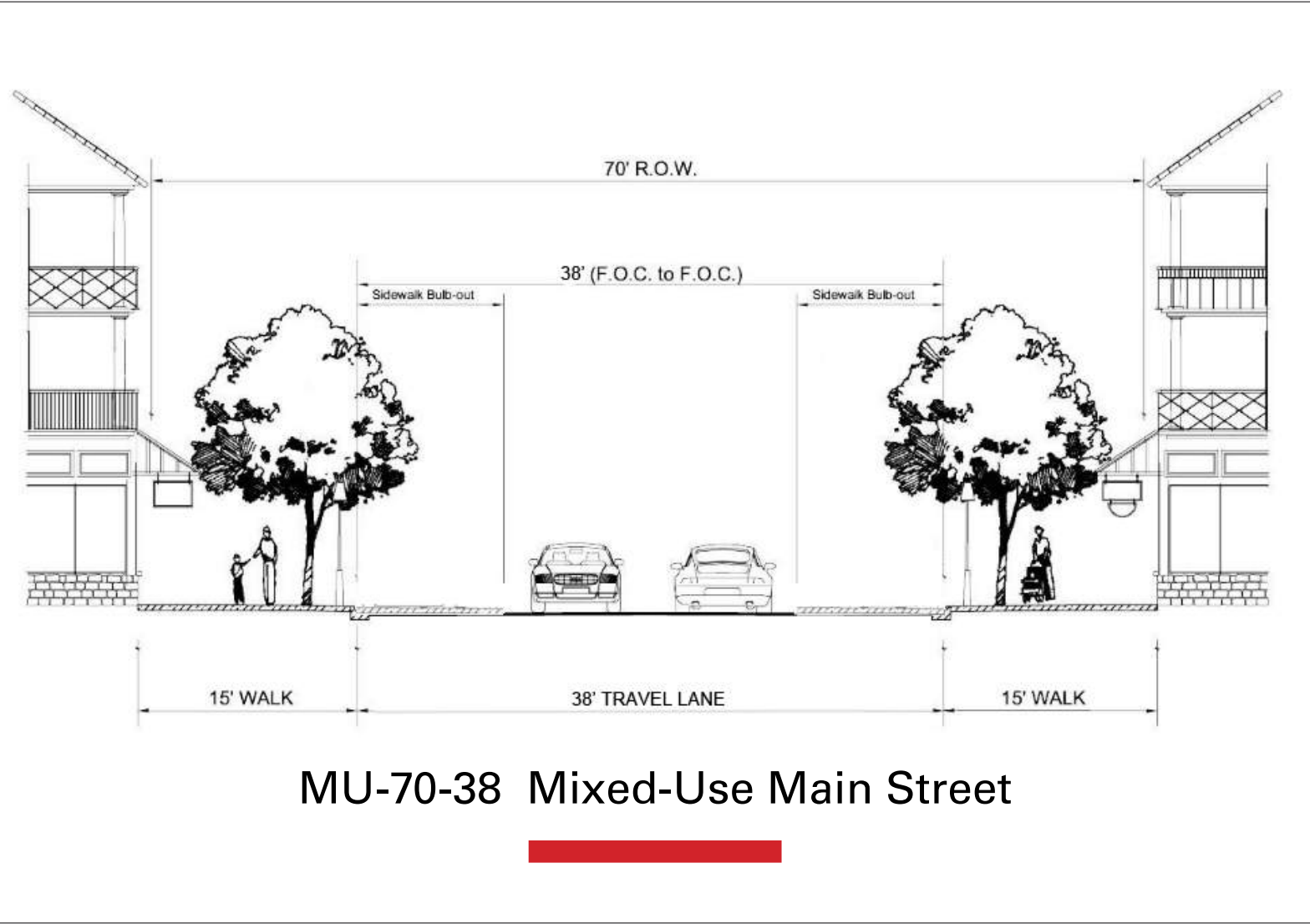
