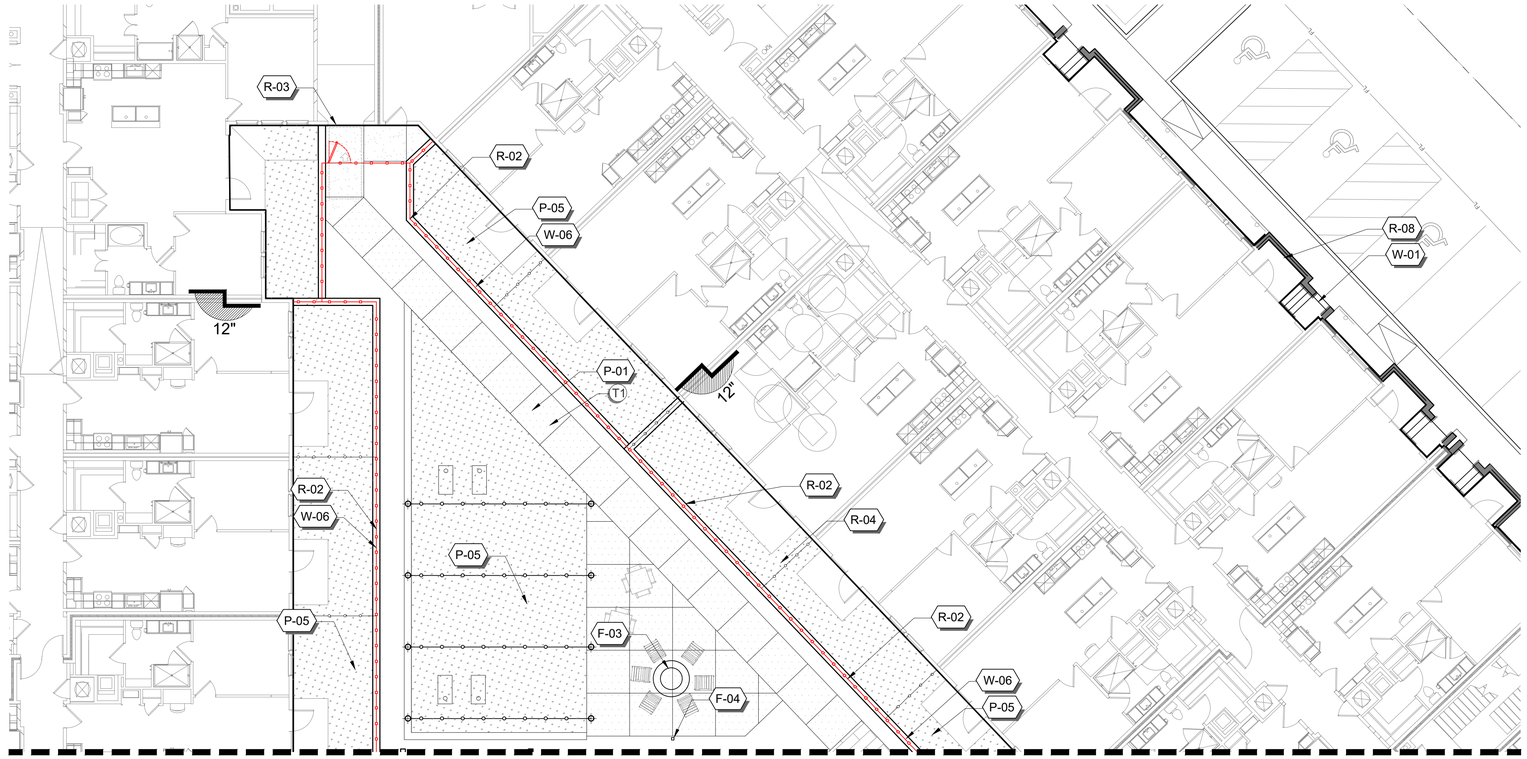
NORTH

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.
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
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

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

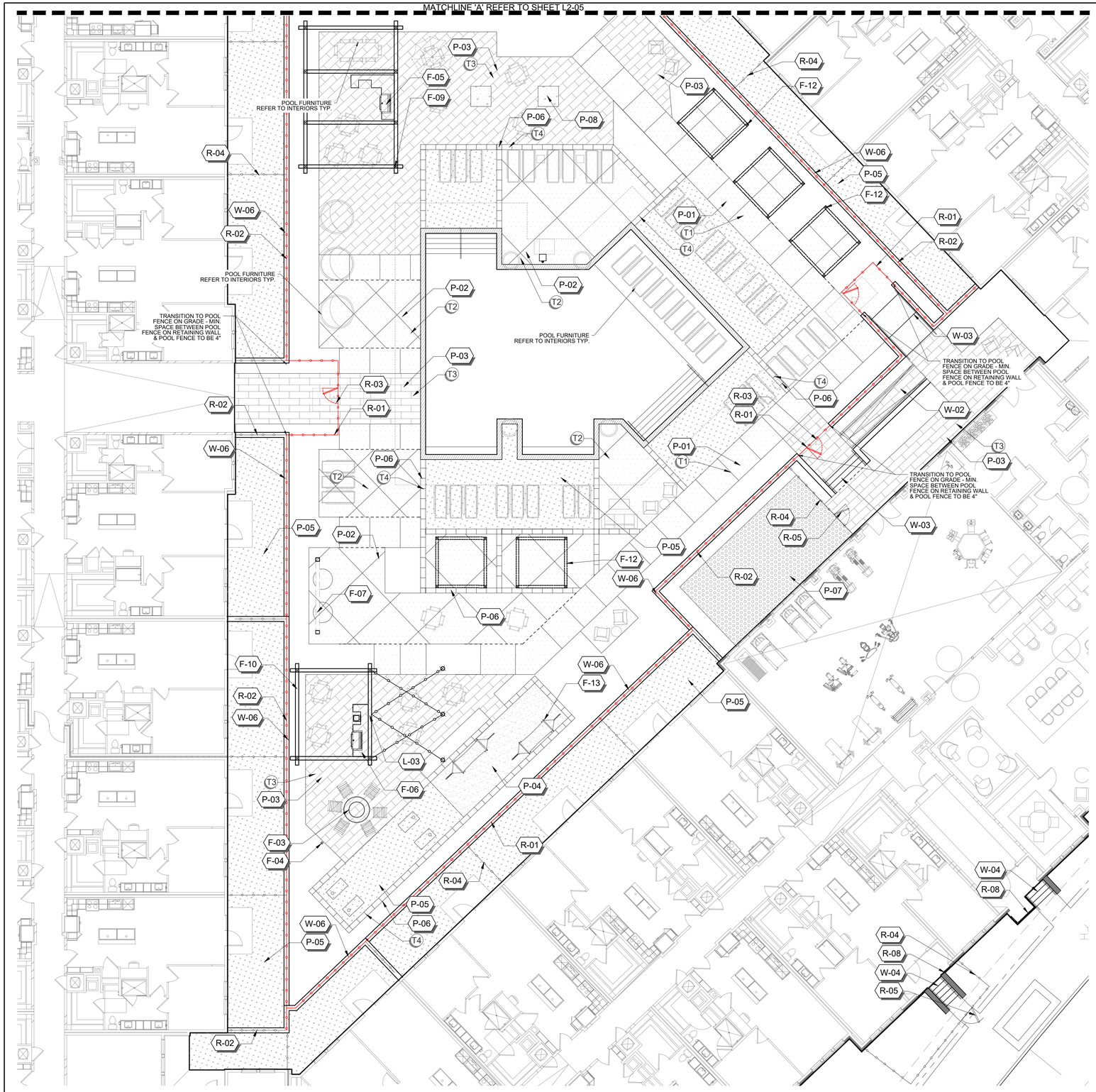
NORTH

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

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.
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
2942
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

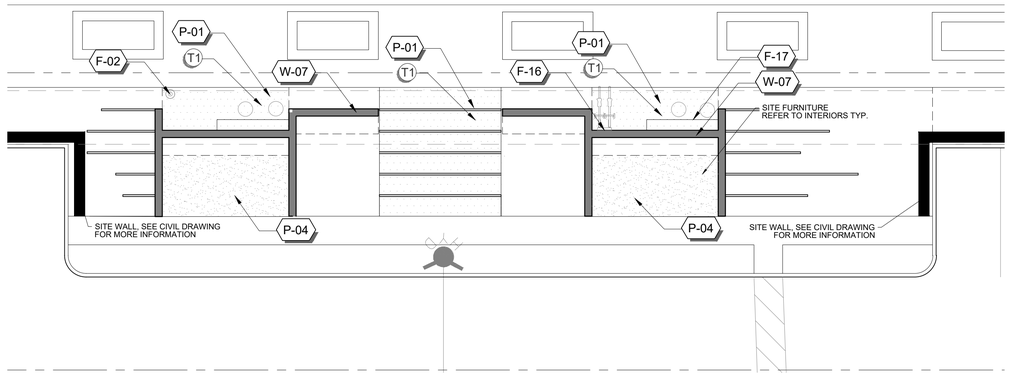
NORTH

SHEET TITLE

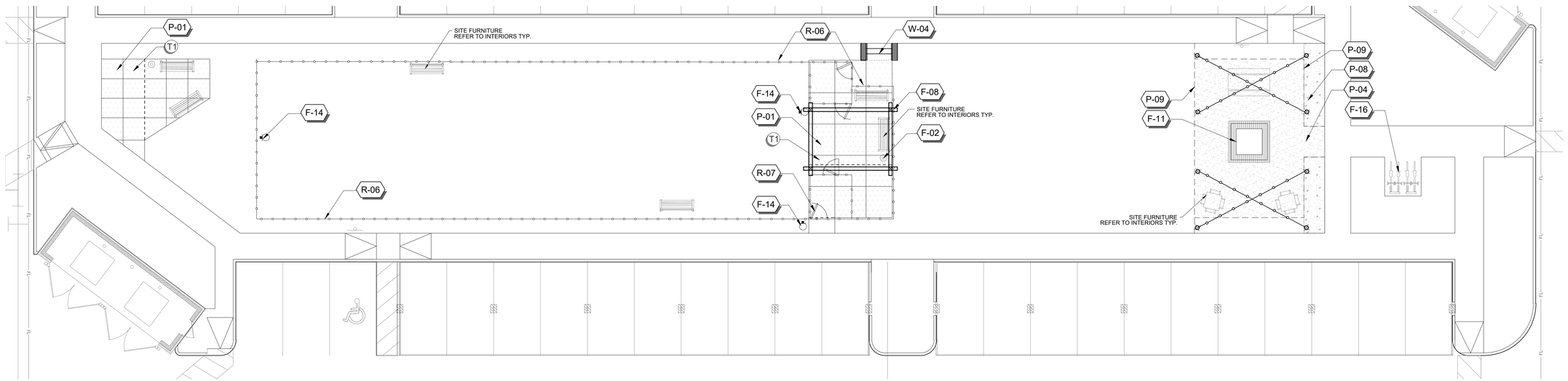
MATERIALS PLAN

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

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.

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

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
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

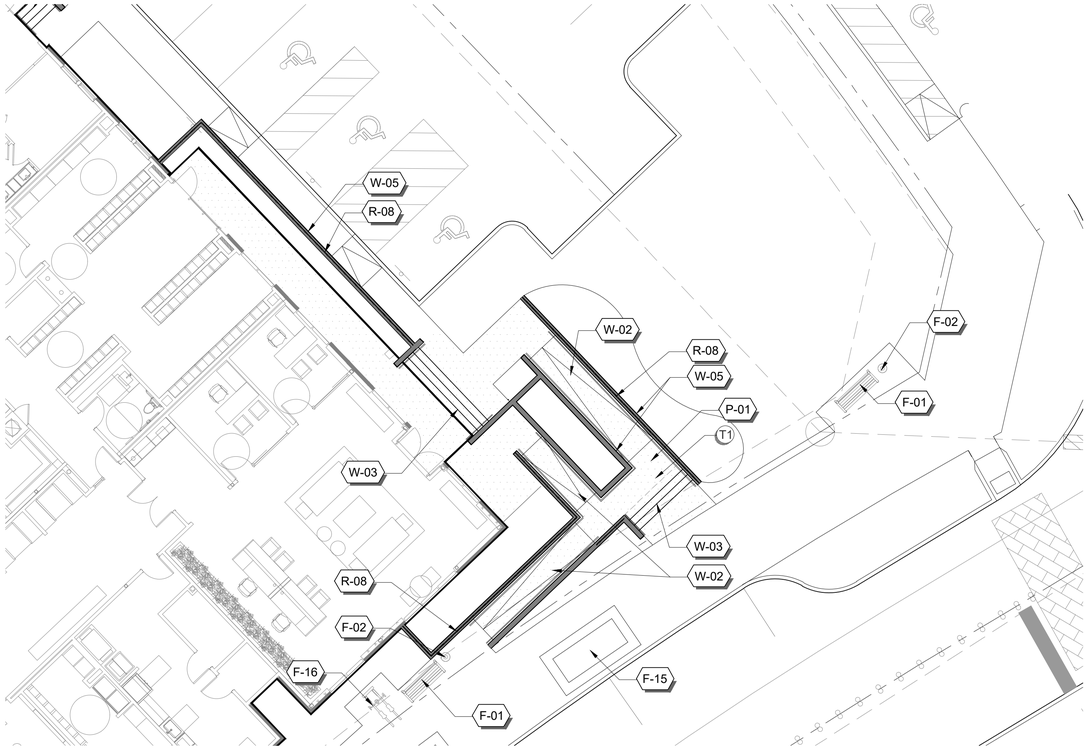
NORTH

SHEET TITLE

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
	FIRE PIT EMERGENCY SHUT- OFF	4/L4-05
F-04	OUTDOOR GRILL - POOL COURTYARD - A	1/L4-07
F-05	OUTDOOR GRILL - POOL COURTYARD - B	1/L4-08
F-06	SWING CHAIR	7/L4-05
F-07	SHADE STRUCTURE - DOG PARK	1/L4-11
F-08	SHADE STRUCTURE - POOL COURTYARD - A	1/L4-09
F-09	SHADE STRUCTURE - POOL COURTYARD - B	1/L4-10
F-10	RAISED PLANTER WALL & WALL TOPPER	2/L4-06
F-11	POOL CABANA	5/L4-05
F-12	HAMMOCK	6/L4-05
F-13	PET WASTE STATION	4/L4-06
F-14	TREE WELL	2/L4-02
F-15	BIKE RACK	3/L4-06
F-16	FLOATING BENCH	1/L4-06
F-17		
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.
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
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" = 10'

0 5 10 20

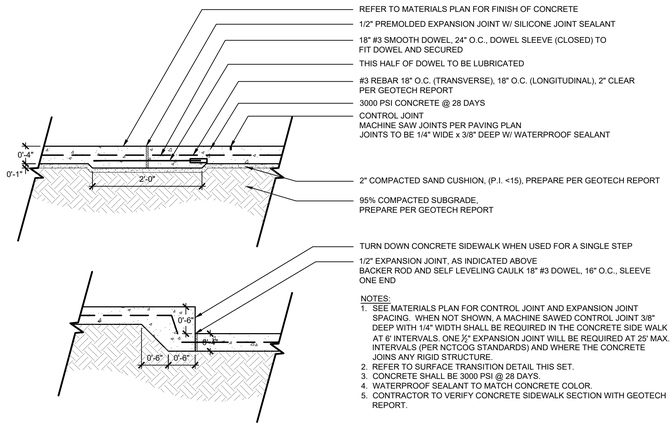
NORTH

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

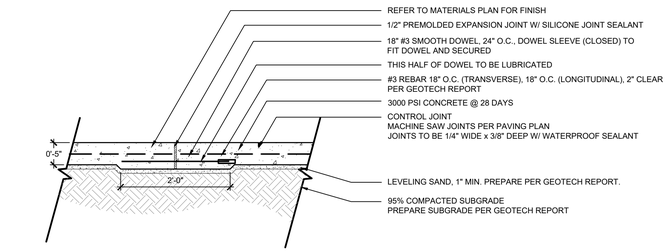
L2-08



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

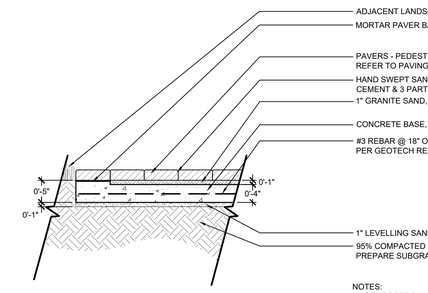
NTS



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

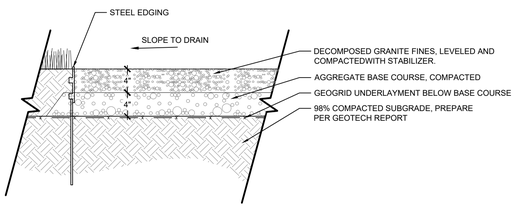
NTS



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

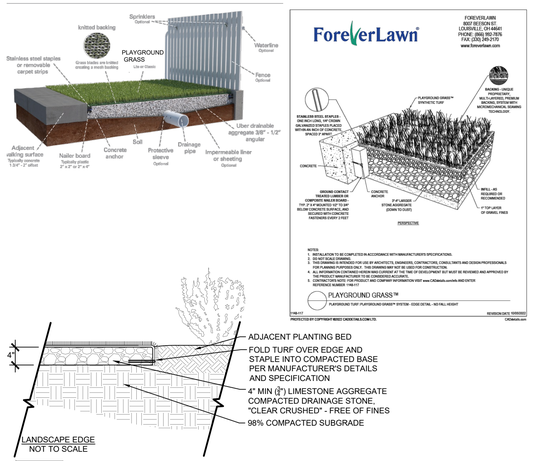
NTS



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

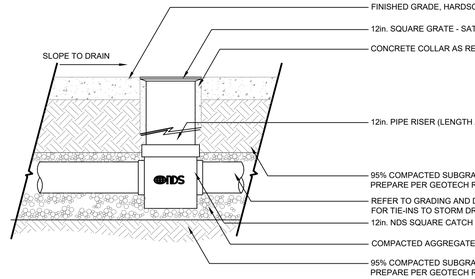
OTHER
BLADE HEIGHT: 1⅜"

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

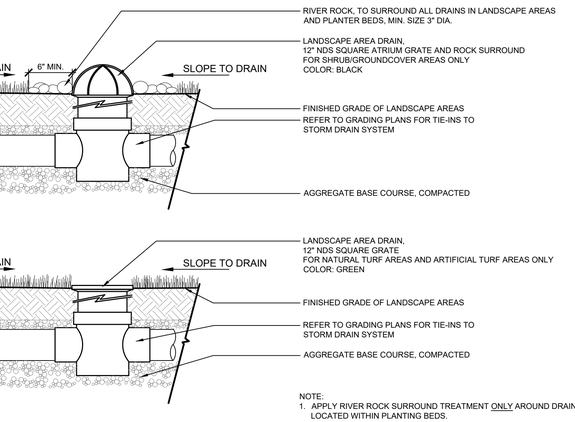
NTS



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

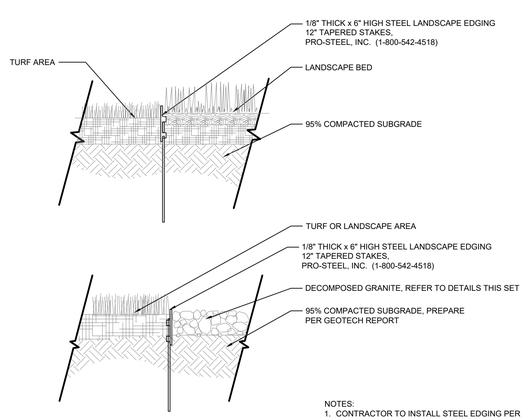
NTS



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

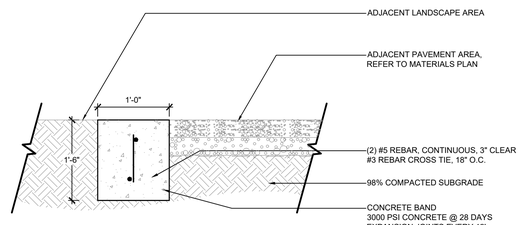
NTS



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

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
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

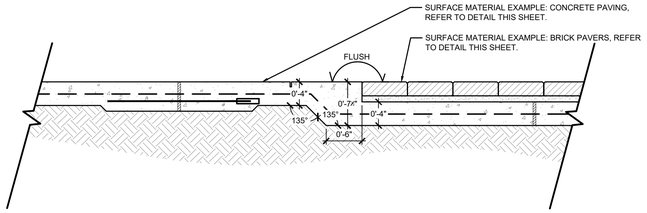
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

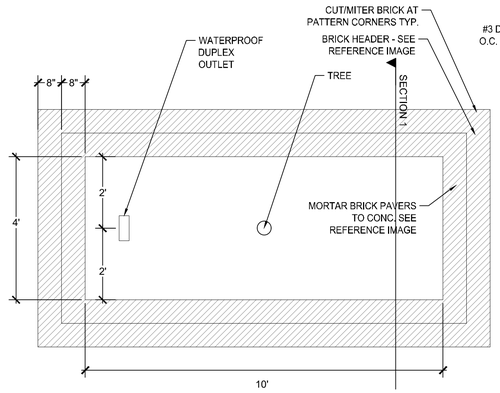
L4-01



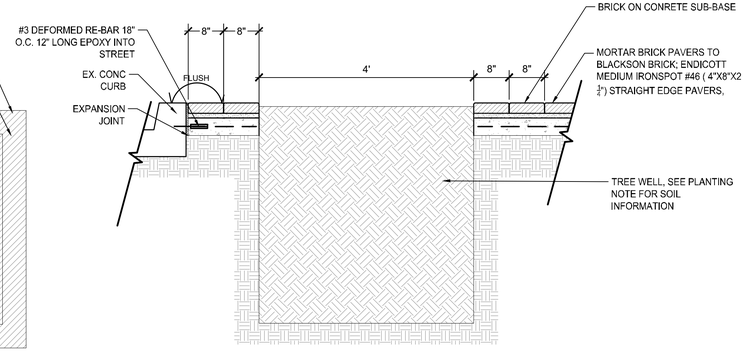
NOTES:
1. SEE MATERIALS, AND PLANTING PLAN FOR LOCATIONS OF SURFACE MATERIALS.
2. WHERE PAVERS ARE INSTALLED OR CHANGES IN SURFACE MATERIAL OCCUR, THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN MATERIALS. IF THERE IS A LEVEL CHANGE, THE CONTRACTOR SHALL CONFIRM A FLUSH CONDITION BETWEEN THE 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

