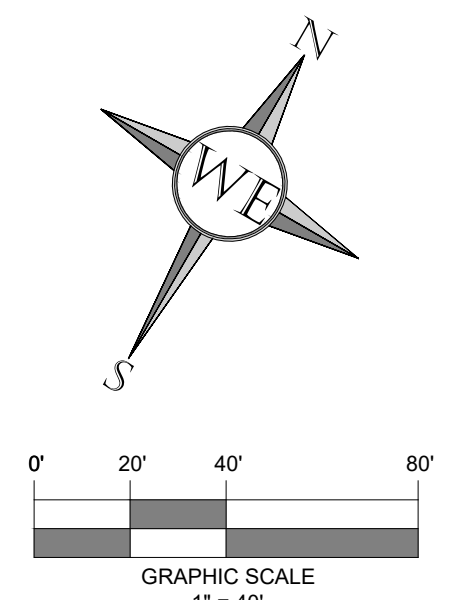
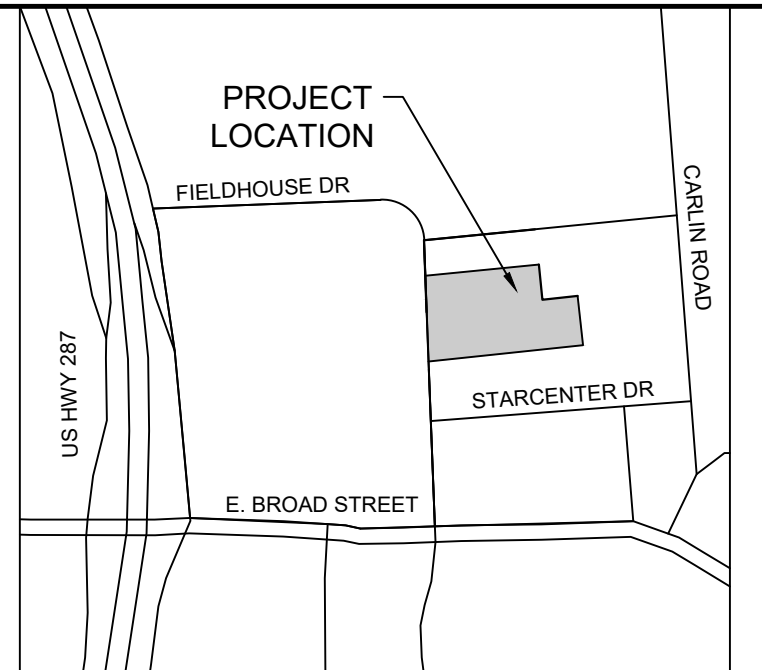