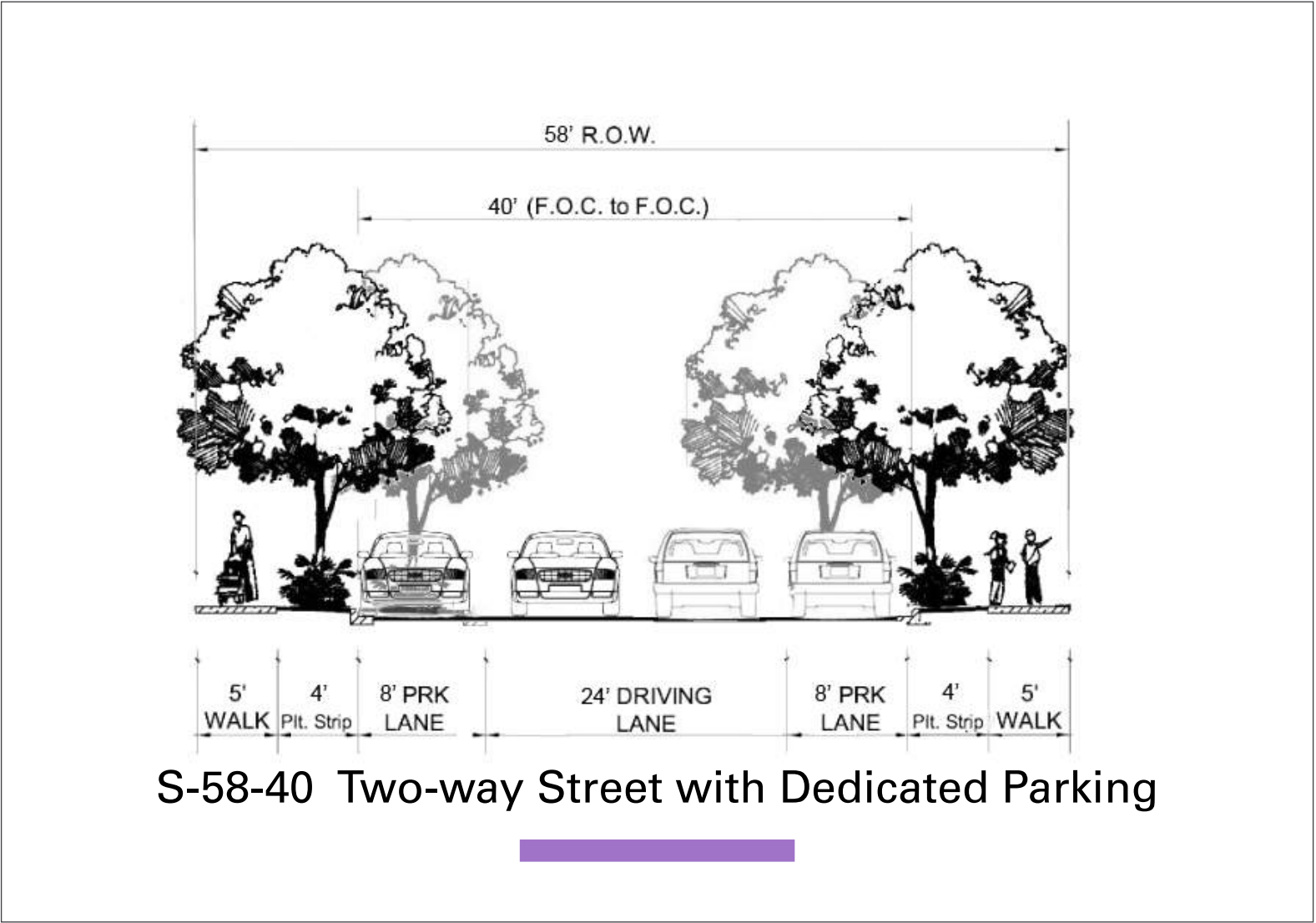