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 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 NORTH

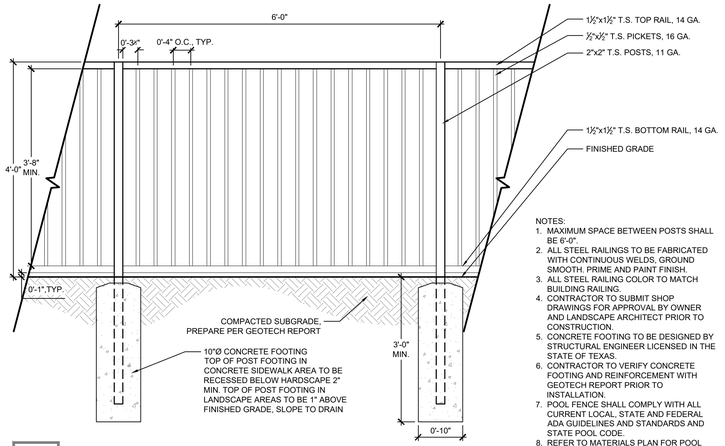
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

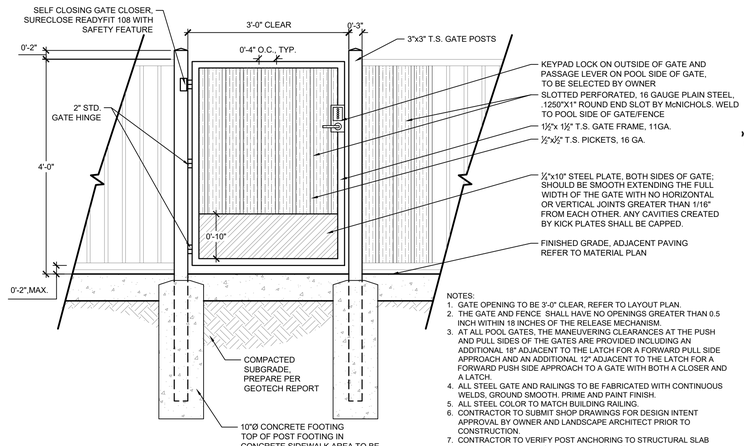
L4-02



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

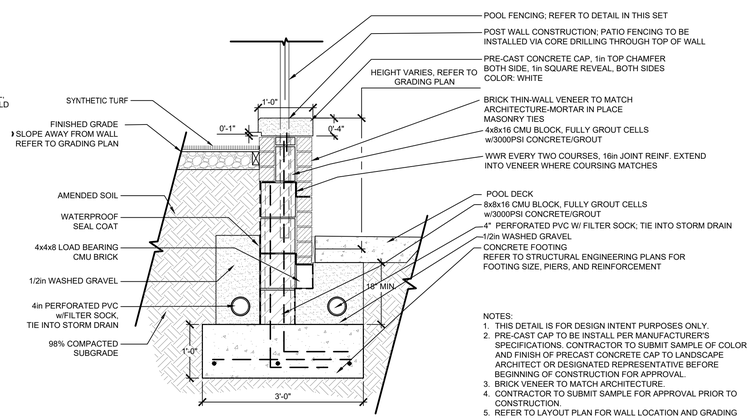
NTS



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.

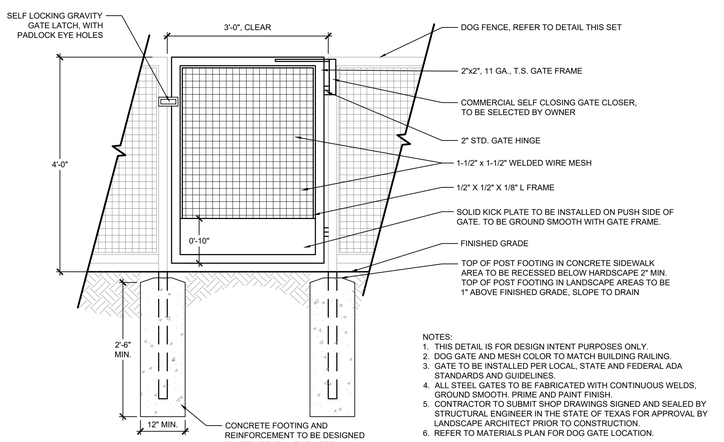
5 PRIVATE YARD GATE

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

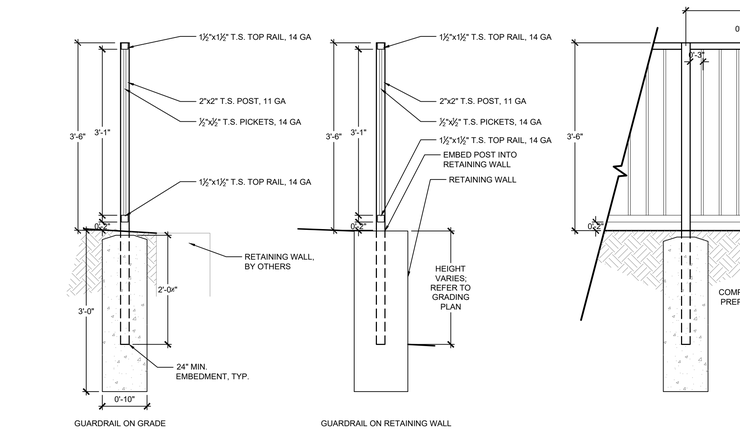
NTS

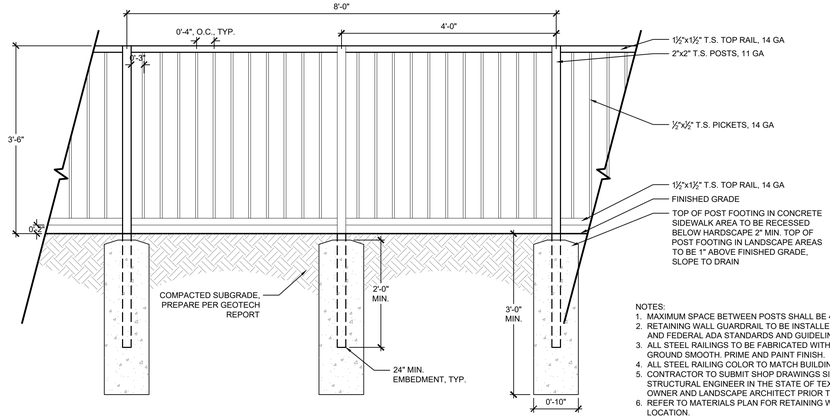


NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. DOG GATE AND MESH COLOR TO MATCH BUILDING RAILING.
3. GATE TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
4. ALL STEEL GATES TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH.
5. CONTRACTOR 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

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 CRAIG
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

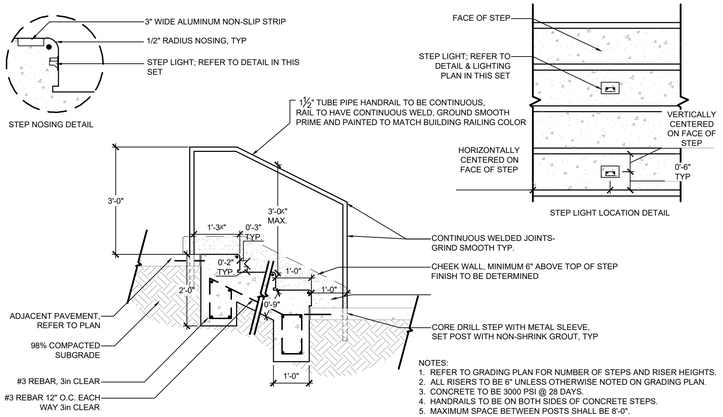
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

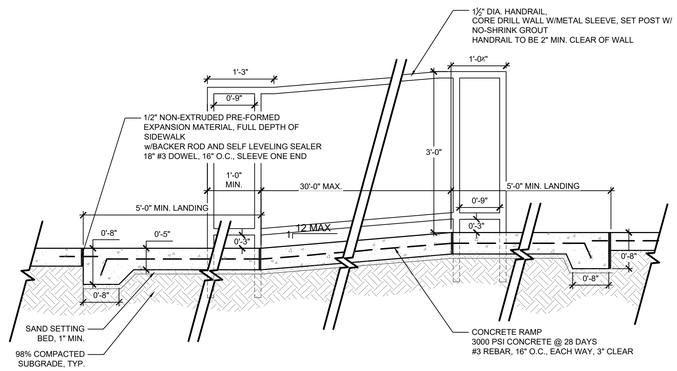
L4-03



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

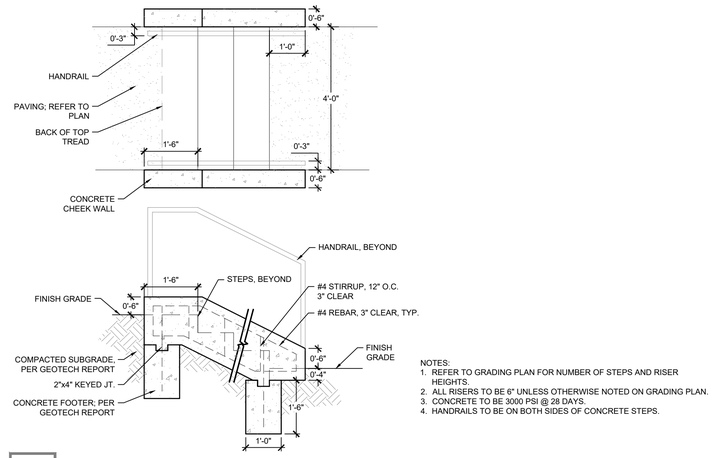
NTS



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

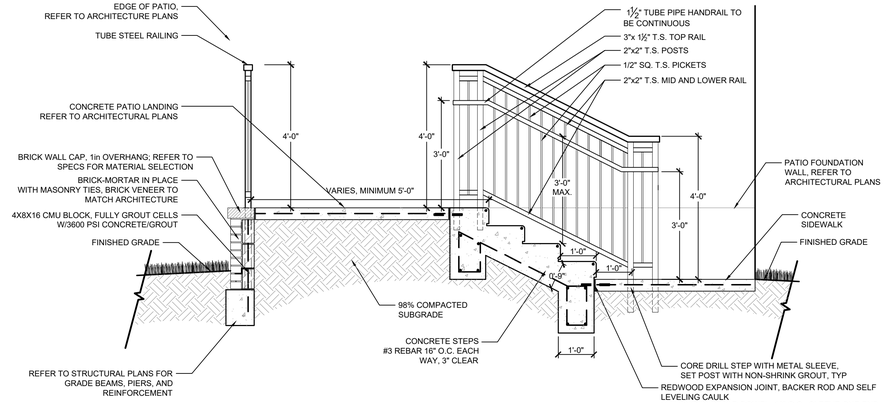
NTS

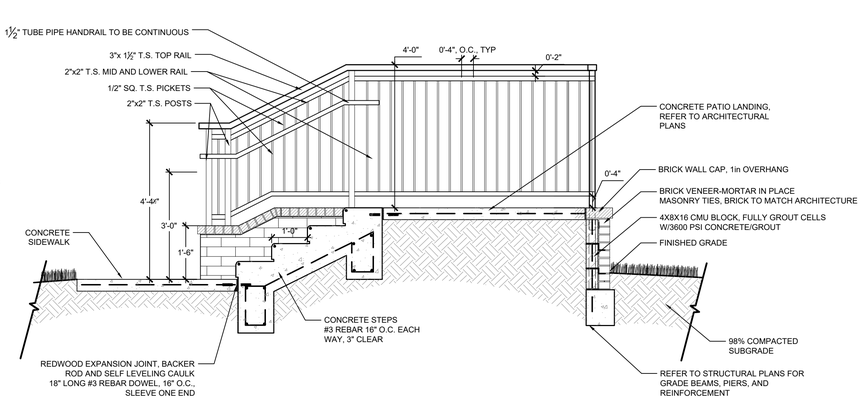


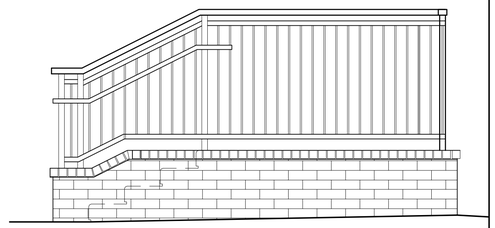
NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3000 PSI @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.

3 STEPS WITH CHEEK WALL

NTS



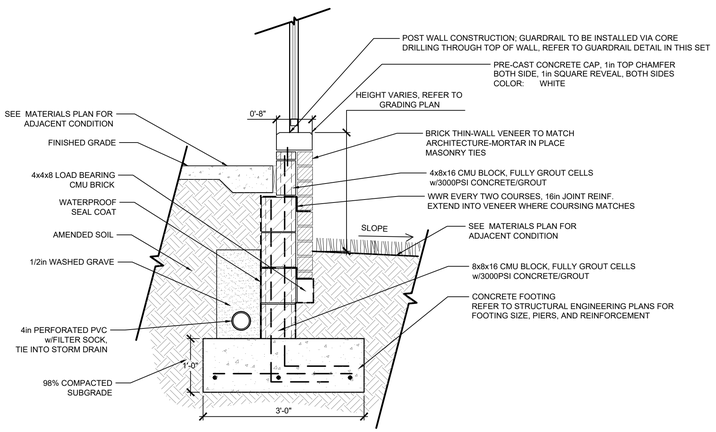




NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3600 psi @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
5. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
6. HANDRAIL AND RAILING TO BE 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)

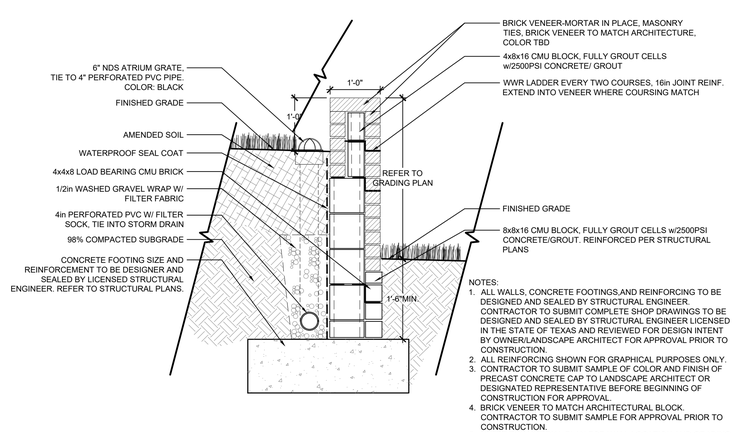
NTS



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

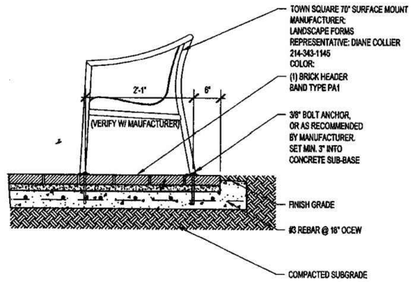
VERT: N/A
HORZ: AS SHOWN

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

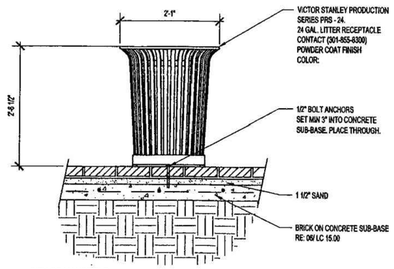
COLOR
PER CITY STANDARD

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

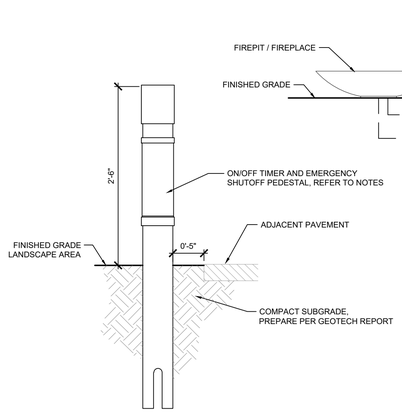
TO INCLUDE:
1. COMMERCIAL AUTOMATIC ON/OFF TIMER SWITCH REQUIRED FOR AUTOMATIC TURN-OFF, WITH NEMA 34 ENCLOSURE ON PEDESTAL LOCATED IN LANDSCAPE AREA.
2. EMERGENCY SHUT-OFF, WITH NEMA 34 ENCLOSURE ON PEDESTAL LOCATED IN LANDSCAPE AREA

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

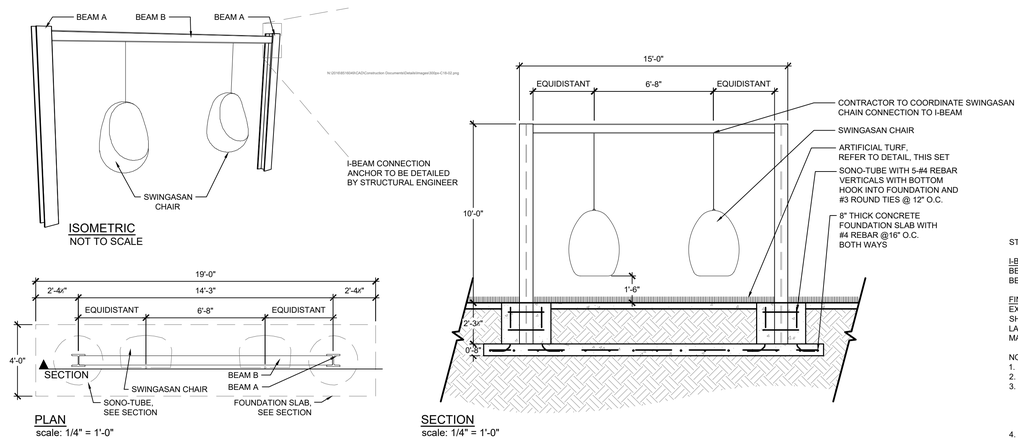
MATERIAL/COLOR:
MATERIAL: 3-PLY DURABLE, WEATHER RESISTANT DURACORD FABRIC
COLOR: DURACORD NAVY

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

NO.	DESCRIPTION	DATE
	PERMIT SET	12/15/2025

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

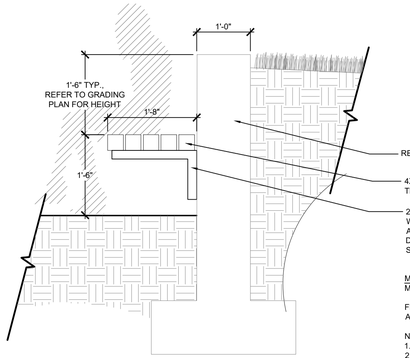
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-05



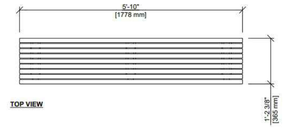
MATERIAL/FINISH
MATERIAL: WESTERN RED CEDAR

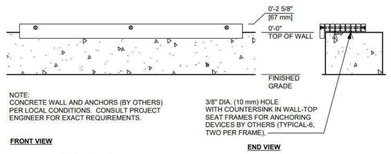
FINISH: WOOD SHALL BE TREATED AND SEALED TO MATCH ARCHITECTURE AND OTHER DETAILS WITH RED CEDAR.

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.

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.

2 RAISED PLANTER WALL TOPPER

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.

