Planning and Zoning Commission - Regular Meeting
August 6, 2026 - 5:30 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

3. RECESS INTO EXECUTIVE SESSION
Pursuant to Section 551.071, Texas Government Code, the Commission 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, including but not limited to legal issues concerning any item listed on today's posted Planning and Zoning Commission agenda, and/or the subject matter listed.

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

5. INVOCATION

6. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

7. COMMISSION ANNOUNCEMENTS

8. CITIZEN COMMENTS
Citizens wishing to address the Commission on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to five (5) minutes.

9. CONSENT AGENDA

Minutes - Approval of the July 16, 2026, Planning and Zoning Commission Meeting Minutes
Presenters:
Attachments:
1. 7-16-26 DRAFT Minutes

Minutes - Approval of the July 28, 2026, Planning and Zoning Commission Meeting Minutes
Presenters:
Attachments:

1. 7-28-26 DRAFT Minutes

Consideration of a request from Blazing Hospitality LLC for a Replat of Lots 5R and 6, Block 1, Reserve North Addition, on 2.479 acres located at 351 Matlock Road. (SD#26-019)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Previously Approved Plat
3. Replat
4. Exhibit A - Written Statement of Conditions

Consideration of a request from GRBK Edgewood, LLC for a Final Plat of Watson Branch Phase 2 on 15.669 Acres at 401 House Road Situated in the S.S. Callender Survey, Abstract No. 359 (SD#23-017)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Approved Site Plan
3. Final Plat

Consideration of a request from A & E Prime Homes, LLC for a Final Plat of Bonner Farm House Addition being 3.475 acres located at 1709 and 1750 Bonner Drive in the James Bridgeman Survey, Abstract No. 186 (SD#26-024)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Approved Preliminary Plat
3. Final Plat
4. Exhibit A - Written Statement of Conditions

10. PUBLIC HEARINGS

26-2550 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Beverage Service on a 0.78-acre portion of Lot 5, Block 1, Reserve North Addition, and located at 351 Matlock Rd. (SUP26-003)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan
4. Exhibit C - Elevations
5. Exhibit D - Landscape Plan
6. Exhibit E - Signage Plan
7. Concept Plan for Remaining Lot

26-2551 Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 0.97-acre described as Lot 4, Block 1, Reserve North Addition, and located at 2431 E. Broad St. (SUP26-004)

Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Maps and Supporting Information
2. Exhibit A - Legal Description
3. Exhibit B & C - Site Plan & Building Elevations
4. Exhibit D - Landscape Plan
5. Exhibit E - Signage Plan
6. Overall Concept Plan

26-2530 Continuation of Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Illustrative Plan
3. Exhibit B - Regulating Plan
4. Exhibit C - Planned Development Standards
5. Exhibit D - Cross Sections
6. Exhibit E - Legal Description

11. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 31, 2026, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

_____

Clarissa Carrasco, Planning Technician

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.

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

City of Mansfield
Staff Report

Item ID: 26-2528

Agenda Date: August 6, 2026

Title
Minutes - Approval of the July 16, 2026, Planning and Zoning Commission Meeting Minutes

Description/History
Meeting minutes from the June 16, 2026, Planning and Zoning Commission meeting.

Strategic Initiative
N/A

Recommendation
Staff recommends approval of the meeting minutes as presented.

Funding Source
N/A

Prepared By
Clarissa Carrasco, Planning Technician - (817) 276-4229

Planning and Zoning Commission - Regular Meeting Minutes
July 16, 2026 - 5:30 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 p.m.

Present: Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Absent: David Godin

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

Arty Wheaton-Rodriguez, Assistant Director of Planning, spoke on the regular work session items and mentioned the upcoming special called meeting on Tuesday, July 28.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Chair Mainer called the regular session to order at 6:03 p.m.

4. INVOCATION

Vice Chair Axen gave the Invocation.

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

Commissioner Lambert-Aikhionbare wished good luck to the World Cup finalists.

Vice Chair Axen shared his gratitude for the Animal Care and Control department and their work throughout the city.

7. APPROVAL OF MINUTES

26-2437 Minutes - Approval of an Amendment to the May 7, 2026, Planning and Zoning Commission Meeting Minutes
Attachments:

1. 5-7-26 DRAFT Minutes - Amended

A motion was made by Commissioner Moses to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

26-2438 Minutes - Approval of an Amendment to the June 4, 2026, Planning and Zoning Commission Meeting Minutes

Attachments:

1. 6-4-26 DRAFT Minutes - Amended

A motion was made by Commissioner Moses to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

26-2436 Minutes - Approval of the June 18, 2026, Planning and Zoning Commission Meeting Minutes

Presenters:

Attachments:

1. 6-18-26 DRAFT Minutes

A motion was made by Commissioner Moses to approve the meeting minutes as presented. Seconded by Commissioner Rozak. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

8. CITIZEN COMMENTS

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

There were no citizen comments.

9. PUBLIC HEARINGS

26-2472 Consideration of a request from D.R. Horton Texas, LTD for a Preliminary Plat of Munoz Tract, being 15.47 acres located in the 1900 Block of 3100

Block of Gertie Barrett Road and situated in the James McDonald Survey, Abstract No. 997 (SD26-021)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Preliminary Plat
3. Exhibit A - Written Statement of Conditions

Katasha Smithers, Planning Manager - Current Planning, gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:10 p.m. and called for anyone wishing to speak to come forward.

Thomas Freed, applicant, mentioned he was available to answer any questions.

Michelle Lasa, applicant, mentioned she was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:12 p.m.

A motion was made by Commissioner Rozak to approve the preliminary plat with variances, subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Lambert-Aikhionbare. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

26-2473 Consideration of a request from Hillstone in Mansfield, LLC for a Final Plat of South Mitchell Townhomes, being 7.869 acres located at 1000 S. Mitchell Road and situated in the Samuel Mitchell Survey, Abstract No. 593. (SD26-004)
Presenters: Katasha Smithers, Planning Manager - Current Planning
Attachments:
1. Location Map
2. Final Plat
3. Exhibit A - Written Statement of Conditions

Ms. Smithers gave a presentation on the case and was available to answer any questions.

Chair Mainer opened the public hearing at 6:14 p.m. and called for anyone wishing to speak to come forward.

Justin Gilmore, applicant, mentioned he was available to answer any questions.

Seeing no one else come forward to speak, Chair Mainer closed the public hearing at 6:15 p.m.

A motion was made by Commissioner Lambert-Aikhionbare to approve the final plat

subject to the conditions in the Written Statement of Conditions. Seconded by Commissioner Moses. The motion PASSED by the following vote:

Aye: 6	Blake Axen, Michael Mainer, Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker, Eric Rozak
Nay: 0	None
Abstain: 0	None

10. ADJOURN

Chair Mainer adjourned the meeting at 6:15 p.m.

_____
Michael Mainer, Chair

ATTEST:

_____
Clarissa Carrasco, Planning Technician

City of Mansfield
Staff Report

Item ID: 26-2529

Agenda Date: August 6, 2026

Title
Minutes - Approval of the July 28, 2026, Planning and Zoning Commission Meeting Minutes

Description/History
Meeting minutes from the July 28, 2026, Planning and Zoning Commission meeting.

Strategic Initiative
N/A

Recommendation
Staff recommends approval of the meeting minutes as presented.

Funding Source
N/A

Prepared By
Clarissa Carrasco, Planning Technician - (817) 276-4229

Planning and Zoning Commission - Special Meeting Minutes
July 28, 2026 - 5:30 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Mainer called the meeting to order at 5:30 p.m.

Present: Blake Axen, David Godin, Michael Mainer, Eric Rozak
Absent: Patrick Moses, Ehi Lambert-Aikhionbare, Danielle Walker

2. WORK SESSION - 5:30 P.M.

A. Presentation by Staff on Items from the Regular Planning and Zoning Commission Meeting

B. Staff Announcements

C. Summary of City Council Actions

Arty Wheaton-Rodriguez, Assistant Director of Planning, and Clayton Comstock, Executive Director of Planning and Development Services, spoke on the regular work session items.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Chair Mainer called the regular session to order at 6:08 p.m.

4. INVOCATION

Commissioner Godin gave the Invocation.

5. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAG

6. COMMISSION ANNOUNCEMENTS

There were no commission announcements.

7. CITIZEN COMMENTS

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

There were no citizen comments.

8. PUBLIC HEARINGS

26-2530 Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Presenters: Clayton Comstock, Executive Director of Planning and Development

Attachments:

1. Maps and Supporting Information
2. Exhibit A - Illustrative Plan
3. Exhibit B - Regulating Plan
4. Exhibit C - Planned Development Standards
5. Exhibit D - Cross Sections
6. Exhibit E - Legal Description

Mr. Comstock gave a presentation on the case and was available to answer any questions.

Cole Henley and Allen Lasala, applicants, gave a presentation on the case and were available to answer any questions.

Chair Mainer opened the public hearing at 7:06 p.m. and called for anyone wishing to speak to come forward.

Seeing no one come forward to speak, Chair Mainer closed the public hearing at 7:06 p.m.

Commissioner Rozak, Mr. Henley, and Mr. Lasala discussed the possibility of expanding open space opportunities.

Mr. Comstock discussed the purpose of the illustrative plan and the regulating plan.

Chair Mainer, Mr. Comstock, and Mr. Henley discussed the phasing of the development.

Commissioner Rozak, Mr. Comstock, and Mr. Henley clarified the proposed total of multifamily residential projects within the PD, Planned Development.

Commissioner Axen, Mr. Comstock, Mr. Henley, and Mr. Lasala discussed the desired development approach for the Broad Street Subdistrict, building frontage along the Canals Subdistrict, public art, and use of buildings.

Commissioner Godin and Raymond Coffman, Director of Engineering Services, discussed the 2023 Master Thoroughfare Plan and its applicability to the subject property.

A motion was made by Commissioner Godin to continue the case to the August 6, 2026, Planning and Zoning Commission meeting. Seconded by Commissioner Rozak. The motion carried by the following vote:

Aye: 4 Blake Axen, David Godin, Michael Mainer, Eric Rozak

Nay: 0 None
Abstain: 0 None

9. ADJOURN

Chair Mainer adjourned the meeting at 7:48 p.m.

_____
Michael Mainer, Chair

ATTEST:

_____
Clarissa Carrasco, Planning Technician

City of Mansfield
Staff Report

Item ID: 26-2505

Agenda Date: August 6, 2026

Title
Consideration of a request from Blazing Hospitality LLC for a Replat of Lots 5R and 6, Block 1, Reserve North Addition, on 2.479 acres located at 351 Matlock Road. (SD#26-019)

Description/History
The subject property is approximately 2.48 acres addressed at 351 Matlock Road and generally located at the intersection of East Broad Street and Matlock Road. The property is zoned PD, Planned Development District for the Reserve at Mansfield, Neighborhood Center District Two, which allows for commercial uses.

The Neighborhood Center Two Sub-District occurs at key street intersections that are away from the freeway such as the northwest and northeast quadrants of the East Broad Street and Matlock Road intersection. This Sub-District is designed to provide a better transition between the existing residential land uses in the rear and new commercial/retail uses along East Broad Street. This is accomplished by using small, pedestrian oriented streets to integrate commercial developments with residential uses.

This property was previously platted as part of a final plat for Lots 1 through 5, Block 1, Reserve North Addition and the final plat was administratively approved on June 10, 2024. The final plat established five commercial lots on approximately 6.4876 acres. The replat now before the Commission seeks to subdivide Lot 5 into two separate lots for future commercial purposes. The plat also includes drainage, access, and utility easements needed to serve the development.

Staff Analysis
This request is for approval of a replat. A replat is the subdivision document which provides for the re-arrangement of any part or all of any previously platted lot or lots, or for the combining of platted and unplatted property. This item is not a request to change the zoning, land use, or development standards previously approved for the property.

The proposed replat is consistent with the current zoning and generally conforms to the previously approved plat. The replat continues to ensure a better transition between the residential land uses at the back and the new commercial development along East Broad Street and Matlock Road.

Future use of that lot must comply with the specific uses and limitations in the PD, including restrictions on permitted commercial uses, building area, hours of operation, parking, signage, and outdoor seating.

The Development Review Committee reviewed the replat and identified several technical revisions that must be completed before the plat can be filed. These include adding the case number, providing all necessary notes, removing contours, providing an approval block, revising the title block, submitting a DWG file that aligns with the City's GIS, providing additional access and utility easements, and providing written permission for any improvements or added

easements in the gas/electric easement. These conditions do not change the approved land use or development concept; they are necessary to bring the plat into proper form for filing.

Next Steps
If the Planning and Zoning Commission approves the replat with conditions, the applicant must revise the plat to address the written conditions provided by the Development Review Committee. Staff will review the revised plat for compliance before it is released for signatures and filing with Tarrant County. Once the plat is filed, the lots and easements shown on the plat will be legally established.

Approval of the replat does not authorize building construction itself. Building permits, civil construction, infrastructure installation, inspections, and any required acceptance of public improvements must proceed through the City's normal review and permitting processes. Future building permits must comply with the existing Reserve PD standards for Neighborhood Center District Two, the Mansfield Code of Ordinances, and all applicable engineering, building, fire, utility, and development requirements.

Strategic Initiative
Building Strong Neighborhoods
Focus on the Future

Recommendation
The Development Review Committee recommends approval of the replat with the written conditions provided in Exhibit A. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local Government Code.

Funding Source
N/A

Prepared By
Helina Okyere, Planner I - (817) 276-4287

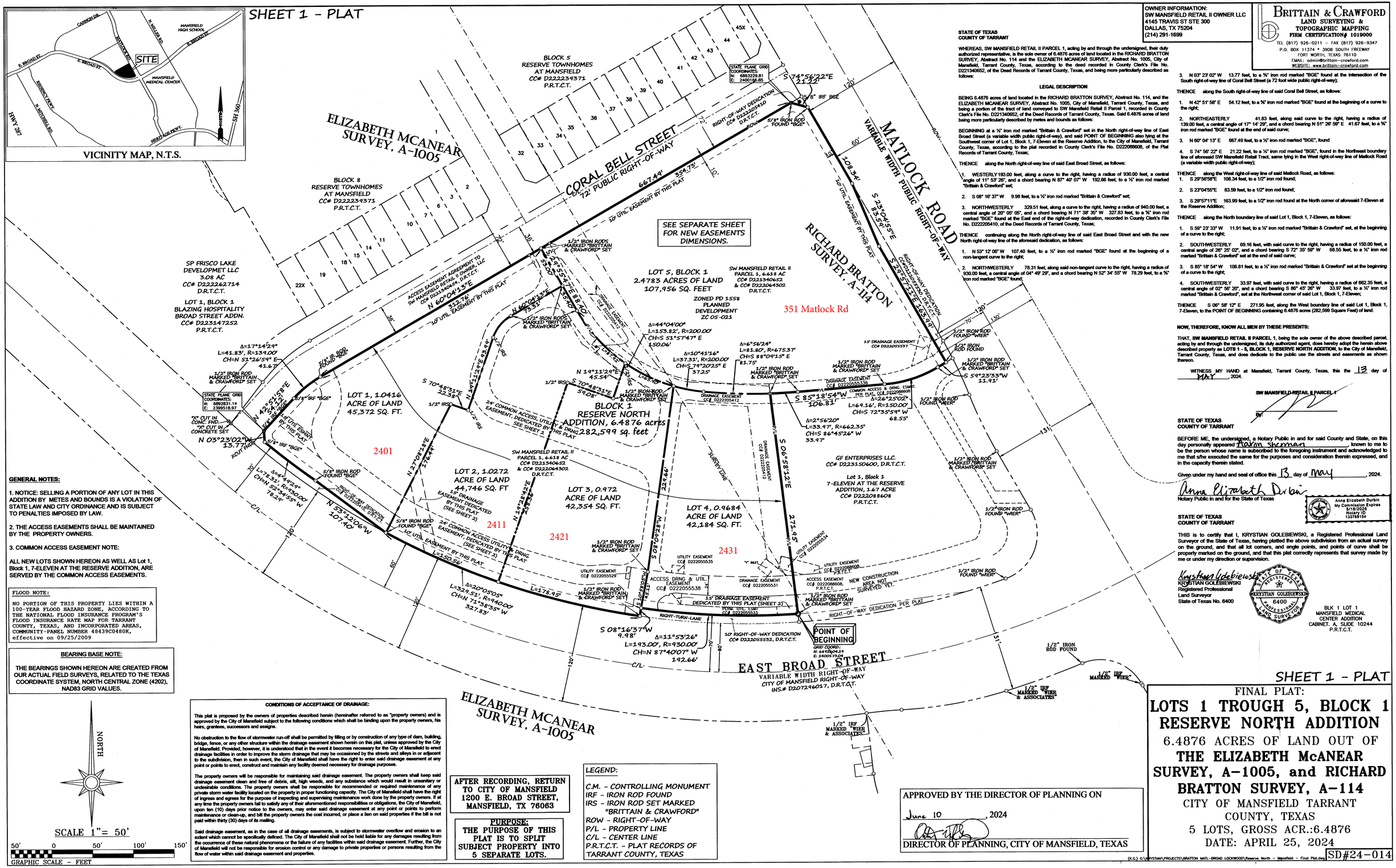
RESERVE WAY
STONE MEADOW MEWS
BROOKSTONE MEWS
KANGAROO PAW RD
HAMMOND DR
VISTA RIDGE DR
BLAZING STAR ST
LANTANA ALLEY
SALVIA ALLEY
MIMOSA CT
ACACIA RD
CORAL BELL ST
MATLOCK RD
E BROAD ST
0
130
260
520
Feet

SD#26-019

D224101028 06/10/2024 10:53 AM Page: 1 of 4 Fee: $77.00 Submitter: City Of Mansfield Planning Dept
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

SHEET 1 - PLAT

VICINITY MAP, N.T.S.



GENERAL NOTES:

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

2. THE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

3. COMMON ACCESS EASEMENT NOTE:

ALL NEW LOTS SHOWN HEREON AS WELL AS Lot 1, Block 1, 7-ELEVEN AT THE RESERVE ADDITION, ARE SERVED BY THE COMMON ACCESS EASEMENTS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0480K, effective on 09/25/2009

BEARING BASE NOTE:

THE BEARINGS SHOWN HEREON ARE CREATED FROM OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.

NORTH

SCALE 1"= 50'

50' 0 50' 100' 150'

GRAPHIC SCALE - FEET

CONDITIONS OF ACCEPTANCE OF DRAINAGE:

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

AFTER RECORDING, RETURN TO CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TX 76063

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO SPLIT SUBJECT PROPERTY INTO 5 SEPARATE LOTS.

LEGEND:

C.M. - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET MARKED "BRITTAIN & CRAWFORD"
ROW - RIGHT-OF-WAY
P/L - PROPERTY LINE
C/L - CENTER LINE
P.R.T.C.T. - PLAT RECORDS OF TARRANT COUNTY, TEXAS

OWNER INFORMATION:
SW MANSFIELD RETAIL II OWNER LLC
4145 TRAVIS ST STE 300
DALLAS, TX 75204
(214) 291-1699

BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 1019000
TEL (817) 926-0211 - FAX (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, SW MANSFIELD RETAIL II PARCEL 1, acting by and through the undersigned, their duly authorized representative, is the sole owner of 6.4876 acres of land located in the RICHARD BRATTON SURVEY, Abstract No. 114 and the ELIZABETH MCANEAR SURVEY, Abstract No. 1005, City of Mansfield, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D221340652, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 6.4876 acres of land located in the RICHARD BRATTON SURVEY, Abstract No. 114, and the ELIZABETH MCANEAR SURVEY, Abstract No. 1005, City of Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to SW Mansfield Retail II Parcel 1, recorded in County Clerk's File No. D221340652, of the Deed Records of Tarrant County, Texas. Said 6.4876 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set in the North right-of-way line of East Broad Street (a variable width public right-of-way), and said POINT OF BEGINNING also lying at the Southwest corner of Lot 1, Block 1, 7-Eleven at the Reserve Addition, to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D222088608, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of said East Broad Street, as follows:

1. WESTERLY 193.00 feet, along a curve to the right, having a radius of 930.00 feet, a central angle of 11° 53' 26", and a chord bearing N 87° 40' 07" W 192.66 feet, to a ½" iron rod marked "Brittain & Crawford" set;

2. S 08° 16' 37" W 9.98 feet, to a ½" iron rod marked "Brittain & Crawford" set;

3. NORTHWESTERLY 329.51 feet, along a curve to the right, having a radius of 940.00 feet, a central angle of 20° 05' 05", and a chord bearing N 71° 38' 35" W 327.83 feet, to a ½" iron rod marked "BGE" found at the East end of the right-of-way dedication, recorded in County Clerk's File No. D222205410, of the Deed Records of Tarrant County, Texas;

THENCE continuing along the North right-of-way line of said East Broad Street and with the new North right-of-way line of the aforesaid dedication, as follows:

1. N 53° 12' 06" W 107.40 feet, to a ½" iron rod marked "BGE" found at the beginning of a non-tangent curve to the right;

2. NORTHWESTERLY 78.31 feet, along said non-tangent curve to the right, having a radius of 930.00 feet, a central angle of 04° 49' 29", and a chord bearing N 52° 34' 55" W 78.29 feet, to a ½" iron rod marked "BGE" found;

3. N 03° 23' 02" W 13.77 feet, to a ½" iron rod marked "BGE" found at the intersection of the South right-of-way line of Coral Bell Street (a 72 foot wide public right-of-way);

THENCE along the South right-of-way line of said Coral Bell Street, as follows:

1. N 42° 51' 58" E 54.12 feet, to a ½" iron rod marked "BGE" found at the beginning of a curve to the right;

2. NORTHEASTERLY 41.83 feet, along said curve to the right, having a radius of 139.00 feet, a central angle of 17° 14' 29", and a chord bearing N 51° 26' 59" E 41.67 feet, to a ½" iron rod marked "BGE" found at the end of said curve;

3. N 60° 04' 13" E 667.49 feet, to a ½" iron rod marked "BGE", found

4. S 74° 56' 22" E 21.22 feet, to a ½" iron rod marked "BGE", found in the Northeast boundary line of aforesaid SW Mansfield Retail Tract, same lying in the West right-of-way line of Matlock Road (a variable width public right-of-way);

THENCE along the West right-of-way line of said Matlock Road, as follows:

1. S 29°56'58"E 108.34 feet, to a 1/2" iron rod found;

2. S 23°04'55"E 83.59 feet, to a 1/2" iron rod found;

3. S 29°57'11"E 163.99 feet, to a 1/2" iron rod found at the North corner of aforesaid 7-Eleven at the Reserve Addition;

THENCE along the North boundary line of said Lot 1, Block 1, 7-Eleven, as follows:

1. S 59° 23' 33" W 11.91 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right;

2. SOUTHWESTERLY 69.16 feet, with said curve to the right, having a radius of 150.00 feet, a central angle of 26° 25' 02", and a chord bearing S 72° 35' 59" W 68.55 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;

3. S 85° 18' 54" W 106.81 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;

4. SOUTHWESTERLY 33.97 feet, with said curve to the right, having a radius of 662.35 feet, a central angle of 02° 56' 20", and a chord bearing S 86° 45' 26" W 33.97 feet, to a ½" iron rod marked "Brittain & Crawford", set at the Northwest corner of said Lot 1, Block 1, 7-Eleven;

THENCE S 06° 58' 12" E 271.95 feet, along the West boundary line of said Lot 1, Block 1, 7-Eleven, to the POINT OF BEGINNING containing 6.4876 acres (282,599 Square Feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **SW MANSFIELD RETAIL II PARCEL 1**, being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOTS 1 - 5, BLOCK 1, RESERVE NORTH ADDITION**, to the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown thereon.

WITNESS MY HAND at Mansfield, Tarrant County, Texas, this the 13 day of May, 2024.

SW MANSFIELD RETAIL II PARCEL 1

By:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Navin Sherman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13 day of May, 2024.

Anna Elizabeth Durbin
Notary Public in and for the State of Texas

Anna Elizabeth Durbin
My Commission Expires
5/18/2026
Notary ID
133768154

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, KRYSTIAN GOLEBIEWSKI, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

Krystian Golebiewski
KRYSTIAN GOLEBIEWSKI
Registered Professional
Land Surveyor
State of Texas No. 6400

STATE OF TEXAS
KRYSTIAN GOLEBIEWSKI
6400
REGISTERED PROFESSIONAL LAND SURVEYOR

BLK 1 LOT 1
MANSFIELD MEDICAL CENTER ADDITION
CABINET A, SLIDE 10244
P.R.T.C.T.

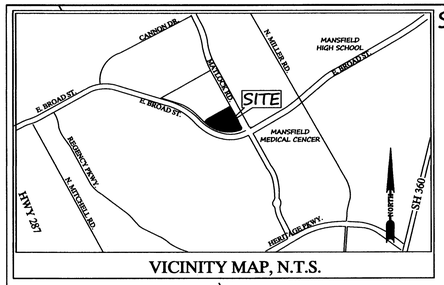
APPROVED BY THE DIRECTOR OF PLANNING ON
June 10, 2024
DIRECTOR OF PLANNING, CITY OF MANSFIELD, TEXAS

(K.G.) G:\KRYSTIAN\PROJECTS\BRATTON MATL-BROAD LOCKWOOD\Reserve North - Mansfield - Final Plat.dwg

SHEET 1 - PLAT

FINAL PLAT:
LOTS 1 TROUGH 5, BLOCK 1 RESERVE NORTH ADDITION
6.4876 ACRES OF LAND OUT OF
THE ELIZABETH McANEAR SURVEY, A-1005, and RICHARD BRATTON SURVEY, A-114
CITY OF MANSFIELD TARRANT COUNTY, TEXAS
5 LOTS, GROSS ACR.:6.4876
DATE: APRIL 25, 2024
SD#24-014

SHEET 2 - EASEMENTS



VICINITY MAP, N.T.S.

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
FIRM CERTIFICATION# 10190000
TEL (817) 926-0211 – FAX (817) 926-9347
P.O. BOX 11374 * 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

ACCESS EASEMENT CALL TABLE

Course	Bearing/RADIUS	Distance/ARC
E1	S 29°55'47" E	13.00'
E2	Rad: 28.00' Tan: 28.00' Chd: S 15°04'13" W	A: 43.98' CA: 90°00'00" 39.60'
E3	S 60°04'13" W	33.31'
E4	Rad: 61.00' Tan: 22.73' Chd: S 39°37'51" W	A: 43.52' CA: 40°52'44" 42.60'
E5	S 19°11'29" W	43.04'
E6	Rad: 52.00' Tan: 52.00' Chd: S 25°48'31" E	A: 81.68' CA: 90°00'00" 73.54'
E7	S 70°48'31" E	175.04'
E8	Rad: 28.00' Tan: 23.07' Chd: S 31°19'32" E	A: 38.59' CA: 78°57'59" 35.61'
E9	S 08°09'28" W	65.13'
E10	Rad: 28.00' Tan: 27.89' Chd: S 53°02'26" W	A: 43.87' CA: 89°45'57" 39.52'
E11	Rad: 74.00' Tan: 8.05' Chd: N 88°17'08" W	A: 16.04' CA: 12°25'06" 16.01'
E12	S 85°30'19" W	13.66'
E13	Rad: 892.00' Tan: 104.07' Chd: N 69°43'51" W	A: 207.20' CA: 13°18'33" 206.74'
E14	Rad: 200.00' Tan: 17.23' Chd: N 58°09'12" W	A: 34.37' CA: 9°50'45" 34.33'
E15	N 53°13'49" W	86.23'
E16	Rad: 28.00' Tan: 26.09' Chd: N 10°15'29" W	A: 42.00' CA: 85°56'40" 38.17'
E17	Rad: 52.00' Tan: 31.64' Chd: N 01°23'37" E	A: 56.85' CA: 62°38'29" 54.06'
E18	Rad: 20.01' Tan: 4.09' Chd: N 18°50'22" W	A: 8.06' CA: 23°05'15" 8.01'
E19	S 60°04'13" W	18.61'
E20	Rad: 20.00' Tan: 9.53' Chd: S 35°14'32" E	A: 17.79' CA: 50°57'01" 17.20'
E21	Rad: 28.00' Tan: 8.98' Chd: S 08°00'59" W	A: 17.38' CA: 35°34'01" 17.10'
E22	S 29°15'25" W	3.38'
E23	Rad: 52.00' Tan: 48.44' Chd: S 10°15'29" E	A: 78.00' CA: 85°56'40" 70.89'
E24	S 53°13'49" E	86.23'
E25	Rad: 224.00' Tan: 19.29' Chd: S 58°09'12" E	A: 38.49' CA: 9°50'45" 38.45'
E26	Rad: 74.00' Tan: 11.67' Chd: S 85°07'12" E	A: 23.15' CA: 17°55'15" 23.05'
E27	N 85°55'10" E	23.01'
E28	Rad: 20.00' Tan: 21.26' Chd: S 47°20'12" E	A: 32.63' CA: 93°29'13" 29.13'
E29	Rad: 50.00' Tan: 7.97' Chd: N 85°26'24" W	A: 15.80' CA: 18°06'34" 15.74'
E30	Rad: 916.00' Tan: 105.04' Chd: S 69°37'04" E	A: 209.17' CA: 13°05'00" 208.71'

Course	Bearing	Distance
E31	S 29°55'47" E	88.40'
E32	Rad: 188.00' Tan: 97.36' Chd: S 57°18'25" E	A: 179.66' CA: 54°45'16" 172.90'
E33	Rad: 663.37' Tan: 39.66' Chd: S 88°06'20" E	A: 79.23' CA: 6°50'35" 79.18'
E34	S 06°58'12" E	12.05'
E35	S 06°58'12" E	12.05'
E36	Rad: 687.37' Tan: 42.24' Chd: N 88°12'03" W	A: 84.38' CA: 7°02'01" 84.33'
E37	Rad: 212.00' Tan: 7.79' Chd: N 82°34'44" W	A: 15.58' CA: 4°12'37" 15.57'
E38	Rad: 10.00' Tan: 10.24' Chd: S 53°50'31" W	A: 15.95' CA: 91°22'07" 14.31'
E39	S 08°09'28" W	187.96'
E40	Rad: 15.00' Tan: 15.64' Chd: S 38°01'56" E	A: 24.19' CA: 92°22'48" 21.65'
Course	Bearing	Distance
E68	Rad: 28.00' Tan: 28.00' Chd: N 25°48'31" W	A: 43.98' CA: 90°00'00" 39.60'
E69	N 19°11'29" E	43.04'
E70	Rad: 37.00' Tan: 13.79' Chd: N 39°37'51" E	A: 26.40' CA: 40°52'44" 25.84'
E71	N 60°04'13" E	33.36'
E72	Rad: 28.00' Tan: 27.47' Chd: S 75°28'43" E	A: 43.45' CA: 88°54'07" 39.22'
E73	Rad: 212.00' Tan: 65.89' Chd: S 48°17'32" E	A: 127.76' CA: 34°31'45" 125.84'
E74	Rad: 28.00' Tan: 20.99' Chd: S 28°41'58" E	A: 36.02' CA: 73°42'52" 33.59'
E75	S 08°09'28" W	19.96'
E76	Rad: 28.00' Tan: 33.99' Chd: S 58°40'28" W	A: 49.37' CA: 101°02'01" 43.22'
E77	N 70°48'31" W	159.44'

UTILITY EASEMENT CALL TABLE

Course	Bearing	Distance
E41	N 42°51'58" E	17.58'
E42	N 42°51'58" E	15.03'
E43	S 50°42'09" E	46.94'
E44	Rad: 52.00' Tan: 16.21' Chd: S 21°42'48" E	A: 31.43' CA: 34°37'38" 30.95'
E45	N 50°42'09" W	74.95'

DRAINAGE EASEMENTS CALL TABLE

Course	Bearing	Distance
E68	N 11°30'29" W	85.17'
E69	N 27°08'18" E	24.02'
E70	S 11°30'29" E	114.87'
E71	Rad: 940.00' Tan: 9.28' Chd: N 65°24'33" W	A: 18.56' CA: 1°07'54" 18.56'
E72	Rad: 929.89' Tan: 12.53' Chd: S 87°09'30" W	A: 25.07' CA: 1°32'40" 25.07'
E73	N 06°58'12" W	10.04'
E74	Rad: 920.00' Tan: 58.98' Chd: N 88°20'55" W	A: 117.79' CA: 7°20'08" 117.71'
E75	N 38°26'14" W	17.26'
E76	Rad: 27.96' Tan: 3.93' Chd: N 87°36'19" E	A: 7.80' CA: 15°59'09" 7.78'
E77	Rad: 906.50' Tan: 72.25' Chd: S 88°58'11" E	A: 144.19' CA: 9°06'50" 144.04'
E78	S 06°57'45" E	23.54'

SCALE 1"= 40'

40' 0 40' 80' 120'

GRAPHIC SCALE – FEET

BEARING BASE NOTE:

THE BEARINGS SHOWN HEREON ARE CREATED FROM OUR ACTUAL FIELD SURVEYS, RELATED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 GRID VALUES.

SHEET 2 - EASEMENTS

FINAL PLAT:

LOTS 1 TROUGH 5, BLOCK 1 RESERVE NORTH ADDITION

6.4876 ACRES OF LAND OUT OF THE ELIZABETH McANEAR SURVEY, A-1005, and RICHARD BRATTON SURVEY, A-114

CITY OF MANSFIELD TARRANT COUNTY, TEXAS

5 LOTS, GROSS ACR.:6.4876

DATE: APRIL 25, 2024

SD#24-014

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

WENDY BURGESS
PCC, CTOP, PCAC, CSTA
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003747395
AD NUMBER: A 114 1A01
CERTIFICATE NO : 109436782

DATE : 6/3/2024 PAGE 1 OF 1
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
SW MANSFIELD RETAIL II OWNER LLC

4145 TRAVIS ST STE 300
DALLAS TX 75204

PROPERTY DESCRIPTION
BRATTON, RICHARD SURVEY ABST
RACT 114 TRACT 1A01

0002501 E BROAD ST
2.48 ACRES

PROPERTY OWNER
SW MANSFIELD RETAIL II OWNER LLC

4145 TRAVIS ST STE 300
DALLAS TX 75204

YEAR	TAX UNIT	AMOUNT DUE
2023	CITY OF MANSFIELD	$0.00
2023	Tarrant County	$0.00
2023	JPS HEALTH NETWORK	$0.00
2023	TARRANT COUNTY COLLEGE	$0.00
2023	MANSFIELD ISD	$0.00
	TOTAL	$0.00

ISSUED TO : SW MANSFIELD RETAIL II OWNER LLC
ACCOUNT NUMBER: 00003747395
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

WENDY BURGESS
PCC, CTOP, PCAC, CSTA
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004022769
AD NUMBER: A1005 1A
CERTIFICATE NO : 109436769

DATE : 6/3/2024 PAGE 1 OF 1
FEE : $10.00

COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
SW MANSFIELD RETAIL II OWNER LLC

4145 TRAVIS ST STE 300
DALLAS TX 75204

PROPERTY DESCRIPTION
MCANEAR, ELIZABETH SURVEY AB
STRACT 1005 TRACT 1A

0000260 N MITCHELL RD
4.07 ACRES

PROPERTY OWNER
SW MANSFIELD RETAIL II OWNER LLC

4145 TRAVIS ST STE 300
DALLAS TX 75204

YEAR	TAX UNIT	AMOUNT DUE
2023	CITY OF MANSFIELD	$0.00
2023	Tarrant County	$0.00
2023	JPS HEALTH NETWORK	$0.00
2023	TARRANT COUNTY COLLEGE	$0.00
2023	MANSFIELD ISD	$0.00
	TOTAL	$0.00

ISSUED TO : SW MANSFIELD RETAIL II OWNER LLC
ACCOUNT NUMBER: 00004022769
TOTAL CERTIFIED TAX: $0.00

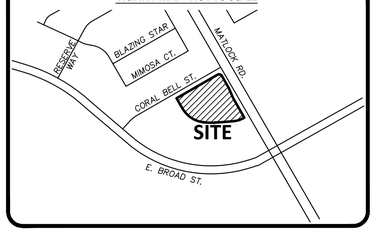
As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0480K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
5. Zoning information is per City of Mansfield Zoning Map, accessed on 08/04/2025
6. Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.

LEGEND OF ABBREVIATIONS

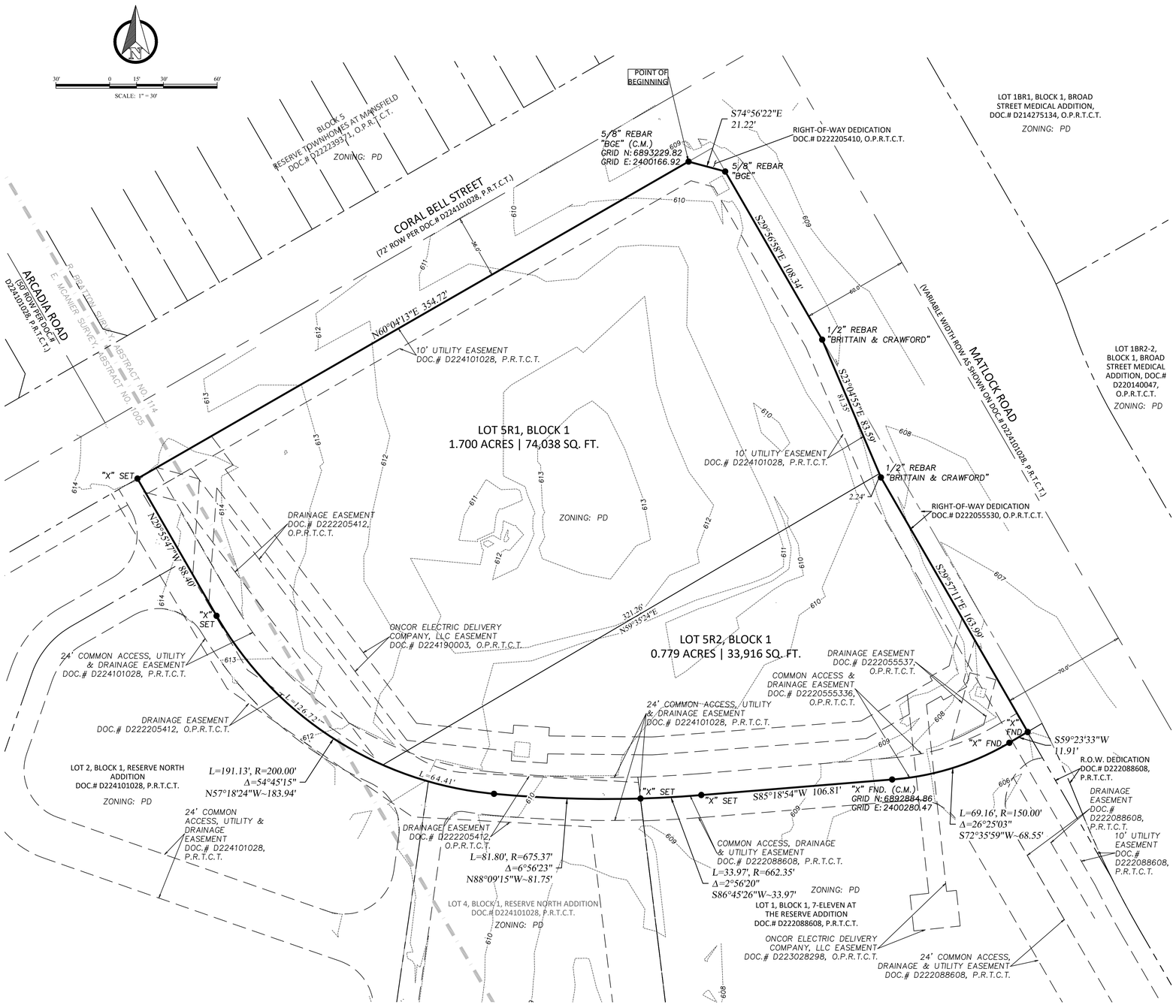
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

LEGEND OF LINETYPES

- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROW CENTERLINE
- EASEMENT LINE

LOT SUMMARY TABLE

TOTAL GROSS ACREAGE OF SUBDIVISION	**2.478 ACRES**
TOTAL NUMBER OF LOTS	**2**
TOTAL NUMBER OF COMMON AREAS	**0**



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS SP MANSFIELD PROPERTY FUND II, LLC is the owner of a tract situated in the E. McAnier survey, abstract number 1005, and the R. Bratton survey, abstract number 114, City of Mansfield, Tarrant County, Texas, being all of Lot 5, Block 1, Reserve North Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in document number D24101028, Official Public Records Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap stamped "BGE" found at the north end of a corner clip at the intersection of the southwest right-of-way of Matlock Road with the southeast right-of-way of Coral Bell Street, same being the northernmost corner of said Lot 5;

THENCE with said corner clip, SOUTH 74 degrees 56 minutes 22 seconds EAST, a distance of 21.22 feet to a 5/8 inch rebar with cap stamped "BGE" found;

THENCE with the southwest right-of-way of said Matlock Road, the following calls:

1. SOUTH 29 degrees 56 minutes 58 seconds EAST, a distance of 108.34 feet to a 1/2 inch rebar with cap stamped "BRITTAIN CRAWFORD" found;
2. SOUTH 23 degrees 04 minutes 55 seconds EAST, a distance of 83.59 feet to a 1/2 inch rebar with cap stamped "BRITTAIN CRAWFORD" found;
3. SOUTH 29 degrees 57 minutes 11 seconds EAST, a distance of 163.99 feet to an "X" cut found in concrete at the easternmost corner of said Lot 5;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

1. SOUTH 59 degrees 23 minutes 33 seconds WEST, a distance of 11.91 feet to an "X" cut found in concrete at the beginning of a curve to the right, having a radius of 150.00 feet, a central angle of 26 degrees 25 minutes 03 seconds, and a chord bearing and distance of SOUTH 72 degrees 35 minutes 59 seconds WEST, 68.55 feet;
2. Along the arc of said curve, an arc distance of 69.16 feet to an "X" cut found in concrete;
3. SOUTH 85 degrees 18 minutes 54 seconds WEST, a distance of 106.81 feet to an "X" cut found in concrete at the beginning of a curve to the right, having a radius of 662.35 feet, a central angle of 02 degrees 56 minutes 20 seconds, and a chord bearing and distance of SOUTH 86 degrees 45 minutes 26 seconds WEST, 33.97 feet;
4. Along the arc of said curve, an arc distance of 33.97 feet to an "X" cut set in concrete at the beginning of a compound curve, having a radius of 675.37 feet, a central angle of 06 degrees 56 minutes 23 seconds, and a chord bearing and distance of NORTH 88 degrees 09 minutes 15 seconds WEST, 81.75 feet;
5. Along the arc of said curve, an arc distance of 81.80 feet to an "X" cut set in concrete at the beginning of a compound curve, having a radius of 200.00 feet, a central angle of 54 degrees 45 minutes 15 seconds, and a chord bearing and distance of NORTH 57 degrees 18 minutes 24 seconds WEST, 183.94 feet;
6. Along the arc of said curve, an arc distance of 191.13 feet to an "X" cut set in concrete;
7. NORTH 29 degrees 55 minutes 47 seconds WEST, a distance of 88.40 feet to an "X" cut set in concrete on the southeast right-of-way of said Coral Bell Street;

THENCE with the southeast right-of-way of said Coral Bell Street, NORTH 60 degrees 04 minutes 13 seconds EAST, a distance of 354.72 feet, returning to the **POINT OF BEGINNING** and enclosing 2.478 acres (107,954 square feet) of land, more or less.

8.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SP MANSFIELD PROPERTY FUND II, LLC,** being the sole owner of the above described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as **LOTS 5R1 AND 5R2, BLOCK 1, RESERVE NORTH ADDITION**, an addition in the City of Mansfield, Tarrant County, Texas, and does dedicate to the public use the streets and easements as shown hereon

Witness my hand this the _____ day of _____, 20_____

SP MANSFIELD PROPERTY FUND II, LLC:
by:

_____
Smit Shah, Member

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR INTERIM REVIEW ON August 5, 2025

_____
Notary Public in and for
the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

"This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have platted the above described subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision.

_____
John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

SD#_____

PRELIMINARY PLAT

LOT 5R1 AND 5R2, BLOCK 1
RESERVE NORTH ADDITION
2.478 ACRES IN THE E. McANIER SURVEY, ABSTRACT NO. 1005
AND THE R. BRATTON SURVEY, ABSTRACT NO. 114
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
2 LOTS
PREPARED AUGUST 5, 2025

BCS
BARTON CHAPA SURVEYING
3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER/DEVELOPER
SP MANSFIELD PROPERTY FUND II, LLC
4940 N TARRANT PARKWAY
FORT WORTH, TX 76244
CONTACT SMIT SHAH
smit@blazinghospitality.com
281.221.6025

JOB NO.	2025.180.008
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	**SUMMARY**

RESERVE NORTH ADDITION

MANSFIELD TEXAS

SHEET:

VO1

PRELIMINARY PLAT

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC 5200 STATE HIGHWAY 121, COLLEYVILLE, TX, TBPLS FIRM# 10194414

\\bcs-fs-01\public\Survey\180 - Blazing Hospitality\2025\008 - Blazing Hospitality Matlock\Drawings

MANSFIELD
TEXAS

	SP Mansfield Property Fund II, LLC at smit@balzinghospitality.com
TO:	**DBA Blazing Hospitality LLC**
	Barton Chapa Surveying, at info@bcsdfw.com
FROM:	**Helina Okyere**
DATE:	**July 02, 2026**
RE:	**Case No. SD#26-019 Replat of Lots 5R & 6 Block 1, Reserve North Addition**

Attached are the Conditions of Approval for the above referenced plat. Please submit your revised PDF plat documents including a response letter and DWG in NAD 83, grid coordinates, through the City's website:

https://www.mansfieldtexas.gov/FormCenter/Planning-Zoning-14/Plat-Application-Resubmittal-Form-140

Fill in the case number above and the plat name. The resubmittal number is 1.

If you have any questions, please do not hesitate to contact me at 817.276.4287.

Development Review Committee Comments | 7/1/2026
Case: SD#26-019
Replat of Lots 5R and 6, Block 1, Reserve North Addition

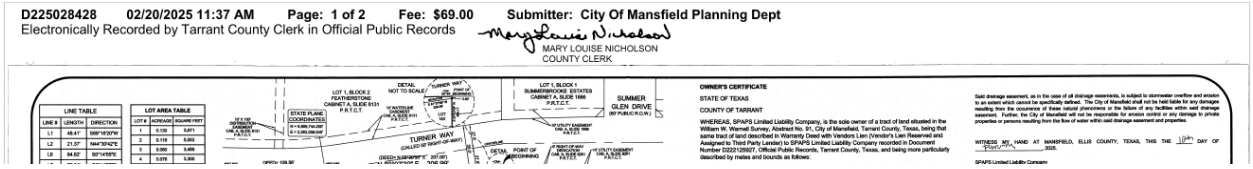
WRITTEN STATEMENT OF CONDITIONS

The City received this plat on June 17, 2026. The Development Review Committee reviewed this plat on July 01, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Provide the following label in the bottom right-hand corner of the plat:
   SD#26-019

   Subdivision Control Ordinance §2.02(G)(1) (Requirements for case number)

2. Plats are filed digitally at Tarrant County. Please add a minimum 2-inch blank margin at the top of the sheet for the County's use. This is where the County will place the recording information. See example:


D225028428 02/20/2025 11:37 AM Page: 1 of 2 Fee: $69.00 Submitter: City Of Mansfield Planning Dept
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

3. This plat will be processed as a replat and will be approved by the Planning and Zoning Commission. Provide an approval block to match City format.

APPROVED BY THE CITY OF MANSFIELD	
_____ 20__	_____
APPROVED BY:	P & Z COMMISSION CHAIRMAN
_____ 20__	_____
ATTEST:	PLANNING & ZONING SECRETARY

Subdivision Control Ordinance §2.02(C)(4) (Requirements for approval blocks)

4. Revise the title block to match the City's standard format (and add the acreage).

REPLAT
Lots 5R & 6, Block 1
Reserve North Addition
Being a revision of Lots 1 through 5, Block 1, Reserve North Addition,
according to the plat filed in Instrument. No. D224101028, P.R.T.C.T.,
Tarrant County, Texas
2 Lot
2.479 Acres

Subdivision Control Ordinance §2.02(G)(5) (Requirements for the title block)

5. Provide a “Return Plat to City” note in the lower left corner of the plat.

   After recording: Return to the City of Mansfield

   1200 E. Broad Street, Mansfield, Tx 76063

   Subdivision Control Ordinance §2.04(C)(8) (Requirements for Return to City note)

6. This is a replat, provide a purpose note stating the reason for the replat.

   Subdivision Control Ordinance §2.07(D) (Requirements for a purpose note)

7. The DWG file submitted does not align with the the City’s GIS. Provide one using NAD83 grid values.

   Subdivision Control Ordinance §2.02(B) (Requirements for digital copies of plat)

8. Remove all the zoning designations from the plat, it is not required on a replat.

   Subdivision Control Ordinance §2.03(C)(2) (Requirements for Preliminary plats)

9. Remove the lot summary table from the plat, it is not required on a replat.

   Subdivision Control Ordinance §2.03(C)(4) (Requirements for Preliminary plats)

10. Remove the contours from the plat, it is note required on a replat.

11. Informational: Final construction plans will be reviewed for general compliance at the time of plat review. Submit final construction plans with building permit for detailed review. Preliminary water, sanitary sewer, and storm drain plans do not constitute acceptance of exact layout shown.

12. The following comments are concerning easements

a. Public water and sewer being extended need to be in utility easements. Minimize the water main being under pavement.

b. Meters should be located in a grassy area and in a utility easement.

c. A common access, utility and drainage easement needs to be added.

d. Provide a common access easement note to meet City format.

   a) The Common Access Easement is for the use of Lots #, # and #. No improvements shall be made that impede ingress and egress along this easement.

b) The Common Access Easement shall be maintained by the property owners

e. Any improvements or added easements in the gas/electric easement will need written permission.

13. Provide conditions of drainage acceptance on the plat.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

This plat is proposed by the owners of properties described herein (hereinafter referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. Provided, however, it is understood that in the event it becomes necessary for the City of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions. The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean-up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

Subdivision Control Ordinance §2.02(G)(11) (Requirements for easements)

City of Mansfield
Staff Report

Item ID: 26-2548

Agenda Date: August 6, 2026

Title
Consideration of a request from GRBK Edgewood, LLC for a Final Plat of Watson Branch Phase 2 on 15.669 Acres at 401 House Road Situated in the S.S. Callender Survey, Abstract No. 359 (SD#23-017)

Description/History
The subject property is approximately 15.669 acres addressed as 401 House Road. The property is currently zoned PD to allow 88 townhome lots, 48 single-family detached residential lots, and 5 open space lots as Phase 2 of the Watson Branch development. All lots meet the minimum lot area, lot width and lot depth required by the Watson Branch PD development standards.

The Watson Branch PD zoning district was approved on August 26, 2019. A site plan for this property was approved on March 11, 2022.

The final plat substantially complies with the approved preliminary plat. The plat also includes the dedication of a new 50-foot rights-of-way for Westcoat Terrace, Aberdeen Drive, Montgomery Lane, and Fallbrook Lane, open space lots, drainage, and utility easements needed to serve the development.

Staff Analysis
This request is for approval of a final plat. A final plat is the subdivision document that creates the individual lots, rights-of-way, easements, and open space lots needed for the project to proceed in accordance with the approved zoning and preliminary plat. This item is not a request to change the zoning, land use, or development standards previously approved for the property.

The Development Review Committee reviewed the plat and has no conditions that must be addressed before the plat may be filed as record.

Next Steps
Once the plat is filed, the lots and easements shown on the plat will be legally established. Approval of the final plat does not authorize building construction by itself. Building permits, civil construction, infrastructure installation, inspections, and any required acceptance of public improvements must proceed through the City's normal review and permitting processes. Building permits must comply with the Mansfield Code of Ordinances, and all applicable engineering, building, fire, utility, and development requirements.

Strategic Initiative

Recommendation
The Development Review Committee recommends approval of the plat, as the subdivision conforms to the Mansfield Subdivision Ordinance and the requirements in Chapter 212 of the Texas Local Government Code.

Funding Source
N/A

Prepared By
Art Wright, Planning Manager - (817) 276-4226

MANSFIELD TEXAS

N W E S

SD#23-017

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.

AMENDED DETAILED SITE PLAN

WATSON BRANCH - SINGLE FAMILY

49.87 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
244 LOTS
FEBRUARY, 2022

Developer:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY,
SUITE 150
IRVING, TEXAS 75039
TEL. 469-533-4100
FAX. 469-533-4150

Engineer/Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD.,
SUITE 200, L.B. 2
GARLAND, TEXAS 75044
TEL. 972-864-2333
FAX. 972-864-2334
TX ENGINEERING FIRM #5438
TX SURVEY FIRM #10127900

CASE NUMBER: DS#19-006

LOT TABULATION							
	PD REQUIREMENTS	PHASE 1		PHASE 2		TOTAL	
SF50 - SINGLE FAMILY (50'X100' MIN.)	20% MIN.	59	24%	0	0%	59	24%
SF45 - SINGLE FAMILY (45'X90' MIN.)	50% MAX.	57	23%	45	18%	102	42%
ZL30 - ZERO LOTLINE (30'X90' MIN.)	15% MIN.	0	0%	0	0%	0	0%
TH20 - TOWNHOME (22'X90' MIN.)		0	0%	83	34%	83	34%
ZL30 + TH20	30% MAX. ZL30 + TH20					83	34%
OPEN SPACE LOTS		0	0%	5	2%	5	2%
BUFFER & MEDIAN OPEN SPACE		4	2%	8	3%	12	5%
TOTAL RESIDENTIAL LOTS	5.3 LOTS/AC, 300 MAX	116	48%	128	52%	244	100%
PARK - FLOODPLAIN *		N/A		N/A		10.9 ACRES	
PARK / OPEN SPACE (ACRES)		0 ACRES		0.56 ACRES		0.56 ACRES	
BUFFER & MEDIAN OPEN SPACE (ACRES)		0.61 ACRES		0.85 ACRES		1.46 ACRES	

* FLOODPLAIN LIMITS BEHIND LOTS SHALL BE DEDICATED AS PARK / OPEN SPACE AT THE COMPLETION OF THE PROJECT.

CONCEPTUAL ALLEY DETAIL
FINAL DETAIL SUBJECT TO BUILDER AND CITY APPROVAL

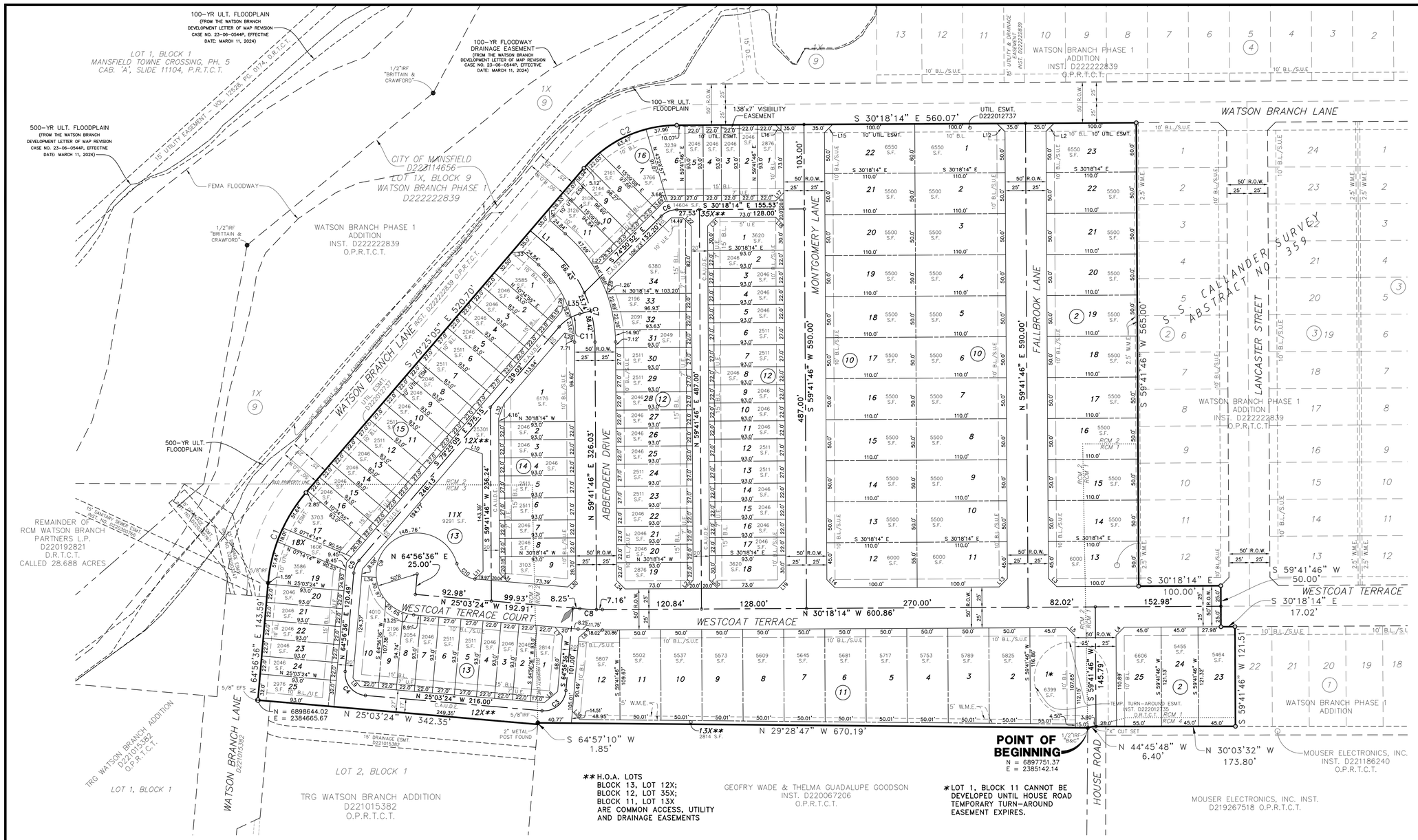
VICINITY MAP

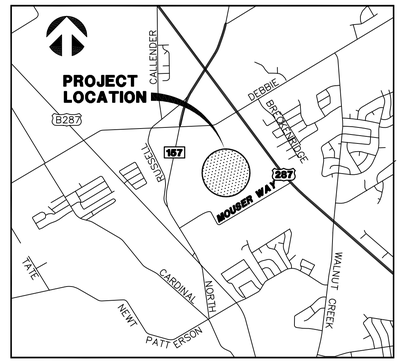
ENTRANCE DETAIL:

NOTE:
1. PRE-PROJECT AND PROPOSED 100-YEAR ULTIMATE FLOODPLAIN DELINEATION BASED ON PRELIMINARY FLOOD STUDY SUBMITTED TO CITY NOVEMBER 2019 BY G&A.
2. A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREA, INCLUDING BUT NOT LIMITED TO THE SCREENING WALL AND THE PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT; AND ALLEYS.

LEGEND:
- APPROXIMATE RECLAMATION LIMITS
- PROPOSED TRAIL
- POSSIBLE NEIGHBORHOOD PARK
- R.O.W. ABANDONMENT
- A, U & D ESMT. ACCESS, UTILITY & DRAINAGE EASEMENT

DS#19-006A approved 3/11/2022





VICINITY MAP
N.T.S.

60 0 60 120
scale 1" = 60' feet

FOR REVIEW 05/07/2026
PRELIMINARY DOCUMENT,
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Blake Sudduth, RPLS
Texas Registration No. 6631

FINAL PLAT
WATSON BRANCH PHASE 2
15.669 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
136 RESIDENTIAL LOTS, 5 OPEN SPACE/HOA LOTS

JULY, 2026

Owner/Developer:
GRBK EDGEWOOD, LLC.
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

Engineer & Surveyor:
GRANTHAM & ASSOCIATES
2600 NORTH CENTRAL EXPRESSWAY,
SUITE 100 RICHARDSON, TEXAS 75080
ENGINEERING FIRM #5438
TBPELS FIRM #10127900
TEL: (972) 864-2333
EMAIL: KCURRY@LJBINC.COM

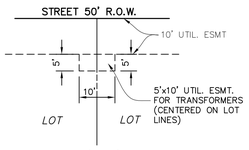
SD #23-017

SHEET 0.01
1 OF 2

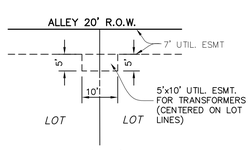
NOTES:
1. ALL BEARINGS AND COORDINATES HEREON ARE ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE. ALL LABELED DISTANCES AND AREAS ARE SCALED TO THE SURFACE USING THE INVERSE (1.00012000) OF THE PROJECT COMBINED SCALE FACTOR (0.99980014). THE SYSTEM WAS ESTABLISHED ON SITE USING THE ALLTERRA CENTRAL TRIMBLE RTKNET.
2. S.V.E. – NO TREES, BUSHES, FENCES, WALLS, SIGNS OR ANYTHING OVER 2 FEET IN HEIGHT ARE ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT.
3. UPON COMPLETION OF GRADING ALL LOTS CORNERS WILL BE MARKED WITH A SET 5/8–INCH IRON ROD WITH PINK PLASTIC CAP STAMPED "GRANTHAM 10127900".

LEGEND
- O = 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "G&A 10127900"
- ● = MONUMENT FOUND
- ❶ = 5/8" IRON ROD FOUND "EAST FORK RPLS 6631"
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- S.V.E. = SIGHT VISIBILITY EASEMENT
- S.U.E. = SIDEWALK & UTILITY EASEMENT
- S.W.E. = SCREENING WALL EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- W.M.U.E. = WALL MAINTENANCE & UTILITY EASEMENT
- C.A.U.D.E. = COMMON ACCESS, UTILITY & DRAINAGE EASEMENT
- (T.B.A.P.T.P.) = TO BE ABANDONED PER THIS PLAT
- = STREET NAME CHANGE INDICATOR
- ..... OLD PROPERTY LINE

AFTER RECORDING, RETURN TO CITY OF MANSFIELD 1200 E. BROAD STREET, MANSFIELD, TX 76063



TYPICAL 5'x10' UTILITY EASEMENT DETAIL
N.T.S.



TYPICAL 5'x10' UTILITY EASEMENT DETAIL
N.T.S.

NOTE:
THE UTILITY EASEMENT FOR TRANSFORMERS SHOWN IN THE TYPICAL 5'x10' UTILITY EASEMENT DETAIL SHALL APPLY TO ALL LOTS WITH A TRANSFORMER INSTALLED AT THE FRONT OF THE LOTS OR REAR OF LOT ALONG ALLEYWAYS.