| Street Type | Description | Symbol |
|-------------|--------------------------------------|--------|
| S-72-42 | Residential Entry Parkway | |
| MU-70-38 | Mixed-Use Main Street | |
| S-58-40 | Two-way Steet with Dedicated Parking | |
| S-50-32 | Two-way Steet with Dedicated Parking | |
| S-48-30 | Two-way Street with Parking | |
| S-54-36 | One-way Street with Parking | |
| M-26-14 | Two-way Mews | |
| RA-30-14 | Residential Alley | |

• All streets are paved with concrete.



Starlin Ranch

EXHIBIT C-2
STREET PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

Owners:
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2415 Somerfield Drive
Midlothian, TX 76065
Contact: Terrance Jobe
Email: tjobe@alluviumdevelopment.com

Applicant:
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Engineer / Surveyor:
Engineering Concepts & Design, L.P.
201 Windco Circle, STE 200
Wylie, TX 75098
Contact: Todd Wintters
Email: todd@ecdip.com

Location Map

Notes

- A 1-foot wide sidewalk easement behind the right-of-way line will be provided at the subdivision plat design so the sidewalks can be maintained without trespassing on private property.

Scale 1" = 300'



| | | |
|---|-------------|-------|
| Total Site Acreage | 121.5 acres | |
| Open Space Acreage | 37 acres | 30.6% |
| <div><div></div><div>Bench & Trash Can</div><div></div><div>Shade Structure</div><div></div><div>Playground</div><div></div><div>Boardwalk</div><div></div><div>Amphitheater</div><div></div><div>Flex Play</div><div></div><div>Mail Center</div><div></div><div>Neighborhood Market</div><div></div><div>Neighborhood Retail</div><div></div><div>Pond Fountain</div></div> | | |
| <ul style="list-style-type: none">Open space acreage includes gas well buffer, parks, amenity area, retention lakes / detention area, and landscape buffers.Open space acreage excludes gas well site.For open space design and landscaping standards, refer to PD. | | |



Starlin Ranch

EXHIBIT D-1
OPEN SPACE / AMENITY PLAN

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City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

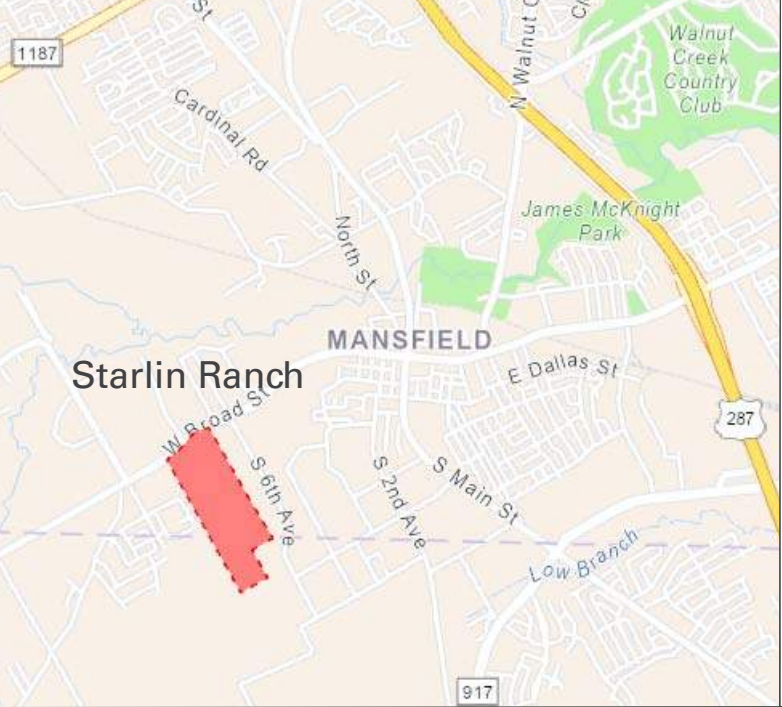
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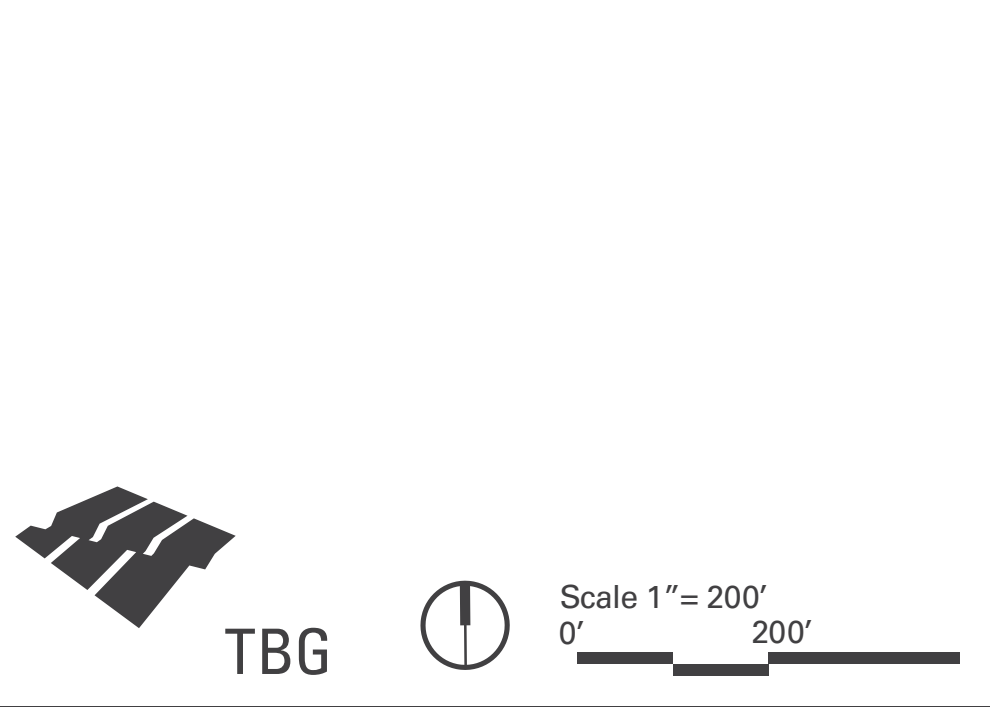
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Location Map