3 BIKE RACK

NTS

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
C. HETH 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

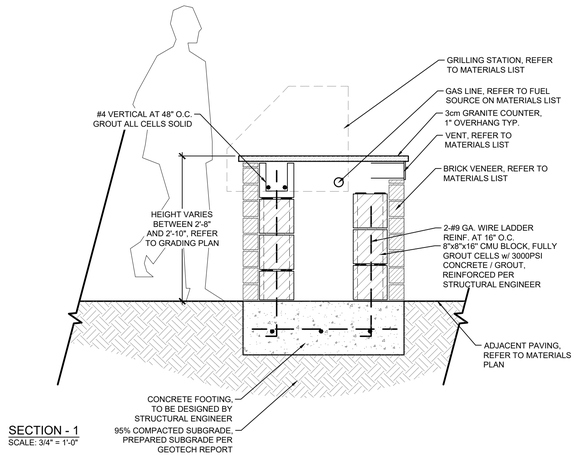
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

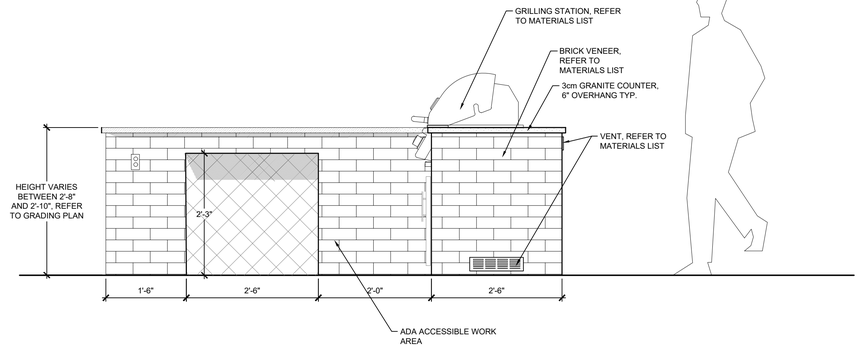
SITE DETAILS

SHEET NUMBER

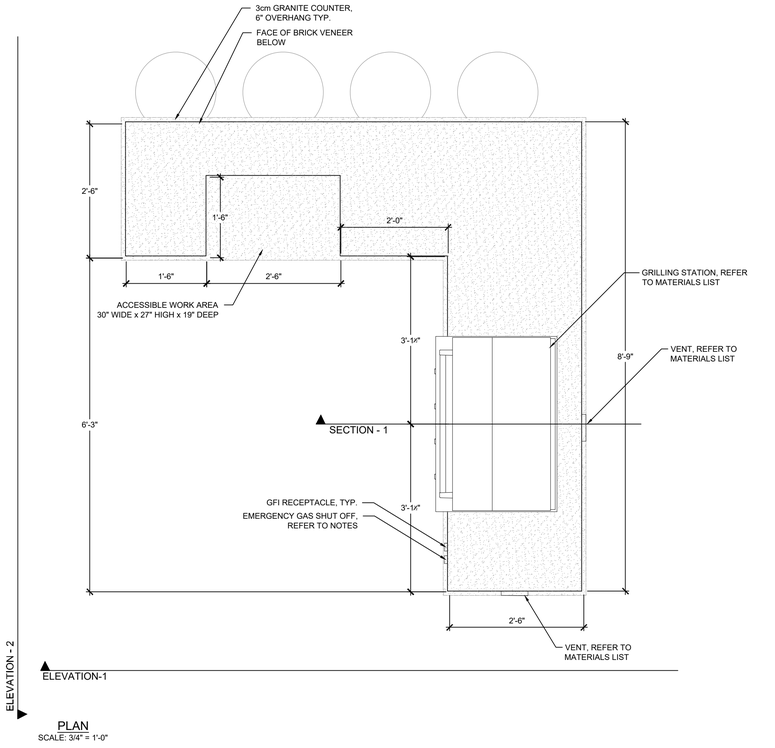
L4-06



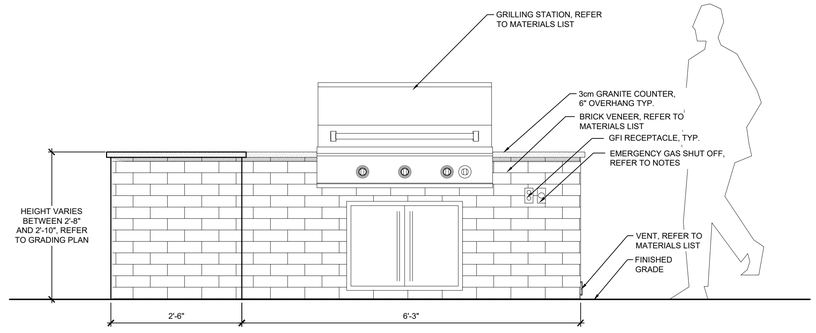
SECTION - 1
SCALE: 3/4" = 1'-0"



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
DALLAS, TEXAS 75204
214.334.0032

KEY MAP

SEAL

01/05/2025

REGISTERED LANDSCAPE ARCHITECT
BRIAN KENDRICK
2992
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

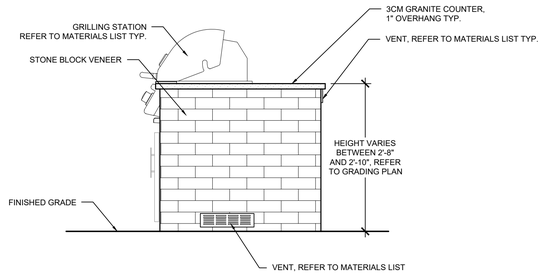
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

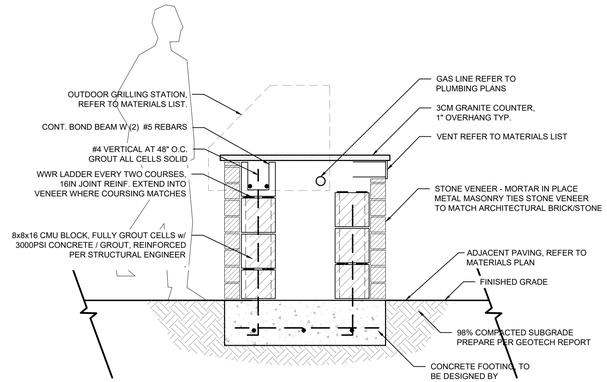
SITE DETAILS

SHEET NUMBER

L4-07



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

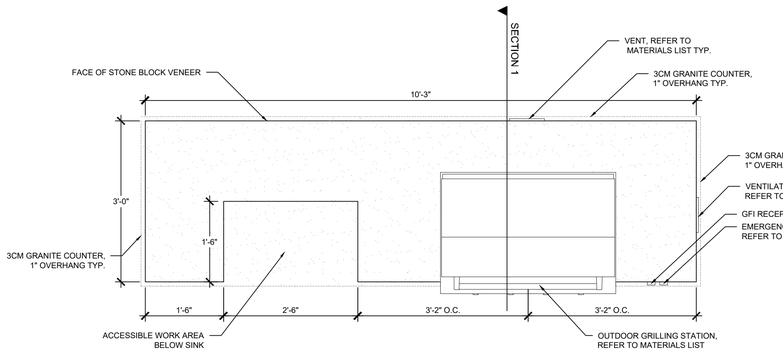
ACCESS DOORS
MODEL: OCI 20X26 DOUBLE ACCESS DOORS
CONTACT: OCI PRODUCTS, INC.
714.903.1885
marketing@ocipproducts.com

VENTILATION
3"X11.5", STAINLESS STEEL, BULLBBQ, PART #42500

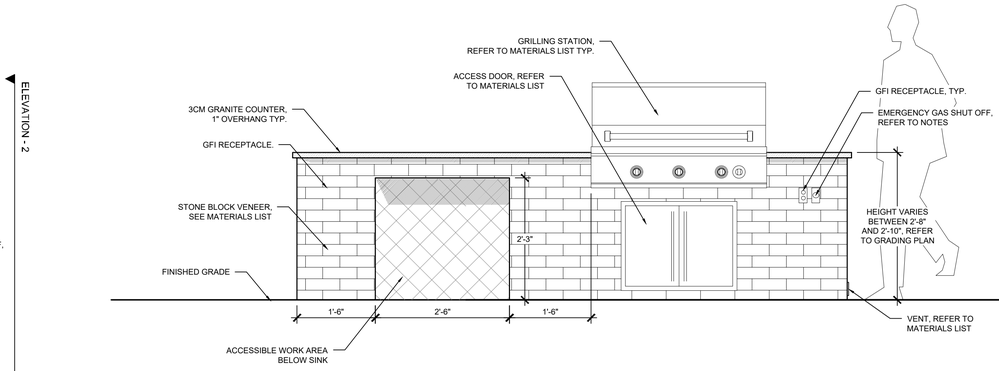
GRANITE COUNTER
COLOR: COSMOS
FINISH: LEATHER
CONTACT: WALKER ZANGER
JILL MUGGLESTON
972.481.3943
jmuggleston@walkerzanger.com

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



GRILL AREA - PLAN
SCALE: 3/4" = 1'-0"



ELEVATION 1
SCALE: 3/4" = 1'-0"

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 - 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
C. HETH 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

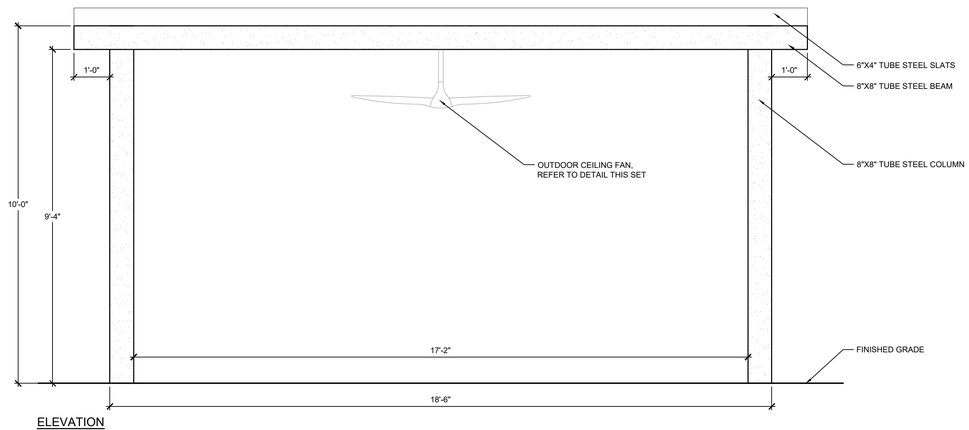
SITE DETAILS

SHEET NUMBER

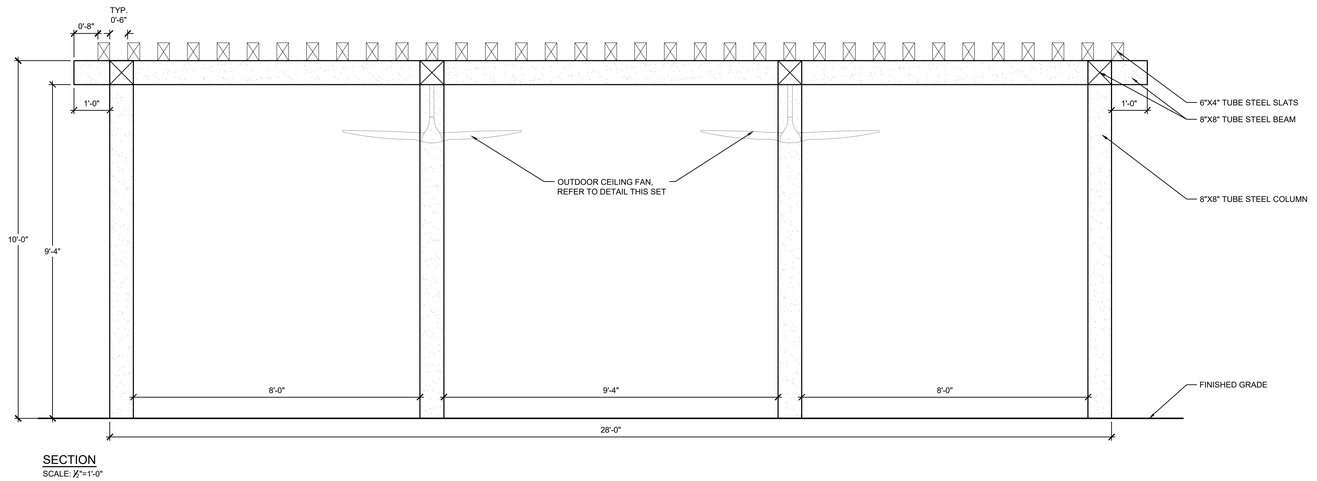
L4-08

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. ¼" 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
C. HETH 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

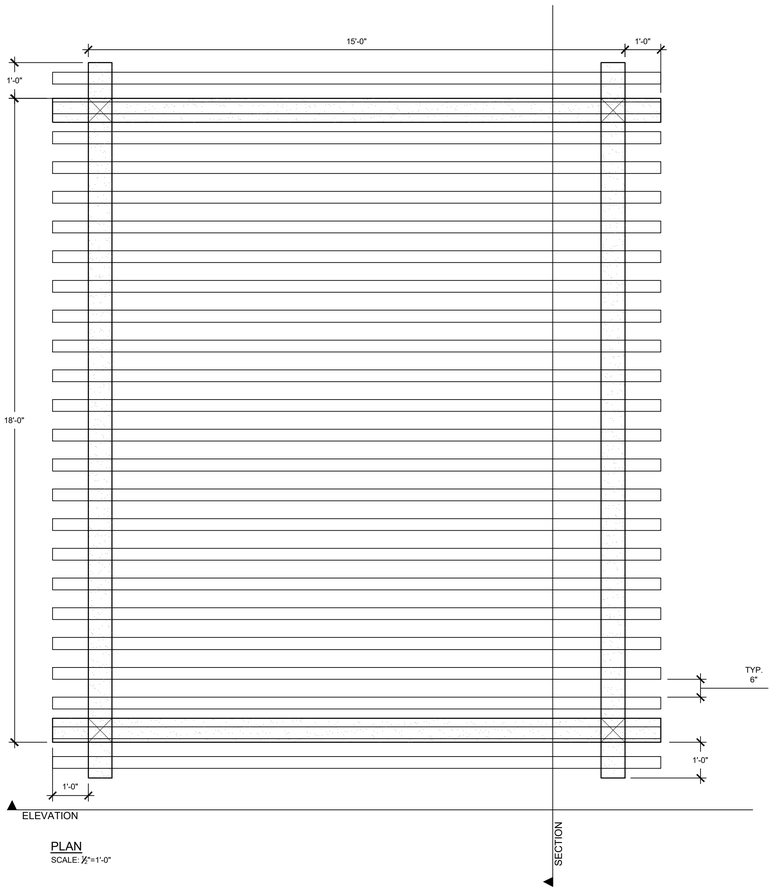
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

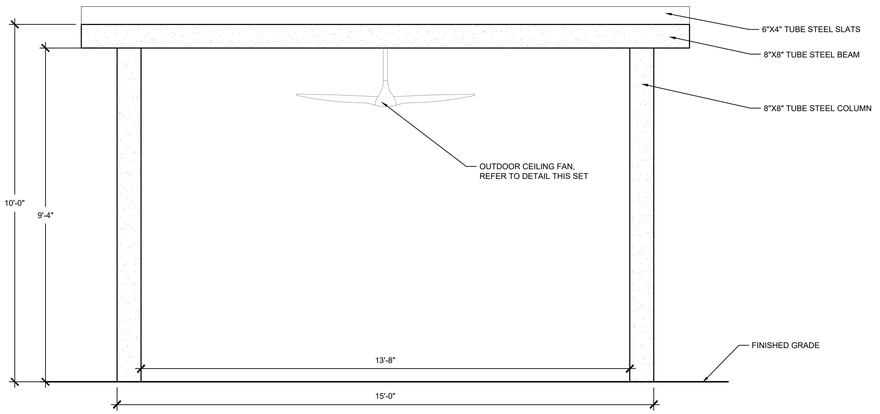
L4-09



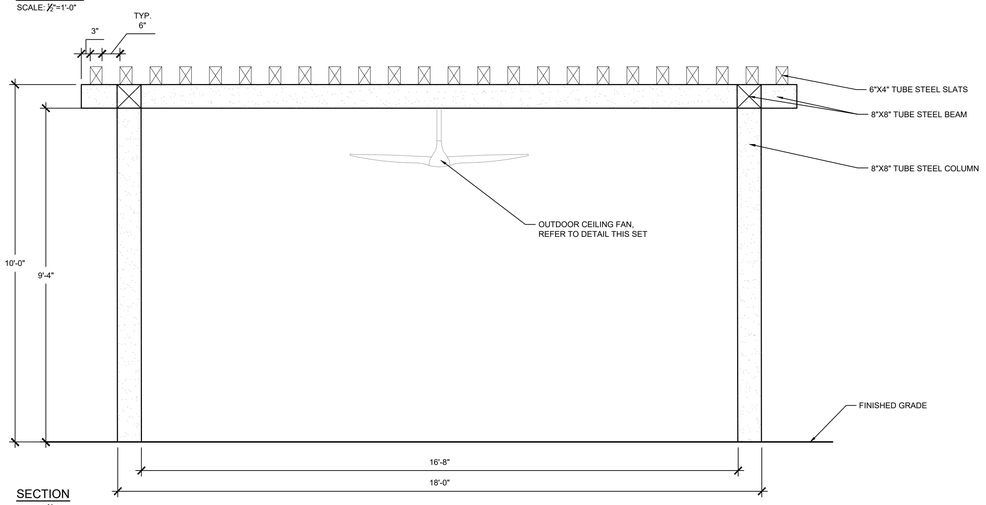
ELEVATION

PLAN
SCALE: 1/2"=1'-0"

SECTION



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 - 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
BRIAN KENDRICK
2941
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

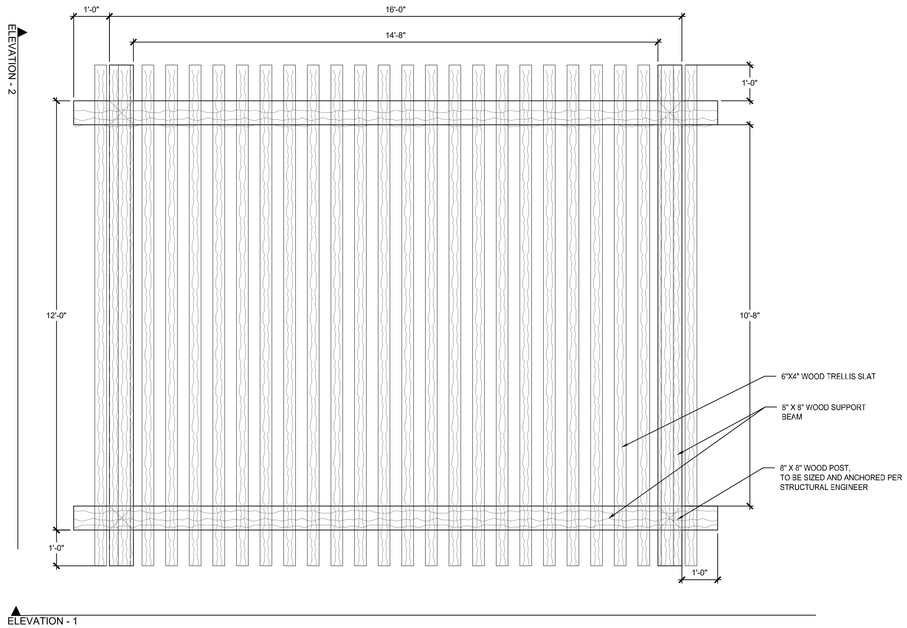
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

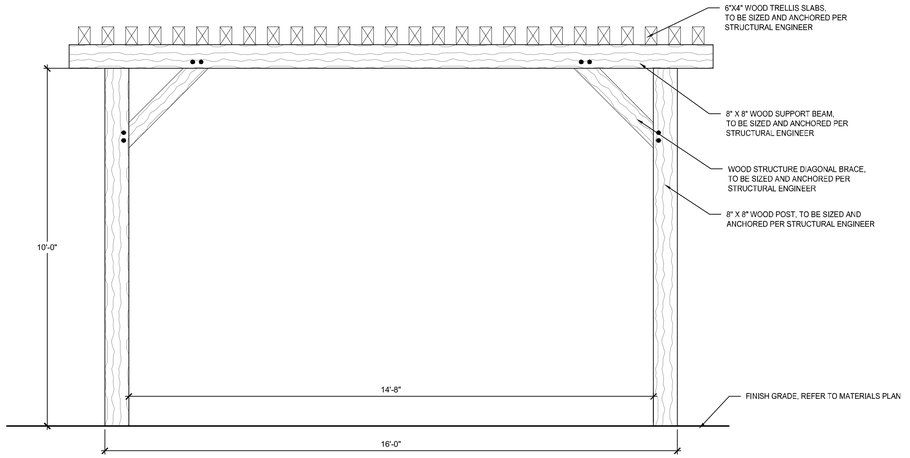
SITE DETAILS

SHEET NUMBER

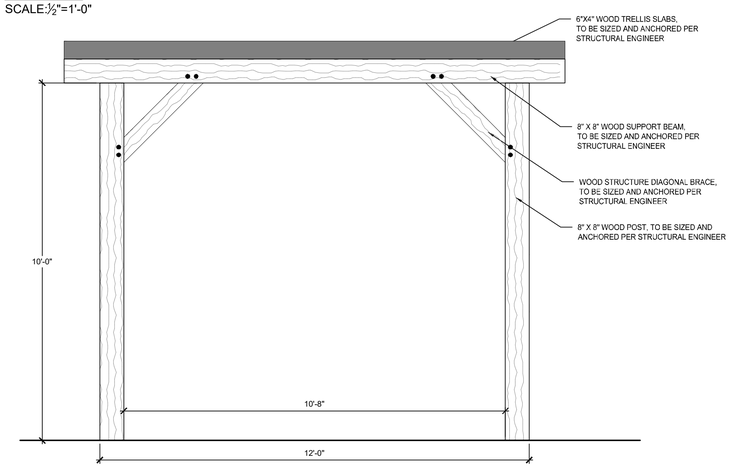
L4-10



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

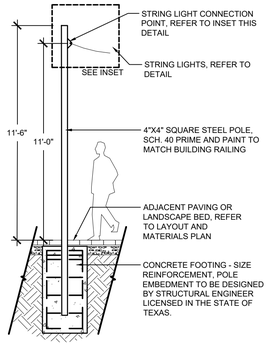
BULB COLOR:
WARM WHITE

WWW.LIGHTSFORALLOCCASIONS.COM

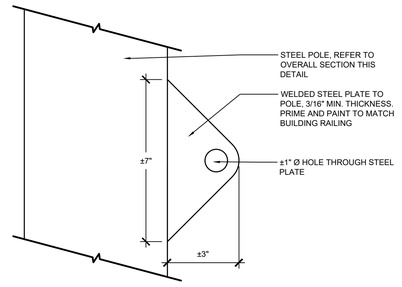
NOTES:
1. THESE DETAILS ARE FOR DESIGN INTENT PURPOSES ONLY.
2. STRING LIGHTS AND POLES TO BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO LIGHTING PLANS FOR STRING LIGHT AND POLE LOCATIONS.
4. STRING LIGHTS TO BE SUPPORTED BY TYPE 316 (MARINE GRADE) STAINLESS STEEL CABLE FROM 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

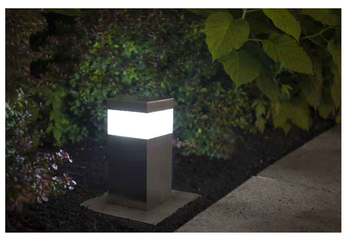


STRING LIGHT CONNECTION POINT INSET - ELEVATION

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

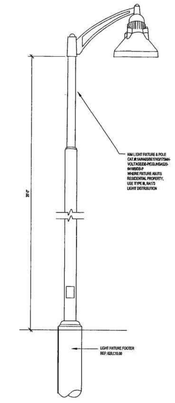
FIXTURE COLOR / MATERIAL
BLACK ON ALUMINUM