****H.O.A. LOTS**
BLOCK 13, LOT 12X;
BLOCK 12, LOT 35X;
BLOCK 11, LOT 13X
ARE COMMON ACCESS, UTILITY AND DRAINAGE EASEMENTS

***LOT 1, BLOCK 11 CANNOT BE DEVELOPED UNTIL HOUSE ROAD TEMPORARY TURN-AROUND EASEMENT EXPIRES.**

LINE DATA:

NUMBER	DIRECTION	DISTANCE
L1	N 10°34'55" E	34.84'
L2	N 75°18'14" W	14.14'
L3	S 14°41'46" W	14.14'
L4	N 75°18'14" W	14.14'
L5	N 14°41'46" E	14.14'
L6	S 70°39'09" E	14.29'
L7	S 19°56'36" W	14.14'
L8	S 70°03'24" E	21.21'
L9	N 19°56'36" E	14.14'
L10	S 09°51'39" E	20.96'
L11	N 72°53'44" W	13.43'
L12	S 14°41'46" W	14.14'
L13	N 75°18'14" W	14.14'
L14	N 14°41'46" E	14.14'
L15	S 75°18'14" E	14.14'
L16	S 14°41'46" W	14.14'
L17	N 75°18'14" W	14.14'
L18	S 14°41'46" W	14.14'
L19	N 75°18'14" W	14.14'
L20	N 14°41'46" E	14.14'
L21	S 75°18'14" E	14.14'
L22	S 14°41'46" W	14.14'
L23	N 75°18'14" W	14.14'
L24	N 14°41'46" E	14.14'
L25	N 71°34'18" E	16.66'
L26	S 55°34'55" W	14.14'
L27	N 23°30'46" W	12.49'
L28	N 68°18'22" E	16.91'
L29	S 13°23'07" E	12.16'
L30	N 72°40'49" W	13.48'
L31	N 17°19'11" E	14.77'
L32	N 80°08'21" E	18.74'
L33	S 34°25'05" E	14.14'
L34	S 25°03'24" E	17.84'
L35	S 44°58'41" E	13.98'
L36	N 17°43'55" E	13.59'

BOUNDARY CURVE DATA:

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	195.00	35°38'19"	121.29	N 82°45'46" E	119.35
C2	150.00	49°06'51"	128.58	S 54°51'39" E	124.68

CURVE DATA:

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	27.00	90°00'00"	42.41	N 70°03'24" W	38.18
C4	27.00	90°00'00"	42.41	N 19°56'36" E	38.18
C5	27.00	35°38'19"	16.79	N 82°45'46" E	16.52
C6	27.00	44°32'38"	20.99	S 52°34'33" E	20.47
C7	150.00	49°06'51"	128.58	N 35°08'21" E	124.68
C8	300.00	05°14'50"	27.47	S 27°40'49" E	27.47
C9	50.00	250°31'44"	218.63	S 79°47'32" E	81.85
C10	25.00	70°31'44"	30.77	S 10°12'28" W	28.87
C11	50.00	34°26'24"	30.05	S 62°11'53" E	29.60

GA #10127900 | G:\2023 PROJECTS\23-017 WATSON BRANCH PHASE 2\DRAWINGS\1463FINALPLAT.dwg, 6/29/2026 1:35:08 PM

State of Texas §

County of Tarrant §

WHEREAS, GRBK Edgewood, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 15.669–acre tract of land in the Sydney S. Callander Survey, Abstract No. 359, City of Mansfield, Tarrant County, Texas, being a portion of each of the following four (4) tracts of land:

RCM1. 4.767–acres described in Special Warranty Deed With Vendor's Lien dated August 5, 2020, from Timothy S. Coltart to RCM Watson Branch Partners, LP, electronically recorded in Instrument No. D220192820 of the Tarrant County Clerk's Official Public Records;

RCM2. 43.283–acres described in Special Warranty Deed With Vendor's Lien dated August 5, 2020, from Sowell Property Partners–Mansfield, L.P. to RCM Watson Branch Partners, LP, electronically recorded in Instrument No. D220192823 of the Tarrant County Clerk's Official Public Records;

RCM3. 28.688–acres described in Special Warranty Deed With Vendor's Lien executed to be effective August 5, 2020, notarized acknowledgements dated August 3, 2020, from Glenn M. Day, III, Mary Angelyn Day Englert, Margaret Ann Day Samson, and Elizabeth Jean Day–Cooper to RCM Watson Branch Partners, LP, electronically recorded in Instrument No. D220192821 of the Tarrant County Clerk's Official Public Records;

RCM4. 0.177–acres described in Quit Claim Deed dated June 28, 2021, from City of Mansfield to RCM Watson Branch Partners, LP, electronically recorded in Instrument No. D221186258 of the Tarrant County Clerk's Official Public Records;

The portions of the above four tracts being conveyed to GRBK Edgewood, LLC, in Special Warranty Deed electronically recorded in Instrument No. D226058553 of the Tarrant County Clerk's Official Public Records, the herein described tract being more particularly described as follows:

Beginning at a 1/2" iron rod with yellow cap stamped "BRITTAIN & CRAWFORD" marking the west corner of RCM1, a south corner of RCM2, and the east corner of a 4.00–acre tract described in Warranty Deed With Vendor's Lien from Robert Glenn Goodson, Jr., and Stephan mark Goodson to Geoffrey Wade Goodson and Thelma Guadalupe Goodson, electronically recorded in Instrument No. D220067206 of the Tarrant County Clerk's Official Public Records, said POINT OF BEGINNING having the following coordinates on the Texas Coordinate System of 1983, North Central Zone:

X: 2,385,142.14

Y: 6,897,751.37

Thence, N 29°28'47"W, with the common line of RCM2 and Goodson a distance of 670.19 feet to a found 5/8" iron rod at the southerly northwest corner of RCM2 and an angle point in the southeast line of RCM3;

Thence, S 64°57'00"W, with the common line of RCM3 and Goodson a distance of 1.85 feet to a found 2" metal fence corner described as the southeast corner of Lot 2, Block 1, of TRG Watson Branch Addition, as shown on plat electronically recorded in Instrument No. D221015382 of the Tarrant County Clerk's Official Public Records, the southwest corner of Lot 2 bears S 64°57'00"W a distance of 930.75 feet;

Thence, N 25°03'24"W, with an east line of TRG Watson Branch Addition, passing at 327.35 feet the northeast corner of Lot 2 at a southeast corner of Watson Branch Lane (here 80 feet wide), continuing for a total distance of 342.35 feet to a 5/8" iron rod found with pink cap stamped "EAST FORK RPLS 6631" at a re–entrant corner of Watson Branch Lane (here 50 feet wide);

Thence, with the lines and curves of a southerly concavity of said Watson Branch Lane the following five (5) courses and distances:

1. N 64°56'36"E, with a south line of Watson Branch Lane (here 50 feet wide) a distance of 126.27 feet to a common southerly corner of Watson Branch Lane, continuing for a total distance of 143.59 feet to a found 5/8" iron rod found;
2. With a tangent curve to the right having a radius of 195.00 feet, through a central angle of 35°38'19", an arc length of 121.29 feet to a (GAS);
3. S 79°25'05"E a distance of 520.70 feet to a GAS;
4. With a tangent curve to the right having a radius of 150.00 feet, through a central angle of 49°06'51", an arc length of 128.58 feet to a GAS;
5. S 30°18'14"E a distance of 560.07 feet to a GAS at a northwesterly re–entrant corner of the Final Plat of Watson Branch Phase 1, recorded in Instrument Number D222222839;

Thence, with the northerly lines of Watson Branch Phase 1 the following five (5) courses and distances:

1. S 59°41'46"W a distance of 565.00 feet to a GAS;
2. S 30°18'14"E a distance of 100.00 feet to a GAS;
3. S 59°41'46"W a distance of 50.00 feet to a GAS;
4. S 30°18'14"E a distance of 17.02 feet to a GAS, and;
5. S 59°41'46"W a distance of 121.51, passing the common line of RCM1 and RCM4 to a GAS in the southwest line of RCM4 common with the northeast line of a tract of 0.187–acres described in Quit Claim Deed dated June 28, 2021, from City of Mansfield to Mouser Electronics, Inc., electronically recorded in Instrument No. D221186240 of the Tarrant County Clerk's Official Public Records;

Thence, N 30°03'32"W, with the common line of RCM4 and said Mouser tract, passing the north corner of said Mouser tract, continuing a total distance of 173.80 feet to an "X" set in concrete marking the north corner of RCM4 in a southwest line of RCM1;

Thence, N 44°45'48"W, with the common line of RCM4 and RCM1 a distance of 6.40 feet to the POINT OF BEGINNING and containing 15.669–acres of land.

NOW, THERFORE KNOW ALL MEN BY THESE PRESENTS: That, GRBK Edgewood, LLC, being the sole owner of the above–described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above–described property as Watson Branch, Phase 2, an addition to the City of Mansfield, Tarrant County, Texas and does dedicate to the public use the streets and easements as shown thereon.

Witness my hand at _____, Texas, this _____ day of _____, _____.

_____

Authorized Signer, GRBK EDGEWOOD LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

State of Texas :

County of _____ : Before me, the undersigned authority personally appeared

_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, _____.

_____

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

PLAT NOTES

1. Notice: Selling a portion of any lot in this addition is a violation of state law and City ordinance and is subject to penalties imposed by law.
2. A mandatory homeowners association will be responsible for the maintenance of the private amenities, open spaces and common areas, including but not limited to the screening wall and the parkway between the screening wall and the street; subdivision landscaping; medians; and enhanced entryway features including enhanced screening walls, landscaping, monuments, signage and any non–standard pavement and alleys.

SURVEYOR'S CERTIFICATE
This is to certify that I, Blake Sudduth, a Registered Professional Land Surveyor af the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.
Dated this _____ day of _____, 2026

FOR REVIEW 07/02/2026

PRELIMINARY DOCUMENT,

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Blake Sudduth, RPLS
Texas Registration No. 6631

STATE OF TEXAS :
COUNTY OF DALLAS :
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Blake Sudduth, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026

_____ _____

_____
Notary Public, State of Texas

Conditions of Acceptance of
Drainage and Floodway Easements
This plat is proposed by the Owners of properties described herein (herein often referred to as "property owners) and is approved by the City of Mansfield subject to the following conditions which shall be binding upon the property owners, his heirs, grantees, successors and assigns.

No obstruction to the flow of stormwater run–off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, or any other structure within the drainage easement shown herein on this plat, unless approved by the City of Mansfield. provided, however, It is understood that In the event It becomes necessary for the city of Mansfield to erect drainage facilities in order to improve the storm drainage that may be occasioned by the streets and alleys In or adjacent to the subdivision, then In such event, the City of Mansfield shall have the right to enter said drainage easement at any point or points to erect, construct and maintain any facility deemed necessary for drainage purposes.

The property owners will be responsible for maintaining said drainage easement. The property owners shall keep said drainage easement clean and free of debris, silt, high weeds, and any substance which would result in unsanitary or undesirable conditions.The property owners shall be responsible for recommended or required maintenance of any private storm water facility located on the property in proper functioning capacity. The City of Mansfield shall have the right of ingress and egress for the purpose of inspecting and supervising maintenance work done by the property owners. If at any time the property owners fail to satisfy any of their aforementioned responsibilities or obligations, the City of Mansfield, upon ten (10) days prior notice to the owners, may enter said drainage easement at any point or points to perform maintenance or clean–up, and bill the property owners the cost incurred, or place a lien on said properties if the bill is not paid within thirty (30) days of its mailing.

Said drainage easement, as in the case of all drainage easements, is subject to stormwater overflow and erosion to an extent which cannot be specifically defined. The City of Mansfield shall not be held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said drainage easement. Further, the City of Mansfield will not be responsible for erosion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

APPROVED BY: THE CITY OF MANSFIELD

_____, 20__ _____

APPROVED BY: P & Z COMMISION CHAIRMAN

_____, 20__ _____

ATTEST: PLANNING & ZONING SECRETARY

FINAL PLAT

WATSON BRANCH PHASE 2

15.669 ACRES OUT OF THE S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
136 RESIDENTIAL LOTS, 5 OPEN SPACE/HOA LOTS

JULY, 2026

Owner/Developer:
GRBK EDGEWOOD, LLC.
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

Engineer & Surveyor:
GRANTHAM & ASSOCIATES
2600 NORTH CENTRAL EXPRESSWAY,
SUITE 100 RICHARDSON, TEXAS 75080
ENGINEERING FIRM #5438
TBPELS FIRM #10127900
TEL: (972) 864-2333
EMAIL: KCURRY@LJBINC.COM

SD #23–017

SHEET 0.02
2 OF 2

GA #1463

I:\GA\1463\DRAWINGS\1463FINAL-PLAT-DESC.dwg, 6/29/2026 1:31:07 PM

City of Mansfield
Staff Report

Item ID: 26-2549

Agenda Date: August 6, 2026

Title
Consideration of a request from A & E Prime Homes, LLC for a Final Plat of Bonner Farm House Addition being 3.475 acres located at 1709 and 1750 Bonner Drive in the James Bridgeman Survey, Abstract No. 186 (SD#26-024)

Description/History
The subject property is approximately 3.475 acres addressed as 1709 and 1750 Bonner Drive. The property is currently zoned SF-7.5/12.

The preliminary plat for this property was approved on December 1, 2025, for 13 residential lots and 3 open space lots. The final plat substantially complies with the approved preliminary plat. The plat also includes the dedication of a new 50-foot right-of-way for Eunice Harford Drive, open space lots, drainage, and utility easements needed to serve the development.

Staff Analysis
This request is for approval of a final plat. A final plat is the subdivision document that creates the individual lots, rights-of-way, easements, and open space lots needed for the project to proceed in accordance with the approved zoning and preliminary plat. This item is not a request to change the zoning, land use, or development standards previously approved for the property.

The Development Review Committee reviewed the plat and provided written conditions that must be addressed before the plat may be filed as record. Those conditions include technical revisions to the drainage easements and adding the case number.

Next Steps
If the Planning and Zoning Commission approves the final plat with conditions, the applicant must revise the plat to address the written conditions provided by the Development Review Committee. Staff will review the revised plat for compliance before it is released for signatures and filing with Tarrant County. Once the plat is filed, the lots and easements shown on the plat will be legally established.

Approval of the final plat does not authorize building construction by itself. Building permits, civil construction, infrastructure installation, inspections, and any required acceptance of public improvements must proceed through the City's normal review and permitting processes. Building permits must comply with the Mansfield Code of Ordinances, and all applicable engineering, building, fire, utility, and development requirements.

Strategic Initiative
Building Strong Neighborhoods

Recommendation
The Development Review Committee recommends approval of the final plat with the written conditions provided in Exhibit A. The conditions are necessary for the plat to conform to the Mansfield Subdivision Ordinance and the requirements of Chapter 212 of the Texas Local

Government Code.

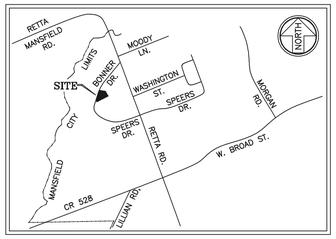
Funding Source
N/A

Prepared By
Art Wright, Planning Manager - (817) 276-4226

MANSFIELD
TEXAS

SD#26-024

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.



VICINITY MAP
NOT TO SCALE

* LINE TABLE *			
L1	S 73°57'20"E 7.34'	L8	S 73°57'20"E 21.38'
L2	N 07°46'56"E 21.00'	L9	N 13°43'03"E 23.53'
L3	S 16°02'40"W 50.49'	L10	S 76°16'57"E 24.00'
L4	S 28°57'20"E 45.79'	L11	S 13°43'03"W 8.22'
L5	S 28°57'20"E 14.63'	L12	S 22°09'59"W 42.20'
L6	S 73°57'20"E 11.04'	L13	N 10°12'30"E 43.14'
L7	S 00°00'00"E 13.02'	L14	N 07°17'21"E 4.66'

* CURVE TABLE *					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
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C3	150.00'	3.83'	1°27'48"	3.83'	S 81°03'43"E
C4	17.50'	12.79'	41°53'15"	12.51'	N 74°42'50"E
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C9	160.50'	98.55'	35°10'45"	97.01'	N 80°18'12"E
C10	189.50'	143.31'	43°19'51"	139.92'	N 84°22'45"E
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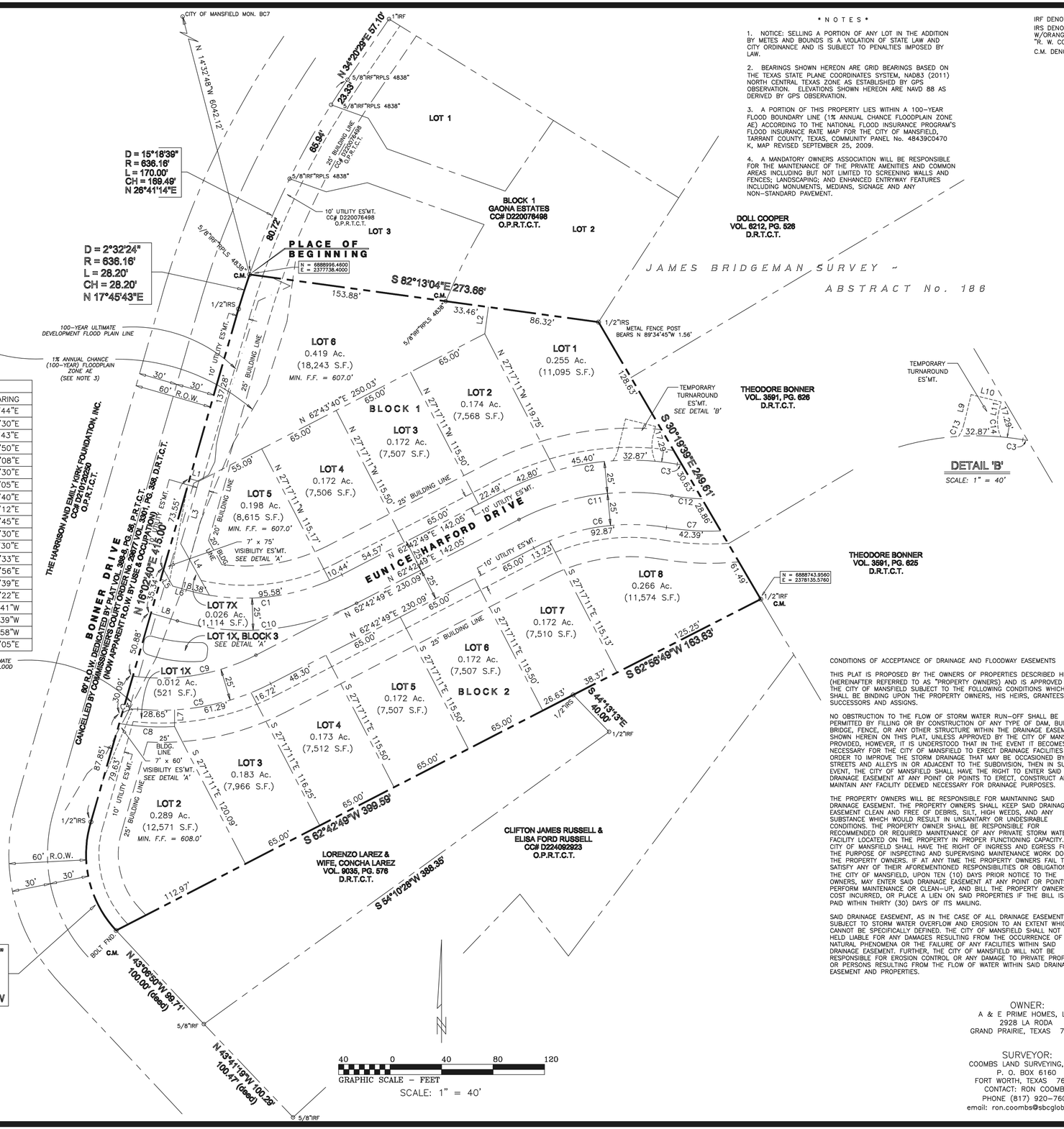
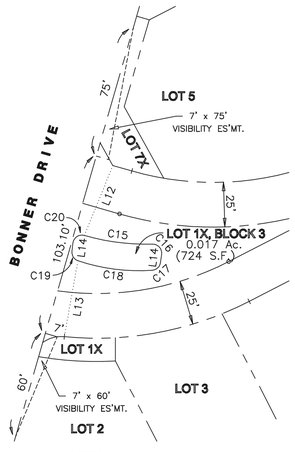
C13	30.00'	10.53'	20°06'59"	10.48'	N 23°46'33"E
C14	30.00'	19.56'	37°21'59"	19.22'	S 04°57'56"E
C15	123.71'	38.54'	17°50'55"	38.38'	S 82°42'39"E
C16	5.00'	8.63'	98°55'27"	7.60'	S 42°10'22"E
C17	5.00'	6.85'	78°32'39"	6.33'	S 46°33'41"W
C18	105.53'	42.20'	22°54'42"	41.92'	N 82°42'39"W
C19	5.00'	6.85'	78°32'39"	6.33'	N 31°58'58"W
C20	5.00'	8.63'	98°55'27"	7.60'	N 56°45'05"E





DETAIL 'A'
SCALE: 1" = 40'

* N O T E S *

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

2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD83 (2011) NORTH CENTRAL TEXAS ZONE AS ESTABLISHED BY GPS OBSERVATION. ELEVATIONS SHOWN HEREON ARE NAVD 88 AS DERIVED BY GPS OBSERVATION.

3. A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE (1% ANNUAL CHANCE FLOODPLAIN ZONE AE) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.

4. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES; LANDSCAPING; AND ENHANCED ENTRYWAY FEATURES INCLUDING MONUMENTS, MEDIANS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 24-0064
GF No. 24-807302-FC

LEGAL DESCRIPTION

BEING a tract of land located in the JAMES BRIDGEMAN SURVEY, ABSTRACT No. 186, City of Mansfield, Tarrant County, Texas and being all that cetrain tract of land described in deed to A & E PRIME hOMES, llc, recorded in Clerk's File No. D225105857 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Northwest corner of said A & E Tract, being the Southwest corner of Lot 3, Block 1, Gaona Estate, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D220076498 of the Official Public Records of Tarrant County, Texas and lying in the Easterly right-of-way line of Bonner Drive (a 60-foot wide right-of-way);

THENCE S 82° 13' 04" E, at 153.88 feet passing a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Southeast corner of said Lot 3, being the Southwest corner of Lot 2, said Block 1 and continuing in all a total distance of 273.66 feet along the Northerly boundary line of said A & E Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner thereof, being the Southwest corner of that certain tract of land described in deed to Doll Cooper, recorded in Volume 6212, Page 526 of the Deed Records of Tarrant County, Texas;

THENCE S 30° 19' 39" E, 249.61 feet along the Easterly boundary line of A & E Tract with the Westerly boundary line of said Cooper Tract and those certain tracts of land described in deeds to Theodore Bonner, recorded in Volume 3591, Page 625 and Volume 3591, Page 626 of the Deed Records of Tarrant County, Texas to a 1/2-inch iron rod found at the Southeast corner of said A & E Tract, being the Northeast corner of that certain tract of land described in deed to Clifton James Russell and Elisa Ford Russell, recorded in Clerk's File No. D224092923 of the Official Public Records of Tarrant County, Texas;

THENCE along the Southerly boundary line of said A & E Tract as follows:

S 62° 56' 49" W, 163.63 feet with the Northerly boundary line of said Russell Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at an angle point in the Northerly boundary line of said Russell Tract, being the Northeast corner of that certain tract of land described in deed to Lorenzo Larez and wife, Concha Larez, recorded in Volume 9035, Page 576 of the Deed Records of Tarrant County, Texas, from which a 1/2-inch iron rod found at another angle point in the Northerly boundary line of said Russell Tract bears S 44° 13' 13" E, 40.00 feet;

S 62° 42' 49" W, 399.59 feet with the Northerly boundary line of said Larez Tract to a 5/8-inch iron rod found at the Southwest corner of aforesaid A & E Tract, lying in the Easterly right-of-way line of aforesaid Bonner Drive and lying N 43° 06' 50" W, 99.71 feet along said right-of-way line from a 5/8-inch iron rod found at the Southwest corner of said Larez Tract;

THENCE along the said Easterly right-of-way line of Bonner Drive as follows:

NORTHWESTERLY, 90.77 feet along a Curve to the Right, having a radius of 86.60 feet, a central angle of 60° 03' 21" and a chord bearing N 13° 05' 10" W, 86.67 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

N 16° 02' 40" E, 415.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 28.20 feet along said Curve to the Right, having a radius of 636.16 feet, a central angle of 02° 32' 24" and a chord bearing N 17° 45' 43" E, 28.20 feet to the PLACE OF BEGINNING, containing 3.475 acres (151,373 square feet) of land.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS) AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RECOMMENDED OR REQUIRED MAINTENANCE OF ANY PRIVATE STORM WATER FACILITY LOCATED ON THE PROPERTY IN PROPER FUNCTIONING CAPACITY. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORM WATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

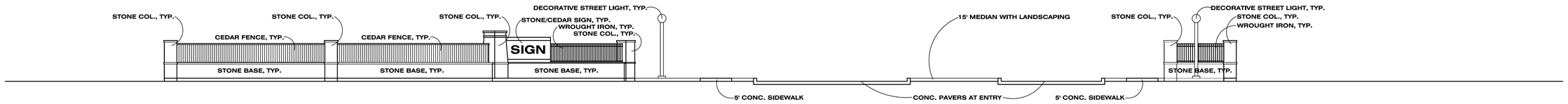
OWNER:
A & E PRIME HOMES, LLC
2928 LA RODA
GRAND PRAIRIE, TEXAS 75054

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcglobal.net

PRELIMINARY PLAT

LOTS 1-6 & 7X, BLOCK 1, LOTS 1X & 2-8, BLOCK 2, AND LOT 1X, BLOCK 3 BONNER FARM HOUSE ADDITION

3.475 ACRES OUT OF THE
JAMES BRIDGEMAN SURVEY, ABSTRACT No. 186
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
13 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS
DECEMBER 30, 2025 SD# 25-057

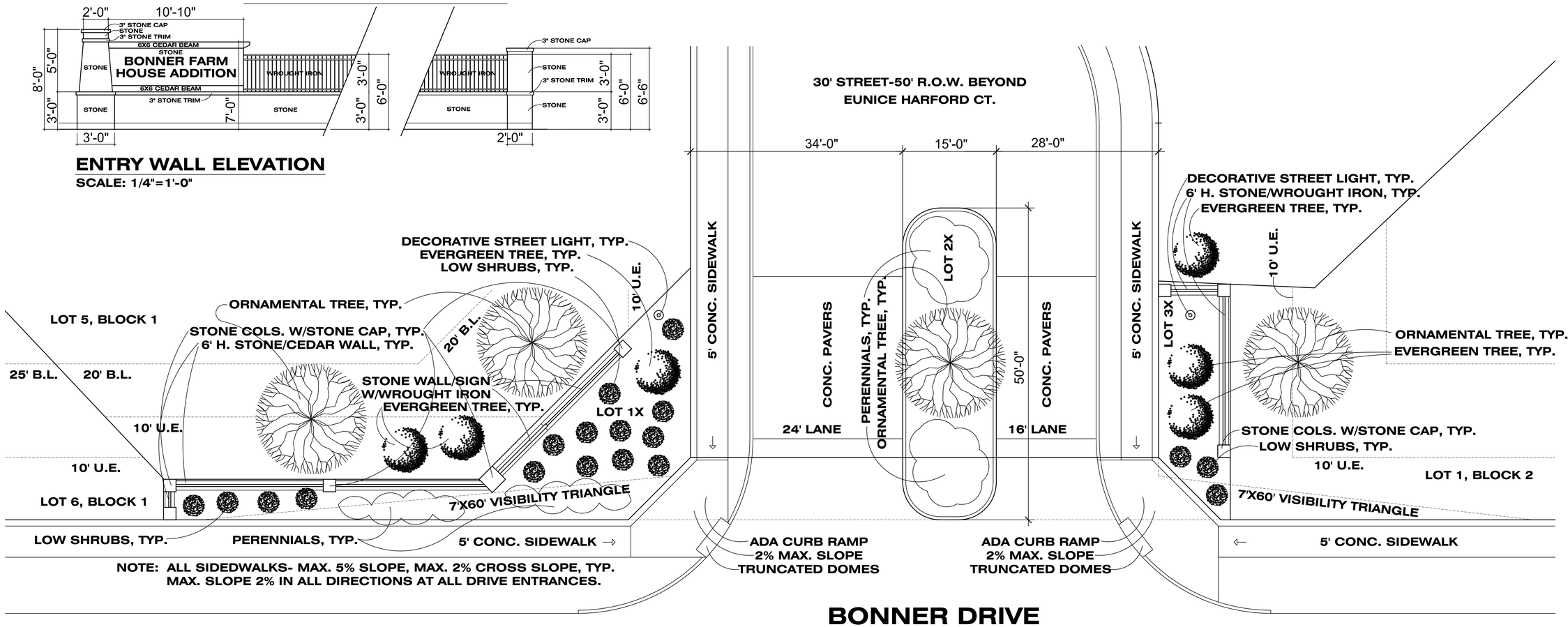


ELEVATION- BONNDER DR. ENTRY

SCALE: 1/8"=1'-0"

ENTRY WALL ELEVATION

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



NOTE: ALL SIDEDWALKS- MAX. 5% SLOPE, MAX. 2% CROSS SLOPE, TYP.
MAX. SLOPE 2% IN ALL DIRECTIONS AT ALL DRIVE ENTRANCES.

BONNER DRIVE

LANDSCAPING:

1. DECIDUOUS SHADE TREE- 3.5" DIAMETER RED OAK OR BURR OAK.
2. EVERGREEN TREE- 10' HIGH SPRUCE OR ELDERICA PINE.
3. ORNAMENTAL TREE- 3" DIAMETER RED BUD OR DOGWOOD.
4. LARGE SHRUB- 10 GALLON NELLIE STEVENS HOLLY OR MAPLE.
5. LOW SHRUBS- 3 GALLON DWARF YAUPON HOLLY OR SPIREA.
6. PERENNIALS - 1 GALLON DAY LILLY OR ORNAMENTAL GRASSES.
7. PLANTING BEDS TO BE EDGED, SPADED OR COMMERCIAL GRADE VINYL.
8. ALL LANDSCAPING TO BE IRRIGATED.

PLAN- BONNDER DR. ENTRY

SCALE: 1/8"=1'-0"

SSB
DESIGNS, INC.
1301 E. DEBBIE LN.
SUITE 102, PMB 31
MANSFIELD TX. 76063
PH: (817)300-7052
sheri@ssbdesigns.com

BONNER FARM HOUSEE ADDITION
MANSFIELD, TX.

DATE: 11-11-25

REVISIONS:

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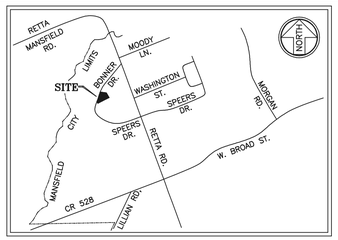

VICINITY MAP
NOT TO SCALE

* LINE TABLE *			
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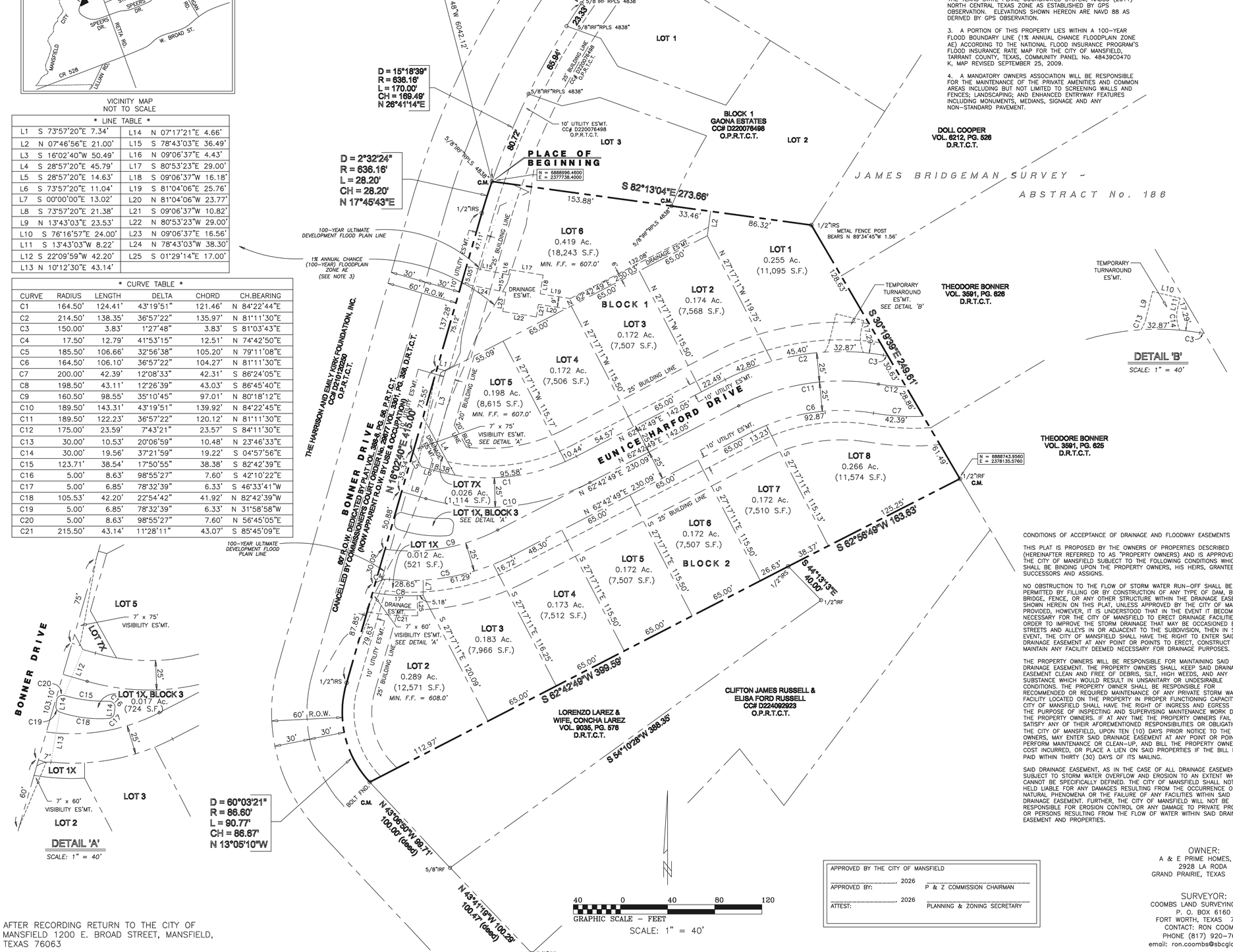
C18	105.53'	42.20'	22°54'42"	41.92'	N 82°42'39"W
C19	5.00'	6.85'	78°32'39"	6.33'	N 31°58'58"W
C20	5.00'	8.63'	98°55'27"	7.60'	N 56°45'05"E
C21	215.50'	43.14'	11°28'11"	43.07'	S 85°45'09"E



DETAIL 'A'
SCALE: 1" = 40'

DETAIL 'B'
SCALE: 1" = 40'

* N O T E S *

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

2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD83 (2011) NORTH CENTRAL TEXAS ZONE AS ESTABLISHED BY GPS OBSERVATION. ELEVATIONS SHOWN HEREON ARE NAVD 88 AS DERIVED BY GPS OBSERVATION.

3. A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE (1% ANNUAL CHANCE FLOODPLAIN ZONE AE) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0470 K, MAP REVISED SEPTEMBER 25, 2009.

4. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES; LANDSCAPING; AND ENHANCED ENTRYWAY FEATURES INCLUDING MONUMENTS, MEDIANS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 24-0064
GF No. 24-807302-FC

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, A & E PRIME HOMES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.475 acre tract of land located in the JAMES BRIDGEMAN SURVEY, ABSTRACT No. 186, City of Mansfield, Tarrant County, Texas according to the deed recorded in Clerk's File No. D225105857 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Northwest corner of said A & E Tract, being the Southwest corner of Lot 3, Block 1, Gaona Estate, an addition to the City of Mansfield, Texas, according to the plat recorded in Clerk's File No. D220076498 of the Official Public Records of Tarrant County, Texas and lying in the Easterly right-of-way line of Bonner Drive (a 60-foot wide right-of-way);

THENCE S 82° 13' 04" E, at 153.88 feet passing a 5/8-inch iron rod found with red plastic cap stamped "RPLS 4838" at the Southeast corner of said Lot 3, being the Southwest corner of Lot 2, said Block 1 and continuing in all a total distance of 273.66 feet along the Northerly boundary line of said A & E Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner thereof, being the Southwest corner of that certain tract of land described in deed to Doll Cooper, recorded in Volume 6212, Page 526 of the Deed Records of Tarrant County, Texas;

THENCE S 30° 19' 39" E, 249.61 feet along the Easterly boundary line of A & E Tract with the Westerly boundary line of said Cooper Tract and those certain tracts of land described in deeds to Theodore Bonner, recorded in Volume 3591, Page 625 and Volume 3591, Page 626 of the Deed Records of Tarrant County, Texas to a 1/2-inch iron rod found at the Northeast corner of said A & E Tract, being the Northeast corner of that certain tract of land described in deed to Clifton James Russell and Elisa Ford Russell, recorded in Clerk's File No. D224092923 of the Official Public Records of Tarrant County, Texas;

THENCE along the Southerly boundary line of said A & E Tract as follows:

S 62° 56' 49" W, 163.63 feet with the Northerly boundary line of said Russell Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at an angle point in the Northerly boundary line of said Russell Tract, being the Northeast corner of that certain tract of land described in deed to Lorenzo Larez and wife, Concha Larez, recorded in Volume 9035, Page 576 of the Deed Records of Tarrant County, Texas, from which a 1/2-inch iron rod found at another angle point in the Northerly boundary line of said Russell Tract bears S 44° 13' 13" E, 40.00 feet;

S 62° 42' 49" W, 399.59 feet with the Northerly boundary line of said Larez Tract to a 5/8-inch iron rod found at the Southwest corner of aforesaid A & E Tract, lying in the Easterly right-of-way line of aforesaid Bonner Drive and lying N 43° 06' 50" W, 99.71 feet along said right-of-way line from a 5/8-inch iron rod found at the Southwest corner of said Larez Tract;

THENCE along the said Easterly right-of-way line of Bonner Drive as follows:

NORTHWESTERLY, 90.77 feet along a Curve to the Right, having a radius of 86.60 feet, a central angle of 60° 03' 21" and a chord bearing N 13° 05' 10" W, 86.67 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End of said Curve;

N 16° 02' 40" E, 415.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Beginning of a Curve to the Right;

NORTHEASTERLY, 28.20 feet along said Curve to the Right, having a radius of 636.16 feet, a central angle of 02° 32' 24" and a chord bearing N 17° 45' 43" E, 28.20 feet to the PLACE OF BEGINNING, containing 3.475 acres (151,373 square feet) of land.

STATE OF TEXAS

COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, A & E PRIME HOMES, LLC, acting by and through the undersigned, its duly authorized agent, being the sole owner of the above described parcel, do hereby adopt the herein above described property as BONNER FARM HOUSE ADDITION, an addition to the City of Mansfield, Tarrant County, Texas and do hereby dedicate to the public use the streets and easements as shown thereon.

I hereby set my signature for the purposes herein expressed this the _____day of

_____, 2026.

A & E PRIME HOMES, LLC

BY: _____
AFAM NWANGWU, Member

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared AFAM NWANGWU, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of

_____, 2026.

_____
NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR RECOMMENDED OR REQUIRED MAINTENANCE OF ANY PRIVATE STORM WATER FACILITY LOCATED ON THE PROPERTY IN PROPER FUNCTIONING CAPACITY. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORM WATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

APPROVED BY THE CITY OF MANSFIELD

_____, 2026 _____
APPROVED BY: P & Z COMMISSION CHAIRMAN

_____, 2026 _____
ATTEST: PLANNING & ZONING SECRETARY

OWNER:
A & E PRIME HOMES, LLC
2928 LA RODA
GRAND PRAIRIE, TEXAS 75054

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
CONTACT: RON COOMBS
PHONE (817) 920-7600
email: ron.coombs@sbcglobal.net

AFTER RECORDING RETURN TO THE CITY OF MANSFIELD, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063

FINAL PLAT

LOTS 1-6 & 7X, BLOCK 1, LOTS 1X & 2-8, BLOCK 2, AND LOT 1X, BLOCK 3 BONNER FARM HOUSE ADDITION

3.475 ACRES OUT OF THE
JAMES BRIDGEMAN SURVEY, ABSTRACT No. 186
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
13 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS
JUNE 25, 2026 SD# 26-___

Development Review Committee Comments | 7/22/2026
Case: SD#26-024
Final Plat of Bonner Farmhouse Addition

WRITTEN STATEMENT OF CONDITIONS

The city received this plat on July 8, 2026. The Development Review Committee reviewed this plat on July 22, 2026. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the case number (SD#26-024) under the title block. ***Subdivision Control Ordinance §2.02(G)(1) (Requirements for case numbers)***

2. Rename the drainage easements as private drainage easements. ***Subdivision Control Ordinance §2.02(G)(11) (Regulations related to easements)***

City of Mansfield
Staff Report

Item ID: 26-2550

Agenda Date: August 6, 2026

Title
Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Beverage Service on a 0.78-acre portion of Lot 5, Block 1, Reserve North Addition, and located at 351 Matlock Rd. (SUP26-003)

Description/History
Existing Use: vacant
Existing Zoning: PD, Planned Development District (The Reserve)

Surrounding Land Use & Zoning:
North – Vacant, PD, Planned Development District
South – 7-Eleven Convenience Store, PD, Planned Development District
East – Multi-Tenant Retail Center, PD, Planned Development District
West – Multi-Tenant Retail Center, PD, Planned Development District

Thoroughfare Plan Specification:
Matlock Rd – 4-lane divided major arterial

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Mixed-Use Local

The Mixed-Use Local category supports low- to medium-scale developments combining residential and non-residential uses either vertically or horizontally within the same site. Designs should integrate residential and commercial functions, sharing utilities, parking, and common areas. Developments should encourage walkability with reduced setbacks, plazas, and minimized parking, activating streets with retail frontages, shade trees, awnings, and curbside dining. Building façades should complement the surrounding district's architectural character.

Overall Concept Plan

An overall concept plan (attached) has been provided to illustrate the proposed development of the commonly controlled lots within this development area. This concept plan allows a better understanding of future development adjacent to the residential and how circulation will work between the remaining sites.

Site Plan

HTeaO, a drive-through and quick-service beverage chain specializing in made-to-order teas and other beverages, intends to construct and occupy a 1,705-square-foot commercial building located adjacent to Matlock Road immediately north of the existing 7-Eleven. While a small portion of the building is dedicated to retail sales, most of the floor area is designed to support their beverage service.

Customers will have the option to utilize both the indoor service area and the drive-through.

However, the majority of their operations are expected to occur at the drive-through lane. The site plan includes a large passive open space located south of the drive-through lane, while also providing eight (8) off-street parking spaces to accommodate in-store customers and employees.

Building Elevations

The applicant has submitted building elevations depicting a predominantly masonry structure with composite wood and metal accent materials incorporated on all four elevations. The primary customer entrance is oriented on the north façade toward the interior of the development, providing pedestrian access from the on-site parking area.

The Elevations are shown on Exhibit “C”.

The Development Review Committee has outstanding architectural comments concerning the north, east, and south façades. The east façade facing Matlock Road and the south façade facing 7-Eleven include narrow horizontal windows that read as ribbon windows, which are prohibited by The Reserve PD. The applicant has been asked to revise these elevations so the glazing reads as individual storefront or punched openings through greater separation, recesses, pilasters, or other architectural framing. Recessed blind windows with brick infill and retained clear transom windows may also be used where interior conditions prevent the installation of full-height glazing.

The north façade includes a substantial blank brick wall intended for a painted mural sign. The revised Sign Plan locates the proposed wall signs on the building’s vertical composite-wood accent panels; however, signage does not resolve the architectural treatment of the remaining blank wall. The DRC recommends continuing the stone wainscot, vertically proportioned window bays, and architectural lighting treatment along the north façade rather than relying on a mural to provide the primary visual interest.

More generally, the proposed building contains limited glazing and relies heavily on broad brick fields and composite-wood accent panels. The requested revisions are intended to establish a more consistent vertical rhythm, reduce uninterrupted blank-wall areas, and ensure that the building retains adequate architectural interest independent of tenant signage.

Landscape Plan

The proposed Landscape Plan generally meets the quantitative landscaping requirements applicable to the site. The plan provides 10,038 square feet of landscaped area, representing approximately 29.5 percent of the site, and includes the required canopy trees within the Matlock Road landscape setback and the buffer yard. Large landscaped areas with canopy trees are also provided along the internal drive aisle and the shared external access drive.

Although the amount of landscaped area exceeds the minimum requirement, the planting is concentrated in a limited number of areas and consists predominantly of turf. The plant schedule identifies approximately 9,435 square feet of Bermuda grass, while shrubs and ornamental grasses are used more selectively. Along Matlock Road, the proposed trees and shrubs are concentrated near the northern portion of the frontage, leaving much of the southern drive-through frontage with limited landscape screening. The area adjacent to the menu board also contains minimal planting.

In consideration of the requested Specific Use Permit for a drive-through use, the Development Review Committee recommends additional shrubs, ornamental grasses, and other layered plantings adjacent to the menu board and along the southern portion of the Matlock Road frontage. Additional ornamental or canopy trees should also be considered where utility easements, visibility requirements, and vehicle clearances permit. These improvements would provide more consistent screening of the drive-through operation and create a stronger landscape presence along Matlock Road.

The Landscape Plan also identifies 562 square feet of passive space but does not depict the required seating, program elements, or direct pedestrian access. Exhibit “D” must be revised to illustrate how the passive space will comply with Section 155.092(L), including benches, at least two qualifying program elements, and a direct connection to the site’s pedestrian walkway system.

The Landscape Plan is shown on Exhibit “D”.

Signage

The project is subject to the General Business Sign regulations in Section 155.090 of the Mansfield Zoning Ordinance and the applicable PD standards. The revised Sign Plan includes one monument sign along Matlock Road, three permanently affixed halo-lit wall signs, required traffic-control signs, and an illuminated freestanding sign identifying the drive-through entrance.

The three wall signs are proposed on the east elevation facing Matlock Road, the south drive-through elevation, and the north entrance elevation. The applicant’s variance narrative requests approval of the signs on the entrance and drive-through elevations as two additional wall signs. The request therefore consists of one otherwise permitted wall sign on the east elevation and two additional wall signs, for a total of three wall signs.

Staff supports the two additional wall signs because they are permanently affixed and incorporated into the building’s vertical composite-wood accent panels. This placement provides business identification from the primary customer approaches while maintaining a direct relationship between the signage and the building design. Signage must remain subordinate to the architecture and may not substitute for windows, stone wainscot, pilasters, architectural lighting, or other permanent façade articulation.

The painted mural contemplated on the north façade is not included in the revised Sign Plan or variance narrative and is not recommended for approval as part of this request. Any future mural or additional wall sign would require separate review under the applicable sign regulations.

The Sign Plan also includes Sign 010, an internally illuminated, double-faced sign stating “Drive-Thru Entrance.” As proposed, the sign is located too far from the building to provide useful identification of the drive-through entrance and does not include a directional arrow or other information that would meaningfully guide motorists. It would therefore function primarily as additional freestanding advertising rather than effective directional signage. Staff recommends that Sign 010 not be approved as part of the Sign Plan. Any necessary drive-through wayfinding should instead be provided through appropriately located, non-illuminated directional signage with clear arrows and minimal copy.

Prior to final approval, Exhibit “E” must be revised to remove Sign 010 and coordinate all

approved signage with the final architectural design. Subject to these revisions, staff supports the monument sign and three wall signs, including the requested deviation for two additional permanently affixed wall signs.

The Sign Plan is shown on Exhibit “E” and the Sign Variance Narrative is attached.

Summary
The subject property is zoned PD, Planned Development District, where an eating establishment with drive-through is permitted with the approval of a Specific Use Permit (SUP). The Applicant proposes to construct a new 1,705 square-foot building with a drive-through.

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
Develop Strong Economy

Recommendation
The Development Review Committee recommends approval of the Detailed Site Plan and Specific Use Permit for an eating establishment with drive-through beverage service, finding that the request meets the conditions in Section 155.080, subject to the following:

1. Revise the north, east, and south building elevations as described in the staff report.
2. Add landscaping near the menu board and along Matlock Road and demonstrate compliance with the passive-space requirements.
3. Approve two additional permanently affixed wall signs on the north entrance and south drive-through elevations, resulting in three wall signs total.
4. Exclude the painted mural and Sign 010 from the approval.
5. Revise Exhibits “C,” “D,” and “E” to reflect these conditions.

Funding Source
N/A

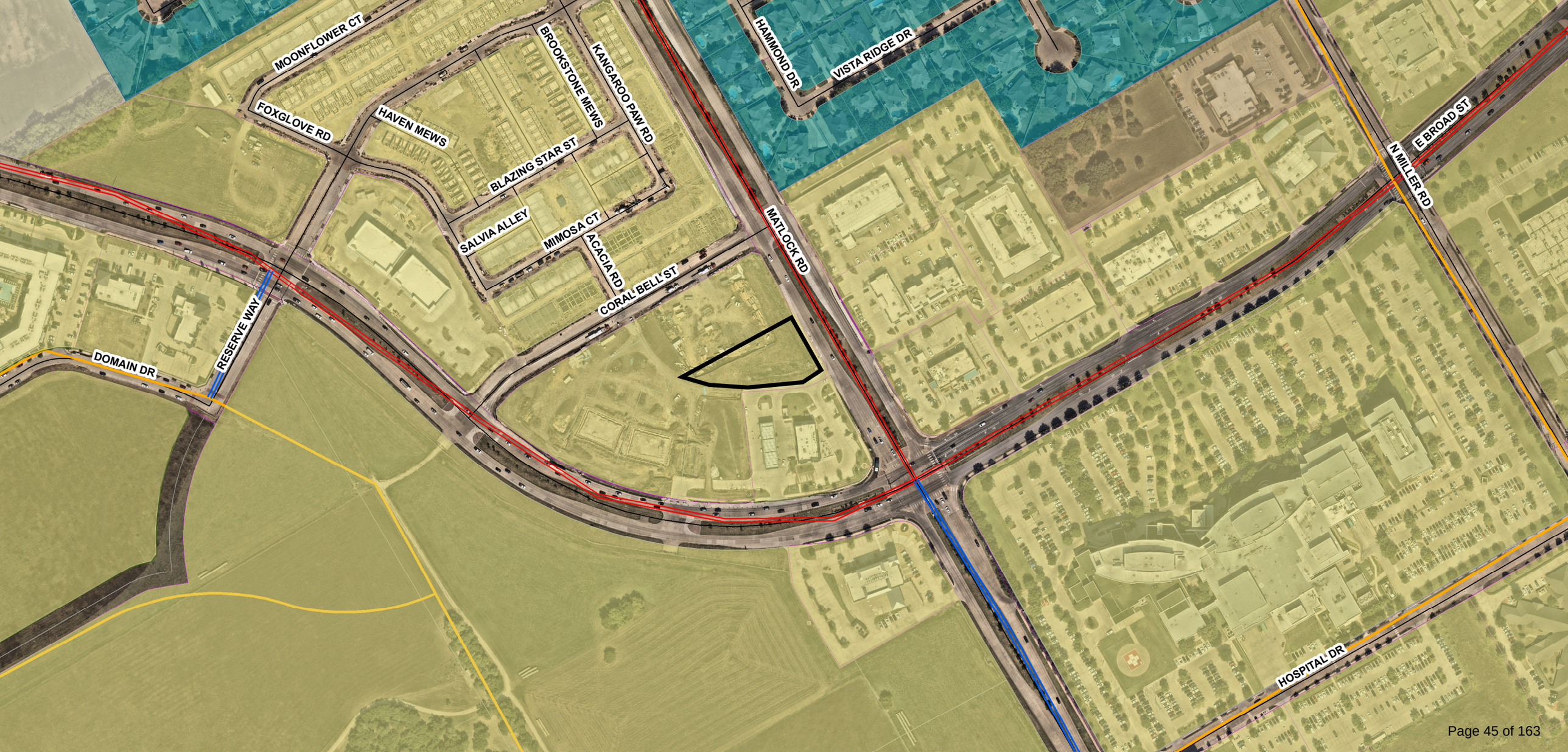
Prepared By
Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235

MANSFIELD TEXAS

SUP 26-003

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.

7/22/2026


MOONFLOWER CT
FOXGLOVE RD
HAVEN MEWS
BROOKSTONE MEWS
KANGAROO PAW RD
BLAZING STAR ST
SALVIA ALLEY
MIMOSA CT
ACACIA RD
CORAL BELL ST
HAMMOND DR
VISTA RIDGE DR
MATLOCK RD
E BROAD ST
N MILLER RD
RESERVE WAY
DOMAIN DR
HOSPITAL DR

Property Owner Notification for SUP26-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
7-ELEVEN AT THE RESERVE ADDITION	BLK 1	GF ENTERPRISES LLC	PO BOX 711	DALLAS, TX	75221
BROAD STREET MEDICAL ADD	BLK 1	BDC FAMILY LP	5000 OVERTON PLZ STE 300	FORT WORTH, TX	76109-4437
BROAD STREET MEDICAL ADD	BLK 1	ROCHESTER MANSFIELD PLAZA II L	16 VILLAGE LN SUITE 250	COLLEYVILLE, TX	76034
BROAD STREET MEDICAL ADDN	BLK 1	MATLOCK CROSSING II LLC	4913 RUFE SNOW DR SUITE 104	NORTH RICHLAND HILLS, TX	76180
RESERVE NORTH ADDITION	BLK 1	SP MANSFIELD PROPERTY FUND II	4940 N TARRANT PKWY	FORT WORTH, TX	76244
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	SP MANSFIELD PROPERTY FUND II	4940 N TARRANT PKWY	FORT WORTH, TX	76244
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201

Property Owner Notification for SUP26-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 5	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201

Property Owner Notification for SUP26-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
RESERVE TOWNHOMES AT MANSFIELD	BLK 8	SFR OWNER LLC	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
VISTA RIDGE ESTATES	BLK 2	SWEET, MICHAEL	2500 VISTA RIDGE DR	MANSFIELD, TX	76063-5853

PROPOSED LOT 5R2 – 0.779 ACRES

BEING a tract situated in the E. McAnier survey, abstract number 1005, and the R. Bratton survey, abstract number 114, City of Mansfield, Tarrant County, Texas, being all of Lot 5, Block 1, Reserve North Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in document number D24101028, Official Public Records Tarrant County, Texas, the subject tract being more particularly described as follows:

COMMENCING at a 5/8 inch rebar with cap stamped "BGE" found at the north end of a corner clip at the intersection of the southwest right-of-way of Matlock Road with the southeast right-of-way of Coral Bell Street, same being the northernmost corner of said Lot 5;

THENCE with said corner clip, SOUTH 74 degrees 56 minutes 22 seconds EAST, a distance of 21.22 feet to a 5/8 inch rebar with cap stamped "BGE" found;

THENCE with the southwest right-of-way of said Matlock Road, the following calls:

1. SOUTH 29 degrees 56 minutes 58 seconds EAST, a distance of 108.34 feet to a 1/2 inch rebar with cap stamped "BRITTAIN CRAWFORD" found;
2. SOUTH 23 degrees 04 minutes 55 seconds EAST, a distance of 81.35 feet to a 1/2 inch rebar with cap stamped "BRITTAIN CRAWFORD" found at the **POINT OF BEGINNING**

THENCE continuing with said southwest right-of-way, SOUTH 23 degrees 04 minutes 55 seconds EAST, a distance of 2.24 feet to a 1/2 inch rebar with cap stamped "BRITTAIN CRAWFORD" found;

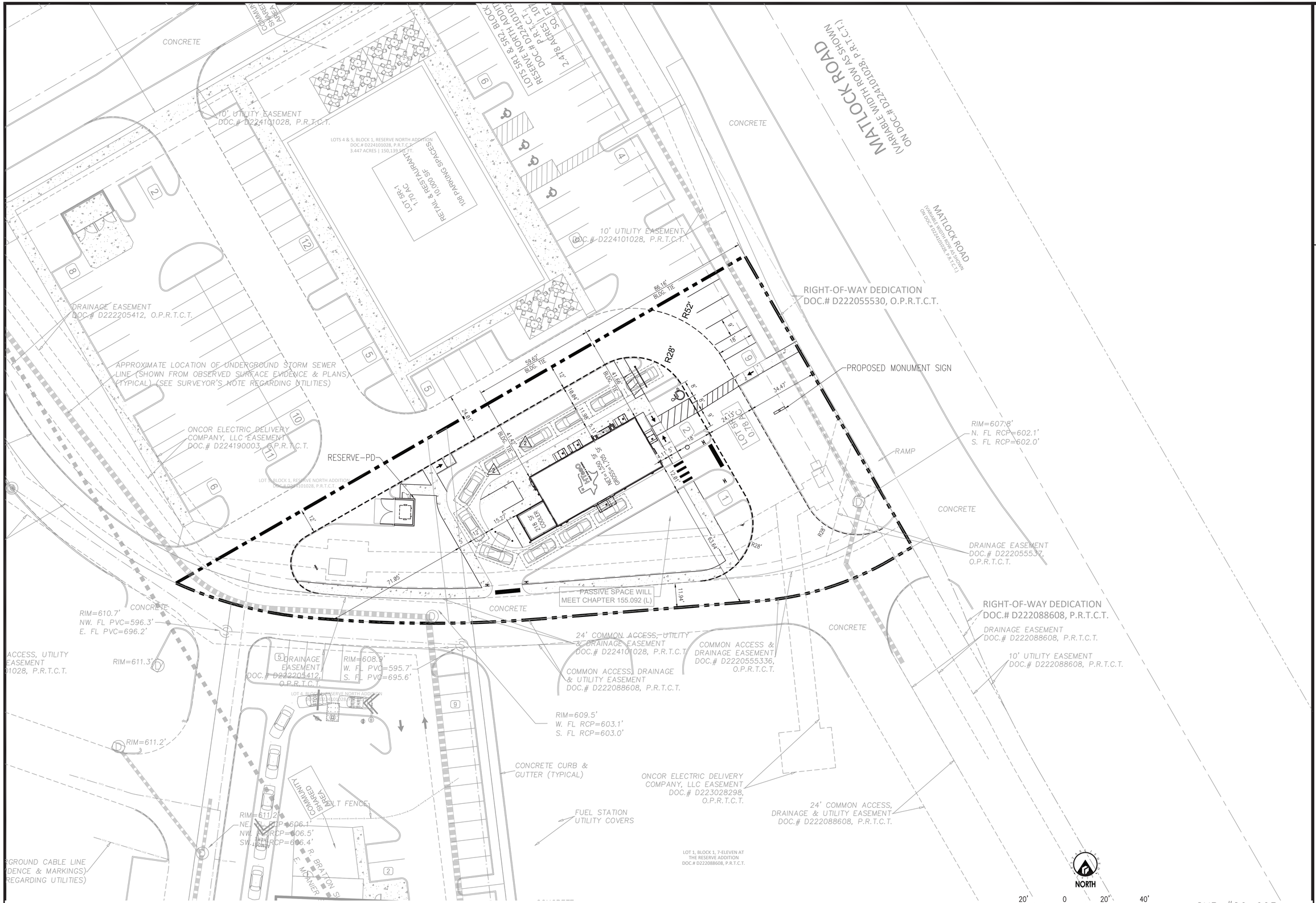
THENCE continuing with said southwest right-of-way, SOUTH 29 degrees 57 minutes 11 seconds EAST, a distance of 163.99 feet to an "X" cut found in concrete at the easternmost corner of said Lot 5;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

1. SOUTH 59 degrees 23 minutes 33 seconds WEST, a distance of 11.91 feet to an "X" cut found in concrete at the beginning of a curve to the right, having a radius of 150.00 feet, a central angle of 26 degrees 25 minutes 03 seconds, and a chord bearing and distance of SOUTH 72 degrees 35 minutes 59 seconds WEST, 68.55 feet;
2. Along the arc of said curve, an arc distance of 69.16 feet to an "X" cut found in concrete;
3. SOUTH 85 degrees 18 minutes 54 seconds WEST, a distance of 106.81 feet to an "X" cut found in concrete at the beginning of a curve to the right, having a radius of 662.35 feet, a central angle of 02 degrees 56 minutes 20 seconds, and a chord bearing and distance of SOUTH 86 degrees 45 minutes 26 seconds WEST, 33.97 feet;
4. Along the arc of said curve, an arc distance of 33.97 feet to an "X" cut set in concrete at the beginning of a compound curve, having a radius of 675.37 feet, a central angle of 06 degrees 56 minutes 23 seconds, and a chord bearing and distance of NORTH 88 degrees 09 minutes 15 seconds WEST, 81.75 feet;

5. Along the arc of said curve, an arc distance of 81.80 feet to an "X" cut set in concrete at the beginning of a compound curve, having a radius of 200.00 feet, a central angle of 18 degrees 27 minutes 07 seconds, and a chord bearing and distance of NORTH 75 degrees 27 minutes 28 seconds WEST, 64.13 feet;
6. Along the arc of said curve, an arc distance of 64.41 feet;

THENCE through the interior of said Lot 5, NORTH 59 degrees 35 minutes 24 seconds EAST, a distance of 321.26 feet, returning to the **POINT OF BEGINNING** and enclosing 0.779 acres (33,916 square feet) of land more or less.



SITE DIMENSION PLAN

1"=20'

SUP #26-003

INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STATE OF TEXAS
STUART A. ANDERSON
116598
LICENSED PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2026.07.21 12:29:59-04'00'

NO	DATE	REVISIONS
2	6/29/26	SUP COMMENTS
1	4/28/26	SUP COMMENTS

HTeaO
TEXAS BORN & BREWED

HTeaO
TX-490

MATLOCK RD.
MANSFIELD, TX
76063

PROJECT NO: 2025.0247
DATE: 5/19/26

EXH. B
EXHIBIT B

CHECKED: CB DRAWN: KC

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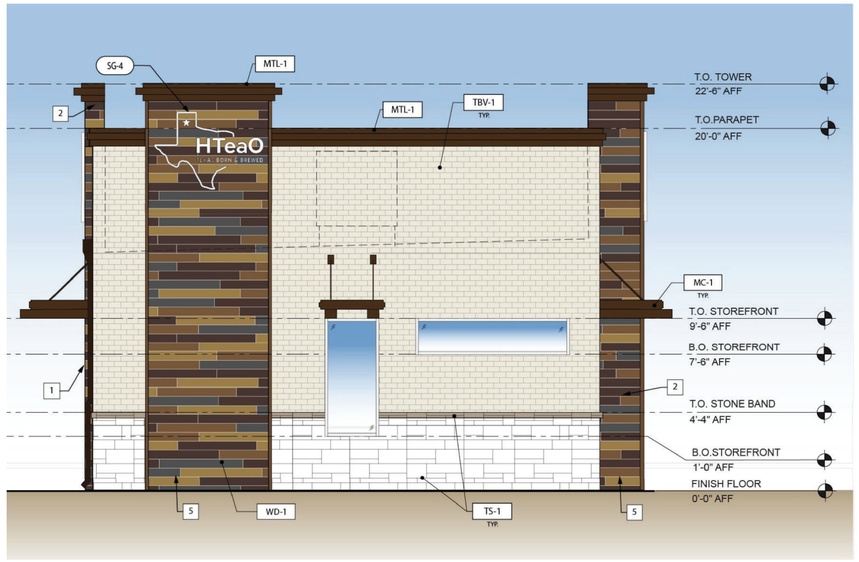
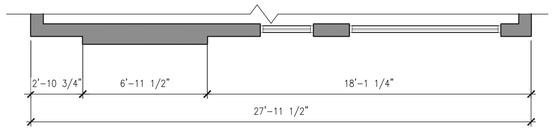
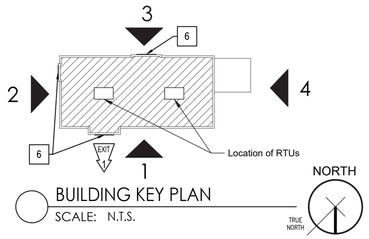
P:\HTeaO\2025.0247 - HTeaO - Store 490 - NEC of Matlock Rd. & E. Broad St., Mansfield, TX\3 CAD & Drawings\2 Construction Documents\2025.0247 C1.0.dwg, SITE DIMENSION PLAN, 7/20/2026 9:48:13 AM, KEVCAB, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1





2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING KEY PLAN
SCALE: N.T.S.

SIGN SCHEDULE

TAG	SIZE
SG-4	**LOCATION: SIDE FASCADE EXTERIOR SIGNAGE** *SIZE: 6'-0" LENGTH X4'-3" HEIGHT*

NOTE:
SIGNAGE SHOWN FOR REFERENCE ONLY - SIGN SELECTION BY OWNER - SIGN PERMITTING & INSTALLATION BY SIGN VENDOR

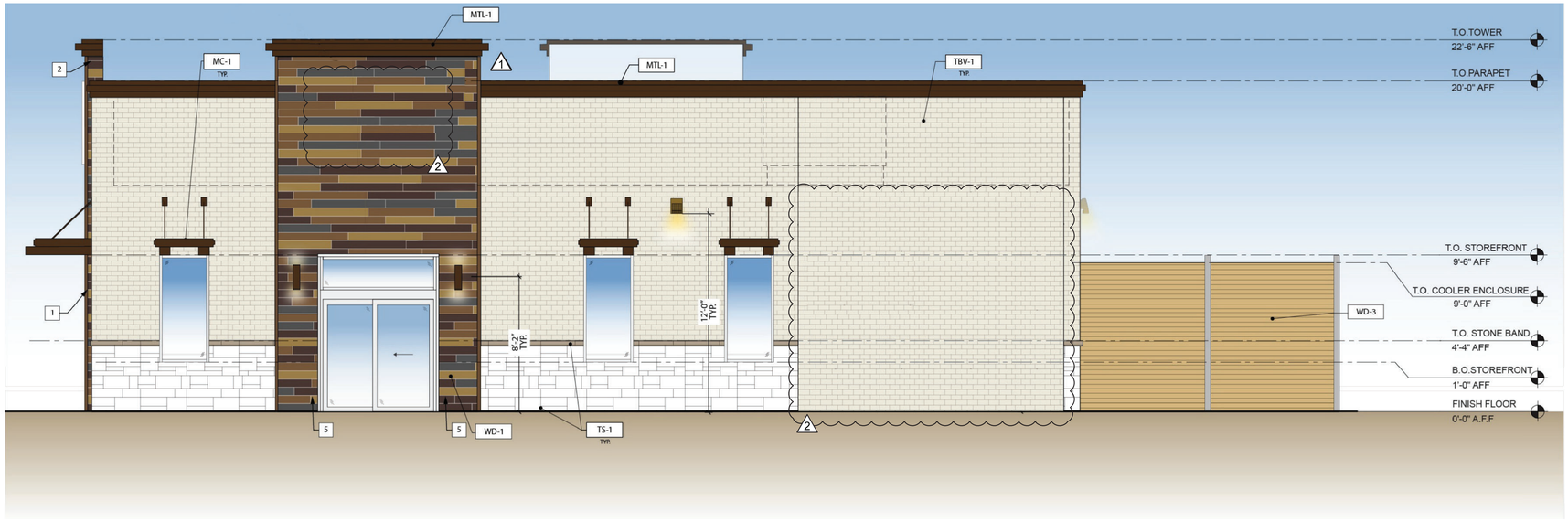
SIDE ELEVATION MATERIALS	AREA	PERCENTAGE
TOTAL SURFACE AREA	579 SQFT	
MASONARY (TBV-1 AND TS-1)	362.3 SQFT	62.5 %
COMPOSITE WOOD	150 SQFT	25.9 % (1)
METAL (MC-1 AND MTL-1)	29.2 SQFT	5.1 %
GLAZING	37.5 SQFT	6.5 %

EXTERIOR FINISH SCHEDULE:

TAG	DESCRIPTION
TBV–1	**THIN BRICK VENEER** • *MANUFACTURER: ENDICOTT* • *PRODUCT: THIN BRICK- IVORY BLEND WITH WHITE MORTAR & PAINTED WITH BRITE WHITE SW 7002 DOWNY*
TS–1	**APPLIED THIN STONE VENEER** • *PRODUCT: AUSTIN WHITE* • *MANUFACTURER: METRO BRICK & STONE (BASIS OF DESIGN)* • *THIN CUT VENEER. NO COLOR* • *STONE BAND - SUEDE (PAINT TO MATCH SW 7038 TONY TAUPE)*
MTL–1	**MTL-1 METAL TRIM CAP/ROOF LADDER/EXTERIOR METAL DOOR & DOOR FRAME/ DOWNSPOUTS** • *COLOR: DARK BRONZE*
MC–1	**PRE-FABRICATED METAL CANOPIES** • *MANUFACTURER: HAMERSLY METAL WORKS (BASIS OF DESIGN)* • *PRODUCT: HTEAO STANDARD CANOPY* • *PROFILE: HTEAO STANDARD CANOPY* • *IRON ORE (SW7069) POWDER COATING*
WD–1	**COMPOSITE WOOD** *MANUFACTURER: NEWTECHWOOD ALL WEATHER SIDING* *PROFILE: TONGUE & GROOVE US09* • *PRODUCT: SIDING* • *SIZE: 5 1/2" X 1/2"* *COLOR: AN EQUAL MIX OF THE FOLLOWING* • *SHOU SUGI BAN JAPANESE CHARRED WOOD (SSG)* • *SPANISH WALNUT (WN)* • *ARGENTINIAN SILVER GRAY (SI)* • *BRAZILIAN IPE (IP)* • *PERUVIAN TEAK (TK)* *TRIM: BRAZILIAN IPE (IP)*
WD–3	**NEWTECH ULTRA FENCING** • *NEWTECHWOOD COMPOSITE*
PNT–4	**METAL FLASHING AND CLOSURE** • *SHERWIN WILLIAMS SW7002 "DOWNY"*

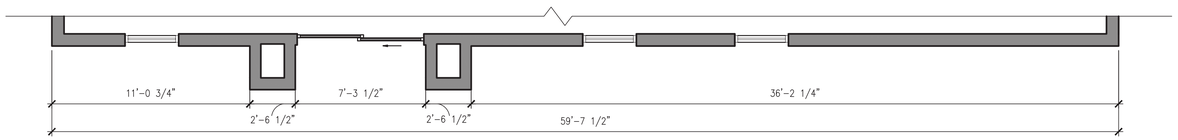
KEYNOTES: #

1. WD-1 NARROW RETURN WALL INSTALL PLANK VERTICALLY - PERUVIAN TEAK ONLY
2. WD-1 RETURN WALL INSTALL HORIZONTALLY PER SCHEDULE
3. NOT USED (2)
4. NOT USED
5. GC TO INSTALL A COMBINATION OF FULL AND STAGGERED PLANKS TO AVOID REPETITIVE JOINTS OR STACKED APPEARANCE.
6. EXTERIOR SIGNAGE.



