

ORDINANCE NO. _____
File No. Z0518-0038

AN ORDINANCE AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM PLANNED DEVELOPMENT – OFFICE TO PLANNED DEVELOPMENT – TOWNHOMES ON PROPERTY LOCATED AT 2920 GUS THOMASSON ROAD; ALLOWING A TOWNHOME DEVELOPMENT SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

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

SECTION 1. That the Mesquite Zoning Ordinance is amended by approving a change of zoning from Planned Development – Office to Planned Development – Townhomes to allow a townhome development subject to the following stipulations:

- (1) Except as otherwise provided in this section, the plat and site plan for the property shall comply with the Planned Development (PD) Standards and the Standard 50' Right-of-Way (ROW) Detail, and shall conform substantially to the Concept Plan and the Typical Building Landscape Details, as provided in Attachment 1, which is made a part of this ordinance for all purposes.
 - The PD Standards are provided as Exhibit A of Attachment 1.
 - The Legal Description and Surveys are provided as Exhibit B of Attachment 1.
 - The Concept Plan is provided as Exhibit C of Attachment 1.
 - The Standard 50' ROW Detail is provided as Exhibit D of Attachment 1.
 - The Typical Building Landscape Details are provided as Exhibit E of Attachment 1.
- (2) Street trees shall be required and planted along Gus Thomasson Road to establish an opaque, living screen using evergreen trees.
- (3) The maximum number of dwelling units shall not exceed 227 units.

- (4) Interconnectivity among all open space lots is required. For purposes of these stipulations, interconnectivity means linked through pedestrian routes/pathways that connect each open space lot.
- (5) A total of five amenities must be incorporated into the development. The amenities may be from the following list, or other similar amenities, as approved by the Director, which offer recreational opportunities or aesthetic enhancement of the property:
 - Dog park
 - Walking paths and benches
 - Plaza or other common open space, provided the space has a minimum 10,000 square feet of land area, is not within the public right-of-way, is connected to the PD District's system of sidewalks, and is designated for walking and other passive recreation
 - Community gathering area for Home Owners' Association - organized events
 - Picnic area
 - Rock garden
 - Landscape trees and beds in common areas
 - Entry monuments at all entrances into the development
 - Multiple floor plans
 - Decorative paving at key intersections
 - Water features such as a water fountain or pond
 - Historical markers

SECTION 2. That the subject property is currently undeveloped and includes approximately 36.47 acres within the remainder of Triangle East Addition, Block 2, Lots 2, 3 and 4, City of Mesquite, Dallas County, Texas, and located at 2920 Gus Thomasson Road. The legal description of the subject property and surveys are provided as Exhibit B of Attachment 1.

SECTION 3. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.

SECTION 4. That the property described in Section 2 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this

ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 7. That this ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of February 2019.

Stan Pickett
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED:



David L. Paschall
City Attorney

ATTACHMENT 1

File No. Z0518-0038

EXHIBIT A of Attachment 1

The PD Standards

File No. Z0518-0038

EXHIBIT A

A. LOT, SETBACK AND BUILDING STANDARDS

1. Minimum Lot Area: **1,870 square feet**
2. Minimum Lot Depth: **85 feet**
3. Minimum Lot Width: **22 feet**
4. Minimum Front Yard: **10 feet – rear entry**
5. Minimum Exterior Side Yard (from any public or private street, drive or alley): **10 feet**
6. Minimum Interior Side Yard: **Per Fire Code, 5 feet from property line**
7. Minimum Rear Yard: **20 feet – rear entry**
8. Maximum Density: **8.5 units per net acre**
9. Minimum Living Area: **1,400 square feet**
10. Maximum Height: **2 stories, but up to 35 feet on interior lots**
11. Minimum Exterior Fire-Resistant Construction (Masonry): **90 percent of the total exterior wall, 100 percent of the façade facing Gus Thomasson Road**
12. Minimum Separation Between Buildings: **20 feet**
13. Maximum Number of Units per Building: **6 units**
14. Minimum Open Space: **Refer to Exhibit C for open space locations**
15. Parking: Resident parking - **2 covered off-street spaces per unit (2 car garage)**
Resident/Visitor parking – **2 tandem off-street spaces per lot (tandem to garage)**
16. Minimum Right-of-Way: **50 feet, refer to Exhibit D1 for typical section**

B. RECREATIONAL FACILITIES AND SUMMARY OF AMMENITIES

Recreational and community facilities, including community buildings, and playground areas, etc. shall be considered in the review of the planned development. Some amenities to be considered include the following:

- Decorative paving at key intersections
- Community gathering area for all residents with HOA organized events
- Recreational areas
- Parking located in the rear of all buildings to provide a clean looking community
- Interconnectivity among all open space lots on site
- Proximity to a large city park that will provide residents easy access from their dwelling unit

- Urban-style feel with proximity of units to street frontage
- Urban style landscaping with clean streetscape
- Landscape trees and beds common areas
- Landscaping beds
- Abundance of street trees spaced every 40' along the right of way
- HOA to maintain all landscaping to ensure presentable upkeep
- Benches and walkability throughout site
- Multiple floor plans to provide a variety of elevation looks
- Multiple brick colors on building façade
- Entry monuments

C. SCREENING

A wrought iron fence with living screen minimum six (6) feet in height**, shall be erected and maintained at the perimeter of the district along Gus Thomasson Road. Provided, however, that such fence shall not be required to extend into a required front or exterior side yard and shall not be erected so as to obstruct traffic visibility at alley, street or drive intersections.

D. PARKING AND STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT

The Planned Development district shall stipulate that no recreation vehicle, motorhome, watercraft or other equipment greater than six feet in height when mounted on its transporting trailer shall be parked or stored on any lot with a dwelling unit. Regardless of height, no such equipment shall be parked or stored on any street for longer than 24 hours.

E. LANDSCAPING AND OPEN SPACE

1. Submission: The concept plan submitted with the Planned Development application shall evidence compliance with the open space requirements of this Section. A landscape plan conforming with the requirements of 1A-201 and this Section shall be submitted with the development site plan.
2. Open Space: Not less than 38 percent of the gross area in the district, excluding the lots with dwelling units, shall be maintained as previous open space.
3. Landscaping: All lots with dwelling units including rights-of way, shall be landscaped with turf grass, irrigated and planted with trees in accordance with 1A-203(A).

F. HOMEOWNERS' ASSOCIATION

Before issuance of building permits for a project containing any common areas or community facilities, it shall be necessary to assure the City that provisions have been made for adequate upkeep and maintenance of such area and facilities through the creation of a homeowners or maintenance association established to maintain and manage all such common areas and community facilities. Documents creating such association shall grant the City the right to collect maintenance fees and provide maintenance in the event that the association fails to do so.