SIZE
3"L X 2"W X 2"H

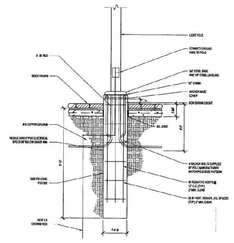
CONTACT
LUMENS
(877) 691-0307
TRADE@LUMENS.COM
WWW.LUMENS.COM

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

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
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

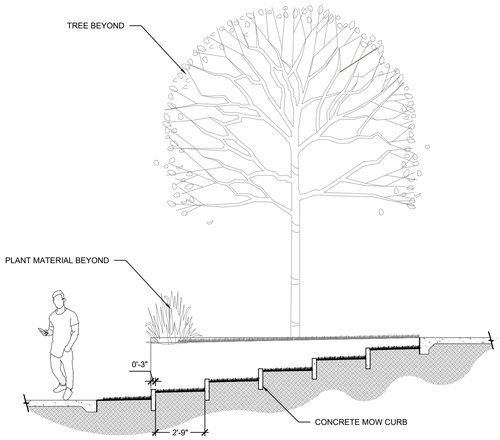
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

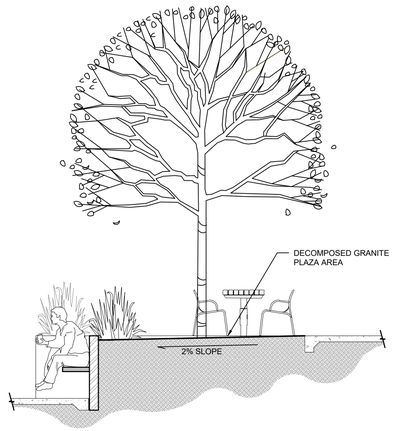
SITE DETAILS

SHEET NUMBER

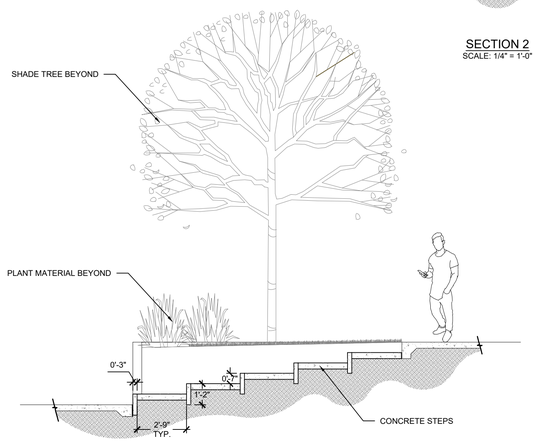
L4-13



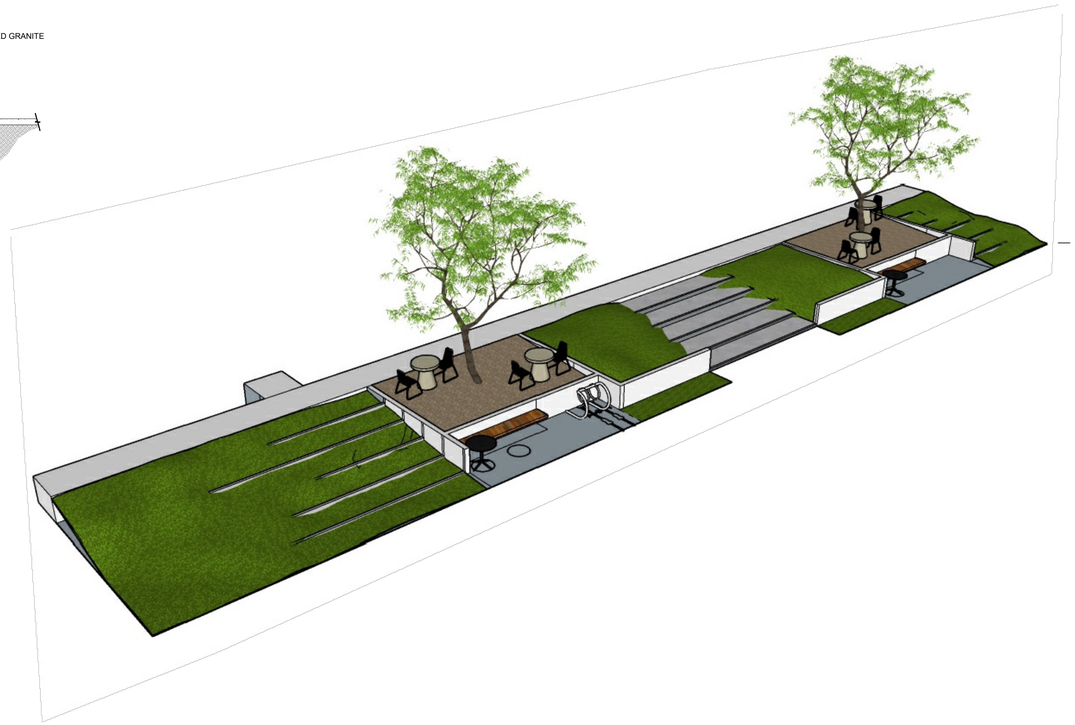
SECTION 1
SCALE: 1/4" = 1'-0"

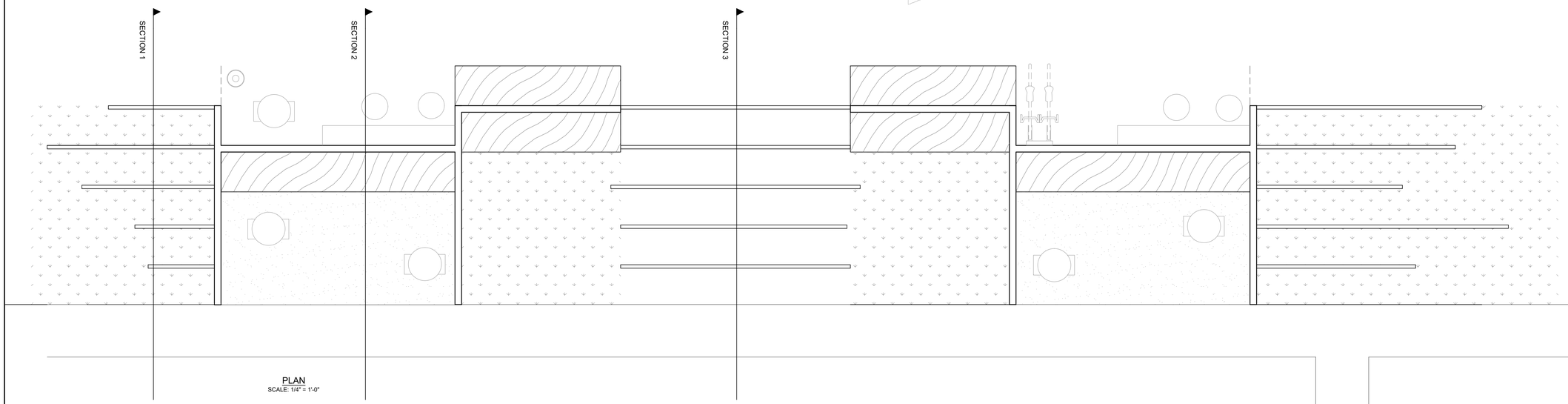


SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 3
SCALE: 1/4" = 1'-0"





PLAN
SCALE: 1/4" = 1'-0"

1 ENHANCED SEATING AREA

NTS

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

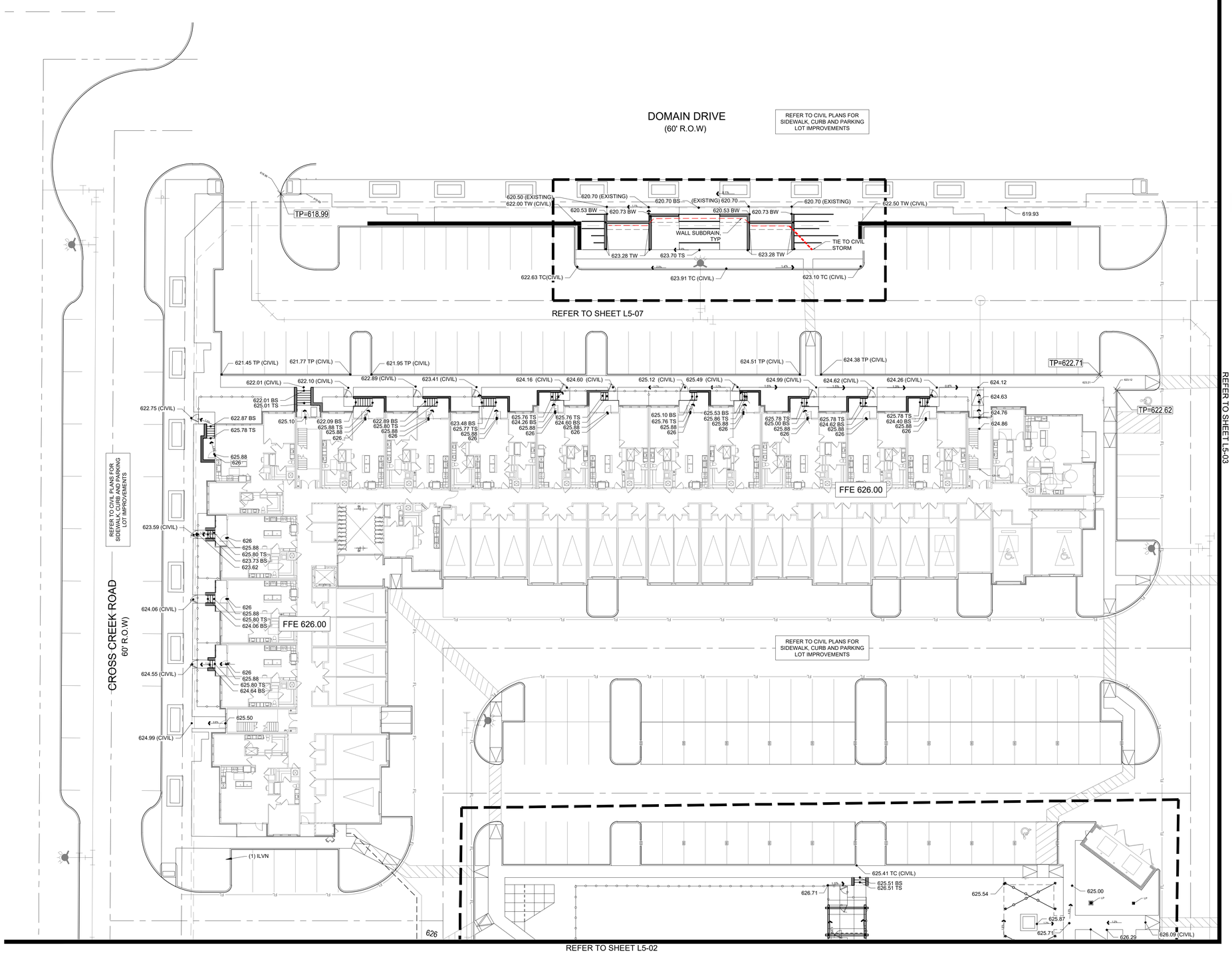
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-14



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

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

VERT: N/A
HORZ: 1" = 20'

0 10 20 40

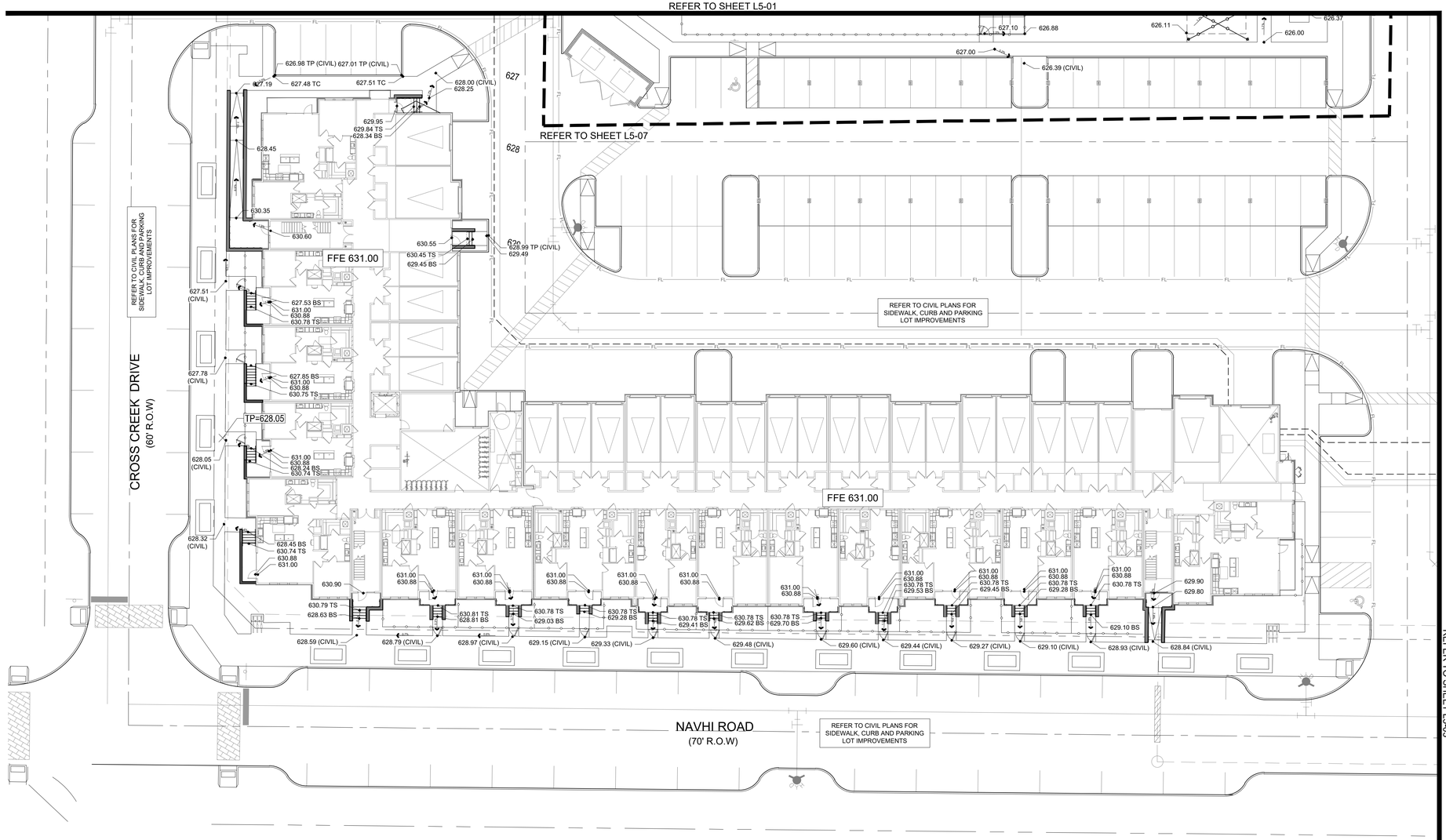
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-01



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

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
2975
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'

0 10 20 40

NORTH

SHEET TITLE

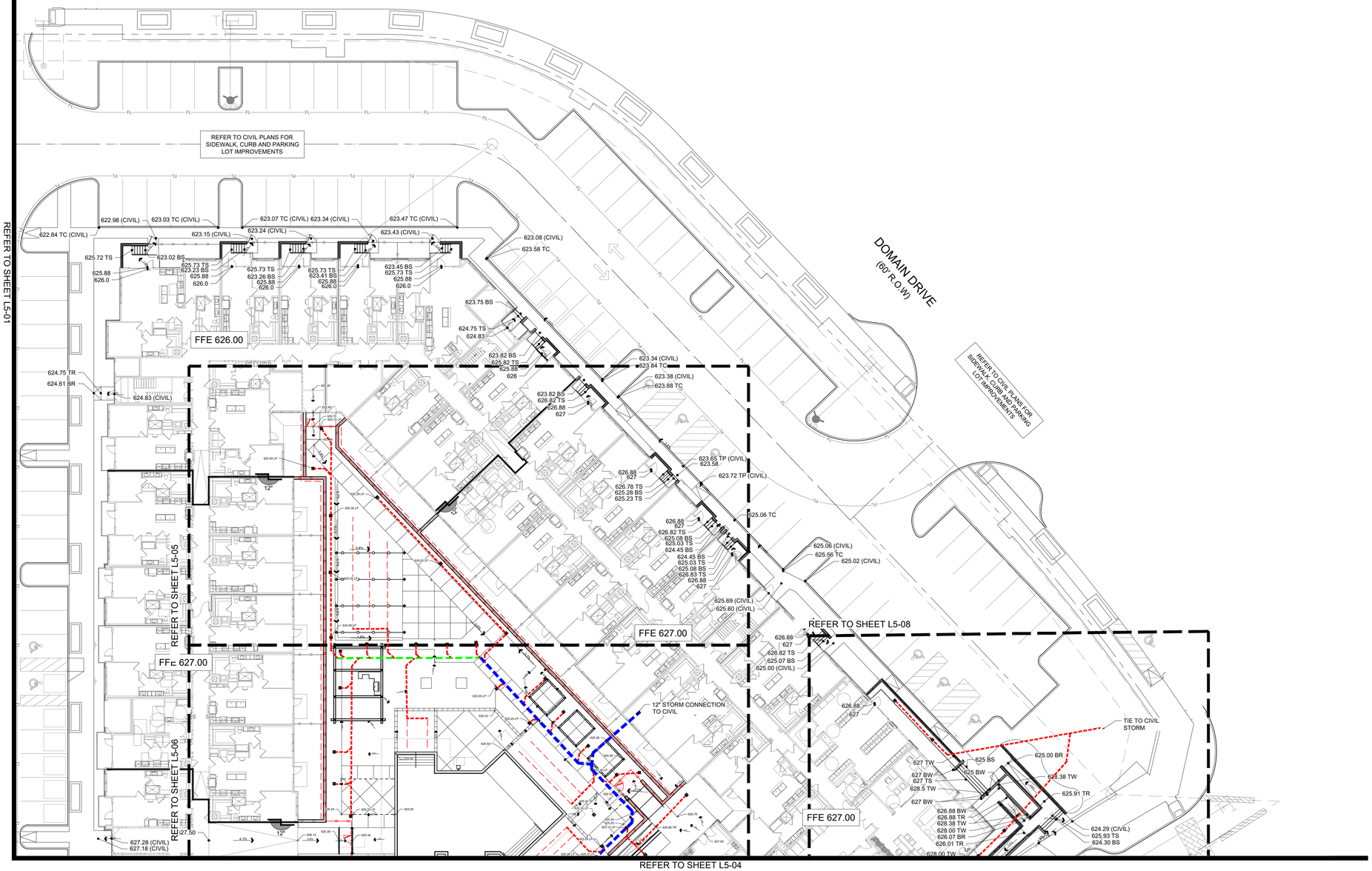
GRADING PLAN

SHEET NUMBER

L5-02

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



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
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: 1" = 20'

0 10 20 40

SHEET TITLE

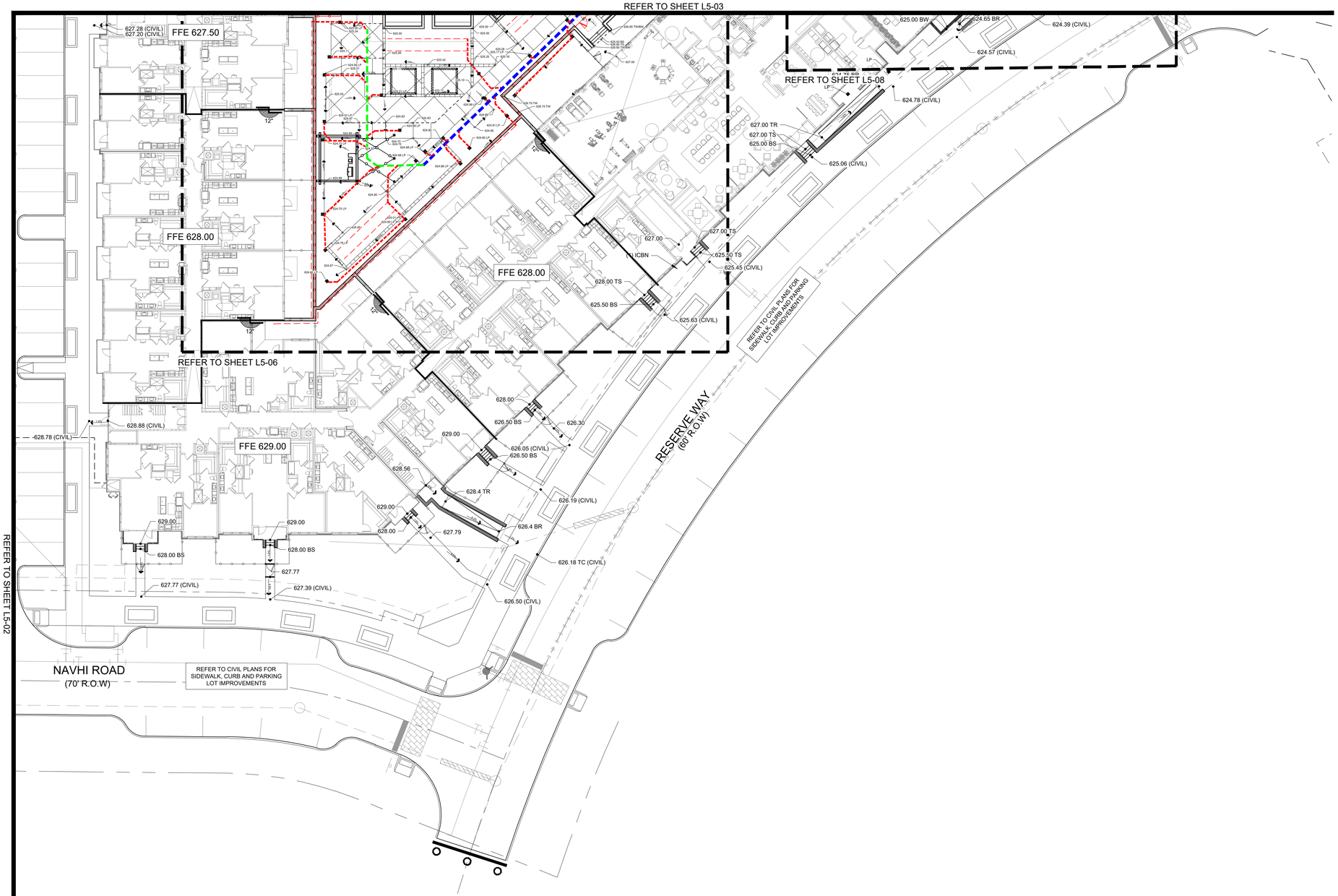
GRADING PLAN

SHEET NUMBER

L5-03

12/12/2025 11:45 AM BEN WADE P:\DAL_2022\8522010\CAD\DOCUMENTATION\PLAN SHEETS\8522010_PLN_GRAD.DWG

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

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
2975
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'