ENTRANCE ELEVATION MATERIALS	AREA	PERCENTAGE
TOTAL SURFACE AREA	1341.5 SQFT	
MASONARY (TBV-1 AND TS-1)	808.3 SQFT	60.5 % (1)
COMPOSITE WOOD	337.1 SQFT	24.1 %
METAL (MC-1 AND MTL-1)	66.1 SQFT	5.5 %
GLAZING	130 SQFT	9.9 %

NOTE:
VARIANCE WILL BE APPLIED FOR ADDITIONAL SIGNAGE.



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

INTERPLAN
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1 EAST 22ND STREET, SUITE 400
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ENGINEERING PERMITTING
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ALTAMONTE SPRINGS, FL 32701
407.645.5008

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ARCHITECT: JOSEPH WHALEN
DATE: 7 / 1 / 2026

NO	DATE	REMARKS
2	07.02.26	REVISED FOR SUP APPROVAL
1	05.20.26	REVISED FOR SUP APPROVAL
	04.08.26	ISSUE FOR SUP APPROVAL
	01.21.26	REVISED PRELIM CD PACKAGE
	06.16.25	PRELIMINARY CD PACKAGE

REVISIONS

HTeaO TEXAS BORN & BREWED

STORE # 490

NORTH EAST CORNER OF MATLOCK ROAD. & E. BROAD STREET
MANSFIELD, TX 76063

PROJECT NO: 2025.0247
DATE: 06.10.25

C.1

EXHIBIT C

CHECKED: SP DRAWN: TO

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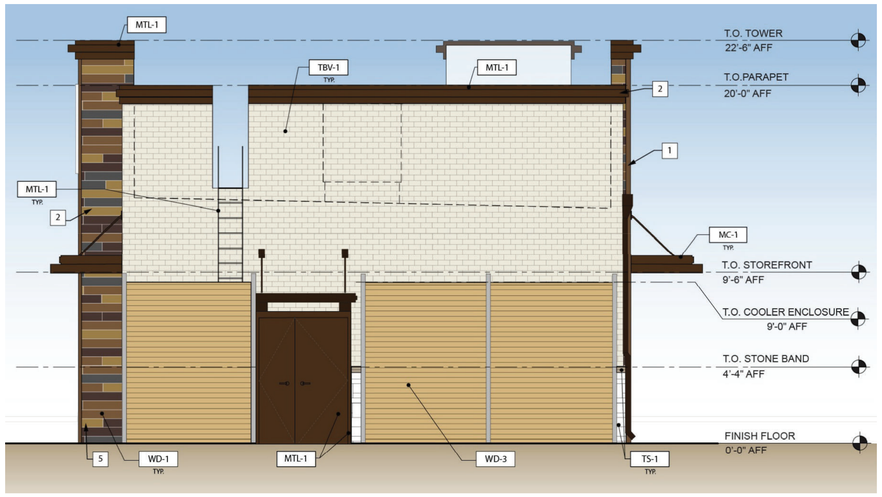
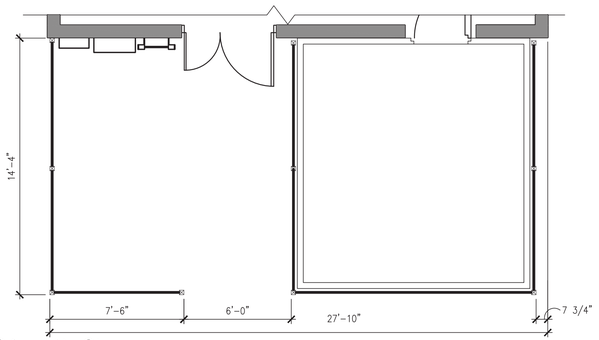




4 BACK ELEVATION
SCALE: 1/4" = 1'-0"

SIGN SCHEDULE

TAG	SIZE
SG-4	• **LOCATION: SIDE FASCADE EXTERIOR SIGNAGE** • *SIZE: 6'-0" LENGTH X4'-3" HEIGHT*

NOTE:
SIGNAGE SHOWN FOR REFERENCE ONLY - SIGN SELECTION BY OWNER - SIGN PERMITTING & INSTALLATION BY SIGN VENDOR

BACK ELEVATION MATERIALS	AREA	PERCENTAGE
TOTAL SURFACE AREA	549.5 SQFT	
MASONARY (TBV-1 AND TS-1)	353.6 SQFT	64.1 %
COMPOSITE WOOD	126.3 SQFT	23.3 %
METAL	69.6 SQFT	12.6 %

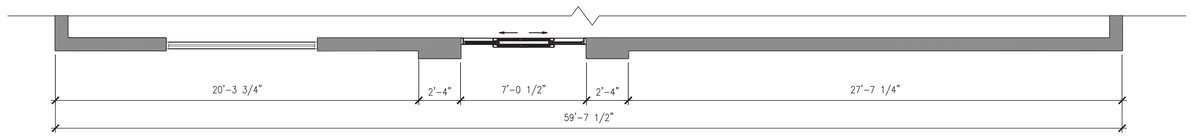
EXTERIOR FINISH SCHEDULE:

TAG	DESCRIPTION
TBV-1	**THIN BRICK VENEER** • *MANUFACTURER: ENDICOTT* • *PRODUCT: THIN BRICK- IVORY BLEND WITH WHITE MORTAR & PAINTED WITH BRITE WHITE SW 7002 DOWNY*
TS-1	**APPLIED THIN STONE VENEER** • *PRODUCT: AUSTIN WHITE* • *MANUFACTURER: METRO BRICK & STONE (BASIS OF DESIGN)* • *THIN CUT VENEER, NO COLOR* • *STONE BAND - SUEDE (PAINT TO MATCH SW 7038 TONY TAUPE)*
MTL-1	**MTL-1 METAL TRIM CAP/ROOF LADDER/EXTERIOR METAL DOOR & DOOR FRAME/ DOWNSPOUTS** • *COLOR: DARK BRONZE*
MC-1	**PRE-FABRICATED METAL CANOPIES** • *MANUFACTURER: HAMERSLY METAL WORKS (BASIS OF DESIGN)* • *PRODUCT: HTEAO STANDARD CANOPY* • *PROFILE: HTEAO STANDARD CANOPY* • *IRON ORE (SW7069) POWDER COATING*
WD-1	**COMPOSITE WOOD** *MANUFACTURER: NEWTECHWOOD ALL WEATHER SIDING* *PROFILE: TONGUE & GROOVE US09* • *PRODUCT: SIDING* • *SIZE: 5 1/2" X 1/2"* *COLOR: AN EQUAL MIX OF THE FOLLOWING* • *SHOU SUGI BAN JAPANESE CHARRED WOOD (SSG)* • *SPANISH WALNUT (WN)* • *ARGENTINIAN SILVER GRAY (SI)* • *BRAZILIAN IPE (IP)* • *PERUVIAN TEAK (TK)* *TRIM: BRAZILIAN IPE (IP)*
WD-3	**NEWTECH ULTRA FENCING** • *NEWTECHWOOD COMPOSITE*
PNT-4	**METAL FLASHING AND CLOSURE** • *SHERWIN WILLIAMS SW7002 "DOWNY"*

KEYNOTES: #

1. WD-1 NARROW RETURN WALL INSTALL PLANK VERTICALLY - PERUVIAN TEAK ONLY
2. WD-1 RETURN WALL INSTALL HORIZONTALLY PER SCHEDULE
3. NOT USED
4. NOT USED
5. GC TO INSTALL A COMBINATION OF FULL AND STAGGERED PLANKS TO AVOID REPETITIVE JOINTS OR STACKED APPEARANCE.
6. EXTERIOR SIGNAGE.

DRIVE THRU MATERIALS	AREA	PERCENTAGE
TOTAL SURFACE AREA	1352.1 SQFT	
MASONARY (TBV-1 AND TS-1)	885.1 SQFT	65.6 %
COMPOSITE WOOD	330.4 SQFT	23.9 %
METAL (MC-1 AND MTL-1)	65.8 SQFT	5.1 %
GLAZING	70.8 SQFT	5.4 %



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

INTERPLAN
INTERPLAN LLC
F-3219

ARCHITECTURE
1 EAST 22ND STREET, SUITE 400
LOMBARD, IL 60148
630.932.2336

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407.645.5008

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ARCHITECT: JOSEPH WHALEN
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	01.21.26	REVISED PRELIM CD PACKAGE
	06.16.25	PRELIMINARY CD PACKAGE

REVISIONS

HTeaO TEXAS BORN & BREWED

STORE # 490

NORTH EAST CORNER OF
MATLOCK ROAD. & E. BROAD STREET
MANSFIELD, TX 76063

PROJECT NO: 2025.0247
DATE: 06.10.25

C.2

EXHIBIT C

CHECKED: SP DRAWN: TO

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TBV-1

MATERIAL TYPE: THIN BRICK VENEER
MANUFACTURER: ENDICOTT
COLOR: PAINTED BRITE WHITE SW 7002 DOWNY

TS-1

MATERIAL TYPE: THIN STONE VENEER - AUSTIN WHITE
MANUFACTURER: METRO BRICK & STONE
COLOR: NO COLOR

TS-2

MATERIAL TYPE: THIN STONE VENEER - AUSTIN WHITE
MANUFACTURER: METRO BRICK & STONE
COLOR: STONE BAND - SUEDE (PAINT TO MATCH SW 7038 TONY TAUPE)

MTL-1

MATERIAL TYPE: METAL
MANUFACTURER: TBD
COLOR: DARK BRONZE

MC-1

MATERIAL TYPE: METAL
MANUFACTURER: HAMERSLY METAL WORKS
COLOR: IRON ORE

WD-1

MATERIAL TYPE: COMPOSITE WOOD
MANUFACTURER: NEWTECHWOOD ALL WEATHER SIDING
COLOR: AN EQUAL MIX OF THE FOLLOWING -
SHOU SUGI BAN JAPANESE CHARRED WOOD (SSG), SPANISH WALNUT (WN), ARGENTINIAN SILVER GRAY (SI), BRAZILIAN IPE (IP), PERUVIAN TEAK (TK)
TRIM: BRAZILIAN IPE (IP)

WD-3

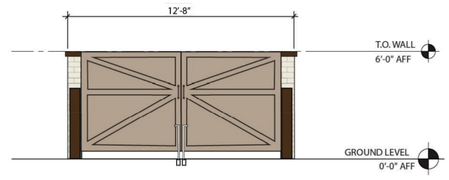
MATERIAL TYPE: NEWTECH ULTRA FENCING
MANUFACTURER: NEWTECHWOOD
COLOR: NO COLOR

PNT-4

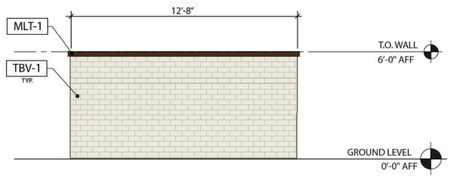
MATERIAL TYPE: METAL
MANUFACTURER: TBD
COLOR: SHERMAN WILLIAMS SW7002 "DOWNY"

ALL FACADE MATERIALS	AREA	PERCENTAGE
TOTAL SURFACE AREA OF ALL FACADES	3823.2 SQFT	⚠1
MASONRY (TBV-1 AND TS-1)	2409.4 SQFT	63%
COMPOSITE WOOD	943.8 SQFT	25%
METAL (MC-1 AND MTL-1)	184.4 SQFT	5%
GLAZING	238.3 SQFT	6%

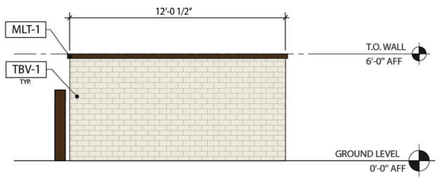
⚠1



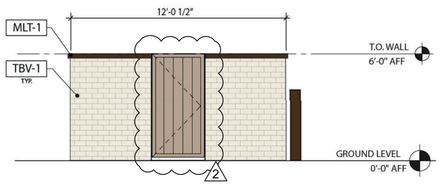
1 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



2 DUMPSTER ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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F-3219

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1 EAST 22ND STREET, SUITE 400
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407.645.5008

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REVISIONS

HTeaO
TEXAS BORN & BREWED

STORE # 490
NORTH EAST CORNER OF MATLOCK ROAD, & E. BROAD STREET
MANSFIELD, TX 76063

PROJECT NO: 2025.0247
DATE: 06.10.25

C.3
BUILDING FACADE EXHIBIT

CHECKED: SP DRAWN: TO

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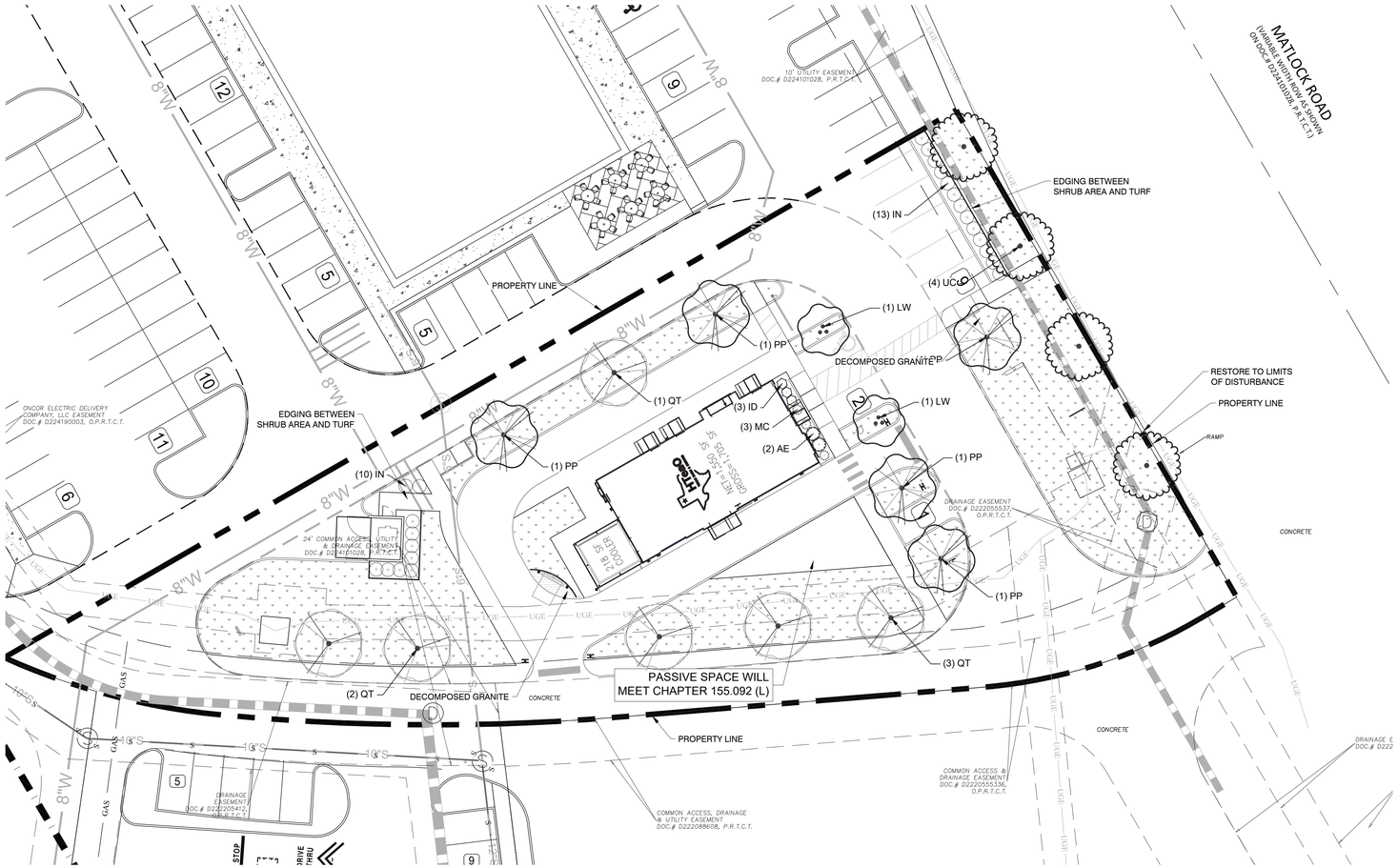

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF 2-4" ROCK (COLOR BY OWNER), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL ROCK TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	LW	2	Lagerstroemia indica `Watermelon Red` Watermelon Red Crape Myrtle	1.5" Cal.	B&B	8` min.
	PP	5	Pistacia chinensis Chinese Pistache	3" Cal.	Cont. or B&B	12`-14` HT
	QT	6	Quercus texana Texas Red Oak	3" Cal.	Cont. or B&B	12`-14` HT
	UC	4	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	12`-14` HT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	AE	2	Abelia x grandiflora `Edward Goucher` Glossy Abelia	5 gal	36" OC	24" Min. Ht.
	ID	3	Ilex cornuta `Burfordii` Burford Holly	5 gal.	36" OC	24" Min. Ht.
	IN	23	Ilex vomitoria `Nana` Dwarf Yaupon	5 gal	36" OC	24" Min. Ht.
	MC	3	Muhlenbergia capillaris Pink Muhly Grass	5 gal	Per Plan	24" Min. Ht.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CH	9,435 sf	Cynodon dactylon `419 Hybrid` Bermuda Grass Sod	Sod		
ROCK / STONE						
	DG2	48 sf	Decomposed Granite Gravel over weed barrier	4" depth		

LANDSCAPE CALCULATIONS

SITE AREA TOTAL:	33,921 SF
CURRENT ZONING CLASSIFICATION:	PD
PROPOSED USE:	RESTAURANT
BUILDING FLOOR AREA:	1,705 SF
LANDSCAPE AREA REQUIRED:	3,392 SF (10% EXCLUDING PARKING PERIMETER/INTERIOR)
LANDSCAPE AREA PROVIDED:	10,038 SF (29.5%)
PASSIVE SPACE REQUIRED:	170 SF (10% OF BUILDING FLOOR AREA)
PASSIVE SPACE PROVIDED:	562 SF (32.9%)
BUFFERYARD	10' (WITHIN SHARED ACCESS)
	219 LF (369 LF - 150 LF (PAVED DRIVES))
CANOPY TREES REQUIRED:	5 TREES (1 PER 50 LF)
CANOPY TREES PROVIDED:	5 TREES*
STREET LANDSCAPE SETBACK	20' REQUIRED
MATLOCK ROAD	145'
CANOPY TREES REQUIRED:	4 TREES (1 PER 40 LF)
CANOPY TREES PROVIDED:	4 TREES
PARKING PERIMETER MINIMUM HEIGHT OF THREE FEET	SHRUBS PROVIDED
PARKING INTERIOR N/A - LESS THAN 20 PUBLIC SPACES	12 PARKING SPACES
SURFACE PARING END CAPS WITH TREE	PROVIDED
FOUNDATION AREA MIN. 4' @ FACADES WITH ENTRANCES AND FACING STREETS	PROVIDED

* TREES PLACED IN LANDSCAPE AREA ADJACENT TO BUFFER

0' 10' 20' 40'

Scale 1" = 20'

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SEAL:

REGISTERED LANDSCAPE ARCHITECT · ERIC M. SHEPLEY · 3837 · STATE OF TEXAS

07/02/2026

NO	DATE	REMARKS
REVISIONS		

HTeaO
TEXAS BORN & BREWED

HTeaO
TX-490
MATLOCK RD.
MANSFIELD, TX
76063

PROJECT NO: 2025.0247
DATE: 04-09-2026

D.1
EXHIBIT D
LANDSCAPE PLANTING
CHECKED: CS DRAWN: EMS

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

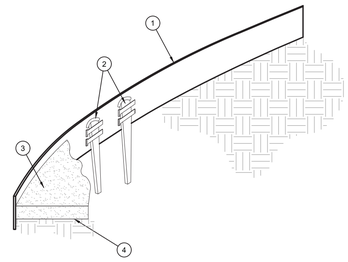
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

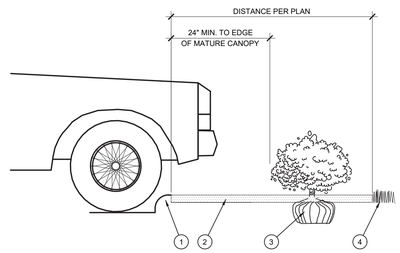
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
   8. DURING THE MONTHS OF JUNE THROUGH AUGUST, ONLY CONTAINERIZED TREES MAY BE PLANTED.
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND
G. DRILL SEEDING
   1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
   2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER
H. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHERE THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

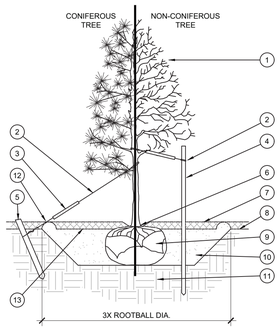
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



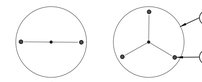
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE) SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PIT PLANTING
SCALE: NOT TO SCALE

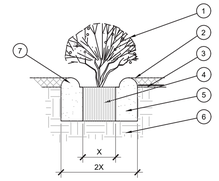

1
2

EXHIBIT E - SSC Project Name: Op015768 - TBevCO

HTeaO
TEXAS BORN & BREWED

SSC
SIGNS & LIGHTING

MADE IN USA

YOUR BRAND INTEGRATION PARTNER

Consistent Branding • Managing Change • Precise Communication

APPROVAL DATE -
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Client:	HTeaO
Site #/Name:	Store 490
Site Address:	NEC Matlock Rd. & Broad St. Mansfield, TX US 76063
Account Rep:	David Scott
Designer:	Kris Yunc
Project Manager:	NA
OP Start Date:	1/20/26

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage
	UL# E482998-20160315

888-929-1669 SSCSIGNS.COM
CORPORATE OFFICE: 2090 Mcgee Lane Lweisville, TX 75077
FLORIDA OFFICE: 547 Ocoee Business Pkwy Ocoee, FL 34761

SALES ORDER NUMBER
Sheet E.1

OPPORTUNITY NUMBER
OP015768-4

SSC SIGNS & LIGHTING

CLIENT COLORS

PAINT

- P-1 MP BRUSHED ALUMINUM 41342SP
- P-2 MP TO MATCH SW 7069 IRON ORE
- P-3 MP WHITE
- P-4 MP TO MATCH ADJACENT DP-2 PRINT
- P-5 MP TO MATCH TO MATCH C:99 M:79 Y:42 K:35
- P-6 SATIN BLACK

VINYL

- V-1 3M OPAQUE MATTE BLUE TO MATCH C:99 M:79 Y:42 K:35
- V-2 3M 7725-10 WHITE VINYL
- V-3 3M DUSTED CRYSTAL
- V-4 3M TRANSLUCENT BLUE TO MATCH C:99 M:79 Y:42 K:35
- V-5 3M 3635-20B BLOCKOUT FILM WHITE MATTE
- V-6 3M #7725-12 BLACK
- V-7 3M REFLECTIVE RED VINYL
- V-8 3M REFLECTIVE WHITE VINYL
- V-9 3M REFLECTIVE BLACK VINYL

DIGITAL PRINT

- DP-1 DIGITALLY PRINTED OPAQUE VINYL, MULTICOLOR TO MATCH APPROVED WOOD GRAPHIC, WITH LUSTER OVERLAMINATE
- DP-2 DIGITALLY PRINTED TRANSLUCENT VINYL WITH FORMABLE INK, MULTICOLOR TO MATCH APPROVED CUP GRAPHIC
- DP-3 DIGITALLY PRINTED OPAQUE VINYL, MULTICOLOR TO MATCH APPROVED ICE GRAPHIC, WITH LUSTER OVERLAMINATE
- DP-4 DIGITALLY PRINTED OPAQUE VINYL, MULTICOLOR TO MATCH PROVIDED PHOTOGRAPHY, WITH LUSTER OVERLAMINATE

NOTE: FOR THE DIGITAL PRINT WOODGRAIN OVERLAYS (DP-1), WE USE 3M CONTROLTAC VINYL WITH A 3M LUSTER LAMINATE. SPECS ARE BELOW FOR EACH:

WOODGRAIN BACKGROUND: 3M CONTROLTAC GRAPHIC FILM WITH COMPLY V3 ADHESIVE IJ180CV3 IS A VERSATILE, CONFORMABLE 2 MIL FILM WITH SLIDEABLE, REPOSITIONABLE, AND MEDIUM/HIGHER TACK. IT FEATURES THE COMPLY V3 ADHESIVE FOR FAST, EASY, AND BUBBLE-FREE INSTALLATION.

OVERLAMINATE: 3M SCOTCHCAL LUSTER OVERLAMINATE 8519 IS A HIGHLY-CONFORMABLE, CLEAR CAST OVERLAMINATE. THIS LUSTER-FINISH OVERLAMINATE PROVIDES LONG-TERM DURABILITY AND PROTECTION FOR MOST GRAPHIC FILMS.

** PLEASE NOTE THAT THIS IS THE COMPLETE LIST OF COLORS & MATERIALS*
** EACH PAGE SHOULD HAVE A COLOR / MATERIALS LIST THAT ONLY SHOWS THE COLORS / MATERIALS USED FOR THAT SPECIFIC SIGN*

FONT LIST

OBVIOUSLY BLACK (To be used on DRIVE THRU and Address)
OBVIOUSLY SEMIBOLT (ALL CAPS, TRACKING: 120)
AUSTER MEDIUM (TRACKING 40 PT)
COOPER LIGHT BT
Blackback Clean
Bai Jamjuree Bold (To Be Used on Directional Signage)

HTeaO
TEXAS BORN & BREWED

PRIMARY LOGO

#0F3554 RGB: 15 53 84 CMYK: 99 79 42 35				#8BD3FC RGB: 139 211 252 CMYK: 40 3 0 0	
#FF4B21 RGB: 255 75 33 CMYK: 0 85 94 0	#FF9CAB RGB: 255 156 171 CMYK: 0 49 16 0	#F7D66C RGB: 247 214 108 CMYK: 3 13 69 0	#C3D5C5 RGB: 195 213 197 CMYK: 24 7 24 0	#889AFF RGB: 136 154 255 CMYK: 47 38 0 0	#F8F2E0 RGB: 248 242 224 CMYK: 2 3 12 0

COLOR PALETTE

HTeaO

SECONDARY LOGO

HTeaO
TEXAS BORN & BREWED

LOGO WITH TAGLINE

HTEAO

OPTIONAL LOGO

HTeaO

OPTIONAL LOGO

APPROVAL DATE -
APPROVED BY -

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Designer:	Kris Yunc
Project Manager:	NA
OP Start Date:	1/20/26

PAGE NUMBER 2 of 13

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

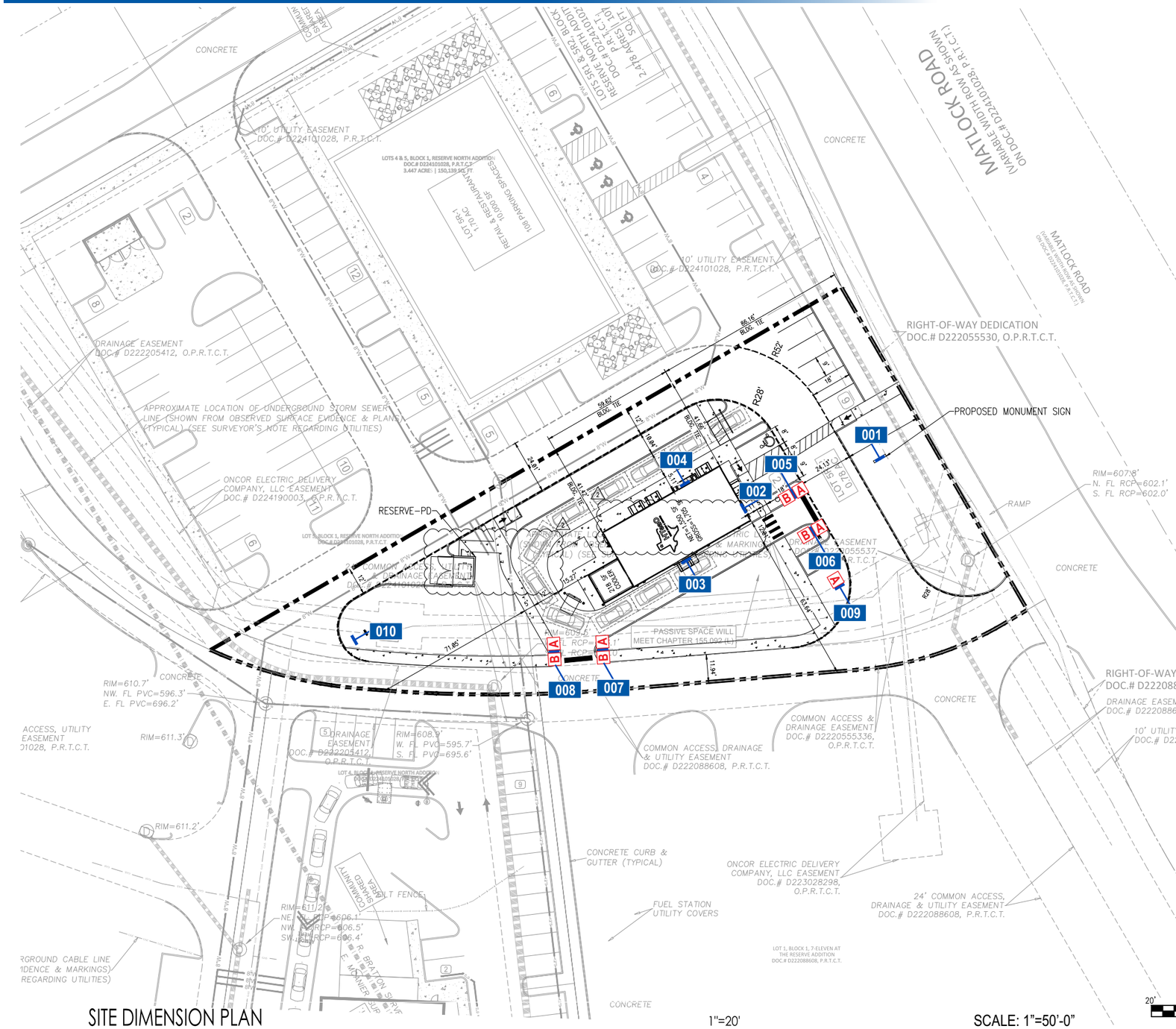
UL# E482998-20160315

888-929-1669 SSCSIGNS.COM
CORPORATE OFFICE: 2090 Mcgee Lane Lweisville, TX 75077
FLORIDA OFFICE: 547 Ocoee Business Pkwy Ocoee, FL 34761

SALES ORDER NUMBER
Sheet E.2

OPPORTUNITY NUMBER
OP015768-4

SITE MAP



SITE DIMENSION PLAN

1"=20'

SCALE: 1"=50'-0"

SUP #26-003

APPROVAL DATE -

APPROVED BY -

SSC SIGNS & LIGHTING

SIGN SCHEDULE

LOC	SIGN TYPE	QTY	ITEM DESCRIPTION
001	MON-DF-L-48SF	1	MONUMENT DOUBLE FACE LIT
002	HLCL-25SF	1	HALO-LIT CHANNEL LETTERS
003	HLCL-37SF	1	HALO-LIT CHANNEL LETTERS
004	HLCL-78SF	1	HALO-LIT CHANNEL LETTERS
005	POST/PAN-DNE/STOP	1	TRAFFIC SIGNAGE
006	POST/PAN-DNE/STOP	1	TRAFFIC SIGNAGE
007	POST/PAN-DNE/STOP	1	TRAFFIC SIGNAGE
008	POST/PAN-DNE/STOP	1	TRAFFIC SIGNAGE
009	POST/PAN-STOP	1	TRAFFIC SIGNAGE
010	I-DF-DIR-3SF-DT	1	ILLUMINATED DOUBLE FACE DIRECTIONAL -DRIVE-THRU

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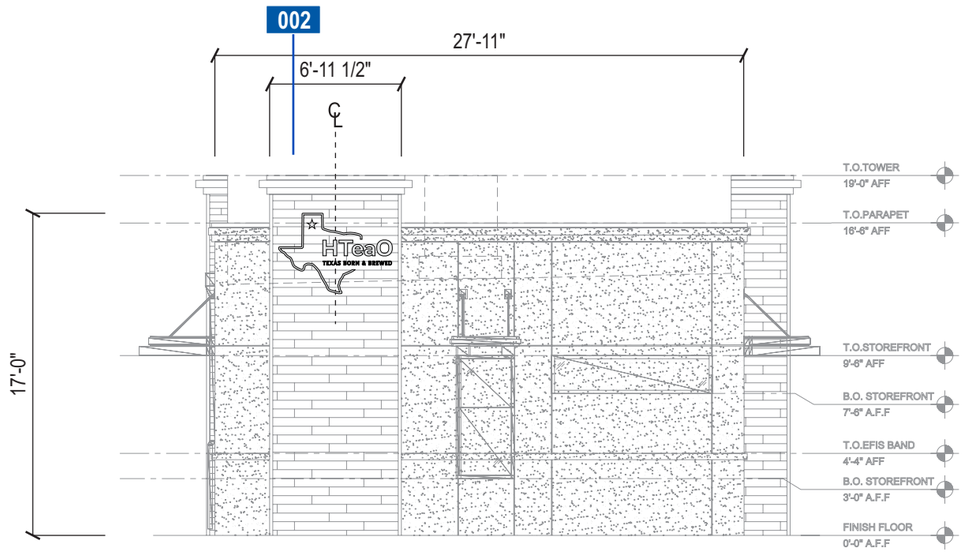
SALES ORDER NUMBER **Sheet E.3**

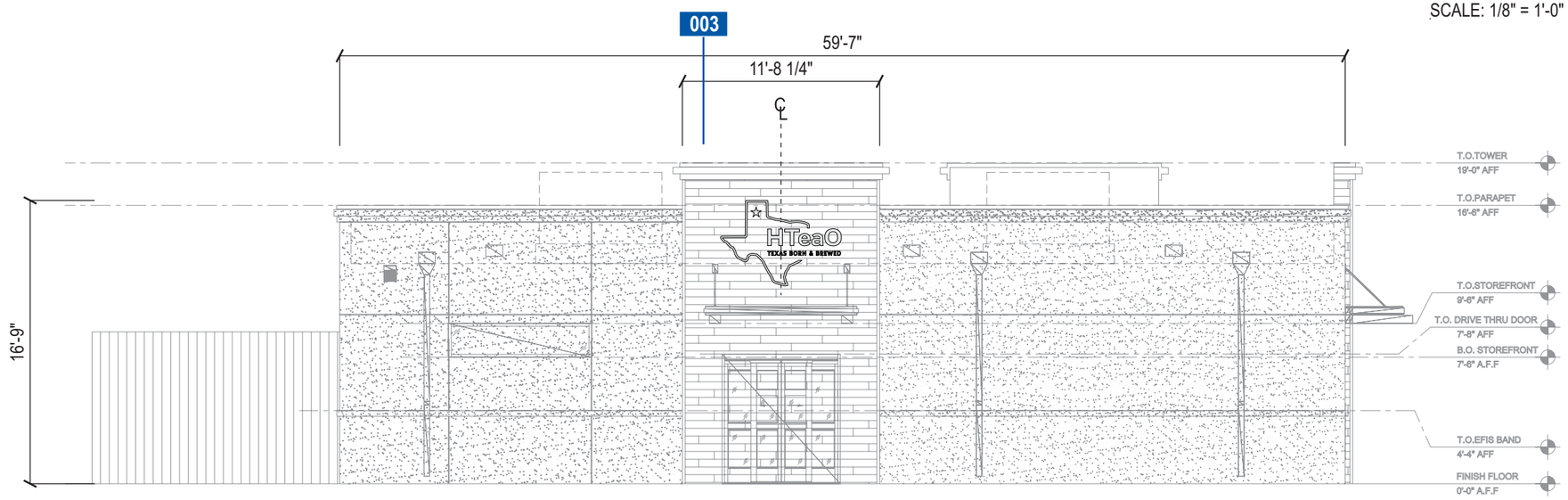
OPPORTUNITY NUMBER **OP015768-4**

SSC SIGNS&LIGHTING



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DRIVE-THRU ELEVATION

SCALE: 1/8" = 1'-0"

APPROVAL DATE -

APPROVED BY -

HTeaO

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Client:	HTeaO
Site #/Name:	Store 490
Site Address:	NEC Matlock Rd. & Broad St. Mansfield, TX US 76063
Account Rep:	David Scott
Designer:	Kris Yunc
Project Manager:	NA
OP Start Date:	1/20/26

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

888-929-1669 SSCSIGNS.COM

CORPORATE OFFICE: 2090 Mcgee Lane Lweisville, TX 75077

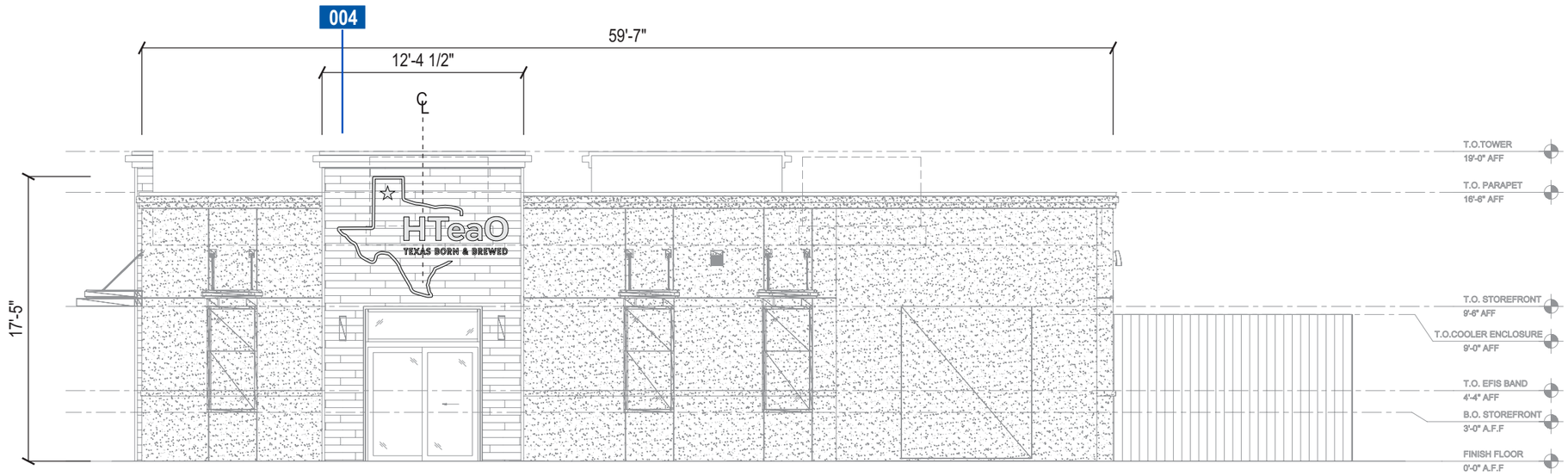
FLORIDA OFFICE: 547 Ocoee Business Pkwy Ocoee, FL 34761

UL# E482998-20160315

SALES ORDER NUMBER
Sheet E.4

OPPORTUNITY NUMBER
OP015768-4

SSC SIGNS&LIGHTING



ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

APPROVAL DATE -
APPROVED BY -

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SALES ORDER NUMBER
Sheet E.5

OPPORTUNITY NUMBER
OP015768-4

SSC SIGNS & LIGHTING

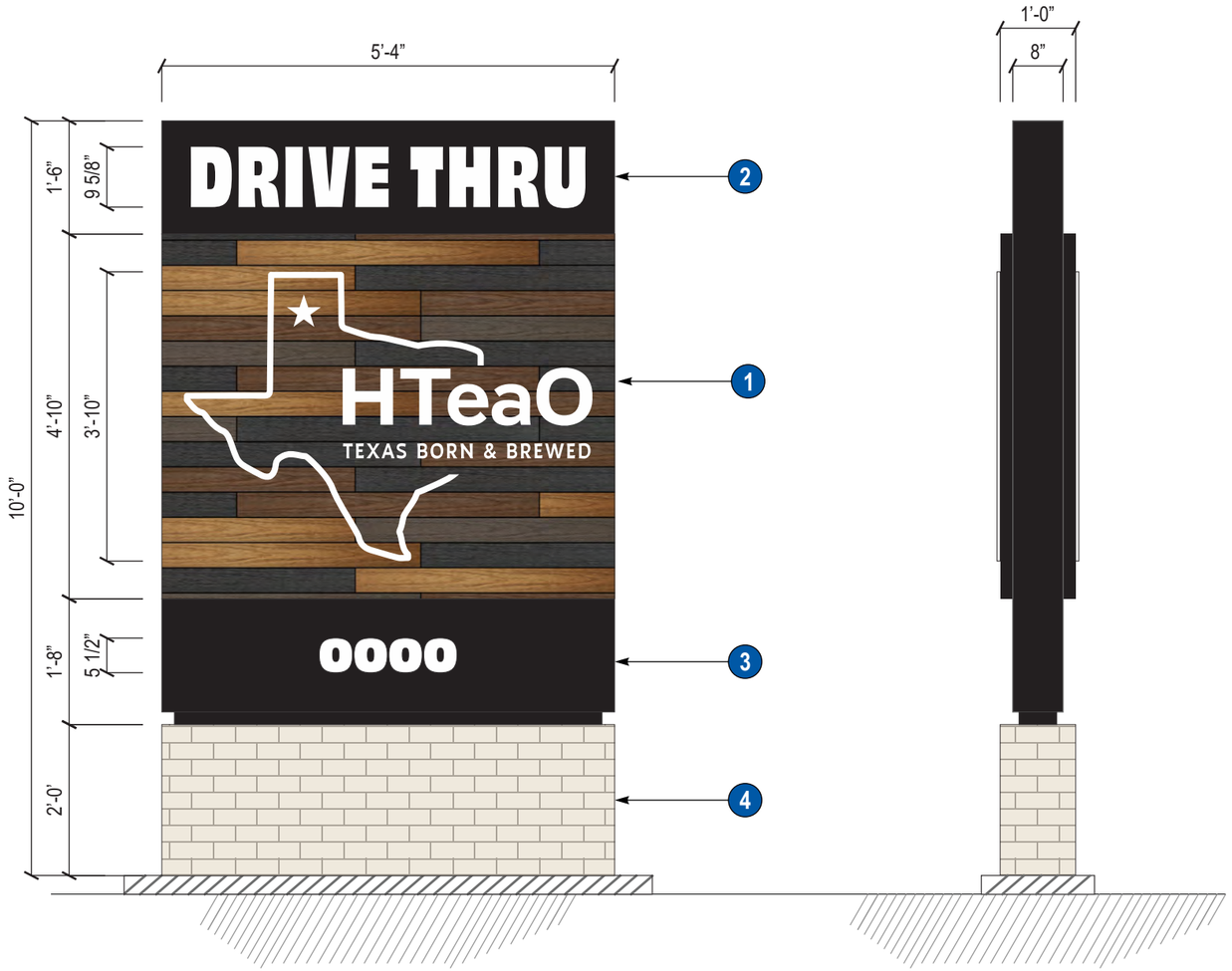
SPECIFICATIONS

1. 1" ALUMINUM TUBE FRAME CABINET
• ROUTED ALUM. FACE W/ 3/4" ACRYLIC, 1/2" PROUD & OPAQUE VINYL APPLIED TO FACE
• ALUM. FACE TO HAVE SKIN WITH DP-1 DIGITALLY PRINTED VINYL WOOD GRAPHICS. BLACK RETURNS
• INTERNALLY ILLUMINATED WITH LEDS

2. 1" ALUMINUM TUBE FRAME CABINET
• ROUTED ALUM. FACE W/ BACKED WHITE ACRYLIC TO READ "DRIVE-THRU"
• FACE & RETURNS PTM BLACK
• INTERNALLY ILLUMINATED WITH LEDS

3. ALUMINUM FACE WITH FIRST SURFACE APPLIED "ADDRESS" VINYL. FACE & RETURNS PTM BLACK

4. MASONRY BASE TO MATCH BUILDING (SW7002 DOWNY)



MON-DF-L-48SF
SCALE:1/2" = 1'-0"
SQUARE FOOTAGE = 48

END VIEW
SCALE: 3/4" = 1'-0"

NIGHT VIEW
N.T.S.

P-6	SATIN BLACK	
V-2	3M 7725-10 WHITE VINYL	
V-5	3M 3635-20B BLOCKOUT FILM WHITE MATTE	
DP-1	DIGITALLY PRINTED OPAQUE VINYL, MULTICOLOR TO MATCH APPROVED WOOD GRAPHIC, WITH LUSTER OVERLAMINATE	

APPROVAL DATE -
APPROVED BY -

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REVISION INFO

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UL# E482998-20160315

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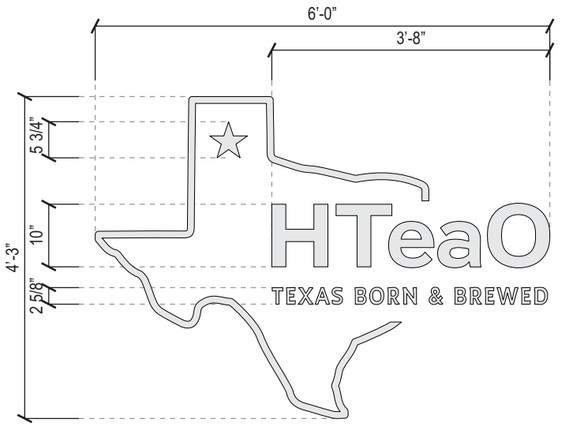
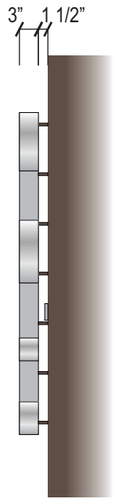
SALES ORDER NUMBER
Sheet E.6

OPPORTUNITY NUMBER
OP015768-4

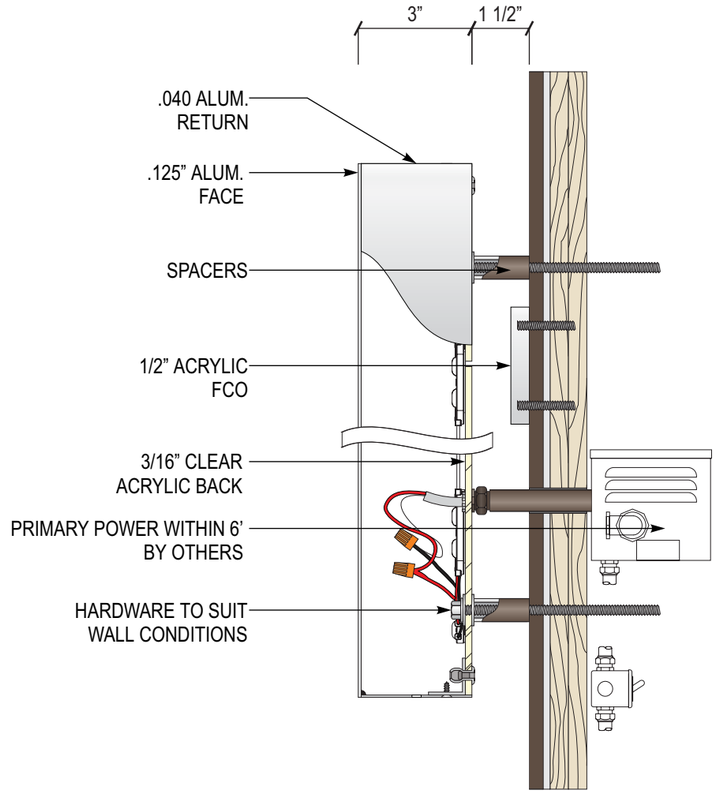
SCF#26-063



HLCL-25SF
SCALE: 1/2" = 1'-0"
SQUARE FOOTAGE = 25.49



END VIEW
SCALE: 1/2" = 1'-0"



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

SSC SIGNS&LIGHTING

SPECIFICATIONS

CHANNEL LETTERS

RETURN MATERIAL: .040 ALUMINUM
RETURN FINISH: BRUSHED ALUMINUM
RETURN DEPTH: 3
SPACED OFF WALL DEPTH: 5/8" X 1 1/2" SPACERS, PTM BUILDING EXTERIOR
BACK MATERIAL: 3/16" CLEAR ACRYLIC
INTERIOR FINISH: WHITE
FACE MATERIAL: .125 ALUMINUM
FACE FINISH: BRUSHED ALUMINUM
INTERNAL ILLUMINATION: WHITE LED
TRANSFORMER / POWER SUPPLY: REMOTE
INSTALL METHOD: INSTALL USING MECHANICAL FASTENERS TO SUIT WALL CONDITIONS

FCO LETTERS

FACE MATERIAL: 1/2" ACRYLIC
FACE FINISH: BRUSHED ALUMINUM
INSTALL METHOD: STUD MOUNTED FLUSH TO FASCIA

NIGHT VIEW
N.T.S.

P-1 MP BRUSHED ALUMINUM 41342SP
P-2 MP TO MATCH SW 7069 IRON ORE

APPROVAL DATE -
APPROVED BY -

HTeaO
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Project Manager:	NA
OP Start Date:	1/20/26

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

UL# E482998-20160315

888-929-1669 SSCSIGNS.COM
CORPORATE OFFICE: 2090 Mcgee Lane Lweisville, TX 75077
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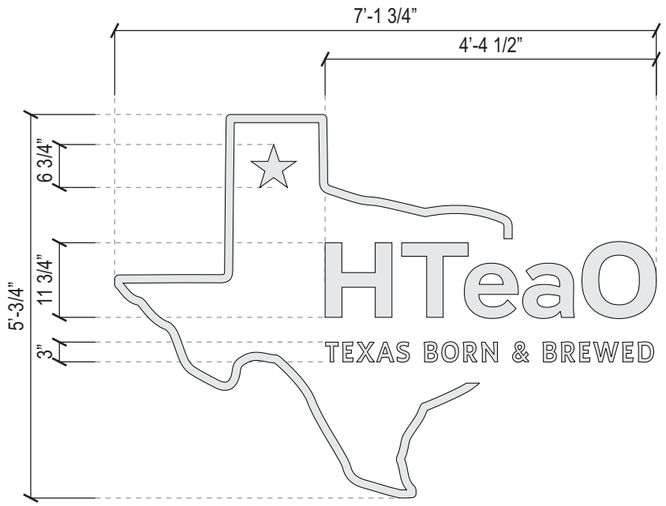
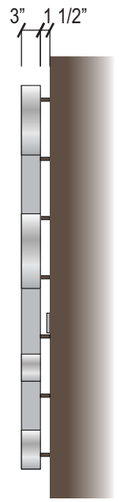
SALES ORDER NUMBER
Sheet E.7

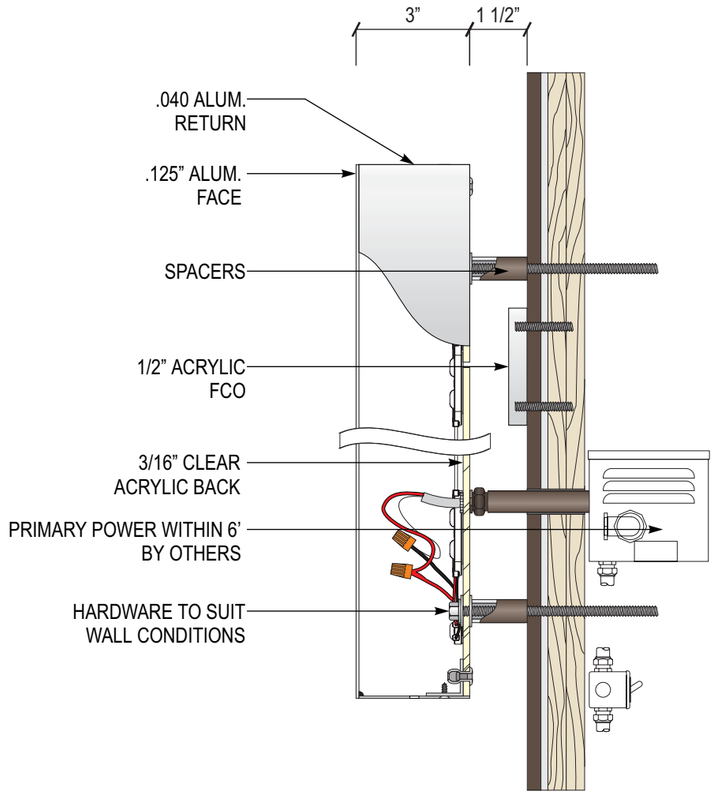
OPPORTUNITY NUMBER
OP015768-4



HLCL-37SF
SCALE: 1/2" = 1'-0"
SQUARE FOOTAGE = 37.12



END VIEW
SCALE: 1/2" = 1'-0"



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

SSC SIGNS&LIGHTING

SPECIFICATIONS

CHANNEL LETTERS

RETURN MATERIAL: .040 ALUMINUM
RETURN FINISH: BRUSHED ALUMINUM
RETURN DEPTH: 3
SPACED OFF WALL DEPTH: 5/8" X 1 1/2" SPACERS, PTM BUILDING EXTERIOR
BACK MATERIAL: 3/16" CLEAR ACRYLIC
INTERIOR FINISH: WHITE
FACE MATERIAL: .125 ALUMINUM
FACE FINISH: BRUSHED ALUMINUM
INTERNAL ILLUMINATION: WHITE LED
TRANSFORMER / POWER SUPPLY: REMOTE
INSTALL METHOD: INSTALL USING MECHANICAL FASTENERS TO SUIT WALL CONDITIONS

FCO LETTERS

FACE MATERIAL: 1/2" ACRYLIC
FACE FINISH: BRUSHED ALUMINUM
INSTALL METHOD: STUD MOUNTED FLUSH TO FASCIA

NIGHT VIEW
N.T.S.

P-1 MP BRUSHED ALUMINUM 41342SP
P-2 MP TO MATCH SW 7069 IRON ORE

APPROVAL DATE -
APPROVED BY -

HTeaO

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REVISION INFO

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UL# E482998-20160315

888-929-1669 SSCSIGNS.COM
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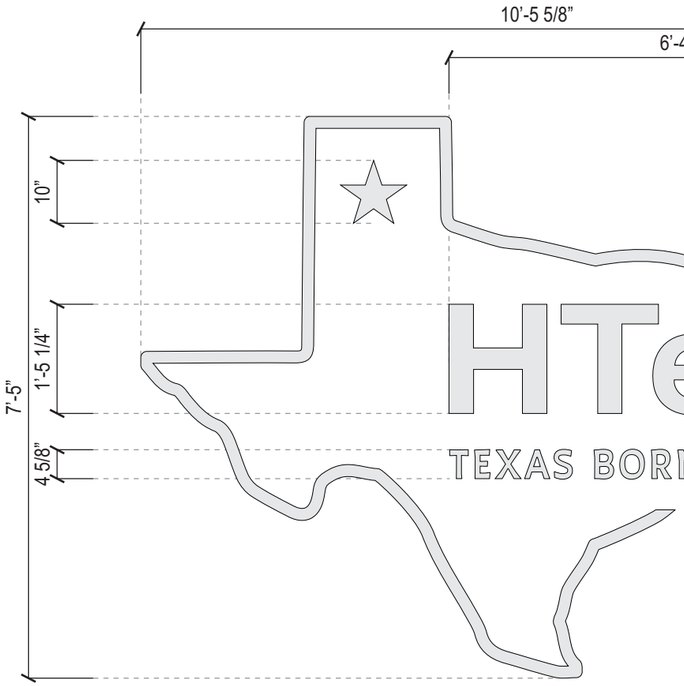
SALES ORDER NUMBER
Sheet E.8

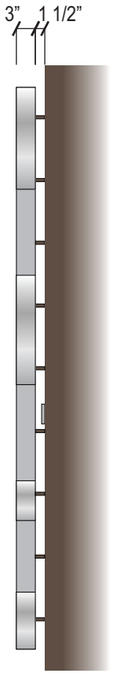
OPPORTUNITY NUMBER
OP015768-4

SO#26-003

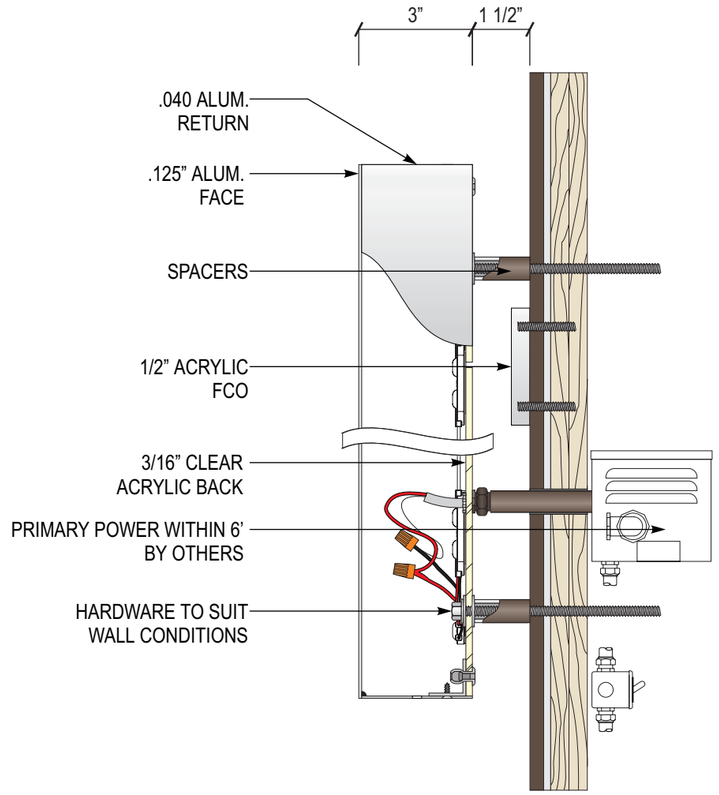
SSC SIGNS&LIGHTING



HLCL-78SF
SCALE: 1/2" = 1'-0"
SQUARE FOOTAGE = 77.6



END VIEW
SCALE: 1/2" = 1'-0"



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

SPECIFICATIONS

CHANNEL LETTERS

RETURN MATERIAL: .040 ALUMINUM
RETURN FINISH: BRUSHED ALUMINUM
RETURN DEPTH: 3
SPACED OFF WALL DEPTH: 5/8" X 1 1/2" SPACERS, PTM BUILDING EXTERIOR
BACK MATERIAL: 3/16" CLEAR ACRYLIC
INTERIOR FINISH: WHITE
FACE MATERIAL: .125 ALUMINUM
FACE FINISH: BRUSHED ALUMINUM
INTERNAL ILLUMINATION: WHITE LED
TRANSFORMER / POWER SUPPLY: REMOTE
INSTALL METHOD: INSTALL USING MECHANICAL FASTENERS TO SUIT WALL CONDITIONS

FCO LETTERS

FACE MATERIAL: 1/2" ACRYLIC
FACE FINISH: BRUSHED ALUMINUM
INSTALL METHOD: STUD MOUNTED FLUSH TO FASCIA

NIGHT VIEW
N.T.S.