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**HOMES AT THE ALEXANDER**  
 CITY OF MANSFIELD, TEXAS  
 ZC#22-019

**SITE PLAN**

| No. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |

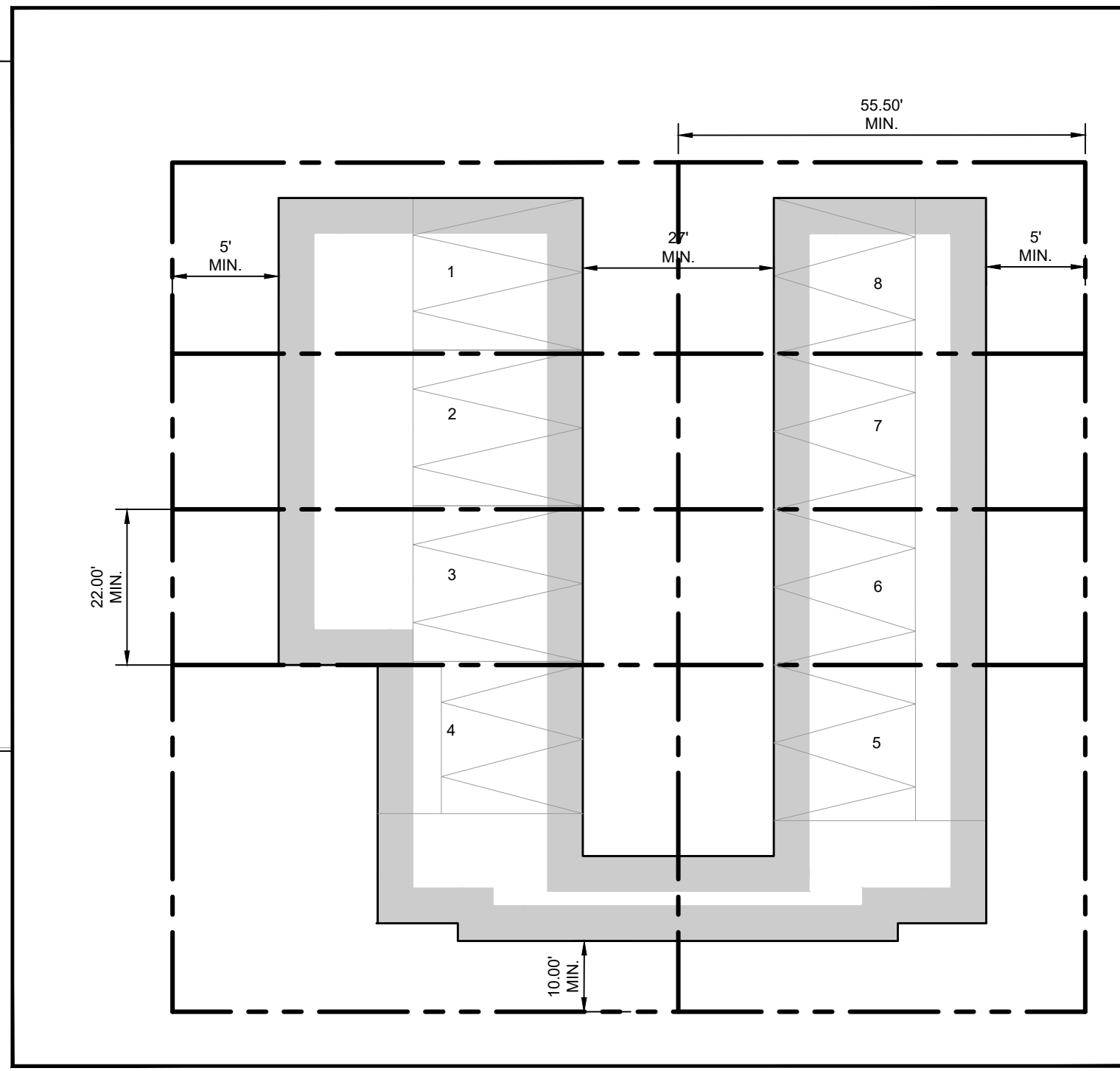


**TRACT 1**

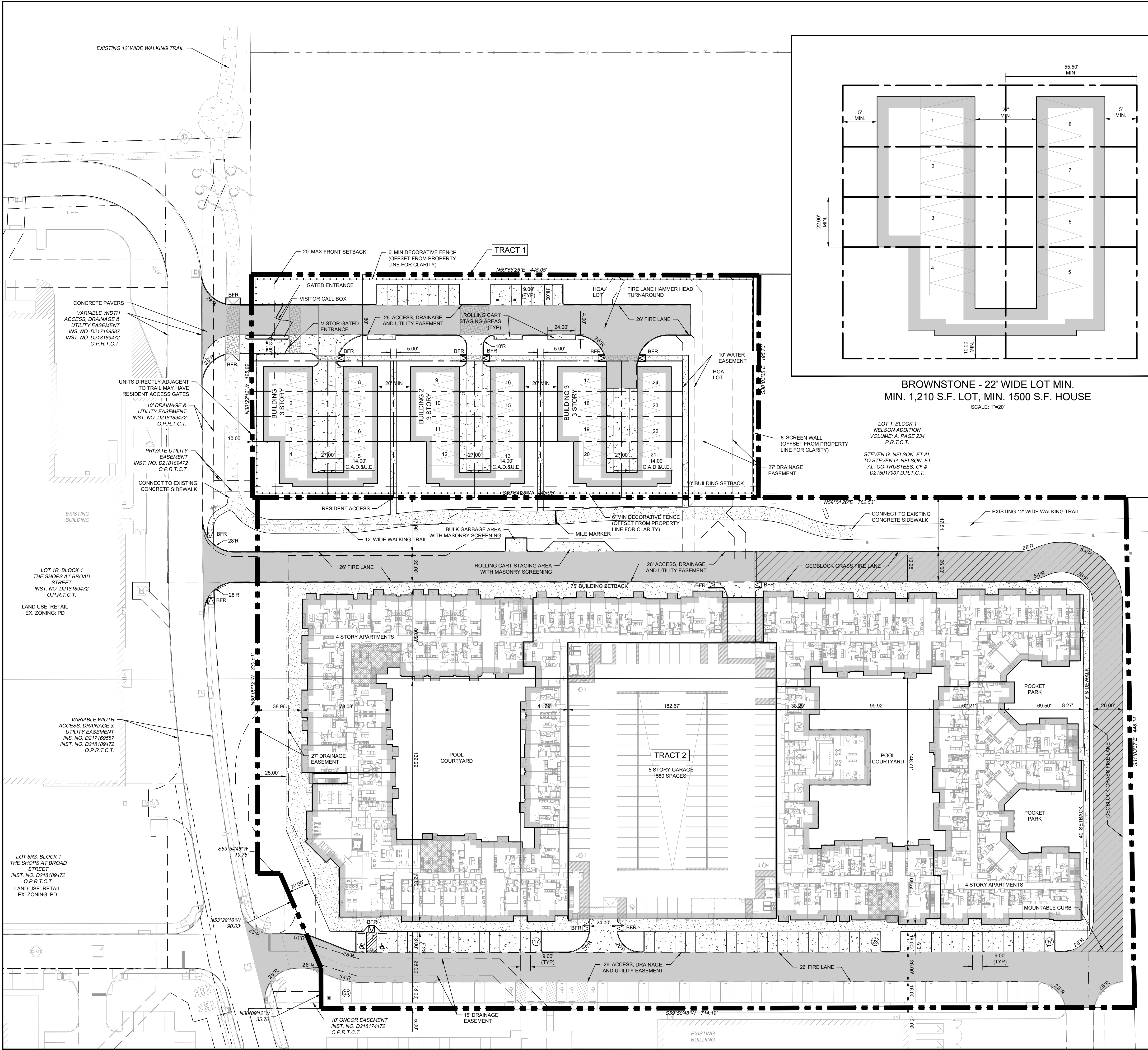
|                                |   |
|--------------------------------|---|
| SITE AREA                      | 86,908 SF, 2.00 AC.   |
| EXISTING ZONING                | SF-12/22  |
| PROPOSED ZONING                | PLANNED DEVELOPMENT   |
| RESIDENTIAL UNITS              | 24 UNITS (3 UNITS)  |
| PARKING REQUIRED               | 48 SPACES   |
| PARKING PROVIDED               | GARAGE PARKING: 48 SPACES<br>SURFACE PARKING: 15 SPACES<br>TOTAL: 63 SPACES |
| DENSITY                        | 12.00 UNITS/ACRE  |
| MIN LOT SIZE                   | 1210 SF   |
| MIN UNIT SF (EXCLUDING GARAGE) | 1500 SF   |

