

Hanover

Planned Development District Standards

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Exhibit A: Legal Description

TRACT ONE

BEING A TRACT OF LAND IN THE C. VELA SURVEY, ABSTRACT NO. 851, THE E. WEST SURVEY, ABSTRACT NO. 917, AND THE S. BLAIR SURVEY, ABSTRACT NO. 72, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 204.84 ACRE TRACT OF LAND, ALL OF A CALLED 57.02 ACRE TRACT OF LAND, ALL OF A CALLED 34.9 ACRE TRACT OF LAND, ALL OF A CALLED 22.5 ACRE TRACT OF LAND, AND ALL OF A CALLED 39.31 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2171, PAGE 549, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET FOR THE SOUTHWEST CORNER OF SAID 57.02 ACRE TRACT, LOCATED IN CHAMBERS STREET;

THENCE N 31°18'34" W, CALLED N 30°00'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND GENERALLY ALONG SAID CHAMBERS STREET, A DISTANCE OF 636.19 FEET TO A P.K. NAIL SET IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 157 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 359.32 FEET, CALLED 356.31 FEET;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, AND WITH SAID CURVE TO THE LEFT HAVING A CHORD BEARING N 17°37'34" W, 170.43 FEET, AND AN ARC LENGTH OF 172.06 FEET, CALLED 170.94 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC";

THENCE N 31°20'39" W, CALLED N 30°12'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, A DISTANCE OF 518.59 FEET, CALLED 521.81 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FROM WHICH A ½" IRON ROD FOUND BEARS N 54°10'26" E, A DISTANCE OF 1.05 FEET AND A 5/8" IRON ROD FOUND BEARS N 31°07'18" E, A DISTANCE OF 4.63 FEET, SAID ½" IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 279.26 FEET, CALLED 278.32 FEET;

THENCE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD BEARING N 14°26'16" E, 400.29 FEET, AND AN ARC LENGTH OF 446.29 FEET, CALLED 445.60 FEET, TO A ½" IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE N 60°13'11" E, CALLED N 61°38'00" E, WITH THE NORTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID F.M. HIGHWAY NO. 157, A DISTANCE OF 858.17 FEET, CALLED 860.89 FEET, TO A ½" IRON ROD FOUND AT THE NORTHWESTERLY END OF A RIGHT-OF-WAY CORNER CLIP FOR THE INTERSECTION OF U.S. HIGHWAY NO. 287 AND SAID F.M. HIGHWAY NO. 157, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 37°52'32" W, A DISTANCE OF 11.08 FEET;

THENCE S 88°28'49" E, CALLED S 87°04'00" E, WITH THE NORTHERLY LINE OF SAID 57.02 ACRE TRACT AND SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 127.77 FEET, CALLED 127.00 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC", FROM WHICH A 3/8" IRON ROD WITH YELLOW CAP (UNREADABLE STAMP) BEARS S 68°14'57" E, A DISTANCE OF 14.66 FEET, AND A ½" IRON ROD FOUND BEARS S 58°24'52" E, A DISTANCE OF 40.89 FEET, SAID ½" IRON ROD SET LOCATED IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;

THENCE S 55°35'33" E, CALLED S 54°25'00" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287, AND WITH THE NORTHEASTERLY LINE OF SAID 57.02 ACRE TRACT, AT A DISTANCE OF 3,984.72 FEET, CALLED A COMBINED 3,985.89 FEET, PASSING A 1-1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 22.5 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 34.9 ACRE TRACT, IN ALL A DISTANCE OF 6,545.96 FEET, CALLED A COMBINED 6,593.09 FEET, TO A COTTON SPINDLE SET FOR THE SOUTHEAST CORNER OF SAID 39.31 ACRE TRACT, BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE NORTHWESTERLY LINE OF ELLIS STREET;

THENCE S 59°50'26" W, CALLED S 61°09'00" W, WITH THE SOUTHEASTERLY LINE OF SAID 39.31 ACRE TRACT, THEN THE SOUTHEASTERLY LINE OF SAID 204.84 ACRE TRACT, AND THE NORTHERLY LINE OF SAID ELLIS STREET, A DISTANCE OF 3,964.75 FEET, CALLED A COMBINED 3,973.20 FEET, TO A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID 204.84 ACRE TRACT, LOCATED AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID ELLIS STREET AND THE NORTHEASTERLY LINE OF SAID CHAMBERS STREET;

THENCE N 31°18'34" W, CALLED N 30°00'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 204.84 ACRE TRACT, AND GENERALLY ALONG THE NORTHEASTERLY LINE OF SAID CHAMBERS STREET, A DISTANCE OF 4,379.70 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID 204.84 ACRE TRACT, ALSO LOCATED IN THE SOUTHEASTERLY LINE OF SAID 57.02 ACRE TRACT;

THENCE S 58°41'26" W, CALLED S 60°00'00" W, WITH THE SOUTHEASTERLY LINE OF SAID 57.02 ACRE TRACT, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 356.821 ACRES (15,543,107 SQUARE FEET) OF LAND.

TRACT TWO

BEING A TRACT OF LAND PARTIALLY IN JOHNSON AND ELLIS COUNTIES, LOCATED IN THE S. BLAIR SURVEY, ABSTRACT NO. 72 IN JOHNSON COUNTY AND ABSTRACT NO. 135 IN ELLIS COUNTY, AND THE B. HOWARD SURVEY, ABSTRACT NO. 378 IN JOHNSON COUNTY AND ABSTRACT NO. 513 IN ELLIS COUNTY, AND BEING ALL OF A CALLED 98.96 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2171, PAGE 549, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP (UNREADABLE STAMP) AT THE SOUTHWEST CORNER OF SAID 98.96 ACRE TRACT, LOCATED IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONEYED TO ROBERT C. KILCHENSTEIN, ET AL AS DESCRIBED IN A DEED RECORDED IN VOLUME 1940, PAGE 560, O.P.R.J.C.T., ALSO LOCATED IN THE NORTHEASTERLY LINE OF HARDY STREET;

THENCE N 30°22'32" W, CALLED N 30°10'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 98.96 ACRE TRACT AND THE NORTHEASTERLY LINE OF SAID HARDY STREET, A DISTANCE OF 2,420.63 FEET, CALLED 2,421.40 FEET, TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID 98.96 ACRE TRACT, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HARDY STREET AND ELLIS STREET;

THENCE N 59°09'27" E, CALLED N 59°23'00" E, WITH THE NORTHWESTERLY LINE OF SAID 98.96 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID ELLIS STREET, A DISTANCE OF 1,196.83 FEET, CALLED 1,196.70 FEET, TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST

CORNER OF SAID 98.96 ACRE TRACT, LOCATED IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287;

THENCE S 55°35'33" E, CALLED S 55°22'00" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE NORTHEASTERLY LINE OF SAID 98.96 ACRE TRACT, A DISTANCE OF 2,703.00 FEET TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 98.96 ACRE TRACT AND THE NORTHEAST CORNER OF SAID KILCHENSTEIN TRACT;

THENCE S 59°59'28" W, CALLED S 60°12'00" W, WITH THE COMMON LINE BETWEEN SAID 98.96 ACRE TRACT AND SAID KILCHENSTEIN TRACT, A DISTANCE OF 2,348.44 FEET, CALLED 2,347.50 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 98.972 ACRES (4,311,224 SQUARE FEET) OF LAND.

Exhibit B

Hanover Planned Development District Standards

SECTION 1. PURPOSE AND INTENT

Hanover is a mixed-use community intended to allow for a range of single-family residential housing options, as well as townhouse and mixed-use commercial areas. Hanover will offer a variety of residential products that will provide a broad-range of distinctive and varied home sites.

The housing types and building design standards for any particular area shall be controlled by the regulations applicable to the pertinent districts delineated on the Hanover Development Plan.

The purpose and intent of this Planned Development District is also illustrated through the exhibits. In the event of a conflict between the written text and the illustrations, the written text contained herein shall control.

SECTION 2. DEFINITIONS

For the purposes of these regulations, the definitions and rules of construction found in Article 2 of the City of Mansfield's Zoning Ordinance, and any future amendments thereof, apply to development in Hanover. The terms defined below are specific to Hanover.

1. **Architectural Review Committee:** means the Architectural Review Committee created in the Hanover Covenants, Conditions and Restrictions (CC&Rs).
2. **Commercial Uses:** means a commercial use as defined in the C-2 District in the City of Mansfield Zoning Ordinance, and any future amendments thereof.
3. **Hanover Development Plan:** means the geographic plan for Hanover that establishes and delineates the boundaries of Hanover as well as land use sub-districts.
4. **Masonry:** means the following finishes: brick, stone, or man-made stone.
5. **Mixed Use:** means commercial uses within the Townhouse/Mixed Use District that may be in the same structure as a residential use or in a structure without residential uses.
6. **Residential Product:** means the different varieties of residential lots that can be constructed in Hanover.

SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION

1. All development on land located within the boundaries of Hanover must adhere to the rules and regulations set forth in these Hanover Planned Development District Standards. All development plans recorded hereunder shall limit and control all building permits.
2. Except as provided by these Hanover Planned Development District Standards, development within Hanover is governed by the applicable City regulations. In the event of any conflict or inconsistency between these Hanover Planned Development District Standards and the applicable City regulations, the terms and provisions, of these Hanover Planned Development District Standards shall control.
3. Freeway and Secondary Freeway Overlay Districts apply to this District. In the event of a conflict between the Hanover Planned Development District standards and the Overlays, the Hanover Planned Development District standards apply.

SECTION 4. ALLOCATION OF LAND USES

The final land use allocation in Hanover must comply with the Hanover Development Plan.

SECTION 5. CREATION OF DISTRICTS

1. Commercial District (C)

As shown on Exhibit C, the Commercial District is located in proximity to the freeways that frame Hanover Planned Development District. The development in the C district will include regional-serving commercial and retail uses. All development in the Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District and the Freeway Overlays, and any future amendments thereof.

2. Townhouse/Mixed Use District (TH-MU)

The Townhouse/Mixed Use District is shown on Exhibit C. The Townhouse/Mixed Use District is located in a transition area between the Residential District and Commercial District. Mixed Use Development must comply with the MF-1 Multifamily District standards for townhouse development and commercial development must comply with the C-2 District and the Freeway Overlays except as provided in the Hanover Planned Development District Standards.

3. **Residential District (R)**

Any of the following products are allowable within the Residential District in accordance with the Hanover Planned Development District Standards. The Residential District is shown on Exhibit C.

A. *Residential Product 1*

Except as provided in this District, development of the Residential Product 1 must comply with the SF-9.6 District. The Residential Product 1 is established to allow for areas of low-density residential use and associated uses. The lots are a minimum of 9,600 square feet. The Residential Product 1 is appropriate where low density residential development is desired.

B. *Residential Product 2*

Except as provided in this District, development of the Residential Product 2 must comply with the SF-8.4 District. The Residential Product 2 is established for areas of low-density residential use and associated uses. The minimum lot size for the Residential Product 2 is 8,400 square feet.

C. *Residential Product 3*

Except as provided in this District, development of the Residential Product 3 must comply with the SF-7.5 District, except the minimum lot size of 7,200 square feet.

D. *Residential Product 4*

Except as provided in this District, development of the Residential Product 4 is established for single-family residential purposes and associated uses on lots with a minimum area of 6,000 square feet.

SECTION 6. PERMITTED USES

1. **Commercial District.** The permitted uses in the Commercial District shall be those uses allowed in the City of Mansfield's C-2 Zoning District unless prohibited by the Freeway Overlay or Secondary Freeway Overlay Districts.
2. **Townhouse/Mixed Use District.** The permitted uses in the Townhouse/Mixed Use District shall be townhouse and those uses allowed in the City of Mansfield's C-2 Zoning District unless prohibited by the Freeway Overlay or Secondary Freeway Overlay Districts.
3. **Residential District.** The permitted uses in the Residential District shall be those uses allowed in the City of Mansfield's SF-9.6 Zoning District.

SECTION 7. BULK STANDARDS

1) Residential District

Development within the Residential District must comply with the following development standards table.

Detached Residential Products

Products	Min. Lot Area (sq. ft.)	Min. Floor Area (sq. ft.)	Max. Lot Coverage	Min. Lot Width (feet)	Min. Lot Depth (feet)	Min. Front Yard (feet)	Min. Interior Side Yard (feet)	Min. Exterior Side Yard (feet)	Min. Rear Yard (feet)	Max. Height (feet)
1	9,600	2,200	50%	80	120	25	7	15	15	35
2	8,400	1,900	50%	70	120	25	5	15	15	35
3	7,200	1,800	50%	60	120	25	5	15	15	35
4	6,000	1,700	50%	50	120	25	5	15	15	35

No additional side yard is required for units with more than one story.

2) Townhouse/Mixed Use District

Townhouse development within the Townhouse/Mixed Use District must comply with the following development standards table. Maximum density for townhouse development is 12.5 dwelling units per acre. Mixed Use development must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District, and any future amendments thereof.

Min. Lot Area	Min. Floor Area	Max. Lot Coverage	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Garage Side Yard (alley access)	Min. Rear Yard	Min. Garage Rear Yard (alley access)	Max. Height	Max. units per building
2,200 sq. ft.	1,200 sq. ft.	80%	20'	80'	10'	0-5'	0- 5'	10'	7'	35'	8

3. Commercial District

Development in the Commercial District must comply with the City of Mansfield's Zoning Ordinance governing development in the C-2 District, and any future amendments thereof.

SECTION 8. RELATIONSHIP TO SUBDIVISION STANDARDS

1. Unless specifically addressed in these regulations, the Subdivision Regulations for the City of Mansfield will govern the subdivision of land and construction of public improvements in Hanover.
2. Non-standard street sections must be approved by the City Engineer.
3. Any approved Final Subdivision Plat must substantially conform to the applicable approved Development Plan.

SECTION 9. GENERAL DESIGN STANDARDS

1. Hanover Covenants, Conditions and Restrictions

A. In General.

The General Urban Design Standards in this section must be read in conjunction with the Hanover Covenants, Conditions and Restrictions (Hanover CC&R's). The City of Mansfield is not responsible for the enforcement of the Hanover CC&R's.

B. Mandatory Owners Association.

A mandatory owners association will be responsible for the maintenance of the private amenities and common areas including but not limited to screening fences, common areas, parks, amenity centers, and landscaping. The owners association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum 60 days review. Failure to submit the documents or incomplete documents may result in a delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.

2. General Residential Planning Standards

A. Except as provided, single family structures in the Residential District must comply with exterior construction materials in Section 4600(C) and Architectural Attributes in Section 4600(D).

B. Notwithstanding any provision of Section 4600(D) to the contrary,

(i) For lots with a lot width equal to 70 feet or greater,

(a) A minimum of 20 percent of such lots shall contain a J-Swing or side entry orientation of the garage door.

(b) All other such lots may have front entry garage door orientation.

(ii) All lots with a lot width less than 70 feet may have front entry garage door orientation.

3. **Townhouse/Mixed Use District Planning Standards**

- A. A detailed site plan must be approved by the City Council prior to the issuance of a building permit.
- B. Development within Townhouse/Mixed Use District must comply with exterior construction materials in Section 4600(B)(2).
- C. Garage doors must be architecturally compatible with the main buildings as determined by the Hanover Architectural Control Committee.
- D. All townhouse structures shall have a minimum roof pitch of 4/12.
- E. Principal access to townhouse developments shall be restricted to minor collector or larger streets. The primary connection from such access to major collectors or larger streets shall not pass through any street that is bordered on both sides by one of the Single-Family Residential Districts or a combination of those districts.
- F. No townhouse structure shall exceed three hundred (300) feet in length.
- G. No boats, motor homes, trailers, recreational vehicles, motor homes, towed trailers or similar vehicular equipment shall be parked or stored on the property of any townhouse development.

4. **Public Utilities**

All public utilities in the Hanover PD District must be installed in accordance with the City of Mansfield Zoning and Subdivision Ordinances, and any future amendments thereof.

5. **Transportation Network**

- A. *Street Connectivity and Open Space*
 - 1. All streets shall provide accessible sidewalks or trails as shown on Exhibit D-1, except for property fronting on US Highway 287 or State Highway 360.
 - 2. Trails and open space must comply with the general location and amount of trail and open space shown in the Open Space and Trail Plan Exhibits.
 - 3. Neighborhood access to open space must be accommodated in the design of the transportation network.
 - 4. Residential streets depicted as private streets in Exhibit C may be gated.
 - 5. All sidewalks shall have a minimum width of five (5) feet.

B. Intersections

1. Traffic Circles may be allowed in Hanover. The Hanover Architectural Control Committee and the City Engineer of the City of Mansfield must approve the location and design of a Traffic Circle.
 2. Design elements, which may be incorporated where feasible in the specific intersection design, include wide crosswalk striping, special paving treatments, and median “refuge islands,” and sidewalk bulb-outs and must be approved by the City Engineer.
6. **Parking.** Parking must comply with the City of Mansfield zoning ordinance, as amended.
7. **Landscaping.** Except as provided herein, landscaping and screening must comply with the City of Mansfield zoning ordinance, as amended.
- A. Screening must be provided in the character of materials and style as shown on the Neighborhood Entry and Lot Screening Exhibits.
8. **Signage.** Except as provided herein, signage must comply with the City of Mansfield zoning ordinance, as amended.
- A. Entry signage for the main entry points into the Hanover Development and entry signage at the entry points on residential street must be generally provided in the character illustrated in the Entry Features and Signage Exhibits.
9. **Accessory structures.** Except as provided herein, accessory structures must comply with the City of Mansfield zoning ordinance, as amended.
- A. Entry feature accessory structures may be provided as shown on the Entry Features and Signage Exhibits.
 - B. Maximum height of the entry tower shown on Exhibit E-3 is 70 feet. Minimum height is 30 feet.

Exhibit C: Hanover Development Plan



Exhibit D: Open Space and Trails
D-1 Open Space and Trail Plan

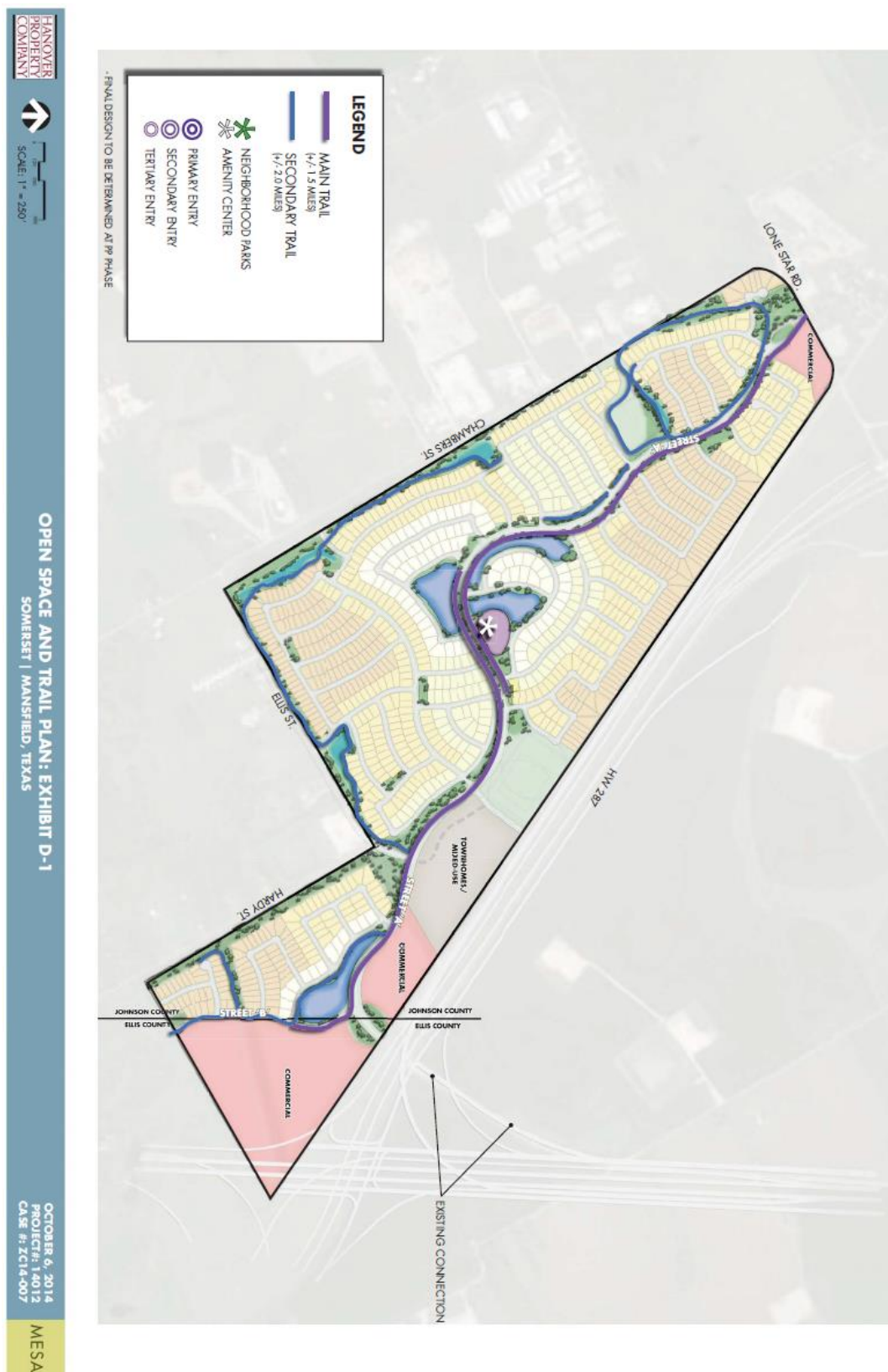


Exhibit D: Open Space and Trails

D-2 Conceptual Central Amenity Node—Elevation View



Exhibit D: Open Space and Trails D-3 Conceptual Central Amenity Node—Plan View



Exhibit D: Open Space and Trails
D-4 Conceptual Amenity Center—Plan View



Exhibit D: Open Space and Trails

D-5 Character Example—Lakes and Open Space

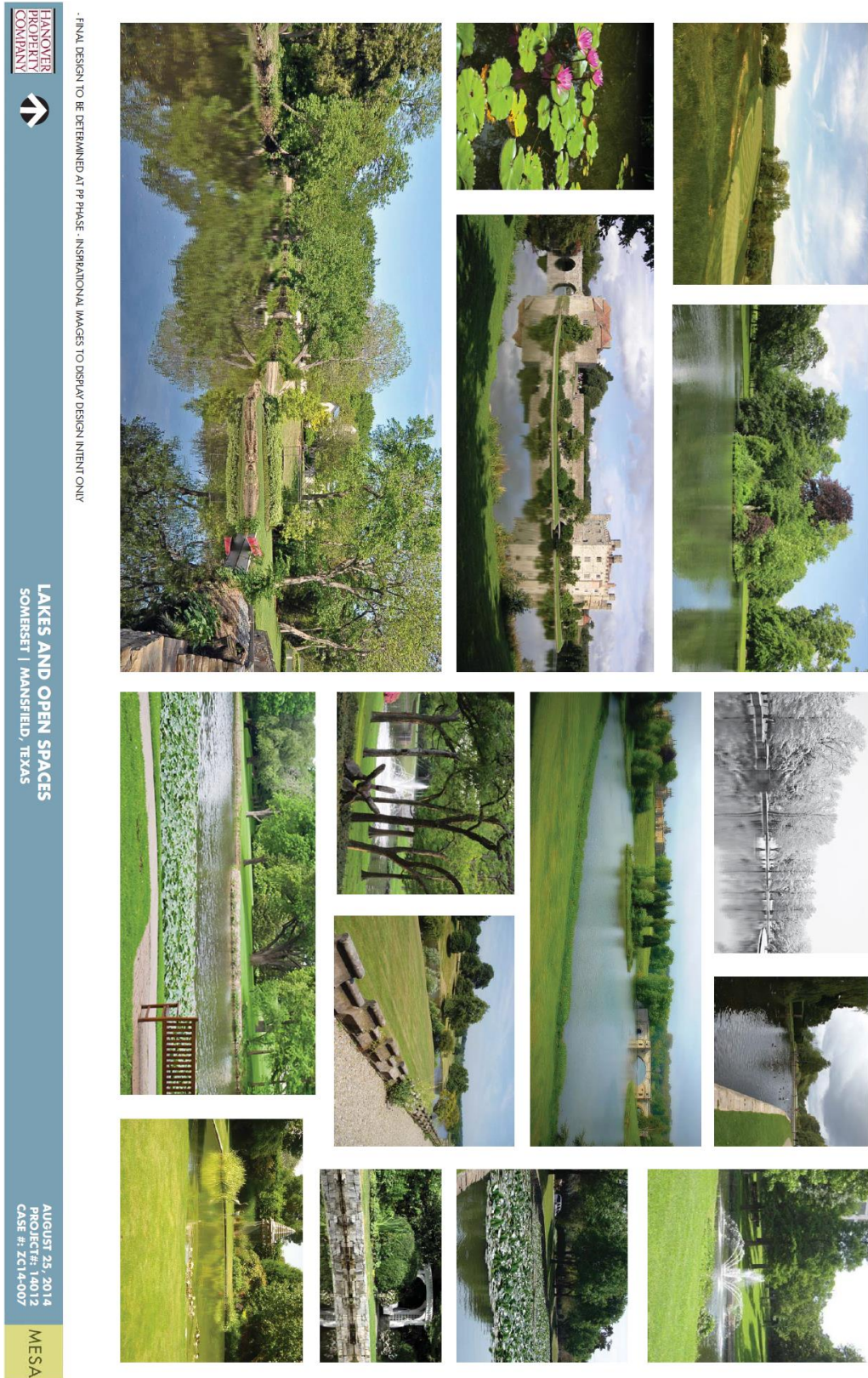


Exhibit D: Open Space and Trails

D-6 Character Example—Follies and Architectural Elements

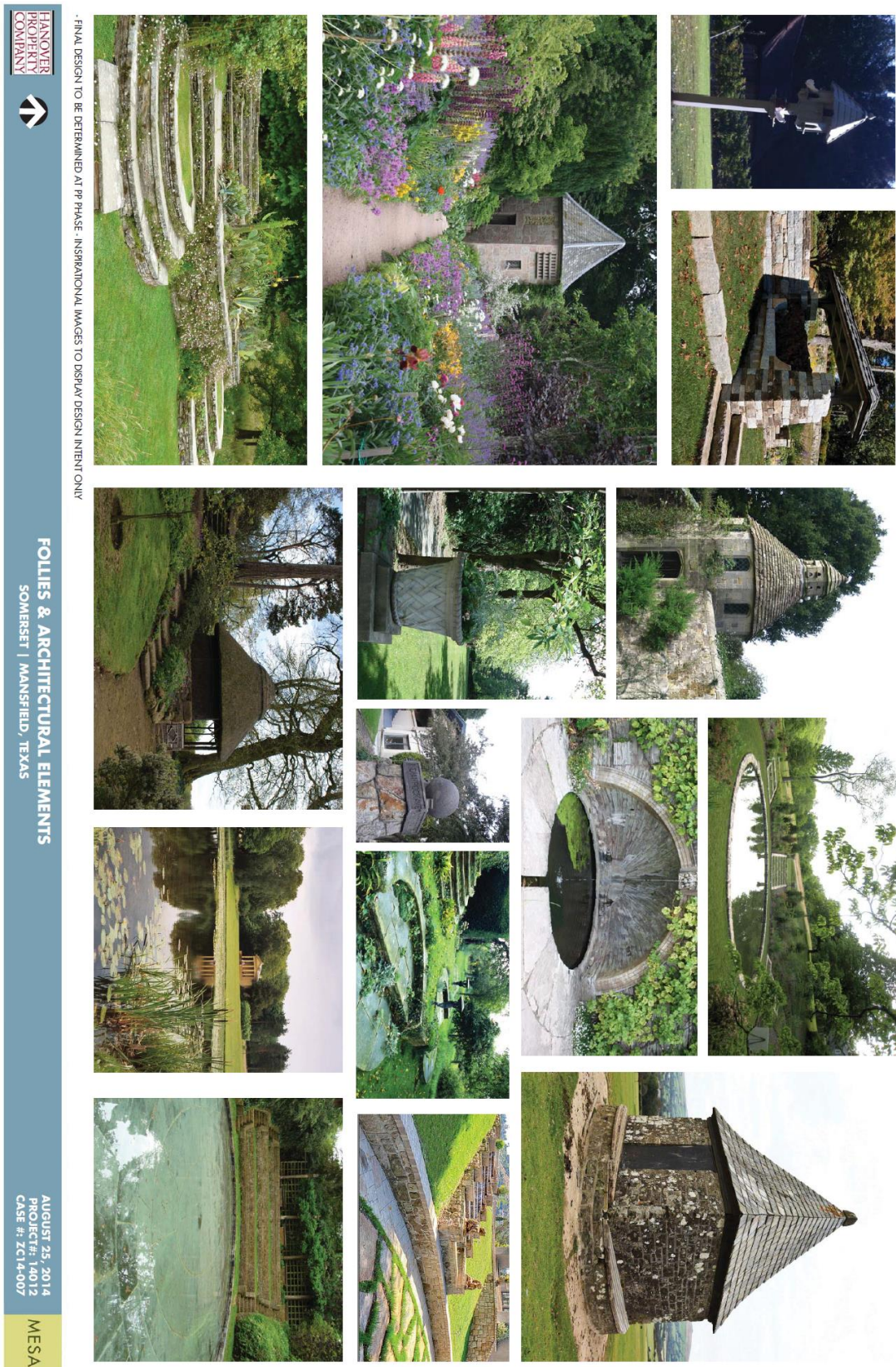


Exhibit D: Open Space and Trails

D-7 Character Example—Bridges and Roadways



Exhibit E: Entry Features and Signage
E-1 Primary Entry Conceptual Elevation View



Exhibit E: Entry Features and Signage
E-2 Primary Entry Conceptual Plan View



Exhibit E: Entry Features and Signage
E-3 Primary Entry Conceptual Entry Tower Elevation

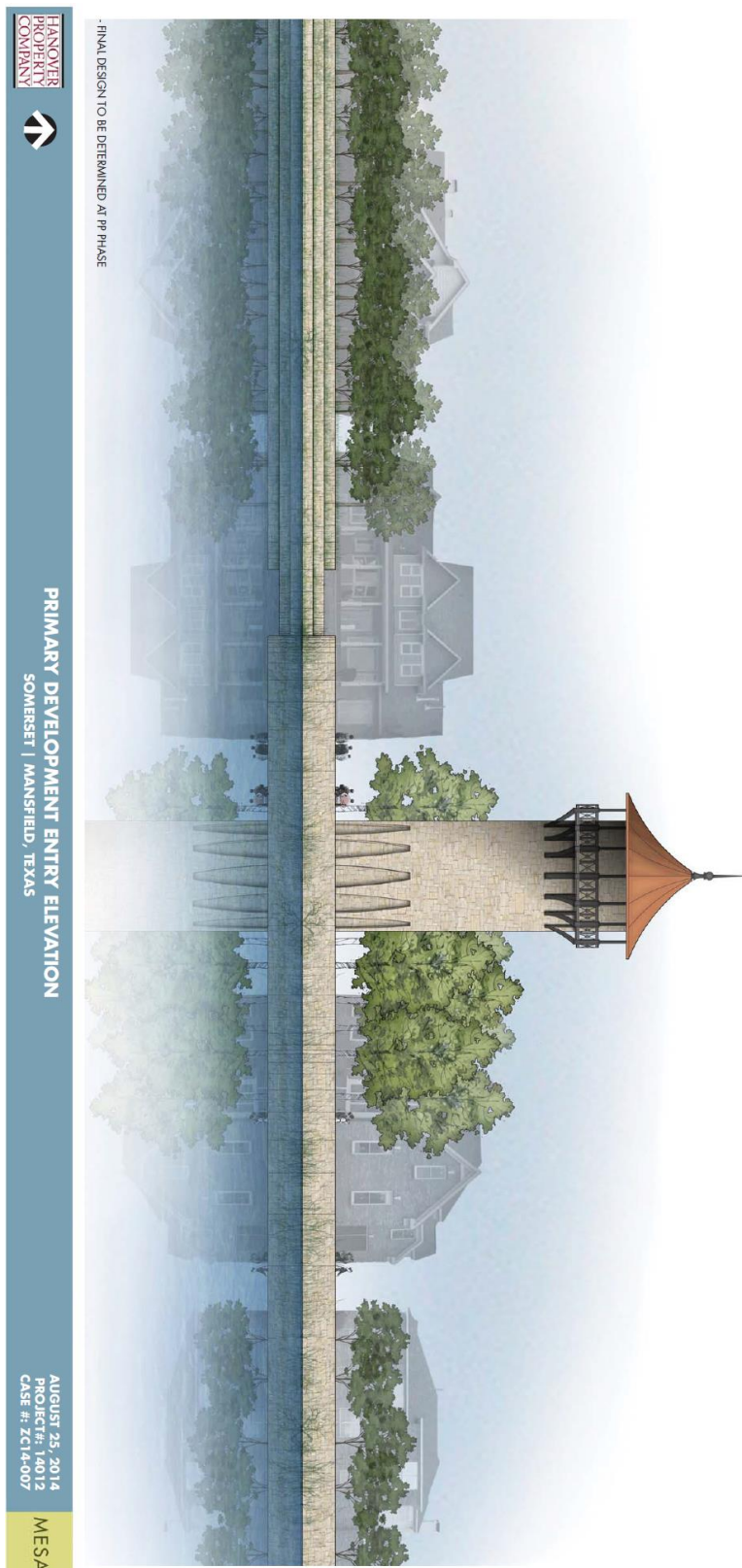
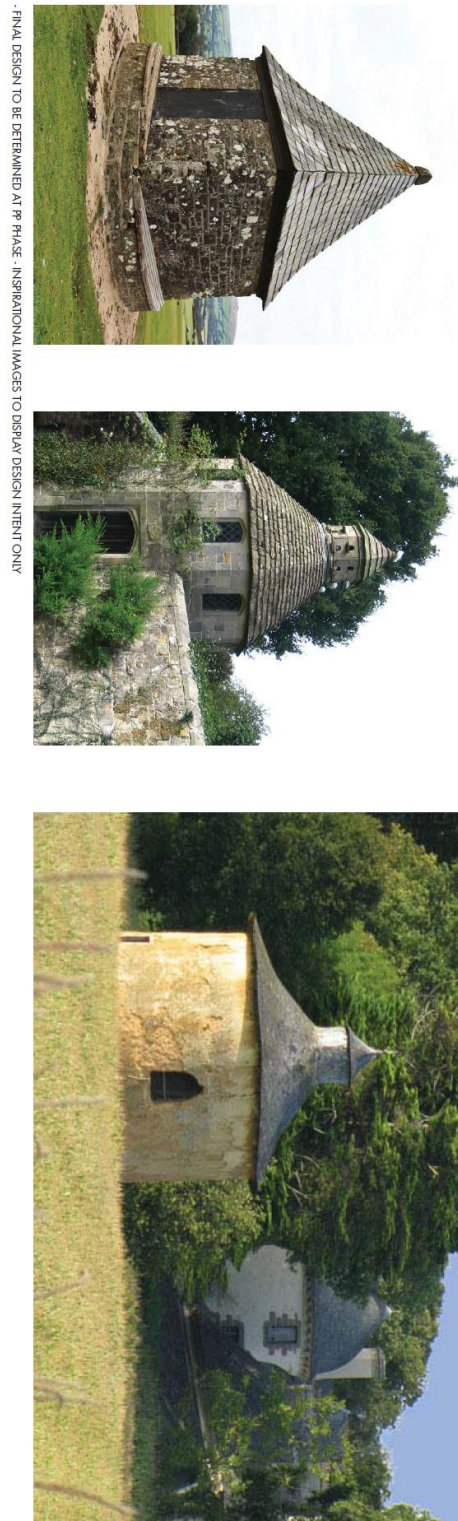


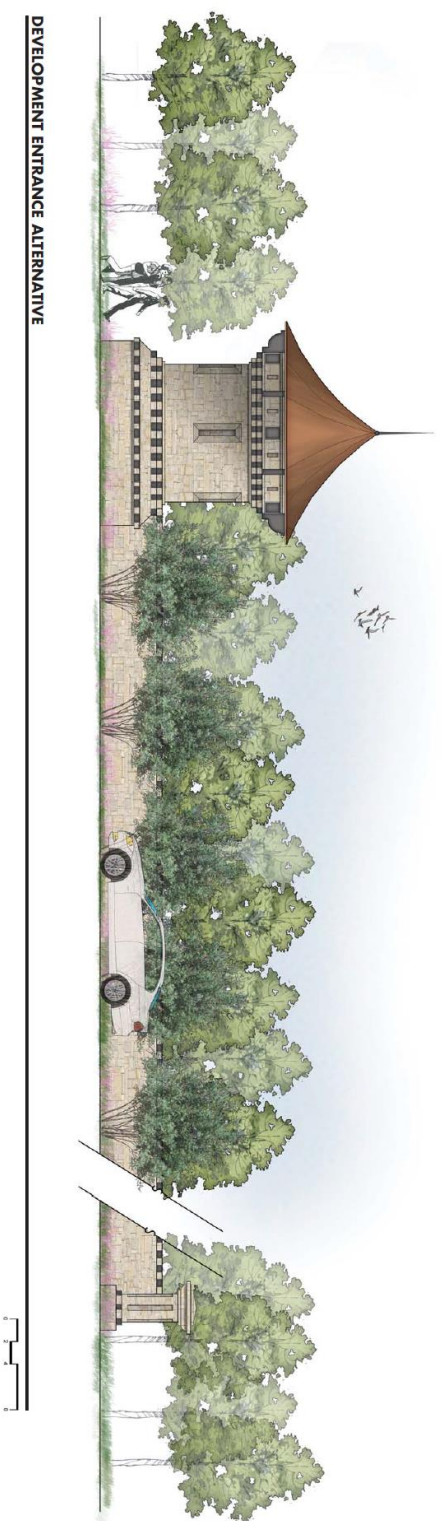
Exhibit E: Entry Features and Signage E-5 Internal and Secondary Entries Conceptual Elevation and Character Examples



Exhibit E: Entry Features and Signage
 E-5 Internal and Secondary Entries
 Conceptual Elevation and Character Examples



