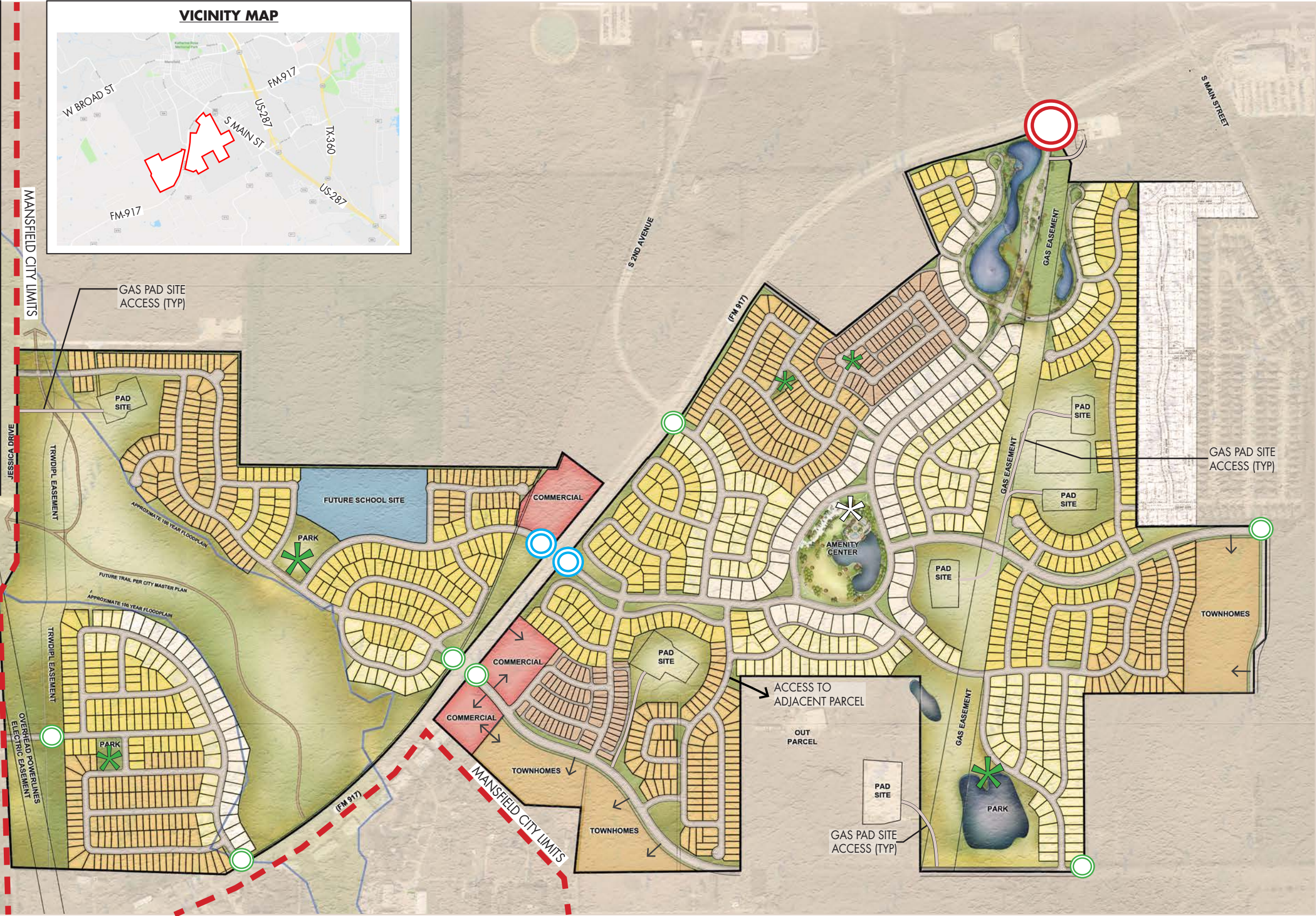
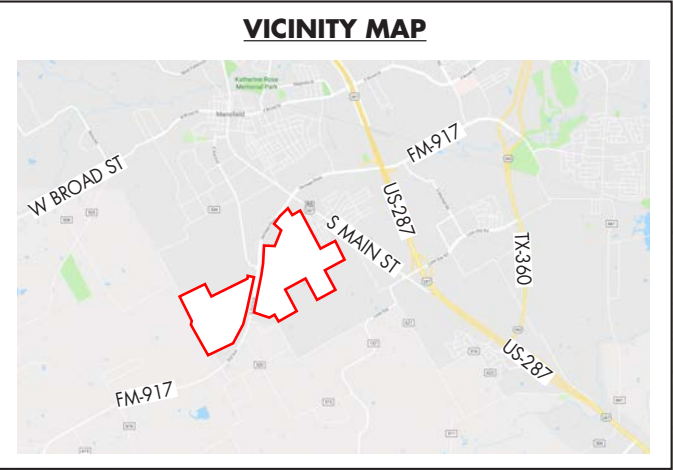


**HANOVER PLANNED DEVELOPMENT**

- TOTAL AREA: 714.5 ACRES
- COMMERCIAL DISTRICT: 14.6 ACRES
- TOWNHOUSE DISTRICT: 46.9 ACRES
- SINGLE-FAMILY: 1,571 TOTAL LOTS
- RESIDENTIAL PRODUCT 1 : 115 LOTS
  - RESIDENTIAL PRODUCT 2 : 266 LOTS
  - RESIDENTIAL PRODUCT 3 : 465 LOTS
  - RESIDENTIAL PRODUCT 4 : 572 LOTS
  - RESIDENTIAL PRODUCT 5 : 153 LOTS
- NEIGHBORHOOD PARKS
  - AMENITY CENTER
  - PRIMARY DEVELOPMENT ENTRY
  - SECONDARY DEVELOPMENT ENTRY
  - TERTIARY DEVELOPMENT ENTRY
- FINAL DESIGN TO BE DETERMINED AT PP PHASE



THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



**APPLICANT:**  
**HANOVER PROPERTY COMPANY**  
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**MASTER PLAN : EXHIBIT C-1**  
**M3 RANCH | MANSFIELD, TEXAS**

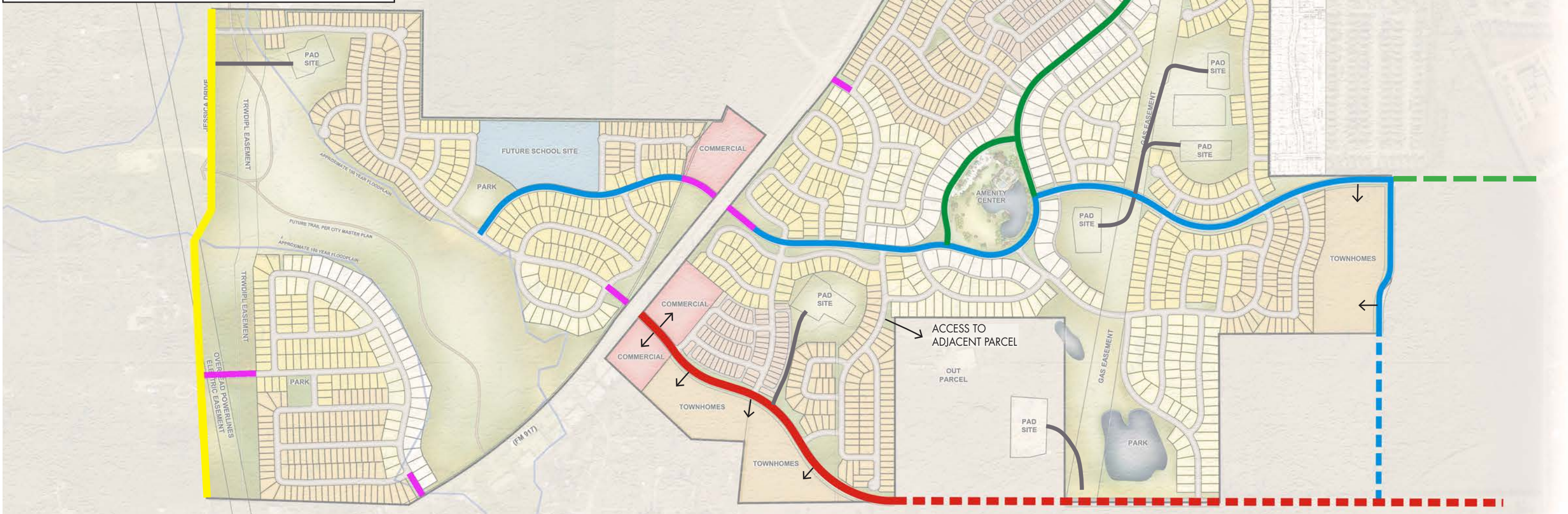
**MARCH 9, 2018** 2001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568



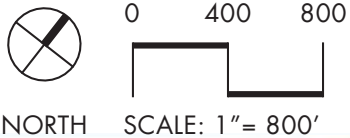


**HANOVER PLANNED DEVELOPMENT**

- TYPE A 100' ROW
- TYPE B 70' ROW
- TYPE C 60' ROW
- TYPE D ROW VARIES
- TYPE E 60' ROW
- TYPE E-2 60' ROW
- LOCAL RESIDENTIAL ROAD 50' ROW (NOT SHOWN)
- LOCAL RESIDENTIAL ALLEY 15' ROW (NOT SHOWN)
- GAS PAD ACCESS
- TYPE B 70' ROW EXTENSIONS BY OTHERS
- TYPE E 60' ROW EXTENSIONS BY OTHERS
- TYPE E 60' ROW EXTENSIONS BY M3



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AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



