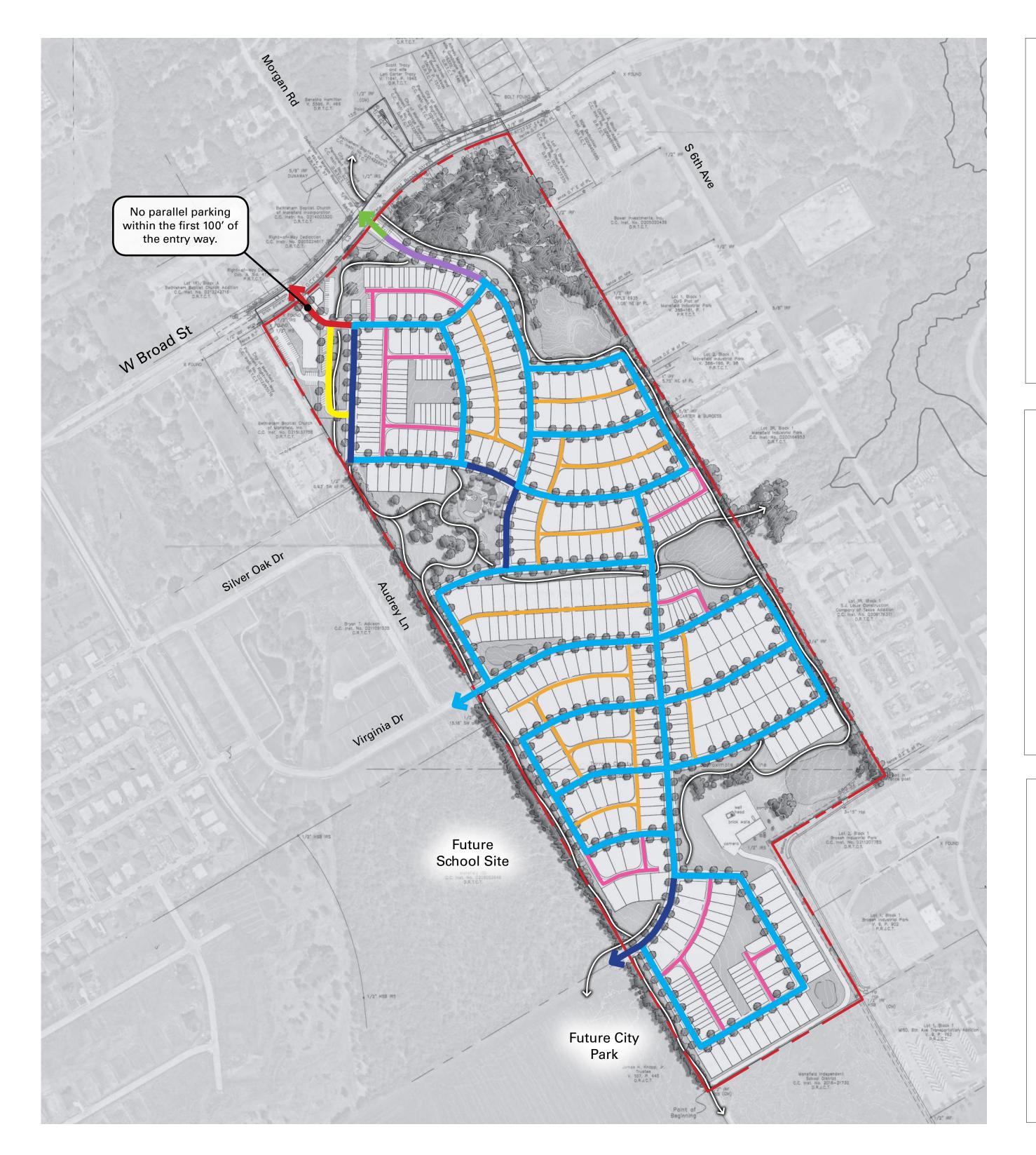


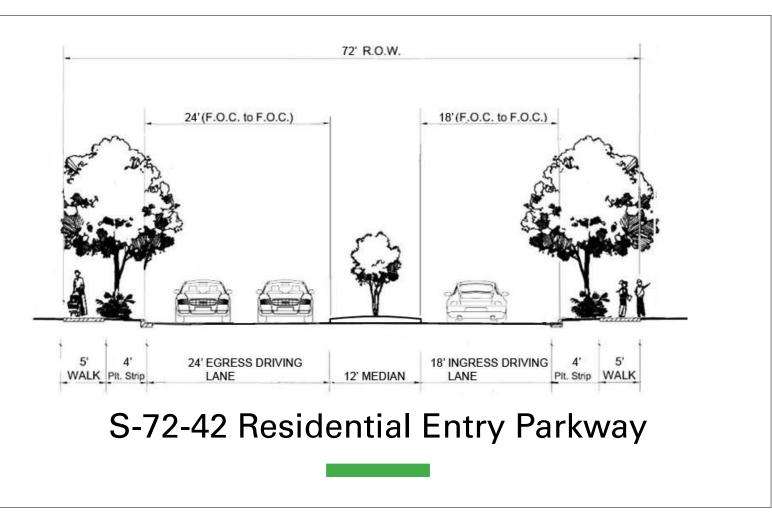
A	Approx. Gross Density		per acre
	Total		100%
Type G	60'x120' (front)	35	8%
Type F	60'x110' (alley)	31	7%
Type E	50'x120' (front)	28	7%
Type D	50'x120' (alley)	37	9%
Type C	SO XITO (alley)	40	11 /0