0 10 20 40

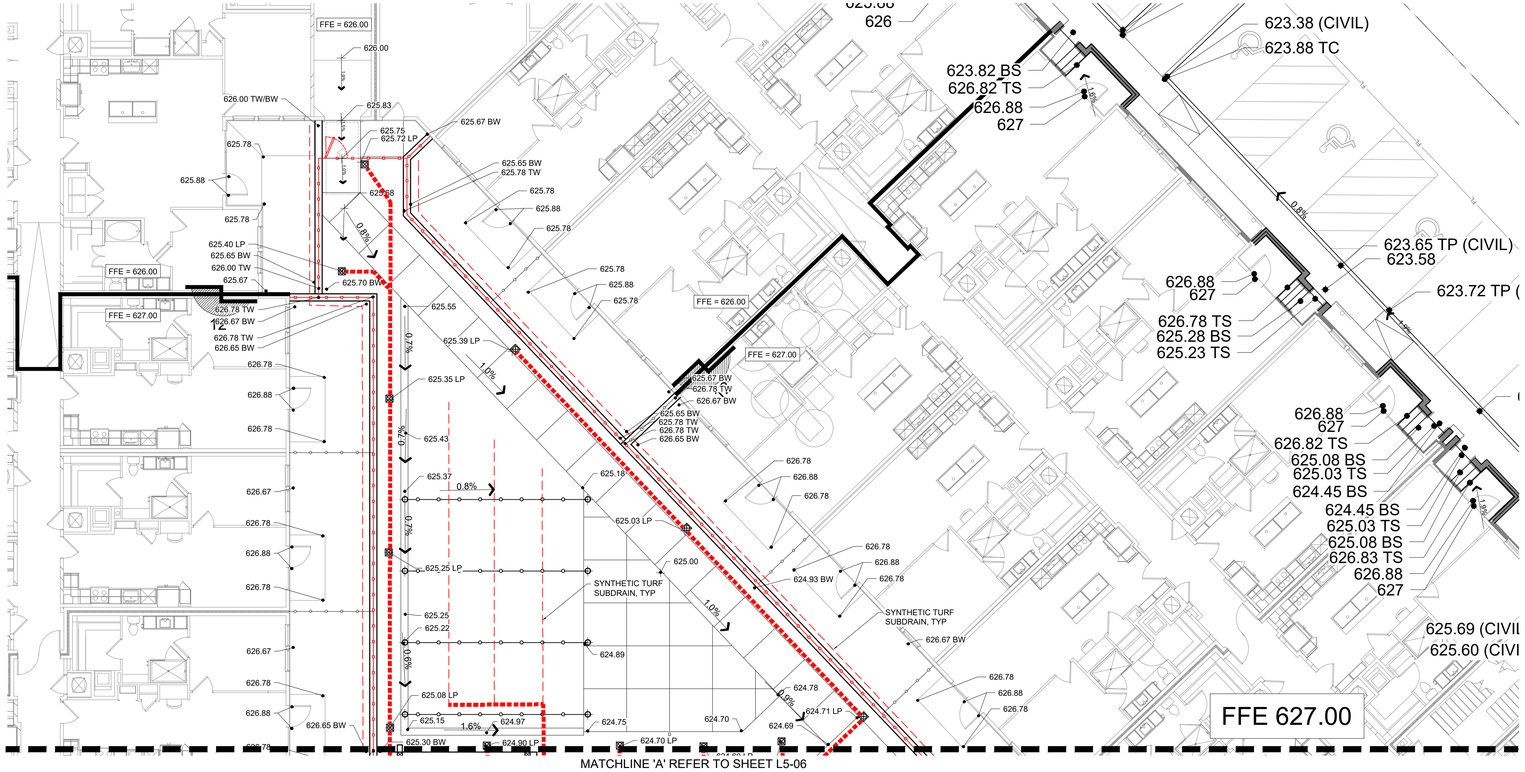
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-04



MATCHLINE 'A' REFER TO SHEET L5-06

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)
⊗	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

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
2930
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

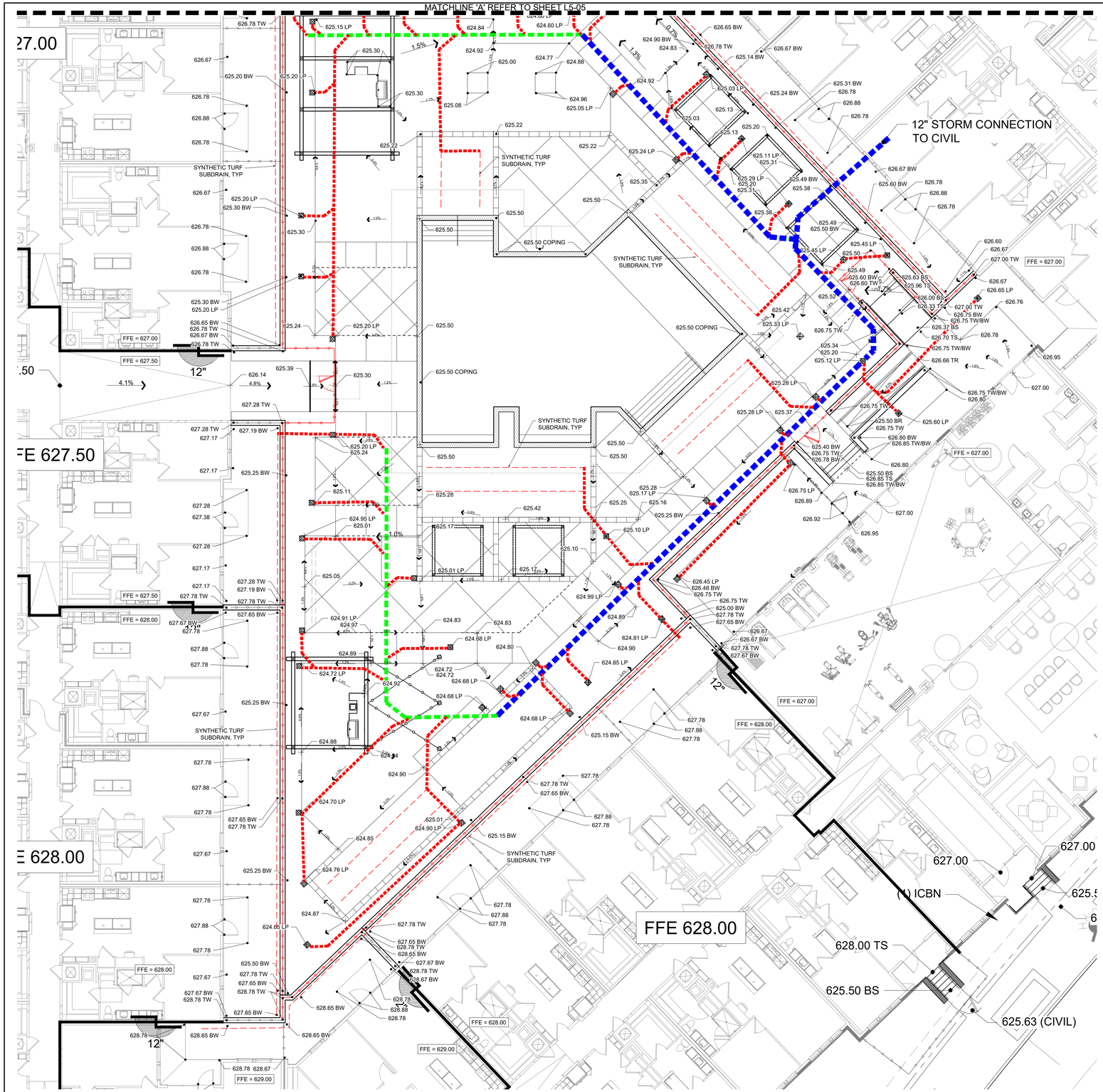
SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-05

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)
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

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
2932
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

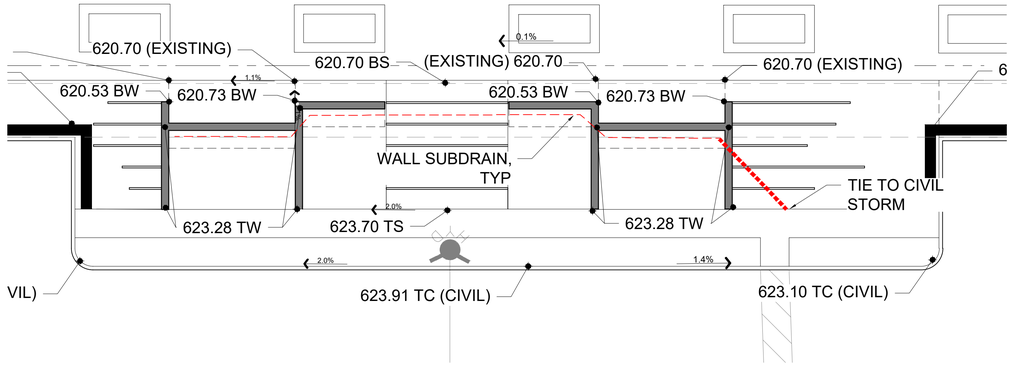
NORTH

SHEET TITLE

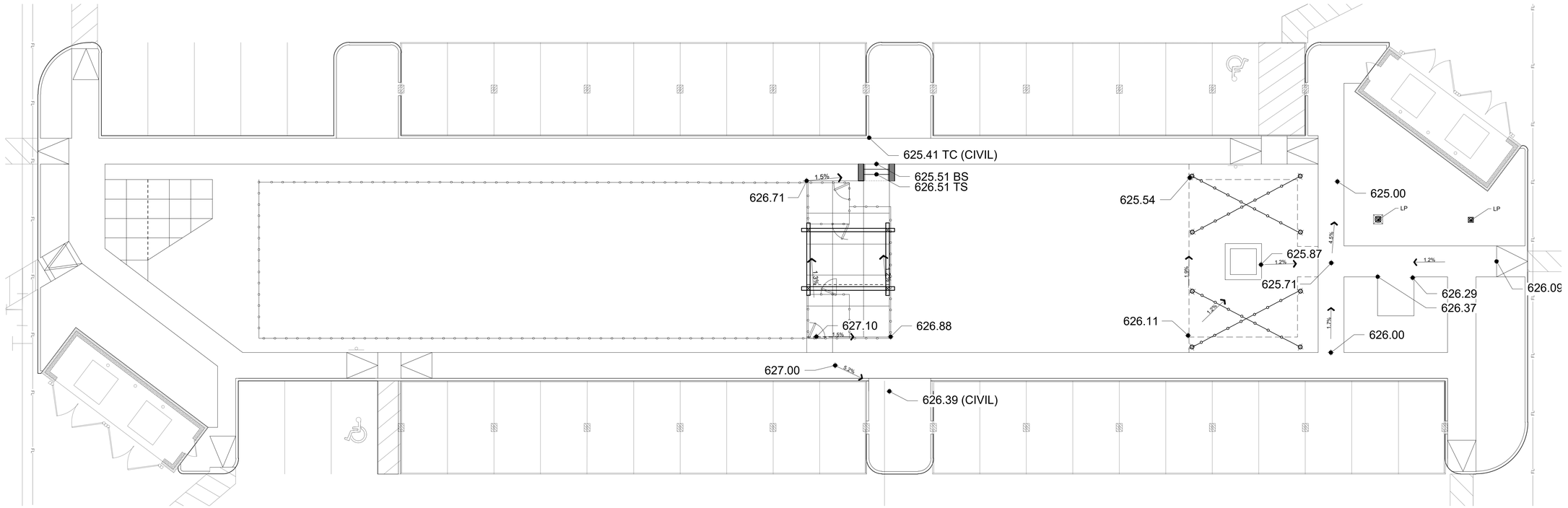
GRADING PLAN

SHEET NUMBER

L5-06



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

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
2932
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

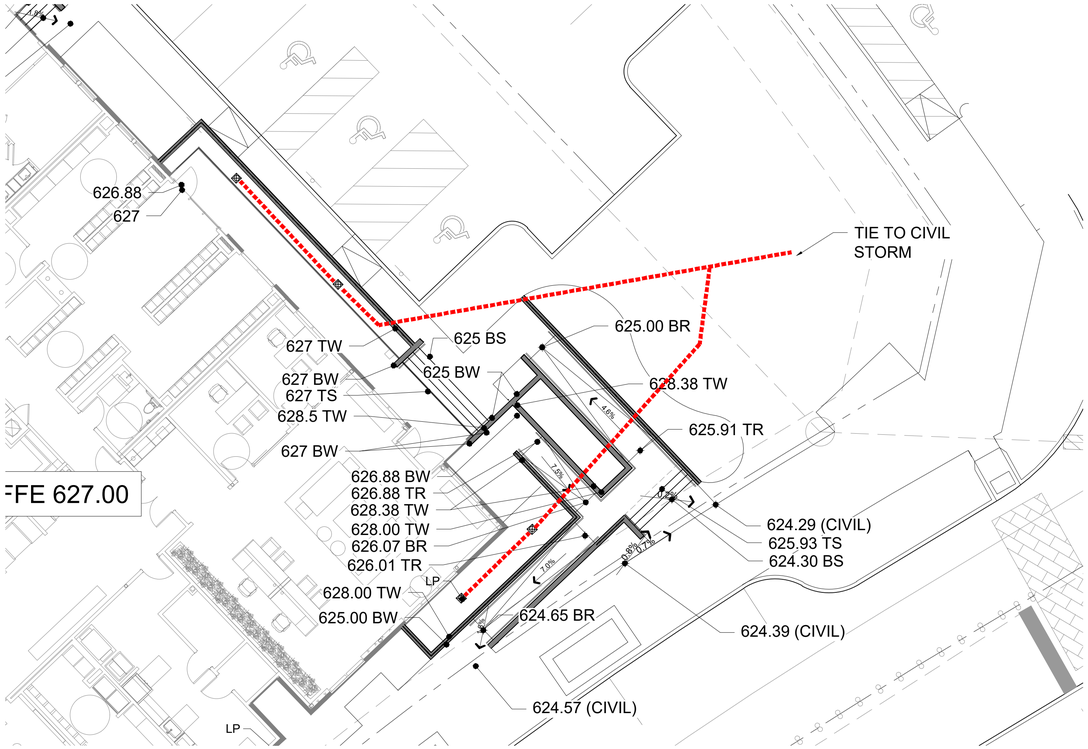
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-07



01 LEASING PLAZA

GRADING LEGEND:

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

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 W. HETH
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

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

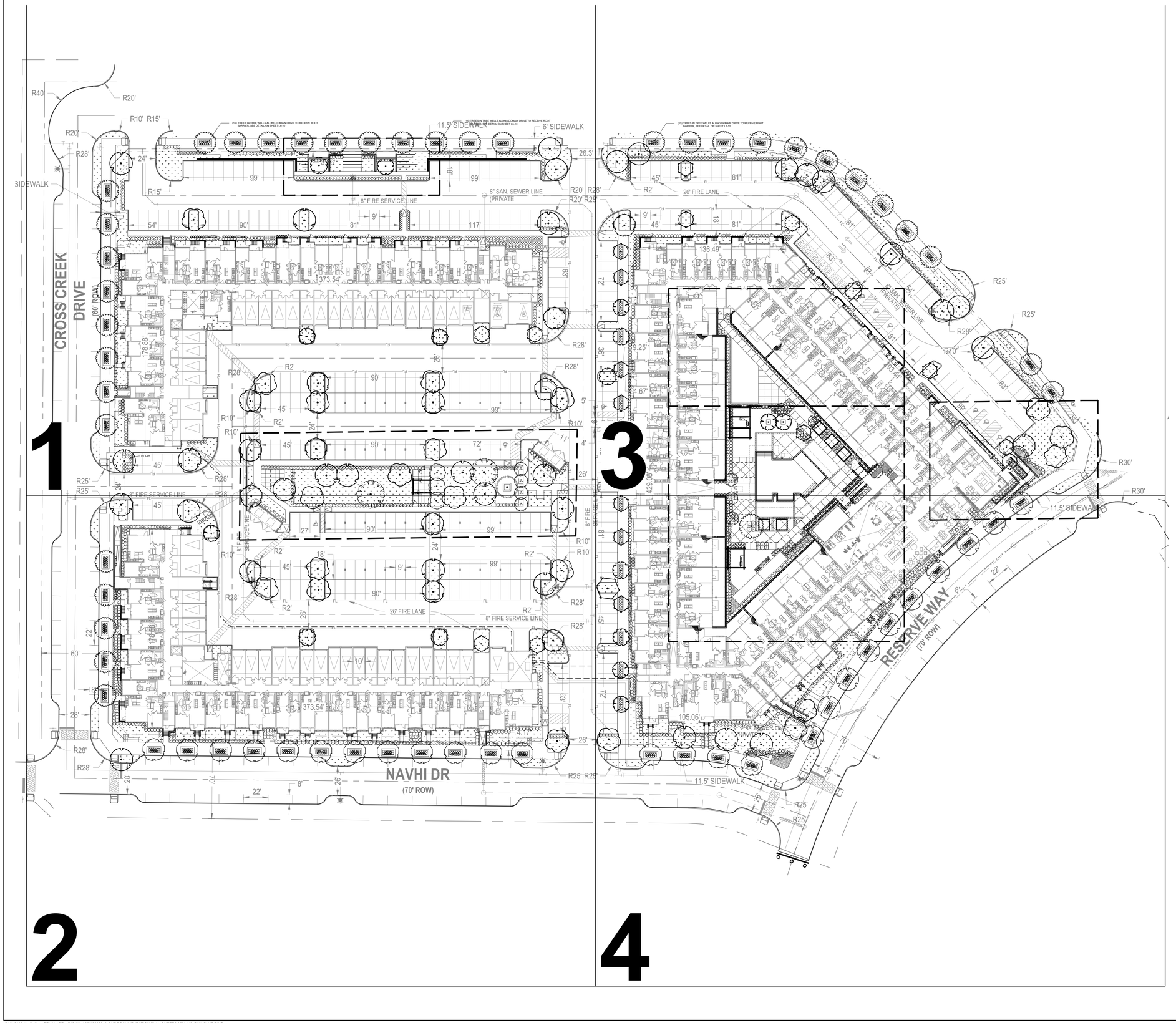
NORTH

SHEET TITLE

GRADING PLAN

SHEET NUMBER

L5-08



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
HETH KENDRICK
2924
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

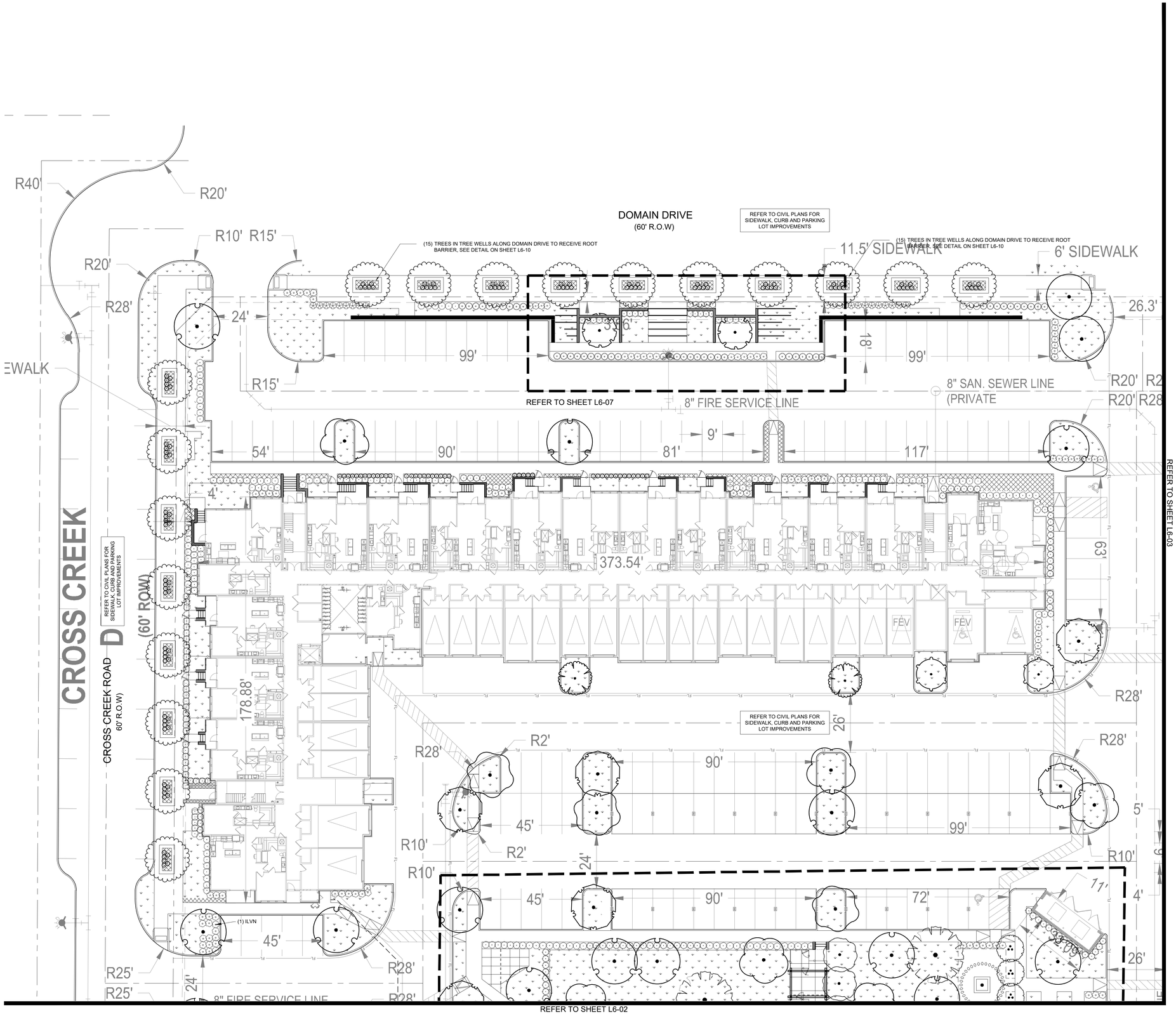
VERT: N/A
HORZ: 1" = 40'