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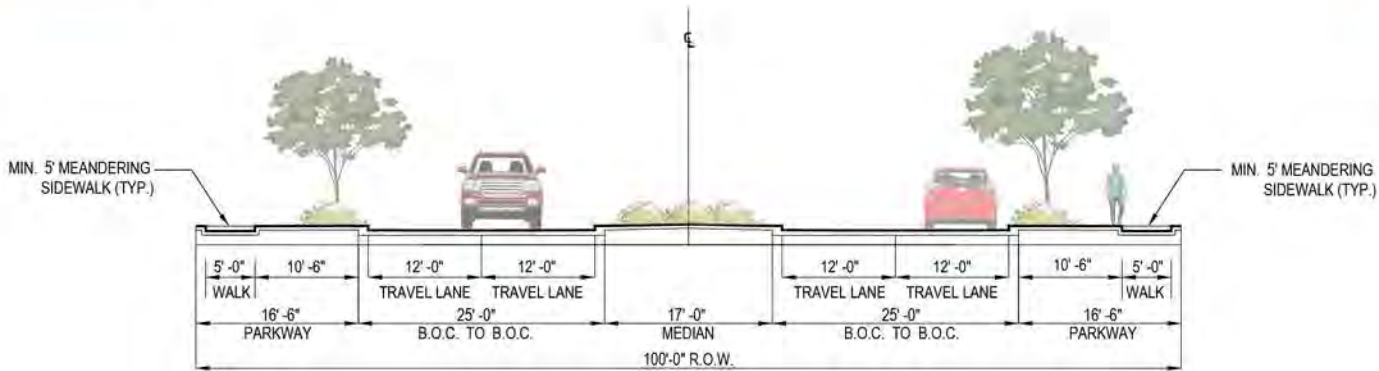
**THOROUGHFARE PLAN : EXHIBIT C-2**  
**M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018** 2001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568

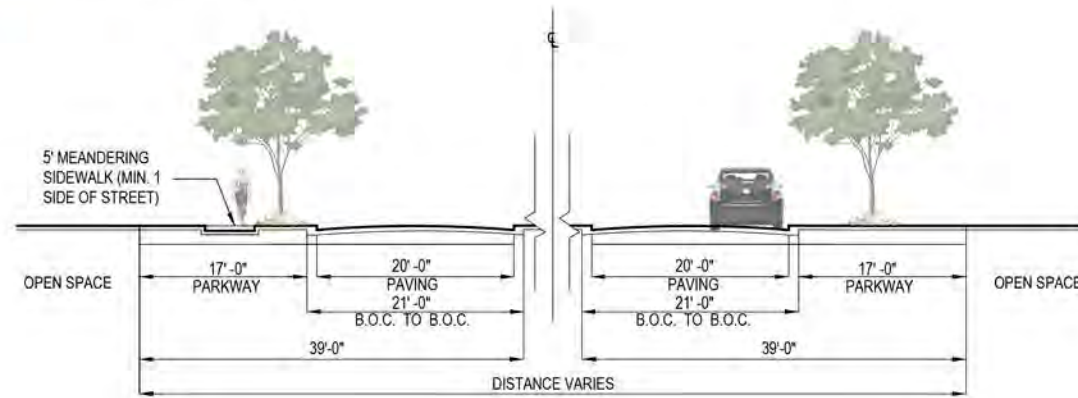




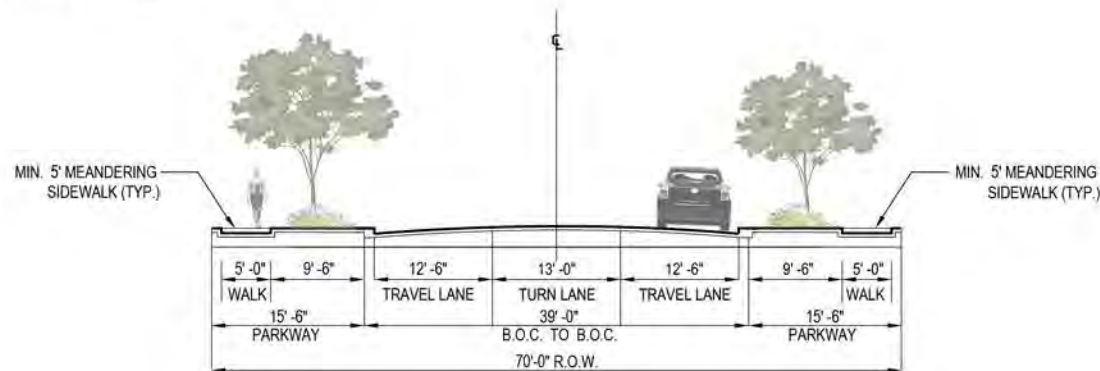
TYPE A 100' ROW



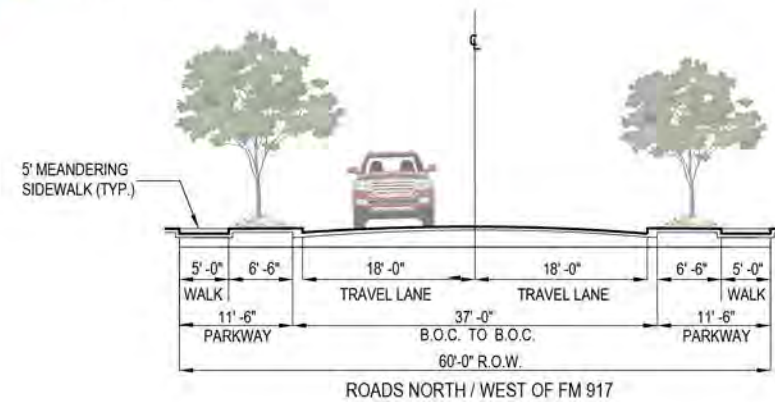
TYPE D ROW VARIES



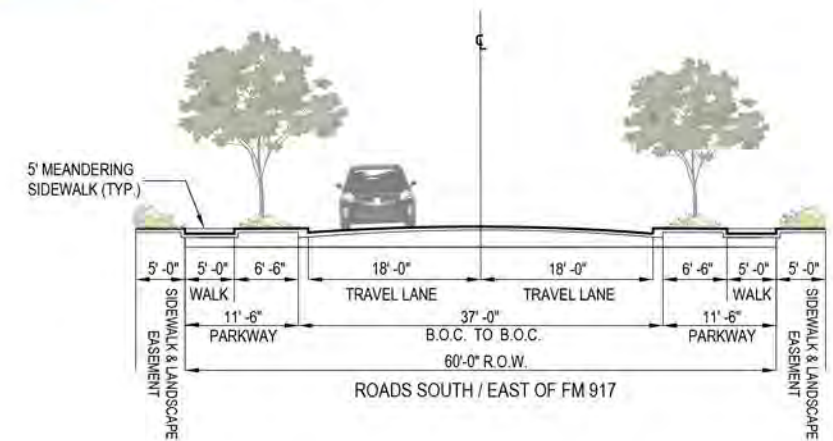
TYPE B 70' ROW



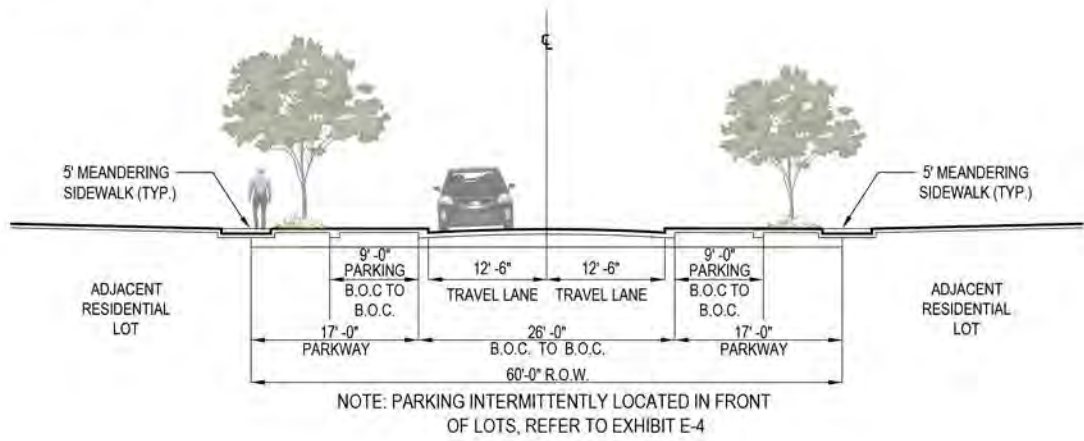
TYPE E 60' ROW



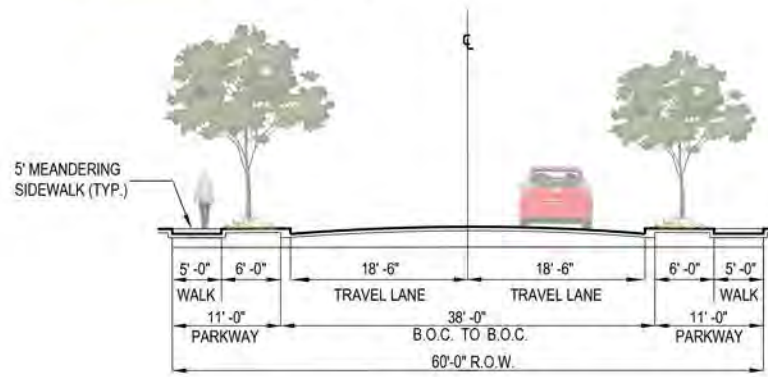
TYPE E 60' ROW



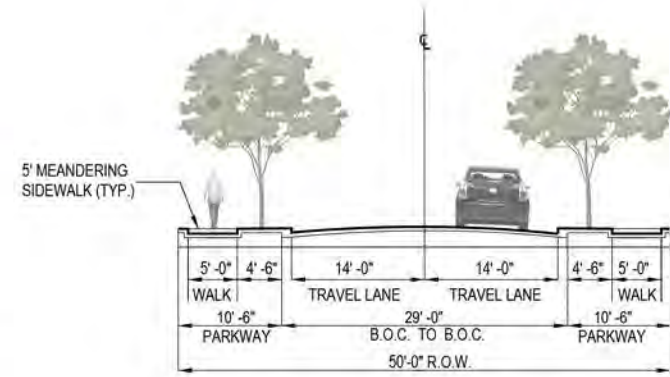
TYPE C 60' ROW



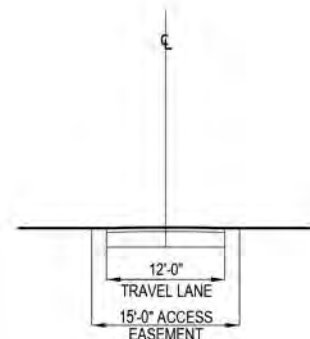
TYPE E-2 60' ROW



LOCAL RESIDENTIAL ROAD 50' ROW (NOT SHOWN)