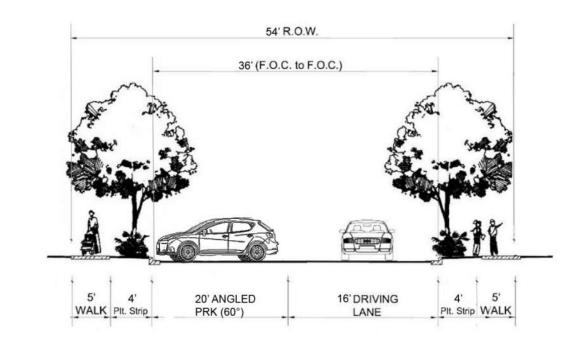


Ехнівіт С-1 Development Plan

Development Team		Location Map	Notes	Notes	
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbgpartners.com	10 Innuew Mormer Carologa Ro James	Walnut Creek Country Club McKnight Park		
Applicant:	Engineer / Surveyor:	Starlin Ranch	i St		
Alluvium Development	Engineering Concepts & Design,L.P.	C Newad -	287		
2415 Somerfield Drive	201 Windco Circle, STE 200	out that se			
Midlothian, TX 76065	Wylie, TX 75098		Jand		
Contact: Terrance Jobe	Contact: Todd Wintters			Scale 1"= 200'	
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG		







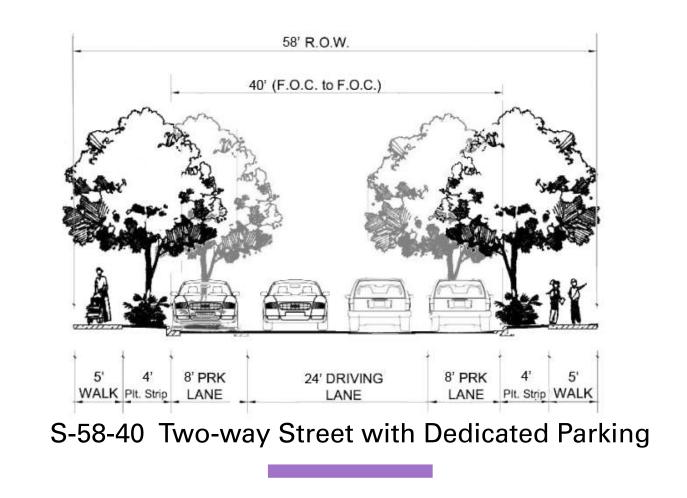
S-54-36 One-way Street with Parking

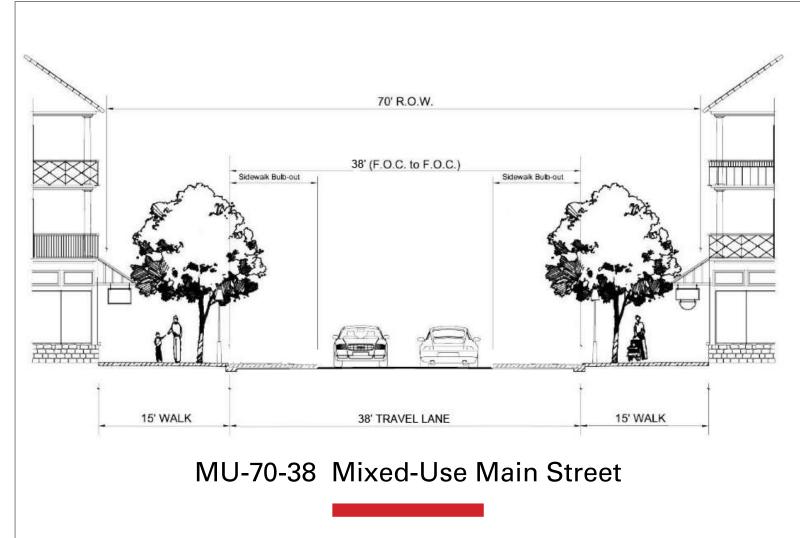
26'