Notes





Starlin Ranch

EXHIBIT D-2
TRAIL PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

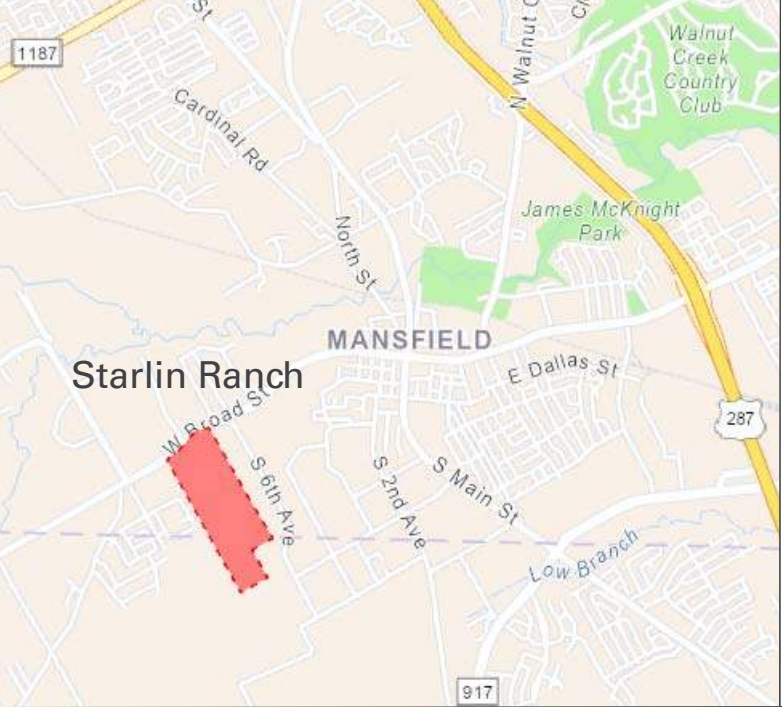
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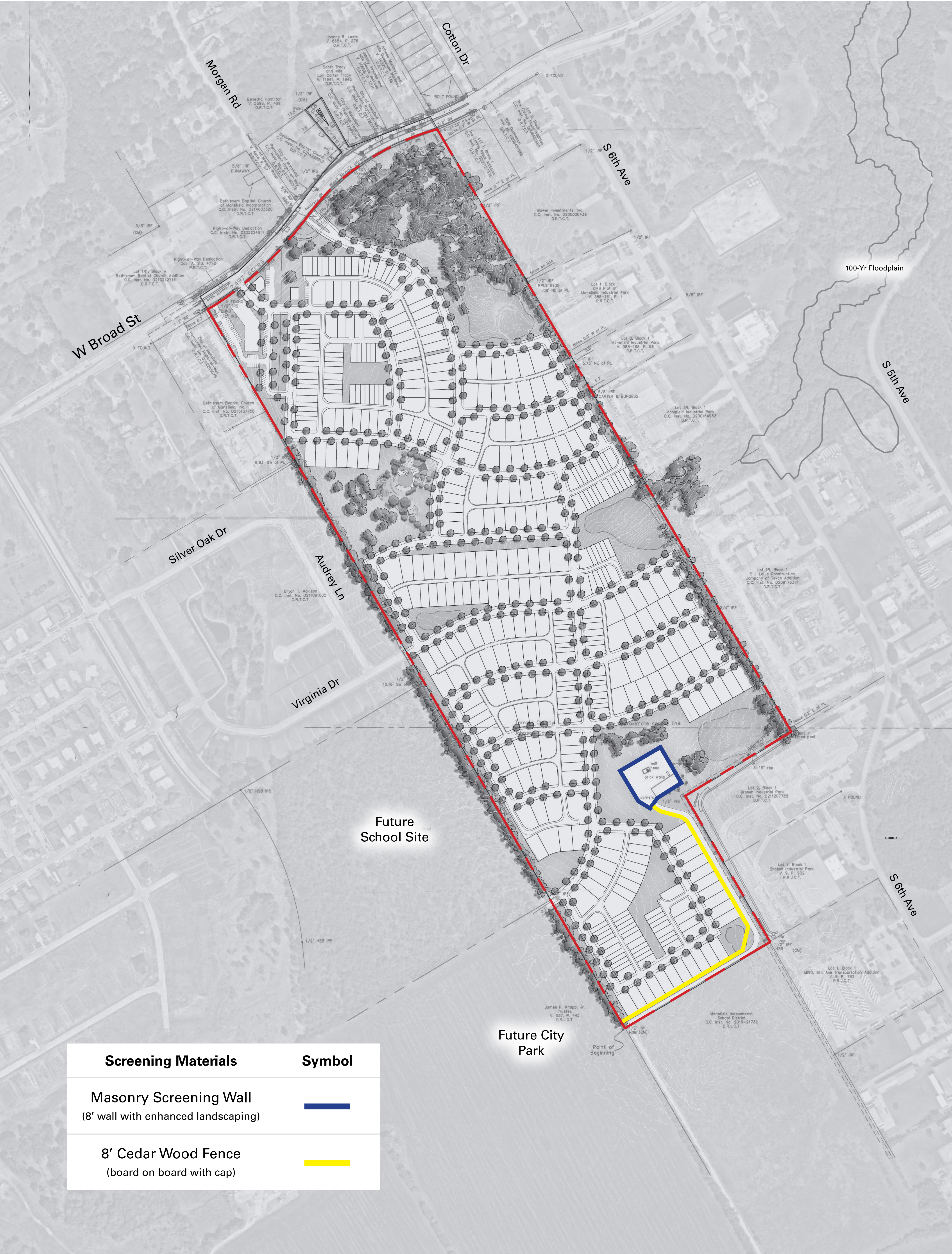
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Location Map



Notes

Scale 1" = 200'
0' 200'



Starlin Ranch

EXHIBIT D-3
SCREENING PLAN

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
March 31, 2022
121.5 Acres
427 Residential Lots
ZC#21-020