P-1 MP BRUSHED ALUMINUM 41342SP
P-2 MP TO MATCH SW 7069 IRON ORE

APPROVAL DATE -
APPROVED BY -

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OP Start Date:	1/20/26

REVISION INFO

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UL# E482998-20160315

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SALES ORDER NUMBER
Sheet E.9

OPPORTUNITY NUMBER
OP015768-4

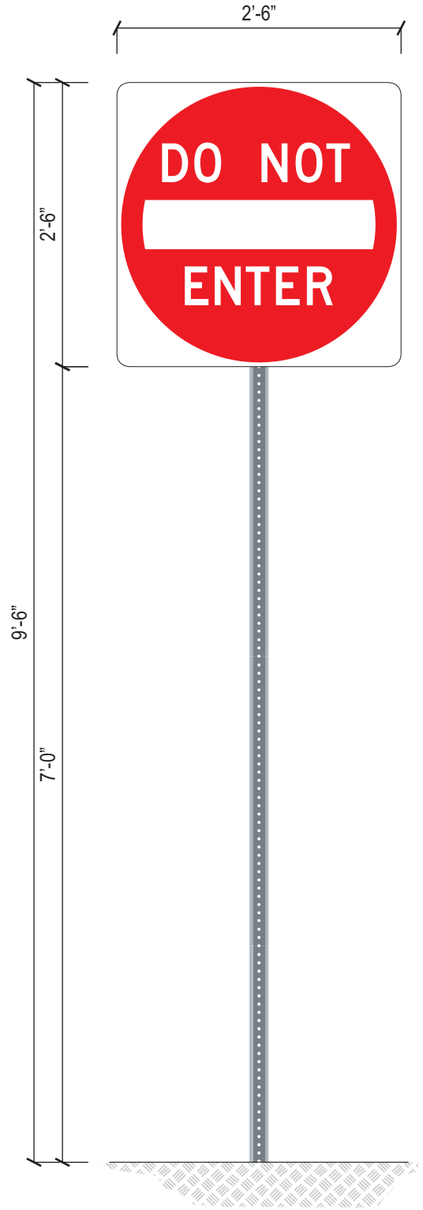
SO#26-003

005, 006, 007, 008 - TRAFFIC SIGNAGE - QTY: 4

SSC SIGNS & LIGHTING

SPECIFICATIONS

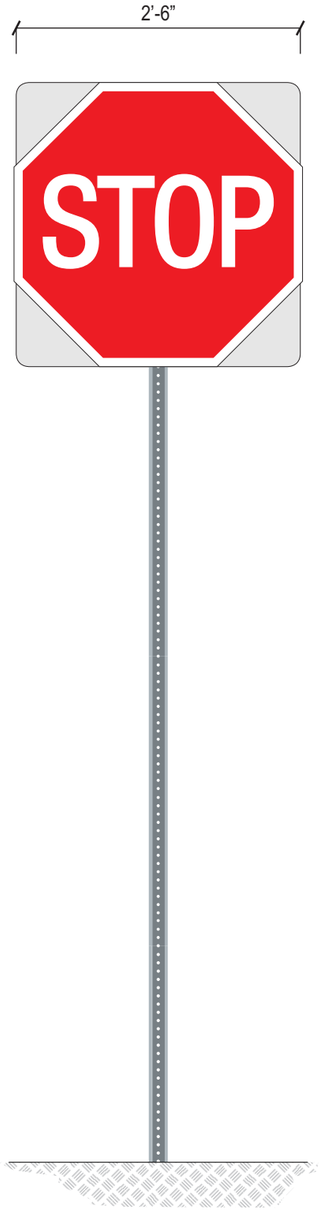
FACE MATERIAL: .080 ALUM. PANEL
FACE FINISH: WHITE
GRAPHIC SPECS: 3M REFLECTIVE VINYL GRAPHICS
MOUNTING POST: 2" X 2" X GA. SQUARE TUBE POLE
INSTALL METHOD: DIRECT BURIAL



SOFTSCAPE MOUNT

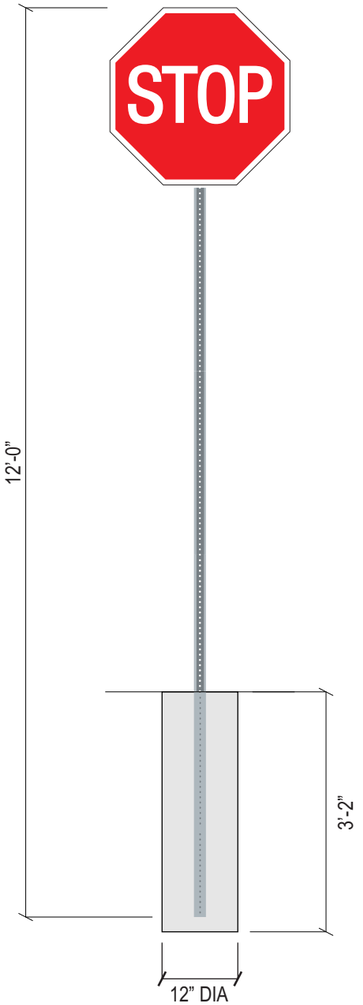
SIDE A

POST/PAN-DNE/STOP
SCALE: 3/4" = 1'-0"



SOFTSCAPE MOUNT

SIDE B



FOOTER DETAIL
SCALE: 1/2" = 1'-0"

V-7 3M REFLECTIVE RED VINYL
V-8 3M REFLECTIVE WHITE VINYL

APPROVAL DATE -
APPROVED BY -

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Project Manager:	NA
OP Start Date:	1/20/26

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

UL# E482998-20160315

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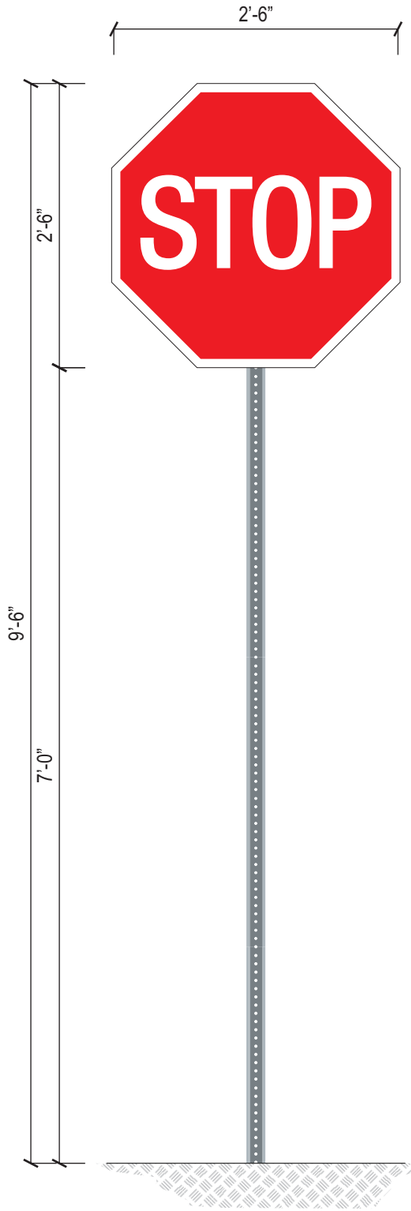
SALES ORDER NUMBER
Sheet E.10

OPPORTUNITY NUMBER
OP015768-4

SSC SIGNS & LIGHTING

SPECIFICATIONS

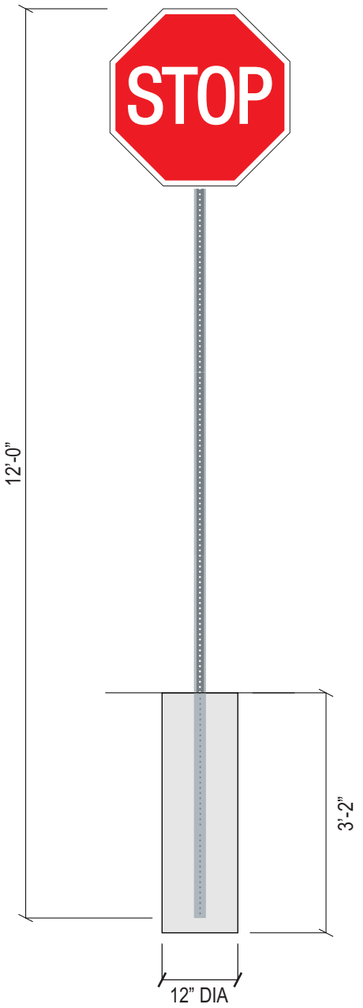
FACE MATERIAL: .080 ALUM. PANEL
FACE FINISH: WHITE
GRAPHIC SPECS: 3M REFLECTIVE VINYL GRAPHICS
MOUNTING POST: 2" X 2" X GA. SQUARE TUBE POLE
INSTALL METHOD: DIRECT BURIAL



SOFTSCAPE MOUNT

SIDE A

POST/PAN-STOP
SCALE: 3/4" = 1'-0"



FOOTER DETAIL
SCALE: 1/2" = 1'-0"

V-7 3M REFLECTIVE RED VINYL
V-8 3M REFLECTIVE WHITE VINYL

APPROVAL DATE -
APPROVED BY -

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Project Manager:	NA
OP Start Date:	1/20/26

PAGE NUMBER 11 of 13

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

UL# E482998-20160315

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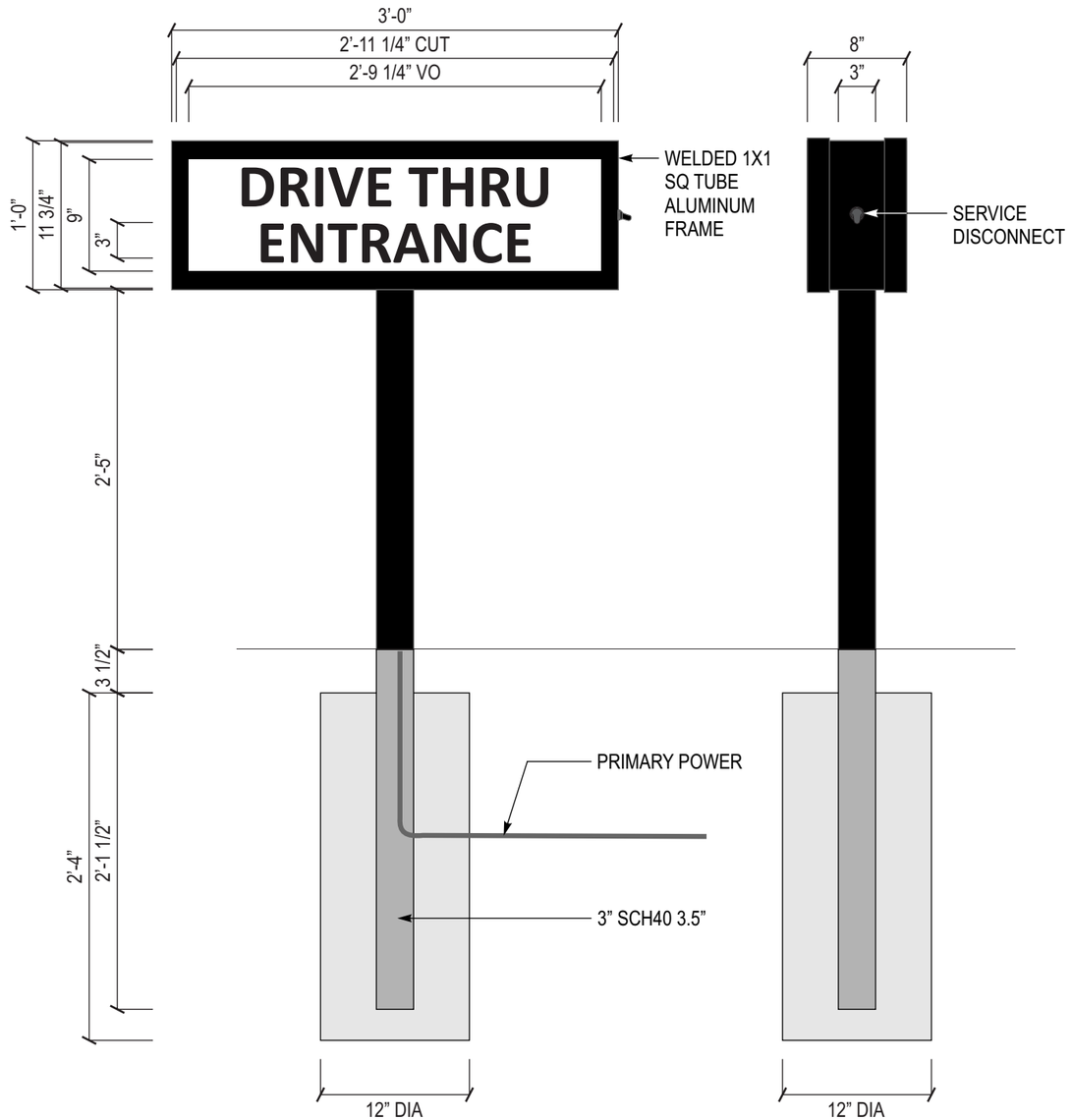
SALES ORDER NUMBER
Sheet E.11

OPPORTUNITY NUMBER
OP015768-4

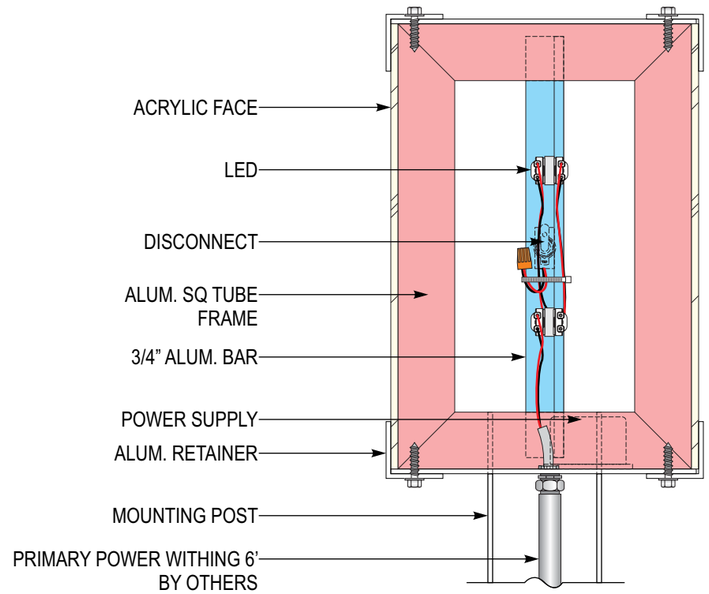
SSC SIGNS&LIGHTING



I-DF-DIR-3SF-DT
SCALE: 1" = 1'-0"

END VIEW
SCALE: 1" = 1'-0"

OPPOSITE SIDE
SCALE: 1" = 1'-0"



SECTION DETAIL
N.T.S.

SPECIFICATIONS

FACE MATERIAL: 3/16" ACRYLIC
FACE FINISH: WHITE
RETURN MATERIAL: ALUM.
RETURN FINISH: SATIN BLACK
RETURN DEPTH: 8"
GRAPHIC SPECS: FIRST SURFACE APPLIED VINYL
RETAINING BAND MATERIAL: ALUM.
RETAINING BAND FINISH: SATIN BLACK
INTERNAL SUPPORT MATERIAL: 1 1/2" X 1 1/2" ALUM. SQ TUBE FRAME
SUPPORT FINISH: SATIN BLACK
POST MATERIAL: ALUM.
POST FINISH: SATIN BLAC
INTERNAL ILLUMINATION: WHITE LED
BALLAST / POWER SUPPLY: REMOTE
INSTALL METHOD: DIRECT BURIAL

NIGHT VIEW
N.T.S.

P-1 MP BRUSHED ALUMINUM 41342SP
P-6 SATIN BLACK
V-6 3M #7725-12 BLACK

APPROVAL DATE -
APPROVED BY -

HTeaO
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OP Start Date:	1/20/26

PAGE NUMBER 12 of 13

REVISION INFO

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UL# E482998-20160315

SALES ORDER NUMBER
Sheet E.12
OPPORTUNITY NUMBER
OP015768-4

CLIENT, MANUFACTURING, AND INSTALLATION NOTES FOR ALL DESIGNS

SSC SIGNS & LIGHTING

CLIENT NOTES:

1) CLIENT TO PROVIDE VECTOR ARTWORK INCLUDING CORRECT FONTS.

2) CLIENT TO PROVIDE ALL COLORS FOR SIGNS WITHIN DESIGN INCLUDING RACEWAY COLORS. COLORS TO BE PROVIDED ARE TO BE IN A SHERWIN WILLIAMS OR PANTONE / PMS COLORS. CMYK COLORS ARE NOT USABLE.

3) CLIENT TO APPROVE AND INITIAL DESIGNS THEN RETURN TO SSC SIGNS & LIGHTING ONCE APPROVED.

4) CLIENT TO PROVIDE ELECTRICAL TO ALL ILLUMINATED SIGNS. ELECTRICAL TO BE WITHIN 5'-0" OF SIGNAGE PRIOR TO INSTALL DATE.

5) ALL ELECTRICAL SCOPE TO BE INSTALLED BY TENANT CONTRACTOR

MANUFACTURING NOTES:

1) IF SIGN NEEDS TO BE PERMITTED, MANUFACTURING WILL START AS SOON AS PERMITS ARE APPROVED BY CITY.

2) MANUFACTURING TO SUPPLY ALL NEEDED HARDWARE AND ELECTRICAL COMPONENTS NEEDED FOR INSTALLATION OF SIGN.

3) A MINIMUM OF 6'-0" WHIPS FROM THE BACK OF EACH CHANNEL LETTERS FOR INSTALLATION WHEN NEEDED.

INSTALLATION NOTES:

1) INSTALLER TO INSPECT SIGN UPON RECEIPT AND REPORT ANY ISSUES OR DAMAGED ITEMS. INSTALLER WILL BE HELD LIABLE FOR ANY DAMAGES OR ISSUES REPORTED AFTER DAY SIGN IS RECEIVED.

2) INSTALLER TO VERIFY WITH CLIENT THAT SIGN IS BEING INSTALLED IN CORRECT LOCATION.

3) INSTALLER TO VERIFY ALL SERVICE IS COMPLETE PRIOR TO LEAVING THE SITE FOR THAT DAY AND/OR NIGHT INCLUDING COMPLETION PHOTOS OF SIGNS INSTALLED AND ILLUMINATED.

4) INSTALLER TO CLEAN UP ALL TRASH AND DEBRIS. ALSO, CLEAN ALL SIGNS AS NEEDED INCLUDING FACES.

CLIENT SUPPLIED ARTWORK

FOR THE FASTEST, MOST ACCURATE SERVICE AND BEST ART REPRODUCTION,
WE REQUIRE VECTOR-BASED .EPS
FILE ORIGINALLY CREATED IN A PROGRAM LIKE COREL DRAW (.CDR) OR ILLUSTRATOR (.AI).
CONVERT ALL TEXT TO OUTLINES OR INCLUDE ANY FONTS BEFORE SENDING THE ART TO US.
SAVING A JPG, PNG, TIFF, BMP OR GIF FILE(S) AS AN EPS WILL NOT CONVERT YOUR IMAGE INTO VECTOR-READY ARTWORK.
UNFORTUNATELY WE CAN'T USE THE FOLLOWING:
POWERPOINT PRESENTATIONS (.PPT)
GRAPHICS FROM WEBSITES (.GIF AND .JPG)
MICROSOFT WORD (.DOC)
MICROSOFT PUBLISHER FILES (.PUB)
(DXF) DRAWING EXCHANGE FORMAT OR DWG CAD (COMPUTER-AIDED DESIGN) PROGRAMS

APPROVAL DATE -

APPROVED BY -

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved: It may not be reproduced in any manner without prior consent.

HTeaO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved 2026: It may not be reproduced in any manner without prior consent.

Client:	HTeaO
Site #/Name:	Store 490
Site Address:	NEC Matlock Rd. & Broad St. Mansfield, TX US 76063
Account Rep:	David Scott
Designer:	Kris Yunc
Project Manager:	NA
OP Start Date:	1/20/26

PAGE NUMBER 13 of 13

REVISION INFO

7/20/26 - KY	Rev. 4 - Added 37sf and 78ft wall signage

UL# E482998-20160315

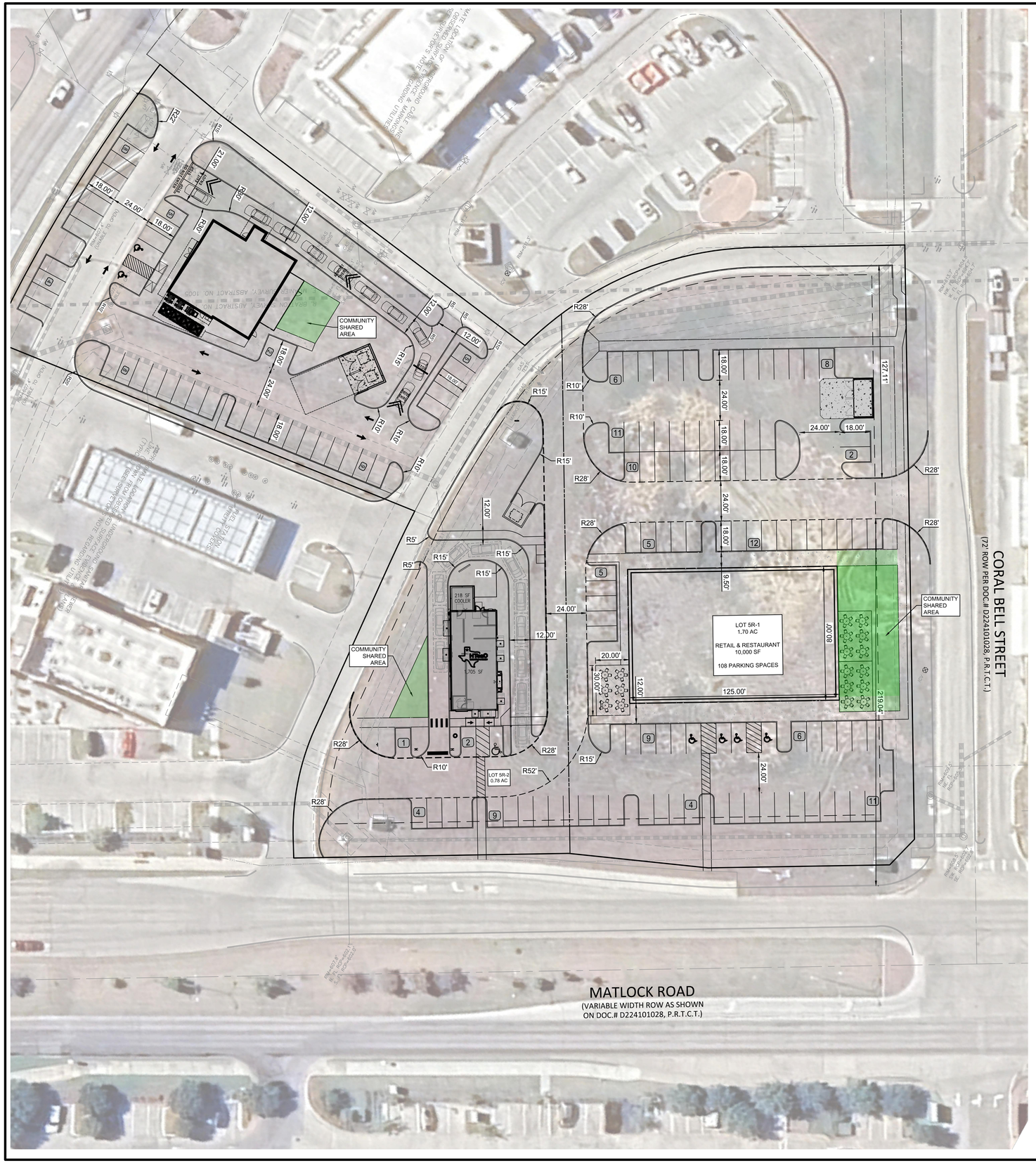
888-929-1669 SSCSIGNS.COM

CORPORATE OFFICE: 2090 Mcgee Lane Lweisville, TX 75077

FLORIDA OFFICE: 547 Ocoee Business Pkwy Ocoee, FL 34761

SALES ORDER NUMBER
Sheet E.13

OPPORTUNITY NUMBER
OP015768-4



30 0 30 60

SCALE: 1 INCH = 30 FT

PROPOSED LEGEND

PROPOSED BUILDING

PROPERTY LINE

STD. 6" CONCRETE CURB

PARKING SPACE COUNT

CONCRETE SDIEWALK

SITE DATA TABLE	
POJECT NAME	
ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED USE	RETAIL AND RESTAURANT
LOT AREA/SF AND AC	LOT 5R-1 - 1.70 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	10,000 SF RESTAURANT AND RETAIL
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	(1-STORY)
LOT COVERAGE	12.20%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.1220
TOTAL PARKING REQUIRED (WITH RATIO)	HTEAO - 1 SPACE PER 75 SF RETAIL - 1 SPACE PER 250 SF RESTAURANT - 1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	HTEAO - 1,750 SF / 75 = 23 SPACES RETAIL - 3,000 SF / 250 = 12 SPACES RESTAURANT - 7,000 SF / 100 = 70 SPACES TOTAL REQUIRED = 105 SPACES
TOTAL PARKING PROVIDED	105 SPACES

PROJECT:

BLAZING HOSPITALITY - STILL WATER III
351 MATLOCK RD, MANSFIELD, TX 76063

CONCEPT PLAN

REVISIONS

DATE	DESCRIPTION
01-01-26	1 .

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF <<PE NAME>>, P.E. #<<NUMBER>>.

THIS PRELIMINARY DOCUMENT IS RELEASED FOR INITIAL AND INTERIM REVIEW, MARK-UP, AND/OR DRAFTING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION, BIDDING, OR PERMIT USE. MARCH 4 2026.

DESIGN BY: XX CHECKED BY: XX

SHEET NUMBER: 2.4

COMMENTS: NOT FOR CONSTRUCTION

PROJECT/FILE NUMBER: 2000-26-XX

City of Mansfield
Staff Report

Item ID: 26-2551

Agenda Date: August 6, 2026

Title
Public Hearing and Consideration of a request from Blazing Hospitality, LLC for a Specific Use Permit for an Eating Establishment with Drive-Through Service on 0.97-acre described as Lot 4, Block 1, Reserve North Addition, and located at 2431 E. Broad St. (SUP26-004)

Description/History
Existing Use: vacant
Existing Zoning: PD, Planned Development District (The Reserve)

Surrounding Land Use & Zoning:
North – Vacant, PD, Planned Development District
South – Vacant, PD, Planned Development District
East – 7-Eleven Convenience Store, PD, Planned Development District
West – Multi-Tenant Retail Center, PD, Planned Development District

Thoroughfare Plan Specification:
East Broad Street – 4-lane divided major arterial

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Mixed-Use Local

The Mixed-Use Local category supports low- to medium-scale developments combining residential and non-residential uses either vertically or horizontally within the same site. Designs should integrate residential and commercial functions, sharing utilities, parking, and common areas. Developments should encourage walkability with reduced setbacks, plazas, and minimized parking, activating streets with retail frontages, shade trees, awnings, and curbside dining. Building façades should complement the surrounding district's architectural character.

Overall Concept Plan

An overall concept plan (attached) has been provided to illustrate the proposed development of the commonly controlled lots within this development area. This concept plan allows a better understanding of future development adjacent to the residential and how circulation will work between the remaining sites.

Site Plan

Shake Shack proposes constructing a new 3,152-square-foot commercial building adjacent to East Broad Street. The development provides limited outdoor seating along the front of the building adjacent to Broad Street.

The applicant provides a total of 39 off-street parking spaces to accommodate customers and employees, meeting the minimum parking required for the restaurant use. Additionally, the site meets the minimum drive-through lane stacking capacity of nine (9) vehicles.

Building Elevations

The applicant has submitted building elevations depicting a predominantly masonry structure with metal awnings incorporated on all four elevation sides. The primary customer entrance is oriented at the front of the building facing E. Broad Street.

Building Elevations are shown on Exhibit “C”.

Landscape Plan

The proposed Landscape Plan complies with the applicable Planned Development standards and provides a coordinated mix of canopy trees, ornamental trees, shrubs, grasses, and groundcover throughout the site. Landscaping is provided along the street frontage, site perimeter, drive-through lane, parking areas, and building, with additional landscaping and amenities incorporated into the shared community space.

The Landscape Plan is shown on Exhibit “D”.

Signage

The proposed development is subject to the General Business sign regulations in Section 155.090 of the Mansfield Zoning Ordinance and the applicable PD standards. The proposed wall sign and monument sign comply with these requirements.

The Sign Plan also includes several freestanding directional signs and a drive-through clearance bar supported by exposed metal posts. To better integrate these elements with the overall development, staff recommends that the directional signs and clearance bar incorporate brick-clad columns matching the building, monument sign, and dumpster enclosure. The sign faces and clearance bar may retain the proposed Shake Shack branding and colors.

The Sign Plan is shown on Exhibit “E”.

Summary
The subject property is zoned PD, Planned Development District, where an eating establishment with drive-through is permitted with the approval of a Specific Use Permit (SUP). The applicant proposes to construct a new 3,152 square-foot building with a drive-through.

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
Develop Strong Economy

Recommendation
The Development Review Committee recommends approval of the Detailed Site Plan and Specific Use Permit for an eating establishment with drive-through service, finding that the request meets the conditions in Section 155.080, subject to the condition that the directional signs and drive-through clearance bar incorporate brick-clad columns matching the building, monument sign, and dumpster enclosure.

Funding Source
N/A

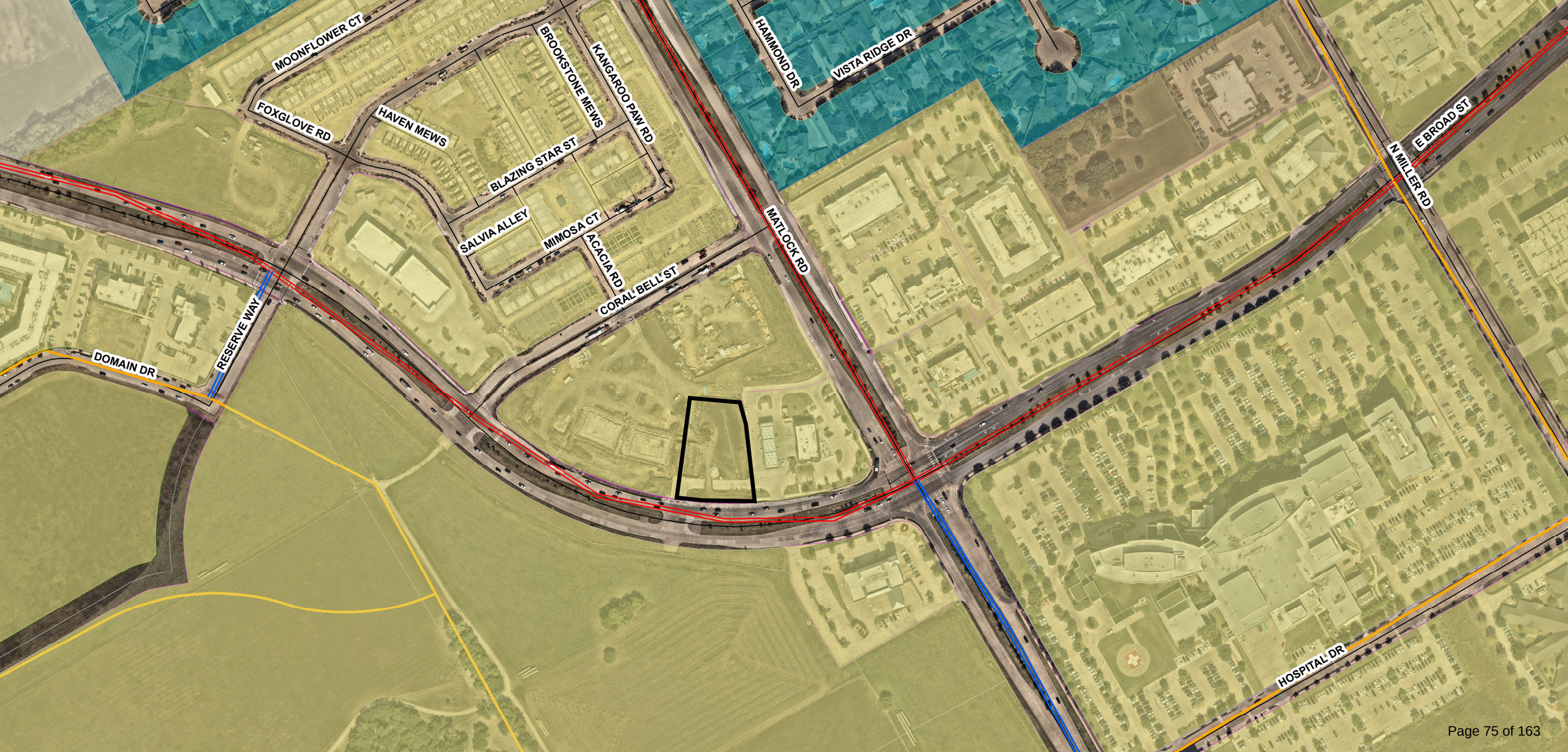
Prepared By
Katasha Smithers, Planning Manager - Current Planning - (817) 276-4235

MANSFIELD TEXAS

SUP 26-004

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.

7/22/2026


MOONFLOWER CT
FOXGLOVE RD
HAVEN MEWS
BROOKSTONE MEWS
KANGAROO PAW RD
BLAZING STAR ST
SALVIA ALLEY
MIMOSA CT
ACACIA RD
CORAL BELL ST
HAMMOND DR
VISTA RIDGE DR
MATLOCK RD
E BROAD ST
N MILLER RD
RESERVE WAY
DOMAIN DR
HOSPITAL DR

Property Owner Notification for SUP26-004

LEGAL DESC 1 ADDRESS	LEGAL DESC 2 CITY	LEGAL DESC 3 ZIP	LEGAL DESC 4	ACREAGE	OWNER NAME	OWNER
90231					CITY OF ARLINGTON ARLINGTON T,X	P.O. BOX 76004--323
RAGLAND ROAD					GRAND PRAIRIE LAKE PARKS GRAND PRAIRIE, TX	3401 75052
HILLCREST ST					MANSFIELD ISD MANSFIELD, TX	203 76063
WALTER STEPHENSON					MIDLOTHIAN ISD MIDLOTHIAN, TX	100 76065 ROAD
LOOP 820					TXDOT FORT WORTH, TX	2501 SW 76113
7-ELEVEN AT THE RESERVE ADDITION	BLK 1	LOT 1		1.67493000207	GF ENTERPRISES LLC	PO BOX 711
LOCKWOOD VILLAGE	BLK 1	LOT 1		2.23226037436	AMERICAN NATIONAL BANK OF TX	PO BOX 40
MCANEAR, ELIZABETH SURVEY WOODLAND CT	A 1005 MANSFIELD, TX	TR 1A01 76063-6033		20.18181275	LOCKWOOD STEPHEN CLARE HORNING	20
RESERVE NORTH ADDITION TARRANT PKWY	BLK 1 FORT WORTH, TX	LOT 5 76244		2.47680894783	SP MANSFIELD PROPERTY FUND II	4940 N
RESERVE NORTH ADDITION MCKINNEY ST STE 700	BLK 1 DALLAS, TX	LOT 1 75201		1.04130977765	RESERVE NORTH RETAIL LP	2525
RESERVE NORTH ADDITION MCKINNEY ST STE 700	BLK 1 DALLAS, TX	LOT 2 75201		1.02695690392	RESERVE NORTH RETAIL LP	2525
RESERVE NORTH ADDITION MCKINNEY ST STE 700	BLK 1 DALLAS, TX	LOT 3 75201		0.97175133882	RESERVE NORTH RETAIL LP	2525
RESERVE NORTH ADDITION TARRANT PKWY	BLK 1 FORT WORTH, TX	LOT 4 76244		0.96797975927	SP MANSFIELD PROPERTY FUND II	4940 N

LEGAL DESCRIPTION:

WHEREAS SP MANSFIELD PROPERTY FUND II, LLC is the owner of a tract situated in the E. McAnier survey, abstract number 1005, and the R. Bratton survey, abstract number 114, City of Mansfield, Tarrant County, Texas, being all of Lot 5, Block 1, Reserve North Addition, an addition in the City of Mansfield, Tarrant County, Texas, according to the plat recorded in document number D24101028, Official Public Records Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap stamped “BGE” found at the north end of a corner clip at the intersection of the southwest right-of-way of Matlock Road with the southeast right-of-way of Coral Bell Street, same being the northernmost corner of said Lot 5;

THENCE with said corner clip, SOUTH 74 degrees 56 minutes 22 seconds EAST, a distance of 21.22 feet to a 5/8 inch rebar with cap stamped “BGE” found;

THENCE with the southwest right-of-way of said Matlock Road, the following calls:

1. SOUTH 29 degrees 56 minutes 58 seconds EAST, a distance of 108.34 feet to a 1/2 inch rebar with cap stamped “BRITTAIN CRAWFORD” found;

2. SOUTH 23 degrees 04 minutes 55 seconds EAST, a distance of 83.59 feet to a 1/2 inch rebar with cap stamped “BRITTAIN CRAWFORD” found;

3. SOUTH 29 degrees 57 minutes 11 seconds EAST, a distance of 163.99 feet to an “X” cut found in concrete at the easternmost corner of said Lot 5;

THENCE with the perimeter and to the corners of said Lot 5, the following calls:

1. SOUTH 59 degrees 23 minutes 33 seconds WEST, a distance of 11.91 feet to an “X” cut found in concrete at the beginning of a curve to the right, having a radius of 150.00 feet, a central angle of 26 degrees 25 minutes 03 seconds, and a chord bearing and distance of SOUTH 72 degrees 35 minutes 59 seconds

WEST, 68.55 feet;

2. Along the arc of said curve, an arc distance of 69.16 feet to an “X” cut found in concrete;

3. SOUTH 85 degrees 18 minutes 54 seconds WEST, a distance of 106.81 feet to an “X” cut found in concrete at the beginning of a curve to the right, having a radius of 662.35 feet, a central angle of 02 degrees 56 minutes 20 seconds, and a chord bearing and distance of SOUTH 86 degrees 45 minutes 26 seconds WEST, 33.97 feet;

4. Along the arc of said curve, an arc distance of 33.97 feet to an “X” cut set in concrete at the beginning of a compound curve, having a radius of 675.37 feet, a central angle of 06 degrees 56 minutes 23 seconds, and a chord bearing and distance of NORTH 88 degrees 09 minutes 15 seconds WEST, 81.75 feet;

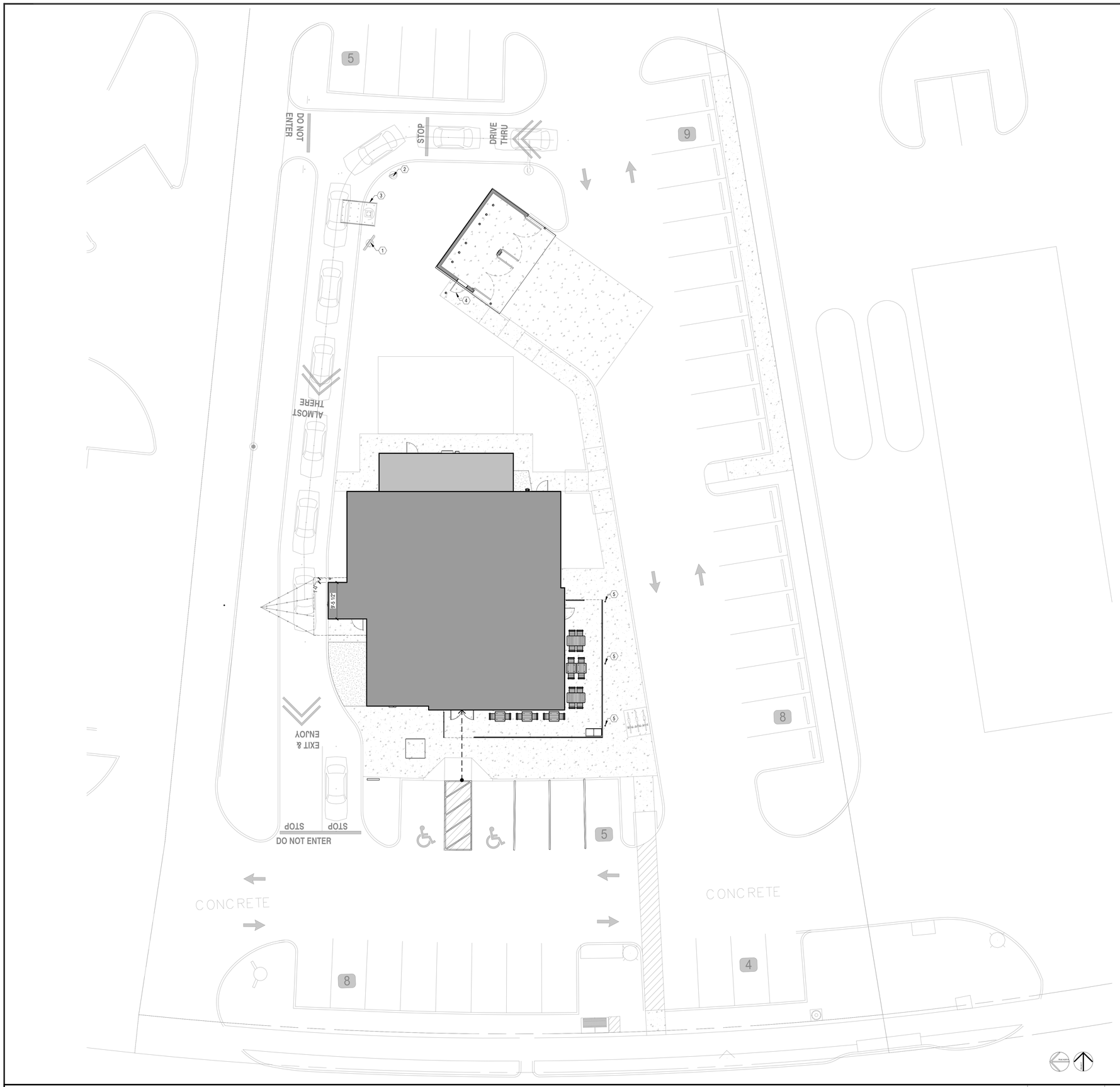
5. Along the arc of said curve, an arc distance of 81.80 feet to an “X” cut set in concrete at the beginning of a compound curve, having a radius of 200.00 feet, a central angle of 54 degrees 45 minutes 15 seconds, and a chord bearing and distance of NORTH 57 degrees 18 minutes 24 seconds WEST, 183.94 feet;

6. Along the arc of said curve, an arc distance of 191.13 feet to an “X” cut set in concrete;

7.NORTH 29 degrees 55 minutes 47 seconds WEST, a distance of 88.40 feet to an “X” cut set in concrete on the southeast right-of-way of said Coral Bell Street;

THENCE with the southeast right-of-way of said Coral Bell Street, NORTH 60 degrees 04 minutes 13 seconds

EAST, a distance of 354.72 feet, returning to the POINT OF BEGINNING and enclosing 2.478 acres (107,954 square feet) of land, more or less.



GENERAL NOTES

A. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON BUILDING ELEMENTS
B. REFER TO EXTERIOR ELEVATIONS, CIVIL DRAWINGS AND E-SHEETS FOR ADDITIONAL INFORMATION ON EXTERIOR LIGHTING

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	NEW DOOR
	EXISTING DOOR
01	KEYNOTE
	LANDSCAPED AREA
	LEASE LINE
	CONSTRUCTION LIMIT LINE
27 EC-1	

KEYNOTES

1. ORDER POINT
2. MENU BOARD
3. ORDER CANOPY
4. PEDESTRIAN DOOR @ DUMPSTER ENCLOSURE
5. STRING LIGHTING MOUNTED TO 10'-6" H HSS 4X4 STEEL POST PAINTED P-4 .

1" = 10'-0"
4'-0" 8'-0" 16'-0"

1

ARCHITECTURAL SITE PLAN Copy 2

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LA . 360 E 2nd Street Suite 300 Los Angeles, CA 90012 213.337.1090

www.bergmeyer.com

CONSULTANTS:

SEAL/ SIGNATURE:

NO.	BY	DATE	DESCRIPTION
2	LH	07.15.2026	PLANNING COMMENTS #2
1	LH	06.09.2026	PLANNING COMMENTS #1

SHAKE SHACK

SHAKE SHACK
MANSFIELD

2431 E Broad St., Mansfield, TX 76063
SHACK #1870

EXHIBIT B

DRAWN BY:	LH
CHECKED BY:	MC
JOB NO:	20260097

B1

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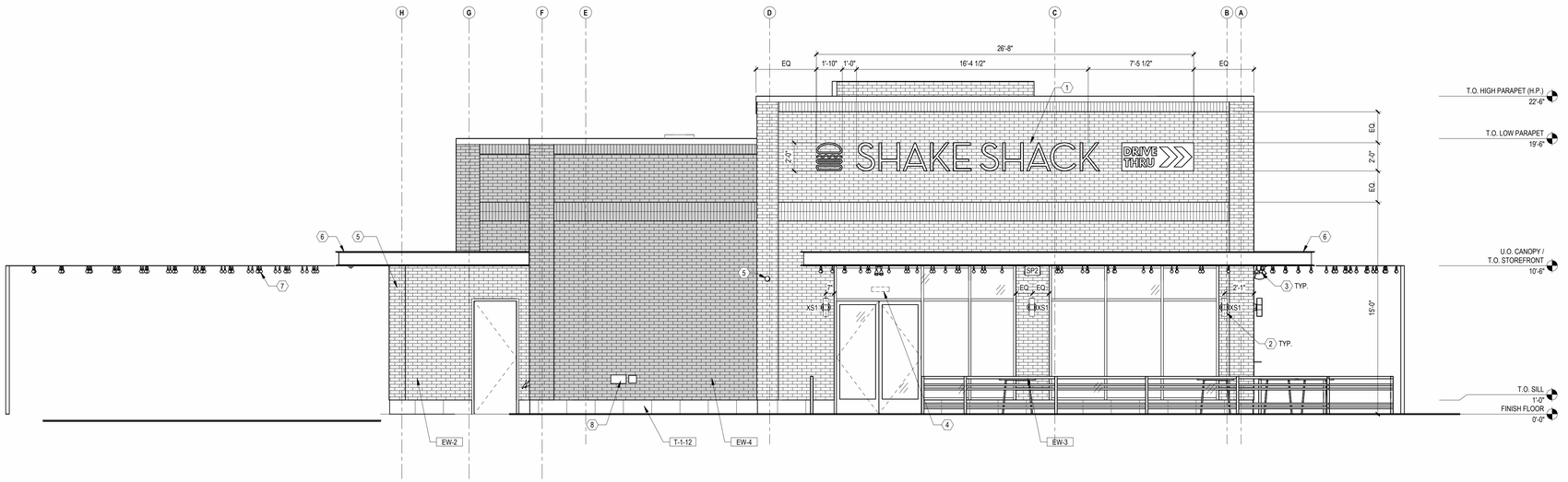
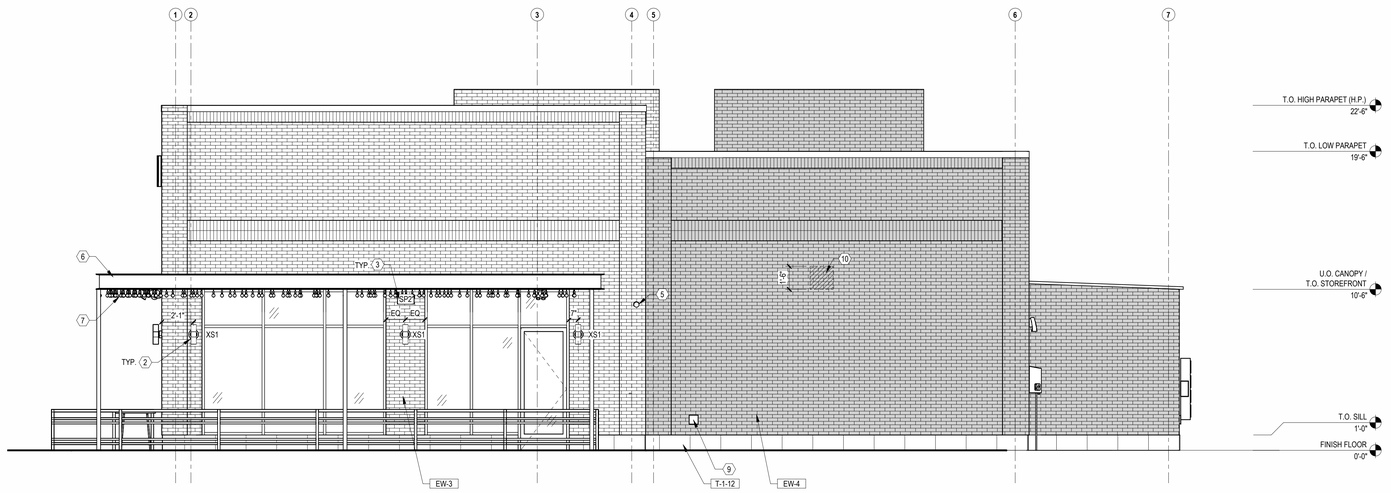


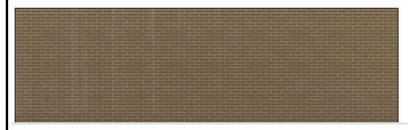
EXTERIOR ELEVATION

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **2**



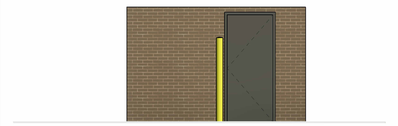
EXTERIOR ELEVATION

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **1**



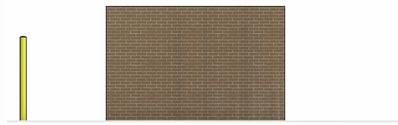
DUMPSTER WEST

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **7**



DUMPSTER SOUTH

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **6**



DUMPSTER NORTH

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **5**

DUMPSTER EAST

1/4" = 1'-0" 2'-0" 4'-0" 8'-0" **4**

GENERAL NOTES

A. ALL TARGET ELEVATIONS ARE TAKEN IN RELATION TO PROJECT +/-0'-0"
B. GC TO COORDINATE ALL EXTERIOR SECURITY CAMERA LOCATIONS WITH E-SHEETS.
C. GC TO COORDINATE ALL UTILITY CONNECTIONS AND METER LOCATIONS WITH MEP & CIVIL DRAWINGS. UTILITIES SHOWN ON ARCHITECT'S EXTERIOR ELEVATIONS ARE FOR REFERENCE ONLY.

KEYNOTES

1. SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR, GC. TO PROVIDE POWER & BLOCKING AS REQUIRED. SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. COORDINATE ACCESS BEHIND WALL FOR WIRING AND POWER SUPPLY WITH OWNER'S VENDOR.
2. SCONCE LIGHT FIXTURE; REFER TO REFLECTED CEILING PLAN AND E-SHEETS FOR MORE INFORMATION.
3. SURFACE MOUNTED SPEAKERS; REFER TO REFLECTED CEILING PLAN AND E-SHEETS FOR MORE INFORMATION.
4. WHITE VINYL ADDRESS SIGN APPLIED TO THE INTERIOR FACE OF TRANSOM WINDOW. SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
5. SECURITY CAMERA; SEE E-SHEETS
6. EXTERIOR COVERED CANOPY BY GC, PAINT ALL EXPOSED STEEL P-4 REFER TO STRUCTURAL DRAWINGS AND EXTERIOR WALL SECTIONS FOR MORE INFORMATION
7. STRING LIGHTS MOUNTED TO UNDERSIDE OF COVERED CANOPY. STRING LIGHTS TO BE PULLED TAUT WHERE MOUNTED BETWEEN STEEL POST AND COVERED CANOPY; REFER TO REFLECTED CEILING PLAN AND E-SHEETS FOR MORE INFORMATION
8. LOCATION OF RTI AND CO2 FILL BOXES. REFER TO A100 AND K-SHEETS FOR MORE INFORMATION. COORDINATE FINAL LOCATION WITH OWNER'S VENDOR
9. NON FREEZE HYDRANT; SEE P-SHEETS
10. WIRELESS ACCESS POINT; COLOR TO MATCH ADJACENT FINISH. SEE E-SHEETS

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SHAKE SHACK

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EXHIBIT C

DRAWN BY:	LH
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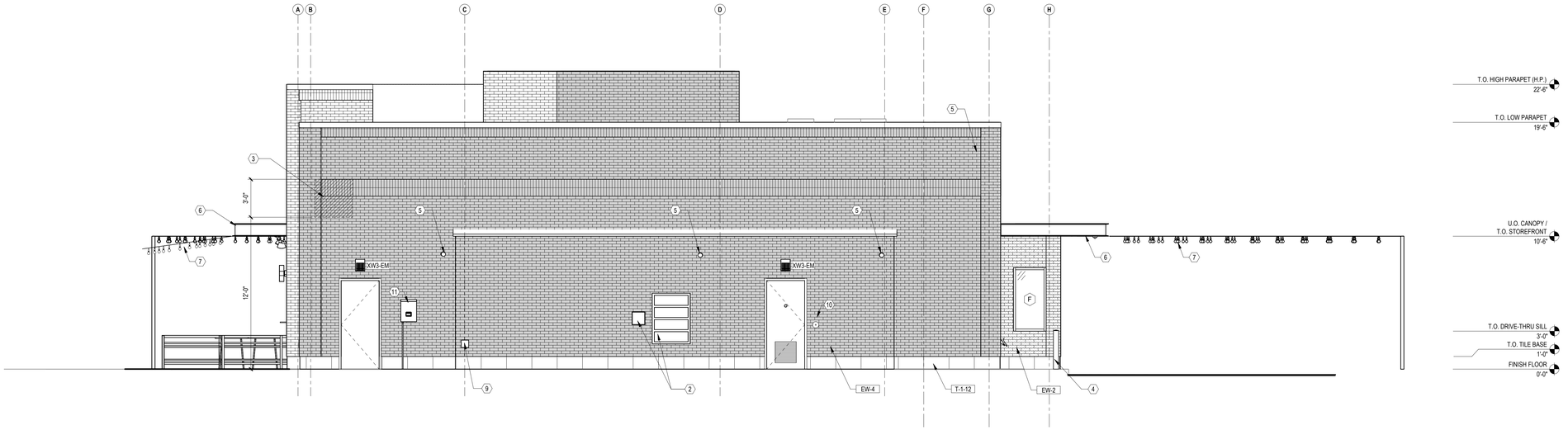
JOB NO:	20260097

C1

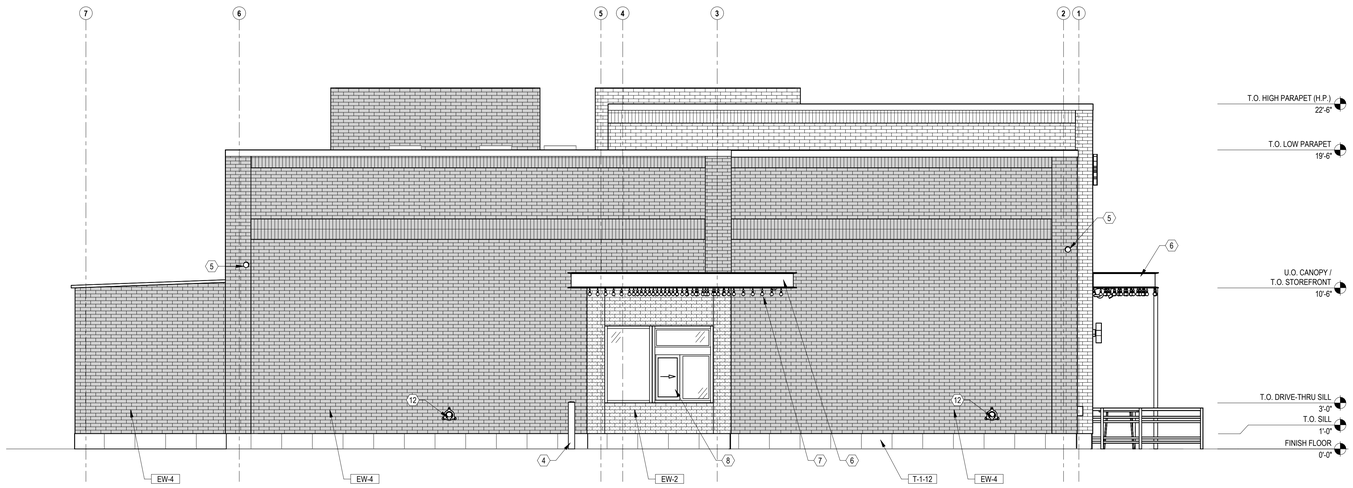
7/27/2026 1:42:33 PM Autodesk Docs://20260097.00 - Shake Shack Mansfield TX/097_Shake Shack - Mansfield TX_Central_r24.rvt



EXTERIOR ELEVATION

1/4" = 1'-0"
2'-0" 4'-0" 8'-0"

2



EXTERIOR ELEVATION

1/4" = 1'-0"
2'-0" 4'-0" 8'-0"

1

GENERAL NOTES

A. ALL TARGET ELEVATIONS ARE TAKEN IN RELATION TO PROJECT +/-0'-0"
B. GC TO COORDINATE ALL EXTERIOR SECURITY CAMERA LOCATIONS WITH E-SHEETS.
C. GC TO COORDINATE ALL UTILITY CONNECTIONS AND METER LOCATIONS WITH MEP & CIVIL DRAWINGS. UTILITIES SHOWN ON ARCHITECT'S EXTERIOR ELEVATIONS ARE FOR REFERENCE ONLY.

KEYNOTES

1. SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR, GC. TO PROVIDE POWER & BLOCKING AS REQUIRED. SIGNAGE WILL BE SUBMITTED UNDER SEPARATE PERMIT. COORDINATE ACCESS BEHIND WALL FOR WIRING AND POWER SUPPLY WITH OWNER'S VENDOR.
2. ELECTRICAL CT CABINET & METER; SEE E-SHEETS
3. LOCATION OF HME EC30 EXTENDED COVERAGE ANTENNA KIT. COORDINATE ELECTRICAL REQUIREMENTS WITH E-SHEETS.
4. 6" STEEL PIPE BOLLARD; PAINTED TO MATCH PANTONE 369C.
5. SECURITY CAMERA; SEE E-SHEETS
6. EXTERIOR COVERED CANOPY BY GC, PAINT ALL EXPOSED STEEL R P-4 REFER TO STRUCTURAL DRAWINGS AND EXTERIOR WALL SECTIONS FOR MORE INFORMATION
7. STRING LIGHTS MOUNTED TO UNDERSIDE OF COVERED CANOPY. STRING LIGHTS TO BE PULLED TAUT WHERE MOUNTED BETWEEN STEEL POST AND COVERED CANOPY; REFER TO REFLECTED CEILING PLAN AND E-SHEET FOR MORE INFORMATION.
8. NEW READY ACCESS WINDOW; BY GC. WINDOW PANE W/ ARROW WILL BE THE OPERABLE WINDOW. APPLY 3M SUN CONTROL WINDOW FILM - NIGHT VISION 15 TO GLAZING AT WINDOW AND SURROUNDING STOREFRONT. REFER TO A602 AND SPECIFICATIONS FOR MORE INFORMATION.
9. NON FREEZE HYDRANT; SEE P-SHEETS
10. PUSH BUTTON FOR DELIVERIES; SEE E-SHEETS
11. GAS METER, SEE P-SHEETS
12. DOWNSPOUT, SEE P-SHEETS

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CONSULTANTS:

SEAL/ SIGNATURE:

NO.	BY	DATE	DESCRIPTION
2	LH	07.15.2026	PLANNING COMMENTS #2
1	LH	06.09.2026	PLANNING COMMENTS #1

SHAKE SHACK

SHAKE SHACK
MANSFIELD

2431 E Broad St., Mansfield, TX 76063
SHACK #1870

EXHIBIT C

DRAWN BY:	LH
CHECKED BY:	MC
JOB NO:	20260097

C2

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FOR REFERENCE ONLY

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Bergmeyer

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C3

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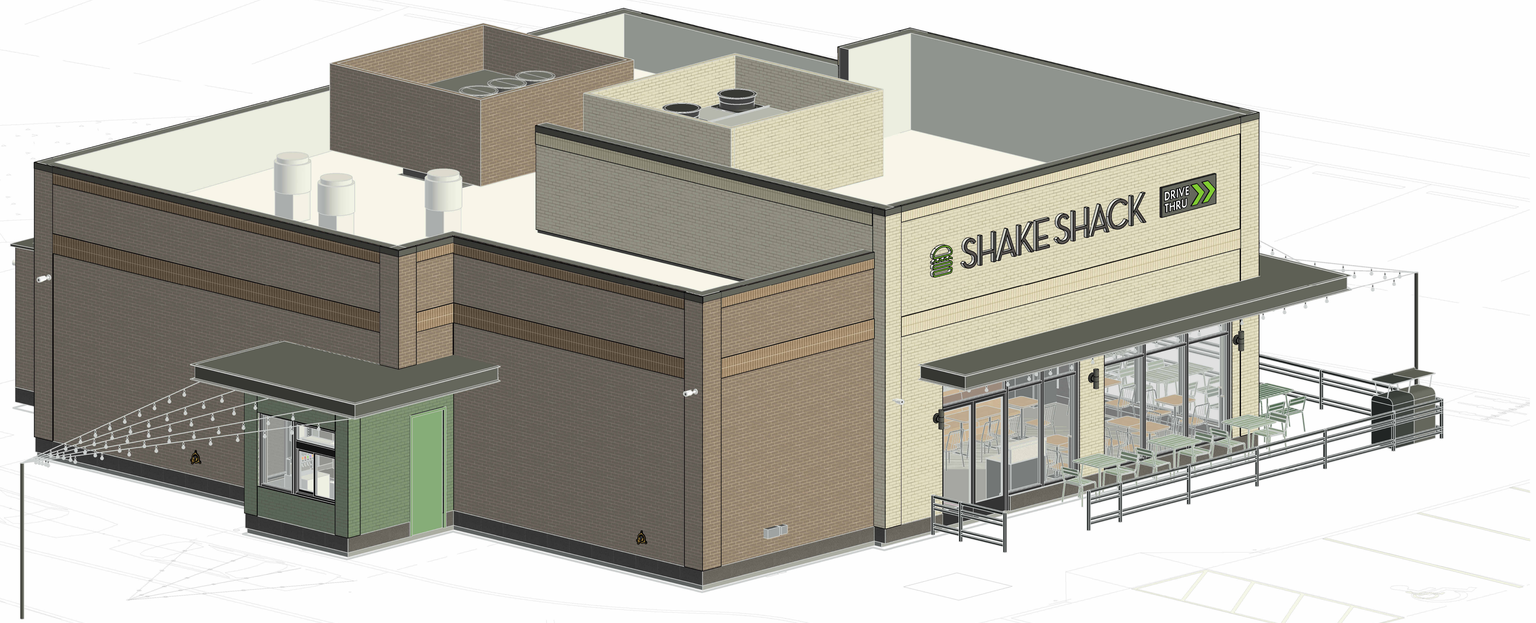

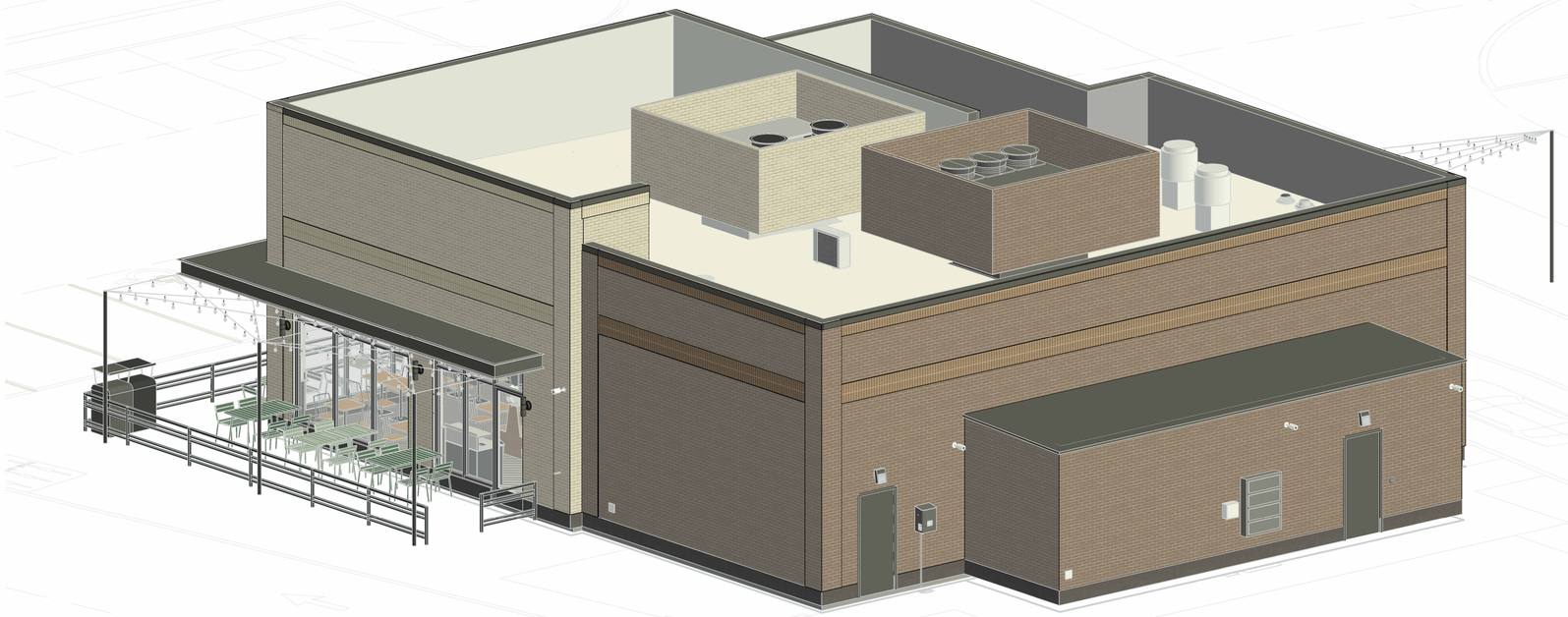

GENERAL NOTES

A. ALL TARGET ELEVATIONS ARE TAKEN IN RELATION TO PROJECT +/-0'-0"
B. GC TO COORDINATE ALL EXTERIOR SECURITY CAMERA LOCATIONS WITH E-SHEETS.
C. GC TO COORDINATE ALL UTILITY CONNECTIONS AND METER LOCATIONS WITH MEP & CIVIL DRAWINGS. UTILITIES SHOWN ON ARCHITECT'S EXTERIOR ELEVATIONS ARE FOR REFERENCE ONLY.

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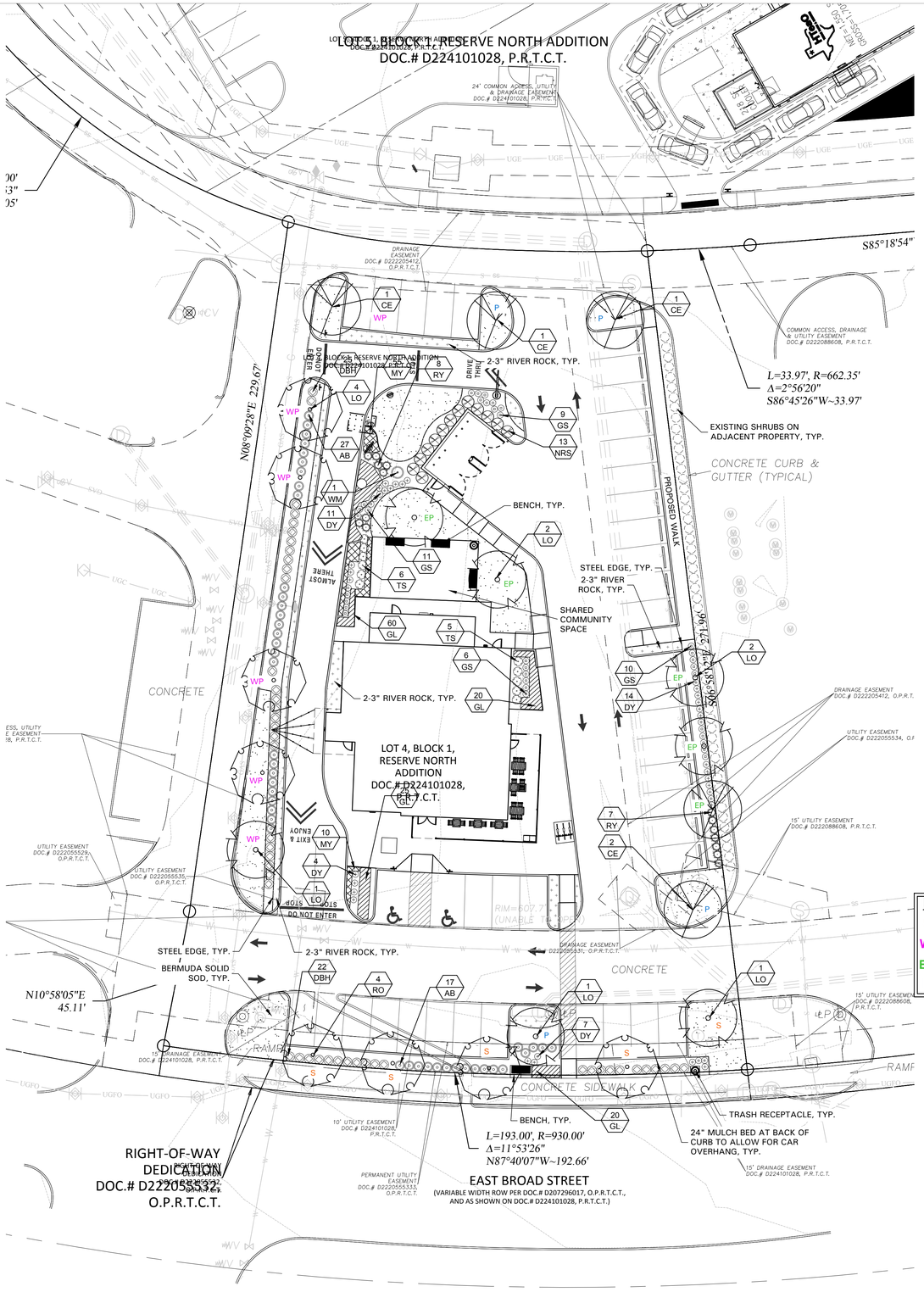

LEGEND

S	Street Tree
WP	West Perimeter Tree
EP	East Perimeter Tree
P	Parking Tree

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE'; AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 3" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		TREES			
5	CE	Cedar Elm	*Ulmus crassifolia*	3.5" cal.	12' ht., 4' spread, matching
7	LO	Live Oak	*Quercus virginiana*	3" cal.	12' ht., 4' spread, matching
8	RO	Texas Red Oak	*Quercus buckleyi*	3.5" cal.	12' ht., 5' spread
		SHRUBS			
44	AB	Abelia 'Twist of Lime'	*Abelia x grandiflora 'Hopley's'*	3' ht.	full, 24" spread, 36" o.c.
36	GS	Goldflame Spirea	*Spiraea x bumalda 'Goldflame'*	3 gal.	full, 24" o.c.
47	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	3' ht.	full, 20" spread, 36" o.c.
36	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
13	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
15	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
11	TS	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
1	WM	Wax Myrtle	*Myrica cerifera*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
125	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
65	MY	Moonshine Yarrow	*Achillea x 'Moonshine'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-3" River Rock			color to be selected by owner

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Mansfield, TX

Street Landscape Setback

1. a 20' landscape setback shall be provided along the entire boundry of the lot that abuts a public street.
2. Within the setback, 1 canopy tree shall be provided for each 40' of street frontage.