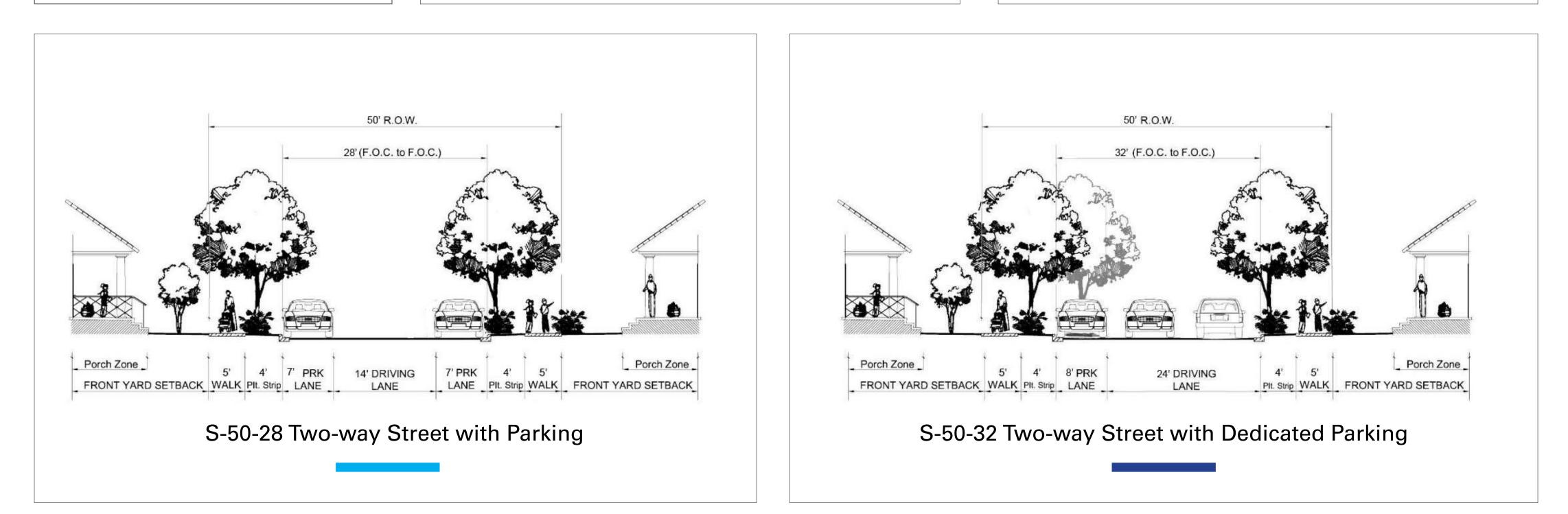
20'



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	RA-30-14 Residential Alley		
All streets are paved with concrete.			







DEVELOPMENT, INC
DEVELOPMENT INC

Starlin Ranch

Exhibit C-2 Street Plan

Development Team		Location Map	Notes
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201	11187 Carolnar Ro Z	 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.
Contact: Terrance Jobe	Contact: Mark Meyer		ark
Email: tjobe@alluviumdevelopment.com	Email: mark.meyer@tbgpartners.com	MANSFIELD	
Applicant:	Engineer / Surveyor:	Starlin Ranch	St
Alluvium Development	Engineering Concepts & Design, L.P.	T yeroso	287
2415 Somerfield Drive	201 Windco Circle, STE 200	ount Phan St	
Midlothian, TX 76065	Wylie, TX 75098		and
Contact: Terrance Jobe	Contact: Todd Wintters		Scale 1"= 300'
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG U





Exhibit D-1 Open Space / Amenity Plan

Development Team		Location Map	Notes	
Owners: Alluvium Development	Planner / Landscape Architect: TBG Partners Inc.	Walnut Creek Countr		
2415 Somerfield Drive	2001 Bryan Street, #1450	Carolinal S Club		
Midlothian, TX 76065	Dallas, TX 75201	James McKnight		
Contact: Terrance Jobe	Contact: Mark Meyer	E Park		
Email: tjobe@alluviumdevelopment.com	Email: mark.meyer@tbgpartners.com			
Applicant:	Engineer / Surveyor:	Starlin Ranch E Dallas St	L.	
Alluvium Development	Engineering Concepts & Design,L.P.		87	
2415 Somerfield Drive	201 Windco Circle, STE 200	on the Main S.		
Midlothian, TX 76065	Wylie, TX 75098	I Ow Bianch		
Contact: Terrance Jobe	Contact: Todd Wintters			Scale 1"= 200'
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG	