SHEET TITLE

OVERALL PLANTING PLAN

SHEET NUMBER

L6-00



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
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

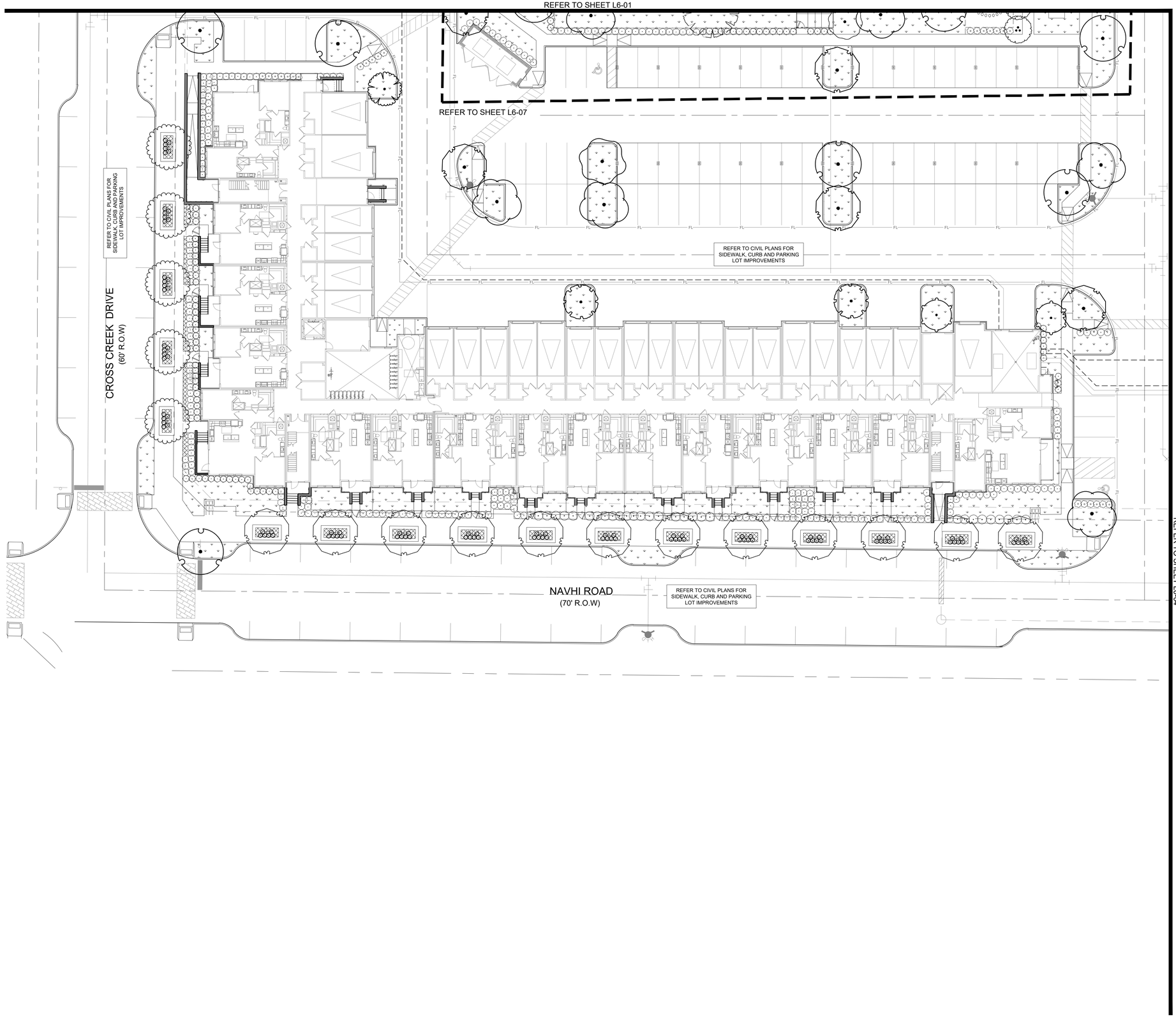
VERT: N/A
HORZ: 1" = 20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-01



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
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

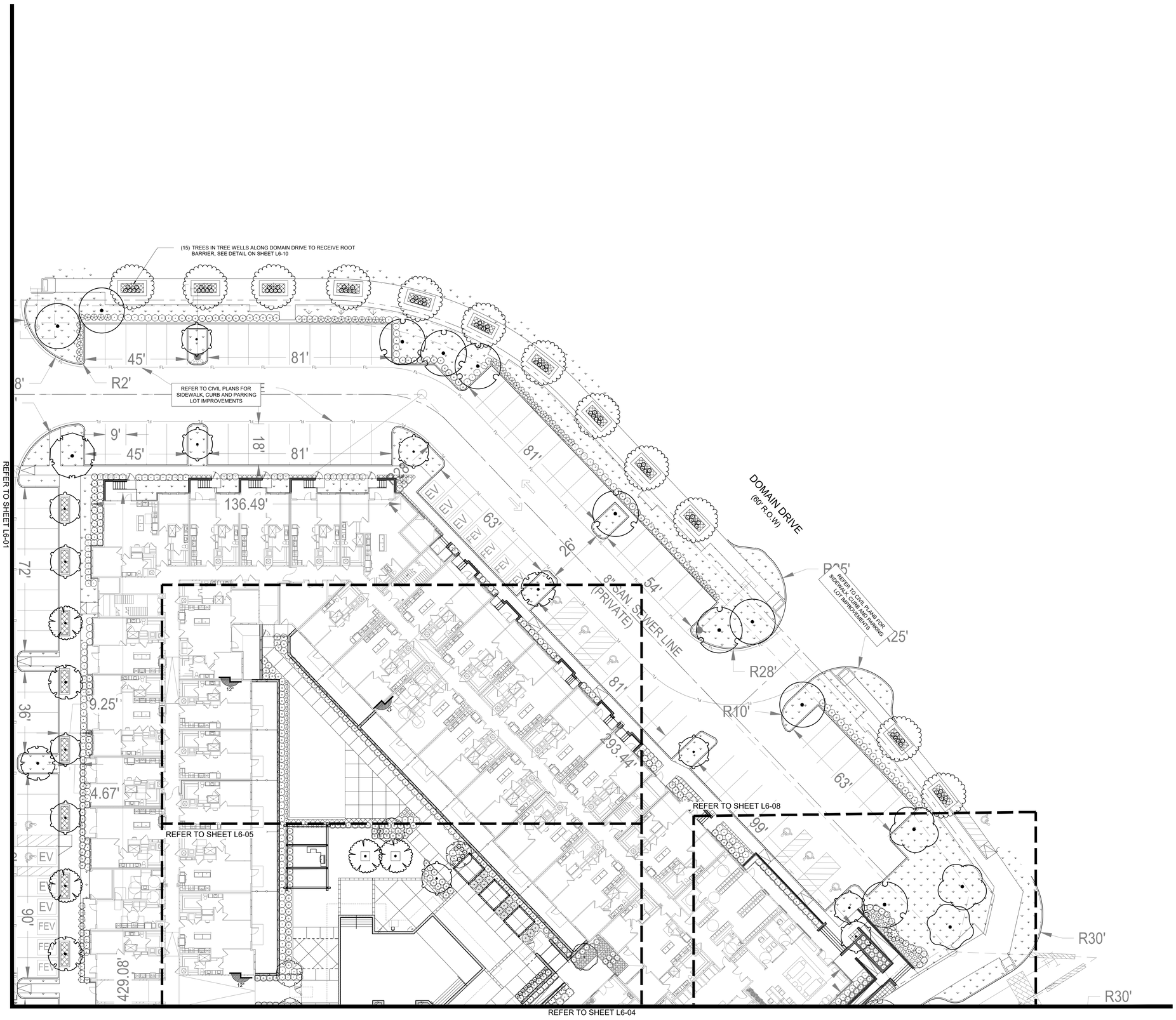
VERT: N/A
HORZ: 1" = 20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-02



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

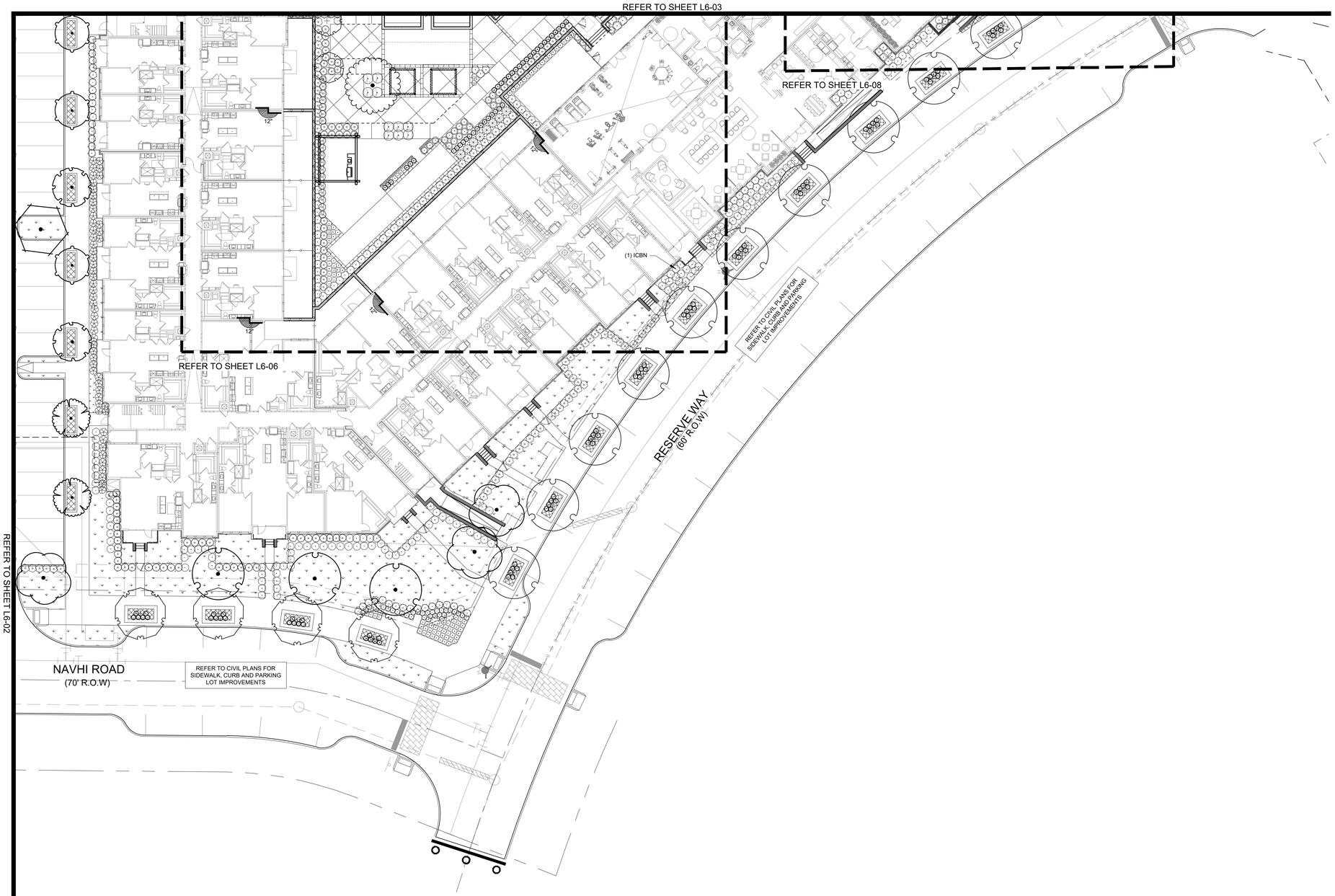
VERT: N/A
HORZ: 1" = 20'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-03



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
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: 1" = 20'

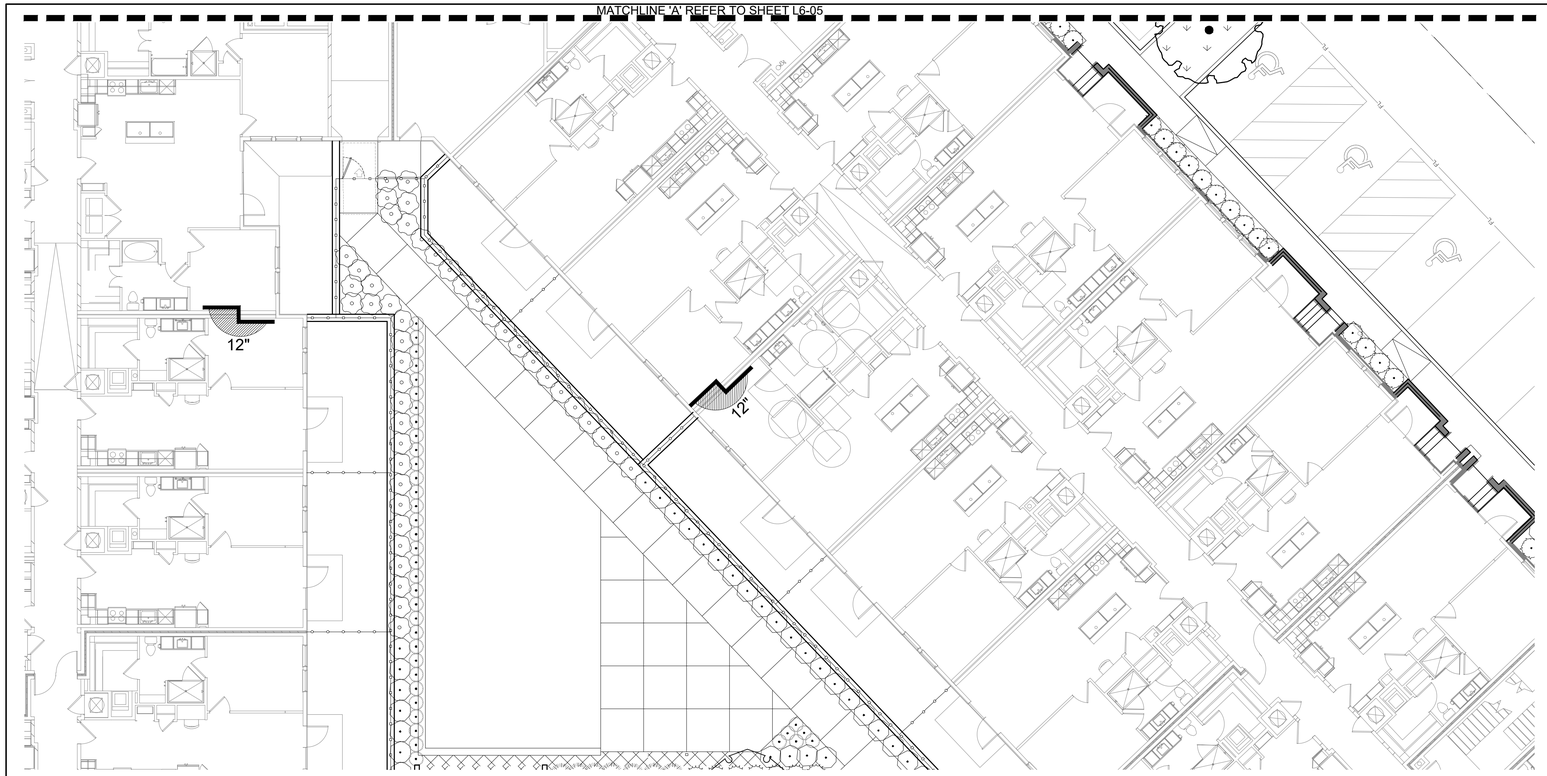
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-04

MATCHLINE 'A' REFER TO SHEET L6-05



01 POOL COURTYARD

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
2941
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" = 10'

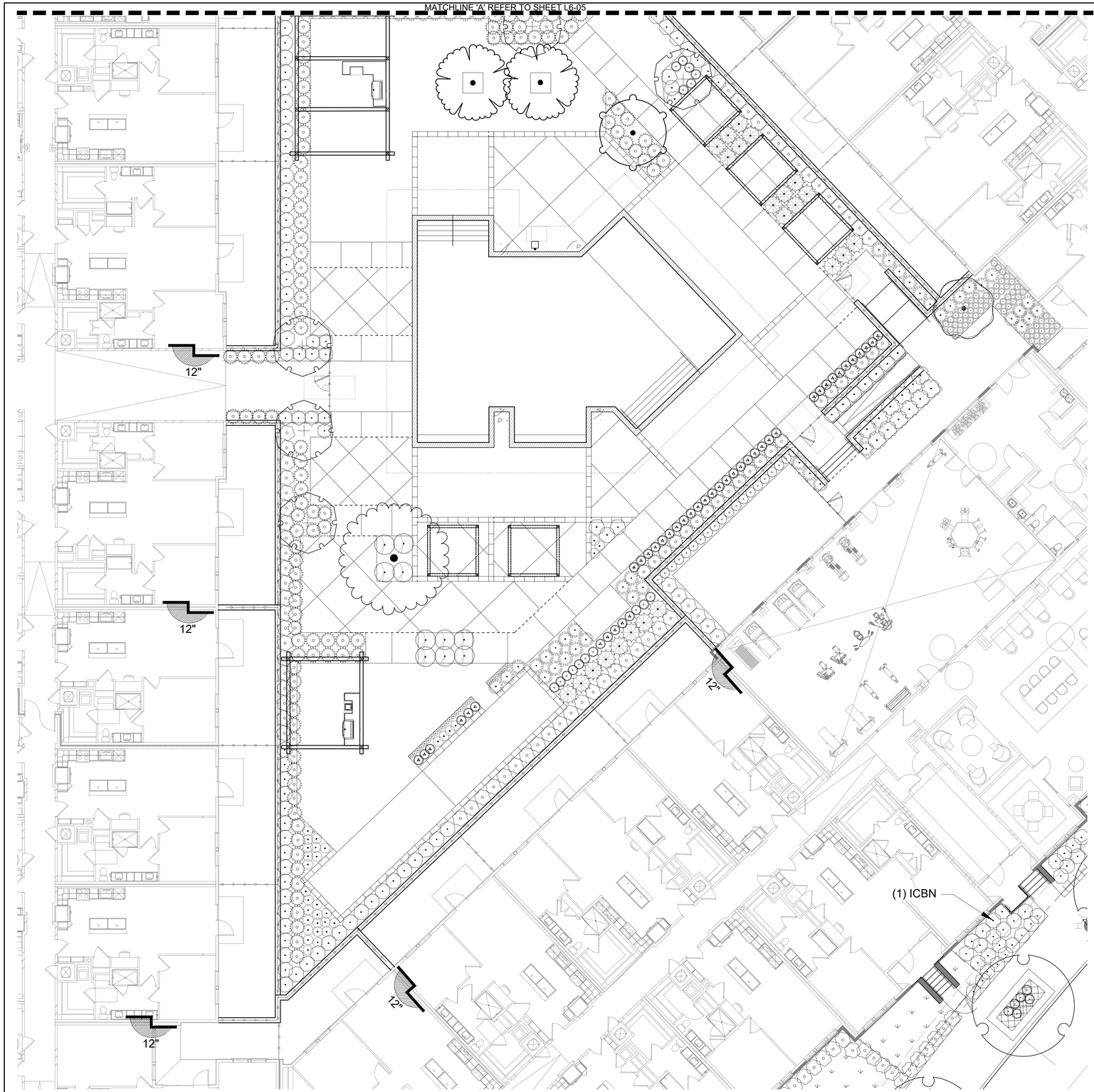
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-05

MATCHLINE 'A' REFER TO SHEET L6-05



01 POOL COURTYARD

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
2941
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

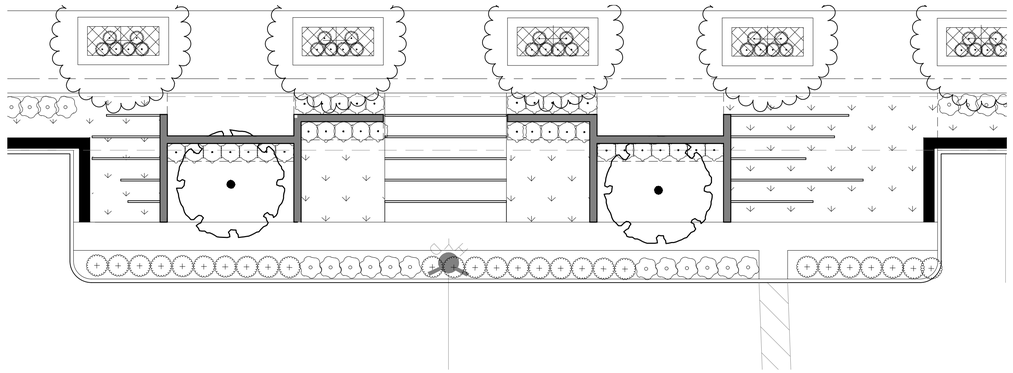
VERT: N/A
HORZ: 1" = 10'