East Broad Street: 193 l.f.

REQUIRED	PROVIDED
20' buffer	5' buffer due to existing firelane
5 trees, 3.5" cal.	5 trees, 3.5" cal.

Perimeter Trees

1. Trees shall be provided 1 per 50 l.f. of perimeter.

East Property: 272 l.f.

REQUIRED	PROVIDED
5 trees, 3.5" cal.	5 trees, 3.5" cal.

West Property: 275 l.f.

REQUIRED	PROVIDED
6 trees, 3.5" cal.	6 trees, 3.5" cal.

Parking Lot Landscaping

1. All surface parking lot, vehicular use and maneuvering areas that are not visually screened from thoroughfares. Screening shall be a minimum of 3' height at maturity above the grade of the parking lot.
2. One tree shall be required for every 10 parking spaces

Parking spaces: 41

REQUIRED	PROVIDED
3' screen	3' screen
4 trees, 3.5" cal.	4 trees, 3.5" cal.

Foundation Planting

1. A 4' wide planting strip to soften building shall be provided.

REQUIRED	PROVIDED
foundation planting	foundation planting

Landscape Areas

1. A minimum of 10% of each lot shall be devoted to living landscaping which shall include grass, ground cover, plants, flower beds, shrubs and trees.

Site area: 42,186 s.f.

REQUIRED	PROVIDED
4219 s.f. (10%)	8411 s.f. (19.9%)

Summary Chart - Buffery Yards/Setbacks

Location of Buffer Yard or Setback	Required/Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North	Required						
	Provided						
East	Required	272'	5'	5			
	Provided	272'	5'	5			
South	Required	193'	20'	5			3' screen
	Provided	193'	5'	5			shrubs
West	Required	275'	5'	6			
	Provided	275'	5'	6			

Summary Chart - Interior Landscape

	Landscape Area (in Sq. Ft.)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq. Ft.)
Required	4219 s.f.	10%				
Provided	8411 s.f.	19.9%	10		27	209 s.f.

* Note any credits used in calculations:
a.

Summary Chart - Interior Parking Lot Landscaping

# Of Required Parking Spaces	
# Of Provided Parking Spaces	41
# Of Tree Islands Provided	8

* Note any credits used in calculations:
a.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

EXHIBIT D.1
CASE NUMBER: SUP#26-004

AWR Designs, LLC
P.O. Box 1746
Keller, Texas 76248
amanda@awr-designs.com
c. 512.517.5589

AWR

REVISIONS	DESCRIPTION	DATE
REVISION	---	---
	---	---

LANDSCAPE PLAN

BLAZING HOSPITALITY LOT 4 - RESTAURANT DEV
MATLOCK AND BROAD
MANSFIELD, TX

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

3–10–26

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY – BETWEEN 7-27%
b. SILT – BETWEEN 15-25%
c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16” X 4” X 16” DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 140N BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444) APPROVED FABRICS MUST ADHERE TO THE FOLLOWING ITEMS:

C.A. NONWOVEN POLYPROPYLENE GEOTEXTILE: PROVIDE EXCELLENT WATER FLOW RATES AND DURABILITY.
C.B. CHEMICAL STABILITY: RESISTANT TO A WIDE RANGE OF AGGRESSIVE ENVIRONMENTS.
C.C. HIGH PERMITTIVITY: ALLOWS HIGH WATER FLOW RATES WHILE RETAINING SOIL.
C.D. C.D. HIGH PUNCTURE AND TEAR RESISTANCE: CAN WITHSTAND INSTALLATION STRESSES

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8” IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2”-3” IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ‘ROOT SCORING’.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

NEVER CUT LEADER
(3) 2" DIA. X 8' LENGTH LARGE METAL "T" POSTS IN UNDISTURBED SOIL PLACE TWO ON PREVAILING WIND SIDE OF TREE (PAINTED BLACK)
TIE TO STAKE WITH PLASTIC CHAIN TIES
MULCH - 3" MIN. DEPTH
SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
BUILD 4" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
FINISH GRADE
BACK FILL / PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS.
6" MIN
UNDISTURBED SUBGRADE
12"
12"
MIN. ALL SIDES
MIN. ALL SIDES

1 TREE PLANTING

N.T.S.

SHRUBS OR GROUNDCOVER AS SPECIFIED ON PLAN
TOP OF MULCH SHOULD BE, AT MINIMUM, 1/2" BELOW WALK OR CURBING
CURB OR SIDEWALK, NO STEEL EDGING ALONG WALK, TYP.
LAYER OF MULCH, SETTLED THICKNESS SHOULD BE 2" MIN.
ROOT BALL, DO NOT DISTURB
WEED BARRIER FABRIC
1/2" MAXIMUM
PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS.
REF. LANDSCAPE PLAN FOR SPACING
UNDISTURBED SUBGRADE / NATIVE SOIL

2 SHRUB PLANTING

N.T.S.

4' MIN.
2.5' MIN.
BACK OF CURB
2' MIN.
SPECIFIED BED BORDER
O.C. SPACING
O.C. SPACING
24" MIN. SETBACK FOR SHRUBS & GROUNDCOVERS ALONG BACK OF CURB TO ALLOW FOR CAR OVERHANG
MULCH
BACK OF CURB

3 SHRUB SPACING AND PLANTING AT B.O.C.

N.T.S.

SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES
PREPARED SOIL MIX PER SPECIFICATIONS
MULCH PER SPECIFICATIONS
3/16" X 4" X 16" STEEL EDGING WITH STAKES
1/2" MAXIMUM
LAWN
NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

4 STEEL EDGING DETAIL

N.T.S.

STEEL EDGING
PLANTING AREA, REFERENCE LANDSCAPE PLAN
ENSURE PROPER DRAINAGE
DECOMPOSED GRANITE / RIVER ROCK
FILTER FABRIC, WRAP UP AT EDGING, TYP.
COMPACTED SUBGRADE
DECOMPOSED GRANITE AND/OR RIVER ROCK TO BE COMPACTED TO A 3" DEPTH

5 DECOMPOSED GRANITE / RIVER ROCK

N.T.S.

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REVISIONS

REVISION	DESCRIPTION	DATE
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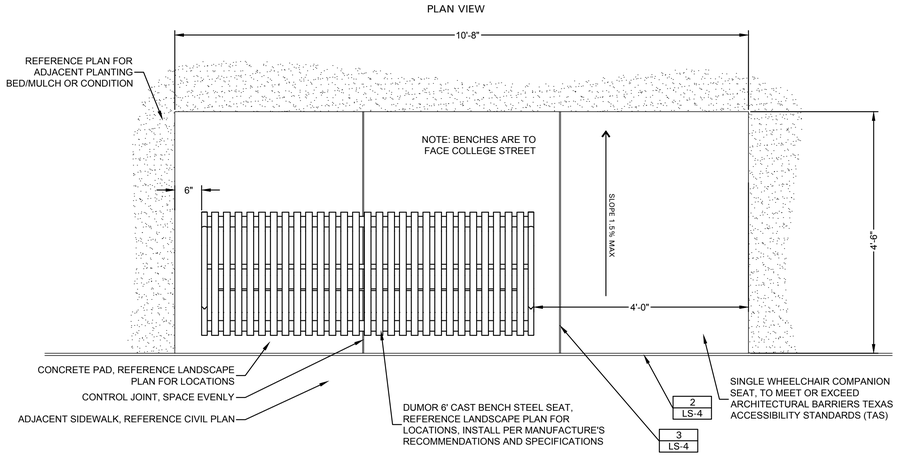
LANDSCAPE SPECIFICATIONS AND DETAILS

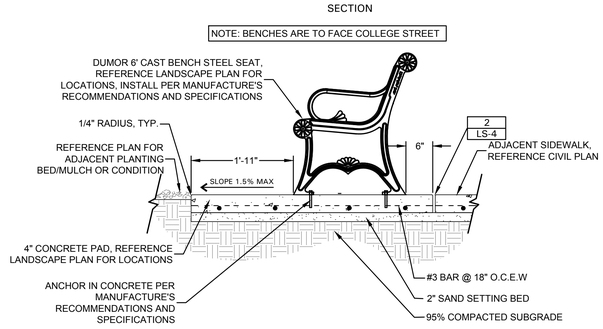
BLAZING HOSPITALITY LOT 4 - RESTAURANT DEV
MATLOCK AND BROAD
MANSFIELD, TX

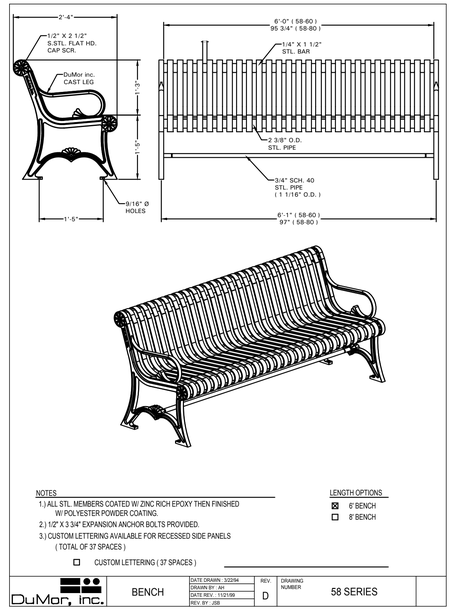
AMANDA W. RICHARDSON
2754
3-10-26

EXHIBIT D.2
CASE NUMBER: SUP#26-004

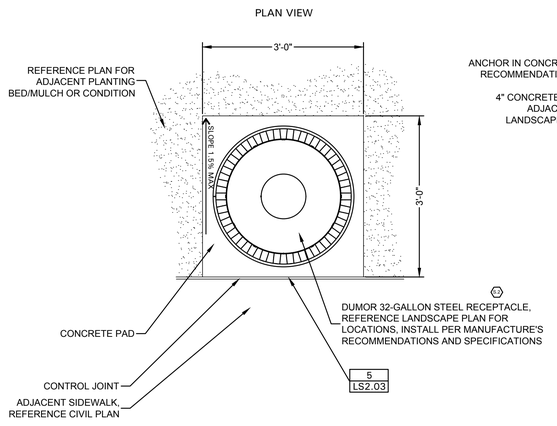
SHEET
L1.2

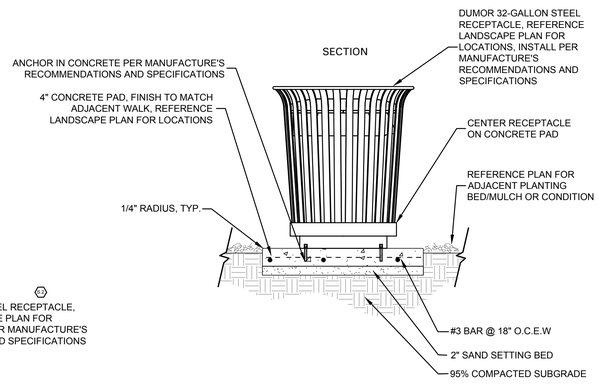


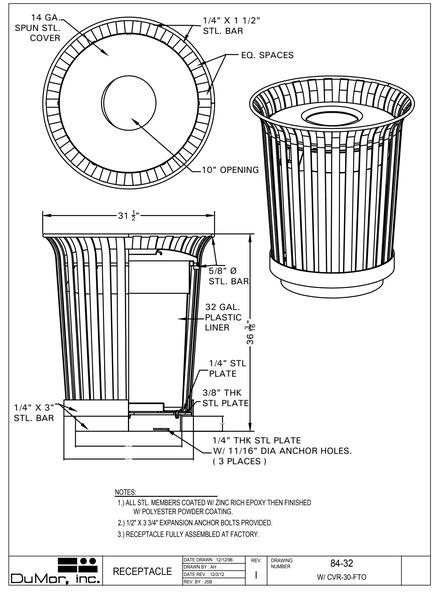




1 DUMOR BENCH
3/4" = 1'-0"







2 DUMOR TRASH RECEPTACLE
3/4" = 1'-0"

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c. 512.517.5589

REVISIONS

REVISION	DESCRIPTION	DATE
---	---	---
---	---	---

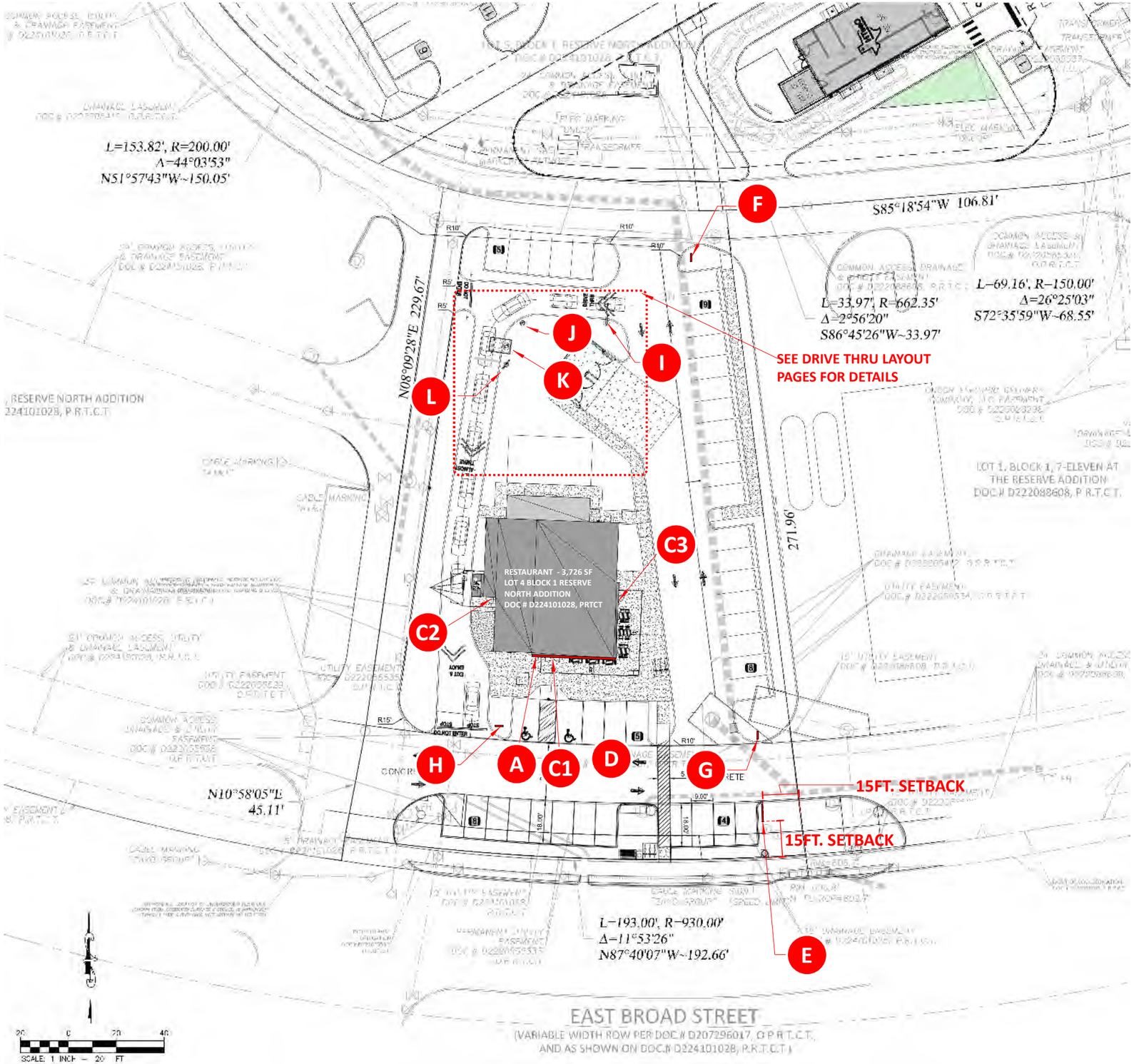
HARDSCAPE DETAILS

BLAZING HOSPITALITY LOT 4 - RESTAURANT DEV
MATLOCK AND BROAD
MANSFIELD, TX

3-10-26

EXHIBIT D.3
CASE NUMBER: SUP#26-004

SHEET
L1.3



ARCHITECTURAL SITE PLAN - AS101

SCALE: N.T.S.

EXTERIOR SIGN KEY			
ID	QTY	SIGN TYPE/DESCRIPTION	PAGE #
A	1	24" CHNL Ltrs/Logo/SF Cabinet	9-10
C1/C2/C3	4	DOOR VINYL	11
D	1	ADDRESS VINYL	12
E	1	D/F MONUMENT	13
F	1	D/F Directional - <LEFT/RIGHT>	14
G	1	D/F Directional - <LEFT/RIGHT>	14
H	1	D/F Directional - Do Not Enter/Thanks	15
I	1	CLEARANCE BAR - RIGHT	18-19
J	1	PREVIEW MENU- SINGLE LANE	20-21
K	1	DT CANOPY	22-24
L	1	ORDER MENU	25-26

EXHIBIT E.1

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison id
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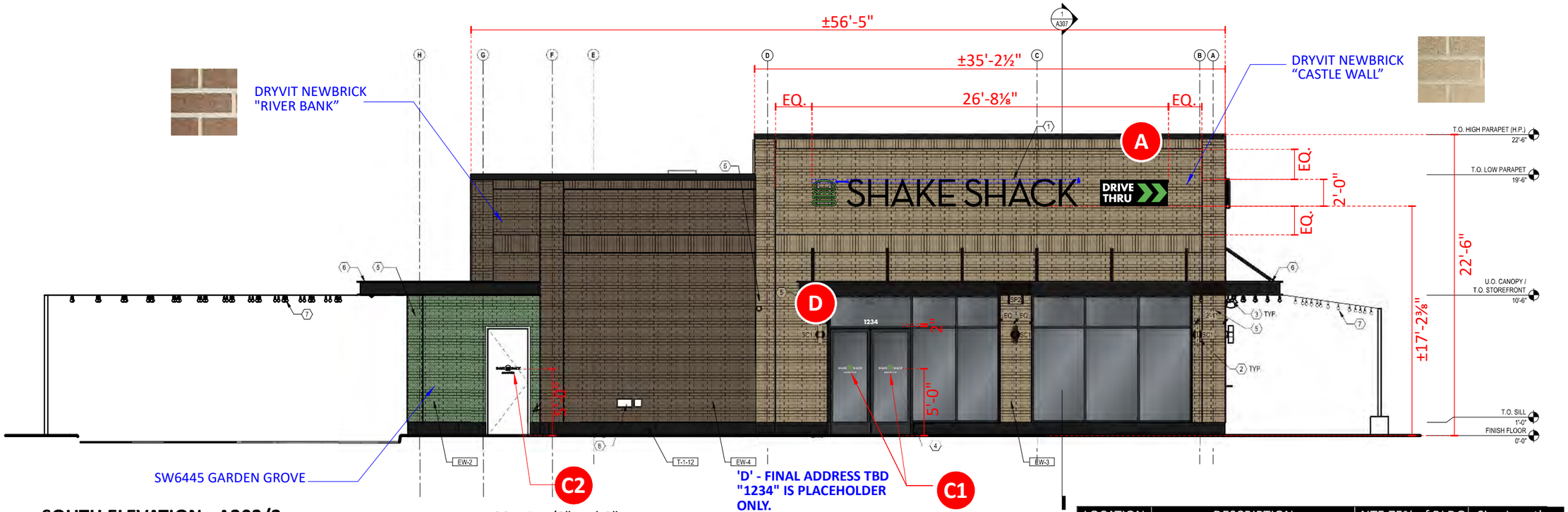


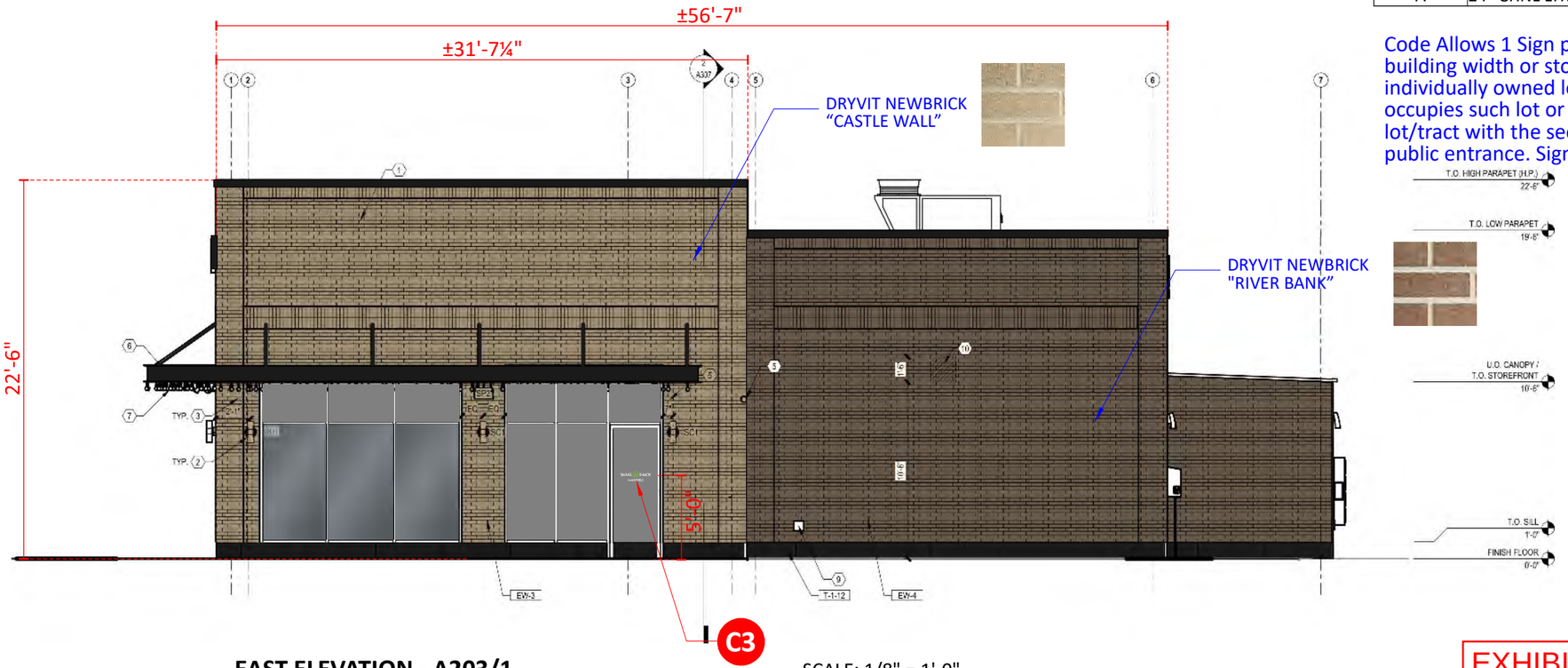
SOUTH ELEVATION - A203/2

SCALE: 1/8" = 1'-0"

UPDATED 02/16/2026

LOCATION	DESCRIPTION	NTE 75% of BLDG	Sign Length
	EXTERIOR SIGNS	ALLOWED	PROPOSED
A	24" CHNL LTRS/LOGO-S/F Cabinet	56.416x .75 = 42.3	26.67FT

Code Allows 1 Sign per street frontage, not to exceed 75% of the building width or store front. One sign per street frontage per individually owned lot or tract plus one wall sign per tenant who occupies such lot or tract. Two signs allowed if located on corner lot/tract with the secondary sign facing street, parking or have a public entrance. Signs not allowed on rear facades.



EAST ELEVATION - A203/1

SCALE: 1/8" = 1'-0"

UPDATED 02/16/2026

EXHIBIT E.2

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

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R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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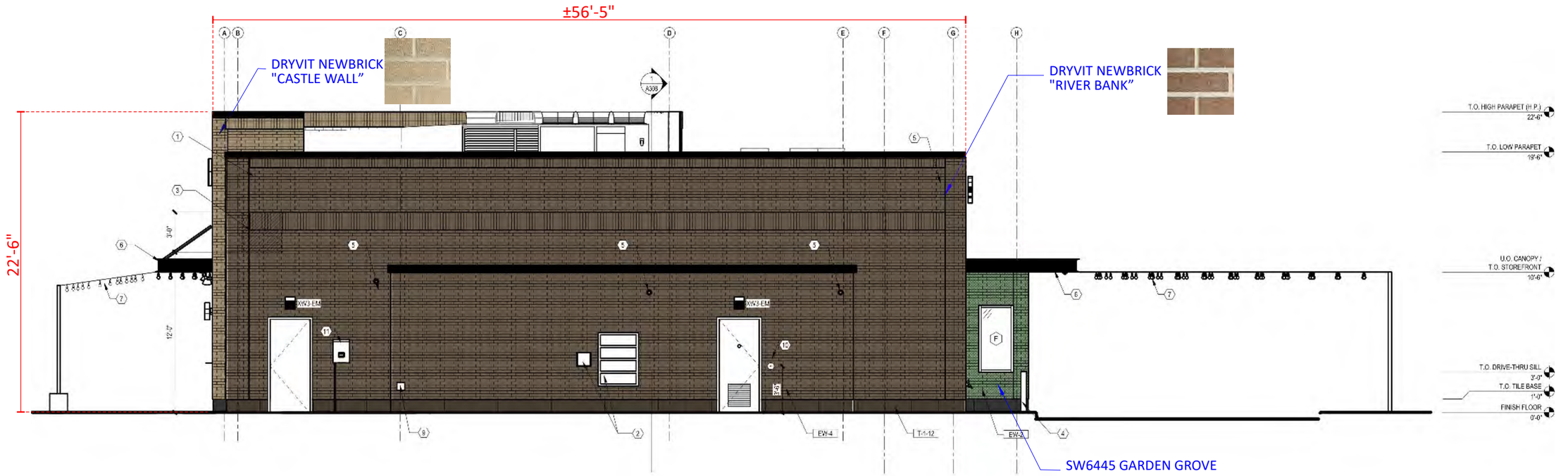
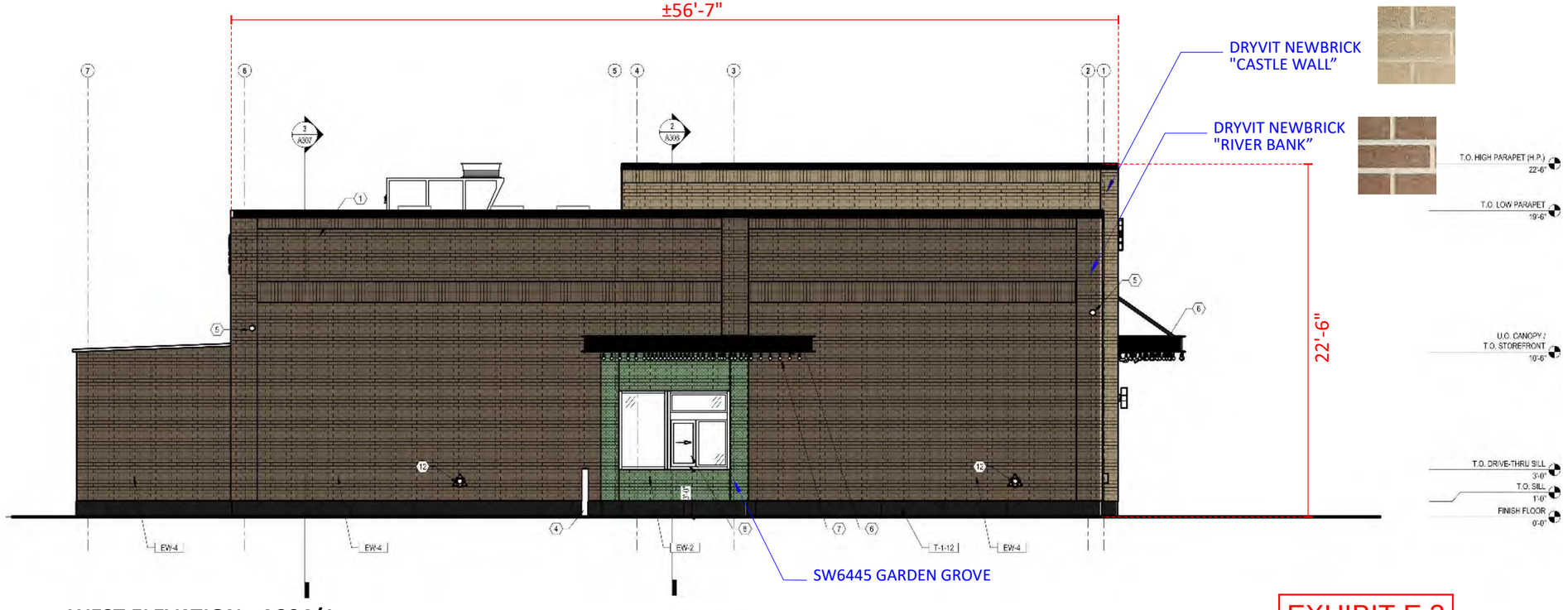


NORTH ELEVATION - A204/2 SCALE: 1/8" = 1'-0"

UPDATED 02/16/2026

NO PROPOSED SIGNS DUE TO CITY ORDINANCE RESTRICTIONS



WEST ELEVATION - A204/1 SCALE: 1/8" = 1'-0"

UPDATED 02/16/2026

NO PROPOSED SIGNS DUE TO CITY ORDINANCE RESTRICTIONS

EXHIBIT E.3

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

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R6 GD 6.9.26 Site Plan Change per AOR

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Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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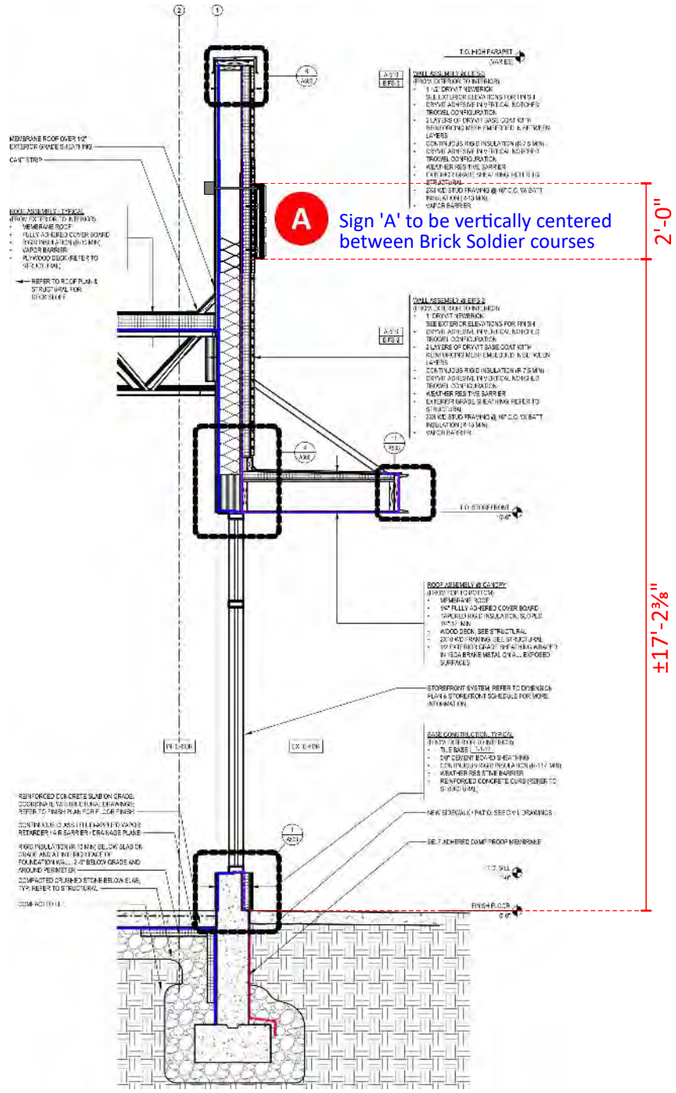

WALL SECTION - A307 #1 SCALE: 1/4" = 1'-0"

UPDATED 02/162026

EXHIBIT E.4

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

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R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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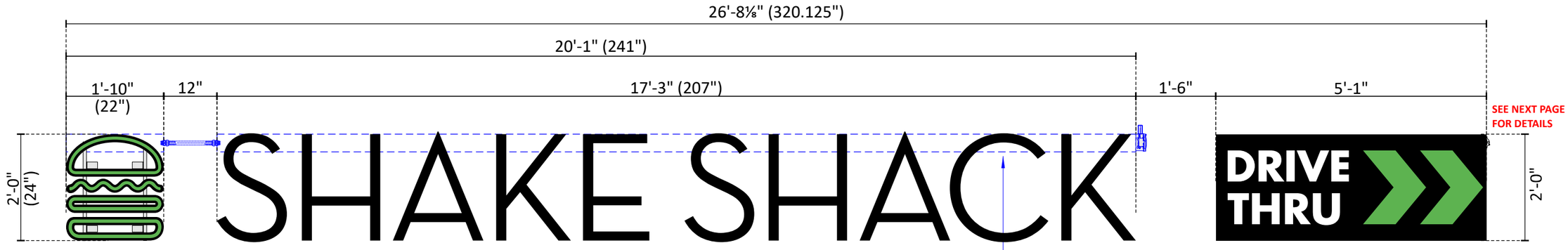
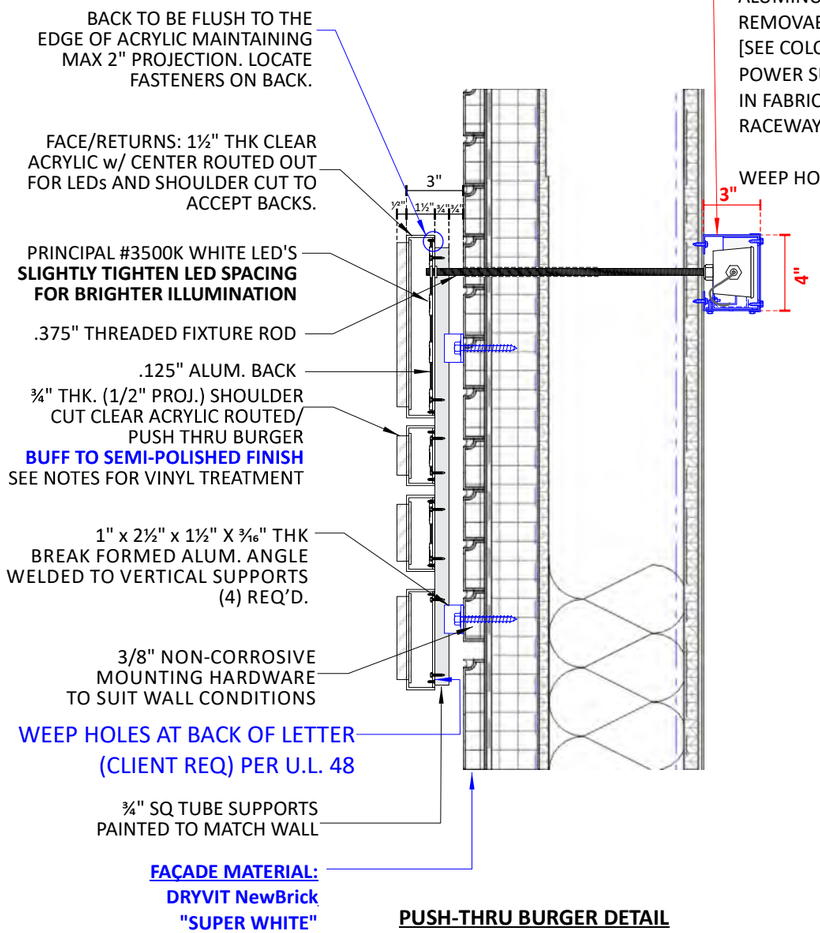


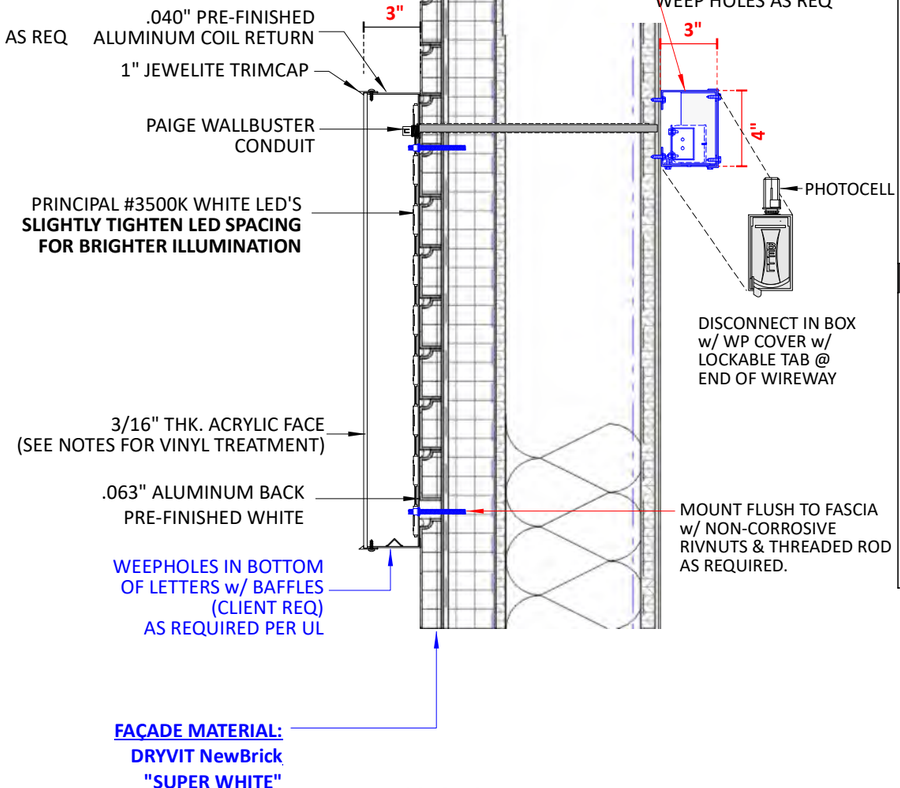
A **24" S/F LOGO/LETTERSET DUAL COLOR w/ DRIVE THRU, WALL-MOUNTED**
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: ½" = 1'-0"
41.6 SQFT LETTERS & LOGO
10.16 SQFT - S/F CABINET
51.76 SQFT TOTAL

SIMULATED NIGHT VIEW



PUSH-THRU BURGER DETAIL
SCALE: 1½" = 1'-0"



DUAL-COLOR CHANNEL LETTER DETAIL
SCALE: 1½" = 1'-0"

GENERAL INFORMATION

ELECTRICAL REQUIREMENTS: Sign Requires (1) 120v, 20a dedicated circuit, GC to provide j-box w/ switch on backside of wall within 6' max of sign area.
SIGN WEIGHT: ±140#s
BLOCKING: GC to provide 5/8" FRT plywood blocking or similar behind sign area.
ROOFING REQUIREMENTS: GC'S roofer of warranty responsible for sealing all sign penetrations on roof.

COLOR KEY

BURGER LOGO:
FACES/RETURNS/BACK: MATTE BLACK
SUPPORTS/CLIPS:
SIGN 'A' - PTM DRYVIT NEWBRICK "SUPER WHITE"
GRAPHIC AREA: 3M 3630-106 BRILLIANT GREEN VINYL 1st AND 2nd SURFACE
LETTERS:
RETURNS: PRE-FINISHED MATTE BLACK ALUM. COIL
FACES: 2406 WHITE ACRYLIC w/ 1st SURFACE 3635-222 DUAL COLOR BLACK VINYL (BLACK DAY/WHITE NIGHT)
TRIMCAP: BLACK
WIREWAY: PRE-FINISHED WHITE (UNLESS OTHERWISE NOTED).

ADDITIONAL NOTES

BURGER LOGO:
SLIGHTLY TIGHTEN LED SPACING FOR BRIGHTER ILLUMINATION.
BOTTOM OF MOUNTING ANGLES MUST BE PAINTED FOR PROTECTION AGAINST DISSIMILAR METALS.
LETTERS:
SLIGHTLY TIGHTEN LED SPACING FOR BRIGHTER ILLUMINATION.
INCLUDE 4"(H) x 3"(D) FABRICATED PRE-FINISHED WHITE ALUMINUM WIREWAY ON BACKSIDE OF PARAPET WALL.

(1) 20 AMP CIRCUIT REQUIRED PER SIGN

ALL UL LABELS ARE TO BE OUT OF PUBLIC VIEW

ALL PENETRATIONS TO BE SEALED WITH CLEAR SILCONE

NO SIGNAGE OR ELECTRICAL COMPONENTS WITHIN FIRST 6" OF ROOFLINE.

EXHIBIT E.5

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
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R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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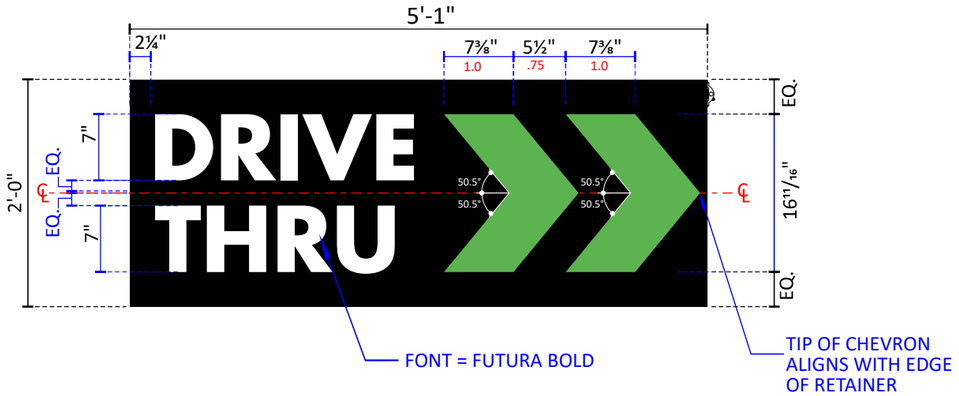
S/F DRIVE THRU WALL SIGNS



A **S/F WALL SIGN** SCALE: ¾" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL 10.16 SQFT

GENERAL SPECIFICATIONS

3" DEEP .040" PRE-FINISHED MATTE BLACK ALUMINUM COIL RETURNS; .080 BACK, PRE-FINISHED WHITE

* CABINETS **2'-0" OR LARGER** TO HAVE ANGLE SUPPORT ACROSS BOTH TOP AND BOTTOM OF CABINET.

FACE TO BE .177" THK WHITE ACRYLIC WITH 1st. VINYL GRAPHICS:
BACKGROUND: 3M 7725-22 BLACK OPAQUE VINYL OVER BLOCK OUT FILM
ARROWS: 3M 3630-106 BRILLIANT GREEN TRANSLUCENT VINYL
COPY: SHOWS THRU WHITE.

ALL CABINETS TO HAVE 3/4" PRE-FINISHED BLACK RETAINER (By Outwater)

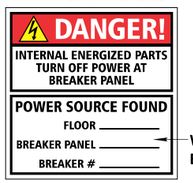
ILLUMINATION TO BE PRINCIPAL 3500K WHITE LEDS w/ REMOTE POWER SUPPLY.
SLIGHTLY TIGHTEN LED SPACING FOR BRIGHTER ILLUMINATION.
SIGN REQUIRES (1) 20amp - 120v CIRCUIT

SIGN CABINET TO HAVE WEEP HOLES w/ BAFFLES AS REQUIRED BY UL48.

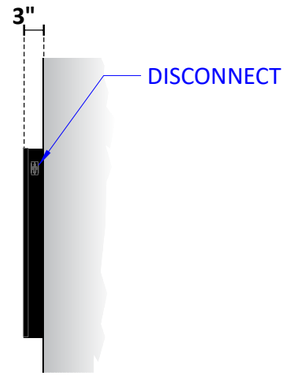
SIGN CABINET MOUNTS TO WALL WITH NON-CORROSIVE HARDWARE. QUANTITY AND TYPE PER WALL CONDITIONS.

NIGHT VIEW

2014/2017 NEC COMPLIANT LABEL



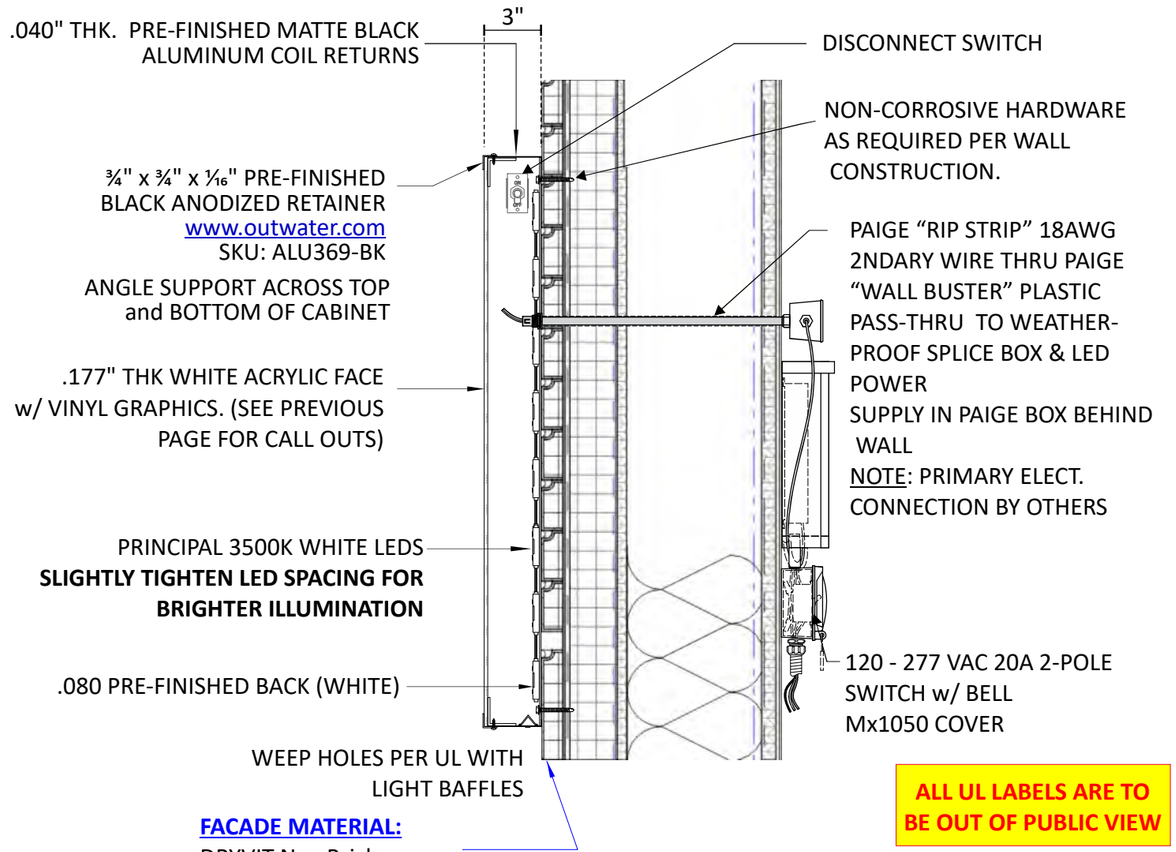
WARNING LABEL/ BREAKER LOCATION



END VIEW

GENERAL INFO:

ELECTRICAL REQUIREMENTS: Sign Requires (1) 120v, 20a dedicated circuit, GC to provide j-box w/ switch on backside of wall within 6' max of sign area.
SIGN WEIGHT: ± 40#s
BLOCKING: GC to provide 5/8" FRT plywood blocking or similar behind sign area.
ROOFING REQUIREMENTS: GC'S roofer of warranty responsible for sealing all sign penetrations on roof.



FACADE MATERIAL:
DRYVIT NewBrick
"SUPER WHITE"

ALL UL LABELS ARE TO BE OUT OF PUBLIC VIEW

S/F WALL SIGN CABINET DETAIL
SCALE: 1-1/2" = 1' - 0"

EXHIBIT E.6

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT
R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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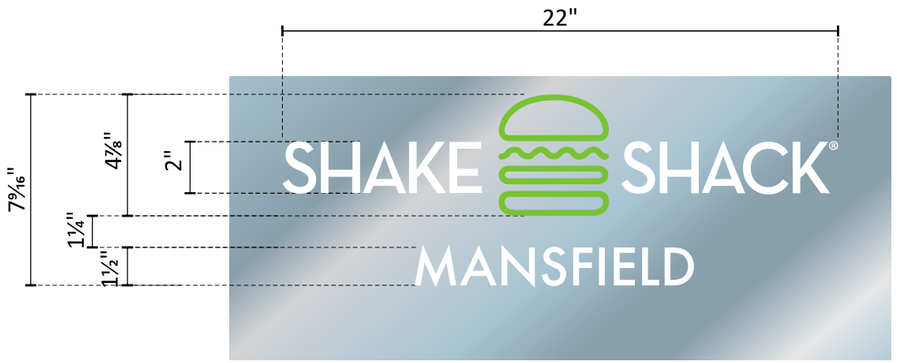


VINYL LOGOS REQUIRED ON ALL ENTRANCE DOORS

C DOOR VINYL w/ PROPERTY IDENTIFIER

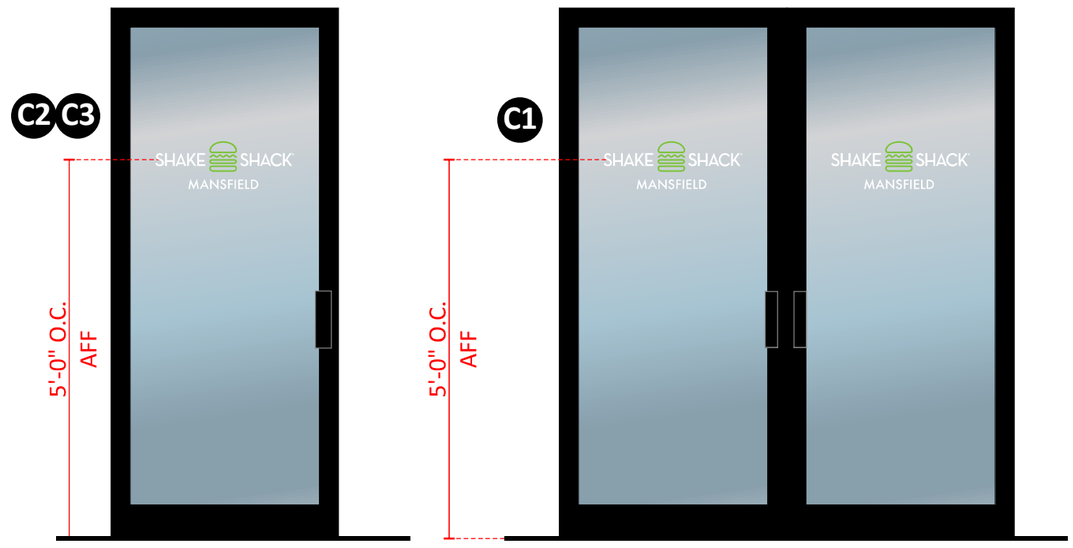
SCALE: 2" = 1'-0"

FOUR [4] LOGOS REQUIRED - MANUFACTURE & INSTALL

GENERAL SPECIFICATIONS

7725-10 **OPAQUE** WHITE VINYL & 3630-106 BRILLIANT GREEN VINYL APPLIED FIRST SURFACE TO GLASS.

FONT: ADOBE FUTURA PT MEDIUM



SAMPLE ELEVATIONS

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

EXHIBIT E.7

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

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Scale: AS NOTED

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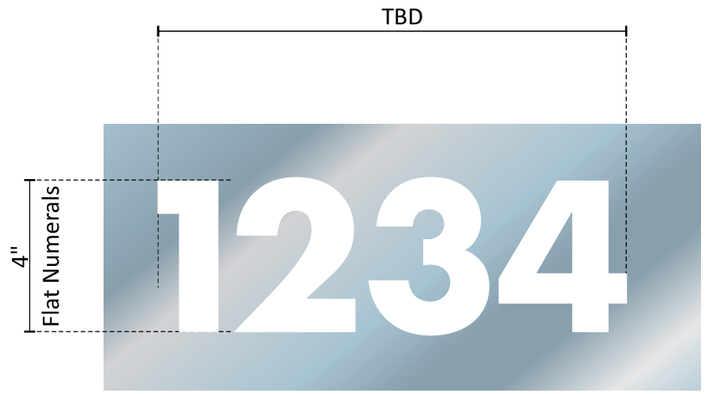


EXACT ADDRESS TO BE DETERMINED - PLACEHOLDER ONLY!

D TRANSOM WINDOW VINYL

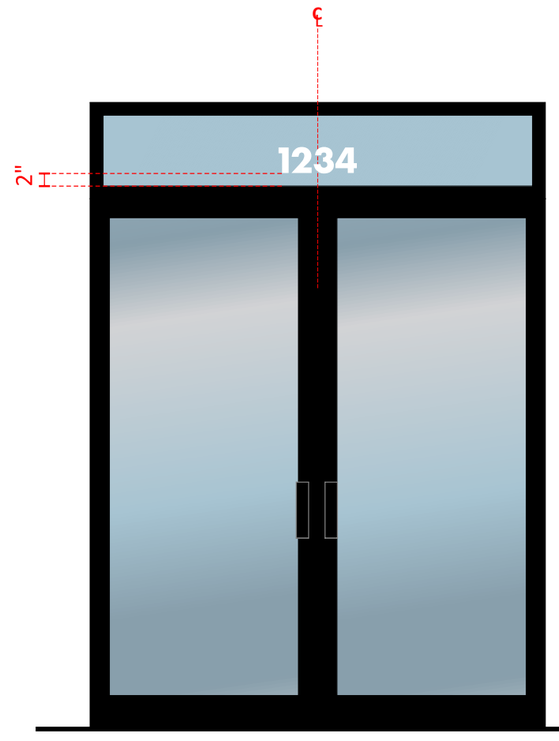
SCALE:3" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

GENERAL SPECIFICATIONS

7725-10 **OPAQUE** WHITE VINYL APPLIED FIRST SURFACE TO GLASS.

TYPEFACE: FUTURA PT BOLD



SAMPLE ELEVATIONS

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

EXHIBIT E.8

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

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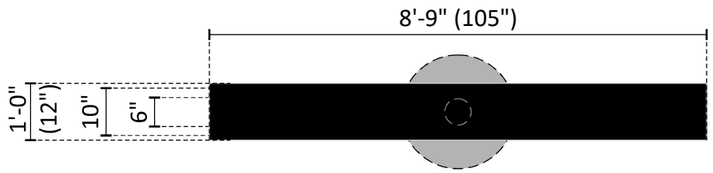
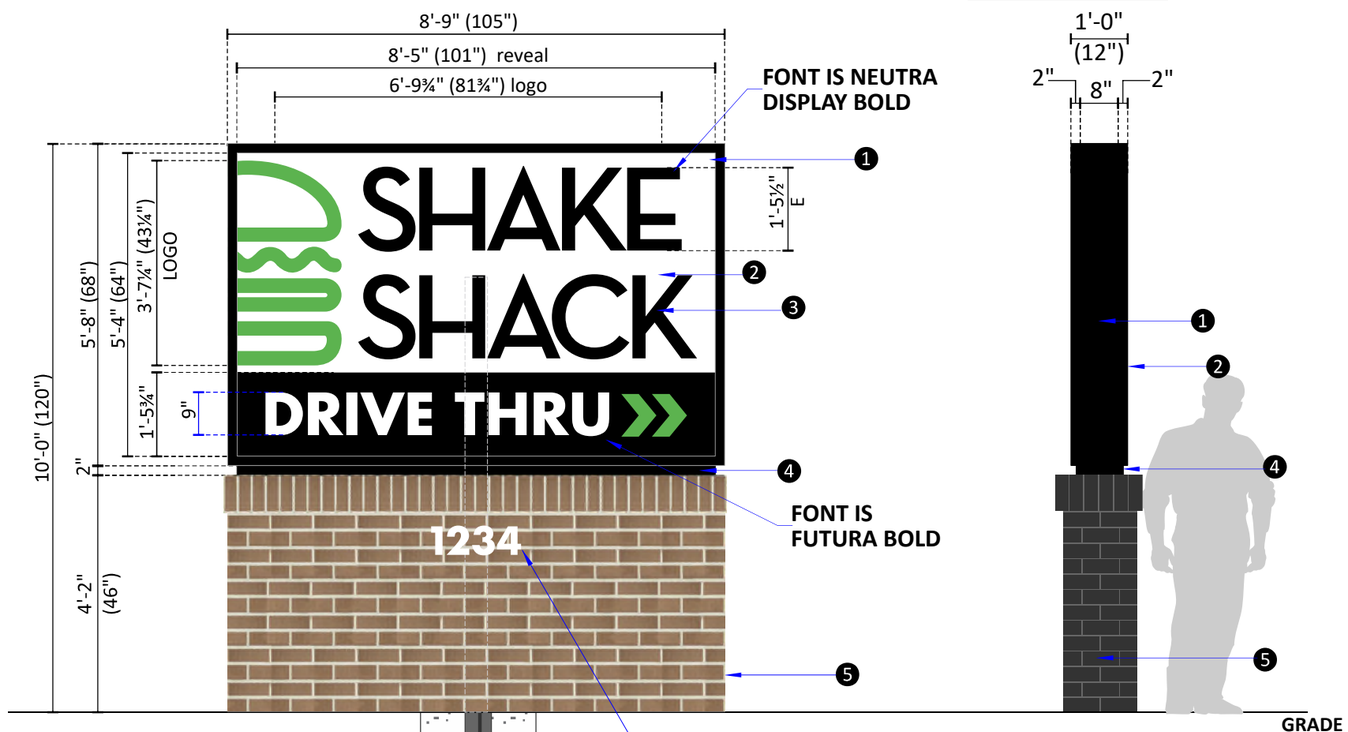
CITY ALLOWS 50SF MAX AREA, 10FT MAX. HEIGHT AND REQUIRES MASONRY ON MONUMENT, MIN. 2FT BASE, 10FT SETBACK FROM PROPERTY LINE, AND ADDRESS NUMBERS TO BE DISPLAYED.



PLAN VIEW

OPPOSITE FACE

NIGHT VIEW



1 1'-0" DEEP D/F FABRICATED ALUMINUM CABINET W/ ALUM. FILLER 2" ALUMINUM RETAINERS - CABINET & RETAINERS PAINTED BLACK WITH SATIN FINISH. INTERNALLY ILLUMINATED W/ **5000K WHITE LED**'S. POWER SUPPLIES TO BE LOCATED INSIDE SIGN CABINET.

SIGN REQUIRES (1) 20AMP-120V CIRCUIT PRIMARY ELECTRICAL TO SIGN BY OTHERS AND MUST BE PER NEC 600, UL48 AND LOCAL CODE REGULATIONS.

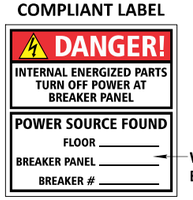
2 .187 THK. WHITE POLYCARBONATE FACES

3 1ST. SURFACE VINYL GRAPHICS APPLIED TO FACE.
BURGER LOGO/ARROW: 3M 3630-106 BRILLIANT GREEN
SHAKE SHACK: 3M 7725-12 BLACK [OPAQUE].
DRIVE-THRU: SHOWS THRU WHITE

4 2"(H) X 8'-5"(L) ALUM. REVEAL - PAINTED BLACK WITH SATIN FINISH
5 FABRICATED ALUMINUM ALUMINUM TUBE FRAME w/ CEMENT BACKER BOARD. and DRYVIT NewBrick #900 RIVERBANK VENEER.
6 SUPPORT STEEL AND CONCRETE FOUNDATIONS TO BE DETERMINED BY ENGINEERING PER LOCAL CODE, WINDLOAD REQUIREMENTS AND SITE CONDITION.

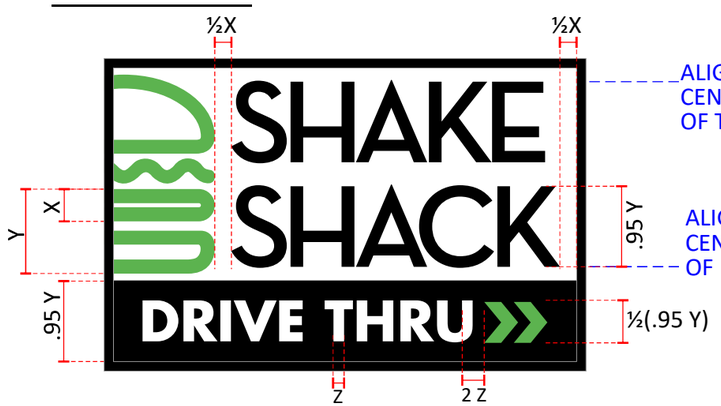
7 TWO (2) SETS 6" (H) x 3/8"thk. ALUMINUM FCO NUMBERS - PAINTED WHITE **EXACT ADDRESS TBD**. (PLACEHOLDER ONLY) FONT: FUTURA PT BOLD

2014/2017 NEC COMPLIANT LABEL



WARNING LABEL/ BREAKER LOCATION

END VIEW



ALIGN TOP OF 'H' WITH THE CENTERLINE OF TOP STROKE OF THE BURGER LOGO

ALIGN BOTTOM OF 'H' WITH CENTERLINE OF BOTTOM STROKE OF THE BURGER LOGO

NOTE: BURGER WIDTH CAN BE BETWEEN ½ TO ⅔ OF THE BURGER LOGO. WIDTH VARIES DEPENDING ON THE FACE SIZE.

NEW LED COLOR TEMP.