LOCAL RESIDENTIAL ALLEY 15' ACCESS EASEMENT (NOT SHOWN)



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THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



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## CONTEXT MAP : EXHIBIT C-4

### M3 RANCH | MANSFIELD, TEXAS

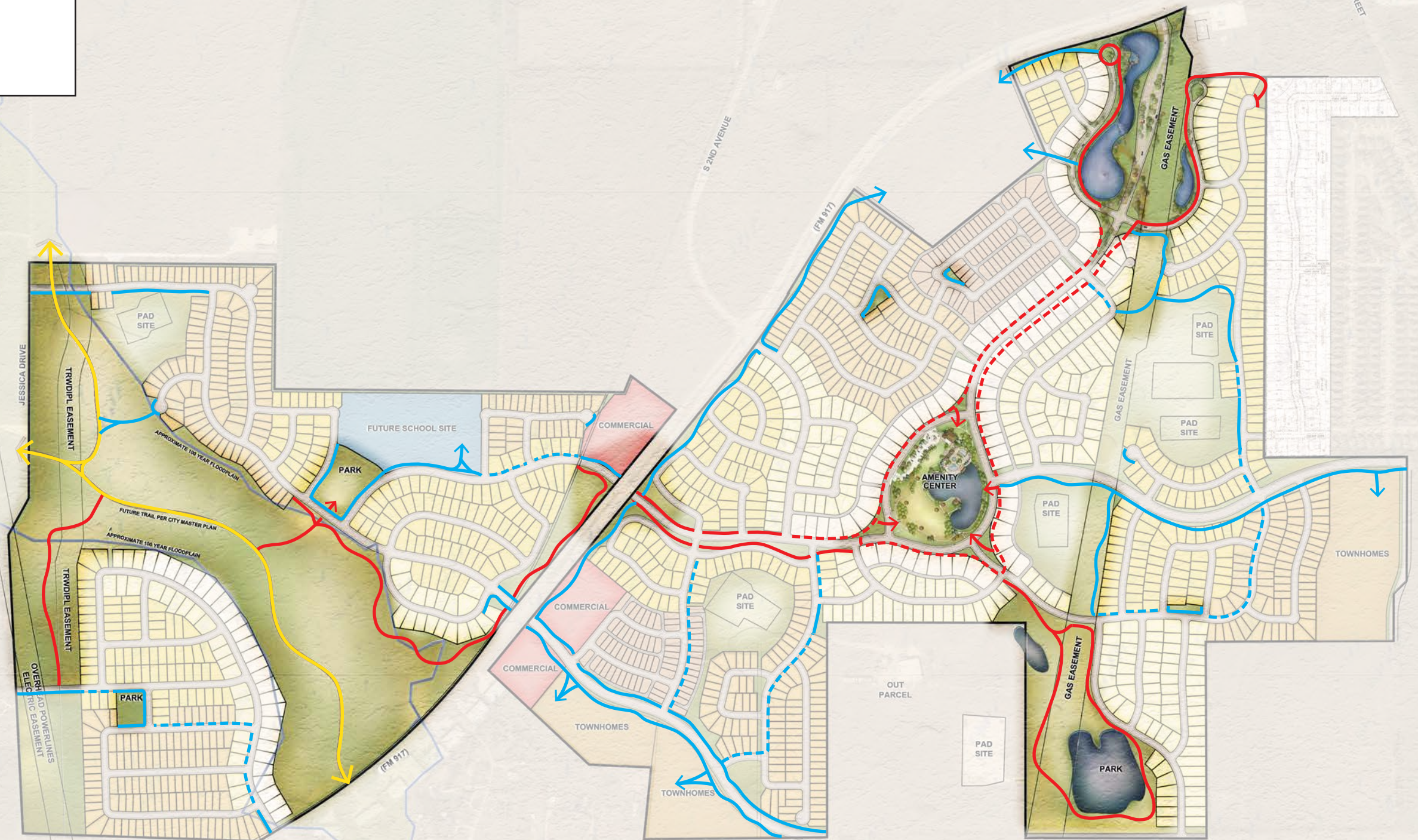
**MARCH 9, 2018** 2001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568





## HANOVER PLANNED DEVELOPMENT

- PRIMARY TRAIL (6-8' CONCRETE)
- - - PRIMARY LOT SIDEWALK (5' MIN.)
- SECONDARY TRAIL (5-6' CONCRETE)
- - - SECONDARY LOT SIDEWALK (5' MIN.)
- REGIONAL CITY TRAIL SYSTEM



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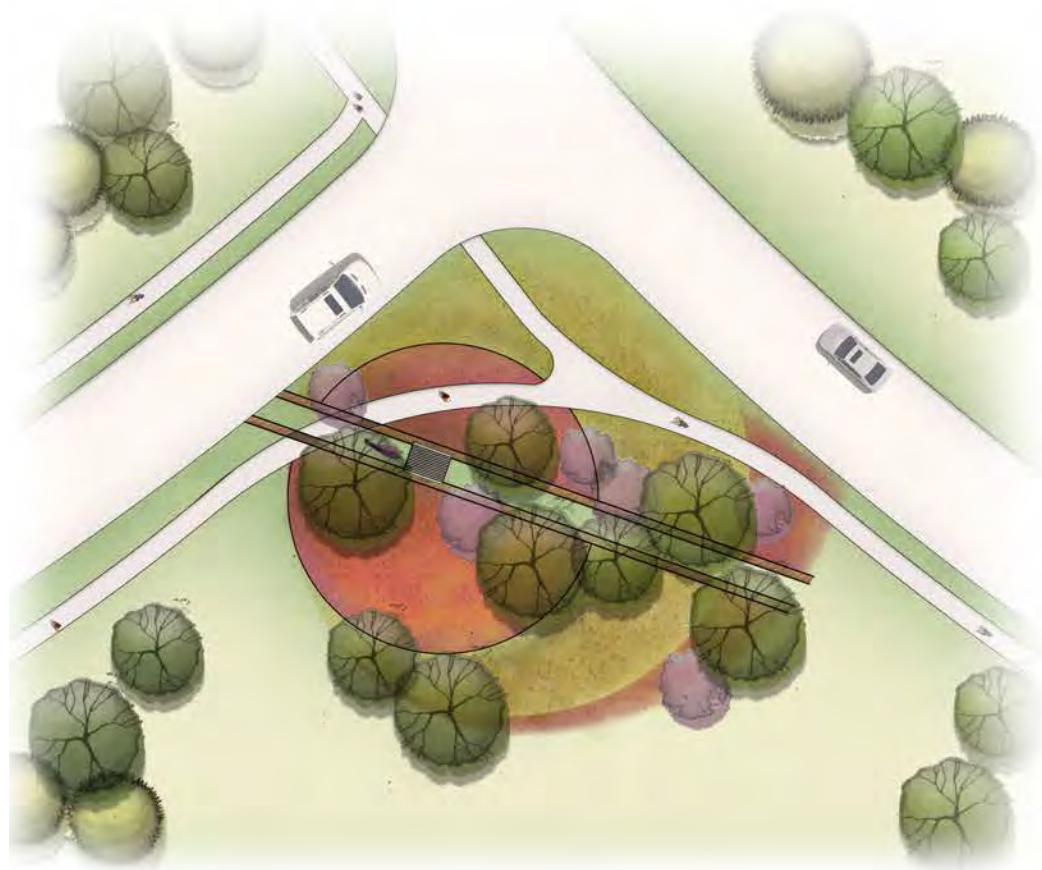
## TRAILS AND OPEN SPACE PLAN : EXHIBIT D-1 M3 RANCH | MANSFIELD, TEXAS