SHEET TITLE

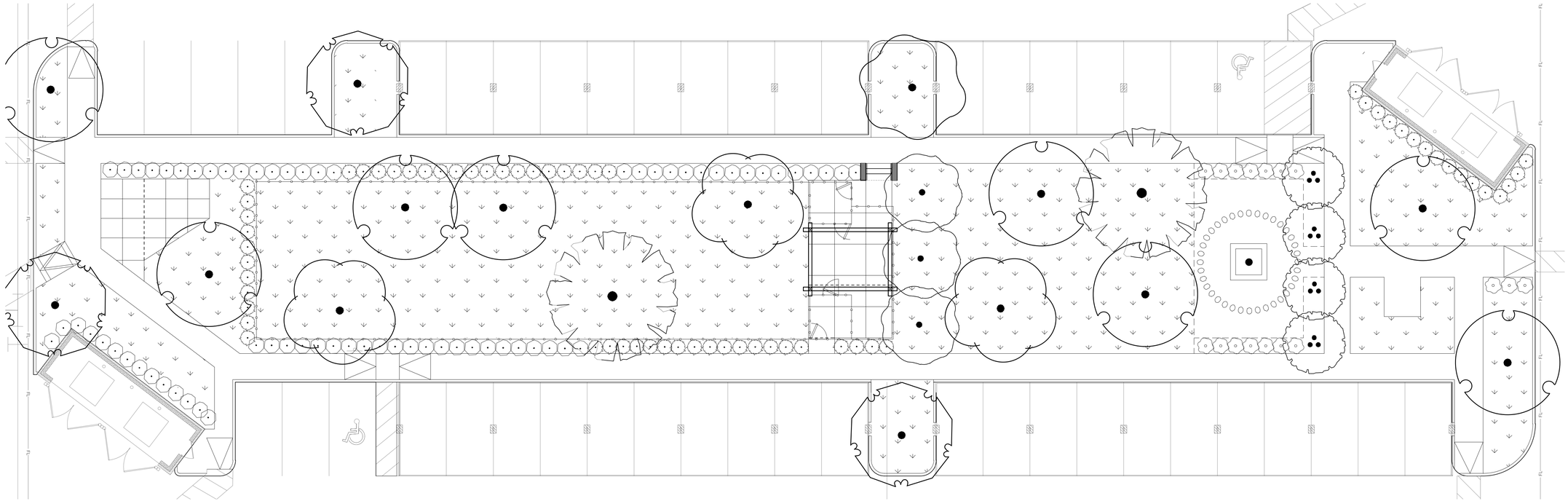
PLANTING PLAN

SHEET NUMBER

L6-06



01 POCKET PARK



02 DOG PARK

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
BRENT 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

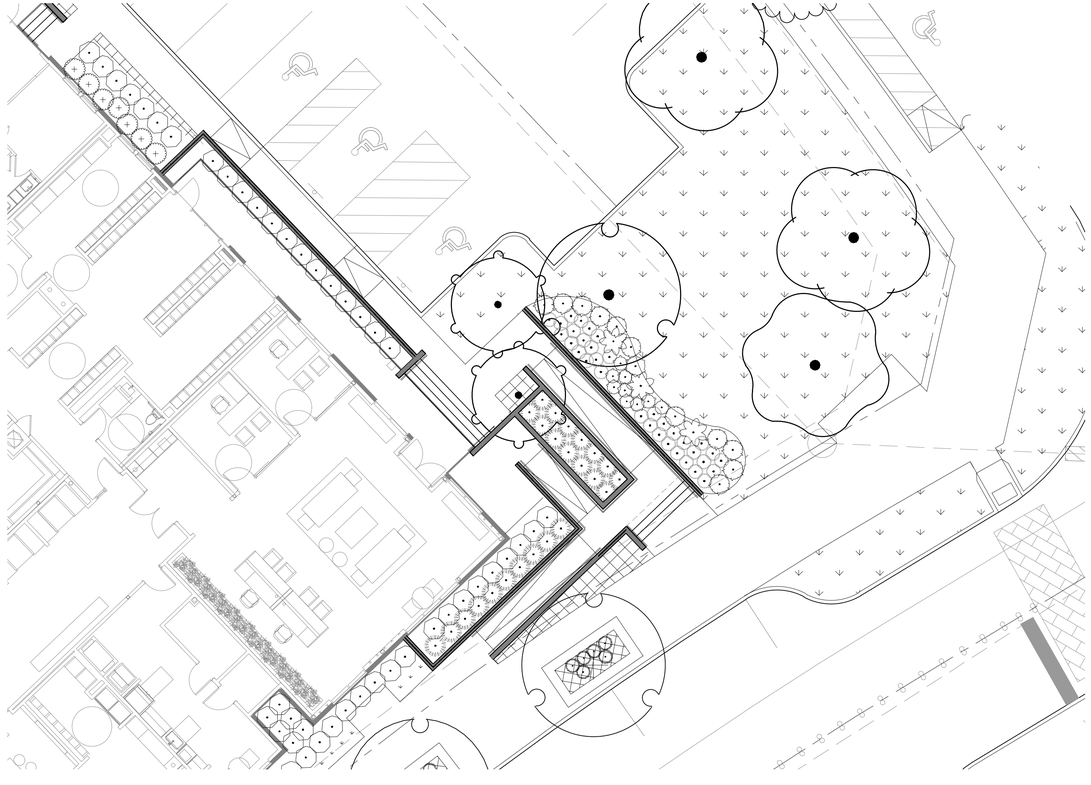
VERT: N/A
HORZ: 1" = 10'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-07



01 LEASING PLAZA

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
HETH KENDRICK
2940
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" = 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.	

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
BRADLEY 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

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

VERT: N/A
HORZ: CUSTOM

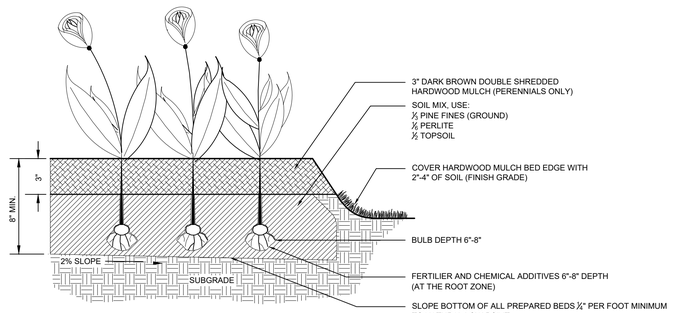
SHEET TITLE

PLANTING NOTES

SHEET NUMBER

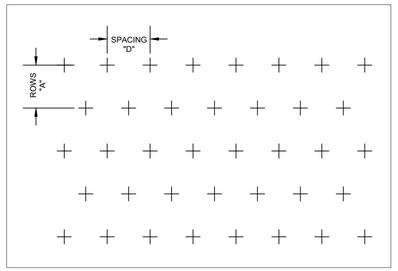
L6-09

NOTE:
1. MIX IN BONE MEAL AT BOTTOM OF BULB WHEN PLANTED



PLANTING BED FOR ANNUALS AND PERENNIALS

NOT TO SCALE

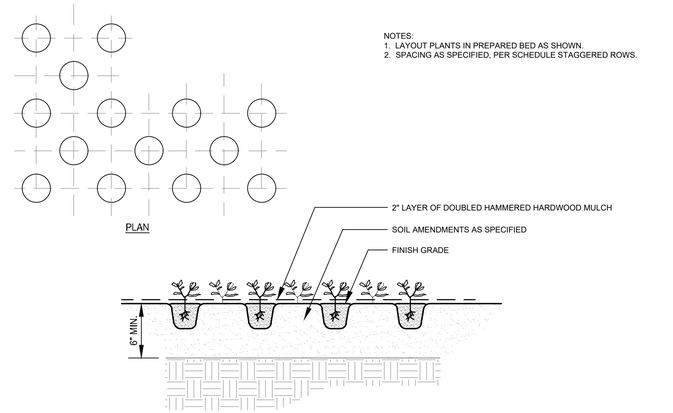


PLANT SPACING CHART

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



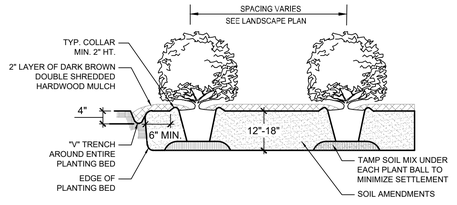
NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

GROUND COVER PLANTING

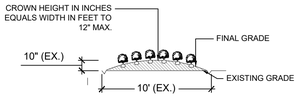
NOT TO SCALE

NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

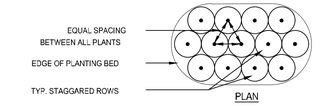
NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



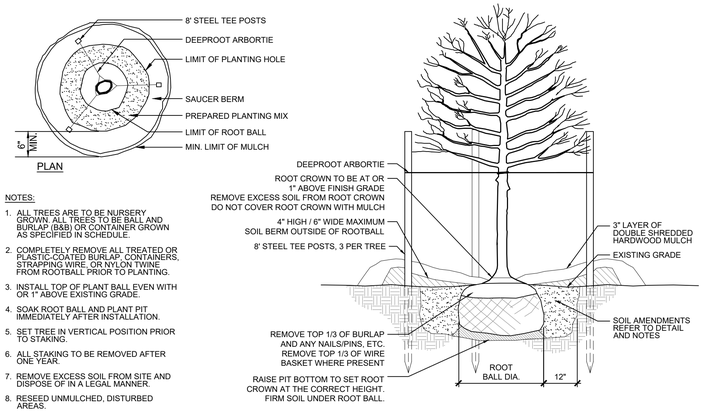
TYPICAL BED CROWNING



PLAN

SHRUB PLANTING BED

NOT TO SCALE



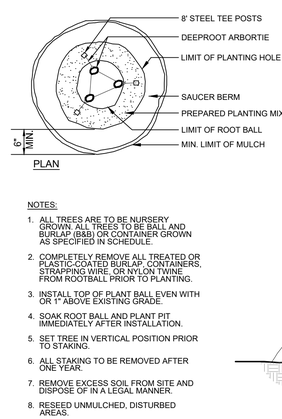
NOTES:
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH 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

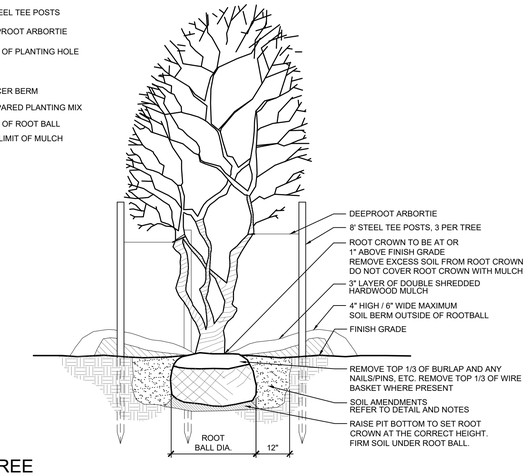
NOT TO SCALE

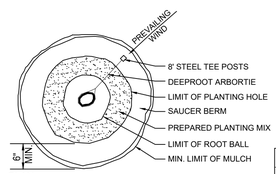


NOTES:
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH 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.

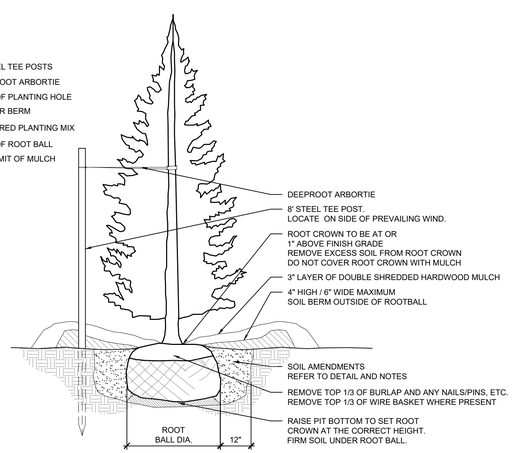
MULTI-STEM TREE

NOT TO SCALE





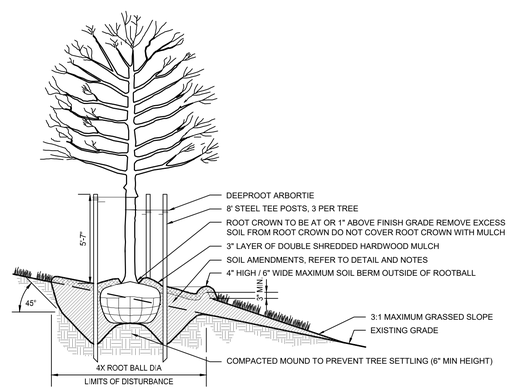
PLAN



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

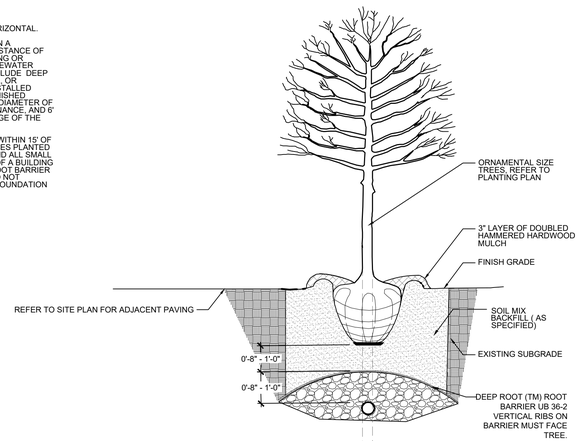


NOTES:
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH 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.

TREE PLANTING ON SLOPE

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

NOT TO SCALE

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
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

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE NORTH

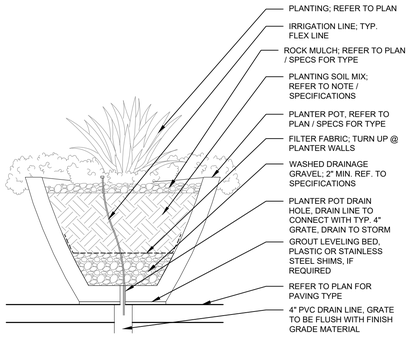
VERT: N/A
HORZ: AS SHOWN

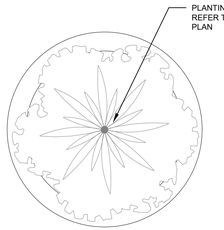
SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L6-10





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

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
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

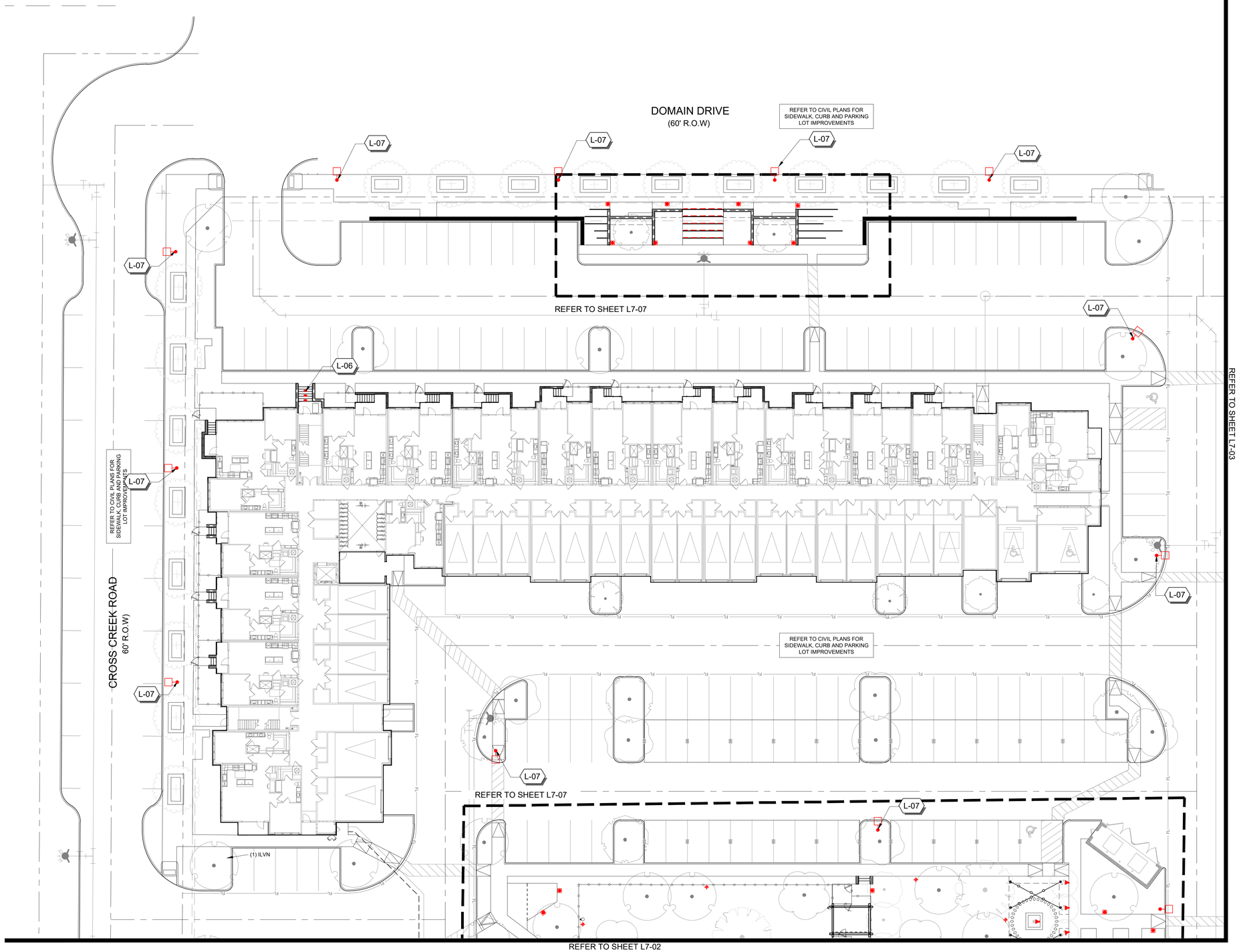
VERT: N/A
HORZ: AS SHOWN

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

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
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

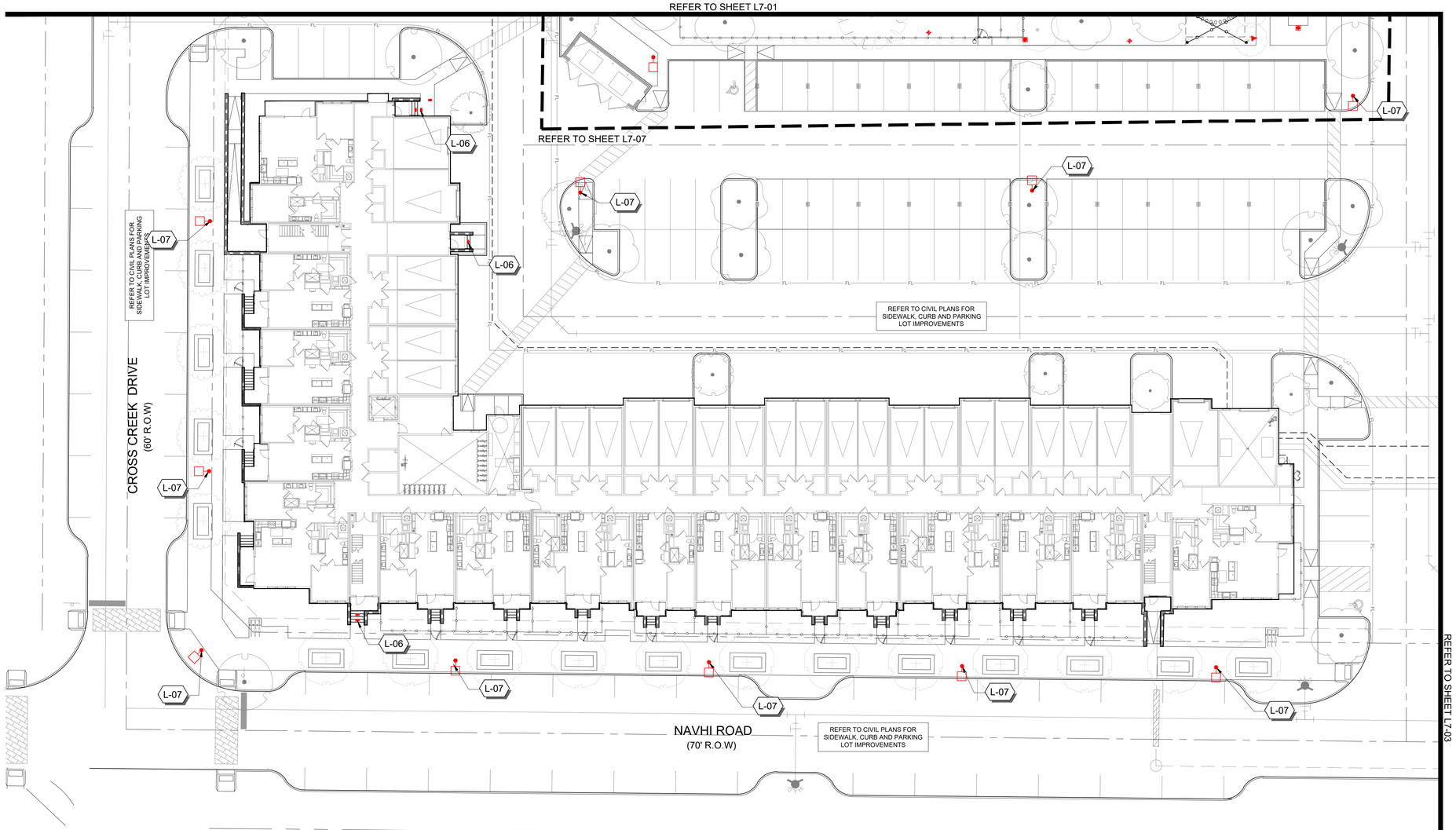
VERT: N/A
HORZ: 1" = 20'
0 10 20 40

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

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
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: 1" = 20'