E **D/F MONUMENT SIGN** SCALE: 3/8" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 49.6 SQFT*
UPDATED 03/29/2024 CABINET ONLY

EXHIBIT E.9
SUP #26-004

Project ID
0433579Ar8

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT
R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors
R8 TS-7/22/26: New brick spec on "E" Dryvit Newbrick Riverbank

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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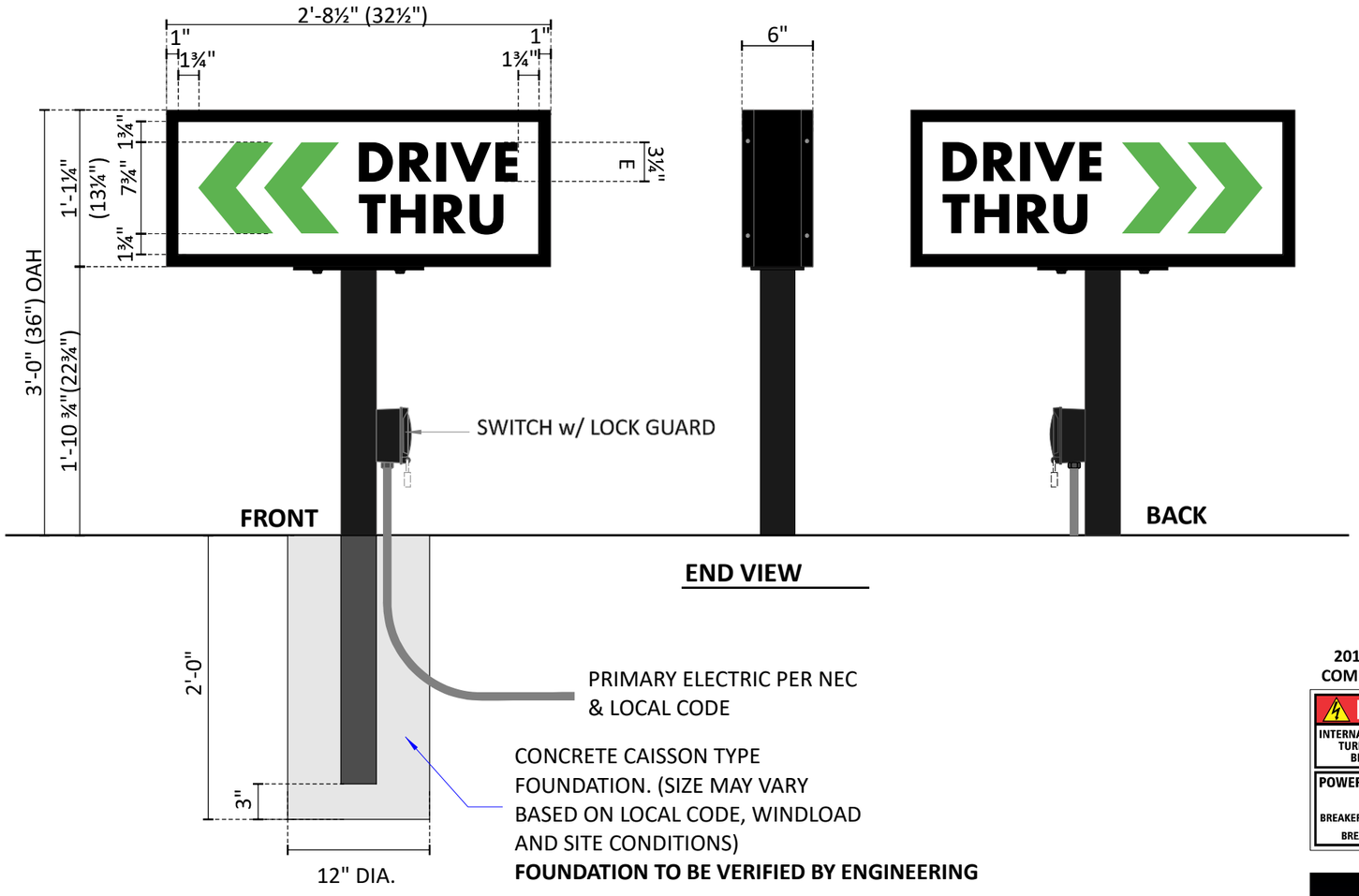
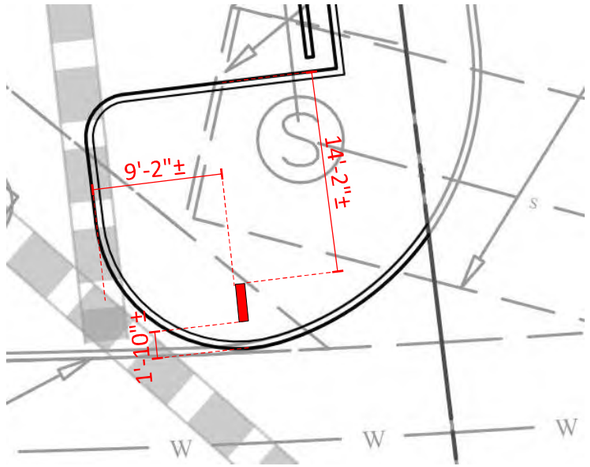
1.866.635.1110
pattisonid.com

3'-0" MAX. HEIGHT
4SF MAX. AREA



END VIEW



OVERHEAD VIEW SCALE: 3/32" = 1'-0

F G **D/F ILLUMINATED DIRECTIONAL - DS1.1 - SINGLE POLE** SCALE: 1" = 1'-0"

TWO [2] REQUIRED - MANUFACTURE & INSTALL 3.0 SQFT

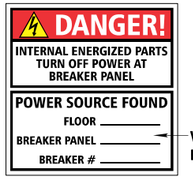
GENERAL SPECIFICATIONS

6" DEEP D/F ALUMINUM DIRECTIONAL SIGN WITH 1" x 1" ALUM. ANGLE RETAINER.
CABINET AND RETAINER PAINTED BLACK WITH SATIN FINISH.

.177" WHITE ACRYLIC FACES W/ 1ST. SURFACE VINYL GRAPHICS APPLIED TO FACE.
CHEVRONS: 3630-106 BRILLIANT GREEN
DRIVE THRU: 3M 7725-22 MATTE BLACK [OPAQUE].
FONT: FUTURA BOLD w/ CUSTOM KERNING

INTERNALLY ILLUMINATE W/ 3500K PRINCIPAL STREET FIGHTER LEDS.
MOUNT ON SINGLE 3" SQ TUBE SUPPORT w/ MOUNTING PLATE
PAINTED BLACK WITH SATIN FINISH

2014/2017 NEC COMPLIANT LABEL



WARNING LABEL/ BREAKER LOCATION

NIGHT VIEW - FRONT

NIGHT VIEW - BACK

DS1.1

EXHIBIT E.10

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT
R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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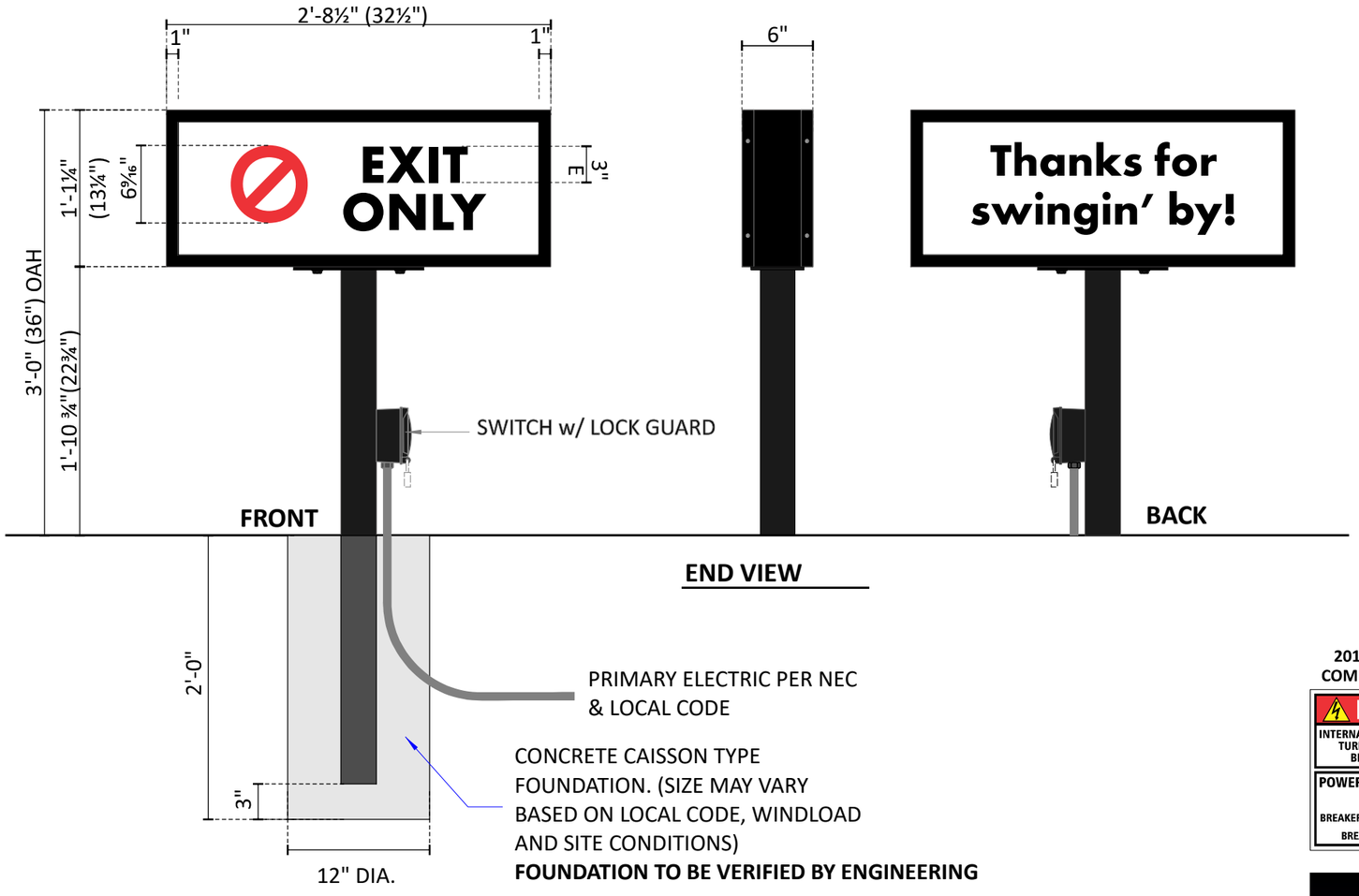
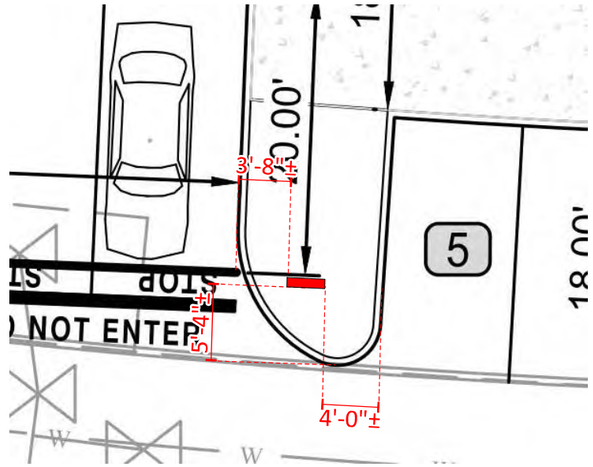
3'-0" MAX. HEIGHT
4SF MAX. AREA



END VIEW



OVERHEAD VIEW SCALE: 3/32" = 1'-0

H D/F ILLUMINATED DIRECTIONAL - DS1.1 - SINGLE POLE

SCALE: 1" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

3.0 SQFT

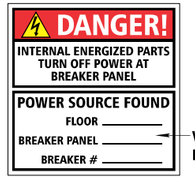
GENERAL SPECIFICATIONS

6" DEEP D/F ALUMINUM DIRECTIONAL SIGN WITH 1" x 1" ALUM. ANGLE RETAINER.
CABINET AND RETAINER PAINTED BLACK WITH SATIN FINISH.

.177" WHITE ACRYLIC FACES W/ 1ST. SURFACE VINYL GRAPHICS APPLIED TO FACE.
SYMBOL: 3630-33 RED
"EXIT ONLY/THANKS....": 3M 7725-22 MATTE BLACK [OPAQUE].
FONT: FUTURA BOLD w/ CUSTOM KERNING

INTERNALLY ILLUMINATE W/ 3500K PRINCIPAL STREET FIGHTER LEDS.
MOUNT ON SINGLE 3" SQ TUBE SUPPORT w/ MOUNTING PLATE
PAINTED BLACK WITH SATIN FINISH

2014/2017 NEC COMPLIANT LABEL



WARNING LABEL/ BREAKER LOCATION

NIGHT VIEW - FRONT

NIGHT VIEW - BACK

DS1.1

EXHIBIT E.11

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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NOTES:

ORDER MENU BOARDS SHOULD BE 1'-8" (20") OFF THE FAR EDGE OF THE CURB (14" FROM THE INSIDE EDGE).

PRE-ORDER MENU and ORDER MENU BOARD SHOULD BE ANGLED 30 DEGREES FROM DRIVE LANE.

PRE-ORDER MENU SHOULD BE 15'-0" CENTER TO CENTER FROM CANOPY.

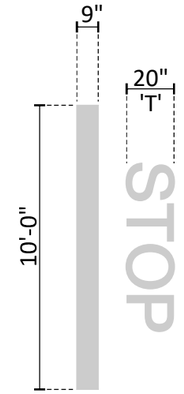
ORDER MENU TO BE 7'-6" CENTER TO CENTER FROM CANOPY

MEDIANS AND INTERIOR SIDEWALKS SHOULD BE **6'-0"(W) PREFERRED**
(5'-6"(W) MINIMUM).

CLEARANCE BAR DISTANCE FROM PREVIEW MENU VARIES PER SITE.

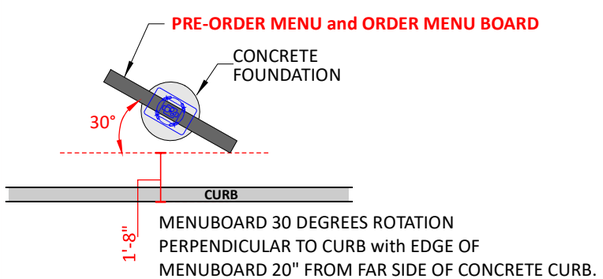
ALL FOUNDATION WORK WILL BE COMPLETED BY THE GC.
ALL FOUNDATIONS TO BE AT CURB HEIGHT.

ANCHOR BOLTS AND PATTERNS BY **PattisonID**.



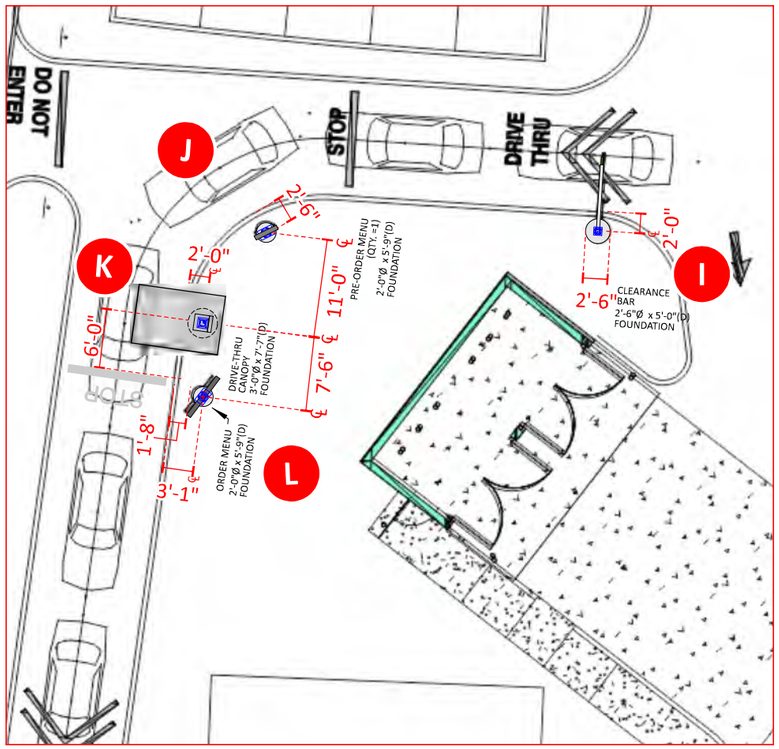
SCALE: 3/16" = 1' - 0"
* PAINTED BY OTHERS

ORDER MENUBOARDS ONLY



MENUBOARD 30 DEGREES ROTATION
PERPENDICULAR TO CURB with EDGE OF
MENUBOARD 20" FROM FAR SIDE OF CONCRETE CURB.

DIMENSIONS ARE FROM FACE OF CURB



DRIVE-THRU SINGLE LANE LAYOUT SCALE:1/16" = 1' - 0"

EXHIBIT E.12

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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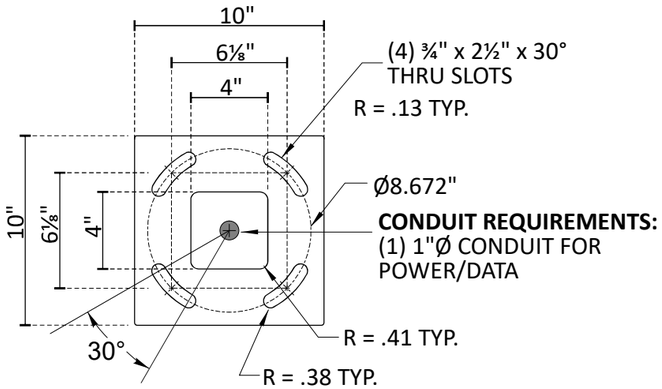
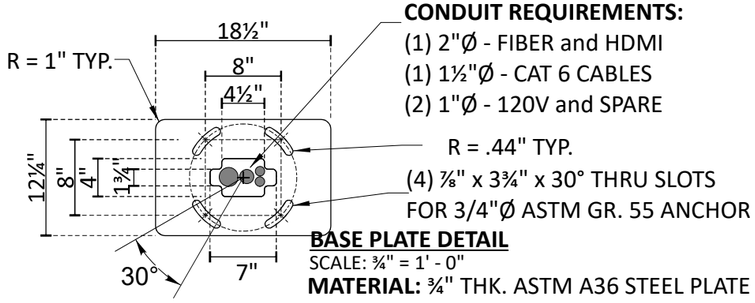


BASE PLATE DETAIL

SCALE: 1½" = 1' - 0"

MATERIAL: ¾" THK. ASTM A36 STEEL PLATE

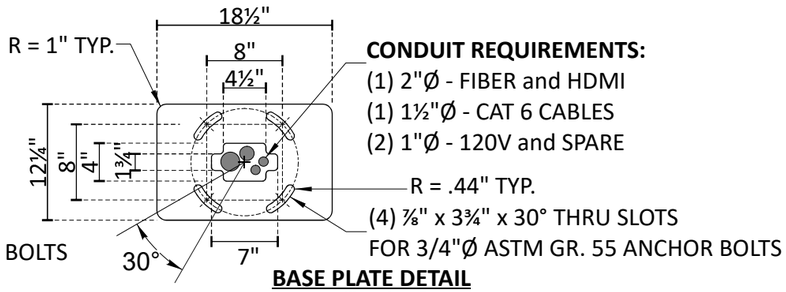


BASE PLATE DETAIL

SCALE: ¾" = 1' - 0"

MATERIAL: ¾" THK. ASTM A36 STEEL PLATE

PRE-ORDER MENU

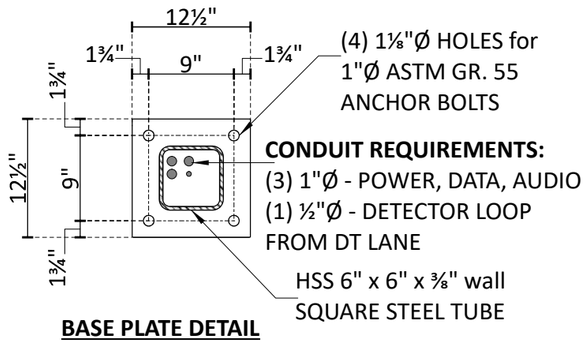


BASE PLATE DETAIL

SCALE: ¾" = 1' - 0"

MATERIAL: ¾" THK. ASTM A36 STEEL PLATE

ORDER MENU



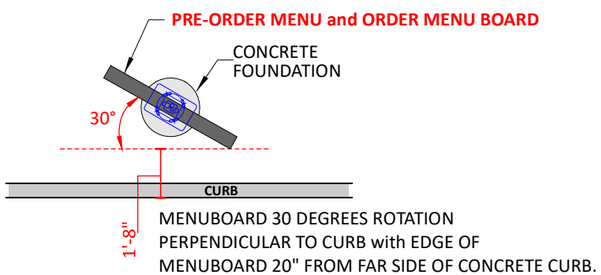
BASE PLATE DETAIL

SCALE: ¾" = 1' - 0"

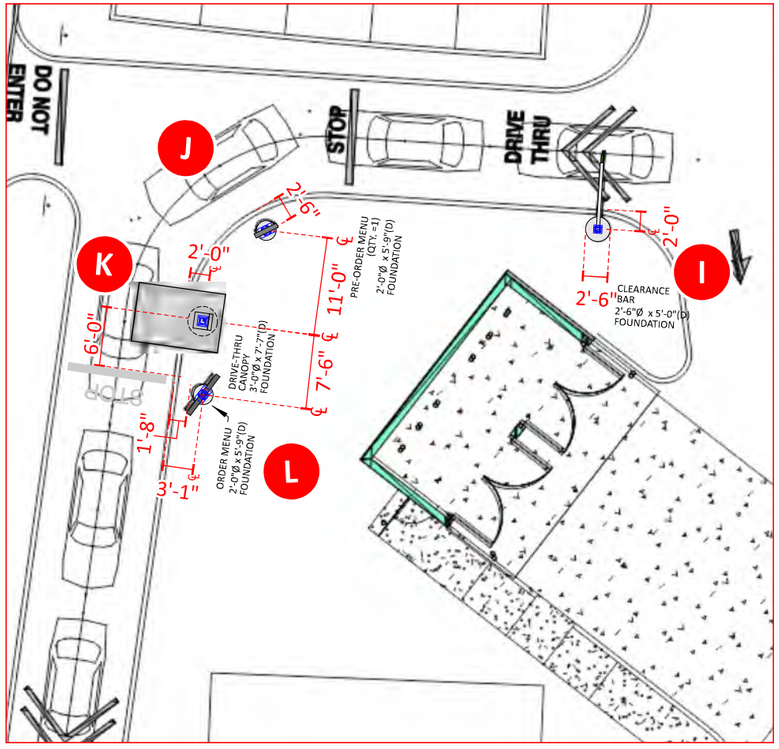
MATERIAL: 1⅛" THK. ASTM A36 STEEL PLATE

DRIVE-THRU CANOPIES

ORDER MENUBOARDS ONLY



DIMENSIONS ARE FROM FACE OF CURB



DRIVE-THRU SINGLE LANE BASE PLATE/CONDUIT LAYOUT SCALE:1/16" = 1' - 0"

EXHIBIT E.13

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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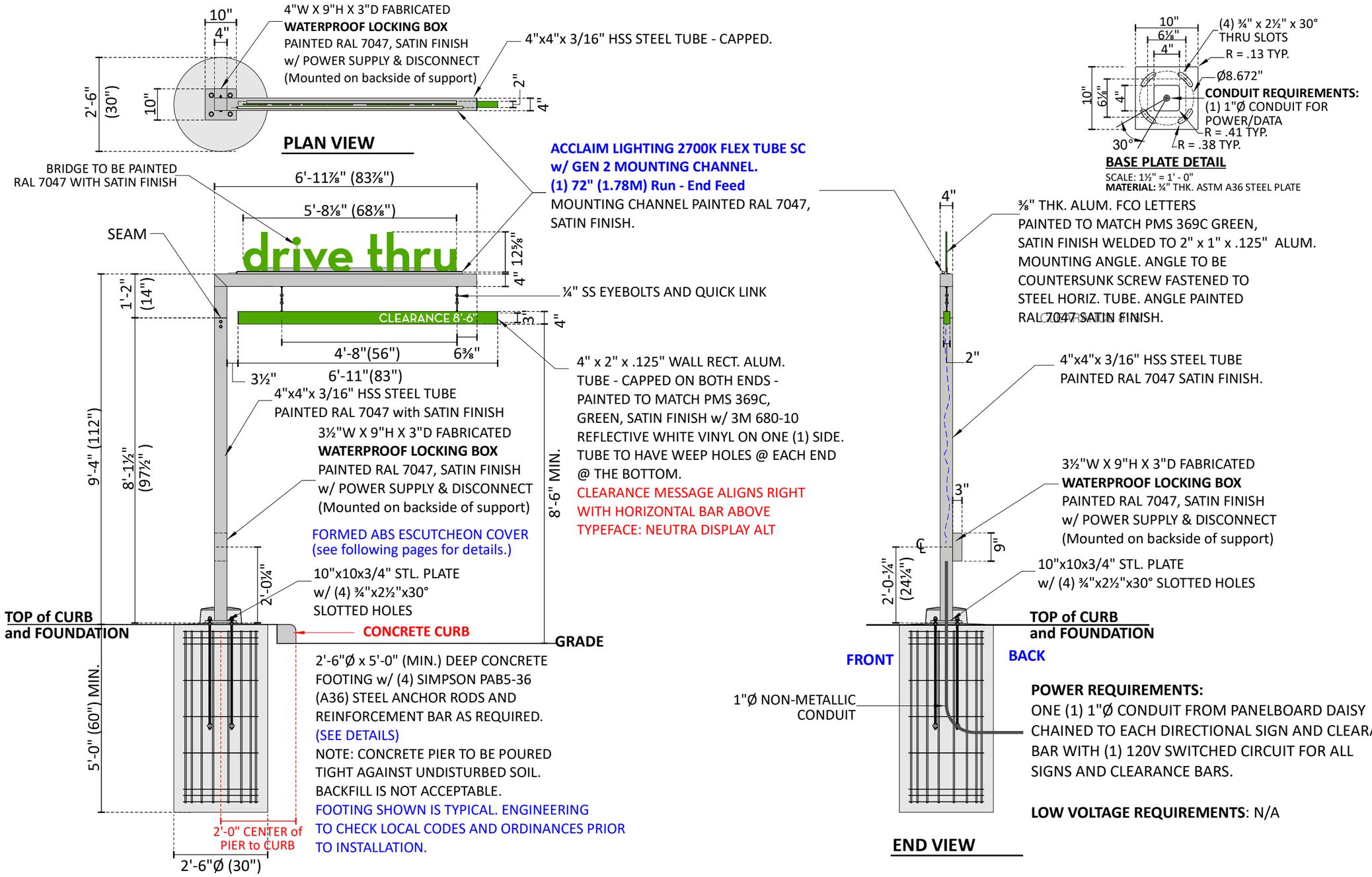
Pattison id
1.866.635.1110
pattisonid.com



I **CLEARANCE BAR - DRIVE-THRU - RIGHT FLAG** SCALE: 3/8" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

*** ALL FOUNDATION WORK WILL BE COMPLETED BY GC. ANCHOR BOLTS AND PATTERNS BY PattisonID.**

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

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R6 GD 6.9.26 Site Plan Change per AOR

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Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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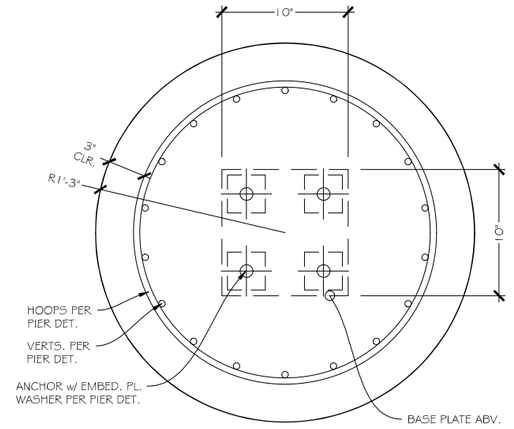
pattisonid.com

EXHIBIT E.14

CASE NUMBER: SUP#26-004



TYP. SECTION

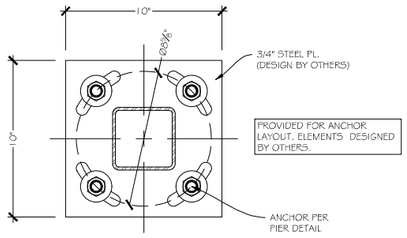
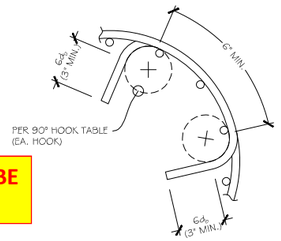
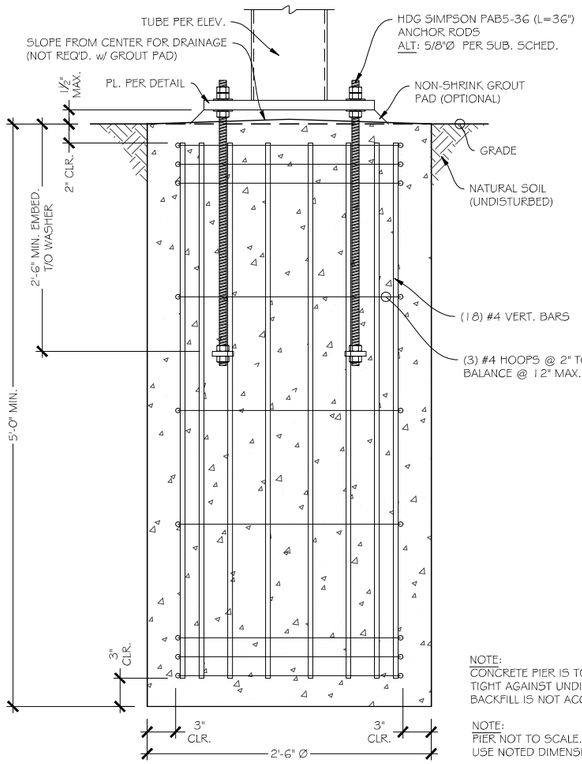


PLATE DETAIL



STIFFENER NOTE:
IF REQUIRED, STIFFENERS NOT SHOWN ON PIER DETAIL FOR CLARIFY. REFER TO PLATE DETAIL.

TOP OF FOUNDATION TO BE EVEN WITH TOP OF CURB



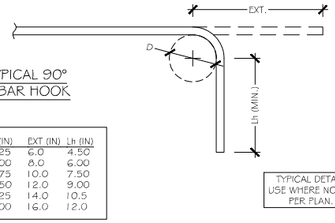
NOTE:
CONCRETE PIER IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

NOTE:
PIER NOT TO SCALE.
USE NOTED DIMENSIONS.

PIER DETAIL

CLEARANCE BAR - FOUNDATION DETAILS

2 HOOP HOOK DETAIL



TYPICAL 90° REBAR HOOK

BAR #	D (IN)	EXT (IN)	Lh (IN)
3	2.25	6.0	4.50
4	3.00	8.0	6.00
5	3.75	10.0	7.50
6	4.50	12.0	9.00
7	5.25	14.0	10.5
8	6.00	16.0	12.0

TYPICAL DETAIL. USE WHERE NOTED PER PLAN.

3 REBAR BEND DETAIL

"PAB SUBSTITUTION SCHEDULE"

THE PURPOSE OF THE SUBSTITUTION TABLE IS TO PROVIDE FOR AN EQUIVALENT FABRICATED ANCHOR ASSEMBLY TO THE SIMPSON "PAB" SPECIFIED IN THE PLANS.

REFER TO PLANS FOR SPECIFIED ANCHOR BEFORE USING SUBSTITUTION TABLE.

HOW TO USE THE SUBSTITUTION TABLE

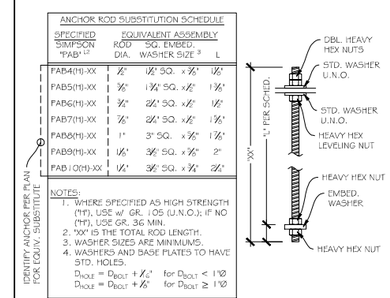
1. IDENTIFY THE SPECIFIED ANCHOR IN THE PLAN OR DETAILS.
2. LOCATE THE SPECIFIED ANCHOR IN THE FIRST COLUMN OF THE TABLE. USE ONLY THIS ENTRY.
3. IDENTIFY THE CORRESPONDING ANCHOR COMPONENTS FOR AN EQUIVALENT ASSEMBLY.
4. WHERE THE PLANS INDICATE (H), REFER TO TABLE NOTES.

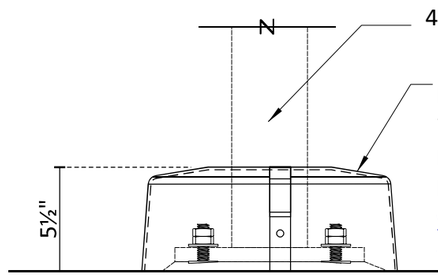
ANCHOR ROD SUBSTITUTION SCHEDULE

SPECIFIED SIMPSON "PAB" [1,2]	EQUIVALENT ASSEMBLY ROD DIA.	SQ. EMBED. WASHER SIZE [3]	L
PAB4(H)-XX	⅜"	1½" SQ. x 5/16"	1½"
PAB5(H)-XX	½"	1 ¾" SQ. x ¼"	1½"
PAB6(H)-XX	⅝"	2½" SQ. x ⅜"	1½"
PAB7(H)-XX	¾"	2¾" SQ. x ⅜"	1½"
PAB8(H)-XX	1"	3" SQ. x ⅜"	1¾"
PAB9(H)-XX	1⅛"	3½" SQ. x ⅜"	2"
PAB10(H)-XX	1¼"	3½" SQ. x ½"	2½"

NOTES:
1. WHERE SPECIFIED AS HIGH STRENGTH ("H"), USE w/ GR. 105 (U.N.O.); IF NO ("H"), USE GR. 36 MIN.
2. "XX" IS THE TOTAL ROD LENGTH.
3. WASHER SIZES ARE MINIMUMS.
4. WASHERS AND BASE PLATES TO HAVE STD. HOLES.
$D_{HOLE} = D_{BOLT} + 1/16"$ for $D_{BOLT} < 1"Ø$
$D_{HOLE} = D_{BOLT} + 1/8"$ for $D_{BOLT} \geq 1"Ø$

IDENTIFY ANCHOR PER PLAN FOR EQUIV. SUBSTITUTE

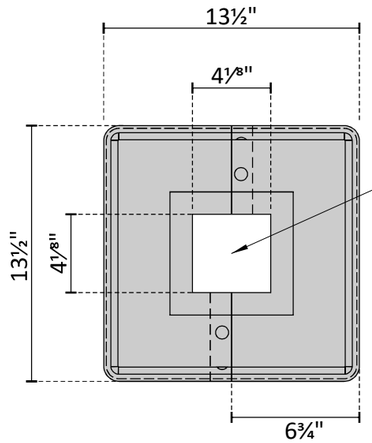




4"x4" HSS STEEL TUBE

13½" x 13½" x 5½"(H) x .14" THK. FORMED ABS PLATE/BOLT COVER. COVER IS TWO (2) HALVES ASSEMBLED WITH FOUR (4) PUSH-IN RIVETS.
ITEM #S4SQ - SIZE #13
www.lightmart.com/light-pole-base-cover-for-4-inch-width-square-poles/

TO BE PAINTED IN HOUSE TO MATCH RAL 7047 SATIN FINISH



OPENING FOR EXISTING 4"x4" HSS STEEL TUBE

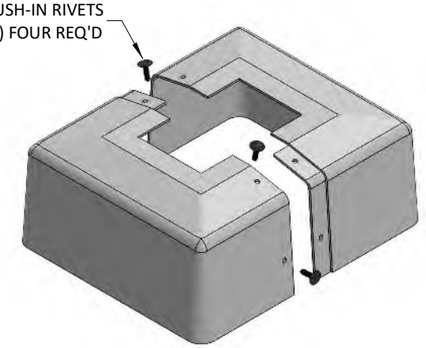
PLAN VIEW

CLEARANCE BAR ESCUTCHEON COVER

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

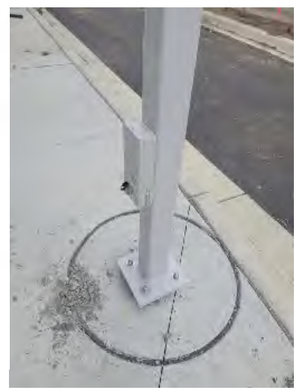
TWO [2] REQUIRED - MANUFACTURE & INSTALL

PUSH-IN RIVETS
(4) FOUR REQ'D



EXPLODED VIEW

SCALE: N.T.S.



PHOTOS @ TYPICAL CONDITIONS

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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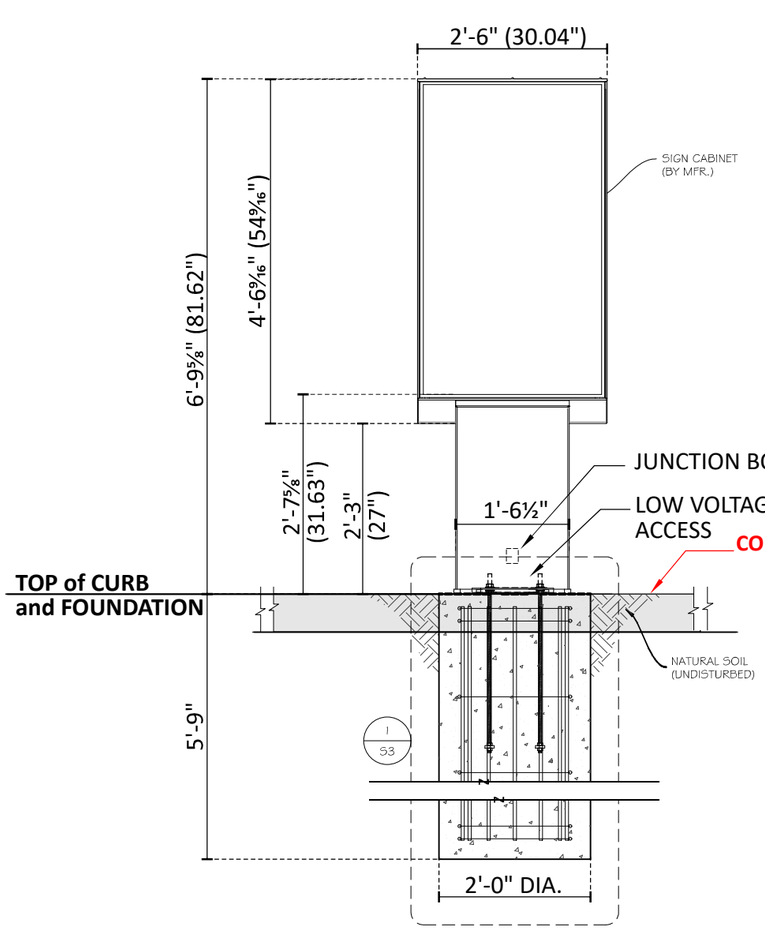
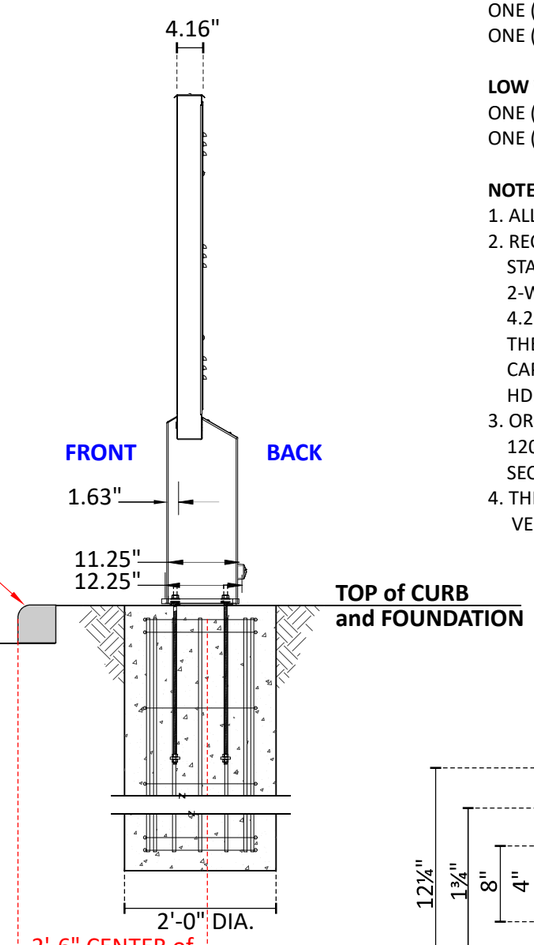
EXHIBIT E.15

CASE NUMBER: SUP#26-004

FOR SINGLE LANE DRIVE THRU - ONLY



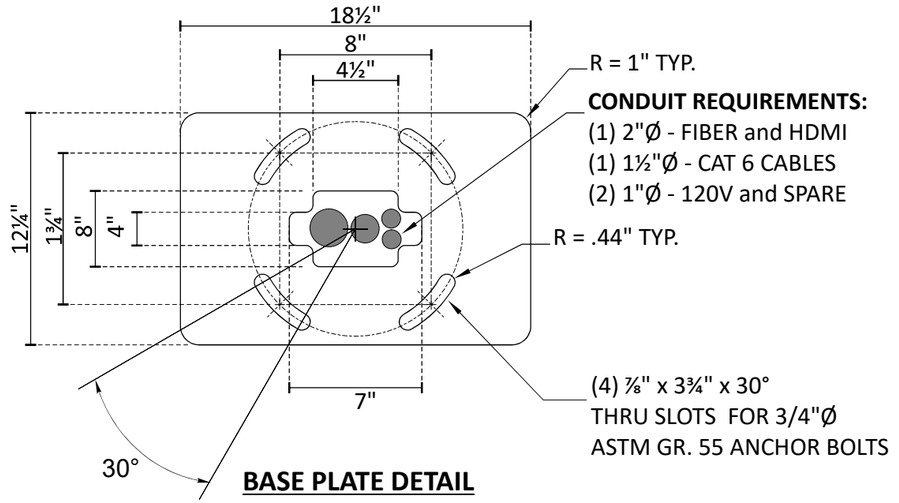


END VIEW

POWER REQUIREMENTS:
ONE (1) 1" CONDUIT FROM PANELBOARD WITH (1) 120V DEDICATED CIRCUIT
ONE (1) 1" CONDUIT FROM UTILITY ROOM FOR SPARE/FUTURE CAPABILITY

LOW VOLTAGE REQUIREMENTS:
ONE (1) 2" CONDUIT FROM DATA RACK WITH (2) FIBER HDMI CABLES
ONE (1) 1½" CONDUIT FROM DATA RACK WITH (3) Cat6 CABLES

NOTES:
1. ALL CONDUIT RUNS SHOULD BE DEDICATED AND HAVE LONG SWEEP ELBOWS.
2. REQUIREMENTS LISTED ABOVE ARE PER EACH PRE-ORDER STATION. EACH PRE-ORDER STATION INCLUDES (2) SAMSUNG DIGITAL DISPLAYS. THE ORDER STATIONS DO NOT INCLUDE 2-WAY COMMUNICATION OR VEHICLE DETECTION. THE DIGITAL DISPLAYS USED ARE 120V 4.25A EACH AND USE (1) HDMI INPUT FOR CONTENT AND (1) Cat6 FOR CONTROL INPUT EACH. THE ADDITIONAL Cat6 CABLE(S) PROVIDED IN THE CONDUIT ARE SPARES FOR FUTURE CAPABILITY. HOWARD COMPANY RECOMMENDS AGAINST PROVIDING ANY SPARE FIBER HDMI CABLES.
3. ORDER PRE-ORDER MENU STATIONS REQUIRE A DEDICATED CONSTANT POWER CIRCUIT. 120V 8.5A TOTAL. PRE-ORDER STATIONS HAVE THE ADDITIONAL CAPABILITY TO ACCEPT A SECOND SWITCHED 120V CIRCUIT FOR STATIC (LIGHT BOX) DISPLAYS WHICH WILL NOT BE USED.
4. THE GC WILL SUPPLY AND INSTALL ALL CONDUITS, POWER WIRING AND THE Cat6 CABLES, THE VENDOR WILL SUPPLY AND PULL THE FIBER HDMI CABLES.



BASE PLATE DETAIL
SCALE: 1-1/2" = 1' - 0"
MATERIAL: ¾" THK. ASTM A36 STEEL PLATE

J **PRE-ORDER MENU BOARD - BY OTHERS** SCALE: ½" = 1'-0".
ONE [1] REQUIRED
*** ALL FOUNDATION WORK WILL BE COMPLETED BY GC. ANCHOR BOLTS AND PATTERNS BY PattisonID.**

- MANUFACTURED BY OTHERS - PattisonID TO PERMIT AND INSTALL

EXHIBIT E.16

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED
Scale: AS NOTED

Revision Note
R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT
R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval
Signature
MM/DD/YYYY

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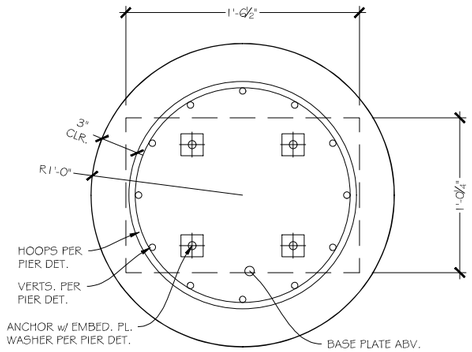
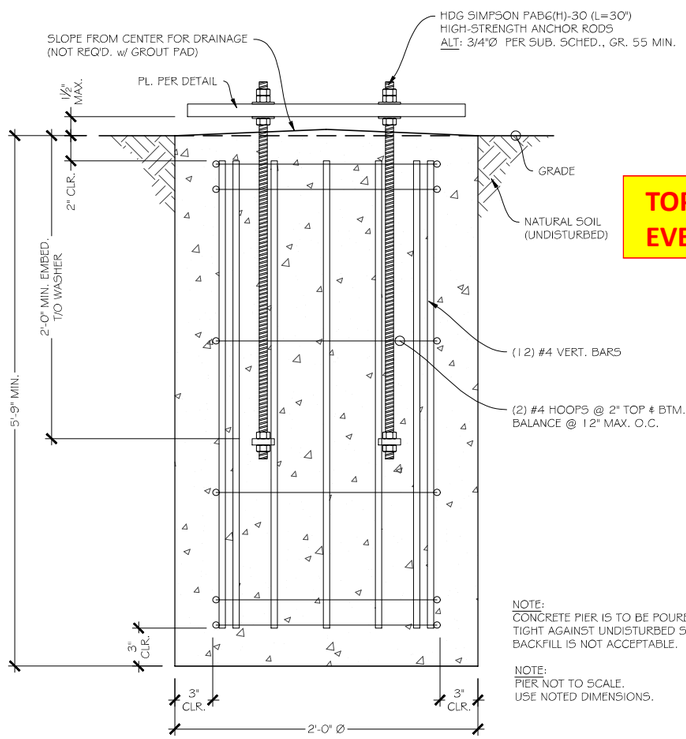
Pattison id
1.866.635.1110
pattisonid.com

FOR SINGLE LANE DRIVE THRU - ONLY



TYP. SECTION

STIFFENER NOTE:
IF REQUIRED, STIFFENERS NOT SHOWN ON PIER DETAIL FOR CLARIFY. REFER TO PLATE DETAIL.



PIER DETAIL

NOTE:
CONCRETE PIER IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

NOTE:
PIER NOT TO SCALE.
USE NOTED DIMENSIONS.

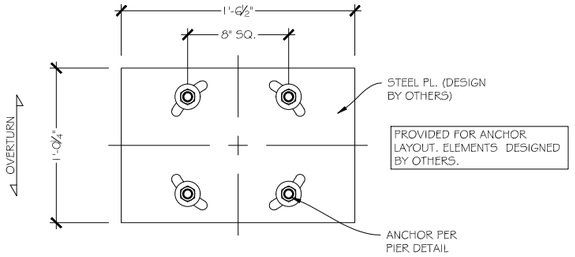
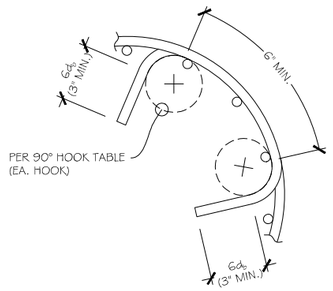
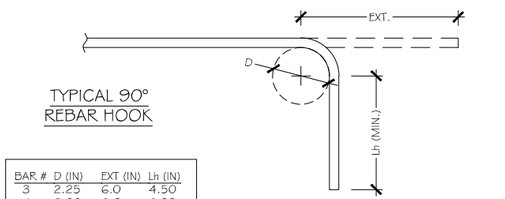


PLATE DETAIL



2 HOOP HOOK DETAIL

TOP OF FOUNDATION TO BE EVEN WITH TOP OF CURB



TYPICAL 90° REBAR HOOK

BAR #	D (IN)	EXT (IN)	Lh (IN)
3	2.25	6.0	4.50
4	3.00	8.0	6.00
5	3.75	10.0	7.50
6	4.50	12.0	9.00
7	5.25	14.0	10.5
8	6.00	16.0	12.0

TYPICAL DETAIL. USE WHERE NOTED PER PLAN.

3 REBAR BEND DETAIL

PRE-ORDER MENU BOARD - FOUNDATION DETAILS

"PAB SUBSTITUTION SCHEDULE"

THE PURPOSE OF THE SUBSTITUTION TABLE IS TO PROVIDE FOR AN EQUIVALENT FABRICATED ANCHOR ASSEMBLY TO THE SIMPSON "PAB" SPECIFIED IN THE PLANS.

REFER TO PLANS FOR SPECIFIED ANCHOR BEFORE USING SUBSTITUTION TABLE.

HOW TO USE THE SUBSTITUTION TABLE

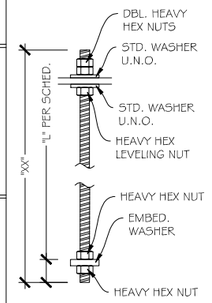
1. IDENTIFY THE SPECIFIED ANCHOR IN THE PLAN OR DETAILS.
2. LOCATE THE SPECIFIED ANCHOR IN THE FIRST COLUMN OF THE TABLE. USE ONLY THIS ENTRY.
3. IDENTIFY THE CORRESPONDING ANCHOR COMPONENTS FOR AN EQUIVALENT ASSEMBLY.
4. WHERE THE PLANS INDICATE (H), REFER TO TABLE NOTES.

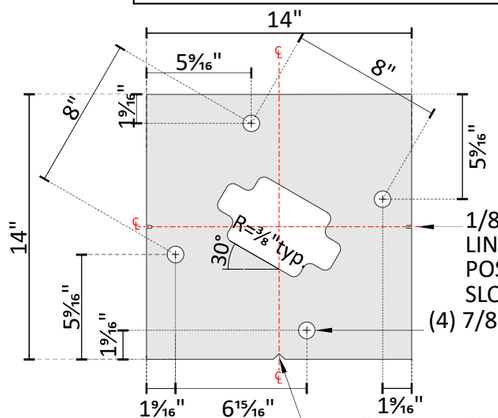
ANCHOR ROD SUBSTITUTION SCHEDULE

SPECIFIED SIMPSON "PAB" [1,2]	EQUIVALENT ASSEMBLY ROD DIA.	SQ. EMBED. WASHER SIZE [3]	L
PAB4(H)-XX	½"	1½" SQ. x 3/16"	1⅛"
PAB5(H)-XX	⅝"	1¾" SQ. x ½"	1⅜"
PAB6(H)-XX	¾"	2¼" SQ. x ½"	1½"
PAB7(H)-XX	⅞"	2¼" SQ. x ½"	1⅝"
PAB8(H)-XX	1"	3" SQ. x 3/16"	1⅞"
PAB9(H)-XX	1⅛"	3½" SQ. x 5/16"	2"
PAB10(H)-XX	1¼"	3½" SQ. x ¾"	2¼"

NOTES:
1. WHERE SPECIFIED AS HIGH STRENGTH ("H"), USE w/ GR. 105 (U.N.O.); IF NO ("H"), USE GR. 36 MIN.
2. "XX" IS THE TOTAL ROD LENGTH.
3. WASHER SIZES ARE MINIMUMS.
4. WASHERS AND BASE PLATES TO HAVE STD. HOLES.
   $D_{HOLE} = D_{BOLT} + 1/16"$ for $D_{BOLT} < 1"Ø$
   $D_{HOLE} = D_{BOLT} + 1/8"$ for $D_{BOLT} \geq 1"Ø$

IDENTIFY ANCHOR PER PLAN FOR EQUIV. SUBSTITUTE





1/8"(w) X 1/4"(d) SLOT AT CENTER LINES OF TEMPLATE FOR ALIGNING POSITION ON FOUNDATION. SLOTS ON SIDES OF TEMPLATE ONLY.

(4) 7/8"Ø HOLES

1/2"(w) X 1/4"(d) TRIANGULAR NOTCH AT BOTTOM CENTER OF TEMPLATE FOR ALIGNING POSITION ON FOUNDATION.

ACM BOLT TEMPLATE

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

FOUR [4] PER MENU REQUIRED - MANUFACTURE & DELIVER

GENERAL SPECIFICATIONS

3mm THK. ACM CUT OUT BOLT TEMPLATE.

EXHIBIT E.17

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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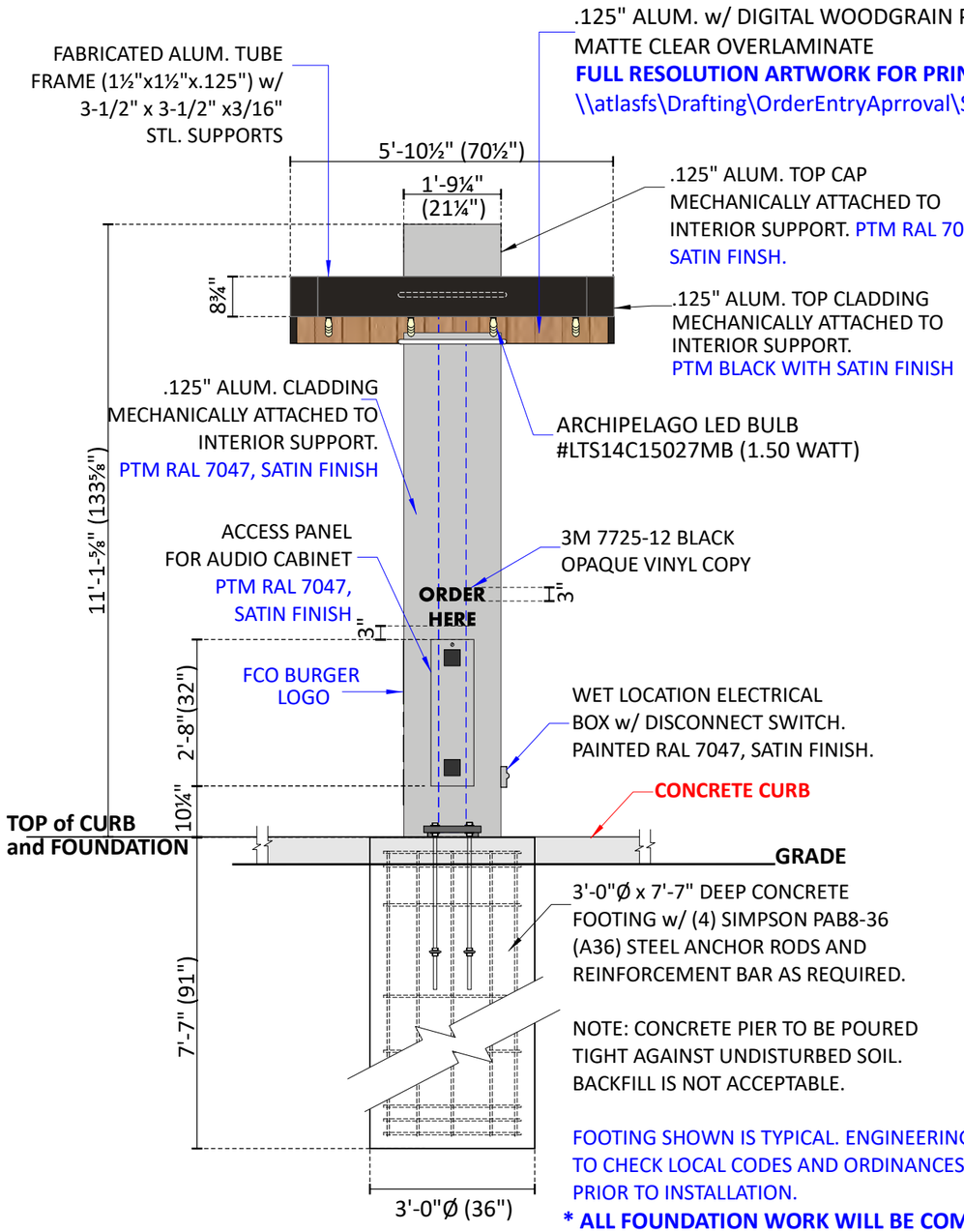
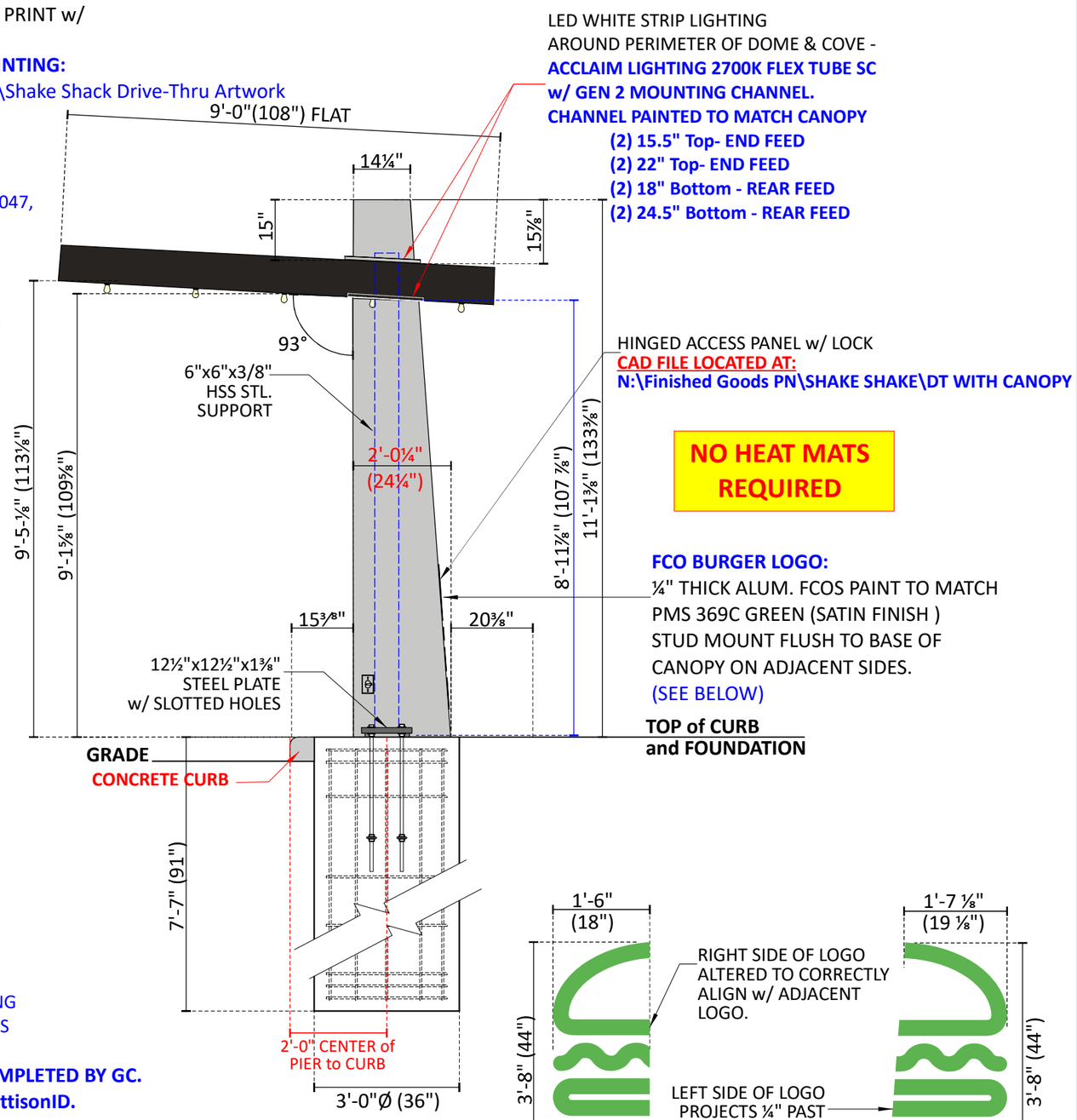


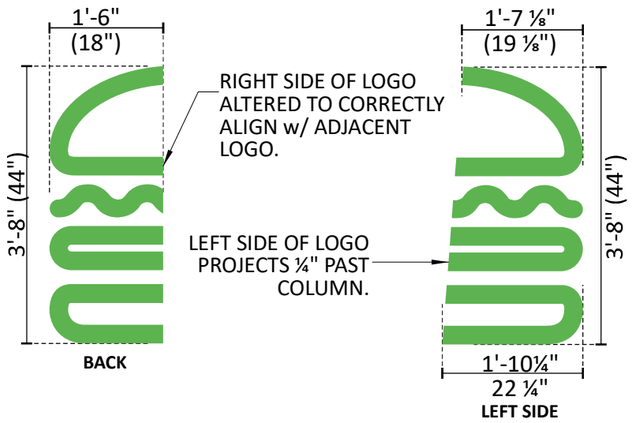
K **DRIVE THRU CANOPY -** SCALE: 3/8" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

REV 6/24/23:WAP HOLE REMOVED FROM SCOPE



RIGHT END VIEW



FCO BURGER LOGO SCALE: 1/2" = 1' - 0"

TWO [2] REQUIRED - MANUFACTURE & INSTALL

EXHIBIT E.18

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

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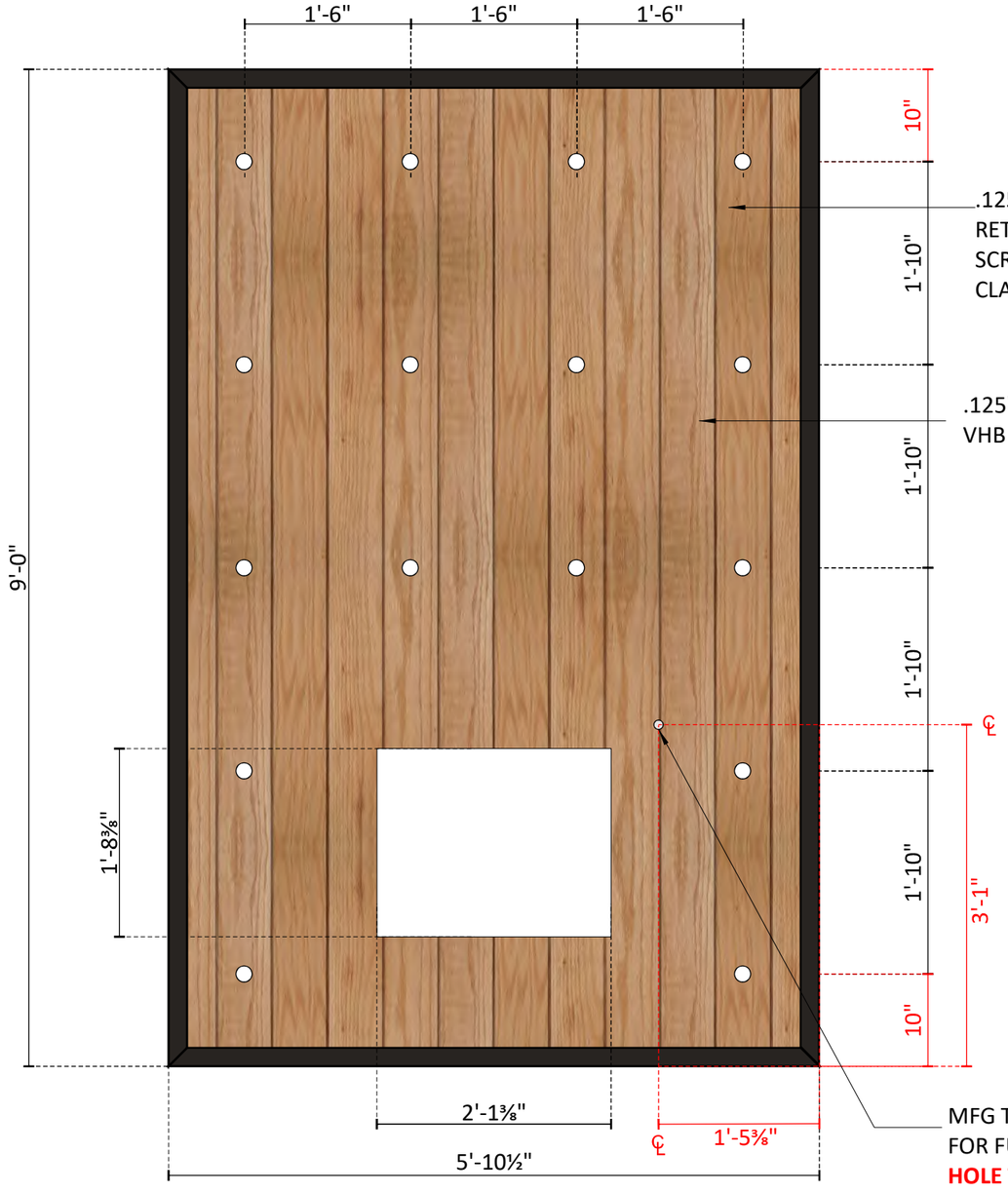

.125" ALUM. FILLER / 2" BOTTOM
RETAINER, ATTACH W/ CTSK.
SCREWS. PAINTED TO MATCH CANOPY
CLADDING - PAINTED BLACK WITH SATIN FINISH

.125" ALUM. SOFFIT PANEL
VHB & EPOXY TO FRAME

NOTE! VINYL PRINT ALIGNS SO BULBS CENTER ON PLANKS

FULL RESOLUTION ARTWORK FOR PRINTING:
\\atlasfs\Drafting\OrderEntryApproval\Shake Shack Drive-Thru Artwork\SSWoodgrain.tif

BOTTOM COVER DETAILS SCALE 3/4"=1'

ARCHIPELAGO LED BULB #LTS14C15027MB (1.50 WATT)
TOTAL BULBS = 16 (24 WATTS)
TOTAL AMPS = 0.2 AMPS
(1) 120v, 20 AMP CIRCUIT REQUIRED
INSTALL PRIMARY PER N.E.C.
U.L. LABEL REQUIRED
INSTALL SIGN PER N.E.C.

MFG TEAM TO DRILL 1" DIA. HOLE ON SOFFIT
FOR FUTURE SURVEILANCE CAMERA.
HOLE TO BE DRILLED IN BOTH CANOPIES.

CANOPY - BOTTOM VIEW

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

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

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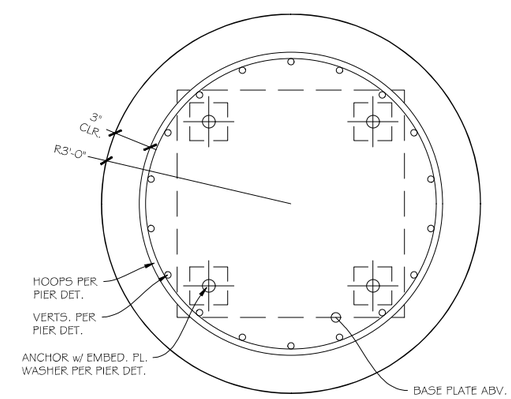
pattisonid.com

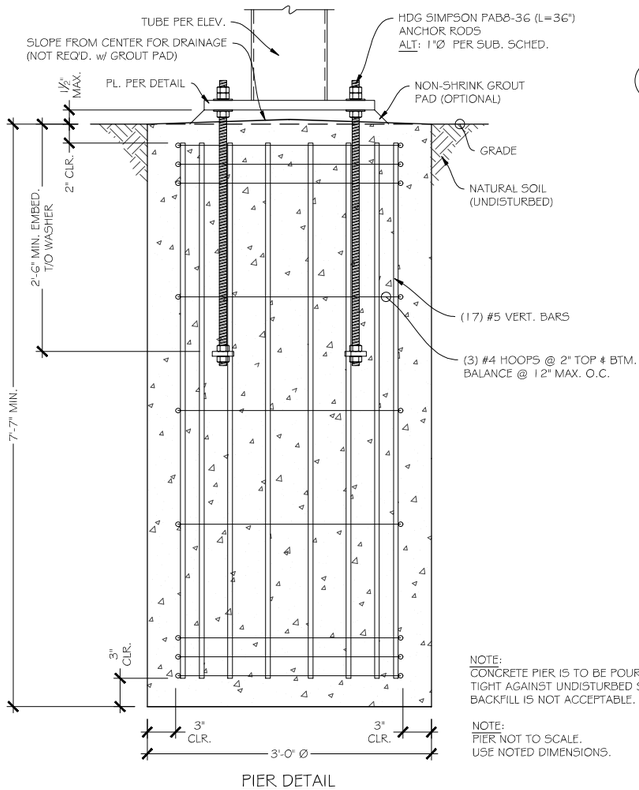
EXHIBIT E.19
CASE NUMBER: SUP#26-004



TYP. SECTION

STIFFENER NOTE:
IF REQUIRED, STIFFENERS NOT SHOWN ON PIER DETAIL FOR CLARIFY. REFER TO PLATE DETAIL.

