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April 13, 2017

City of Mansfield
Mr. Art Wright
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IPRR
Mr. David Branch
davidbranch@nrockre.com

Reference: South Pointe PD Modification

Gentlemen:

Plantation Homes has recently provided a video and sample plot plan regarding a request for a PD Modification at the South Pointe community. We are requesting a 5' reduction in the front build-to line for J Swing Plans only on the 75' or Manor lots. The J Swing Plans:

- (1) Require a deeper pad
- (2) Offer flexible open floor concept plans with 2 downstairs bedrooms and dramatic outdoor living space
- (3) Provide streetscape variety and 3 car options
- (4) Provide a larger and more expensive home with the desired amenity package

These plans are extremely popular with homebuyers in our communities throughout the Metroplex. Currently at South Pointe, we have the ability to build some of these same plans on a smaller 65' lot. We would prefer the ability to build these plans on our larger 75' lots. The City Zoning Ordinance currently provides for 5' reduction in front build lines and appears to encourage J Swing Plans in their communities.

Again, our PD Modification pertains to J Swing Plans only on the 75' or Manor lots. We greatly appreciate your consideration.

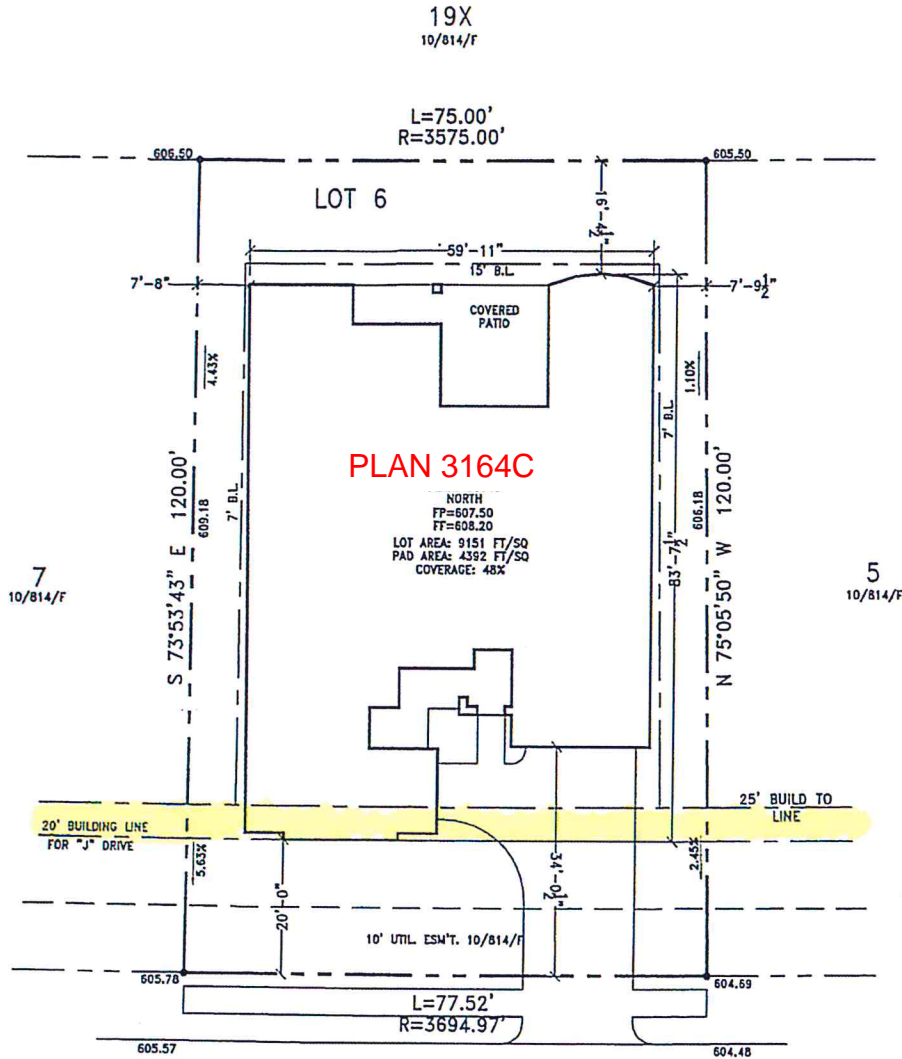
Respectfully,

A handwritten signature in black ink that reads "Mike Edge". The signature is written in a cursive, flowing style.

Mike Edge
Division Land Manager

NOTED: THIS SITE PLAN IS FOR APPROVAL OF PROPOSED IMPROVEMENT BY CITY BUILDING INSPECTIONS AND NOT TO BE OVERLIED WITH AN ACTUAL ON THE GROUND SURVEY CONDUCTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN HEREIN, UNLESS OTHERWISE NOTED.



1103 STONEWALL DRIVE

Lot 6, Block 7, SOUTHPOINTE, PHASE 1A, SECTION 1, an addition to the City of Mansfield, Johnson County, Texas, according to the map or plat thereof recorded in Volume 10, Page 814, Drawer F of the Plat Records of Johnson County, Texas.

REFERENCE NO. 160428002
GF# NO TITLE WORK
JOB # DE3012
4/29/16
6/24/16
8/11/16

SOD: 479 YRD/SQ
CONC: 1228 FT/SQ

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only, refer to development plans for construction, builder should confirm that this layout has no conflicts with lots, transformers, topography or other structures.

NOTES:

NOT FOR CONSTRUCTION WITHOUT CITY APPROVAL.
ALL TIES MUST BE FIELD CHECKED.
HOUSE DRAWN FROM FOUNDATION PLAN ONLY.
CHECK OVERALL DIMENSIONS.
DO NOT BUILD IN EASEMENTS WITHOUT SPECIFIC INSTRUCTIONS.
ALL ELEVATIONS, PROPOSED OR OTHERWISE, BY GRADING PLAN DATED: _____
THIS PLOT PLAN IS NOT A SUBSTITUTE FOR A GRADING PLAN.
ASSUMES SLAB OF GRADE AND SLAB THICKNESS OF 8.5 INCHES AND ASSUMES FINISHED GRADE TO MATCH EXISTING GRADE AT PROPERTY CORNERS.



PLANTATION HOMES

DRAWN BY: TC