0 10 20 40

SHEET TITLE

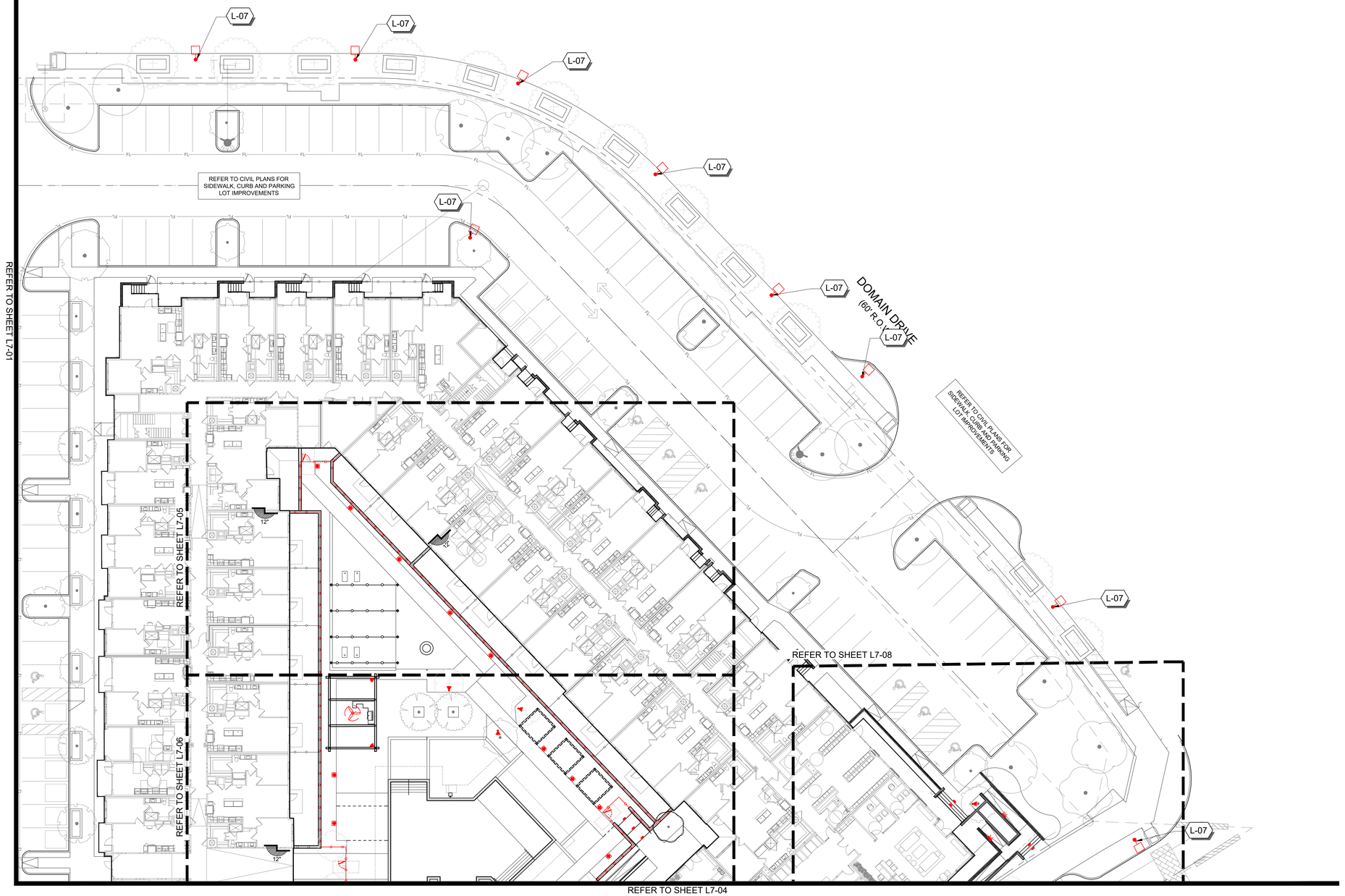
LIGHTING PLAN

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



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 HETH
2941
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'

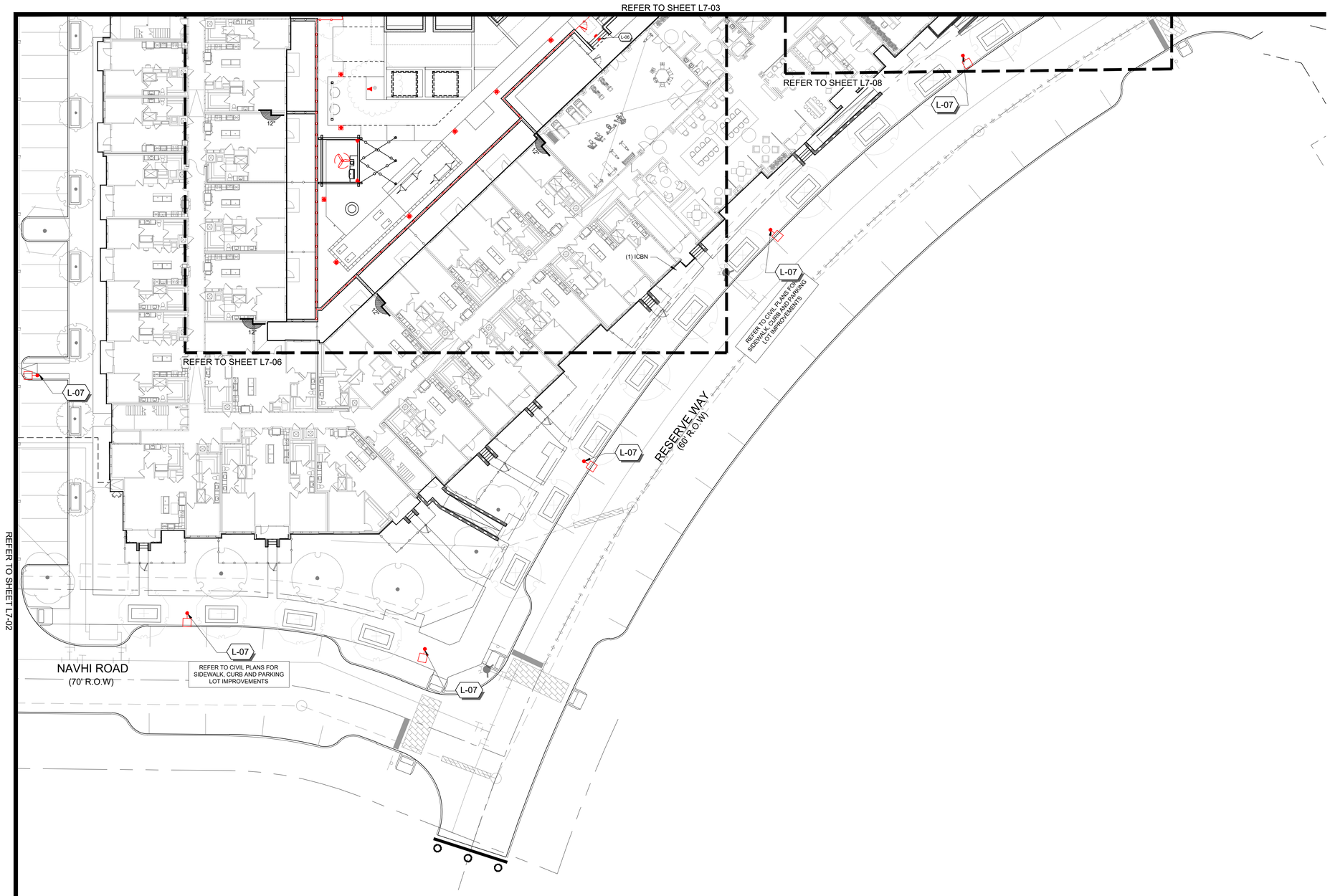
0 10 20 40

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

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
H. 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: 1" = 20'

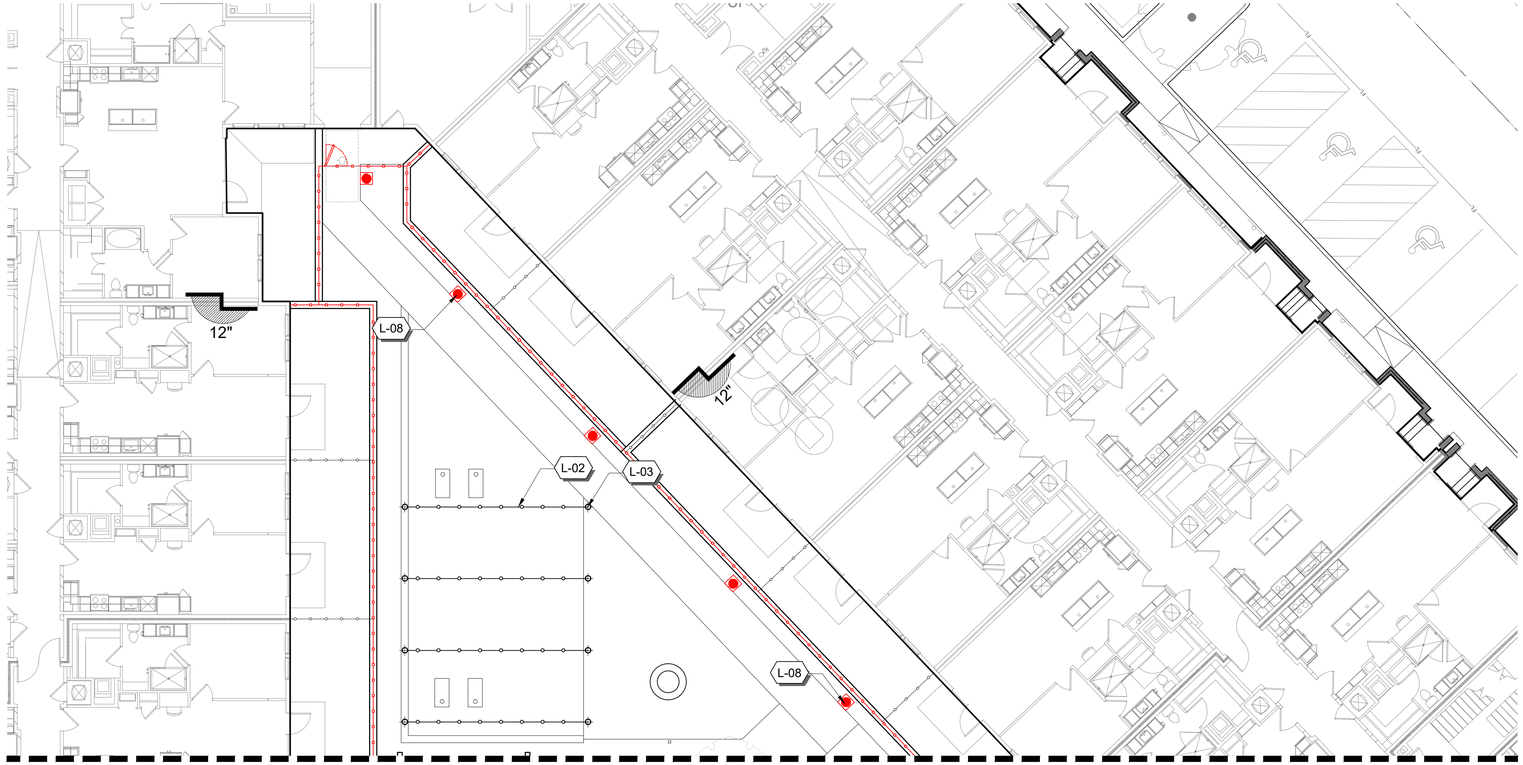
0 10 20 40

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
L-07	STREET LIGHT
L-08	PATH LIGHT BOLLARD
L-09	FLEX STRIP LIGHTS
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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 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

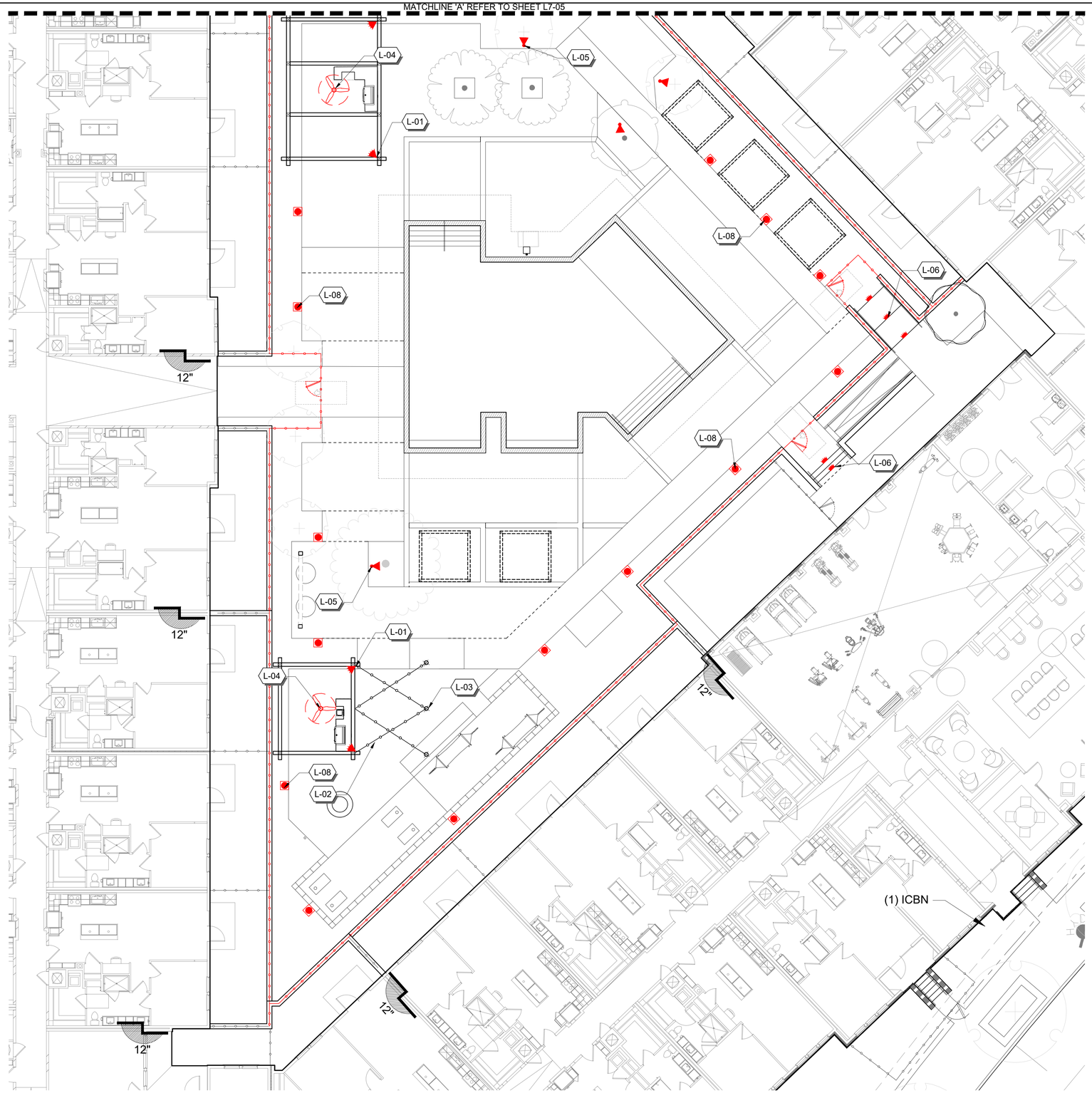
VERT: N/A
HORZ: ########
##

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

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
2941
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

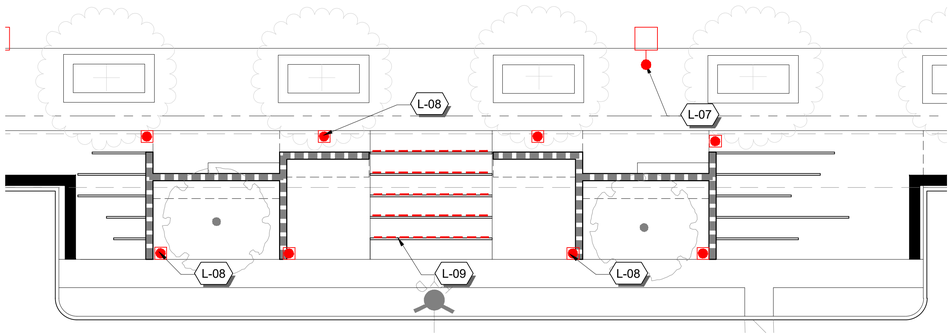
VERT: N/A
HORZ: ########
##

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

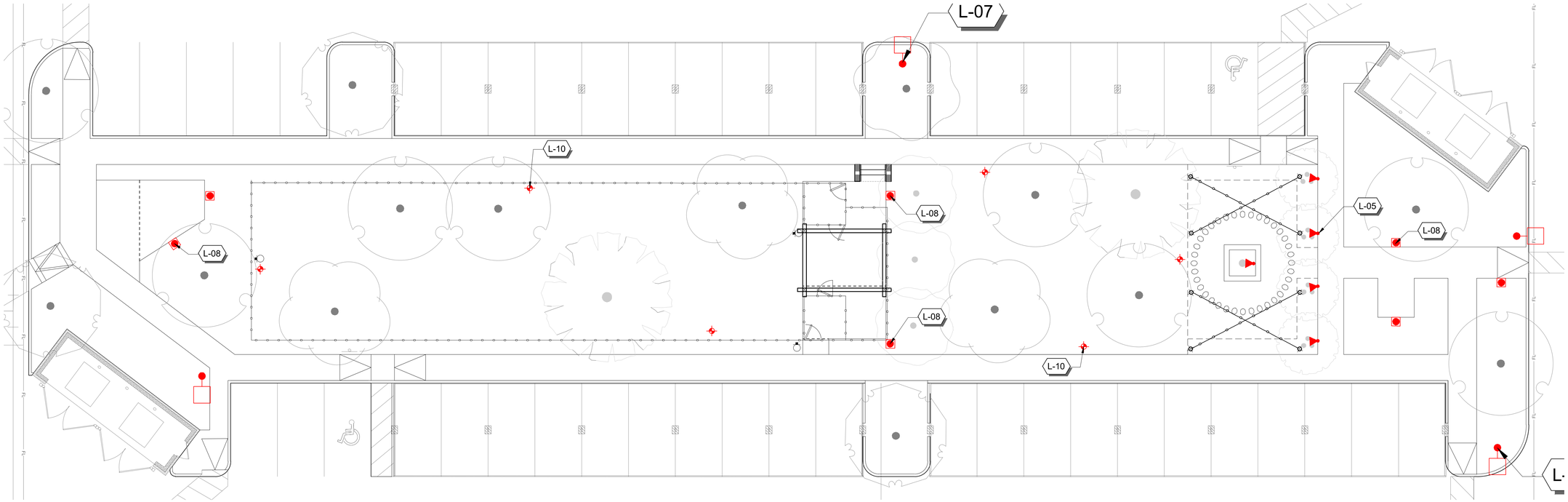
L7-06



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

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
BRAD NETH KENDRICK
2941
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

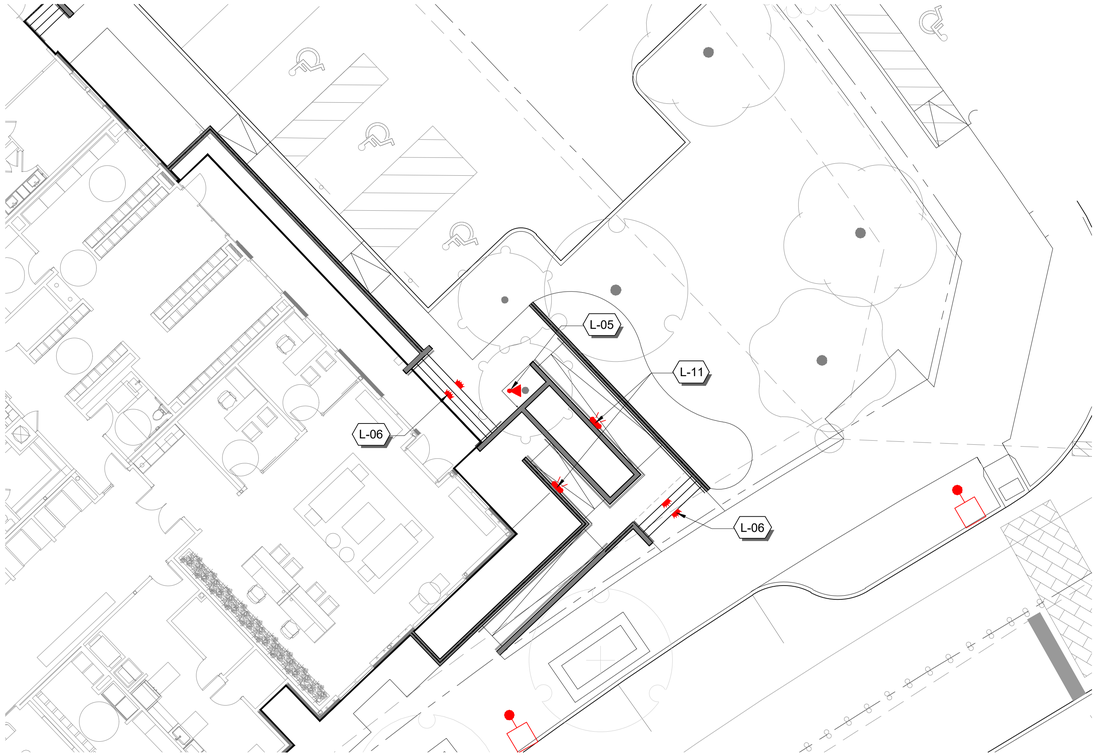
VERT: N/A
HORZ: 1" = 10'
0 5 10 20

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
L-10	PEDESTRIAN LIGHTS
L-11	WALL DOWN LIGHT

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 HETH
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: 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 •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

[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 •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

[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

ENHANCED SEATING AREA

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

ENHANCED SEATING AREA

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

ENHANCED SEATING AREA

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

ENHANCED SEATING AREA

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.

ENHANCED SEATING AREA

RESERVE AT MANSFIELD PHASE 2 MANSFIELD, TX •

PN 8522010 | 09.08.2023 | STILLWATER CAPITAL

LandDesign.