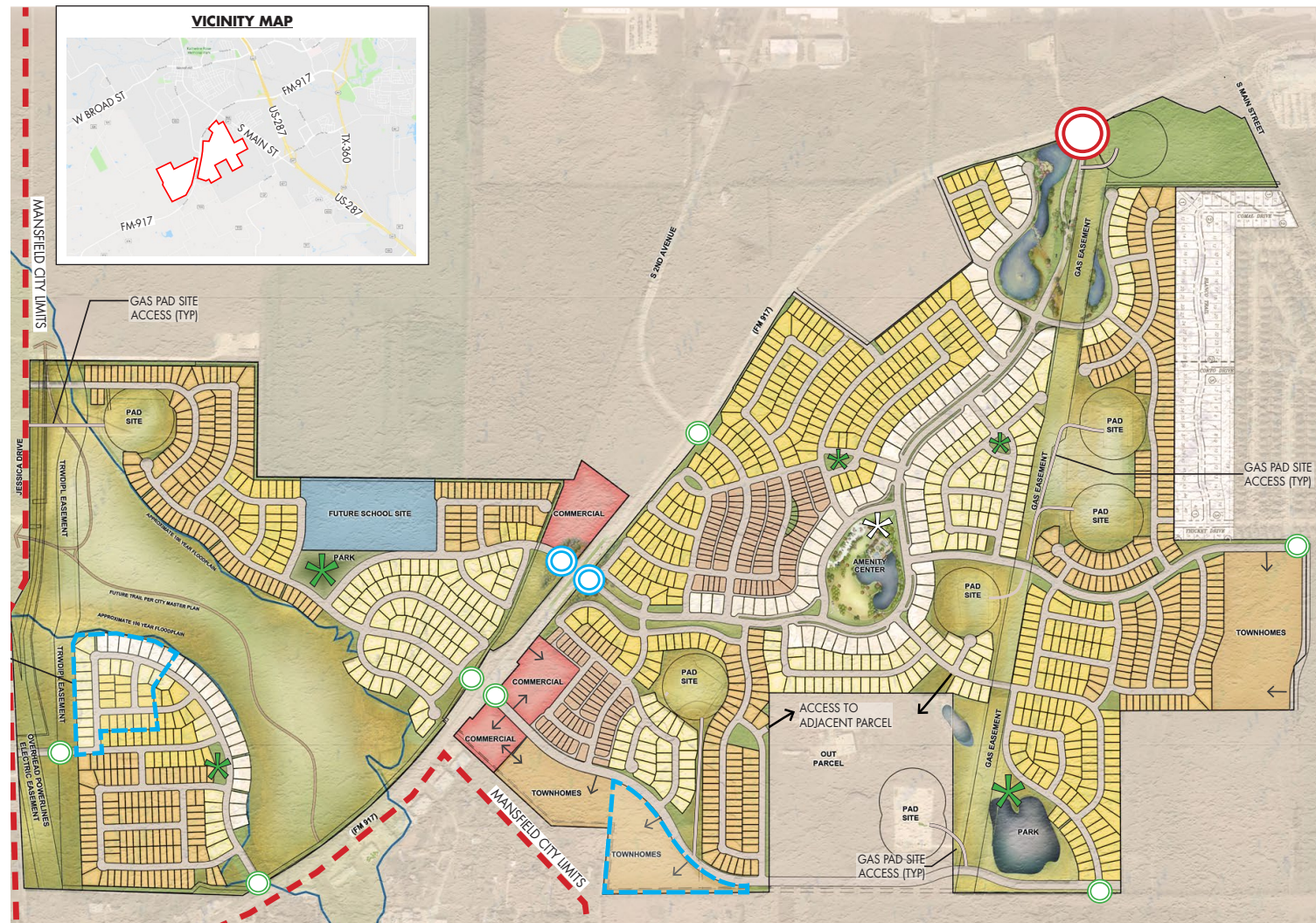


REVISED C-1 (DECEMBER 2018)