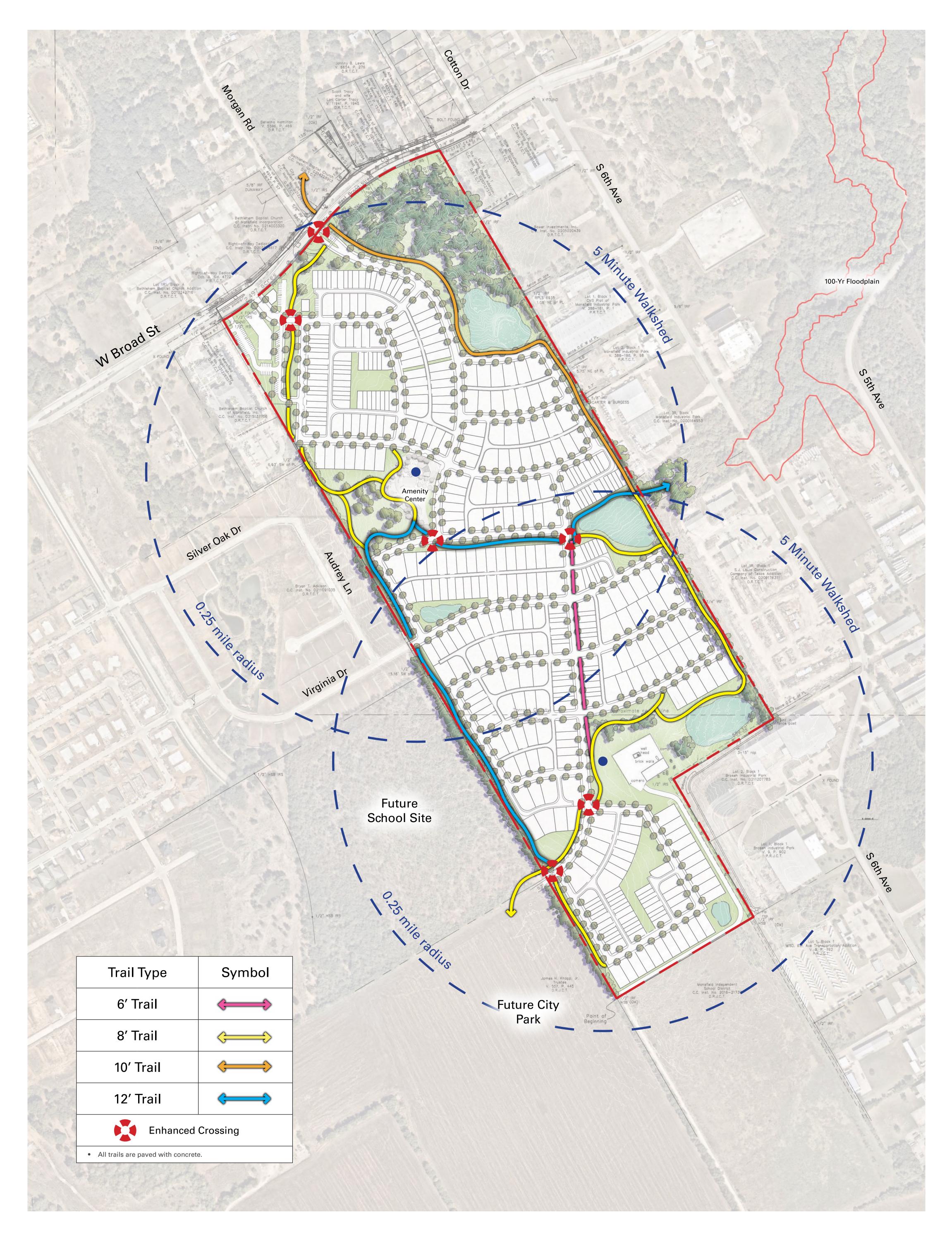




Exhibit D-2 Trail Plan

Development Team		Location Map	Notes	Notes	
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbgpartners.com	1187 Carolnar.Ro Normsy James McKnight Park	nut rek ntry ub		
Applicant:	Engineer / Surveyor:	Starlin Ranch E Dallas St			
Alluvium Development	Engineering Concepts & Design,L.P.	C Wards FT	287		
2415 Somerfield Drive	201 Windco Circle, STE 200	on thein s			
Midlothian, TX 76065	Wylie, TX 75098	I OW BIANDY			
Contact: Terrance Jobe	Contact: Todd Wintters			Scale 1"= 200'	
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com		TBG		

