

Residential Product Summary (Phase 1A, 1B & 2)						
Phase	Type	Lot Size	Units	% of Sub Total	Gross Acreage	Gross Density
1A	Cottage	50' x 110'	51	19.9%	80.0 ac.	3.2 un./ac.
	Village	65' x 115'	115	44.9%		
	Manor	75' x 120'	90	35.2%		
	Sub Total		256	100.0%		
1B	Estate	90' x 140'	33	100.0%	16.2 ac.	2.0 un./ac.
	Sub Total		33	100.0%		
2	Cottage	50' x 110'	47	30.7%	43.4 ac.	3.5 un./ac.
	Village	65' x 115'	82	53.6%		
	Manor	75' x 120'	24	15.7%		
	Sub Total		153	100.0%		
Overall	Cottage	50' x 110'	96	21.7%	139.6 ac.	3.2 un./ac.
	Village	65' x 115'	198	44.8%		
	Manor	75' x 120'	115	26.0%		
	Estate	90' x 140'	33	7.5%		
Total			442	100.0%		
Note: Overall Phases do not include gas well acreages and city parks.						
Legend: * Model Lots — Phase Boundary --- Site Area						



DETAILED SITE PLAN
FOR
SOUTH POINTE
PHASE 1A, 1B & 2

165.5 ACRES

DS # 14 - 001

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
Contact: Brian Avirett, P.E.
Phone: 817- 649-1914

Planner / Landscape Architect:
TBG PARTNERS INC.
5307 E. Mockingbird Lane, Suite 120
Dallas, TX 75206
Contact: Mark Meyer
Phone: 214-744-0757

Location Map

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).

CITY OF MANSFIELD,
JOHNSON & ELLIS COUNTIES,
TEXAS

TBG

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

March 12, 2014

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