TOTAL AREA: 714.5 ACRES

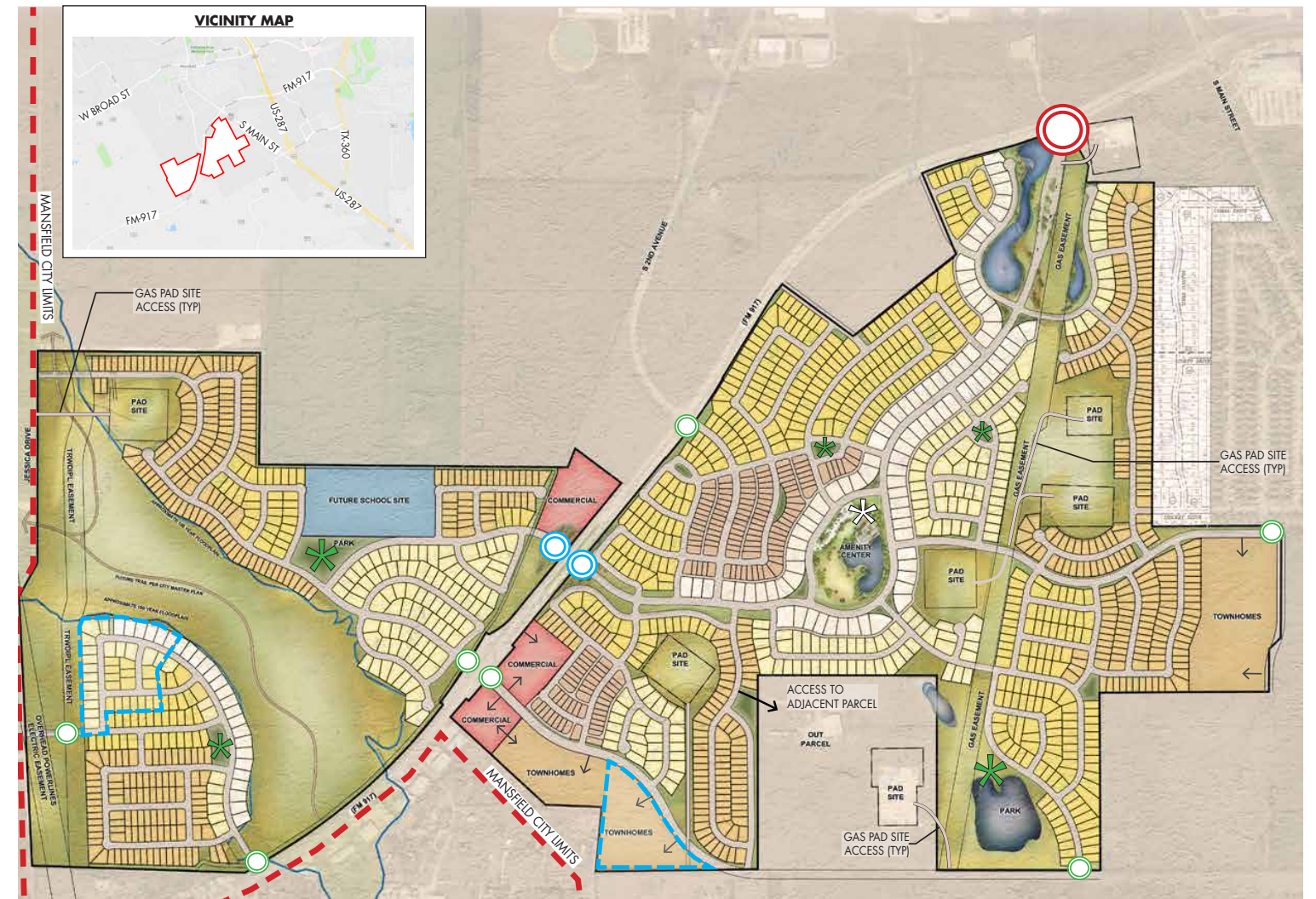
COMMERCIAL DISTRICT: 14.6 ACRES

TOWNHOUSE DISTRICT: 34.0 ACRES

SINGLE-FAMILY: 1,571 TOTAL LOTS

- RESIDENTIAL PRODUCT 1 (MIN 9,600 SF): 115 LOTS
- RESIDENTIAL PRODUCT 2 (MIN 8,400 SF): 266 LOTS
- RESIDENTIAL PRODUCT 3 (MIN 7,200 SF): 465 LOTS
- RESIDENTIAL PRODUCT 4 (MIN 6,000 SF): 572 LOTS
- RESIDENTIAL PRODUCT 5 (MIN 4,400 SF): 153 LOTS

APPROVED C-1 (JULY 2018)