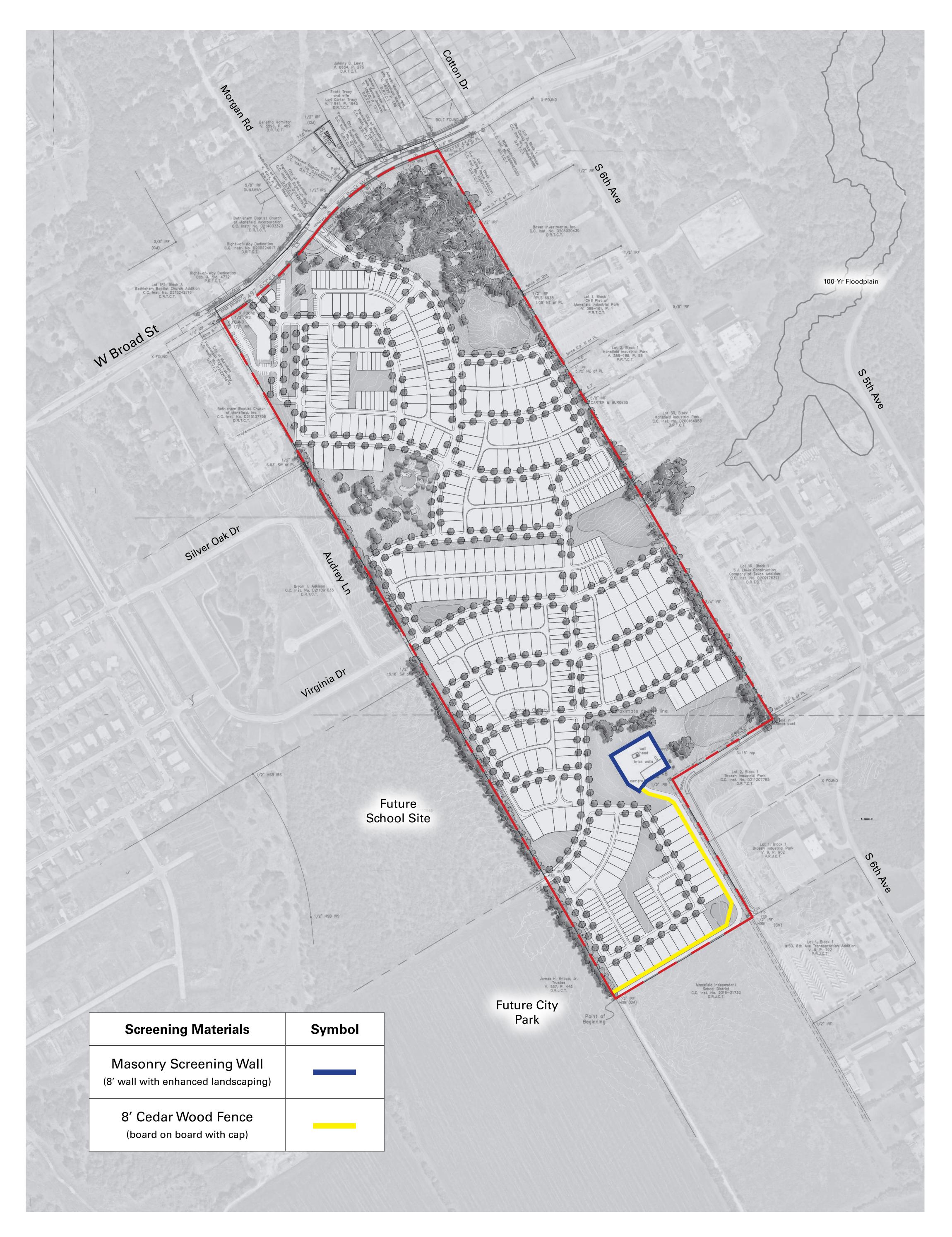




Exhibit D-3 Screening Plan

Development Team		Location Map	Notes	
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbgpartners.com	1187 Carolinal Ro Normsy James McKnight Park		
Applicant:	Engineer / Surveyor:	Starlin Ranch		
Alluvium Development	Engineering Concepts & Design, L.P.			
2415 Somerfield Drive	201 Windco Circle, STE 200	and Main S.		
Midlothian, TX 76065	Wylie, TX 75098			
Contact: Terrance Jobe	Contact: Todd Wintters		Scale 1"= 200'	
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG \cup 0° 200°	