TOP OF FOUNDATION TO BE EVEN WITH TOP OF CURB



NOTE:
CONCRETE PIER IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

NOTE:
PIER NOT TO SCALE.
USE NOTED DIMENSIONS.

PIER DETAIL

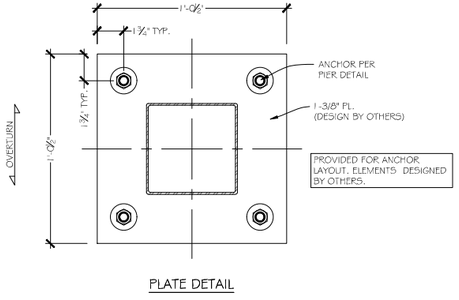
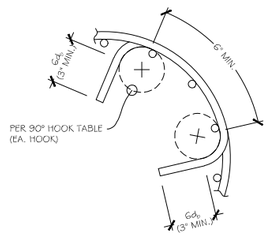
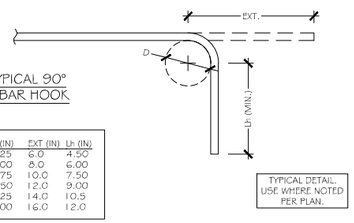


PLATE DETAIL



2 HOOP HOOK DETAIL



TYPICAL 90° REBAR HOOK

BAR #	D (IN)	EXT (IN)	Lh (IN)
3	2.25	6.0	4.50
4	3.00	8.0	6.00
5	3.75	10.0	7.50
6	4.50	12.0	9.00
7	5.25	14.0	10.5
8	6.00	16.0	12.0

TYPICAL DETAIL. USE WHERE NOTED PER PLAN.

3 REBAR BEND DETAIL

"PAB SUBSTITUTION SCHEDULE"

THE PURPOSE OF THE SUBSTITUTION TABLE IS TO PROVIDE FOR AN EQUIVALENT FABRICATED ANCHOR ASSEMBLY TO THE SIMPSON 'PAB' SPECIFIED IN THE PLANS.

REFER TO PLANS FOR SPECIFIED ANCHOR BEFORE USING SUBSTITUTION TABLE.

HOW TO USE THE SUBSTITUTION TABLE

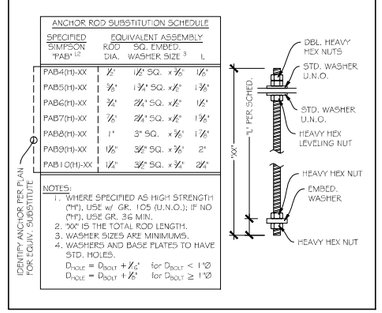
1. IDENTIFY THE SPECIFIED ANCHOR IN THE PLAN OR DETAILS.
2. LOCATE THE SPECIFIED ANCHOR IN THE FIRST COLUMN OF THE TABLE. USE ONLY THIS ENTRY.
3. IDENTIFY THE CORRESPONDING ANCHOR COMPONENTS FOR AN EQUIVALENT ASSEMBLY.
4. WHERE THE PLANS INDICATE (H), REFER TO TABLE NOTES.

ANCHOR ROD SUBSTITUTION SCHEDULE

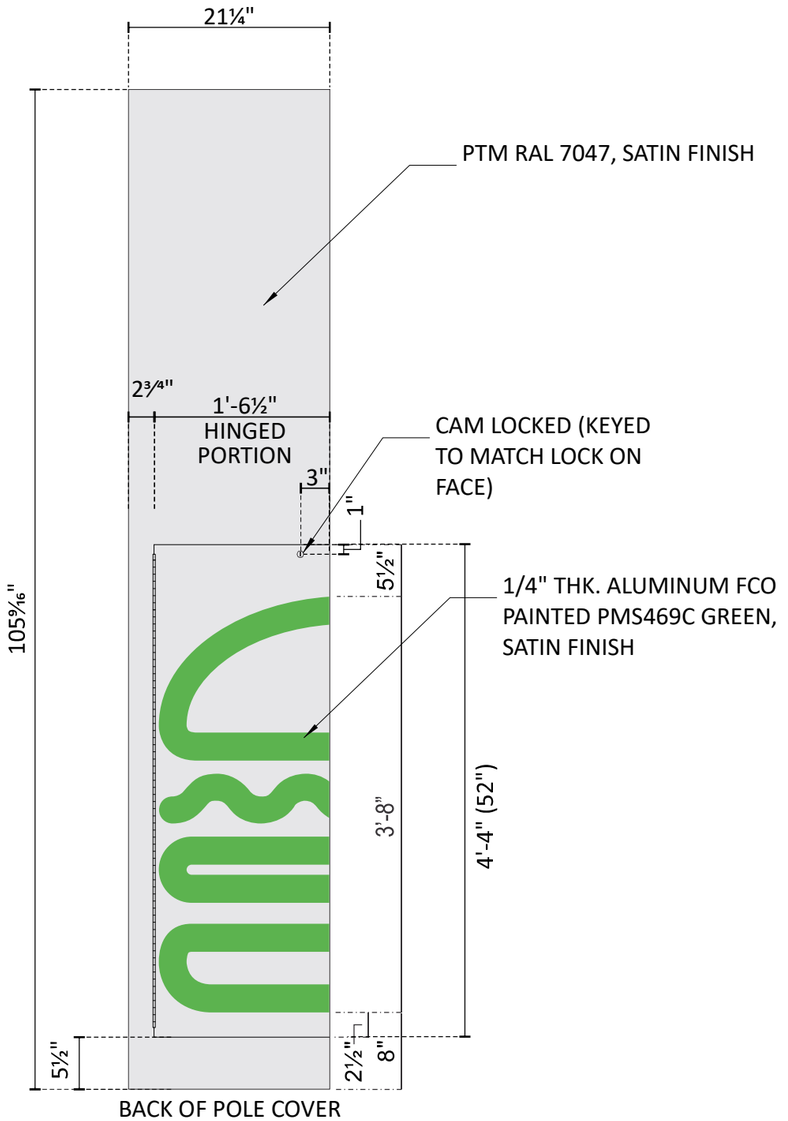
SPECIFIED SIMPSON "PAB" [2]	EQUIVALENT ASSEMBLY ROD DIA.	WASHER SIZE [3]	SQ. EMBED. L
PAB4(H)-XX	⅜"	1¼" SQ. x ⅛"	1¼"
PAB5(H)-XX	½"	1¾" SQ. x ⅛"	1½"
PAB6(H)-XX	½"	2¼" SQ. x ⅛"	1½"
PAB7(H)-XX	⅝"	2¾" SQ. x ⅛"	1½"
PAB8(H)-XX	1"	3" SQ. x ⅜"	1½"
PAB9(H)-XX	1⅛"	3½" SQ. x ⅜"	2"
PAB10(H)-XX	1¼"	3½" SQ. x ⅜"	2½"

NOTES:
1. WHERE SPECIFIED AS HIGH STRENGTH ("H"), USE w/ GR. 105 (U.N.O.); IF NO "H", USE GR. 36 MIN.
2. "XX" IS THE TOTAL ROD LENGTH.
3. WASHER SIZES ARE MINIMUMS.
4. WASHERS AND BASE PLATES TO HAVE STD. HOLES.

$D_{HOLE} = D_{BOLT} + \frac{1}{16}"$ for $D_{BOLT} < 1"\varnothing$
$D_{HOLE} = D_{BOLT} + \frac{1}{8}"$ for $D_{BOLT} \geq 1"\varnothing$



CANOPY - FOUNDATION DETAILS



BACK OF POLE COVER

ACCESS PANEL DETAIL

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

CAD FILE LOCATED AT:

N:\Finished Goods PN\SHAKE SHACK\DT WITH CANOPY

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item

AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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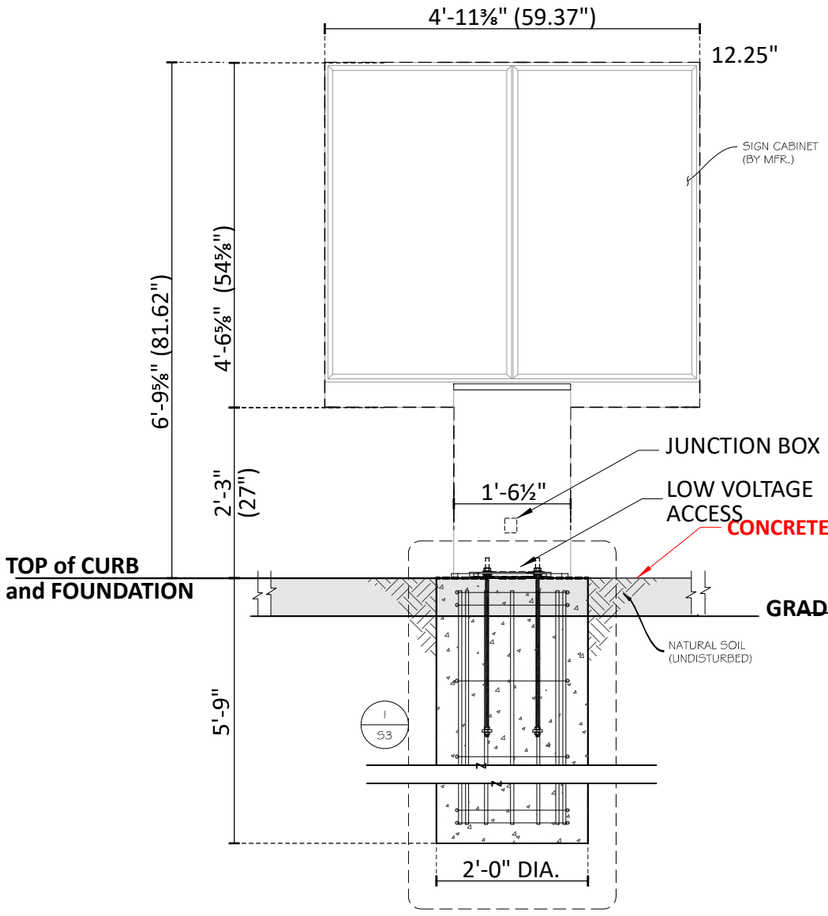
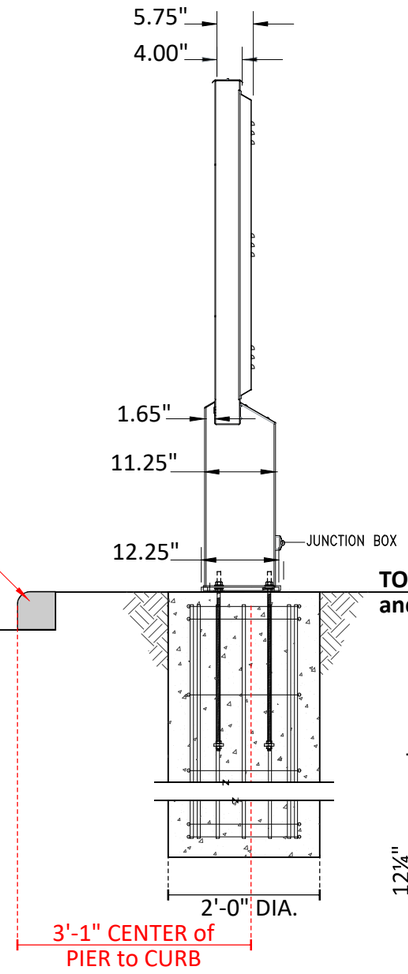
EXHIBIT E.20
CASE NUMBER: SUP#26-004



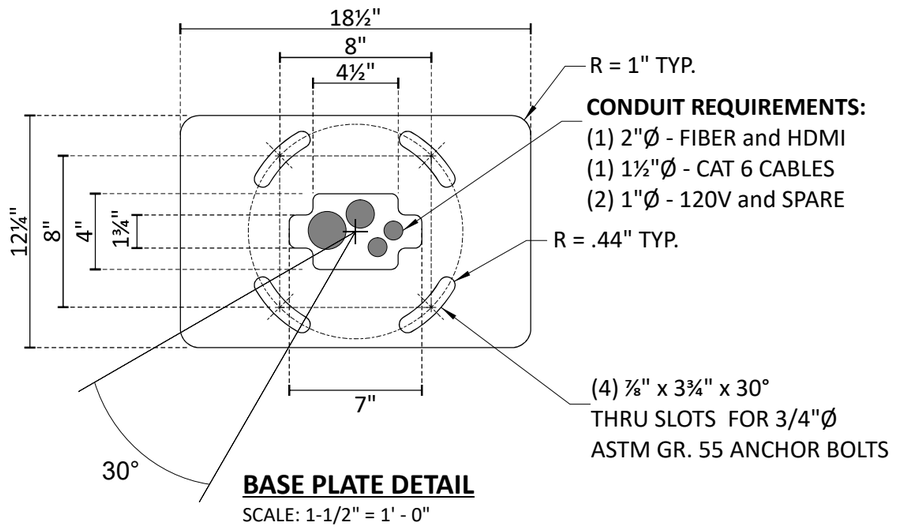


END VIEW

POWER REQUIREMENTS:
ONE (1) 1" CONDUIT FROM PANELBOARD WITH (1) 120V DEDICATED CIRCUIT
ONE (1) 1" CONDUIT FROM UTILITY ROOM FOR SPARE/FUTURE CAPABILITY

LOW VOLTAGE REQUIREMENTS:
ONE (1) 2" CONDUIT FROM DATA RACK WITH (3) FIBER HDMI CABLES
ONE (1) 1½" CONDUIT FROM DATA RACK WITH (4) Cat6 CABLES

NOTES:
1. ALL CONDUIT RUNS SHOULD BE DEDICATED AND HAVE LONG SWEEP ELBOWS.
2. REQUIREMENTS LISTED ABOVE ARE PER EACH ORDER STATION. EACH ORDER STATION INCLUDES (3) SAMSUNG DIGITAL DISPLAYS. THE ORDER STATIONS DO NOT INCLUDE 2-WAY COMMUNICATION OR VEHICLE DETECTION. THE DIGITAL DISPLAYS USED ARE 120V 4.25A EACH AND USE (1) HDMI INPUT FOR CONTENT AND (1) Cat6 FOR CONTROL INPUT EACH. THE ADDITIONAL Cat6 CABLE(S) PROVIDED IN THE CONDUIT ARE SPARES FOR FUTURE CAPABILITY. HOWARD COMPANY RECOMMENDS AGAINST PROVIDING ANY SPARE FIBER HDMI CABLES.
3. ORDER PRE-ORDER MENU STATIONS REQUIRE A DEDICATED CONSTANT POWER CIRCUIT. 120V 12.75A TOTAL. PRE-ORDER STATIONS HAVE THE ADDITIONAL CAPABILITY TO ACCEPT A SECOND SWITCHED 120V CIRCUIT FOR STATIC (LIGHT BOX) DISPLAYS WHICH WILL NOT BE USED.
4. THE GC WILL SUPPLY AND INSTALL ALL CONDUITS, POWER WIRING AND THE Cat6 CABLES, THE VENDOR WILL SUPPLY AND PULL THE FIBER HDMI CABLES.



BASE PLATE DETAIL
SCALE: 1-1/2" = 1' - 0"
MATERIAL: ¾" THK. ASTM A36 STEEL PLATE

L DRIVE-THRU MENU BOARD SCALE: 1/2" = 1' - 0"
ONE [1] REQUIRED

*** ALL FOUNDATION WORK WILL BE COMPLETED BY GC. ANCHOR BOLTS AND PATTERNS BY PattisonID.**

- MANUFACTURED BY OTHERS - PattisonID TO PERMIT AND INSTALL

Project ID
0433579Ar7
SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063
Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH
Sign Item
AS NOTED
Scale: AS NOTED
Revision Note
R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.
R2-AC-3/2/26: upd monument height
R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT
R4 ES 6/4/26 p6 new sp,GH sp
R5 GD 6.8.26: Correct Site Plan locations
R6 GD 6.9.26 Site Plan Change per AOR
R7 GD 7.15.26: Site Plan Change per AOR, update facade colors
Information Required for Production
Customer Approval
Signature
MM/DD/YYYY

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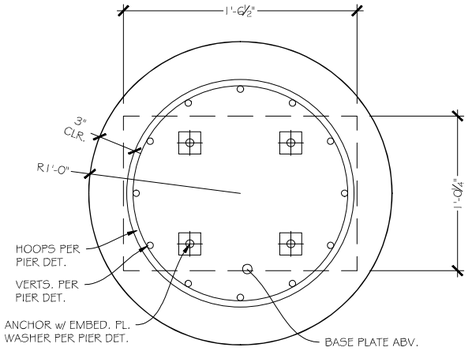
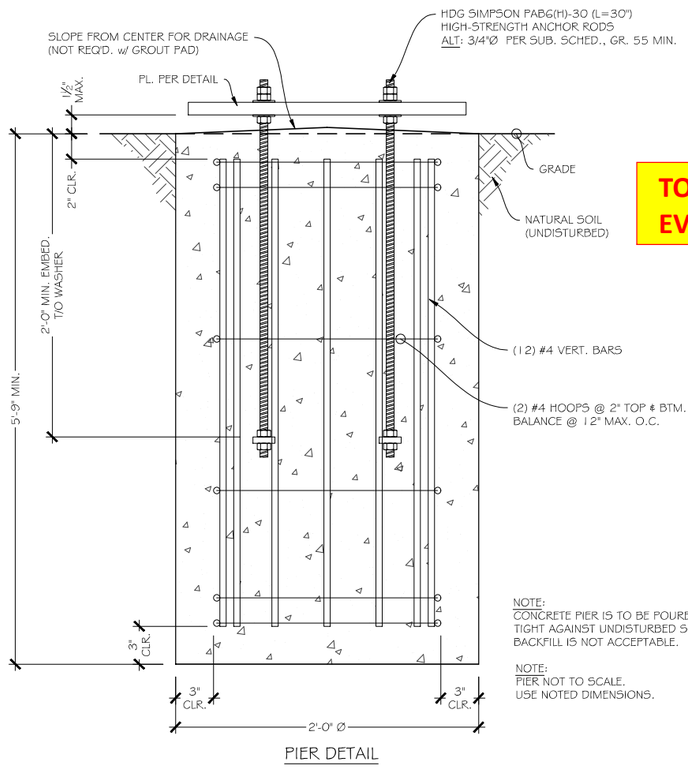
EXHIBIT E.21
CASE NUMBER: SUP#26-004



TYP. SECTION

STIFFENER NOTE:
IF REQUIRED, STIFFENERS NOT SHOWN ON PIER DETAIL FOR CLARIFY. REFER TO PLATE DETAIL.



PIER DETAIL

NOTE:
CONCRETE PIER IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

NOTE:
PIER NOT TO SCALE.
USE NOTED DIMENSIONS.

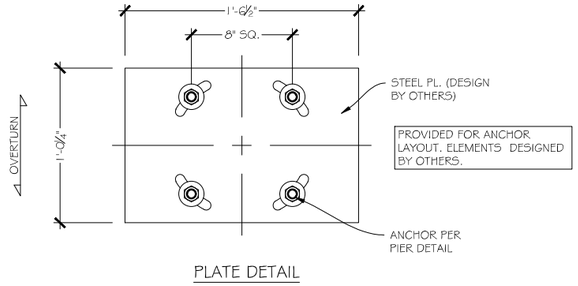
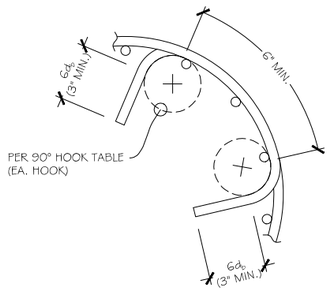
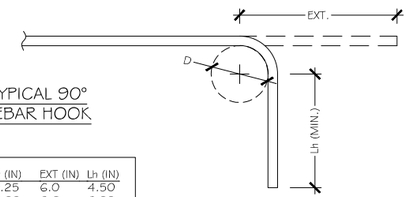


PLATE DETAIL



2 HOOP HOOK DETAIL

TOP OF FOUNDATION TO BE EVEN WITH TOP OF CURB



TYPICAL 90° REBAR HOOK

BAR #	D (IN)	EXT (IN)	Lh (IN)
3	2.25	6.0	4.50
4	3.00	8.0	6.00
5	3.75	10.0	7.50
6	4.50	12.0	9.00
7	5.25	14.0	10.5
8	6.00	16.0	12.0

TYPICAL DETAIL. USE WHERE NOTED PER PLAN.

3 REBAR BEND DETAIL

ORDER MENU BOARD - FOUNDATION DETAILS

"PAB SUBSTITUTION SCHEDULE"

THE PURPOSE OF THE SUBSTITUTION TABLE IS TO PROVIDE FOR AN EQUIVALENT FABRICATED ANCHOR ASSEMBLY TO THE SIMPSON "PAB" SPECIFIED IN THE PLANS.

REFER TO PLANS FOR SPECIFIED ANCHOR BEFORE USING SUBSTITUTION TABLE.

HOW TO USE THE SUBSTITUTION TABLE

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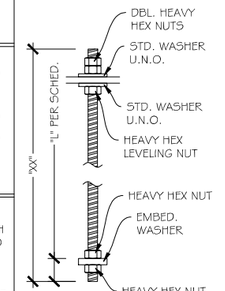
2. LOCATE THE SPECIFIED ANCHOR IN THE FIRST COLUMN OF THE TABLE. USE ONLY THIS ENTRY.
3. IDENTIFY THE CORRESPONDING ANCHOR COMPONENTS FOR AN EQUIVALENT ASSEMBLY.
4. WHERE THE PLANS INDICATE (H), REFER TO TABLE NOTES.

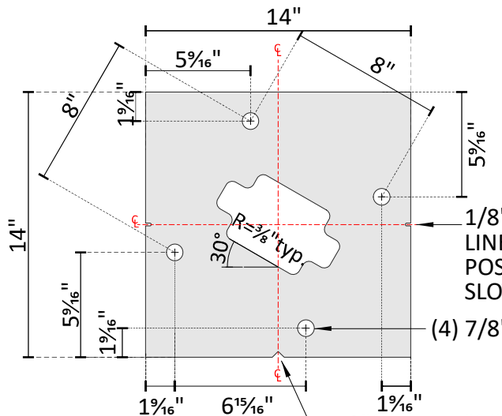
ANCHOR ROD SUBSTITUTION SCHEDULE

SPECIFIED SIMPSON "PAB" [1,2]	EQUIVALENT ASSEMBLY ROD DIA.	SQ. EMBED. WASHER SIZE [3]	L
PAB4(H)-XX	½"	1½" SQ. x 5/16"	1⅛"
PAB5(H)-XX	⅝"	1¾" SQ. x ½"	1⅜"
PAB6(H)-XX	¾"	2¼" SQ. x ½"	1½"
PAB7(H)-XX	⅞"	2¼" SQ. x ½"	1⅝"
PAB8(H)-XX	1"	3" SQ. x 5/16"	1⅞"
PAB9(H)-XX	1⅛"	3½" SQ. x ⅜"	2"
PAB10(H)-XX	1¼"	3½" SQ. x ¾"	2¼"

NOTES:
1. WHERE SPECIFIED AS HIGH STRENGTH ("H"), USE w/ GR. 105 (U.N.O.); IF NO ("H"), USE GR. 36 MIN.
2. "XX" IS THE TOTAL ROD LENGTH.
3. WASHER SIZES ARE MINIMUMS.
4. WASHERS AND BASE PLATES TO HAVE STD. HOLES.
   $D_{HOLE} = D_{BOLT} + 1/16"$ for $D_{BOLT} < 1"Ø$
   $D_{HOLE} = D_{BOLT} + 1/8"$ for $D_{BOLT} \geq 1"Ø$

IDENTIFY ANCHOR PER PLAN FOR EQUIV. SUBSTITUTE





1/8"(w) X 1/4"(d) SLOT AT CENTER LINES OF TEMPLATE FOR ALIGNING POSITION ON FOUNDATION. SLOTS ON SIDES OF TEMPLATE ONLY.

(4) 7/8"Ø HOLES

1/2"(w) X 1/4"(d) TRIANGULAR NOTCH AT BOTTOM CENTER OF TEMPLATE FOR ALIGNING POSITION ON FOUNDATION.

ACM BOLT TEMPLATE

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

FOUR [4] PER MENU REQUIRED - MANUFACTURE & DELIVER

GENERAL SPECIFICATIONS

3mm THK. ACM CUT OUT BOLT TEMPLATE.

EXHIBIT E.22

CASE NUMBER: SUP#26-004

Project ID
0433579Ar7

SHAKE SHACK
TBD E. BROAD ST.
MANSFIELD, TX 76063

Date: 02/16/2026
Contact: M. WILSON/ JA
Designer: JH

Sign Item
AS NOTED

Scale: AS NOTED

Revision Note

R1:JH:2/25/26: E/F/G - RELOCATE; M/N - RE-ALIGN.

R2-AC-3/2/26: upd monument height

R3 JMC 3/5/26: REVISED SIGN E'S ADDRESS NUMERALS PLACEMENT

R4 ES 6/4/26 p6 new sp,GH sp

R5 GD 6.8.26: Correct Site Plan locations

R6 GD 6.9.26 Site Plan Change per AOR

R7 GD 7.15.26: Site Plan Change per AOR, update facade colors

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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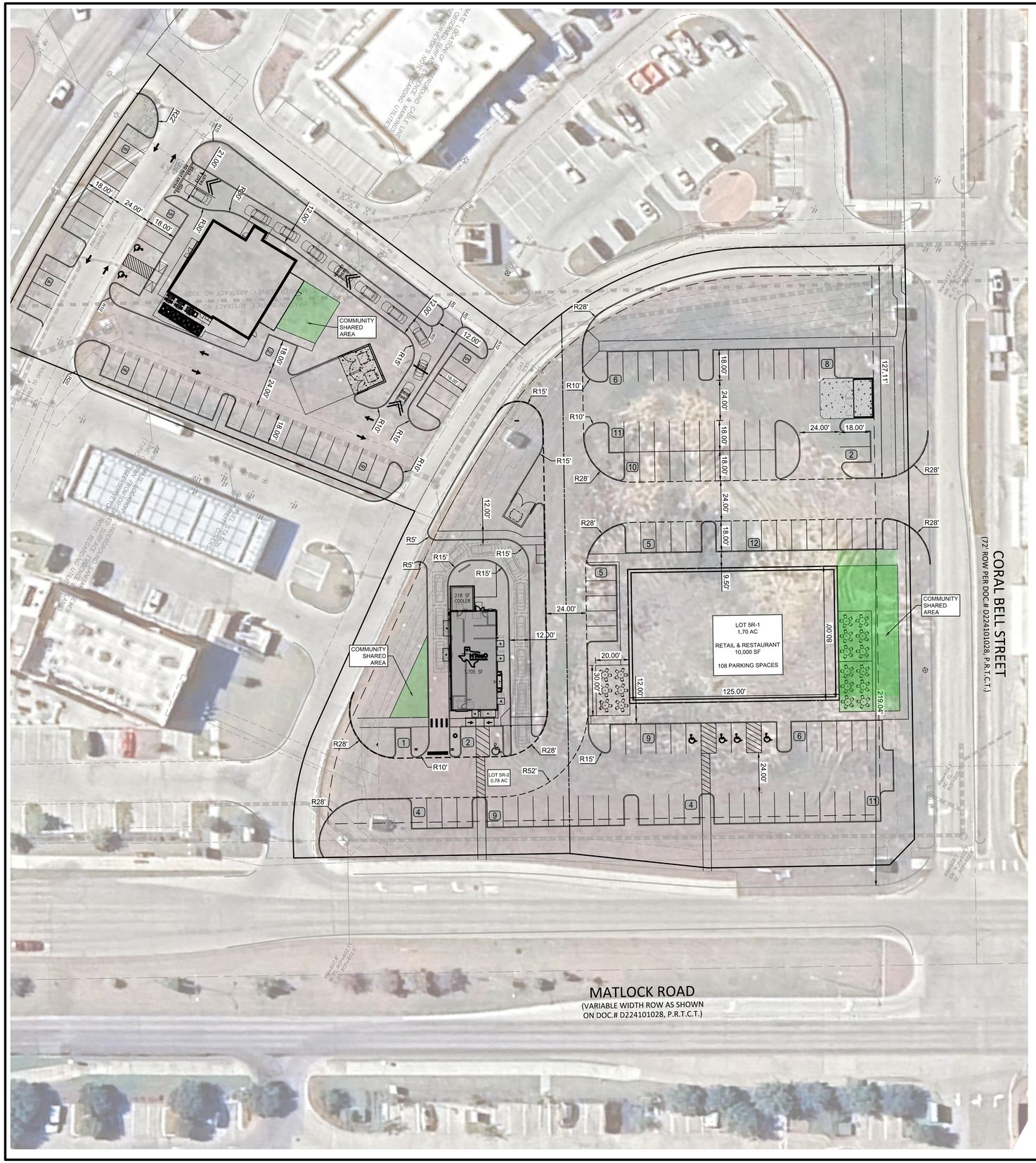


30 0 30 60

SCALE: 1 INCH = 30 FT

PROPOSED LEGEND

PROPOSED BUILDING

PROPERTY LINE

STD. 6" CONCRETE CURB

PARKING SPACE COUNT

CONCRETE SDIEWALK

SITE DATA TABLE	
POJECT NAME	
ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED USE	RETAIL AND RESTAURANT
LOT AREA/SF AND AC	LOT 5R-1 - 1.70 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	10,000 SF RESTAURANT AND RETAIL
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	(1-STORY)
LOT COVERAGE	12.20%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.1220
TOTAL PARKING REQUIRED (WITH RATIO)	HTEAO - 1 SPACE PER 75 SF RETAIL - 1 SPACE PER 250 SF RESTAURANT - 1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	HTEAO - 1,750 SF / 75 = 23 SPACES RETAIL - 3,000 SF / 250 = 12 SPACES RESTAURANT - 7,000 SF / 100 = 70 SPACES TOTAL REQUIRED = 105 SPACES
TOTAL PARKING PROVIDED	105 SPACES

PROJECT:

BLAZING HOSPITALITY - STILL WATER III
351 MATLOCK RD, MANSFIELD, TX 76063

CONCEPT PLAN

REVISIONS

DATE	DESCRIPTION
01-01-26	1 .

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF <<PE NAME>>, P.E. #<<NUMBER>>.

THIS PRELIMINARY DOCUMENT IS RELEASED FOR INITIAL AND INTERIM REVIEW, MARK-UP, AND/OR DRAFTING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION, BIDDING, OR PERMIT USE. MARCH 4 2026.

DESIGN BY: XX CHECKED BY: XX

SHEET NUMBER: 2.4

COMMENTS: NOT FOR CONSTRUCTION

PROJECT/FILE NUMBER: 2000-26-XX

City of Mansfield
Staff Report

Item ID: 26-2530

Agenda Date: August 6, 2026

Title
Continuation of Public Hearing and Consideration of a Request by Stillwater Capital Inc., for a Zoning Change from PD, Planned Development District to PD, Planned Development District for Commercial, Residential and Institutional Uses on 153.073 Acres Located Within the E. McAnear Survey, Abstract 1005, R. Bratton Survey, Abstract 114, S.C. Neill Survey, Abstract 1159, and the M. Gregg Survey, Abstract 555, Tarrant County, TX, bounded by E Broad St, Matlock Rd, Heritage Pkwy and Regency Pkwy on parcels addressed 240 and 260 N Mitchell Rd, 2401 Heritage Pkwy, 2500 E Broad and 351 N Miller. (ZC24-016)

Description/History
Existing Use: Vacant
Existing Zoning: PD, Planned Development (The Reserve)

Surrounding Land Use & Zoning:
North – East Broad ROW and Reserve PD (Neighborhood Center Two Sub-District)
South – Heritage Parkway ROW and Reserve PD (Business Campus Sub-District)
East – Matlock Road ROW and Reserve PD (Central Sub-District)
West – Regency Parkway ROW and Reserve PD, various existing uses including residential, commercial, office, and light-industrial (Workplace Sub-District)

Thoroughfare Plan Specification:
East Broad Street – Principal Arterial P6D
Matlock Road – Major Arterial M4D
Heritage Parkway – Principal Arterial P6D
Regency Parkway – Major Collector C4U

Mansfield 2040 Plan
Mansfield 2040 Land Use Designation: Mixed-Use Regional, LINQ Special Area Plan (Town Center)

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; 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.

Within the LINQ Special Area Plan, the property is designated as the Town Center, the core of the district and the area that provides the primary lifestyle and branding opportunities that create the district’s prestige. This area should be a highly urbanized, walkable, mixed-use neighborhood that

creates the heart of the district. Uses include those that you might expect in a downtown setting, including regional servicing mixed-use such as retail, dining, office, and multi-family residential, This area could benefit from being anchored by government facilities that serve as the catalyst projects for the development of the Town Center.

Consistent with the goals of the Mixed-Use Regional and LINQ Special Area Plan designation, the development emphasizes commercial, residential, and institutional uses as well as significant public open space amenities.

Mixed-Use Regional Goals & Strategies

Goal MU.1: Support Vibrant Intensity

- Strategy MU.1(a): Integrate higher-intensity residential uses within mixed-use settings at intentional locations within the City.
- Strategy MU.1(b): Ensure mixed-use development provides residents and visitors with active lifestyle options, including pedestrian-oriented urban design, integrated gathering spaces, and connections to the outdoors.
- Strategy MU.1(c): Leverage mixed-use developments to diversify the City's commercial tax base and employment options.

Goal MU.2: Promote Quality Mixed-Use Development

- Strategy MU.2(a): Encourage efficiently shared amenities between a variety of uses and users, including parking improvements, infrastructure, and open spaces.
- Strategy MU.2(b): Incentivize high-quality building techniques and materials, such as masonry products, decorative finishes, and frequent transparency applications.
- Strategy MU.2(c): Establish a balanced and complementary mixture of uses within buildings and developments.

Goal MU.3: Create Unique Destinations throughout the City

- Strategy MU.3(a): Integrate public and private amenities aimed toward residents, businesses, and visitors.

LINQ Goals & Strategies
Goal LQ.1: Capitalize on the Intersection of Location & Opportunity

- Strategy LQ.1(a): Focus density in a mixed-use Town Center within the district.

Analysis

The Applicant is requesting approval of a Planned Development (PD) consisting of approximately 153 acres to allow for a mixed-use development. The proposal includes a mix of commercial, residential, institutional, office, hospitality, and civic uses organized around a connected canal system and an integrated network of streets, parks, and public spaces.

The request would replace the existing Planned Development standards applicable to the property with a new four-sub-district framework and Regulating Plan. Approval of the Planned Development would establish the permitted uses, development standards, street framework, and administrative procedures applicable to the property but would not approve individual site

plans or establish the final location of all buildings, local streets, parking areas, or development phases. Those details would be evaluated through future subdivision, site plan, engineering, and building permit applications.

Illustrative Plan

An Illustrative Plan (Exhibit A) has been provided to demonstrate one potential development scenario that is consistent with the proposed Planned Development standards. The Illustrative Plan depicts examples of building types, land use relationships, and development patterns intended to illustrate the desired form, character, and intensity of development within each sub-district. Because the Illustrative Plan is conceptual, it is not regulatory. Future development will instead be governed by the standards established within the Planned Development, including regulations addressing building placement, site design, building height and massing, architectural materials, and frontage requirements.

Regulating Plan

A Regulating Plan (Exhibit B) establishes the boundaries of each sub-district, the Primary and Secondary Street framework, Primary Building Frontages, and the general location of open spaces and water features. Local Streets and the precise alignment of future streets will be evaluated through future site plan and engineering review, subject to the Regulating Plan and any adjustments expressly authorized by the Planned Development. Together, these standards establish the overall development framework while allowing limited flexibility in the arrangement of individual projects.

Administration

Development within the district will be reviewed through an administrative site plan process to ensure compliance with the Planned Development standards. Site plans may be submitted concurrently with preliminary plats where appropriate. Staff and the applicant continue to refine the administrative provisions to clearly distinguish between compliant site plan revisions, limited adjustments expressly authorized by the Planned Development, and substantive deviations requiring consideration through a public legislative process.

Permitted Uses by Sub-District

Permitted Uses are outlined in a table of land uses organized within four distinct sub-districts, each intended to support different development patterns.

The **Canals Sub-District** serves as the mixed-use urban core, encouraging the highest concentration of retail, restaurant, entertainment, office, and multifamily residential uses centered around the canal and bay amenities.

The **Neighborhood Sub-District** is intended to function primarily as a residential neighborhood, while allowing neighborhood-scale commercial uses within mixed-use buildings along primary streets.

The **Broad Street Sub-District** accommodates neighborhood-serving and community-scale commercial development that complements surrounding residential growth and provides services to the broader area. Residential development is prohibited within this district.

The **Employment Sub-District** is intended to establish a professional employment center composed primarily of office uses supported by complementary retail, restaurant, hospitality, and service uses. Residential development is prohibited within this district.

The current draft organizes permitted uses into broad use categories and establishes a process for evaluating unlisted uses that are substantially similar to permitted uses, while prohibiting uses that would be incompatible with the pedestrian-oriented mixed-use environment. Prohibited uses generally include automobile-oriented businesses, drive-through facilities, self-storage, adult-oriented businesses, and other uses inconsistent with the character of the development.
Note: Staff continues to refine the permitted uses to ensure consistency with the character of the development and to provide for use flexibility.

Sub-District Development Standards

Each of the four sub-districts contains a consistent framework addressing building placement, site controls, building height and massing, architectural standards, exterior materials, residential standards where applicable, and frontage requirements. This organization allows each district to establish its own development character while maintaining consistency throughout the overall project.

The **Canals Sub-District** contains the most urban development standards within the Planned Development. Buildings are positioned close to streets and the Canal Boardwalk using build-to zones that define an active street edge and pedestrian-oriented public realm. The standards emphasize taller buildings, enhanced architectural articulation, activated canal frontages, structured parking, minimum building frontage, and ground-floor design intended to accommodate active commercial uses along designated streets and public spaces. Staff and the applicant continue to refine the locations and amounts of Dedicated Commercial and Commercial Ready frontage.

The Canals Sub-District also includes standards governing Apartment development, including the number and form of Apartment Projects, minimum building height, unit sizes, frontage, parking, and development phasing. These provisions are intended to coordinate residential development with completion of the canal, bay, commercial development, and other community investments. Staff and the applicant continue to refine the specific Apartment entitlements, structured parking requirements, frontage standards, and phasing milestones applicable within this sub-district.

The **Neighborhood Sub-District** applies many of the same urban design principles while transitioning toward a more residential environment. Build-to zones, pedestrian-oriented entrances, masonry requirements, and architectural standards remain consistent with the overall character of the Planned Development, while additional standards regulate townhomes and multifamily development. The current draft includes standards addressing garage placement, stoops, porches, tuck-under parking, and pedestrian-scaled frontages intended to reinforce a walkable neighborhood environment. Staff and the applicant continue to refine the specific townhome site, parking, and architectural standards.

The Neighborhood Sub-District includes standards for Apartment Projects, townhomes, and age-restricted senior living. These standards address building form, frontage, access, parking, architecture, and the timing of residential development in relation to commercial development and overall project progress. Staff and the applicant continue to refine the number and form of

residential projects, applicable phasing requirements, parking standards, and the treatment of age-restricted senior living within the overall residential entitlement framework.

The **Broad Street Sub-District** establishes development standards intended to create an attractive commercial corridor and gateway into the Planned Development. The standards emphasize building placement through traditional commercial setbacks from East Broad Street. Site controls regulate lot coverage and block length to provide flexibility for larger commercial developments while maintaining an interconnected development pattern.
Building standards focus on creating a strong urban architectural character through minimum building heights, prominent corner treatments, articulated building facades, and varied rooflines.

The **Employment Sub-District** establishes development standards that support a high-quality office and employment center integrated into the overall mixed-use development. Building placement standards utilize build-to zones along streets while providing additional setbacks along Matlock Road and Heritage Parkway. Site controls establish maximum lot coverage and block lengths that promote an interconnected street network while accommodating larger employment-oriented sites.

The development standards reinforce the pedestrian-oriented character of the district through minimum building heights, articulated building massing, enhanced corner treatments, and architectural roofline variations.

Streetscape and Open Space

Streetscape standards establish consistent requirements for street trees, pedestrian clear zones, lighting, benches, bicycle parking, litter receptacles, and other public amenities that reinforce a cohesive streetscape throughout the development. The Canal Boardwalk receives enhanced landscape treatment recognizing its role as the signature public space within the development.

The canal, bay, and publicly accessible open-space network are central elements of the proposed development. The current draft establishes a district-wide minimum open-space requirement. Staff and the applicant continue to refine the types of land and improvements eligible to satisfy that requirement, the proportional timing of open-space construction, access from residential development, and the ownership, acceptance, and long-term maintenance of project-level and community-level open spaces.

Parking and Sign Standards

Parking standards are intended to support a compact mixed-use environment through use-specific parking ratios, coordinated access, on-street parking, and shared parking where appropriate. Staff and the applicant continue to refine residential parking requirements, the circumstances under which shared parking may be used, and structured parking requirements within the Canals and Neighborhood Sub-Districts.

The sign standards emphasize pedestrian-oriented and architecturally integrated signage, including wall signs, blade signs, awning signs, canopy signs, window signs, murals, and creative artistic signage. Freestanding and automobile-oriented signage is limited to designated locations and sign types. Staff and the applicant continue to refine sign locations, sign allowances, and the permitting and review process for structural, electrical, and design compliance.

Summary

The Planned Development establishes development standards for each of the district's four sub-districts and procedures governing the review and implementation of future development. These provisions address permitted uses, building and site design, parking, streets, open space, signage, site plan review, interpretation of the standards, revisions to approved plans, and requests involving proposed deviations from the Planned Development.

Compliant site plans will be reviewed administratively by the Development Review Committee. Staff and the applicant continue to refine the administrative provisions to clearly distinguish between compliant site plan revisions, limited adjustments expressly authorized by the Planned Development, and substantive deviations requiring consideration through a public legislative process. Staff and the applicant also continue to refine residential entitlements and phasing, structured parking, Dedicated Commercial and Commercial Ready frontage requirements, townhome standards, open-space phasing and maintenance, permitted uses, and sign standards before City Council consideration.

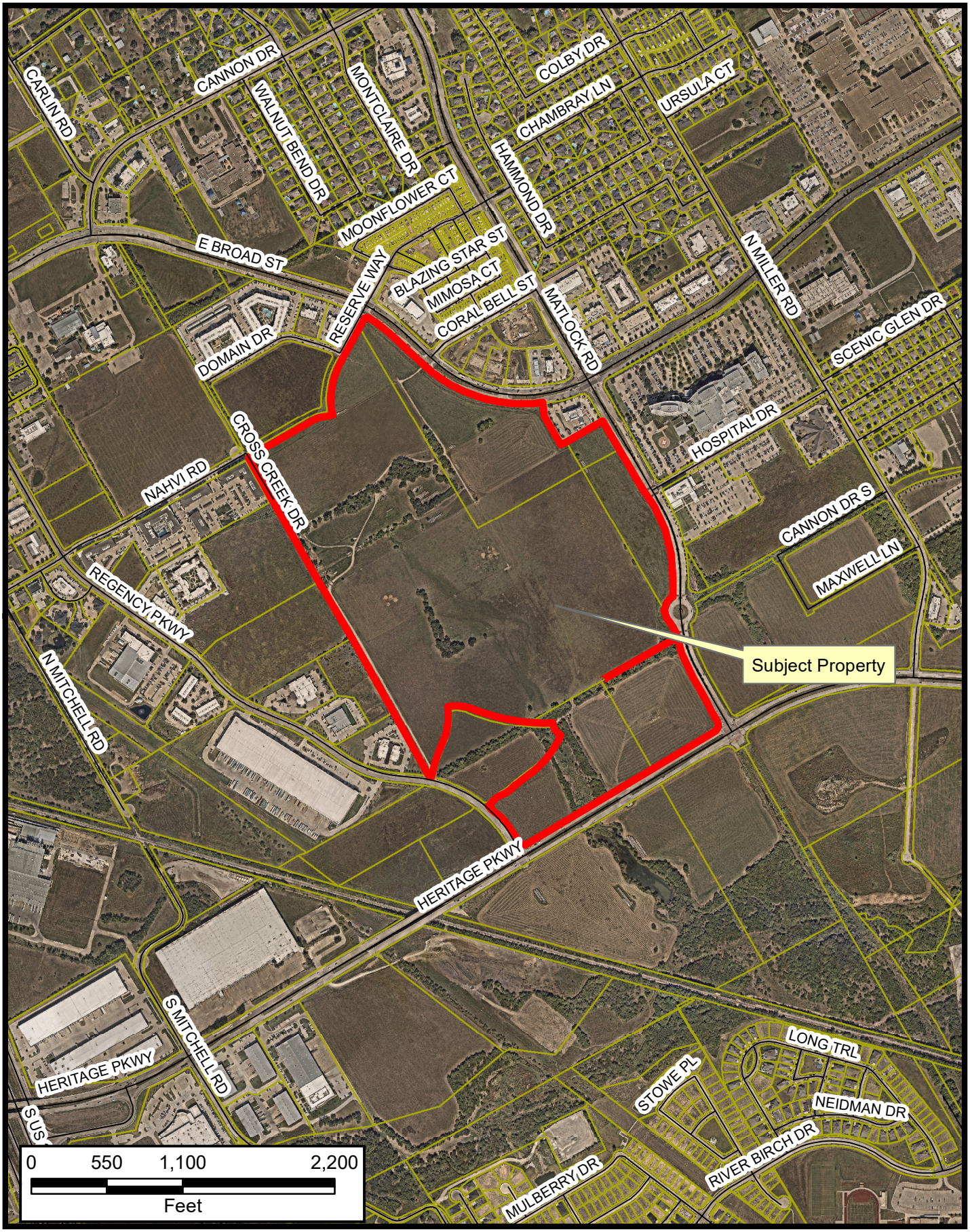
Strategic Initiative
Focus on the Future
Improve City Wide Mobility
Provide a Safe Community
Building Strong Neighborhoods
Develop Strong Economy

Recommendation
The Development Review Committee recommends that the Planning and Zoning Commission recommend approval of the Planned Development, with direction that staff and the applicant continue to refine the following items before City Council consideration:

1. Administrative review authority, including the distinction between compliant site plan revisions, expressly authorized administrative adjustments, and substantive deviations requiring a public legislative process;
2. Permitted uses and residential entitlements, including Apartment Projects, townhomes, age-restricted senior living, residential phasing, unit and project limitations, and applicable parking requirements;
3. Structured parking requirements, shared parking provisions, and any circumstances under which administrative parking adjustments may be approved;
4. Dedicated Commercial and Commercial Ready frontage requirements;
5. Townhome site, building, architectural, parking, and anti-monotony standards;
6. Open-space eligibility, location, phasing, ownership, acceptance, and long-term maintenance; and
7. Sign standards and the associated structural, electrical, design-review, and permitting procedures.

Funding Source

Prepared By
Arty Wheaton-Rodriguez, Assistant Director of Planning - (817) 276-4245

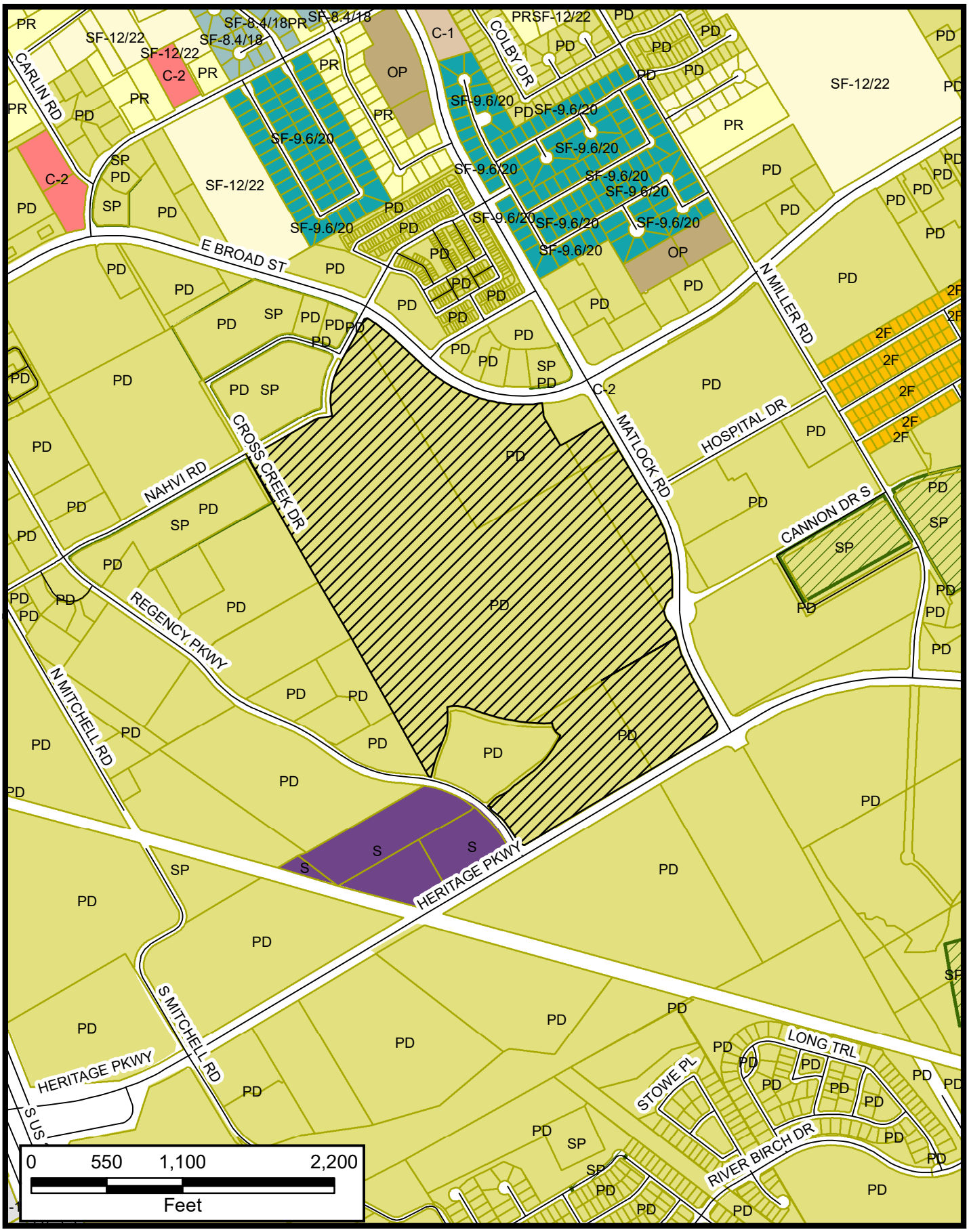


MANSFIELD TEXAS

ZC 24-016

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.

7/16/2026



MANSFIELD TEXAS

ZC 24-016

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.

7/13/2026

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
			*** NO ADDRESS ***	*** NO CITY ***	* NO ZIP *
75 REGENCY ADDITION	BLK 1	SUB-Q LLC	74 REGENCY PKWY	MANSFIELD, TX	76063
7-ELEVEN AT THE RESERVE ADDITION	BLK 1	GF ENTERPRISES LLC	PO BOX 711	DALLAS, TX	75221
ADMIRAL LEGACY ADDITION	BLK 1	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
ALLIANCE INDUSTRIAL ADDITION	BLK 1	DUFF REAL ESTATE LLC	800 US 98 HWY	COLUMBIA, MS	39429
BLAZING HOSPITALITY BROAD STREET ADDITION - PH 2	BLK 1	SW MANSFIELD RETAIL II OWNER L	2515 MCKINNEY AVE STE 1200	DALLAS, TX	75201
BLAZING HOSPITALITY BROAD STREET ADDN	BLK 1	J&J GIANNONI LLC	163 TOWN PL #393	FAIRVIEW, TX	75069
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEVE CLARE	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A 114	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
BRATTON, RICHARD SURVEY	A 114	HERITAGE TOWN CENTER LLC	4150 BRITTON RD	MANSFIELD, TX	76063-8796
BRATTON, RICHARD SURVEY	A A	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
GREGG, MILTON SURVEY	A 555	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
GREGG, MILTON SURVEY	A 555	THE MIC HOLDINGS DEVELOPMENT L	301 S MAIN ST	MANSFIELD, TX	76063
GREGG, MILTON SURVEY	A 555	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
HIGHLAND HEIGHTS ADDN	BLK 1	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
JLB MANSFIELD	BLK 1	CH REALTY IX-JLB MF DALLAS MAN	3890 W NW HWY 7TH FLOOR	DALLAS, TX	75220

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
LOCKWOOD VILLAGE	BLK 1	AMERICAN NATIONAL BANK OF TX	PO BOX 40	TERRELL, TX	75160-9003
MANSFIELD CITY HALL	BLK 1	MANSFIELD CITY OF	1200 E BROAD ST	MANSFIELD, TX	76063
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD MEDICAL CENTER ADD	BLK 1	METHODIST HOSPITALS OF DALLAS	PO BOX 655999	DALLAS, TX	75265-5999
MANSFIELD URBAN LIVING	BLK 1	SW MANSFIELD PHASE II MF LLC	2515 MCKINNEY AVE SUITE 1200	DALLAS, TX	75201
MCANEAR, ELIZABETH SURVEY	A 1005	LOCKWOOD STEPHEN CLARE HORNING	20 WOODLAND CT	MANSFIELD, TX	76063-6033
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
MCCASLIN BUSINESS PARK	BLK 3	GRAND REGENCY PARTNERS LLC	1100 W PIONEER PKWY	ARLINGTON, TX	76013-6367
METHODIST HOSPITALS OF DALLAS ADDN	BLK 1	PAVILION PROPERTIES	1441 N BECKLEY AVE	DALLAS, TX	75203
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN	20 WOODLAND CT	MANSFIELD, TX	76063-9711
NEILL, SAMUEL C SURVEY	A 1159	HORNING-LOCKWOOD, STEPHEN C	20 WOODLAND CT	MANSFIELD, TX	76063-6033
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
REGENCY ADDITION	BLK 1	TMI REAL ESTATE VENTURES LLC	3533 MATLOCK RD	ARLINGTON, TX	76015
RESERVE AT MANSFIELD THE	BLK 1	HICKS TOMMY	1804 BEAM ST	SOUTHLAKE, TX	76092
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201
RESERVE NORTH ADDITION	BLK 1	RESERVE NORTH RETAIL LP	2525 MCKINNEY ST STE 700	DALLAS, TX	75201

Property Owner Notification for ZC 24-016

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
RESERVE NORTH ADDITION	BLK 1	SP MANSFIELD PROPERTY FUND II	4940 N TARRANT PKWY	FORT WORTH, TX	76244

EXHIBIT A - ILLUSTRATIVE PLAN

STILLWATER CAPITAL

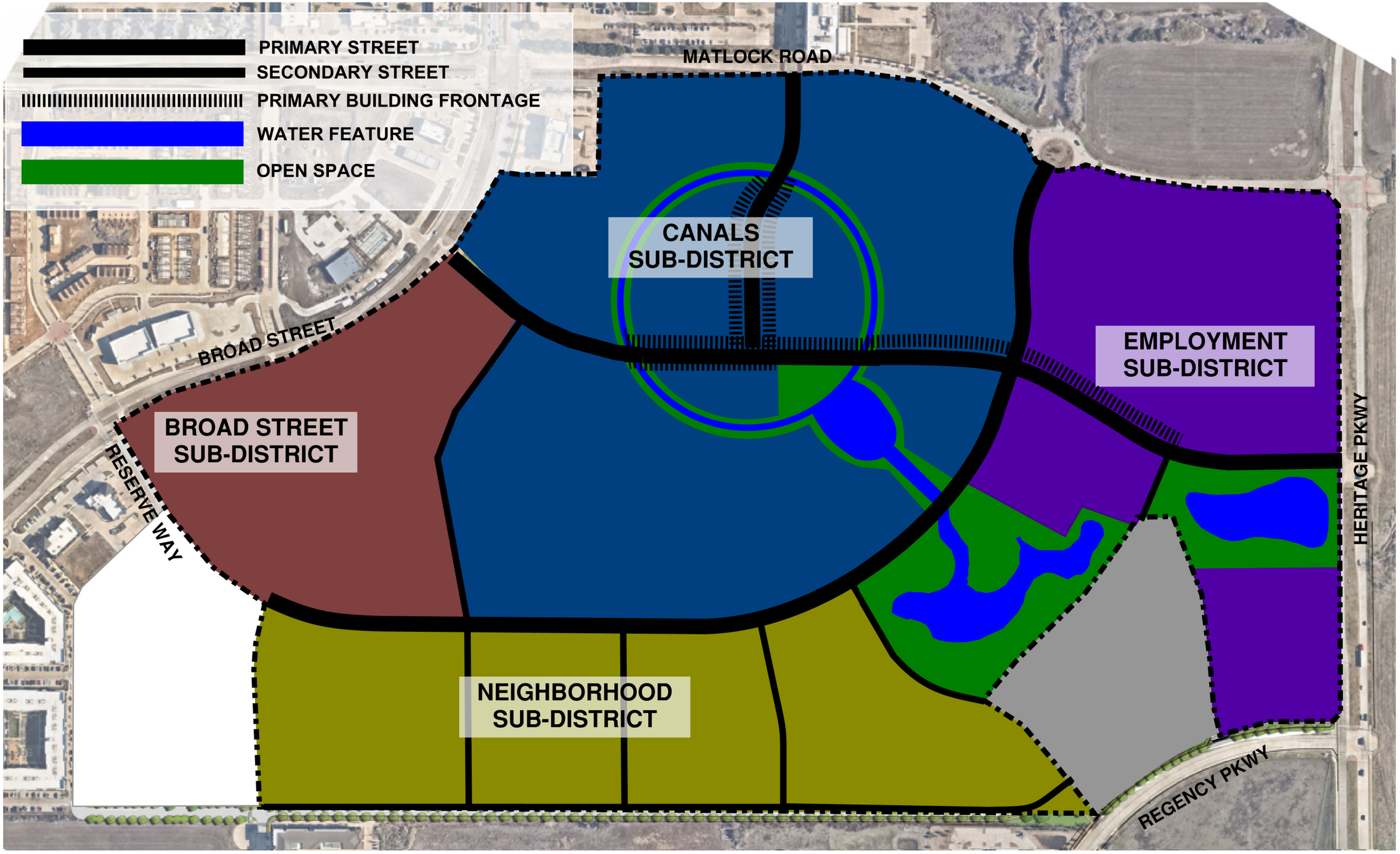


EXHIBIT B - REGULATING PLAN

STILLWATER CAPITAL

PD Conditions

The Reserve

Canals, Neighborhood, Broad Street, and Employment Sub-Districts

Mansfield, Texas

Table of Contents:

1. Purpose and Intent
2. Definitions
3. The Regulating Plan
4. Administration
5. Permitted Uses by Sub-District
6. Sub-District Development Standards
7. Street Framework
8. Streetscape, Canal Parkway and Open Space
9. Parking Standards
10. Warrants
11. Sign Standards

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1. Purpose and Intent

The purpose of this planned development district ("PD" or "PD District") is to support the development of pedestrian-oriented, mixed-use and compact urban development environments with convenient access to shopping, employment, housing and neighborhood retail services. The PD District provides a balanced mix of civic, cultural, retail, restaurant, entertainment, employment and housing uses to create a vibrant and activated urban village, centered around a connected series of publicly accessible open spaces and water features. The goals of each Sub-District are to encourage an efficient, compact land use pattern; encourage pedestrian activity, reducing the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

The PD implements the vision for each Sub-District as generally depicted for illustrative purposes only on the Illustrative Plan (**Exhibit A**). Each Sub-District is envisioned as a distinct neighborhood with unique development and redevelopment opportunities and flexibility in use and density.

The Canals Sub-District: The Canals Sub-District serves as a hub or core district within the overall PD, fostering a mixed-use urban environment with a range of uses including hospitality, urban retail, restaurants, civic and cultural uses, residential and employment all congregated around a navigable canal water feature system and urban streetscapes. Highly designed and landscaped intersections are intended to form major "punctuation points" within the community fabric creating signature addresses for adjacent land uses. Development within this Sub-District will be higher intensity accommodating large scale office and retail users while providing for moderate scale mixed use in the immediate vicinity of the Neighborhood Sub-District.

The Neighborhood Sub-District: The Neighborhood Sub-District serves as the primary residential district, providing a 24-hour population and built-in customer base for the non-residential uses within the overall PD.

Broad Street Sub-District: The Broad Street Sub-District provides neighborhood service commercial uses for the overall PD that are connected and walkable but also provide vehicular access to the major arterial corridor of Broad Street.

Employment Sub-District: The Employment Sub-District serves as the primary office and employment use, providing a daytime population and built-in customer base for restaurant and retail uses within the overall PD.

The Illustrative Plan (**Exhibit A**) shall provide an example of approvable building uses and patterns to property owners, developers, and the City on the form, character, and intensity of future development in these Sub-Districts; however, the property owner(s) or developer are not bound by the Illustrative Plan, including the uses or areas for such

uses as shown on the plan. The Illustrative Plan **(Exhibit A)** depicts one possible build-out under the standards of this PD and has no regulatory force; it is provided for context only.

The Regulating Plan (**Exhibit B**) serves as the regulatory document for this PD District, establishing sub-district boundaries, the street network, and the general location of open spaces and water features.

Street types within this PD are classified as Primary Streets, Secondary Streets, and Local Streets as designated on the Regulating Plan (**Exhibit B**).

It is not the intent of the PD for every development that includes minor modifications be required to be processed through a zoning change. Therefore, modifications that substantially comply with the purpose and intent of the PD and do not deviate from any explicit or specific requirements in this PD shall be acceptable during site plan review.

Notwithstanding Sections 155.066(D)-(F) of the Zoning Ordinance, a concept plan and/or development plan are not required for this PD District.

2. Definitions

For the purposes of the PD, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural; and words used in the plural number include the singular. Definitions not expressly prescribed herein or in the Zoning Ordinance are to be determined according to customary usage.

A. **Apartment**: Any building or portion thereof containing multiple dwelling units on the same platted lot.

B. **Apartment Project**: A distinct multifamily residential development project located on one or more parcels within the PD District, identified by a unique site plan

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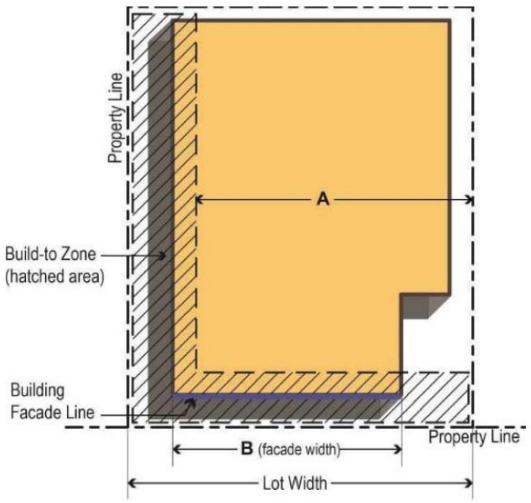
approval and intended for each project to be under single ownership with a single operator.

C. **Block**: A parcel of land surrounded by public or private streets, public walks, pedestrian passages, paseos, parks, green strips, water features, drainage channels or a combination thereof.

D. **Building Frontage**: The percentage of a building's façade that is required to be located in the Build-to-Zone as a proportion of that lot's frontage along the public street. Publicly accessible and activated people spaces, such as outdoor cafes, forecourts, patios, open space and plaza differentiated from the sidewalk shall be considered as buildings for the calculation of building frontage.



E. **Build-to-Zone**: The distance in which a building shall be constructed from the street or property line along a Primary or Secondary Street. Build-to-Zone dimensions are specified in Section 6 for each Sub-District.

F. **Commercial Ready**: A ground floor building condition designed to accommodate retail, restaurant, or service uses, characterized by: (a) a floor-to-floor height of not less than fifteen (15) feet; (b) windows or glazing comprising not less than sixty percent (60%) of the ground floor facade area facing a Primary Street, Secondary Street, or Canal Parkway; and (c) a direct entrance from the adjacent public sidewalk or canal-frontage walkway.

G. **Dedicated Commercial**: A ground floor building condition that satisfies all of the physical requirements of Commercial Ready, as defined herein, and that is further required to be occupied by an active, non-residential commercial use.

H. **Development Review Committee (DRC)**: The multi-department committee of City of Mansfield staff responsible for administrative review and approval of development applications within this PD.