E. ADDITIONAL EXHIBITS

See attached exhibits for additional information:

Exhibit B – Legal Description

Exhibit C – Concept Site Plan

Exhibit D –Standard 50' ROW Detail

Exhibit E – Typical Building Landscape Details

EXHIBIT B of Attachment 1

Legal Description and Surveys

File No. Z0518-0038

EXHIBIT B

PROPERTY DESCRIPTION:

BEING a 36.466 acre tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, being all of Lot 3 and 4 of Triangle East Addition, an addition to the City of Mesquite, Dallas County, Texas, plat recorded in Volume 94008, Page 4314, Plat Records, Dallas County, Texas, also being described in a deed to Mesquite Joint Venture in Volume 2001035, Page 5190, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(NAD83) (US Foot) with a combined scale factor of 1.000136506);

BEGINNING at a 1/2 inch rebar found for the southwest corner of Lot 4-A, Block 2 of Triangle East Addition, recorded in Instrument Number 201500167836, Official Public Records, Dallas County, Texas, also being the northwest corner of said subject property, and lying on the east right of way line of Gus Thomasson Road (Called 100 foot right of way as shown in Instrument Number 201500167836);

THENCE North 80 degrees 15 minutes 50 seconds East, departing the East right of way line of said Gus Thomasson Road, with the south line of said Lot 4-A, passing a 1/2 inch rebar found with a cap stamped "6173" at the southeast corner of said Lot 4-A same being the southwest corner of Lot 4-B of said second referenced Triangle East Addition, a distance of 501.95 feet and continuing with the south line of said Lot 4-B, a total distance of 582.92 feet to a 1/2 inch rebar capped found for the northeast corner of said subject property;

THENCE North 80 degrees 15 minutes 54 seconds East, with the south line of said Lot 4-B a distance of 169.47 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said Lot 4-B and lying on the west line of a tract of land conveyed to Mesquite ISD in deed recorded in Volume 2003254, Page 9004, Deed Records, Dallas County, Texas also being a portion of Lot 5, Block 2 of said first referenced Triangle East Addition;

THENCE South 10 degrees 00 minutes 53 seconds East with the west line of said Lot 5, same being the west line of said Mesquite ISD tract, also being a tract of land conveyed to Town East Dealership in deed recorded in Volume 2001142, Page 5699, Deed Records, Dallas County, Texas a total distance of 583.54 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said Town East Dealership tract;

THENCE North 80 degrees 35 minutes 38 seconds East, with the south line of said Town East Dealership tract, a distance of 115.04 feet to a 1/2 inch rebar capped "Halff" found for the northwest corner of a tract of land conveyed to Town East Dealership in deed recorded in Instrument Number 200600117214, Deed Records, Dallas County, Texas and lying on the south line of said first referenced Town East Dealership tract;

THENCE South 07 degrees 30 minutes 58 seconds East departing the south line of said first referenced Town East Dealership tract, with the west line of said second referenced Town East Dealership tract, a distance of 783.57 feet to a point for the southwest corner of said second referenced Town East Dealership tract, and lying on the north line of Lot 1A, Block 2, Towne Centre Plaza Addition, an addition to the City of Mesquite, recorded in Volume 2003151, Page 165, Map Records, Dallas County, Texas from which a 1/2 inch rebar capped "Halff" found bears South 07 degrees 51 minutes 57 seconds West, a distance of 1.06 feet;

THENCE South 44 degrees 17 minutes 03 seconds West with the north line of said Lot 1A, continuing with the north line of a tract of land conveyed to City of Mesquite in deed recorded in Volume 90158, Page 2356, Deed Records, Dallas County, Texas, a distance of 349.63 feet to a point for the northernmost west corner of said City of Mesquite tract, from which a 1/2 inch rebar capped "Halff" found bears North 77 degrees 40 minutes 33 seconds East, a distance of 2.10 feet;

THENCE South 02 degrees 30 minutes 48 seconds West with the northernmost west line of said City of Mesquite tract, a distance of 326.43 feet to a point for an interior "ell" corner of said City of Mesquite tract, from which a 1/2 inch rebar capped "Halff" found bears South 30 degrees 27 minutes 56 seconds West, a distance of 2.52 feet;

THENCE South 78 degrees 46 minutes 19 seconds West with the westernmost north line of said City of Mesquite tract, a distance of 565.81 feet to a point for the southwest corner of said Lot 3, and lying on the north line of said City of Mesquite tract, from which a 1/2 inch rebar found bears South 12 degrees 32 minutes 49 seconds East, a distance of 2.54 feet;

THENCE South 78 degrees 42 minutes 24 seconds West, with the south line of said Lot 3, same being the westernmost north line of said City of Mesquite tract, a distance of 207.57 feet to a point for the southwest corner of said Lot 3, and lying on the east line of said Gus Thomasson Road, from which a 1/2 inch rebar bears South 31 degrees 13 minutes 25 seconds East, a distance of 3.25 feet;