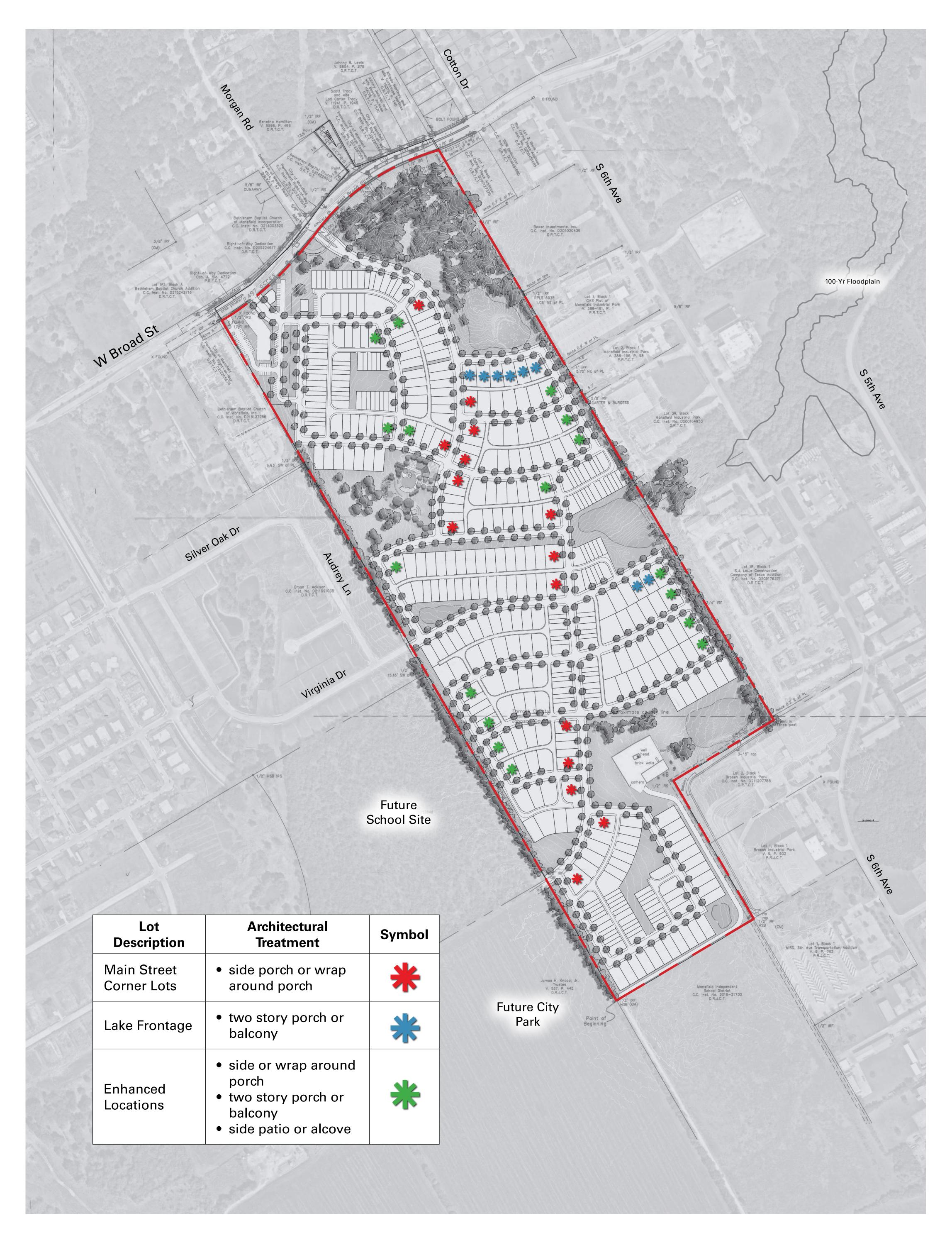




Exhibit D-4 Architectural Requirements

Development Team		Location Map	Notes	
Owners: Alluvium Development	Planner / Landscape Architect: TBG Partners Inc.	ری 1187	Walnut Greek Country	
2415 Somerfield Drive	2001 Bryan Street, #1450	Sardinar A	Club	
Midlothian, TX 76065	Dallas, TX 75201	Je ra	ames McKnight	
Contact: Terrance Jobe	Contact: Mark Meyer	Nom	Park	
Email: tjobe@alluviumdevelopment.com	Email: mark.meyer@tbgpartners.com			
Applicant:	Engineer / Surveyor:	Starlin Ranch	Dallas St	
Alluvium Development	Engineering Concepts & Design,L.P.	TO MARCA FILLS	287	
2415 Somerfield Drive	201 Windco Circle, STE 200	ann thain s.		
Midlothian, TX 76065	Wylie, TX 75098		ow Branch	
Contact: Terrance Jobe	Contact: Todd Wintters			Scale 1"= 200'
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG	