RESUBMITTAL #5

Development Team

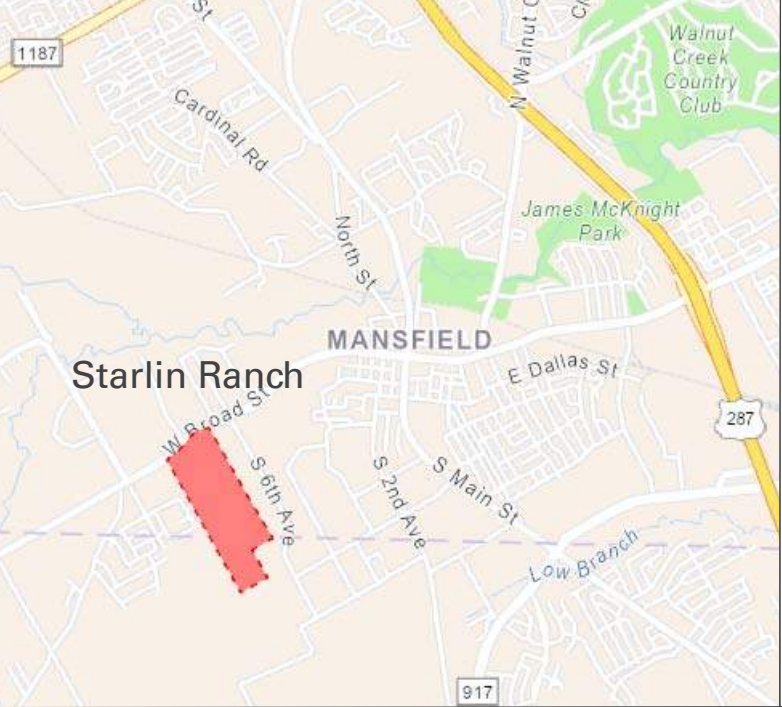
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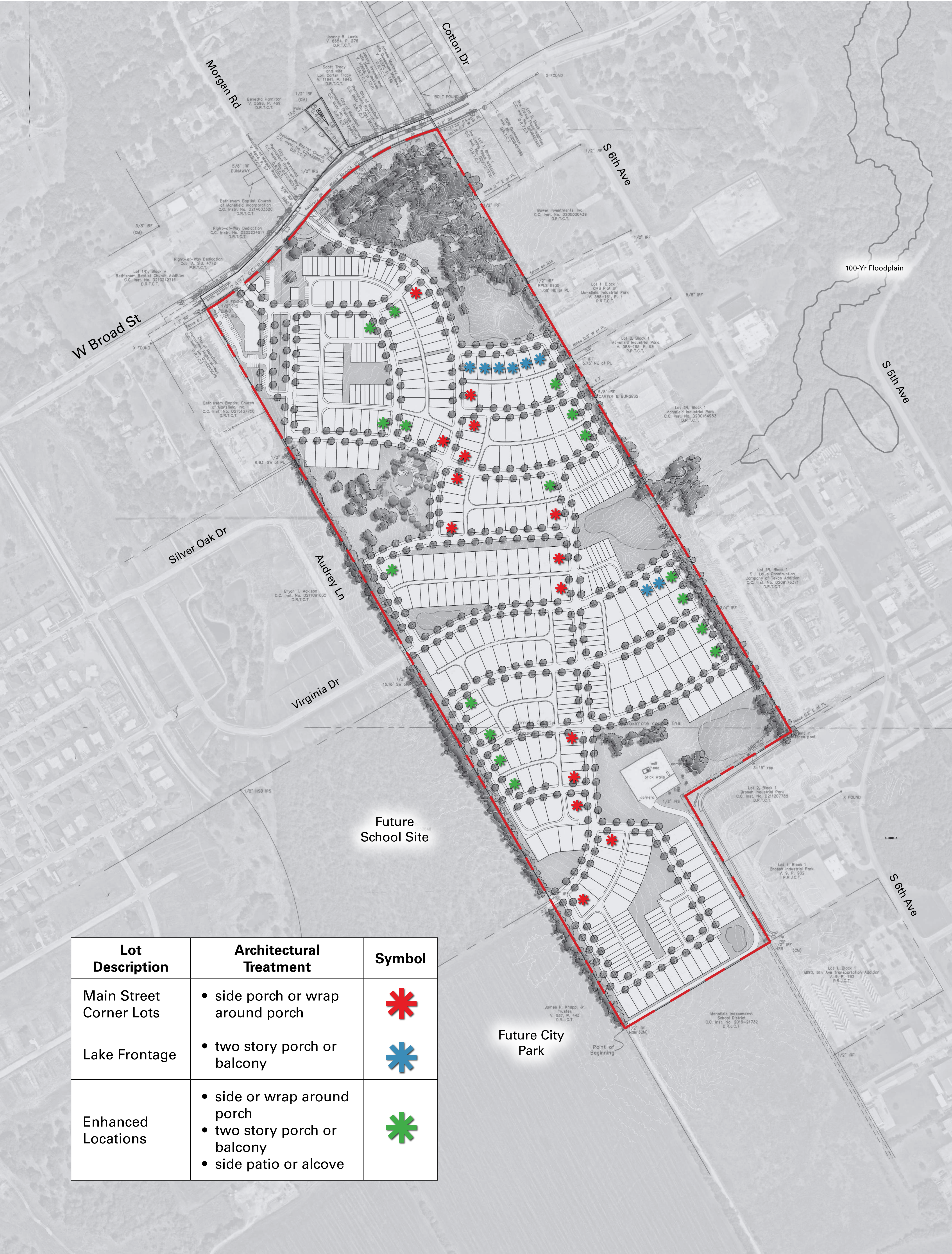
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Location Map