TOTAL AREA: 714.5 ACRES

COMMERCIAL DISTRICT: 14.6 ACRES

TOWNHOUSE DISTRICT: 34.0 ACRES

SINGLE-FAMILY: 1,571 TOTAL LOTS

- RESIDENTIAL PRODUCT 1 (MIN 9,600 SF): 115 LOTS
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- RESIDENTIAL PRODUCT 4 (MIN 6,000 SF): 572 LOTS
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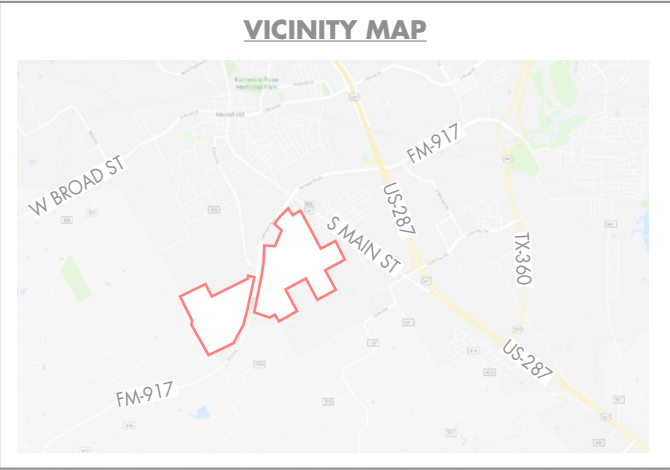
THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE.