I. **Façade**: The building elevation(s) facing or oriented toward a public or private street, excluding alleyways.

J. **Landscaping**: Any of the following: plants, including, but not limited to, grass, vines, groundcover, trees, shrubs, flowers, mulch and bulbs, rocks, landscape

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edging, hardscape, water features, berms, irrigation systems and related improvements and materials.

K. **Live-Work Unit:** A residential dwelling unit and a business use combined within the same interior space.

L. **Local Street**: The streets segments that are identified as local streets in the Regulating Plan **(Exhibit B)**.

M. **Loft**: A residential unit designed with high ceilings, open plans, and large windows located above street level commercial space.

N. **Masonry**: Materials including brick, natural or manufactured stone, structural clay tile, rock, granite, marble, architectural concrete block, stucco, or a combination of these materials.

O. **Mixed-Use Building or Structure:** A building or structure in which at least one of the upper floors of the building or structure has residential uses (live-work units or Lofts) with retail or office uses on other levels.

P. **Mixed Use Development**: A lot or development containing primary uses from more than one of the use groups under which the individual uses are organized in Section 5(C) (Table 1 - Permitted Use Table) herein.

Q. **Owner**: Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land within this PD. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.

R. **Open Space**: Open spaces may include but shall not be limited to trails, amenities, recreational facilities, parks, Pocket Parks, Preserves, greenspaces, creeks, retention facilities, common areas, water features, canals, ponds, boardwalks, pocket parks, children's play areas, plazas, Squares, linear parks, environmental preserves, publicly accessible private open spaces, and similar facilities including open space as depicted in the Regulating Plan **(Exhibit B)**.

S. **Primary Entrance**: The principal pedestrian entrance to a building, distinguished from secondary entrances by its location, design, scale, architectural treatment, or signage, and providing access from an adjacent public or private sidewalk, walkway, plaza, parking area, street, or other pedestrian circulation area.

T. **Primary Façade**: The building face fronting a dedicated public or private street, canal promenade, or publicly accessible pedestrian way that serves as the principal customer/pedestrian approach to the tenant space. For corner tenants,

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the facade facing the higher-order street (arterial or collector) is the primary facade. All facades facing the canal shall be treated as a primary façade.

U. **Primary Street**: The streets segments that are identified as primary streets on the Regulating Plan **(Exhibit B)**.

V. **Public or Civic Building**: Buildings used for active government or related functions, including public administration, libraries, community centers, and public safety functions.

W. **Secondary Façade**: Any building face other than the primary facade that fronts a street, alley, parking area, or internal circulation drive. Corner tenants may have one secondary facade on the lower-order street.

X. **Secondary Street**: The streets segments that are identified as secondary streets in the Regulating Plan.

Y. **Shared Parking**: One or more parking facilities shared by multiple uses.

Z. **Street Frontage, Canal Frontage or Frontage**: The length of property along a public or private street or canal parkway.

AA. **Streetscape**: The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/ pedestrian/ wayfinding signs, media boxes, parking meters, utility boxes, public art, water features, bollards, informational signage and other elements.

BB. **Zoning Ordinance**: The Mansfield Zoning Ordinance No. 671 passed by the City of Mansfield on April 15, 1986, as amended through date this PD District was approved by the City Council of Mansfield and as in effect as of the effective date of this PD District.

3. The Regulating Plan

A. Regulating Plan (Exhibit B)

The Property shall be developed and used in general conformance with the Regulating Plan attached hereto as **Exhibit B**. The Regulating Plan is comprised of:

1. **Sub-Districts.** Sub-Districts provide the neighborhood development patterns, the general development character and the use of property within such areas.
2. **Streets.** Public and private streets are designated on the Regulating Plan as “Primary Streets”, “Secondary Streets”, and “Local Streets” and, subject to modification as set forth herein, shall be placed in the general location shown on the Regulating Plan. Additional developer-driven public and private streets may be needed to ensure connectivity and comply with block size requirements.
3. **Water Features and Open Space.** The general location of the water features and Open Space are depicted on the Regulating Plan.

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4. **Building Frontage Requirements.** Buildings located on "Primary Building Frontage" as generally depicted on the Regulating Plan shall require (i) a minimum of 75% Building Frontage and (ii) Dedicated Commercial ground level.

B. Deviations to the Regulating Plan

1. **Minor Deviations**. The City shall permit Minor Deviations to the Regulating Plan and such deviations shall include, but are not limited to, the following:

   i. Street Modifications. Street alignments depicted on the Regulating Plan may be relocated up to two hundred (200) feet from the location shown on the Regulating Plan, provided that required street connections, spacing requirements, and block length standards are maintained, with the exception of the Secondary Street that divides the Broad Street Sub-District and Canals Sub-District, which may move up to six hundred fifty (650) feet so long as it maintains a minimum distance of two hundred (200) feet from the Canal parkway.

   ii. Sub-District Modifications. Sub-District boundaries may shift in size and location to correspond with the relocation of streets or other modifications permitted under these Development Regulations.

   iii. Any modification to a street location, alignment, configuration, or cross-section shown on the Regulating Plan **(Exhibit B**) that is required or necessitated by federal, state, county, municipal, utility, or other governmental action.

   iv. Street Continuity Flexibility. Streets not directly affected by the relocation or removal of another street may remain as shown on the Regulating Plan; however, modifications may be made where necessary to address environmental constraints, utility conflicts, engineering requirements, topographic conditions, or similar site-specific circumstances; and

   v. Open space adjustment. The size, configuration, and location of Open Space areas may be modified from that shown on the Regulating Plan, provided that the Minimum Open Space Requirement of the PD District continues to be satisfied.

4. Administration

A. Applicability

The requirements herein shall be used to review site plans for development in this PD.

B. Conflicting Regulations

Development and use of the Property shall be subject to this PD and the Zoning Ordinance. In the event of any conflict or inconsistency between this PD and its

exhibits and the Zoning Ordinance, the terms and provisions of this PD and any exhibits attached to this PD shall control. In the event of a conflict between the text and the graphic images, the text shall control.

C. Simultaneous Submittal

A preliminary plat and site plan submittal may be submitted for simultaneous review and approval.

D. Site Plan Application Requirements

1. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to ensure compliance with the PD and all applicable development regulations and any previously approved, valid plans affecting development of the property, coordinate and document the design of public and private improvements to be constructed, and coordinate the subdivision of land.
2. Applicability. An approved, valid site plan shall be required prior to the approval of any building permit for the applicable phase of development.
3. General Application. The property Owner(s) or developer shall apply for the approval of a site plan. Site plans may be approved for separate areas or phases of the Property as it develops (e.g., a development site plan is not required to include the entirety of the Property).
4. Standards and Procedures for Approval. Where application for site plan approval is made for development within the PD, the DRC shall approve the application administratively if it meets the criteria listed in this Section D(4). At the request of an applicant, the DRC is authorized to modify specifications of the development standards, street framework design standards, architecture and building standards, streetscape and Open Space, parking standards, service and equipment areas, fencing and sign standards or any other provision or exhibit in this PD upon finding that the request is consistent with the overall intent of the PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal with the Office of the Director within fifteen (15) days following the date the DRC notifies the applicant of his or her action. The City Manager may approve, conditionally approve, or deny a site plan based upon the criteria listed below:

    i. Compliance with the regulations set forth in this PD; and
    ii. Compliance with applicable City Ordinances except as amended or modified herein by this PD, the exhibits attached hereto and any previously approved, valid plans.

5. Appeals. The decision of the City Manager to approve or deny a site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant may appeal the decision of the City Manager

with regard to a site plan by filing a Notice of Appeal with the office of the DRC no later than fifteen (15) days after the date on which the City Manager notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the City Manager at a public meeting. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than forty-five (45) days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the City Manager based on the criteria listed in this Section D(4) above and may, where appropriate, remand the site plan to the City Manager for further proceedings consistent with the City Council's decision.

6. Effect. Approval of a site plan will allow the developer to apply for approval of engineering plans, landscaping plans and building permits. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, or parking. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies.

7. Amendment. At any time following the approval of site plan, the Owner(s) or developers may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions; adjustments of building configuration and placement; changes in use of buildings so long as such uses are allowed in the PD; realignment of drives and aisles; changes to layout of parking; adjustments to Open Space, landscaping, and screening; changes to utilities and service locations; adjustments of alignment of Primary, Secondary and Local Roads; adjustments to Sub-District boundaries; changes to Block size or lengths and other development aspects which do not substantially change the original plan. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the DRC shall approve the amendment administratively. All other amendments shall be considered major amendments and shall be referred to the City Manager.

5. Permitted Uses by Sub-District

A. General

This Section establishes permitted uses within each Sub-District through broad use categories. A use not listed in Table 1 may be authorized by the Development Review Committee (DRC) upon written findings that the proposed use is: (i) substantially similar in character, intensity, and impact to a listed permitted use category; and (ii) not enumerated in the Prohibited Uses in Section 5.D. All uses are subject to the Sub-District Development Standards in Section 6, applicable City

DRAFT

of Mansfield licensing requirements, and applicable state licensing requirements including, for alcoholic beverage-related uses, the Texas Alcoholic Beverage Commission (TABC).

B. Sub-District Use Descriptions

Canals. The Canals Sub-District is the mixed-use urban core of the PD, organized around the canal and bay water features. The Sub-District supports a broad mix of retail, restaurant, entertainment, office, and residential uses intended to generate pedestrian activity throughout the day and evening.

Neighborhood. The Neighborhood Sub-District is primarily residential. Neighborhood-serving retail, restaurant, and personal service uses are permitted at the ground floor of mixed-use buildings along Primary Streets. The Sub-District is not intended to serve as a regional retail or entertainment destination.

Broad Street. The Broad Street Sub-District provides neighborhood-serving and community-scale commercial uses that complement The Reserve at Mansfield and serve the broader area.

Employment. The Employment Sub-District provides a professional office and employment environment. Supporting retail, restaurant, hotel, service, and entertainment uses serving the daytime employment population are permitted. Residential uses are not permitted.

C. Permitted Uses

P = Permitted by right P/C = Permitted with Conditions

Table 1 – Permitted Use Table

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
RETAIL & SERVICE				
Retail, General Merchandise & Specialty Goods	P	P	P	P
Personal Service (salon, tailor, alterations, dry cleaning drop-off)	P	P	P	P
Health & Beauty (spa, nail salon, massage therapy)	P	P	P	P
Financial Services — no drive-through (bank, credit union, investment office)	P	P	P	P
Pet Grooming & Veterinary Office	P	P	P	P
Art, Antique & Collectibles	P	P	P	P
FOOD & BEVERAGE				

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Restaurant & Eating Establishment	P	P	P	P
Bar, Tavern & Cocktail Lounge	P	P	P	P
Brewery, Distillery & Winery (with on-site tasting room)	P	—	P	P
Food Hall & Market Hall	P	—	P	P
Outdoor Dining (accessory to eating or drinking establishment)	P	P	P	P
OFFICE & PROFESSIONAL SERVICES				
Office, Professional & Administrative	P	P	P	P
Co-Working & Flex Office	P	P	P	P
Medical, Dental & Health Practitioner Office	P	P	P	P
Medical or Dental Laboratory	P	P	P	P
Scientific & Research Laboratory	P	—	—	P
FITNESS & WELLNESS				
Fitness Center, Gym, Yoga / Pilates / Dance Studio	P	P	P	P
ENTERTAINMENT & AMUSEMENT (INDOOR)				
Art Gallery, Artist Studio & Cultural Facility	P	P	P	P
Cinema & Movie Theater	P	—	P	P
Event Venue & Banquet Hall	P	P	P	P
Indoor Amusement & Entertainment (bowling, axe-throwing, escape rooms, simulator golf, climbing)	P/C[1]	P/C[1]	P/C[1]	P/C[1]
HOTEL & LODGING				
Hotel	P	—	—	P
RESIDENTIAL				
Apartment (Multifamily Residential)	P/C[2]	P/C[2]	—	—
Townhome & Attached Single-Family Residential	—	P	—	—
Age-Restricted Senior Living (55+)	--	P/C[3]	—	—
CIVIC & INSTITUTIONAL				
Civic Use & Community Center	P	P	P	P
Day Nursery & Child Care Center	P	P	P	P
Private School, Trade or Professional School	P	P	P	P
Place of Worship & Religious Assembly	P	P	P	P
Government, Public Safety & Public Utility Building	P	P	P	P
TEMPORARY & ACCESSORY				
Temporary Kiosk / Pop-Up Vendor (per §6)	P	—	—	—

DRAFT

USE CATEGORY	CANALS	NEIGHBORHOOD	BROAD STREET	EMPLOYMENT
Outdoor Market & Farmers Market (temporary, ≤14 days)	P	P	P	P

Conditions:

[1] Indoor Amusement & Entertainment: DRC-approved site plan conditions shall address: (a) hours of operation; (b) minimum acoustic separation between entertainment spaces and any adjacent or vertically adjacent residential uses; and (c) minimum separation distance from any residential building entrance.

[2] Apartment (Multifamily Residential): Subject to the applicable Sub-District Development Standards in §6, including minimum building height, parking structure requirements, ground floor frontage, Building Frontage percentages, and canal setback and grade standards.

[3] Age-Restricted Senior Living: DRC-approved site plan conditions shall address: (a) minimum resident age of fifty-five (55) years; (b) maximum of four hundred (400) total units per project; and (c) maximum percentage of memory care or skilled nursing units as a share of total units.

D. Prohibited Uses

The following uses are not permitted in any Sub-District:

1. Tobacco, cigar, e-cigarette, or vaping specialty retail store
2. Automobile or vehicle sales (new or used), service, repair, body work, or fuel dispensing, and any standalone automotive parts retail store
3. Tattoo parlor or body piercing studio
4. Adult entertainment establishment
5. Bail bond services
6. Check cashing, payday lending, or vehicle title lending establishment
7. Pawn shop
8. Oil, gas, or mineral extraction, drilling, or production operation
9. Self-storage facility or public storage warehouse accessible to customers
10. Drive-through restaurant or service facility
11. Any use that generates noxious mechanical noise, vibration, odor, smoke, or other nuisance conditions beyond the property boundary

6. Sub-District Development Standards

BROAD STREET SUB-DISTRICT	
BUILDING PLACEMENT	
Setbacks	Minimum 80 ft from East Broad Street ROW. Architectural features (stoops, awnings, balconies, canopies, eaves, bay windows, pilasters, etc.) may encroach up to 5 ft into setback.
SITE CONTROLS	
Lot Coverage	Maximum 60%
Block Length	Maximum 1,000 ft

DRAFT

BUILDING HEIGHT & MASSING	
Height	Minimum 27 ft; no maximum
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Attachments	All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.
Canopies, Arcades, & Overhangs	Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that complement the building and address the following: • Fabric awnings are only allowed on upper levels. • Awnings should not be internally illuminated. • Awnings should not extend more than six (6) feet over the sidewalk. • Canopies should not exceed seventy (70) feet without a break. • Canopies should respect the placement of street trees and lighting.

DRAFT

CANAL SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb Canal Parkway: 0–10 ft Build-to-Zone from canal parkway ROW Broad St & Matlock Rd: 80 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 80%
Block Length	Maximum 600 ft
Kiosks and Vendor Structures	Temporary kiosks (mobile or modular vendor structures) are permitted in the Canal Sub-District without requiring a site plan amendment for periods not to exceed one hundred eighty (180) days per calendar year, subject to design standards approval by the DRC. Permanent kiosks (structures not exceeding 400 square feet in floor area) are permitted as an accessory use by right, subject to compliance with the architectural and design standards of this PD.
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale. A continuous building block face shall not extend more than 300 feet without a minimum break of 10 feet by 5 feet deep.
Roof Line Articulation	Variations in roof lines should be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
CANAL FRONTAGE STANDARDS	
Canal Architecture	Canal-facing building facades shall meet primary facade architectural standards
Ground Floor Activation	Non-residential uses shall be Dedicated Commercial and must be designed with a featured entry that connects to the canal parkway with a maximum grade

DRAFT

	differential of four (4) feet and a minimum of one (1) entrance must meet ADA accessibility standards per building. Residential Uses shall be designed with a ground floor at canal level with a minimum of 25% Commercial Ready space, which may be programmed with residential amenities such as a club room or fitness center, with a featured entry connecting to the canal parkway at grade. The remaining frontage may be programmed with outdoor amenity space or units with porches, stoops or yards with direct connections to the canal parkway.
Balconies & Terraces	Balconies are required on all canal-facing residential units above ground floor. Non-residential canal-facing buildings are encouraged to integrate programmed rooftop space and terraces above the ground floor.
EXTERIOR MATERIALS	
Primary Facade Materials	Primary Facades shall be constructed of at least seventy-five (75) percent Masonry materials.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site should have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows • Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels • Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Canal Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Parking in the Canal Sub-District shall be primarily in a parking structure, with a minimum of 90% required parking spaces in a garage. Notwithstanding the foregoing, surface parking is permitted on Projects with less than 100 feet of canal frontage.
Phasing / CO Triggers	A certificate of occupancy for the first Apartment Project in the Canal Sub-District shall not be issued until City Acceptance of the canal and bay. A certificate of occupancy for any or both of the two remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing a minimum of 20,000 square feet on an adjacent tract; • Certificates of occupancy have been issued for a cumulative total of at least 100,000 square feet of non-residential development within the Canal Sub-District;

DRAFT

	• Certificates of occupancy have been issued for a cumulative total of at least 200,000 square feet of non-residential development within the PD District; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk required. Stoops, porches, or equivalent pedestrian-scale features required.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project shall be 3 bedroom units.
Building Frontage	Minimum residential Building Frontage shall be as follows: • Primary Streets: 70% • Canal Parkway: 70% • Secondary Streets: 60% • Local Roads: 60%

NEIGHBORHOOD SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5–12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb
SITE CONTROLS	
Lot Coverage	Maximum 65%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings shall be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.
Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features should complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls

	3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
Roof Pitch	Section 155.099(2)(a) of the Zoning Ordinance does not apply to townhomes, brownstones or multifamily.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • Lintels Rustication
RESIDENTIAL	
Apartment Projects	Maximum Three (3) Apartment Projects shall be permitted in the Neighborhood Sub-District
Apartment Standards	Apartments shall be built to a minimum height of four (4) stories. Two (2) Apartment Projects may be built primarily with surface parking, in which tuck under garages and covered parking spaces are encouraged
Townhome/Brownstone Standards	Townhomes must be a minimum of two (2) stories with two-car garages on the rear facing an alley. Mews streets are encouraged where lots front to Open Space. Any lots that face Secondary Streets shall be built to a minimum of three (3) stories. All townhouse units with ground-floor frontage along a public or private street shall include a stoop or covered front porch. Minimum stoop dimensions: four (4) feet deep by six (6) feet wide. The finished floor elevation of the stoop shall be no less than twelve (12) inches above the adjacent sidewalk grade. Porch covers or stoops shall be constructed of materials consistent with the primary facade.

DRAFT

Phasing / CO Triggers	The first Apartment Project may be developed without restriction. A certificate of occupancy for any or all of the remaining Apartment Projects may be issued upon satisfaction of any of the following milestones: • A certificate of occupancy has been issued for a grocery store containing at least 20,000 sf of gross floor area. Notwithstanding the foregoing, satisfaction of this requirement shall permit the issuance of a certificate of occupancy for only one additional Apartment Project between the Canal and Neighborhood Sub-Districts. • A certificate of occupancy has been issued for cumulative 100,000 sf of non-residential development within the PD; or • Certificates of occupancy have been issued on a minimum 60% of the developable parcels within the PD.
Ground Floor	Entrance directly from adjacent sidewalk is required on all street facing facades. Stoops, porches, or equivalent pedestrian-scale features are required. Tuck under parking garages must be internal to the site and hidden from views from surrounding streets.
Minimum Unit Sizes	Studio / Efficiency: 550 sf minimum 1 Bedroom: 650 sf minimum 2 Bedroom: 900 sf minimum 3 Bedroom*: 1,100 sf minimum Townhouse: 1,200 sf minimum *A maximum of 5% of units in any Apartment Project are permitted to be 3-bedroom units.
Building Frontage	Minimum residential Building Frontage shall be 70% along Primary Streets and 60% along Secondary Streets and Local Streets.

EMPLOYMENT SUB-DISTRICT	
BUILDING PLACEMENT	
Build-to Zone	Primary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Secondary Streets: 5.5-12.5 ft Build-to-Zone from street ROW Local Streets: 18–25 ft Build-to-Zone from back of curb Matlock Rd / Heritage Pkwy: 25 ft minimum setback from street ROW
SITE CONTROLS	
Lot Coverage	Maximum 70%
Block Length	Maximum 600 ft
BUILDING HEIGHT & MASSING	
Height	Retail, restaurant and entertainment uses must be built to a minimum of 27 ft height. Ground level retail with one story of liner office shall be permitted, and all other uses shall be a minimum of three (3) stories.
Corner Treatment	Buildings shall reinforce a strong and pronounced corner condition at street intersections.
Building Articulation	Massing changes and architectural articulation such as storefronts, arcades, display windows, entry areas, and awnings should be used to provide visual interest and texture to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building and approaching a more human scale.

Roof Line Articulation	Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features: 1. Parapets concealing flat roofs and rooftop equipment from view. The average height shall not exceed fifteen (15) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. 2. Overhanging eaves, extending no less than three (3) feet past the supporting walls 3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope. 4. Exposed end gable conditions. 5. Roof dormers interrupting the eave line.
EXTERIOR MATERIALS	
Primary Facade Materials (up to and including the third floor)	Primary Facades up to and including the third floor shall be constructed of at least seventy-five (75) percent Masonry materials.
Primary Facade Materials (fourth story and above)	Primary Facades facing or oriented toward a public or private street shall comply with the material and percentage requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.
Secondary Facades	All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.
Entries	Entryway design elements shall create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements: • Overhangs • Canopies or Porticos • Recesses/Projections • Arcades • Raised corniced parapets over the entrance • Peaked roof forms • Arches • Outdoor patios • Display windows Integral planters that incorporate landscaped areas or seating areas
Accent Features	The following accent features add detail and are encouraged: • Overhang eaves • Pilasters • Cornices • String courses • Window sills • LintelsRustication

7. Street Framework

A. Streets

1. There are three categories of proposed street framework - Primary Streets, Secondary Streets and Local Streets - as depicted on the Regulating Plan hereto attached as **Exhibit B.** The location of streets shown is approximate. Precise location shall be determined at the time of site plan approval.

DRAFT

i. **Primary Street.** Primary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. The intent of the Primary Streets are to serve ground level retail or commercial uses and no ground level residential shall be allowed. Pedestrian Clear Zones along Primary Streets that contain Primary Building Frontage shall be a minimum of 8' wide for the entire length of such Primary Street. Pedestrian Clear Zones along Primary Streets that do not contain Primary Building Frontage shall be a minimum of 6'.

ii. **Secondary Street**. Secondary Streets are public streets that serve vehicular and pedestrian users with no fewer than two lanes, parkways (landscape zone and sidewalk), and optional parallel or angled parking. Secondary Streets are intended to serve a variety of ground level uses. Pedestrian Clear Zones along Secondary Streets shall be a minimum of 6' wide.

iii. **Local Streets**. Local Streets are private streets that serve vehicular and pedestrian users with no fewer than two lanes and optional parallel or angled parking. The location of Local Streets shall be determined at the time of site plan approval, and may divert from suggested alignments as depicted in the Regulating Plan. Sidewalks are encouraged, but not required, so long as defined pedestrian paths are provided to adjacent Primary Streets, Secondary Streets or Open Space.

2. Lots need not have frontage on a public street if a different configuration has been approved as part of the site plan approval process pursuant to Section 4(D) of this PD.

B. Street Sections

1. The street sections are attached as **Exhibit D**. Streets may be modified as provided in Section 3(B) of this PD. Additional modifications to the Street Sections may be approved by the DRC.

8. Streetscape, Canal Parkway and Open Space

A. Parkway Street Trees

1. Except along Heritage Parkway, East Broad Street and Regency Parkway, parkway street trees shall be planted at an average of forty (40) feet on-center across each block face, excluding driveways, visibility triangles or other areas restricting planting of trees, and three (3) feet from the back of curb. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.

2. Street trees along arterials such as Heritage Parkway, Matlock Road or Broad Street shall be a row of staggered trees parallel to the arterial, with the trees planted at an average of forty (40) feet on-center across each block face. These trees shall have a minimum caliper of three-and- a-half (3.5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
3. Street trees along the Canal Parkway shall be planted at an average of thirty-five (35) feet on-center on either side of the canal and bay. These trees shall have a minimum caliper of four (4) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant.
4. Tree Planters. Except along Heritage Parkway, East Broad Street, and Matlock Road, street and canal parkway trees shall be centered within four (4) foot by ten (10) foot planters as leave-outs within the sidewalk in locations where street trees are integrated into hardscape.
5. All Parkway Street Trees shall be selected from the City's approved street tree species list as set forth in Chapter 155.092 of the Mansfield Zoning Ordinance. Species selections shall be approved by the DRC during site plan review.
6. Pedestrian Clear Zone. A continuous unobstructed pedestrian clear zone shall be provided on all block faces within the PD. Benches, bike racks, tree planters, trash receptacles, signage, and other amenities shall be located in the planting/amenity zone outside of the pedestrian clear zone.

B. Open Space Types

The provisions of adequate and appropriate Open Space areas add value to development and are encouraged in all development in the PD District. The Open Space provided should be appropriately designed and scaled in each of the PD District components. A minimum of twelve percent (12%) of the gross acreage of the PD District shall be dedicated to publicly accessible Open Space, inclusive of the canal and bay water features, the Canal Parkway, the Lake Park, the Entry Pond, plazas, and other Open Spaces shown on the Regulating Plan (such minimum Open Space acreage refers to Open Space within the aggregate, including all phases and all Open Space areas within an easement, retention areas and such minimum Open Space acreage is not required to be contiguous) (the "Minimum Open Space Requirement"). The Minimum Open Space Requirement may include retention ponds and areas, easements, including without limitation utility easements and/or water and/or wastewater easements so long as such easement(s) are incorporated into the Open Space. Certain Open Space areas that are part of any residential development may be amenitized with walking trails or otherwise enhanced or improved in any way to provide recreational or aesthetic value to the Property. Open Space may be provided for or reserved in phases that coincide with the development of the Property (i.e., the total Minimum Open Space Requirement is not required to be provided at one time or as part of one phase). For the avoidance of doubt, completion of any Open Space shall not be a

condition to plat approval or recordation, shall not be a condition to approval of any building permits or construction plans required to begin construction on the Property and shall not be a condition to acceptance of other public infrastructure within or related to the Property. Notwithstanding the foregoing, prior to issuance of the first certificate of occupancy for a multifamily development within the PD District, a minimum of ten percent (10%) of the acreage developed within the PD District as of the date of application for such certificate of occupancy shall be completed as Open Space.

No lot shall be greater than 600 ft from an Open Space. In addition to the Open Space as required by the Regulating Plan, the following Open Space options may be utilized to meet standards as set forth in this PD:

1. **Pocket Park**: Small open spaces serving a public purpose within more dense village-like development. Pocket parks may be located at street intersections and should be small in scale (600 – 2000 sq. ft.).
2. **Plaza or Square**: Open space set aside for civic purposes, with Landscaping consisting of paved walks, lawns, trees, and civic buildings. A square is bordered by streets and buildings and is intended as a central place for the community that accommodates a wide variety of formal and informal small gatherings. Plazas or squares may be located at a street intersection or at a focal point within the PD District and should be small in scale (8,000 sq. ft. – ½ acre).
3. **Preserve**: Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. Access to a preserve may be controlled to limit impacts on the environment. Development in a preserve is generally limited to trails, educational signs, and similar improvements. There is no minimum size for a Preserve.

The following criteria should be used to evaluate the merits of proposed Open Space in the PD District:

4. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along water features has been addressed.
5. The extent to which a range of Open spaces have been provided to be contiguous with existing Open Space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

Section 155.066(I) of the Zoning Ordinance does not apply to the PD. Open Space shall be dedicated and accepted as a public park or public Open Space and will be maintained by the City.

C. Miscellaneous

1. Bicycle parking shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Matlock Road and Heritage Parkway and located at street light or building entry locations.
2. Litter containers shall be provided at average intervals of six hundred (600) feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway and located at street light or building entry locations.
3. Street benches shall be provided at average intervals of six hundred feet along all block faces, including Canal frontage, except along Broad Street, Matlock Road or Heritage Parkway. Street benches should be placed facing the sidewalk and curb, and parallel to the buildings. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.
4. Pedestrian-oriented street lights shall be provided approximately four (4) feet from face of curb and Canal edge at average intervals of approximately ninety (90) feet along all block faces except along Broad Street, Matlock Road and Heritage Parkway. The light fixtures shall be mounted at a height of approximately ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be LED typical.
5. Notwithstanding Section 155.099(21)(c) of the Zoning Ordinance or any other ordinance or regulation establishing minimum distance separation requirements for establishments selling alcoholic beverages, such establishments shall be permitted within the PD District, including within 300 feet of a public or private hospital. Pursuant to the City's authority under Chapter 109 of the Texas Alcoholic Beverage Code, any establishment selling alcoholic beverages within 300 feet of a public or private hospital within the PD District shall be deemed compliant with the City's applicable distance separation requirements.

9. Parking Standards

A. Parking Requirements

Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

Table 4 – Parking Requirements

Use Type	***Parking Requirement Minimums***
Apartments	1 space per bedroom
Office, Retail , Restaurants, Health Care	1 space per 250 sf

Hotel	1 space per hotel room

B. Parking Standards

1. Subject to the approval of the DRC, a shared parking study may be used to reduce the minimum required parking spaces set forth by Mansfield standards. A parking study shall use independently collected empirical data or use data by an acceptable industry-standard resource.
2. Off-street parking requirements may be waived or reduced subject to a shared parking agreement or a coordinated parking plan approved by the DRC, subject to appeal to the City Manager.
3. On-Street Parking adjacent to a parcel may be counted towards the required parking.
4. Parking spaces for a particular use may be located on a different lot if a cross-parking agreement has been entered into, so long as such parking stalls are located within six hundred (600) feet of the lot they serve as measured along a sidewalk.
5. All surface parking lots that contain ten (10) or more parking spaces shall provide one (1) canopy tree for every ten (10) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which cause no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and evergreen shrubs, and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking structures, low wing walls or screening walls. All required trees in this subsection shall have a minimum caliper of three (3) inches.
6. Surface parking lots shall be set the greater distance of 1) Ten (10) feet or 2) the face of the building in which it serves.

10. Warrants

A. Design warrants. The DRC may approve warrants to any design requirements of this PD if the requested warrants meet the intent of this PD. The applicant may appeal a decision of the DRC to the City Manager by filing a Notice of Appeal within fifteen (15) days following the date the DRC notifies the applicant of their action. The City Manager may approve, conditionally approve, table or deny a warrant based on the same criteria.

11. Sign Standards

A. Purpose. The purpose of this Section is to encourage creative, high-quality signage that reinforces the pedestrian character of the PD, identifies businesses at the human scale, and avoids visual clutter inconsistent with the design intent of a

walkable, mixed-use canal district. Signs within the PD shall be subordinate to the architecture of the buildings to which they are attached and shall contribute positively to the streetscape and public realm.

B. Administration. Signs meeting the standards of this Section shall not require City of Mansfield zoning review or a sign permit, except for Roof Signs and Gateway Monument Signs, which shall require DRC approval and a sign permit as noted below. All signs shall comply with the structural and electrical provisions of the applicable building code. Signs that do not conform to the standards of this Section shall be reviewed by the DRC pursuant to Section 4.

C. Prohibited Signs. The following sign types are prohibited throughout the PD:

1. Electronic message sign, electronic reader board, or any sign with changeable digital or LED copy
2. Pole-mounted sign or pylon sign
3. Rotating, animated, or flashing sign of any type
4. Portable sign, except A-Frame Sidewalk Signs as permitted in Section 11.D.6
5. Off-premises advertising sign identifying a business or product not located within the PD
6. Internally illuminated cabinet sign (box sign) with opaque or translucent plastic face
7. Free-standing identification monument sign located within the interior of the PD, other than Gateway Monument Signs at arterial entries designated in this Section.

D. Permitted Sign Types.The following sign types are permitted for commercial, office, retail, and food-and-beverage tenants in the Canals, Broad Street, and Employment Sub-Districts. In the Neighborhood Sub-District, only Wall Signs, Blade Signs, Window Signs, and Nameplate Signs are permitted for ground-floor commercial tenants in mixed-use buildings.

D.1 Wall Sign	
Quantity	One (1) per tenant per building facade fronting a Primary Street, Secondary Street, Local Street, or canal. Corner tenants may have one (1) wall sign per qualifying facade.
Max Height	Three (3) feet.
Max Length	Ninety percent (90%) of the tenant's storefront width.
Location	Installed between the top of the storefront transom and the bottom of the second-story windowsill.
Materials	Painted lettering, individual flush-mounted letters, or a flat panel applied parallel to the building face. Signage panel, lettering, and graphics shall be wood, metal, or materials that simulate wood or metal.

Illumination	Individual letters may be halo-illuminated or face-lit. Exposed raceways and conduit are prohibited.

D.2 Blade Sign	
Quantity	One (1) per first-floor tenant per qualifying building facade. Corner tenants may install one (1) blade sign per facade.
Max Area	Twelve (12) square feet per face. Blade signs shall be double-sided; only one face counted toward area.
Clearance	Minimum nine (9) feet above finished grade.
Projection	Maximum four (4) feet from the building facade.
Support	Support structure shall be decorative metal, engineered for local wind loads. No exposed conduit or wiring.
Illumination	May be internally illuminated, halo-illuminated, or lit by a gooseneck or stem-mounted fixture attached to the building or sign structure.

D.3 Window Sign	
Quantity	One (1) per window. May be located on any floor.
Max Area	Twenty-five percent (25%) of the individual window area in which the sign is displayed.
Location	Signs shall be located on the interior of the window.
Materials	Applied directly to interior glazing, mounted inside the storefront, or rendered in neon or LED tubing.
Restrictions	Opaque signs applied to windows are prohibited. Hours of operation not exceeding two (2) square feet per window shall not be counted toward the window sign area allowance.

D.4 Awning Sign	
Application	Permitted in conjunction with an awning meeting the building frontage standards of Section 6.
Valance	Lettering and graphics may be applied to the front panel (valance) of the awning, not exceeding eight (8) inches in vertical height.
Top Surface	Lettering and graphics may be printed or woven on the top sloped surface of the awning.
Illumination	Awnings with signage shall not be internally illuminated.
Relationship	An awning sign used in lieu of a wall sign counts as the permitted wall sign for that facade. An establishment may not have both an awning sign and a wall sign on the same facade.

D.5 Canopy Sign	
Application	Permitted in conjunction with an architectural canopy meeting the standards of Section 6.
Location	Lettering and graphics are permitted on or above the front panel of canopies located over a main tenant entrance.
Illumination	Individual letters or graphics may be halo-illuminated or face-lit.

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D.6 A-Frame Sidewalk Sign	
Districts	Permitted in the Canals and Broad Street Sub-Districts only, for first-floor retail and restaurant tenants.
Quantity	One (1) per tenant.
Max Height	Three and one-half (3½) feet.
Max Width	Two and one-half (2½) feet.
Placement	A minimum four (4) foot clear pedestrian path shall be maintained on the adjacent sidewalk. Signs shall not be located within three (3) feet of a curb.
Hours	A-frame signs shall be removed and stored inside the tenant space during non-business hours.

D.7 Nameplate Sign	
Quantity	One (1) per tenant.
Max Area	Two (2) square feet.
Location	Affixed to the building in proximity to the principal entrance or at a building directory panel.

D.8 Rear of Building Sign	
Applicability	Permitted where a rear building facade faces a public alley, parking area, or pedestrian access route.
Quantity	One (1) per tenant.
Max Area	Twenty-four (24) square feet.
Types	Rear of building signs may be wall signs or window signs meeting the standards of Sections 11.D.1 and 11.D.3 respectively.
Restrictions	Rear of building signs shall only identify the tenant in the building or tenant space to which the sign is attached.

D.9 Mural	
Districts	Permitted in the Canals and Broad Street Sub-Districts, subject to DRC approval.
DRC Review	The DRC shall review murals for design quality, compatibility with the surrounding built environment, and consistency with the design intent of the PD. Approved murals shall not require a sign permit.
Content	Murals shall not include commercial advertising, corporate logos, or product branding as the primary subject matter.
Area	A mural does not count toward the wall sign allowance for the building.

D.10 Roof Sign	
Districts	Permitted in the Canals Sub-District only, on buildings of four (4) or more stories.
Permit	Roof signs require DRC approval and a City of Mansfield sign permit.
Quantity	One (1) per building.

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Construction	Roof signs shall consist of individual letters or graphic elements mounted on or above the building parapet. Enclosed cabinet (box) signs are prohibited.
Max Height	Four (4) feet above the top of the parapet.
Illumination	May be internally illuminated (individual letters) or lit by external fixtures attached to the building facade or parapet.
Sign Area	A roof sign shall not count toward the wall sign allowance for the building.

D.11 Lamppost Banners	
Quantity	Two (2) banner arms per lamppost; no limit on total lampposts within the PD.
Max Size	Two feet, six inches (2½ ft) wide by five (5) feet tall per banner panel.
Clearance	Minimum nine (9) feet above finished grade to bottom of lower banner arm.
Materials	Canvas, vinyl, or other durable outdoor banner fabric. Double-sided with similar imagery on both faces.
Content	Limited to project identification, seasonal messages, community events, and district programming. No individual tenant retail advertising.
Illumination	Lampposts may be lighted; banner panels shall not be separately illuminated.

D.12 Creative and Artistic Signs	
Purpose	Provides a DRC approval pathway for high-quality, artistically designed signs not conforming to a listed sign type but consistent with the pedestrian and creative character of the PD.
Applicability	Any tenant or property owner may apply to the DRC for approval of a creative or artistic sign not otherwise permitted by this Section.
DRC Findings	The DRC shall approve upon written finding that: (a) the sign exhibits design quality consistent with the PD character; (b) the sign does not create visual clutter incompatible with the pedestrian environment; and (c) the sign does not include electronic changeable copy or LED animation prohibited by this Section.
Examples	Custom neon or LED art installations, sculptural lettering, illuminated artistic elements integrated into the building facade, murals with embedded identification elements, and other non-standard creative formats.
Sign Area	Creative and artistic signs shall not count toward the wall sign allowance unless the DRC determines the sign functions primarily as a business identification sign.

E. Gateway and Entry Monument Signs. Gateway monument signs are permitted at the following arterial entry locations into the PD, subject to DRC approval and a City of Mansfield sign permit:

1. Broad Street project entry
2. Matlock Road project entry
3. Heritage Parkway project entry

Gateway monument signs shall comply with the following standards:

Gateway Monument Sign Standards	
Quantity	One (1) per approved entry location listed above.

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Max Height	Eight (8) feet above grade.
Max Width	Ten (10) feet.
Sign Area	Maximum fifty (50) square feet per sign face.
Setback	Minimum five (5) feet from the right-of-way line.
Base	Monument base shall be constructed of masonry materials (brick, stone, or cast stone) consistent with the primary building materials of the PD. Exposed painted CMU is prohibited.
Content	Gateway signs shall display the project name and may include sub-district identification. Individual tenant advertising is not permitted on gateway signs.
Illumination	Gateway signs may be externally illuminated by fixtures concealed within the base or landscape. Uplighting is permitted. Internal illumination of individual letters is permitted; backlit cabinet faces are prohibited.

F. Project Directory and Wayfinding Signs. Internal project directory and wayfinding signs identifying destinations, parking, and access routes within the PD are permitted without a sign permit, subject to the following standards:

1. Maximum height: six (6) feet.
2. Maximum sign face area: twelve (12) square feet.
3. Wayfinding signs shall not include retail advertising.
4. The design of the wayfinding sign system shall be submitted to the DRC for approval as part of a comprehensive wayfinding plan included with the first site plan within the PD.

G. Temporary Signs

1. Construction and development identification signs: one (1) per project, maximum forty-eight (48) square feet. Shall be removed within thirty (30) days of issuance of the first Certificate of Occupancy for the relevant building.
2. Leasing signs: one (1) per tenant space, maximum sixteen (16) square feet, placed in window or on building. Shall be removed upon execution of a lease or issuance of a Certificate of Occupancy for the space, whichever occurs first.
3. Temporary banner signs: one (1) per tenant per facade, maximum forty-eight (48) square feet. Permitted up to three (3) occurrences per calendar year, not to exceed thirty (30) days per occurrence.
4. Temporary signs shall be professionally constructed. Adhesive tape or other non-mechanical attachments to building glazing are prohibited.
5. Temporary banners or signs advertising going-out-of-business, liquidation, or store-closing events are prohibited.

H. General Sign Standards. The following standards apply to all signs within the PD:

1. All signs shall be professionally fabricated and maintained in good condition, appearance, and structural integrity.
2. Sign lighting shall be shielded to prevent direct glare onto adjacent streets, pedestrian paths, or residential windows above.

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3. All sign support structures and mounting hardware shall be concealed within the sign construction or constructed of decorative metal. Exposed conduit, raceways, and wiring are prohibited.
4. All signs shall be engineered and constructed to withstand local wind loads as required by the building code.
5. No sign shall obstruct any required exit, fire escape, standpipe, fire hydrant connection, or emergency access.
6. Discontinued or abandoned tenant signs shall be removed within sixty (60) days of the tenant's vacation of the space. Any mounting hardware, brackets, or penetrations remaining after sign removal shall be patched and finished to match the adjacent building surface.

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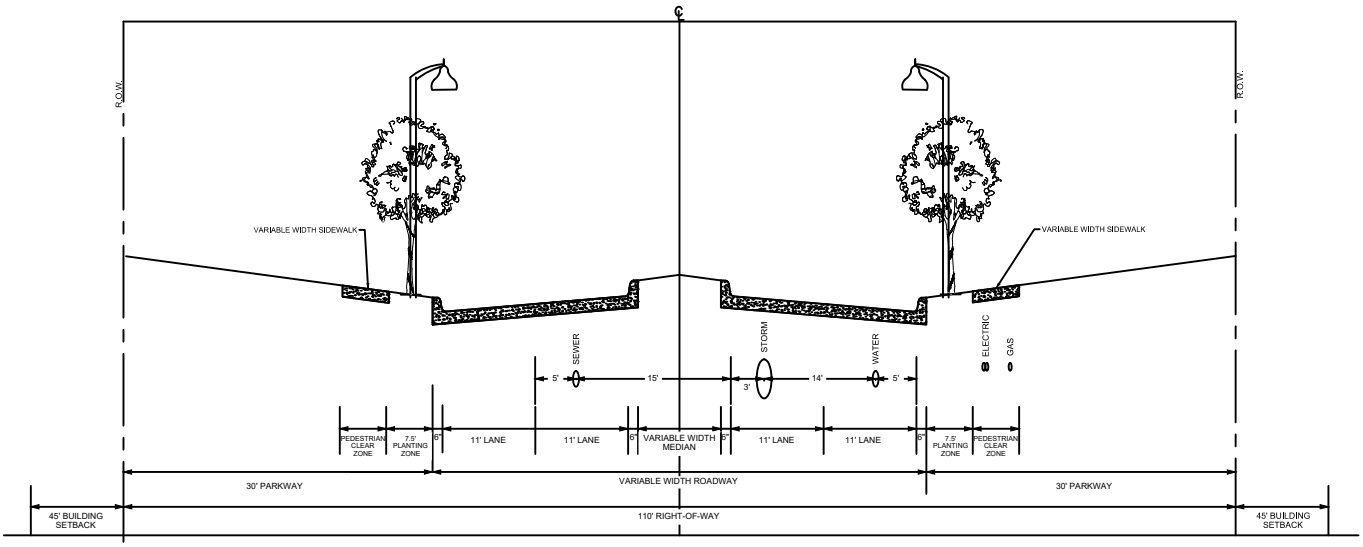
EXHIBIT D - Cross Sections



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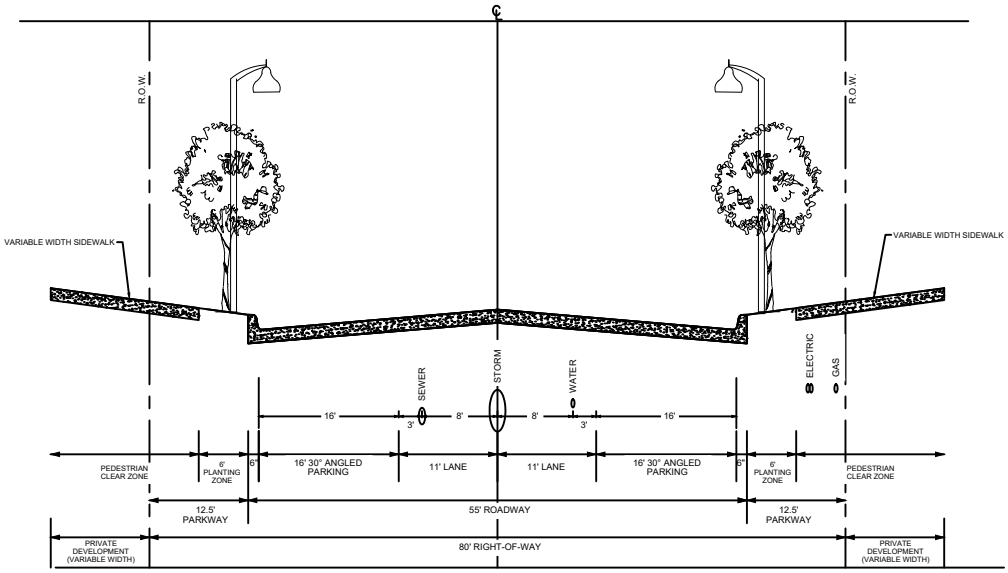

TYPE B — 80' ROW STREET SECTION
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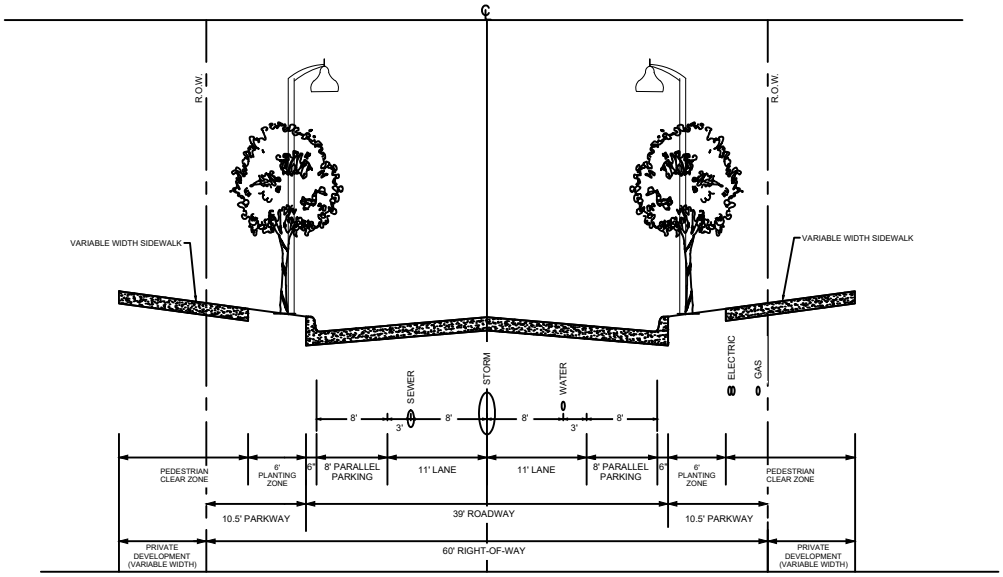
DATE: AUG2025	PROJECT NO. 0059537.00	THE RESERVE	MANSFIELD, TEXAS
DRAFTER: FP		PAVING STREET SECTIONS	
DESIGNER: PW			
CHECKED: MFW	SHEET 1 OF 3		

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STEET, SUITE 1300 T: 281.883.0103
FORT WORTH, TX 76102 F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301
westwoodps.com

EXHIBIT D - Cross Sections



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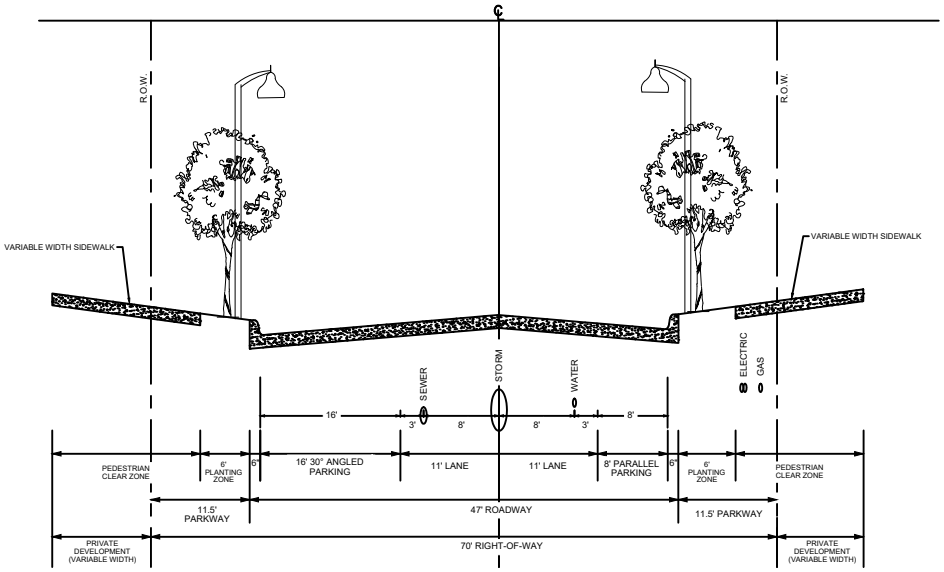

TYPE D — 70' ROW STREET SECTION
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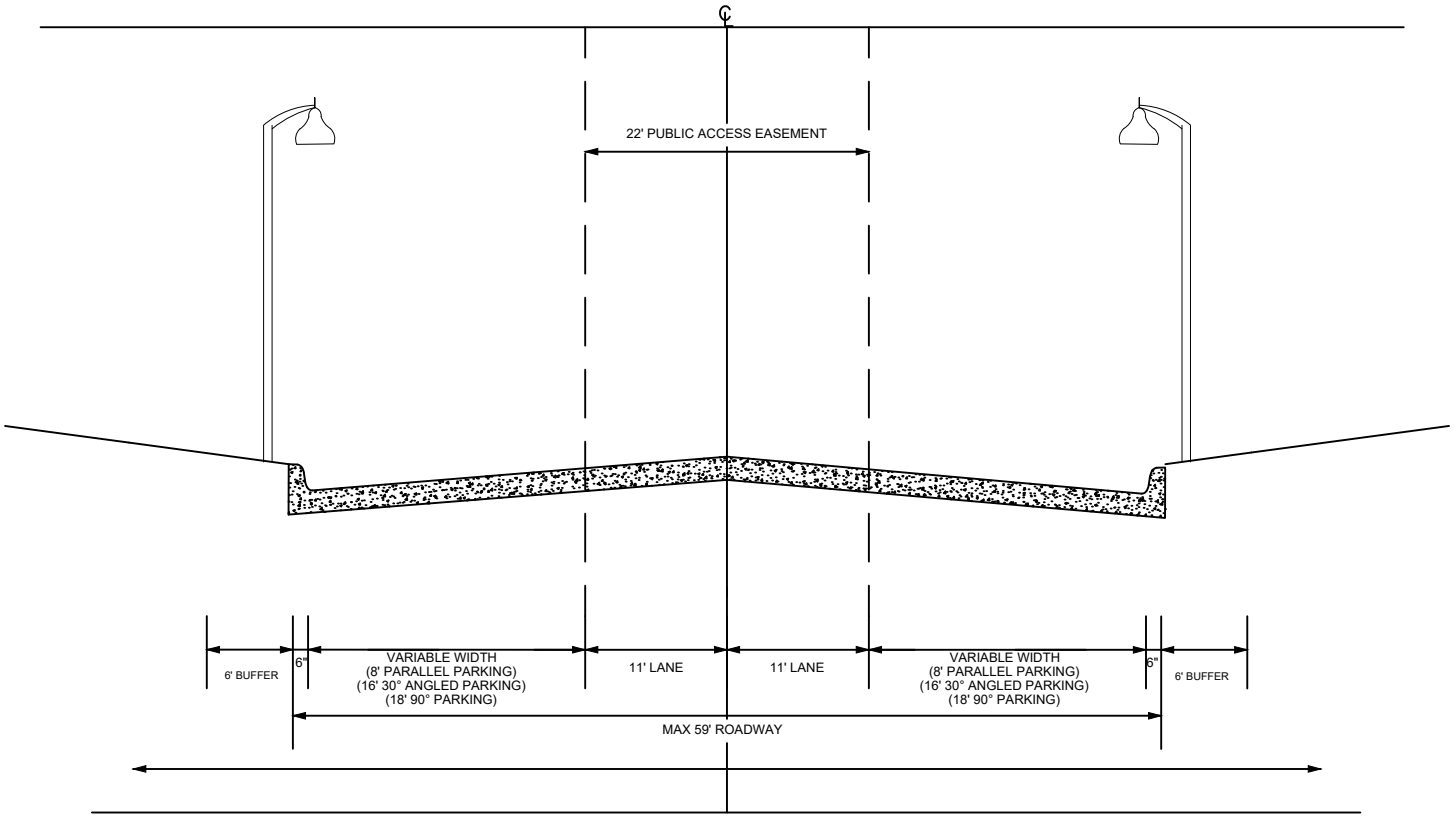
DRAFTER: FP		PAVING STREET SECTIONS	
DESIGNER: PW			
CHECKED: MFW	SHEET 2 OF 3		

Westwood
Westwood Professional Services, Inc.
500 WEST 7TH STEET, SUITE 1300 T: 281.883.0103
FORT WORTH, TX 76102 F: 888.937.5150
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301
westwoodps.com

EXHIBIT D - Cross Sections



LOCAL STREET SECTION
N.T.S.

DATE: AUG2025	PROJECT NO. 0059537.00	THE RESERVE	MANSFIELD, TEXAS
DRAFTER: FP		PAVING STREET SECTIONS	
DESIGNER: PW			
CHECKED: MFW	SHEET 3 OF 3		

Westwood
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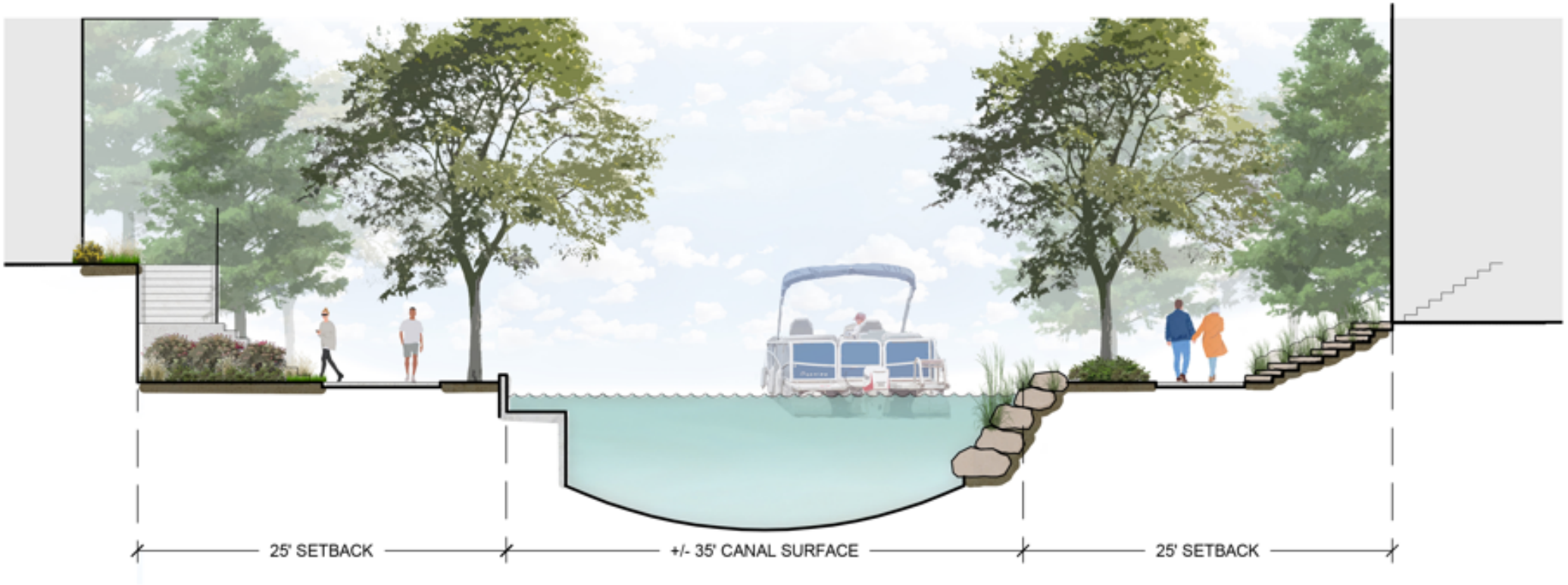
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301
westwoodps.com

EXHIBIT D - Cross Sections



TYPICAL CANAL SECTION

1"=10'-0"

*CANAL EDGE MAY VARY DEPENDING ON LOCATION

LEGAL DESCRIPTION:

BEING a tract of land situated in the E. McAnear Survey, Abstract Number 1005, the R. Bratton Survey, Abstract Number 114, S.C. Neill Survey, Abstract Number 1159, and the M. Gregg Survey, Abstract Number 555, City of Mansfield, Tarrant County, Texas, being a portion of the remainder of that tract of land described by deed to Stephen Clare Horning-Lockwood and wife Sally B. Horning-Lockwood, recorded in Volume 10470, Page 1069; Volume 10631, Page 2330; and Volume 12278, Page 1222, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northwest corner of said remainder tract and the intersection of the south right-of-way line of Nahvi Road (70 foot right-of-way), as recorded in Instrument Number D223116634, and the east right-of-way line of Cross Creek Drive (variable width right-of-way), as recorded in Instrument Number D221317609, both of said County Records (Texas State Plane Coordinate System, NAD83, Zone 4202 Grid Coordinates of N: 6892085.8, E: 2398130.0);

THENCE with said south right-of-way line, the following courses and distances:

N 60°07'36"E, 549.61 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 50.84 feet, through a central angle of 20°48'21", having a radius of 140.00 feet, the long chord which bears N 70°31'46"E, 50.56 feet;

N 80°55'57"E, 84.06 feet, to the intersection of said south right-of-way line and the east right-of-way line of Reserve Way (70 foot right-of-way), as recorded in Instrument Number D223116634, said County Records and the beginning of a non-tangent curve to the right;

THENCE with said east right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 384.95 feet, through a central angle of 40°50'40", having a radius of 540.00 feet, the long chord which bears N 08°02'32"E, 376.85 feet;

N 28°27'50"E, 375.75 feet;

N 74°40'12"E, 20.78 feet, to the intersection of said east right-of-way line and the south right-of-way line of East Broad Street (variable width right-of-way), as recorded in Instrument Number D207296017, said County Records, and the beginning of a non-tangent curve to the right;

THENCE with said south right-of-way line, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 230.62 feet, through a central angle of 11°35'26", having a radius of 1140.00 feet, the long chord which bears S 52°58'00"E, 230.22 feet;

S 47°10'17"E, 302.87 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 934.96 feet, through a central angle of 50°32'13", having a radius of 1060.00 feet, the long chord which bears S 72°26'23"E, 904.94 feet;

THENCE S 06°22'30"E, at 9.00 feet, passing the northwest corner of Lot 1, Block 1, Lockwood Village Phase 1, an addition to the City of Mansfield, Texas, by plat recorded in Instrument Number D215026092, said County Records, in all, a total distance of 74.57 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 47.55 feet, through a central angle of 23°41'22", having a radius of 115.00 feet, the long chord which bears S 18°13'02"E, 47.21 feet;

THENCE S 30°03'53"E, 218.97 feet, to the southwest corner of said Lot 1;

THENCE N 60°07'07"E, 348.68 feet, to the southeast corner of said Lot 1 and the west right-of-way line of Matlock Road (variable width right-of-way) and being the west line of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 2), said County Records;

THENCE with said west right-of-way line, the following courses and distances:

S 29°53'36"E, 567.59 feet;

S 33°04'22"E, 90.14 feet;

S 29°53'35"E, 85.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 530.73 feet, through a central angle of 30°33'42", having a radius of 995.00 feet, the long chord which bears S 14°36'44"E, 524.47 feet;

S 00°40'09"W, 128.42 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 221.18 feet, through a central angle of 110°11'58", having a radius of 115.00 feet, the long chord which bears S 05°07'19"W, 188.63 feet, to the most southerly corner of said Tract 2 (D206033652);

S 29°48'20"E, 78.86 feet, to the most northerly corner of that tract of land described by permanent right-of-way document, recorded in Instrument Number D206033652 (Tract 1), said County Records, and the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 349.74 feet, through a central angle of 18°08'05", having a radius of 1105.00 feet, the long chord which bears S 20°34'14"E, 348.29 feet;

S 29°38'17"E, 177.85 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 44.84 feet, through a central angle of 05°07'57", having a radius of 500.61 feet, the long chord which bears S 27°04'12"E, 44.83 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 58.66 feet, through a central angle of 06°22'11", having a radius of 527.61 feet, the long chord which bears S 27°41'26"E, 58.63 feet;

S 29°38'21"E, 81.27 feet, to the intersection of said west right-of-way line and the northwest right-of-way line of Heritage Parkway (variable width right-of-way) and the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 89.85 feet, through a central angle of 88°45'46", having a radius of 58.00 feet, the long chord which bears S 14°44'36"W, 81.13 feet;

THENCE with said northwest right-of-way line, the following courses and distances:

S 59°07'30"W, 743.20 feet;

N 75°51'45"W, 21.21 feet;

N 30°52'30"W, 8.22 feet;

S 59°07'30"W, 60.00 feet;

S 30°52'30"E, 8.22 feet;

S 14°07'30"W, 21.21 feet;

S 59°07'30"W, 475.92 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 85.04 feet, through a central angle of 07°09'54", having a radius of 680.00 feet, the long chord which bears S 62°42'27"W, 84.98 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 66.17 feet, through a central angle of 07°13'16", having a radius of 525.00 feet, the long chord which bears S 62°40'46"W, 66.12 feet;

S 59°08'32"W, 156.53 feet, to the most southerly southwest corner of said remainder tract and the intersection of said northwest right-of-way line and the northeast right-of-way line of Regency Parkway (70 foot right-of-way), as recorded in Instrument Number D217170559, said County Records;

THENCE with said northeast right-of-way line, the following courses and distances:

N 75°40'40"W, 21.14 feet;

N 30°28'41"W, 25.14 feet;

N 30°23'23"W, 51.59 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 278.96 feet, through a central angle of 17°29'15", having a radius of 914.00 feet, the long chord which bears N 39°08'02"W, 277.88 feet;

THENCE N 42°26'40"E, 46.96 feet, departing said northeast right-of-way line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 94.79 feet, through a central angle of 20°53'18", having a radius of 260.00 feet, the long chord which bears N 52°53'19"E, 94.26 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 83.17 feet, through a central angle of 18°19'42", having a radius of 260.00 feet, the long chord which bears N 54°10'07"E, 82.82 feet, to the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, an arc distance of 36.78 feet, through a central angle of 08°06'19", having a radius of 260.00 feet, the long chord which bears N 49°03'26"E, 36.75 feet;

THENCE N 53°06'35"E, 110.78 feet, to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 344.48 feet, through a central angle of 26°19'00", having a radius of 750.00 feet, the long chord which bears N 39°57'05"E, 341.46 feet;

THENCE N 26°47'35"E, 26.61 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right an arc distance of 112.80 feet, through a central angle of 64°18'23", having a radius of 100.50 feet, the long chord which bears N 36°32'00"W, 106.97 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 631.57 feet, through a central angle of 25°13'33", having a radius of 1434.50 feet, the long chord which bears N 79°44'19"W, 626.49 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 108.10 feet, through a central angle of 30°58'05", having a radius of 200.00 feet, the long chord which bears N 82°36'34"W, 106.79 feet;

THENCE S 81°54'23"W, 36.99 feet, to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, an arc distance of 265.51 feet, through a central angle of 32°01'34", having a radius of 475.00 feet, the long chord which bears S 07°55'10"W, 262.06 feet, to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, an arc distance of 260.82 feet, through a central angle of 12°27'12", having a radius of 1200.00 feet, the long chord which bears S 17°42'21"W, 260.31 feet, returning to said northeast right-of-way line and being the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left and said northeast right-of-way line, an arc distance of 18.78 feet, through a central angle of 01°10'38", having a radius of 914.00 feet, the long chord which bears N 78°09'32"W, 18.78 feet, to the most westerly southwest corner of said remainder tract and the southeast corner of Lot 1, Block 1, 75 Regency Addition, an addition to said City of Mansfield, plat recorded in Instrument Number D219212887, said County Records;

THENCE N 29°09'31"W, 1149.35 feet, with the west line of said remainder tract, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D221127079 and the most easterly corner of Lot 1, Block 3, McCaslin Business Park, an addition to said City of Mansfield, plat recorded in Cabinet A, Slide 8669, both of said County Records;

THENCE N 29°36'36"W, 1149.94 feet, with said west line, to the northeast corner of a 35 foot right-of-way dedication recorded in Instrument Number D216107477 and the southeast corner of a 30 foot right-of-way dedication recorded in Instrument Number D221317609, both of said County Records, and being in the aforementioned east right-of-way line of Cross Creek Drive;

THENCE N 30°07'05"W, 355.04 feet, with said east right-of-way line and continuing with said west line, to the Point of Beginning and containing 6,667,848 square feet or 153.073 acres of land more or less.

"Integral Parts of this Document"

1. Description (5 Pages)
2. Exhibit

"This document was prepared under 22 TAC 138.95 and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared"