

Residential Product Summary (Phase 3 & 6A)						
Phase	Type	Lot Size	Units	% of Sub Total	Acreage	Density
3	Village	65' x 115'	35	28.9%	66.8 ac.	1.8 un./ac.
	Manor	75' x 120'	35	28.9%		
	Estate	90' x 140'	51	42.1%		
	Park Space				3.4 ac.	
	Sub Total		121	100.0%		
6A	Cottage	50' x 110'	16	28.9%	18.8 ac.	2.4 un./ac.
	Village	65' x 115'	30	71.1%		
	Park Space					
	Sub Total		46	100.0%		
Overall	Cottage	50' x 110'	16	7.9%	85.6 ac.	1.9 un./ac.
	Village	65' x 115'	65	32.9%		
	Manor	75' x 120'	35	28.1%		
	Estate	90' x 140'	51	31.1%		
	Park Space					
	Total		167	100.0%		

Note: Overall Phases do not include gas well acreages and city parks.

Legend:
 - - - Phase Boundary
 - - - Site Area
 ● TREES ON RESIDENTIAL STREETS TO BE PLANTED PER SOUTHPOINTE PD



EXHIBIT 1: DETAILED SITE PLAN

**CITY OF MANSFIELD,
JOHNSON & ELLIS COUNTIES,
TEXAS**

TBG

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

February 24, 2017

The information shown is based on the best information available and is subject to change without notice.

- General Notes**
1. Typical lot layouts for the residential manor (M), residential village (V), and residential cottage (C) products shall adhere to the exhibits shown in the South Pointe Planned Development District (PDD) standards (P. 9, section 8).
 2. City Parks A, B, C & D shall be counted towards the required 28 acres of community open space.
 3. All streets shown herein shall meet the design and landscape requirements of the South Pointe PDD standards.
 4. A mandatory home owners association will be responsible for the maintenance of the private amenities, including the amenity center, any landscaping in public right-of-way (including street trees), medians, and landscape buffers.
 5. The home 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 the appropriate county when deemed necessary by the attorney. 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.
 6. Subdivision perimeter buffer yard and fences shall adhere to South Pointe PDD standards (P. 29, Section 13(5) P34, Section 17).



Development Team

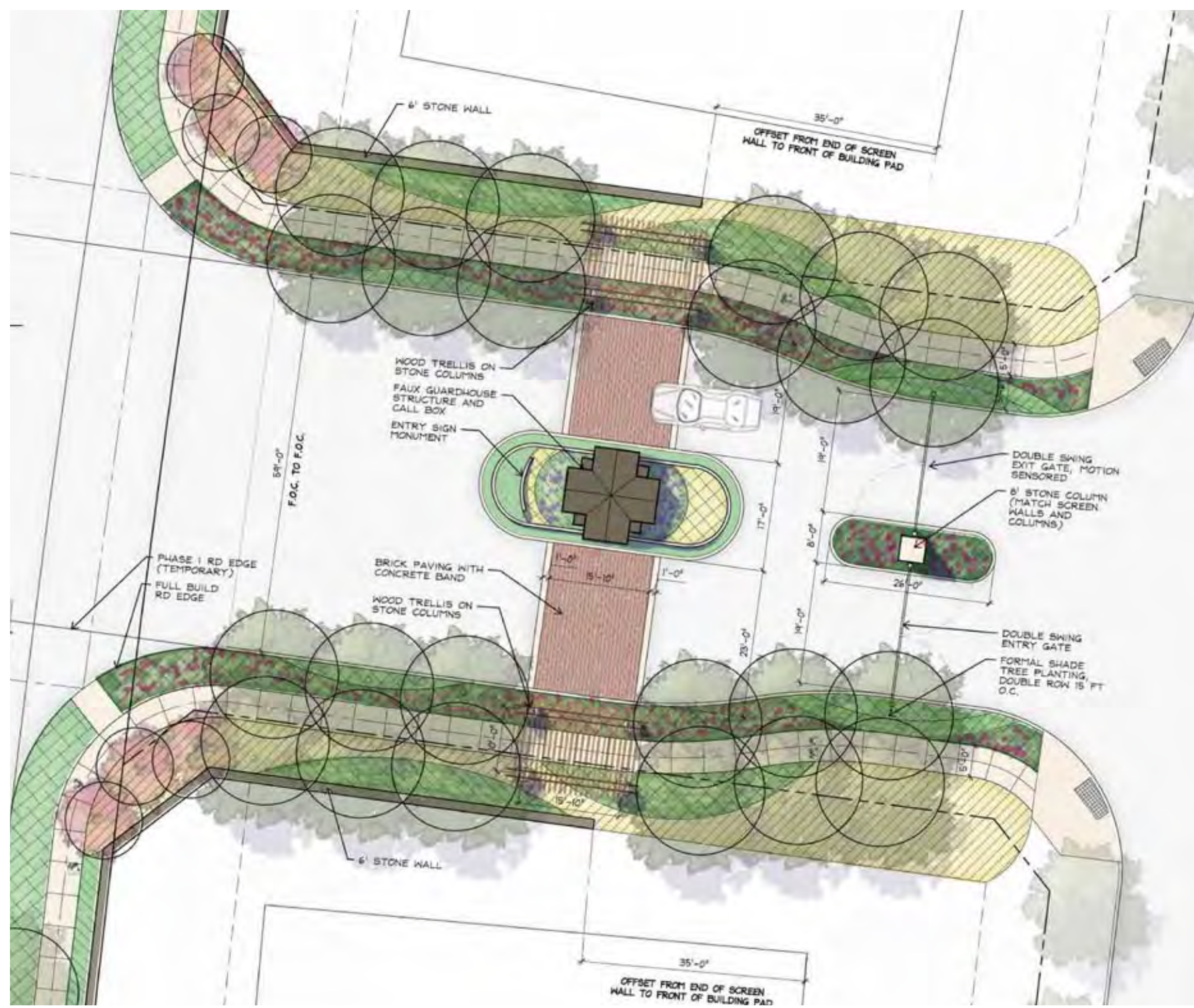
Current Zoning
South Pointe Planned Development District

Owner / Developer:
RUBY-07-SPMTGE, LLC
6723 Weaver RD - Suite 108
Rockford, IL 61114
Contact: David Branch
Phone: 815-387-3100
Email: davidbranch@nrockre.com

Engineer / Surveyor:
GRAHAM ASSOCIATES INC.
Centerpoint Three, 600 Six Flags Drive, Suite 500,
Arlington, Texas 76011
Contact: Brian Avirett, P.E.
Phone: 817-649-1914
Email: BAvirett@grahamcivil.com

Planner / Landscape Architect:
TBG PARTNERS INC.
2001 Bryan Street, Suite 1450
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757
Email: Mark.Meyer@tbgpartners.com

DETAILED SITE PLAN
SOUTHPOINTE PHASES 3 & 6A
BEING 85.6 ACRES OUT OF THE
L. RUSSELL SURVEY, ABSTRACTS 935E &
720J
M.GREGG SURVEY, ABSTRACTS 385E &
1106J
AND C. VELA SURVEY, ABSTRACT 851J
CITY OF MANSFIELD, ELLIS AND
JOHNSON COUNTIES, TEXAS
JANUARY 25, 2017
164 LOTS



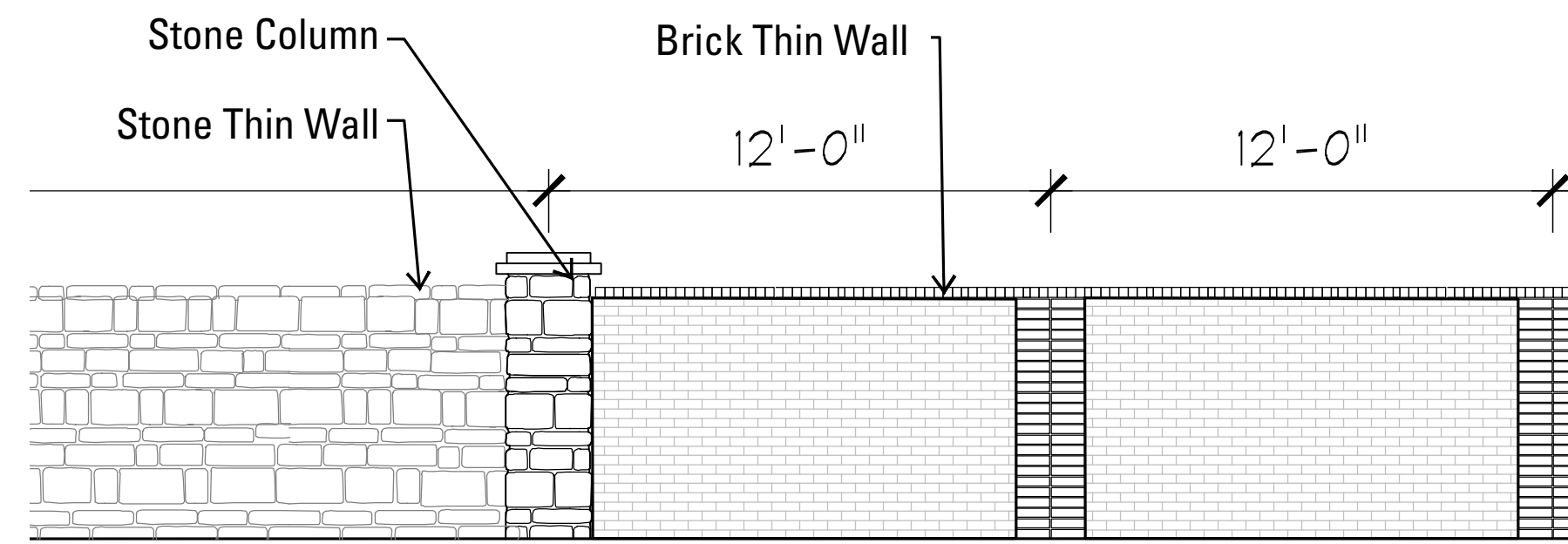
GATED ENTRY PLAN - TYPICAL



ENTRY PLAN - TYPICAL



GATED ENTRY - TYPICAL



THIN WALL - ELEVATION

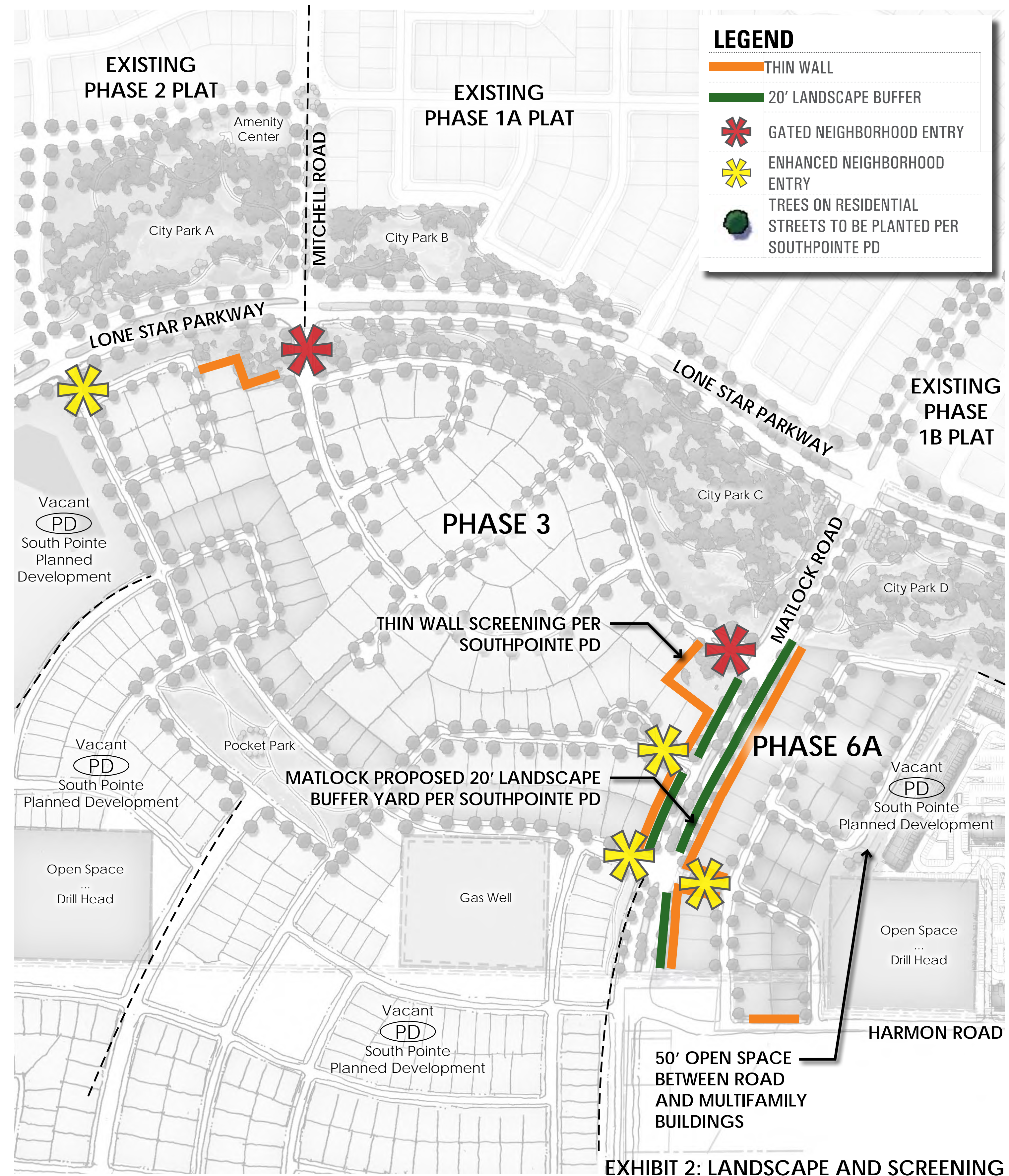


EXHIBIT 2: LANDSCAPE AND SCREENING

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Location Map



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South Pointe Planned Development District

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CITY OF MANSFIELD, ELLIS AND
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