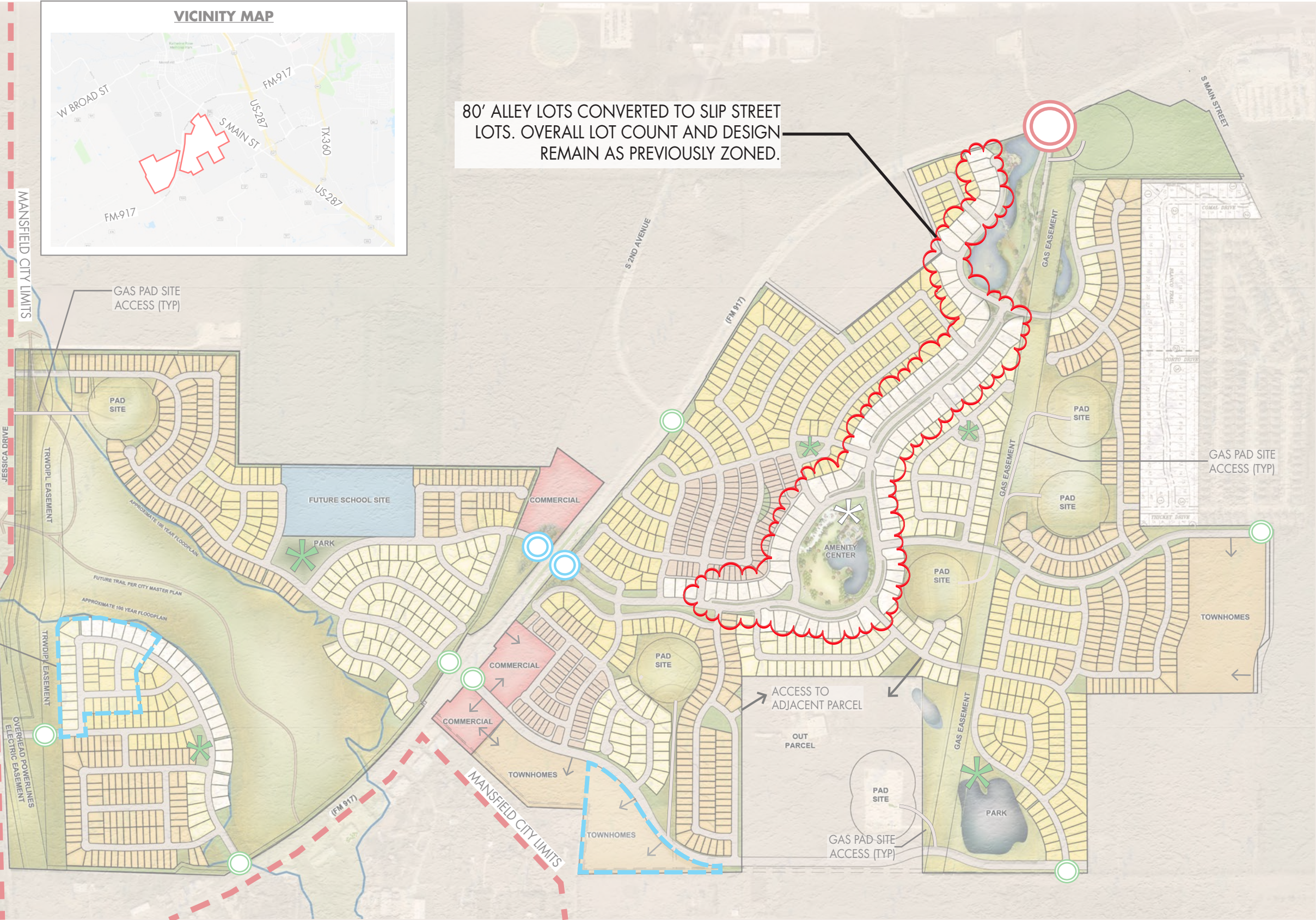
HANOVER PLANNED DEVELOPMENT

TOTAL AREA: 714.5 ACRES
COMMERCIAL DISTRICT: 14.6 ACRES
TOWNHOUSE DISTRICT: 34.0 ACRES
SINGLE-FAMILY: 1,571 TOTAL LOTS
RESIDENTIAL PRODUCT 1 (MIN 9,600 SF): 115 LOTS
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RESIDENTIAL PRODUCT 4 (MIN 6,000 SF): 572 LOTS
RESIDENTIAL PRODUCT 5 (MIN 4,400 SF): 153 LOTS

- NEIGHBORHOOD PARKS
- AMENITY CENTER
- PRIMARY DEVELOPMENT ENTRY
- SECONDARY DEVELOPMENT ENTRY
- TERTIARY DEVELOPMENT ENTRY
- POTENTIAL GATED NEIGHBORHOOD
- FINAL DESIGN TO BE DETERMINED AT PP PHASE



80' ALLEY LOTS CONVERTED TO SLIP STREET LOTS. OVERALL LOT COUNT AND DESIGN REMAIN AS PREVIOUSLY ZONED.



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



MASTER PLAN : EXHIBIT C-1
M3 RANCH | MANSFIELD, TEXAS

DECEMBER 19, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 001 NORTH LAMAR STREET, SUITE 100
ZC# 18-004A DALLAS, TX 75202
P: 214-871-0568



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HANOVER PLANNED DEVELOPMENT

- TYPE A 100' ROW BY M3 OR OTHERS

TYPE B 70' ROW

TYPE C-1 114' ROW

TYPE C-2 60' ROW or CITY STANDARD RESIDENTIAL COLLECTOR

TYPE D ROW VARIES

TYPE E 60' ROW

TYPE E-2 60' ROW

LOCAL RESIDENTIAL ROAD 50' ROW (NOT SHOWN)

LOCAL RESIDENTIAL ALLEY 15' ACCESS EASEMENT (NOT SHOWN)