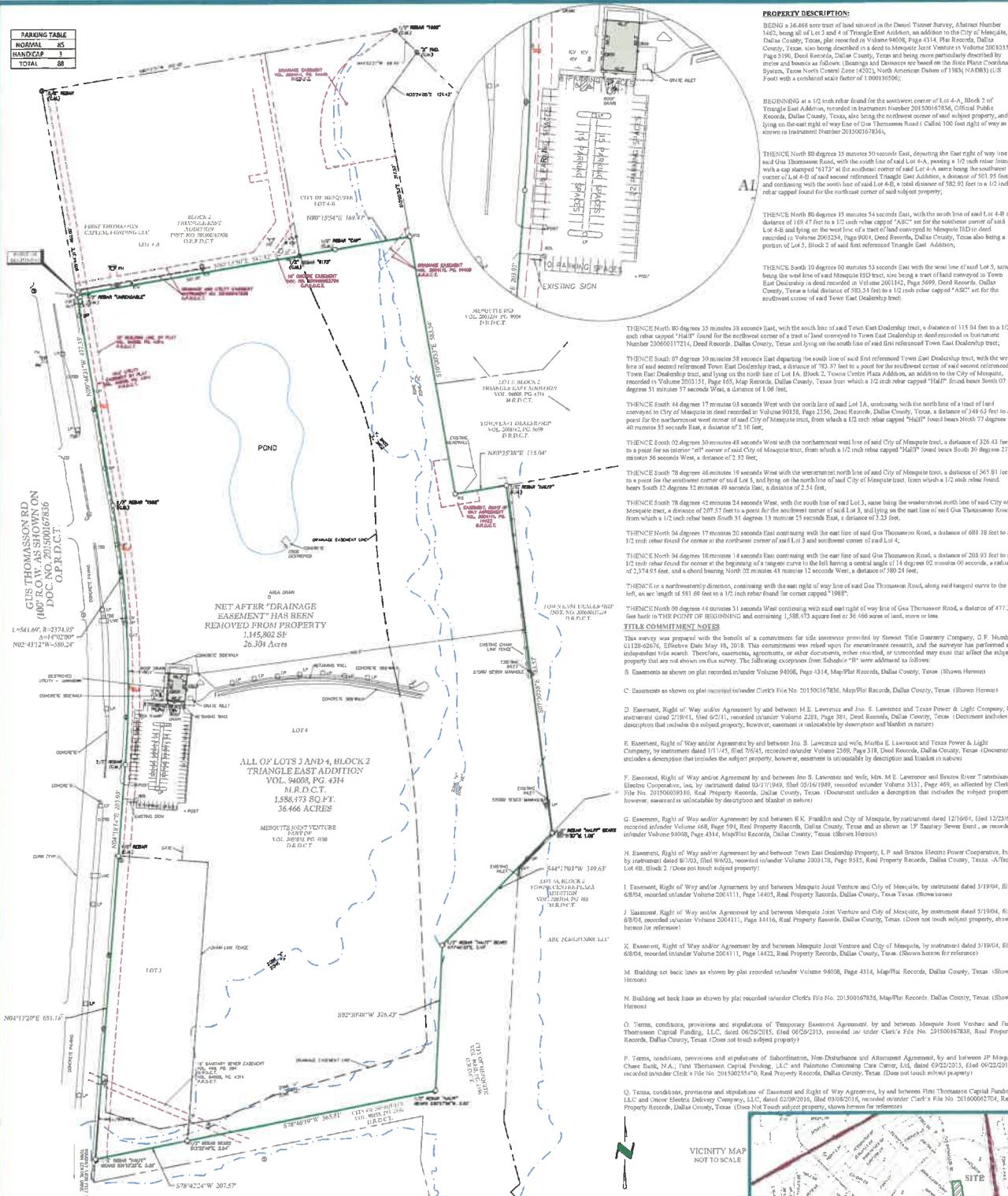
THENCE North 04 degrees 17 minutes 20 seconds East continuing with the east line of said Gus Thomasson Road, a distance of 681.18 feet to a 1/2 inch rebar found for corner at the northwest corner of said Lot 3 and southwest corner of said Lot 4;

THENCE North 04 degrees 18 minutes 14 seconds East continuing with the east line of said Gus Thomasson Road, a distance of 203.93 feet to a 1/2 inch rebar found for corner at the beginning of a tangent curve to the left having a central angle of 14 degrees 02 minutes 00 seconds, a radius of 2,374.95 feet, and a chord bearing North 02 minutes 43 minutes 12 seconds West, a distance of 580.24 feet;

THENCE in a northwesterly direction, continuing with the east right of way line of said Gus Thomasson Road, along said tangent curve to the left, an arc length of 581.69 feet to a 1/2 inch rebar found for corner capped "1988";

THENCE North 09 degrees 44 minutes 31 seconds West continuing with said east right of way line of Gus Thomasson Road, a distance of 477.35 feet back to THE POINT OF BEGINNING and containing 1,588,473 square feet or 36.466 acres of land, more or less.

| | |
|---------------|----|
| PARKING TABLE | |
| NORMAL | 85 |
| HANDICAP | 3 |
| TOTAL | 88 |



LEGEND

SURVEYOR'S NOTES

1. Bearing and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) US Faed with a coordinate scale factor of 1.0001550.
2. Elevations are referenced to The North American Datum of 1988 (NAVD88).
3. The property lies within Zoning "A", "AD" and "A" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map number 811C02706, July 1, 2014, via its map location and graphic plotting.
4. Monuments are identified specifically designated as set.
5. There was no observed evidence of a physical address on the subject property at the time of the survey.
6. For the City of Mesquite Zoning Map, the current zoning is "Office". See Table below for more reference to setbacks (acquired from Mesquite Zoning Ordinance - Complete). A Zoning Report was not provided by the client at the time of the survey.
7. There was no evidence of "recent earth moving, grading, building construction, or building addition" at the time of the survey.
8. There was no observed evidence of any field dedication on the subject property at the time of the survey.
9. Per City of Mesquite map (through file #), Gua The Masson Road is classified as "Ad-150" which requires a minimum of 120 feet right of way. Current Gua Thomas Road is a 100 foot right of way.

NOTE REGARDING UTILITIES

The Team - Ticket #1865891155 & Ticket # 581524267 - No Evidence of Utility Markings Observed at Time of Survey

| Planning Requirements | Office |
|--|--------|
| Maximum Lot Coverage % | 30 |
| Minimum Front and Rear Lot Yards [feet] | 25 |
| Minimum Interior Side and Rear Yards [feet] | |
| 1. Adjacent to Nonresidential District | 0 |
| 2. Adjacent to A District | 15 |
| 3. Adjacent to A.R. or D District | |
| a. Minimum Height [feet] (10'0") | |
| 1. With Surch. Swell (add Above (F)) | 75 |
| 2. Increase Height Permitted with Increased Setbacks (See 9-305) | YES |

SURVEYOR'S CERTIFICATE:

Notify To: Stewart Title Guaranty Company; and Mesquite Joint Venture.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6B, 8, 9, 10, 11, 13, 14, 16, 17, 18 & 20 of Table A thereof. The fieldwork

was completed on 06/06/2018.

Date of Plat or Map 06/08/2018

Thomas W. Mausk

Thomas W. Mausk
RPLS No. 5119



STATE OF TEXAS
LAND REGISTRATION AND SURVEYOR
THOMAS WILLIAMS MAUSK
5119

**ALTA/NSPS LAND
TITLE SURVEY**

Portion of Lots 3 and 4, Block 2

TRIANGLE EAST ADDITION
11 TANNER SURVEY, ABSTRACT NUMBER 1462

City of Mesquite, Dallas County, Tex.