- FINAL DESIGN TO BE DETERMINED AT PP PHASE - INSPIRATIONAL IMAGES TO DISPLAY DESIGN INTENT ONLY



DEVELOPMENT ENTRANCE ALTERNATIVE

DEVELOPMENT ENTRY OPTION B
 SOMERSET | MANSFIELD, TEXAS

AUGUST 25, 2014
 PROJECT #: 14012
 CASE #: 2C14-007

MESA

Exhibit F: Neighborhood Entry and Lot Screening F-1 Option 1

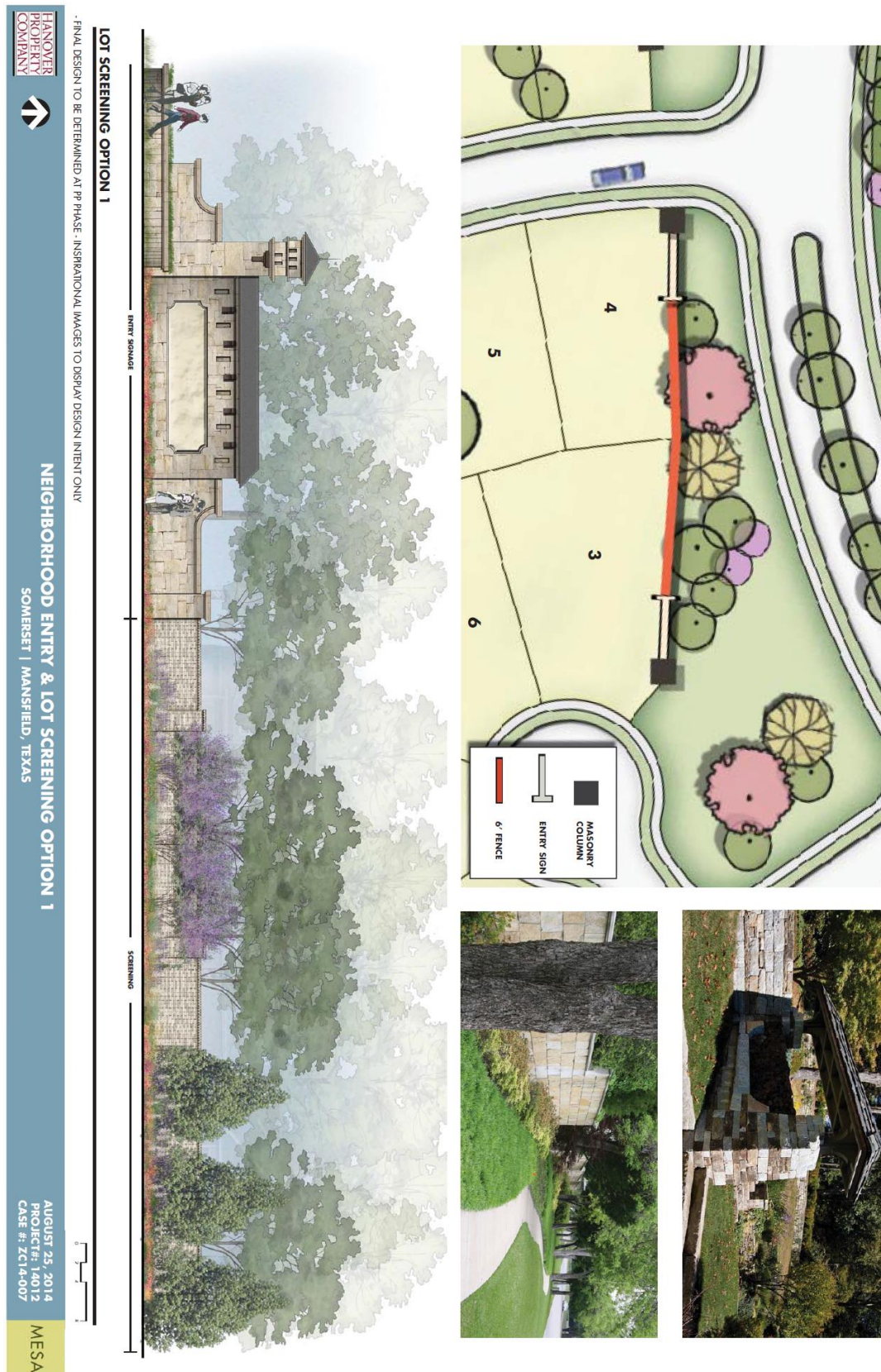


Exhibit F: Neighborhood Entry and Lot Screening F-2 Option 2

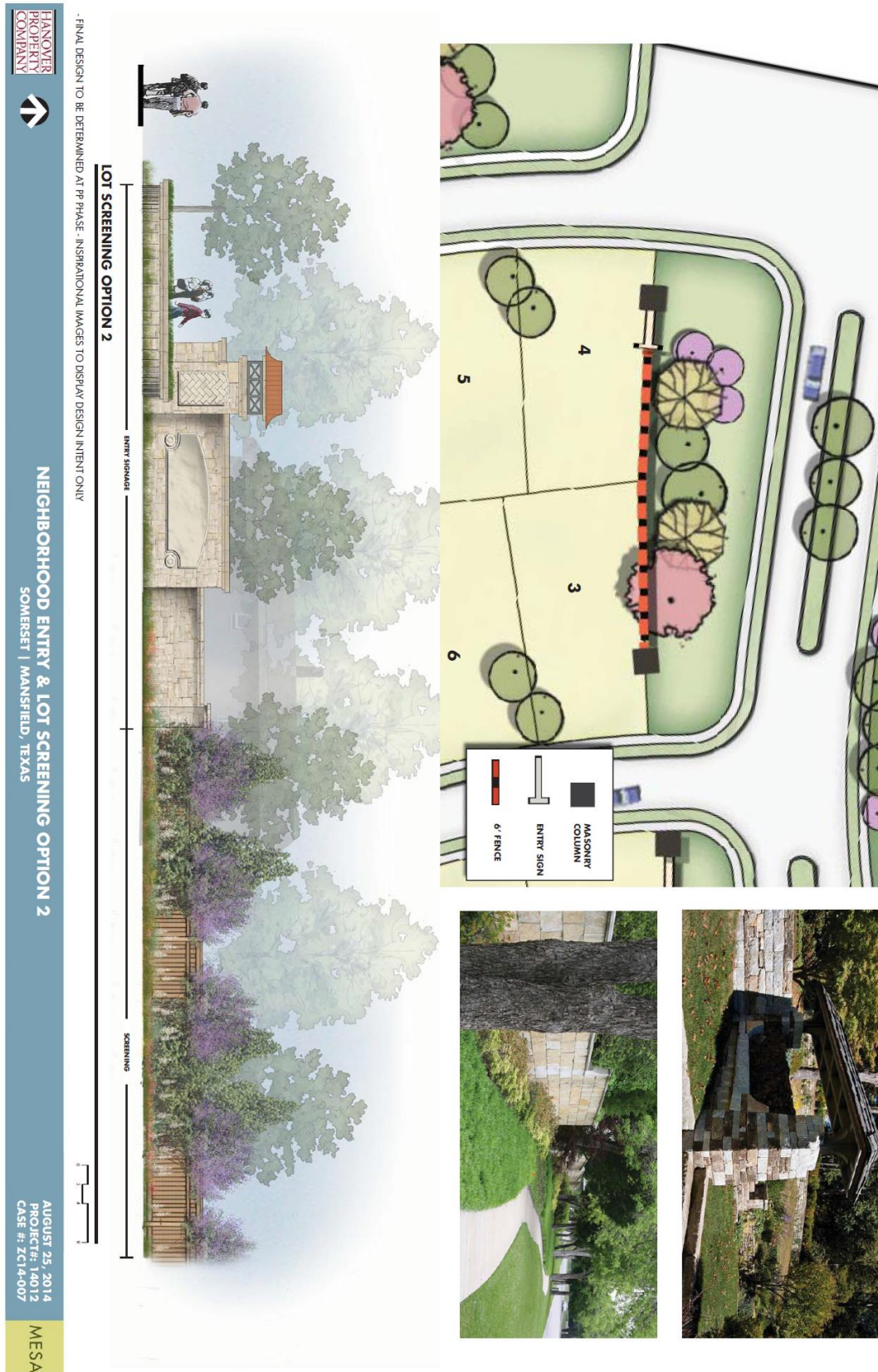


Exhibit G: Phasing Plan