**MARCH 9, 2018**  
**PROJECT#: 17029**  
**ZC#: 18-004**

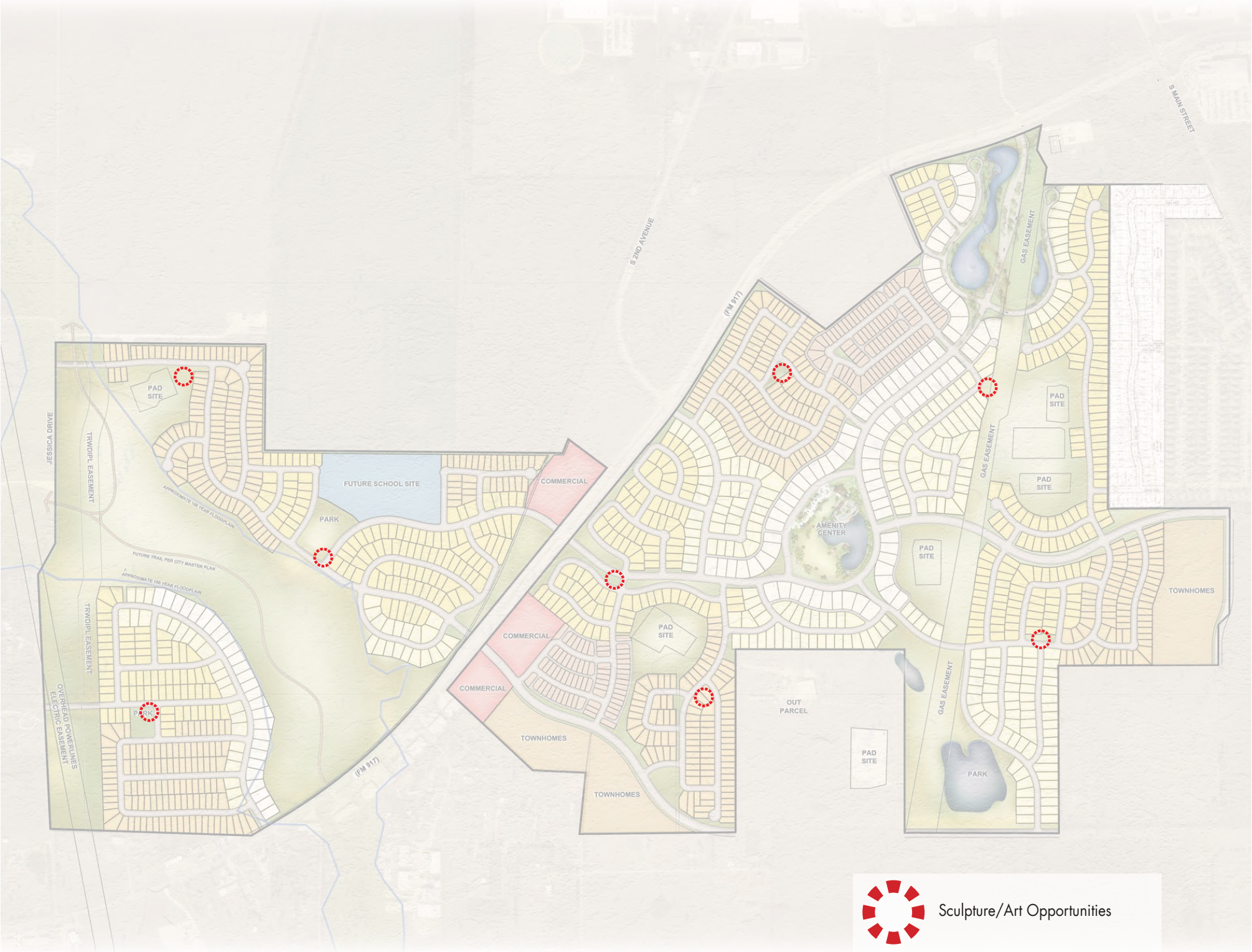
**2001 NORTH LAMAR STREET, SUITE 100**  
**DALLAS, TX 75202**  
**P: 214-871-0568**


**MESA**





Example Sculpture Concept Plan





Sculpture/Art Opportunities

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APPLICANT:



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**SCULPTURE/ART OPPORTUNITIES : EXHIBIT D-2**  
**M3 RANCH | MANSFIELD, TEXAS**

MARCH 9, 2018  
 PROJECT#: 17029  
 ZC#: 18-004

2001 NORTH LAMAR STREET, SUITE 100  
 DALLAS, TX 75202  
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ALL STRUCTURES WILL ADHERE TO FIRE BUILDING CODE AND WILL ADHERE TO FIRE LANE/HOSE LENGTH ACCESS. FINAL CONSTRUCTION PLANS WILL INDICATE AT TIME OF PERMIT.



NOTE: POTENTIAL PROGRAMING FOR PRIVATE AMENITY NODE AND OPEN SPACES

THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

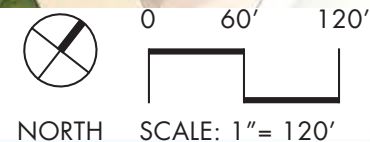
APPLICANT: HANOVER PROPERTY COMPANY  
 3001 KNOX STREET, SUITE 207  
 DALLAS, TX 75205  
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CONCEPTUAL PRIVATE AMENITY NODE & OPEN SPACE - PLAN VIEW  
 EXHIBIT D-3  
 M3 RANCH | MANSFIELD, TEXAS

MARCH 9, 2018 2001 NORTH LAMAR STREET, SUITE 100  
 PROJECT#: 17029 DALLAS, TX 75202  
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**APPLICANT:** HANOVER PROPERTY COMPANY  
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DALLAS, TX 75205  
P: 214-445-2200 F: 214-445-2261

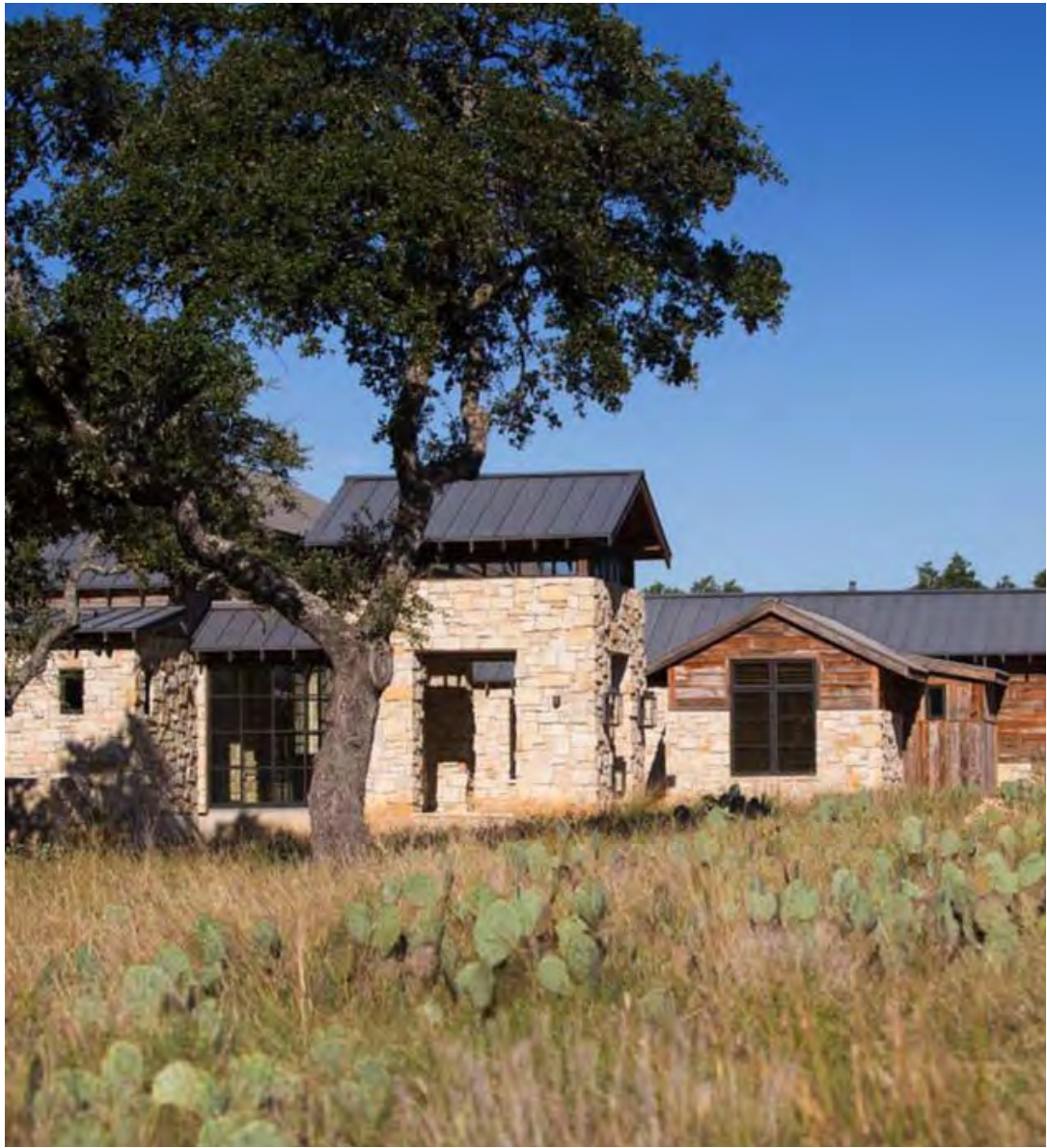
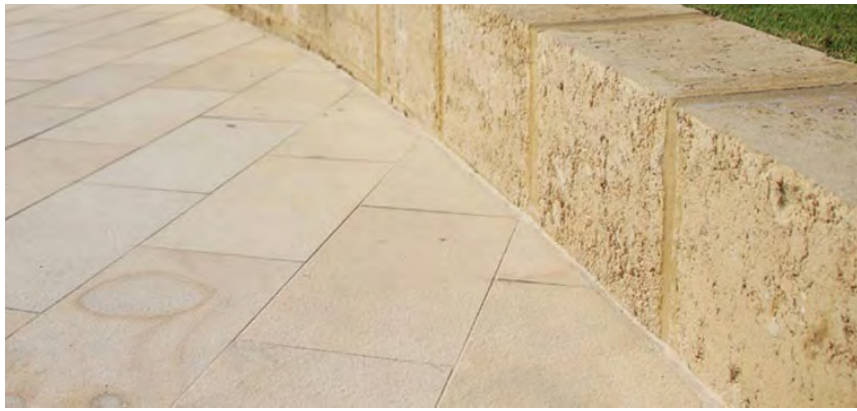
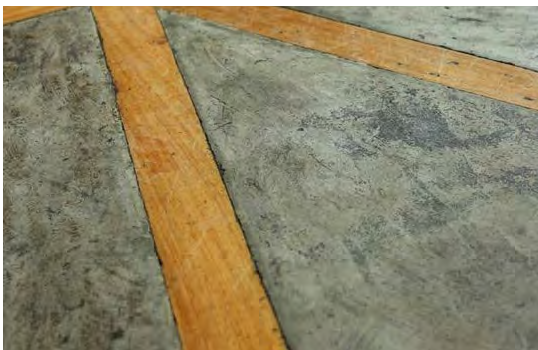
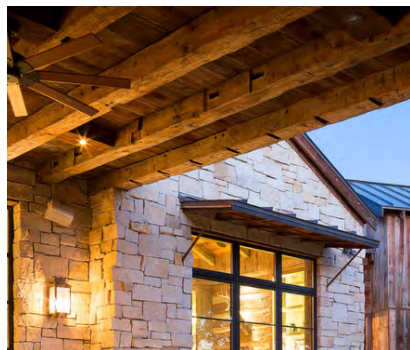
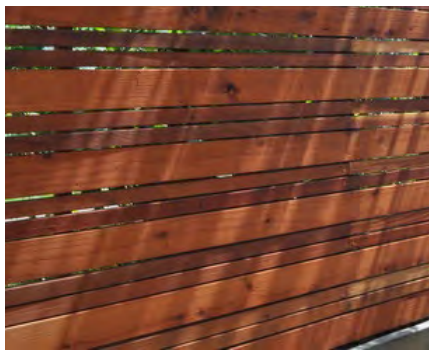
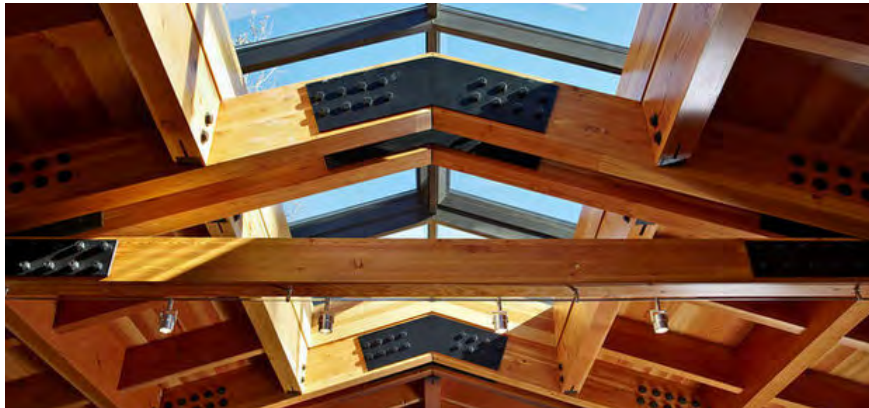