EXHIBIT "B"
PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABSTRACT NUMBER 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a 442,272 square foot (10.15 acre) tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being part of Lots 3 and 4, Block 2 of Triangle East Addition, an addition to the City of Mesquite, Dallas County, Texas, as recorded in Volume 94008, Pages 4314 of the Deed Records of Dallas County, Texas (D.R.D.C.T), and being part of a called 59.0144 acre tract of land described in General Warranty Deed to Mesquite Joint Venture, as recorded in Volume 2001035, Page 5190, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for corner on the east right-of-way line of Gus Thomasson Road (created in Volume 69043, Page 454, a variable width right-of-way);

THENCE North 04 degrees 14 minutes 38 seconds East, with the east right-of-way line of said Gus Thomasson Road, passing at a distance of 287.75 feet to the southwest corner of said Lot 3, continuing with said east right-of-way line and the west line of said Lot 3, a distance of 338.97 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE North 04 degrees 14 minutes 38 seconds East, with the east right-of-way line of said Gus Thomasson Road and the west line of said Lot 3, a distance of 192.25 feet to a 1/2-inch set iron rod with cap for corner;

THENCE over and across said Lot 3, the following bearings and distances:

South 67 degrees 11 minutes 32 seconds East, departing the east right-of-way line of said Gus Thomasson Road and the west line of said Lot 3, a distance of 12.73 feet to a 1/2-inch set iron rod with cap for corner;

South 02 degrees 40 minutes 47 seconds West, a distance of 81.29 feet to a 1/2-inch set iron rod with cap for corner;

South 72 degrees 27 minutes 32 seconds East, a distance of 125.19 feet to a 1/2-inch set iron rod with cap for corner;

North 80 degrees 44 minutes 13 seconds East, passing at a distance of 64.53 feet to the common east line of said Lot 3 and the west line of said Lot 4, and continuing over and across said Lot 4, for a total distance of 135.66 feet to a 1/2-inch set iron rod with cap for corner;

THENCE over and across said Lot 4, the following bearings and distances:

North 66 degrees 36 minutes 45 seconds East, a distance of 132.09 feet to a 1/2-inch set iron rod with cap for corner;

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North 73 degrees 42 minutes 25 seconds East, a distance of 344.10 feet to a 1/2-inch set iron rod with cap for corner;

North 27 degrees 54 minutes 15 seconds East, a distance of 24.29 feet to a 1/2-inch set iron rod with cap for corner;

North 02 degrees 42 minutes 05 seconds West, a distance of 468.65 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the left, having a radius of 1,980.00 feet, whose chord bears North 07 degrees 34 minutes 30 seconds West, a distance of 336.43 feet;

Northerly, with said curve, through a central angle of 09 degrees 44 minutes 50 seconds, an arc distance of 336.84 feet to a 1/2-inch set iron rod with cap for corner;

North 12 degrees 26 minutes 55 seconds West, a distance of 23.74 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 2,020.00 feet, whose chord bears North 06 degrees 13 minutes 10 seconds West, a distance of 438.36 feet;

Northerly, with said curve, through a central angle of 12 degrees 27 minutes 30 seconds, an arc distance of 439.22 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of reverse curvature of a tangent circular curve to the left, having a radius of 500.00 feet, whose chord bears North 12 degrees 14 minutes 47 seconds West, a distance of 212.28 feet;

Northerly, with said curve, through a central angle of 24 degrees 30 minutes 43 seconds, an arc distance of 213.91 feet to a 1/2-inch set iron rod with cap for corner;

North 24 degrees 30 minutes 08 seconds West, a distance of 213.35 feet to a 1/2-inch set iron rod with cap for corner, said corner being the point of curvature of a tangent circular curve to the right, having a radius of 520.00 feet, whose chord bears North 18 degrees 46 minutes 15 seconds West, a distance of 103.86 feet;

Northerly, with said curve, through a central angle of 11 degrees 27 minutes 46 seconds, an arc distance of 104.03 feet to a 1/2-inch set iron rod with cap for corner on the north line of said Lot 4, Block 2 and the south line of Lot 4-B, Block 2 of Triangle East Addition, an addition to the City of Mesquite, as recorded in Instrument Number 201500167836 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

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PART OF LOTS 3 AND 4, BLOCK 2 OF TRIANGLE EAST ADDITION
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THENCE North 80 degrees 12 minutes 38 seconds East, with the north line of said Lot 4 and the south line of said Lot 4-B, a distance of 248.62 feet to a 1/2-inch set iron rod with cap for corner for the northeast corner of said Lot 4 and the southeast corner of Lot 4-B;

THENCE with the east line of said Lot 4, the following bearings and distances:

South 10 degrees 02 minutes 37 seconds East, with the west line of Lot 5, a distance of 584.22 feet to a 1/2-inch set iron rod with cap for a common "ell" corner of said Lot 4 and Lot 5;

North 80 degrees 31 minutes 57 seconds East, with the south line of said Lot 5, a distance of 115.26 feet to a 1/2-inch set iron rod with cap for corner on the west line of Tract 3 of Seeds Subdivision, an addition to the City of Mesquite, as recorded in Volume 72019, Page 1831, D.R.D.C.T.;

South 07 degrees 29 minutes 01 second East, departing the south line of said Lot 5 and with the west line of said Tract 3, a distance of 784.36 feet to 1/2-inch set iron rod with cap for the southwest corner of said Tract 3, the easterly southeast corner of said Lot 4, said corner being on the northwest line of Lot 1A, Block 2 of Towne Centre Plaza Addition, an addition to the City of Mesquite, as described in Volume 2003151, Page 165, D.R.D.C.T.;

THENCE with the south line of said Lot 4, the following bearings and distances:

South 44 degrees 11 minutes 34 seconds West, with the northwest line of said Lot 1A, passing at a distance of 108.25 feet to a 1/2-inch found iron rod with cap stamped "WEIR" for the westerly northwest corner of said Lot 1A and the northeast corner of a called 3.778 acre tract of land described as "Tract 1" in deed to City of Mesquite, as recorded in Volume 90158, Page 2356, D.R.D.C.T., continuing with the north line of said 3.778 acre tract for a total distance of 346.97 feet to a 1/2-inch set iron rod with cap for corner;

South 03 degrees 03 minutes 32 seconds West, with the west line of said 3.778-acre tract, a distance of 329.42 feet to a 1/2-inch set iron rod with cap for an "ell" corner of said Lot 4 and said 3.778-acre tract;

South 78 degrees 41 minutes 05 seconds West, a distance of 770.61 feet to the POINT OF BEGINNING AND CONTAINING the gross area of 442,272 square feet or 10.15 acres of land, more or less. (the approximate acreage of land inside the floodplain limit is 6.41 acres, and the NET AREA of 3.74 acres is outside the 100 year floodplain limit)

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CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown hereon are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.000136506.

This metes and bounds description was prepared with an exhibit of even date.