Notes

Scale 1" = 200'
0' 200'



| Lot Description | Architectural Treatment | Symbol |
|-------------------------|---|--------|
| Main Street Corner Lots | • side porch or wrap around porch | |
| Lake Frontage | • two story porch or balcony | |
| Enhanced Locations | • side or wrap around porch • two story porch or balcony • side patio or alcove | |



Starlin Ranch

EXHIBIT D-4
ARCHITECTURAL REQUIREMENTS

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City of Mansfield, Tarrant County, Texas
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ZC#21-020

RESUBMITTAL #5

Development Team

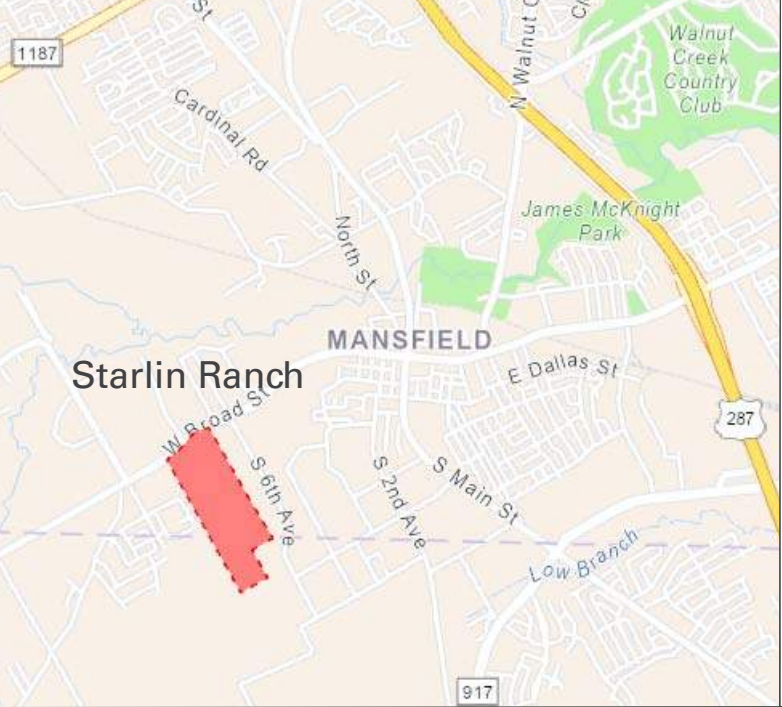
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Location Map



Notes



| Overlay Type | Symbol |
|-------------------------|-------------|
| Commercial Overlay Zone | <div></div> |



Starlin Ranch

EXHIBIT D-5
COMMERCIAL OVERLAY

Thomas J. Hanks Survey, Abstract No. 644
City of Mansfield, Tarrant County, Texas
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RESUBMITTAL #5