# CONCEPTUAL CENTRAL AMENITY NODE - ILLUSTRATIVE RENDERING : EXHIBIT D-4 M3 RANCH | MANSFIELD, TEXAS

MARCH 9, 2018 2001 NORTH LAMAR STREET, SUITE 100  
PROJECT#: 17029 DALLAS, TX 75202  
ZC#: 18-004 P: 214-871-0568

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AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

**APPLICANT:**  
**HANOVER**  
**PROPERTY**  
**COMPANY**

**HANOVER PROPERTY COMPANY**  
**3001 KNOX STREET, SUITE 207**  
**DALLAS, TX 75205**  
**P: 214-445-2200 F: 214-445-2261**



# **CHARACTER EXAMPLE - ARCHITECTUAL THEMES : EXHIBIT D-5** **M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018** **2001 NORTH LAMAR STREET, SUITE 100**  
**PROJECT#: 17029** **DALLAS, TX 75202**  
**ZC#: 18-004** **P: 214-871-0568**

**MESA**





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AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

**APPLICANT:**  
**HANOVER**  
**PROPERTY**  
**COMPANY**

**HANOVER PROPERTY COMPANY**  
**3001 KNOX STREET, SUITE 207**  
**DALLAS, TX 75205**  
**P: 214-445-2200 F: 214-445-2261**



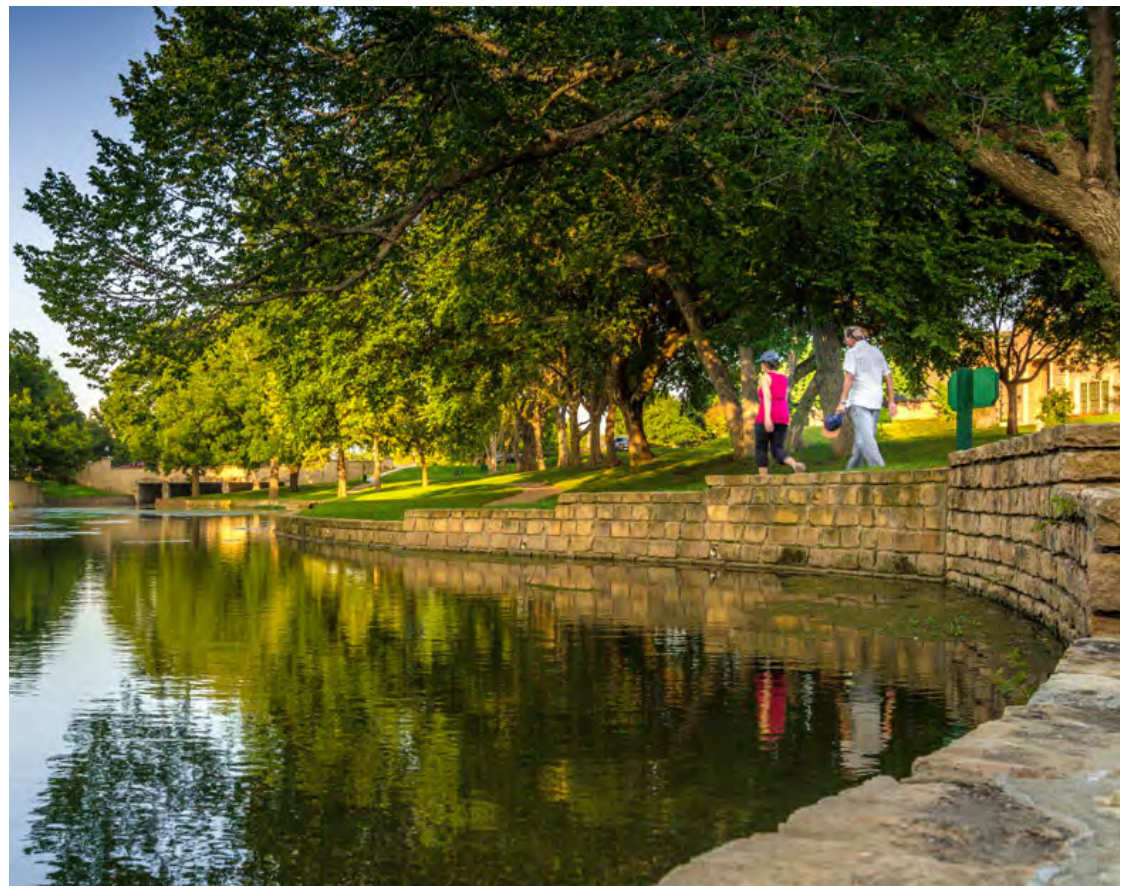
# CHARACTER EXAMPLE - WALLS AND FENCES : EXHIBIT D-6

M3 RANCH | MANSFIELD, TEXAS

**MARCH 9, 2018** **2001 NORTH LAMAR STREET, SUITE 100**  
**PROJECT#: 17029** **DALLAS, TX 75202**  
**ZC#: 18-004** **P: 214-871-0568**

**MESA**





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**CHARACTER EXAMPLE - LANDSCAPE CHARACTER : EXHIBIT D-7**  
**M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018** 2001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568







0 4' 8'  
SCALE: 1/8" = 1'

THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE  
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**APPLICANT:**  
**HANOVER**  
**PROPERTY**  
**COMPANY**

**HANOVER PROPERTY COMPANY**  
3001 KNOX STREET, SUITE 207  
DALLAS, TX 75205  
P: 214-445-2200 F: 214-445-2261



**PRIMARY ENTRY - CONCEPTUAL DEVELOPMENT ELEVATION VIEW :**  
**EXHIBIT E-1**  
**M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018**  
**PROJECT#: 17029**  
**ZC#: 18-004**

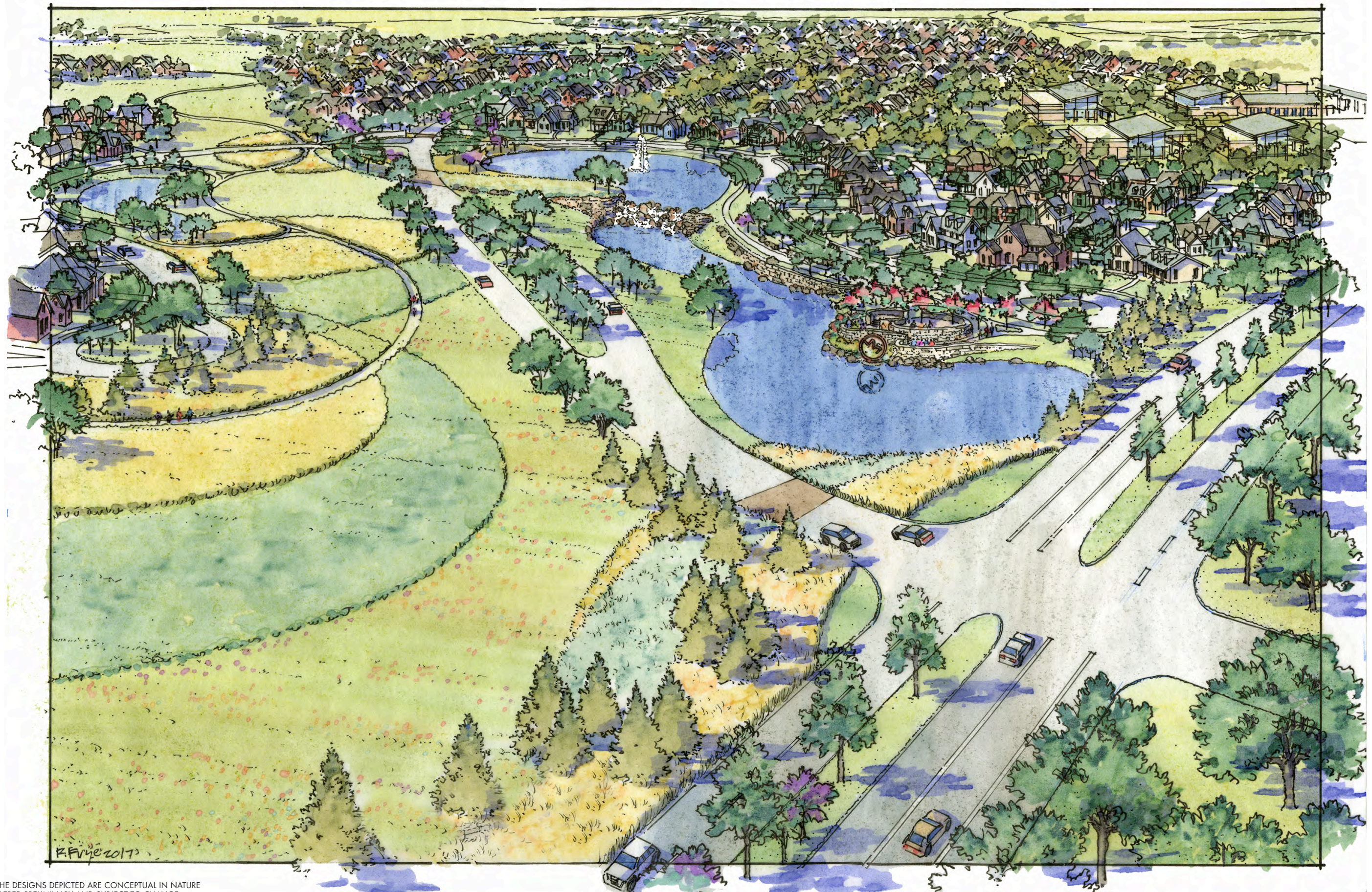
**2001 NORTH LAMAR STREET, SUITE 100**  
**DALLAS, TX 75202**  
**P: 214-871-0568**