This survey was prepared without the benefit of a title commitment. Easement may exists where none are shown.

Getsy J. Suthan
Registered Professional Land Surveyor
Texas No. 6449
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
713-588-2466
TBPLS Firm No. 10029600

0 50 100 150 200

SCALE: 1"=100'



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DANIEL TANNER SURVEY,
ABSTRACT NO. 1462

POINT OF BEGINNING

GUS THOMASSON ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 69043, PAGE 454

NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. 2011 Adjustment, Epoch 2010.00.
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

LEGEND

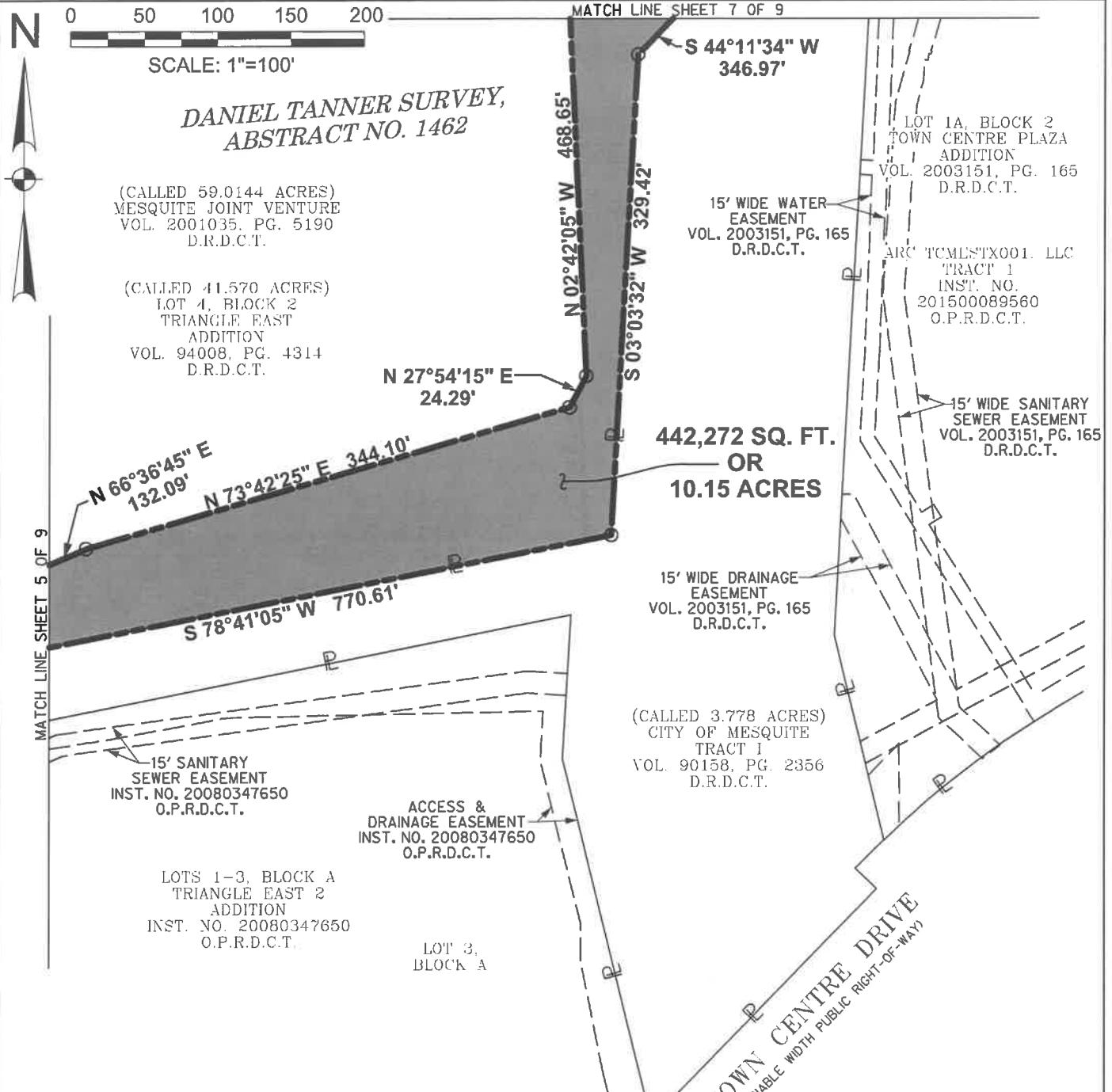
O 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC
N CAP STAMPED "HALFF" (UNLESS NOTED)
— SAME PROPERTY OWNERSHIP
EASEMENT LINE
P PROPERTY LINE
(C.M.) CONTROLLING MONUMENT
FIR FOUND IRON ROD
VOL. PG. VOLUME AND PAGE
INST. NO. INSTRUMENT NUMBER
D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORD DALLAS COUNTY,
TEXAS