Development Team

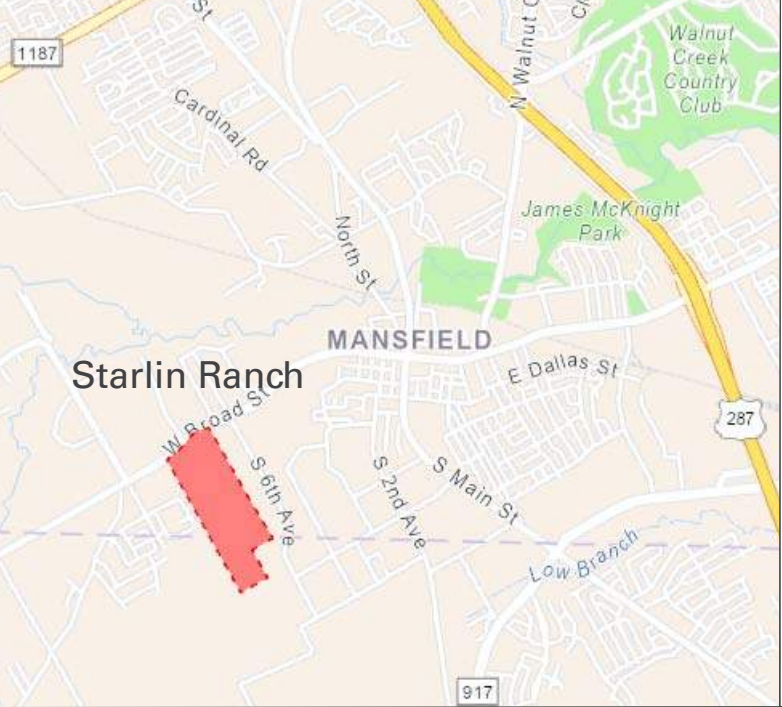
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Location Map



Notes



TBG



Scale 1" = 200'
0' 200'



ENTRY MONUMENT PLAN



SECTION ELEVATION



PLANTING & MATERIAL CHARACTER IMAGES



Starlin Ranch

EXHIBIT E-1
ENHANCED ENTRYWAY PLAN

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City of Mansfield, Tarrant County, Texas
March 31, 2022
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ZC#21-020

RESUBMITTAL #5

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Location Map



Notes

- Entry design image shows minimum features.



TBG



- 1 400 sq ft Pavilion
- 2 Men & Women Restroom Facilities
- 3 2,000 sq ft Swimming Pool
- 4 2,000 sq ft Pool Deck
- 5 2,500 sq ft Playground (5-12y & 2-5y play)
- 6 Trail
- 7 Amphitheater
- 8 7,500 sq ft Event Lawn
- 9 On-street Parking Spaces



Starlin Ranch

EXHIBIT E-2
AMENITY CENTER PROGRAMMING

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RESUBMITTAL #5

Development Team

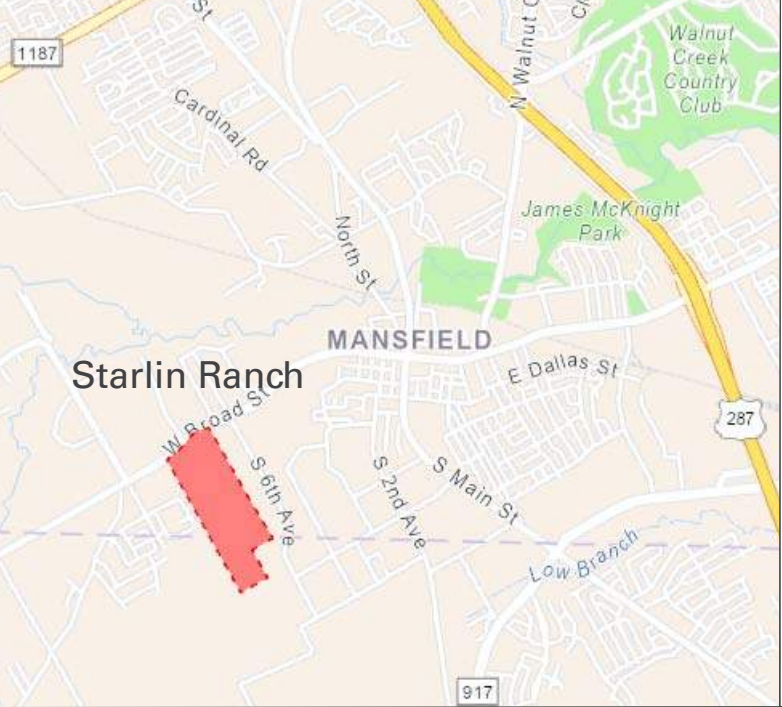
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Location Map



Notes

- The concept plan is for illustrative purpose only and subject to change. Final site design will be confirmed at landscape plan submittal stage.



TBG



Scale 1" = 20'
0' 20'