**MESA**










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**APPLICANT:**  
  
**HANOVER PROPERTY COMPANY**  
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 P: 214-445-2200 F: 214-445-2261

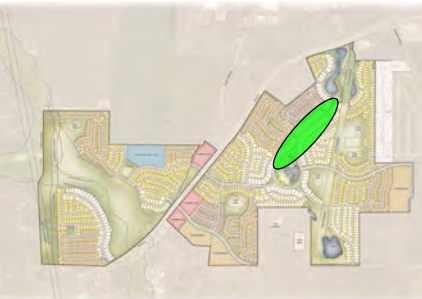


**PRIMARY ENTRY - PRIMARY DEVELOPMENT ENTRY ILLUSTRATIVE RENDERING :**  
**EXHIBIT E-3**  
**M3 RANCH | MANSFIELD, TEXAS**

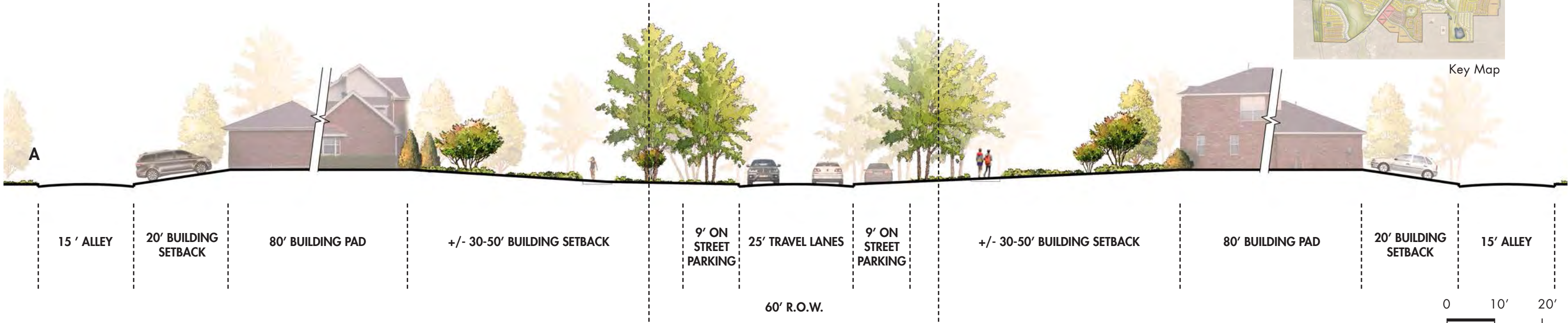
**MESA**  
 MARCH 9, 2018 3001 NORTH LAMAR STREET, SUITE 100  
 PROJECT#: 17029 DALLAS, TX 75202  
 ZC#: 18-004 P: 214-871-0568

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Key Map



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 P: 214-445-2200 F: 214-445-2261



# **ENTRY BOULEVARD : EXHIBIT E-4** **M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018** 2001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#:** 17029 DALLAS, TX 75202  
**ZC#:** 18-004 P: 214-871-0568





## HANOVER PLANNED DEVELOPMENT



PRIMARY DEVELOPMENT ENTRY



SECONDARY DEVELOPMENT ENTRY



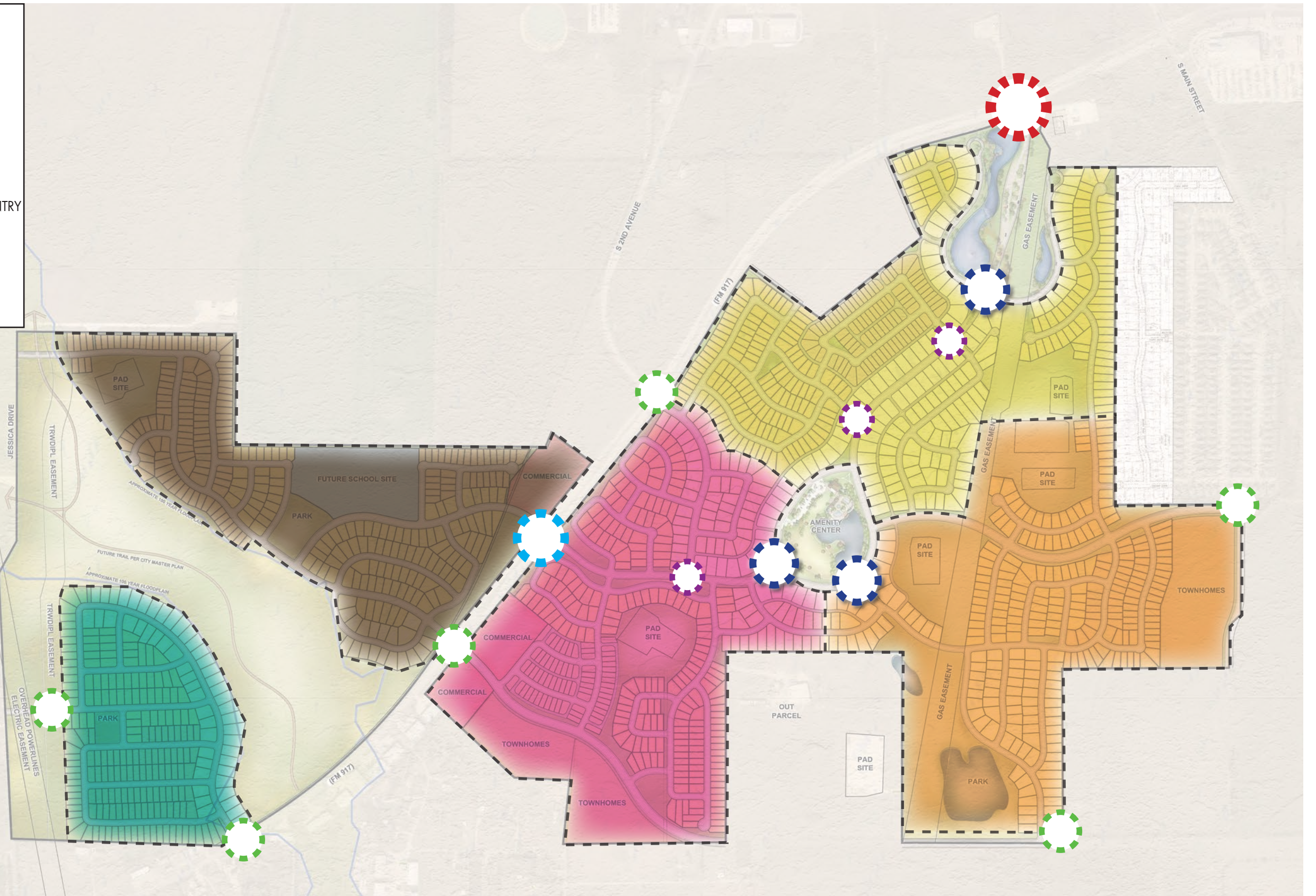
PRIMARY/SECONDARY NEIGHBORHOOD ENTRY



TERTIARY DEVELOPMENT ENTRY



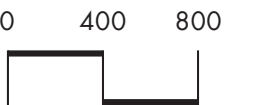
TERTIARY NEIGHBORHOOD ENTRY



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NORTH



SCALE: 1" = 800'

APPLICANT:



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P: 214-445-2200 F: 214-445-2261