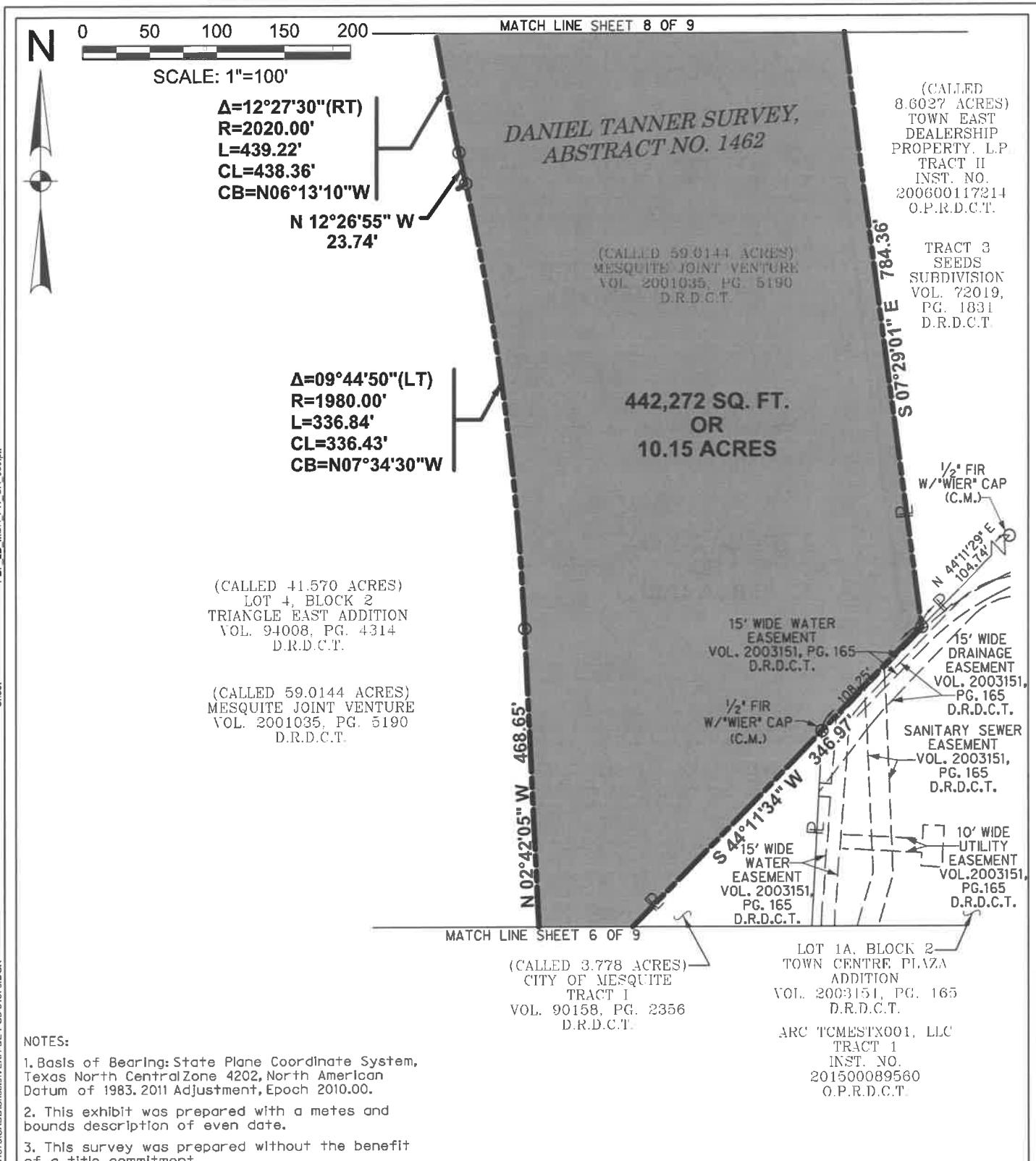
MESQUITE
T E X A S
Real. Texas. Service.

PAGE 5 OF 9

EXHIBIT "A"
PART OF LOTS 3 AND 4, BLOCK 2
TRIANGLE EAST ADDITION
SITUATED IN THE
DANIEL TANNER SURVEY, ABST. NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCAI E: 1st=100 (214)346-6200 AVO 31576 AUGUST, 2018





NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, 2011 Adjustment, Epoch 2010.00.
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

LEGEND

| | |
|--------------|--|
| O | 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED) |
| P | EASEMENT LINE |
| (C.M.) | PROPERTY LINE |
| FIR | CONTROLLING MONUMENT |
| VOL. PG. | FOUND IRON ROD |
| INST. NO. | VOLUME AND PAGE |
| D.R.D.C.T. | INSTRUMENT NUMBER |
| O.P.R.D.C.T. | DEED RECORDS DALLAS COUNTY, TEXAS |
| | OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS |

MESQUITE

TEXAS

Real. Texas. Service.

T E X A S
Real. Texas. Service.

PAGE 7 OF 9

EXHIBIT "A"

EXHIBIT A
PART OF LOTS 3 AND 4, BLOCK 2
TRIANGLE EAST ADDITION

**SITUATED IN THE
DANIEL TANNER SURVEY, ABST. NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

HALFF

TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=100' (214)346-6200 AVO. 31576 AUGUST, 2018



(CALLED 59.0144 ACRES)
MESQUITE JOINT VENTURE
VOL. 2001035, PG. 5190
D.R.D.C.T.

$\Delta=24^{\circ}30'43''$ (LT)
R=500.00'
L=213.91'
CL=212.28'
CB=N12°14'47"W

(CALLED 41.570 ACRES)
LOT 4, BLOCK 2
TRIANGLE EAST ADDITION
VOL. 94008, PG. 4314
D.R.D.C.T.

*DANIEL TANNER SURVEY,
ABSTRACT NO. 1462*

$\Delta=12^{\circ}27'30''$ (RT)
R=2020.00'
L=439.22'
CL=438.36'
CB=N06°13'10"W

(CALLED 59.0144 ACRES)
MESQUITE JOINT VENTURE
VOL. 2001035, PG. 5190
D.R.D.C.T.

442,272 SQ. FT.
OR
10.15 ACRES

TOWN EAST DEALERSHIP
PROPERTY, L.P.
VOL. 2001142, PG. 5699
D.R.D.C.T.

(CALLED 9.292 ACRES)
LOT 5, BLOCK 2 OF
TRIANGLE EAST ADDITION
VOL. 94008, PG. 4314
D.R.D.C.T.

(CALLED
8.6027 ACRES)
TOWN EAST DEALERSHIP
PROPERTY, L.P.
TRACT II
INST. NO. 200600117214
O.P.R.D.C.T.

TRACT 3
SEEDS
SUBDIVISION
VOL. 72019,
PG. 1831
D.R.D.C.T.

MATCH LINE SHEET 7 OF 9

NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, 2011 Adjustment, Epoch 2010.00.
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

LEGEND

| | |
|--------------|--|
| ○ | 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED) |
| — — — | EASEMENT LINE |
| ■ | PROPERTY LINE |
| (C.M.) | CONTROLLING MONUMENT |
| FIR | FOUND IRON ROD |
| VOL. PG. | VOLUME AND PAGE |
| INST. NO. | INSTRUMENT NUMBER |
| D.R.D.C.T. | DEED RECORDS DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS |

MESQUITE
TEXAS
Real. Texas. Service.

PAGE 8 OF 9

EXHIBIT "A"
PART OF LOTS 3 AND 4, BLOCK 2
TRIANGLE EAST ADDITION
SITUATED IN THE

DANIEL TANNER SURVEY, ABST. NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

HALFF

TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=100' (214)346-6200 AVO. 31576 AUGUST, 2018

0 50 100 150 200

SCALE: 1"=100'

N

DANIEL TANNER SURVEY,
ABSTRACT NO. 1462

LOT 4-A, BLOCK 2
TRIANGLE EAST ADDITION
INST. NO. 201500167836
O.P.R.D.C.T.

(CALLED 5.3009 ACRES)
FIRST THOMASSON CAPITAL
FUNDING LLC
INST. NO. 201500167837
O.P.R.D.C.T.