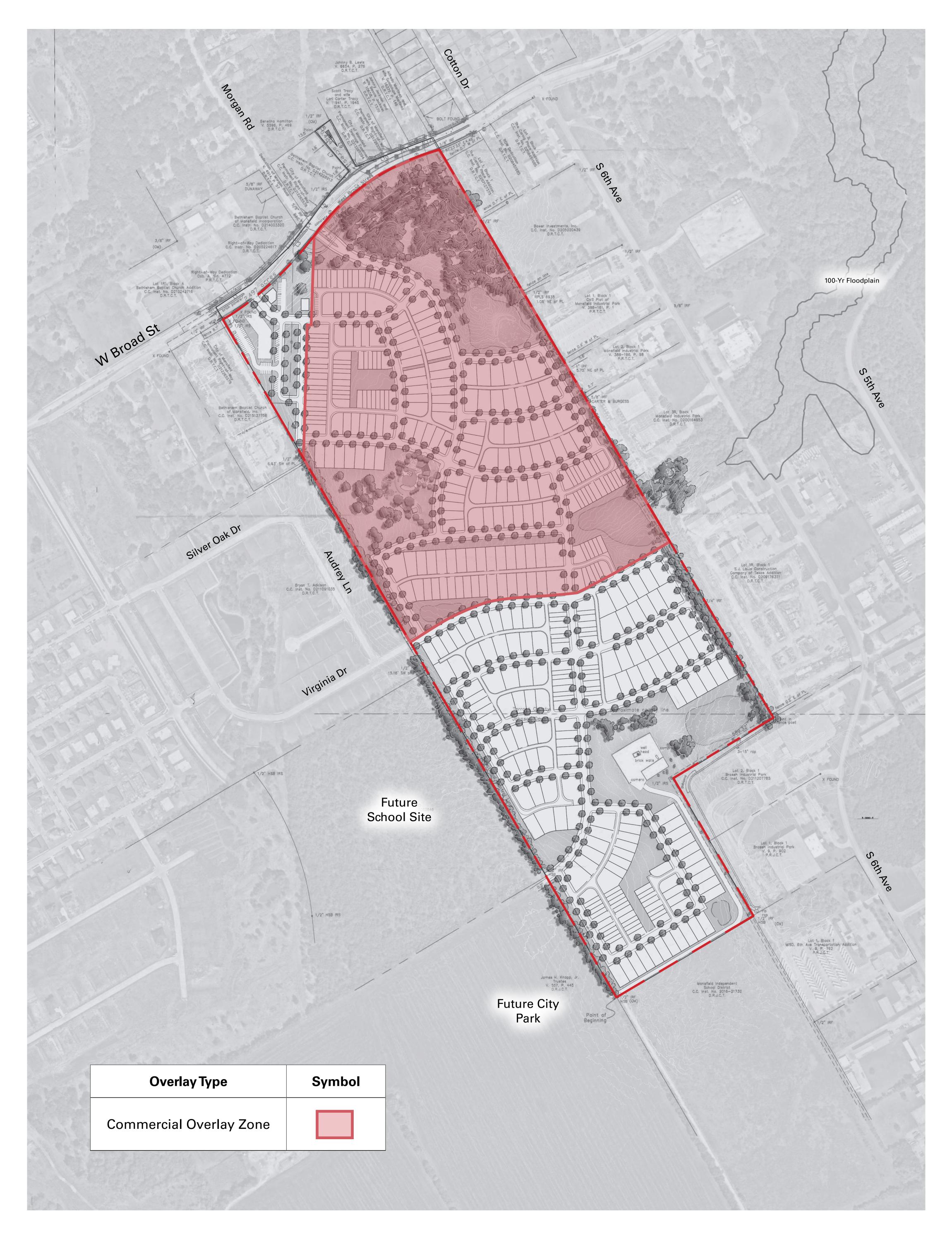
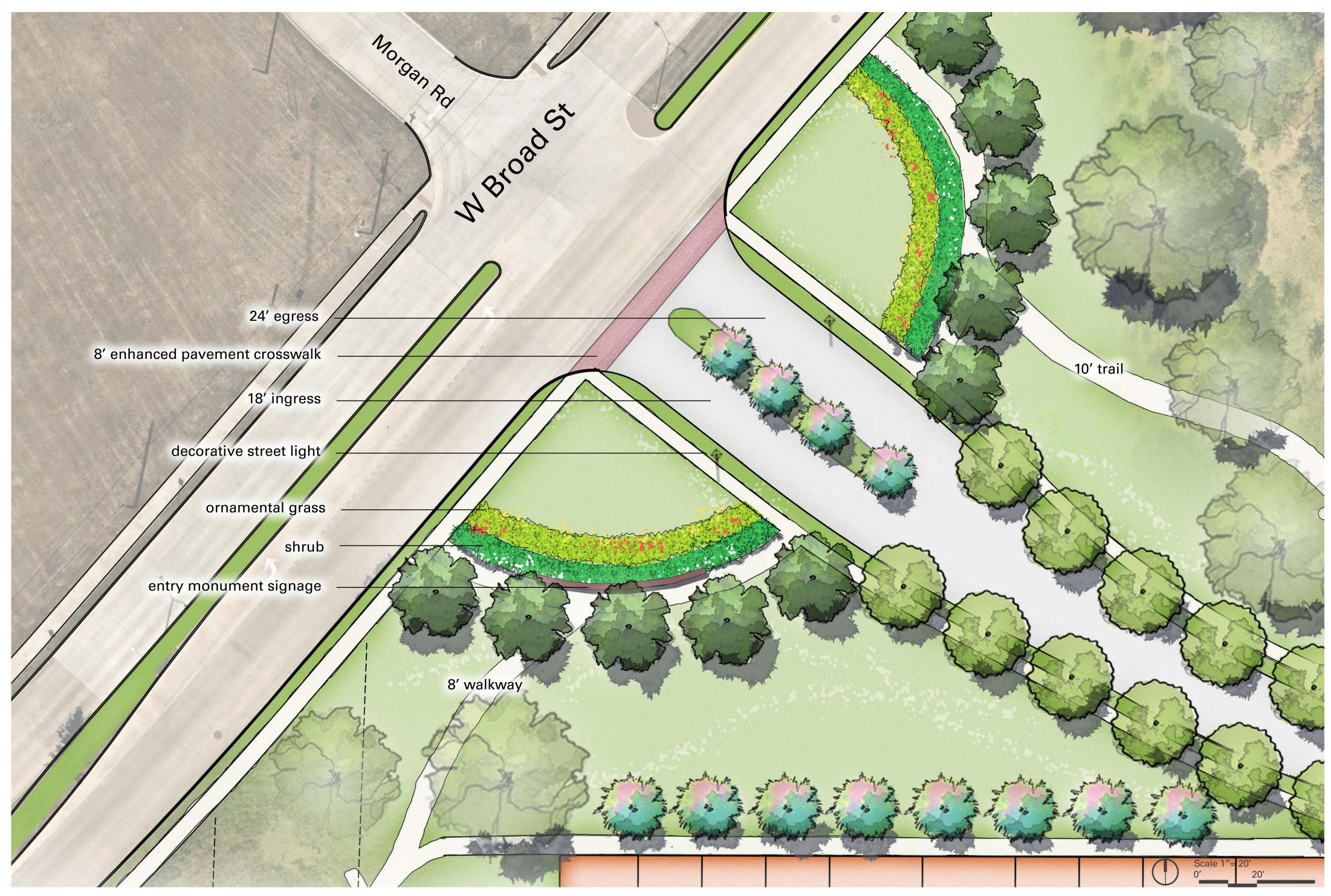




Exhibit D-5 Commercial Overlay

Development Team		Location Map	Notes	
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com Applicant: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbgpartners.com Engineer / Surveyor: Engineering Concepts & Design,L.P. 201 Windco Circle, STE 200 Wylie, TX 75098 Contact: Todd Wintters Email: todd@ecdlp.com	Carolinal Ro Carolinal Ro Starlin Ranch MANSFIELD Starlin Ranch Mansfield Callas St Carolinal Ro Carolinal Ro Mansfield Callas St Carolinal Ro Callas St Carolinal Ro Callas St Callas St Carolinal Ro Callas St Callas St Carolinal Ro Callas St Callas St Carolinal Ro Callas St Callas St Callas St Carolinal Ro Callas St Carolinal Ro Callas St Callas St Carolinal Ro Callas St Callas St Carolinal Ro Callas St	TBG $Scale 1'' = 200'$	