**TRACT 2**

|                                 |   |
|---------------------------------|---|
| SITE AREA                       | 338,489.19 SF, 7.77 AC.   |
| EXISTING ZONING                 | PLANNED DEVELOPMENT   |
| PROPOSED ZONING                 | PLANNED DEVELOPMENT   |
| RESIDENTIAL UNITS               | 388   |
| TOTAL BUILDING AREA             | 359,000 SF  |
| MAXIMUM BUILDING HEIGHT         | MAX ALLOWED: 65 FEET<br>PROPOSED: 57 FEET   |
| PARKING REQUIRED                |   |
| MULTIFAMILY (1/SPACE / BEDROOM) | 1 BEDROOM UNITS: 259<br>2 BEDROOM UNITS: 118<br>3 BEDROOM UNITS: 11<br>TOTAL REQUIRED SPACES: 528 |
| STAR CENTER                     | 170 SPACES  |
| TOTAL                           | 698 SPACES  |
| PARKING PROVIDED                |   |
| GARAGE                          | MULTIFAMILY SPACES: 528<br>STAR CENTER DESIGNATED SPACES: 52<br>TOTAL SPACES: 580                 |
| SURFACE                         | MULTIFAMILY SPACES: 7<br>STAR CENTER DESIGNATED SPACES: 115<br>TOTAL SPACES: 122                  |
| TOTAL                           | 702 SPACES  |



LOT 1, BLOCK 1  
 NELSON ADDITION  
 VOLUME A, PAGE 234  
 P.R.T.C.T.  
 STEVEN G. NELSON, ET AL  
 TO STEVEN G. NELSON, ET  
 AL, CO-TRUSTEES, CF #  
 D215017907 D.R.T.C.T.



**LEGEND**

- PROPERTY LINE
- ZONING TRACT BOUNDARY
- SETBACK LINE
- PROPOSED FIRE LANE, ACCESS AND UTILITY EASEMENT
- PROPOSED GEOBLOCK GRASS FIRE LANE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE OR PAVERS
- PARKING COUNT
- COMMON ACCESS, DRAINAGE, AND UTILITY EASEMENT
- TYPICAL

DEVELOPMENT PLAN  
 HOMES AT THE ALEXANDER  
 BEING 9.77 ACRES OUT OF THE  
 HENRY ODELL SURVEY, ABSTRACT NO. 1196  
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
 JANUARY 31, 2023  
 24 BROWNHOUSE LOTS AND 1 OPEN SPACE LOT  
 1 MULTI-FAMILY RESIDENTIAL LOT  
 ZC#22-019

**OWNER / DEVELOPER**  
 BRIDGEVIEW REAL ESTATE  
 8390 LYNDON S. JOHNSON FREEWAY, SUITE 565  
 DALLAS, TX 75243  
 CONTACT: DRU GUILLOT

**ENGINEER**  
**WESTFALL ENGINEERING**  
 1719 ANGEL PARKWAY, STE 400-206  
 ALLEN, TX 75002  
 TBPFE FIRM REG. #19101  
 CONTACT: MICHAEL WESTFALL, P.E.

**OWNER**  
 NELSON FAMILY REV TRUST  
 257 CARLIN ROAD  
 MANSFIELD, TX 76063

DATE  
 02/02/2023  
 PROJECT NO.  
 17701  
 SHEET NO.  
**EX-B1**