LOT 4-B, BLOCK 2
TRIANGLE EAST ADDITION
INST. NO. 201500167836
O.P.R.D.C.T.

CITY OF MESQUITE
INST. NO. 201700120325
O.P.R.D.C.T.

TOWN EAST DEALERSHIP
PROPERTY, L.P.
VOL. 2001142, PG. 5699
D.R.D.C.T.

(CALLED 9.292 ACRES)
LOT 5, BLOCK 2 OF
TRIANGLE EAST ADDITION
VOL. 94008, PG. 4314
D.R.D.C.T.

$\Delta=11^{\circ}27'46''$ (RT)
R=520.00'
L=104.03'
CL=103.86'
CB=N18°46'15"W

(CALLED 41.570 ACRES)
LOT 4, BLOCK 2
TRIANGLE EAST ADDITION
VOL. 94008, PG. 4314
D.R.D.C.T.

(CALLED 59.0144 ACRES)
MESQUITE JOINT VENTURE
VOL. 2001035, PG. 5190
D.R.D.C.T.

(CALLED 59.0144 ACRES)
MESQUITE JOINT VENTURE
VOL. 2001035, PG. 5190
D.R.D.C.T.

442,272 SQ. FT.
OR
10.15 ACRES

MATCH LINE SHEET 8 OF 9

NOTES:

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. 2011 Adjustment, Epoch 2010.00.
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

LEGEND

- 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
- EASEMENT LINE
- PROPERTY LINE
- (C.M.) CONTROLLING MONUMENT
- FIR FOUND IRON ROD
- VOL. PG. VOLUME AND PAGE
- INST. NO. INSTRUMENT NUMBER
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS

MESQUITE
TEXAS
Real. Texas. Service.

PAGE 9 OF 9

PRELIMINARY
PRELIMINARY
This document shall not
be recorded for any
purpose and shall not be
used or viewed or relied upon
as a final survey document.
Release date: 08/07/2018
Getsy J. Suthan
RPLS 6449

FOR REVIEW & COMMENT

EXHIBIT "A"
PART OF LOTS 3 AND 4, BLOCK 2
TRIANGLE EAST ADDITION

SITUATED IN THE
DANIEL TANNER SURVEY, ABST. NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

HALFF

TBPLS FIRM NO. 10029600

HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS ~ 75081-2275
SCALE: 1"=100' (214)346-6200 AVO. 31576 AUGUST, 2018

EXHIBIT C of Attachment 1

The Concept Plan

File No. Z0518-0038



CONCEPT PLAN NOTES:

1. THIS SITE PLAN IS CONSIDERED CONCEPTUAL IN NATURE AND INTENDED TO BE USED AS A GENERAL GUIDE DURING THE CITY'S FORMAL SITE PLAN AND PLATTING PROCESS. VARIATIONS TO THE SITE PLAN ARE ALLOWED, HOWEVER THE DEVELOPMENT SHALL ADHERE TO THE STANDARDS NOTED WITHIN EXHIBIT A.
2. THE 10.156 AC. CREEK DEDICATION AREA ALONG THE EAST AND SOUTH PORTIONS OF THE PROPERTY NOTED AS OPEN SPACE ON THIS CONCEPT PLAN SHALL COUNT TOWARDS THE OPEN SPACE REQUIREMENTS FOR THIS DEVELOPMENT.
3. WITH EXCEPTION TO THE STREET SECTIONS NOTED WITHIN THIS PD, THIS DEVELOPMENT SHALL MEET ALL PUBLISHED CITY OF MESQUITE ENGINEERING STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY OF MESQUITE ENGINEERING AND PLANNING DEPARTMENTS.
4. A 6' TALL WROUGHT IRON FENCE WITH LIVING SCREEN SHALL BE CONSTRUCTED ALONG GUS THOMASSON RD AS STATED IN THE PD, HOWEVER SHALL NOT BE CONSTRUCTED IN AREAS AS TO OBSTRUCT TRAFFIC VISIBILITY.

EXHIBIT 'C'
of
CLOVERLEAF
THE
CITY OF MESQUITE
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75205
972-305-9200

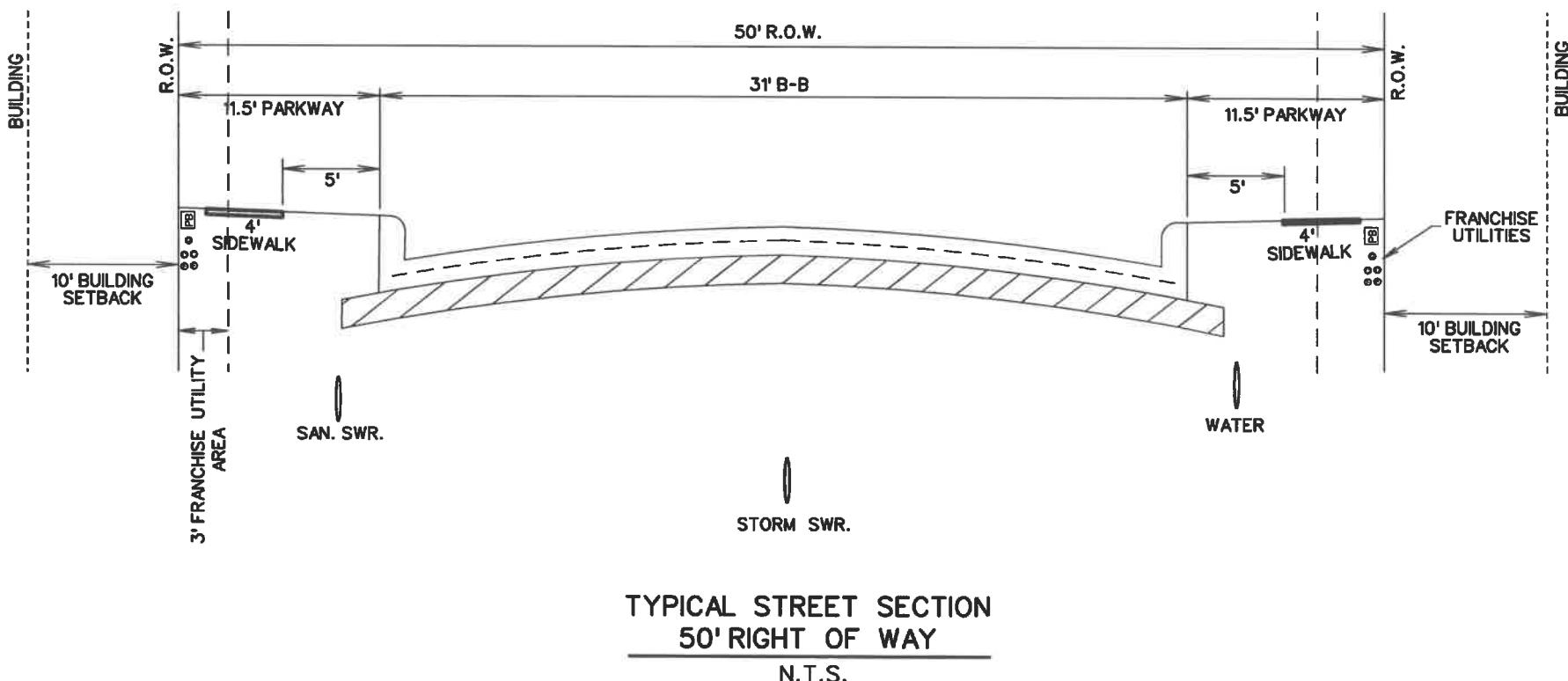
JANUARY 2019 SCALE: 1" = 100'