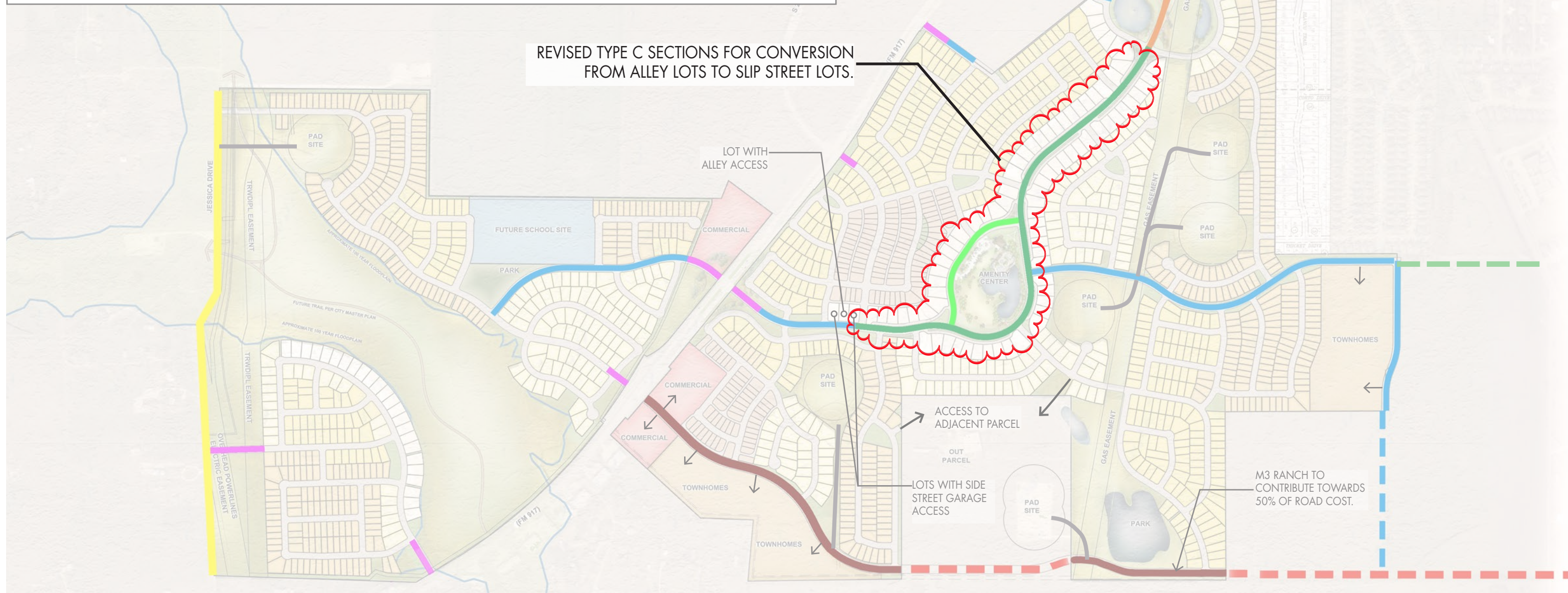
GAS PAD ACCESS

TYBE B 70' ROW EXTENSIONS BY OTHERS

TYPE E 60' ROW EXTENSIONS BY OTHERS

TYPE E 60' ROW EXTENSIONS BY M3 OR OTHERS

REVISED TYPE C SECTIONS FOR CONVERSION FROM ALLEY LOTS TO SLIP STREET LOTS.



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 3001 KNOX STREET, SUITE 207
 DALLAS, TX 75205
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THOROUGHFARE PLAN : EXHIBIT C-2

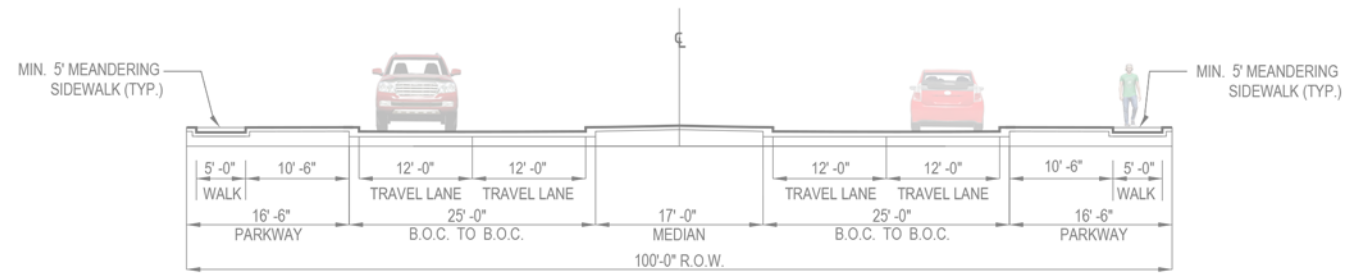
M3 RANCH | MANSFIELD, TEXAS

DECEMBER 19, 2018
PROJECT#: 17029
ZC# 18-004A

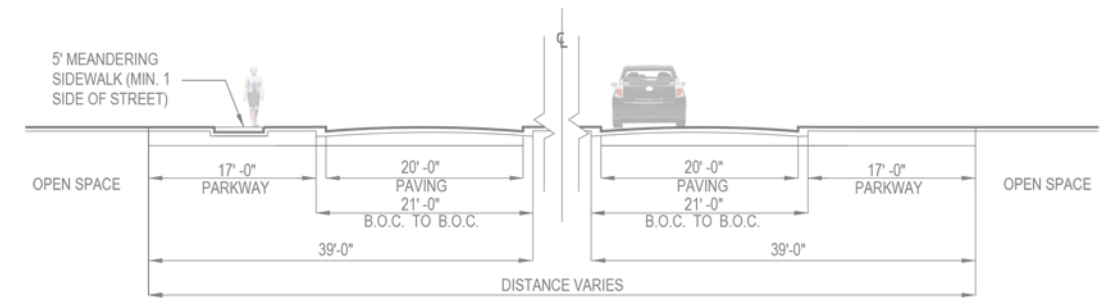
2001 NORTH LAMAR STREET, SUITE 100
DALLAS, TX 75202
P: 214-871-0568