## COMMUNITY NEIGHBORHOODS AND ENTRY PLAN : EXHIBIT F-1

M3 RANCH | MANSFIELD, TEXAS

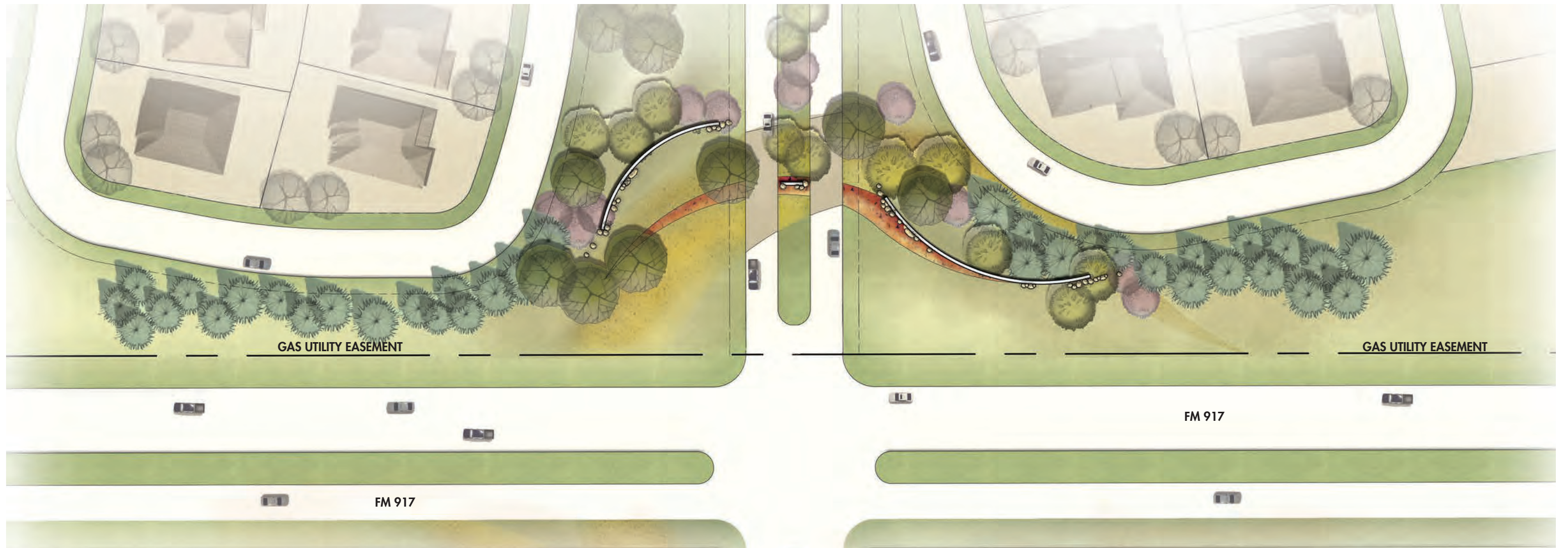
MARCH 9, 2018  
PROJECT#: 17029  
ZC#: 18-004

2001 NORTH LAMAR STREET, SUITE 100  
DALLAS, TX 75202  
P: 214-871-0568

MESA

MESA





0 10' 20'  
 SCALE: 1" = 20'

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**APPLICANT:**  
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## SECONDARY/TERTIARY DEVELOPMENT ENTRY PLAN : EXHIBIT F-2

M3 RANCH | MANSFIELD, TEXAS

**MESA**  
 MARCH 9, 2018 2001 NORTH LAMAR STREET, SUITE 100  
 PROJECT#: 17029 DALLAS, TX 75202  
 ZC#: 18-004 P: 214-871-0568

**MESA**





0 8' 16'

SCALE: 1/16" = 1'



0 8' 16'

SCALE: 1/16" = 1'

THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE  
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**HANOVER PROPERTY COMPANY**  
3001 KNOX STREET, SUITE 207  
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P: 214-445-2200 F: 214-445-2261

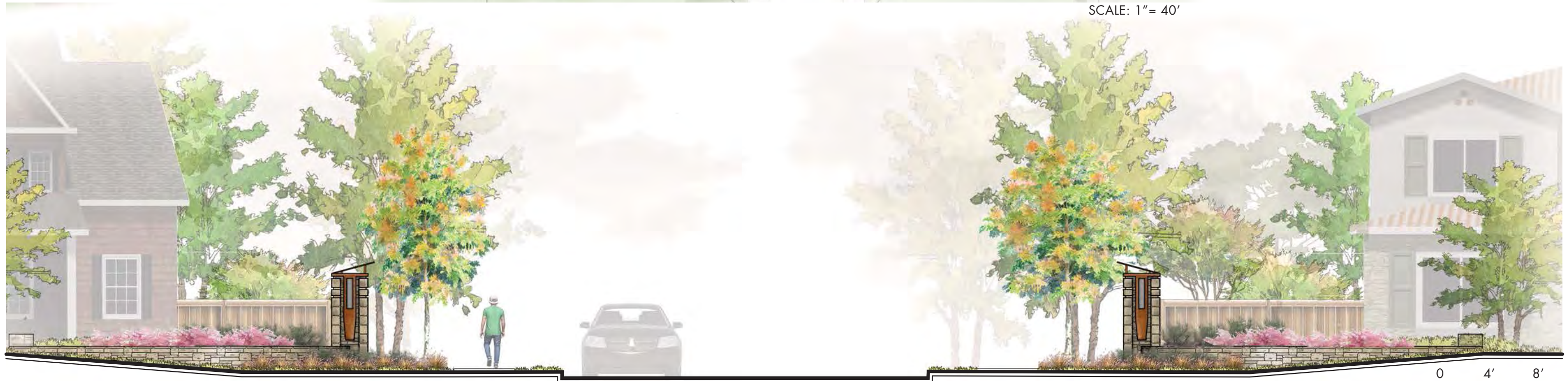
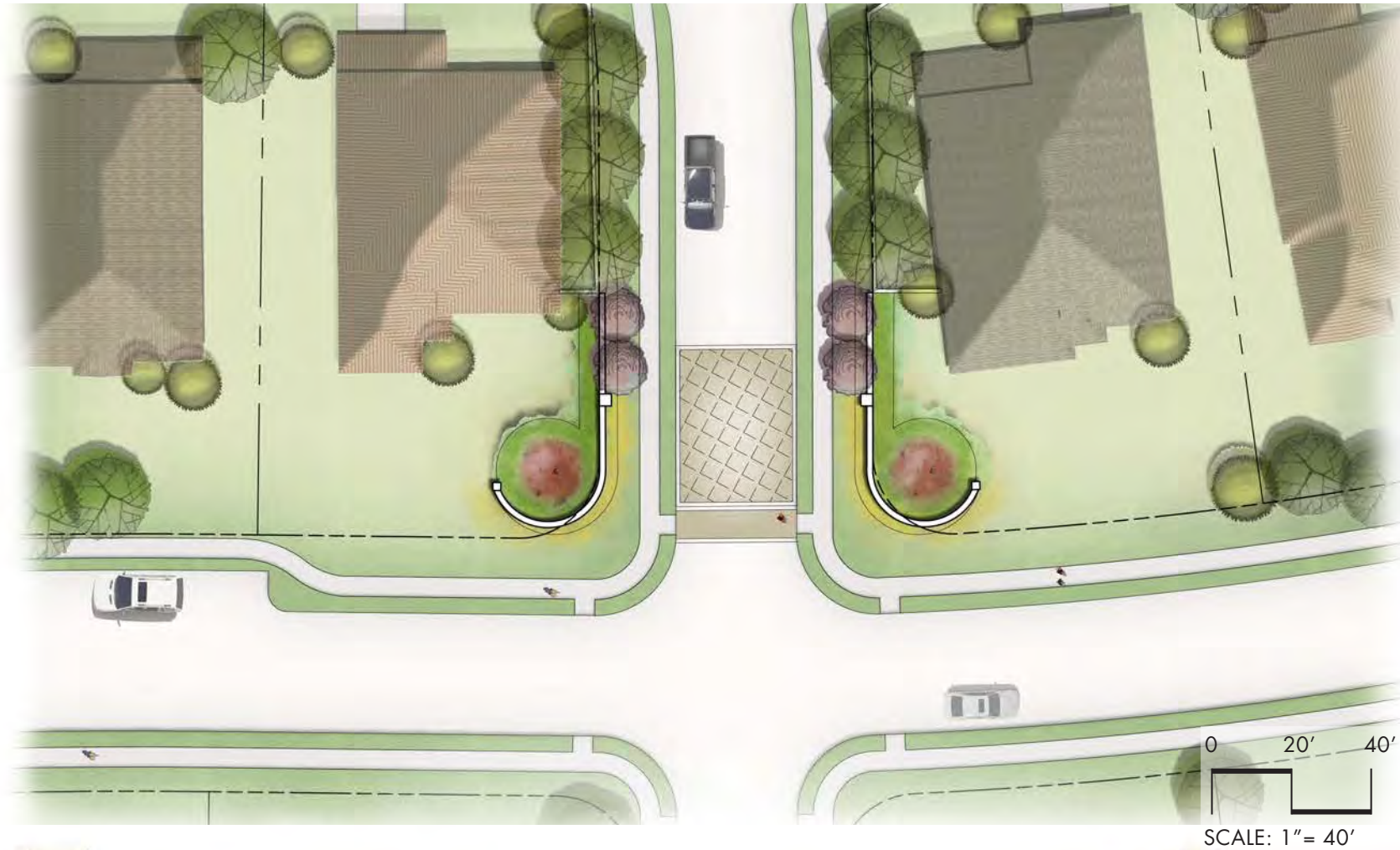


# **PRIMARY/SECONDARY NEIGHBORHOOD ENTRY MONUMENTS :** **EXHIBIT F-3** **M3 RANCH | MANSFIELD, TEXAS**

**MARCH 9, 2018** 3001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568

**MESA**





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AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.