EXHIBIT D of Attachment 1

The Standard 50' ROW Detail

File No. Z0518-0038

EXHIBIT D



CORWIN ENGINEERING, INC.

200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200

TYPICAL STREET SECTION
CLOVERLEAF
CITY OF MESQUITE
DALLAS COUNTY, TEXAS

EXHIBIT E of Attachment 1

The Typical Building Landscape Details

File No. Z0518-0038

EXHIBIT E

| TYP. SHRUBS | |
|-------------|------------------------|
| SYMBOL | COMMON NAME |
| (1) | ABELIA |
| (2) | DIAMOND BURFORD HOLLY |
| (3) | GULF STREAM NANDINA |
| (4) | HARBOUR DWARF NANDINA |
| (5) | ELEANOR TIBOR HAWTHORN |
| (6) | ANTHONY WATERER SPIREA |
| (7) | FEATHER REED GRASS |
| (8) | MEXICAN FEATHER GRASS |
| (9) | ANDORRA JUNIPER |
| (10) | WINTERGREEN BOXWOOD |
| (11) | CLEYERA |
| (12) | NELLE R. STEVENS HOLLY |

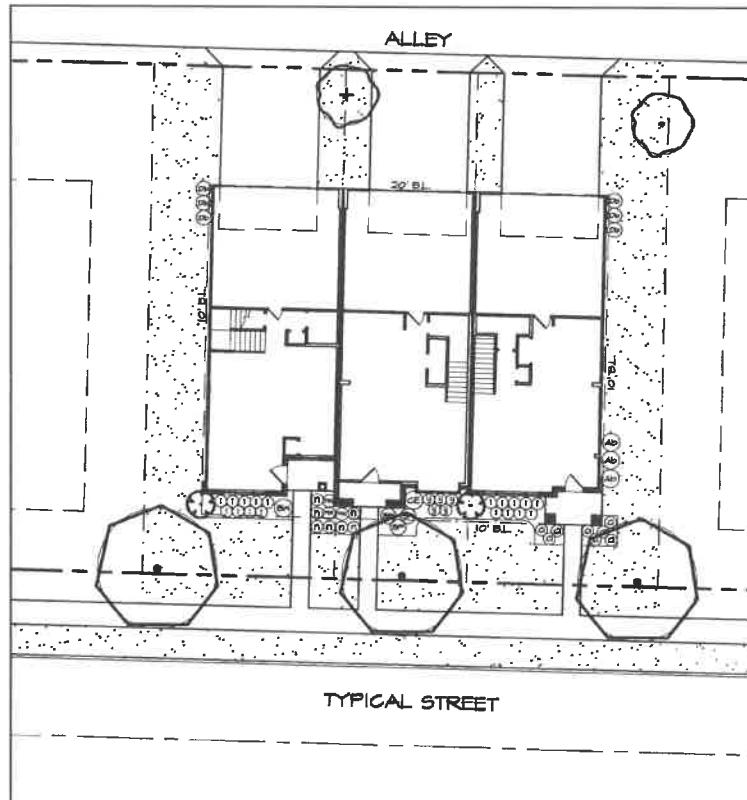
| TURF GRASS | |
|------------|---------------------------|
| | SPFGRASS BERMUDA GRASS |

| GROUNDCOVER MISCCELLANEOUS | |
|----------------------------|----------------------|
| | EUONYX WINTERCREEPER |

| L.F. EDGE | |
|-----------|--|
| | |

| TYPICAL LARGE TREES | | | |
|---------------------|---------------------|------------------------------------|---|
| SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
| (1) | RED OAK | <i>Quercus rubra</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |
| (2) | CEDAR ELIM | <i>Juniperus chinensis</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |
| (3) | CHINESE PISTACHE | <i>Pistacia chinensis</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |
| (4) | LIVE OAK | <i>Quercus virginiana</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |
| (5) | CHINQUAPIN OAK | <i>Quercus myrsinifolia</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |
| (6) | OCTOBER GLORY MAPLE | <i>Acer rubrum 'October Glory'</i> | 3" caliper, 10' Ht/ 5'-6' spread, S4S, straight trunk |

| TYPICAL ORNAMENTAL TREES | | | |
|--------------------------|----------------------|---------------------------------------|--|
| SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
| (1) | VITEX | <i>Vitex agnus-castus</i> | 1" caliper per trunk, 2 trunk minumum, 8' Hx8' spread, 30 gallon container, specimen |
| (2) | OKLAHOMA REDBUD | <i>Cercis canadensis 'Oklahom'</i> | 2" caliper, 8' Hx8' spread, 30 gallon container, specimen |
| (3) | BAVANNAH HOLLY | <i>Ilex opaca 'Bavannah'</i> | 2" caliper, 8' Hx8' spread, 30 gallon container, specimen |
| (4) | ARAPAHO CRAPÉ MYRTLE | <i>Lagerstroemia indica 'Arapaho'</i> | 1" caliper per trunk, 3 trunk minumum, 8' Hx8' spread, 30 gallon container, specimen |
| (5) | MUKOGOE CRAPÉ MYRTLE | <i>Lagerstroemia indica 'Mukogoe'</i> | 1" caliper per trunk, 3 trunk minumum, 8' Hx8' spread, 30 gallon container, specimen |



Typical Building Landscape

0 10 20 40
SCALE: 1" = 20'-0"

Exhibit E
Typicaal Building Landscape Details

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

History Maker
Townhomes
Mesquite, Texas

Revised Plan
CONSTRUCTION
Job No. 14055
Scale 1"=20'-0"
Drawn By JDS
Dated 10-2-2018