ENTRY MONUMENT PLAN



SECTION ELEVATION



55'-8

PLANTING & MATERIAL CHARACTER IMAGES



Starlin Ranch

Exhibit E-1 Enhanced Entryway Plan

Development Team		Location Map	Notes	
Owners: Alluvium Development	Planner / Landscape Architect: TBG Partners Inc.	ی سی الله الله سی سی سی سی سی سی سی سی سی سی سی سی سی	Entry design image shows minimum features.	
2415 Somerfield Drive	2001 Bryan Street, #1450	Cardinar Club		
Midlothian, TX 76065	Dallas, TX 75201	James McKnight		
Contact: Terrance Jobe	Contact: Mark Meyer	for Park		
Email: tjobe@alluviumdevelopment.com	Email: mark.meyer@tbgpartners.com	MANSFIELD		
Applicant:	Engineer / Surveyor:	Starlin Ranch E Dallas St		
Alluvium Development	Engineering Concepts & Design,L.P.	287 NB 10 ³⁰		
2415 Somerfield Drive	201 Windco Circle, STE 200	on Main o		
Midlothian, TX 76065	Wylie, TX 75098			
Contact: Terrance Jobe	Contact: Todd Wintters			
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG	



400 sq ft Pavilion

2

3

4

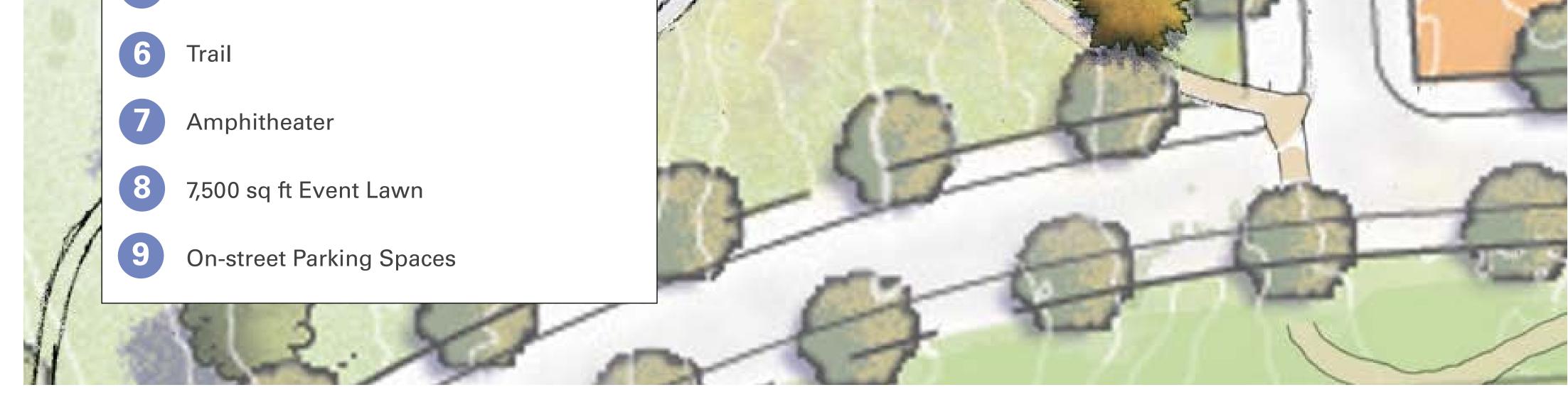
5

- Men & Women Restroom Facilities
- 2,000 sq ft Swimming Pool
- 2,000 sq ft Pool Deck

2,500 sq ft Playground (5-12y & 2-5y play)

5

6





Starlin Ranch

Exhibit E-2 Amenity Center Programming

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		Location Map	Notes	
Owners: Alluvium Development 2415 Somerfield Drive Midlothian, TX 76065 Contact: Terrance Jobe Email: tjobe@alluviumdevelopment.com	Planner / Landscape Architect: TBG Partners Inc. 2001 Bryan Street, #1450 Dallas, TX 75201 Contact: Mark Meyer Email: mark.meyer@tbgpartners.com	1187 Carolinal Ro Normsr Sr Sr Sr Sr Sr Sr Sr Sr Sr Sr Sr Sr Sr	The concept plan is for illustrative purpose only and subject to change. Final site design will be confirmed at landscape plan submittal stage.	
Applicant:	Engineer / Surveyor:	Starlin Ranch E Dallas St		
Alluvium Development	Engineering Concepts & Design,L.P.	287 10 10 10 10 10 10 10 10 10 10 10 10 10 1		
2415 Somerfield Drive	201 Windco Circle, STE 200	oin than Main S,		
Midlothian, TX 76065	Wylie, TX 75098			
Contact: Terrance Jobe	Contact: Todd Wintters		Scale $1''=20'$	
Email: tjobe@alluviumdevelopment.com	Email: todd@ecdlp.com	917	TBG \bigcirc 20°	

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8