**APPLICANT:**  
**HANOVER PROPERTY COMPANY**  
3001 KNOX STREET, SUITE 207  
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P: 214-445-2200 F: 214-445-2261



## TERTIARY NEIGHBORHOOD ENTRY : EXHIBIT F-4

M3 RANCH | MANSFIELD, TEXAS

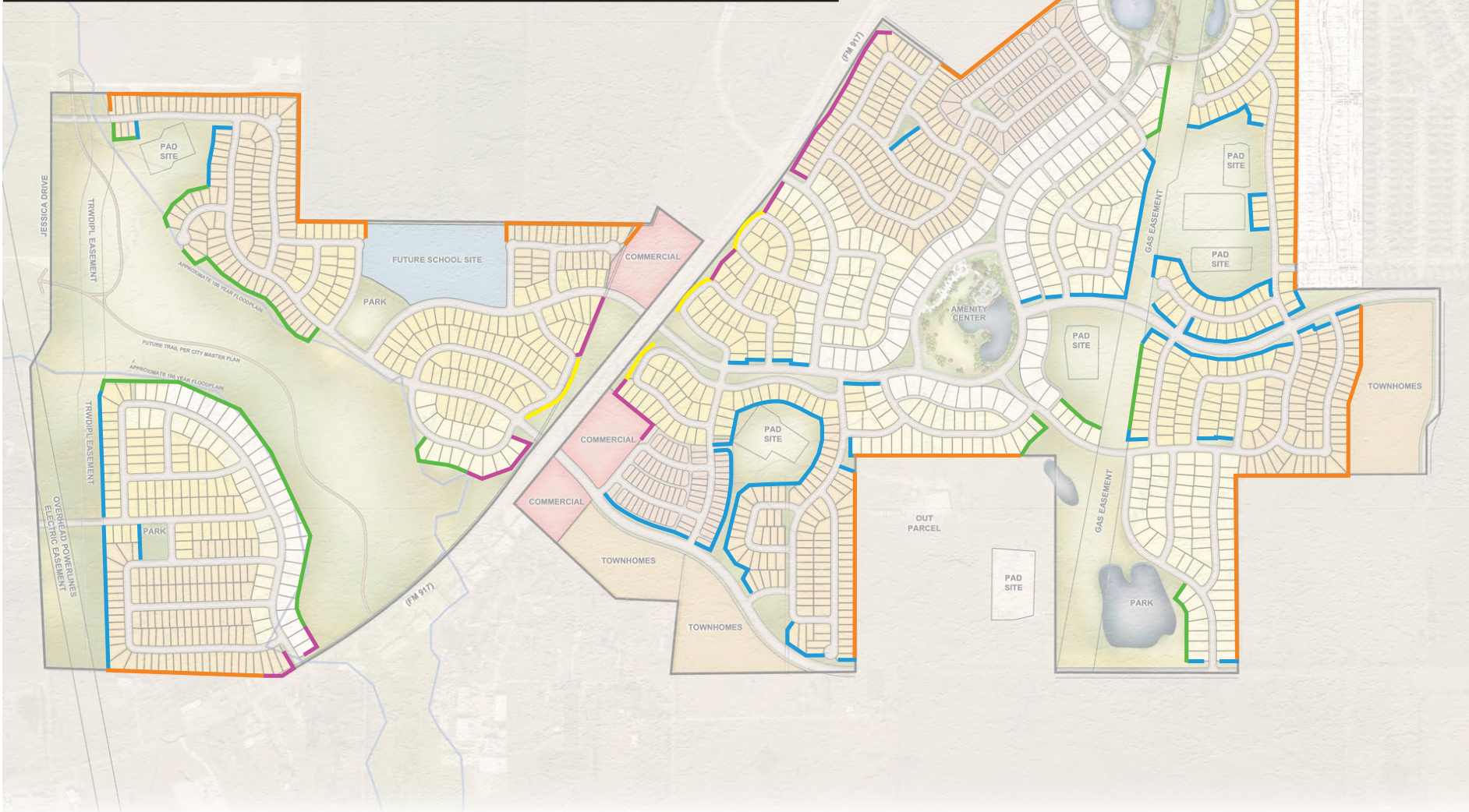
**MESA**  
MARCH 9, 2018 2001 NORTH LAMAR STREET, SUITE 100  
PROJECT#: 17029 DALLAS, TX 75202  
ZC#: 18-004 P: 214-871-0568

**MESA**



# **HANOVER PLANNED DEVELOPMENT**

- PRIMARY SCREENING (6' MIN. MASONRY WALL) WITH 1 SHADE TREE EVERY 50 LF & 1 ORNAMENTAL TREE OR EVERGREEN TREE EVERY 50 LF
- SECONDARY SCREENING (6' BOARD TO BOARD WOOD FENCE OR 6' ORNAMENTAL FENCE) WITH 1 SHADE TREE EVERY 75 LF & 1 ORNAMENTAL TREE OR EVERGREEN TREE EVERY 75 LF
- PROJECT PERIMETER (6' BOARD ON BOARD FENCE)
- OPEN SPACE SCREENING (4-5' ORNAMENTAL FENCE)
- FM 917 'SLIP STREET' BUFFER



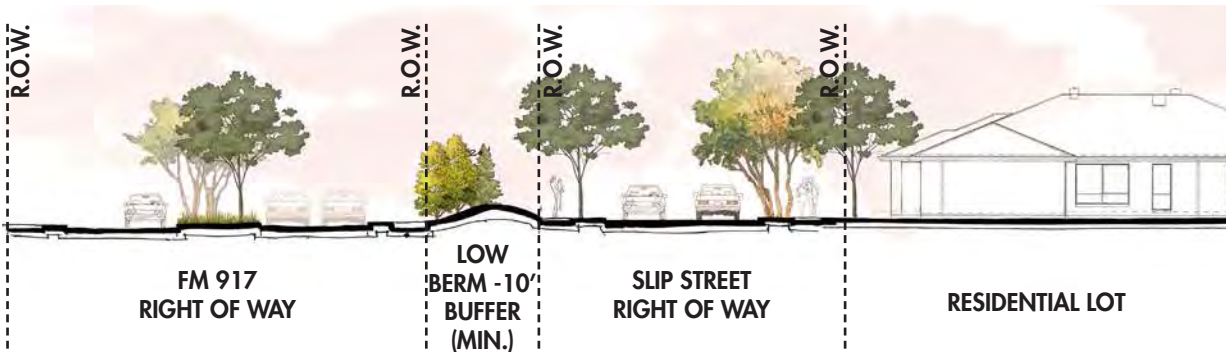
**Masonry Wall**



**Board on Board Wood Fence**



**Ornamental Fence**

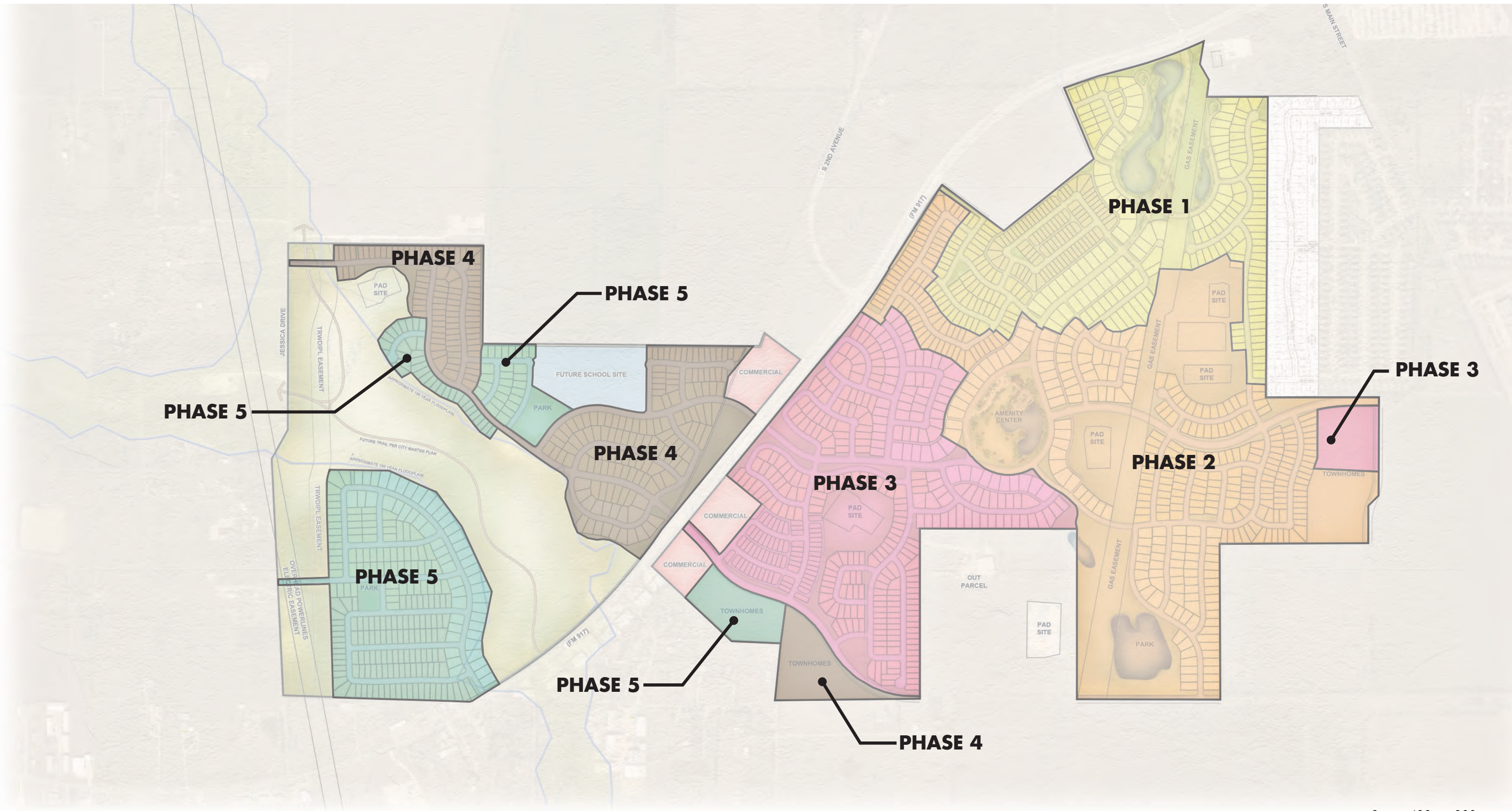


**FM 917 'Slip Street' Buffer**

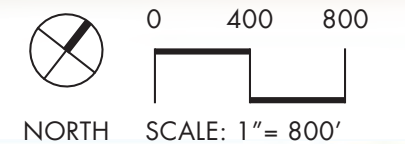
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THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE  
AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



**APPLICANT:**  
**HANOVER PROPERTY COMPANY**  
 3001 KNOX STREET, SUITE 207  
 DALLAS, TX 75205  
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## PHASING PLAN : EXHIBIT G

### M3 RANCH | MANSFIELD, TEXAS

**MARCH 9, 2018** 3001 NORTH LAMAR STREET, SUITE 100  
**PROJECT#: 17029** DALLAS, TX 75202  
**ZC#: 18-004** P: 214-871-0568

**MESA**