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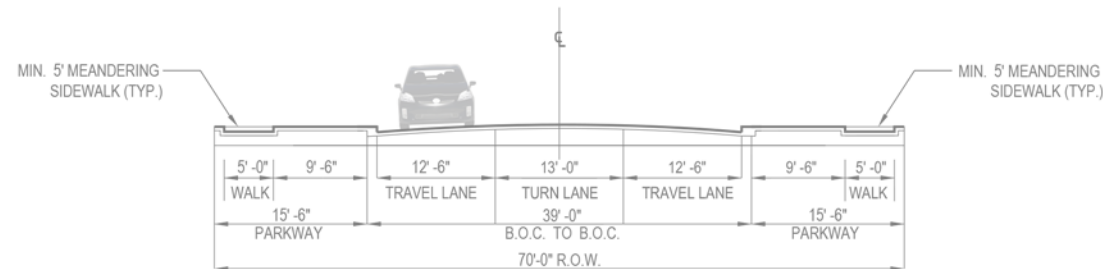
TYPE A 100' ROW



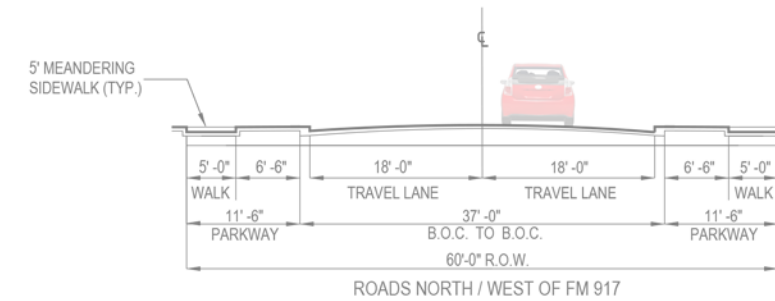
TYPE D ROW VARIES



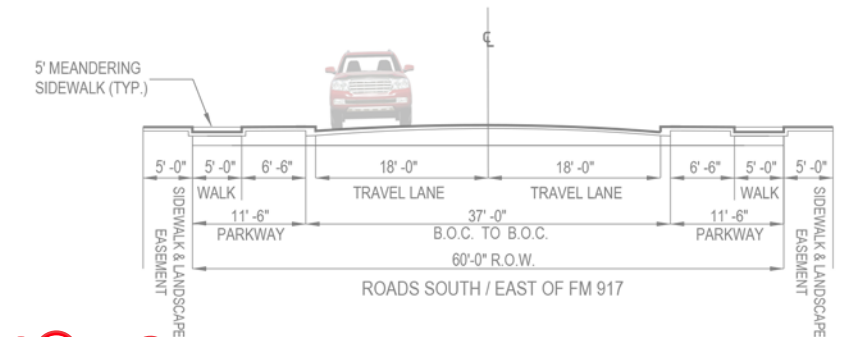
TYPE B 70' ROW



TYPE E 60' ROW

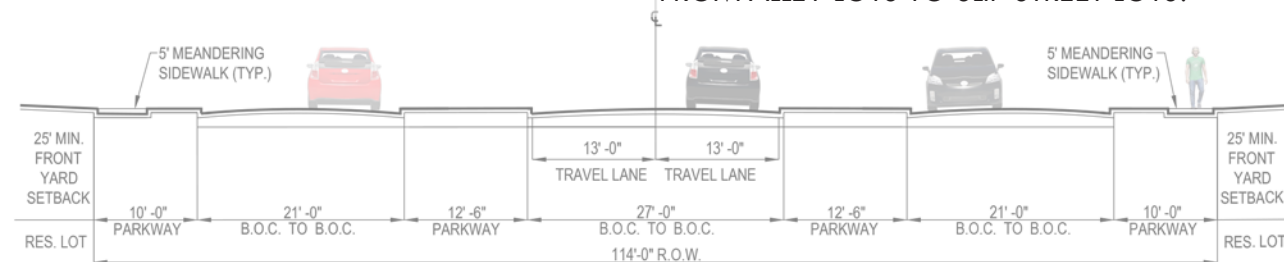


TYPE E 60' ROW

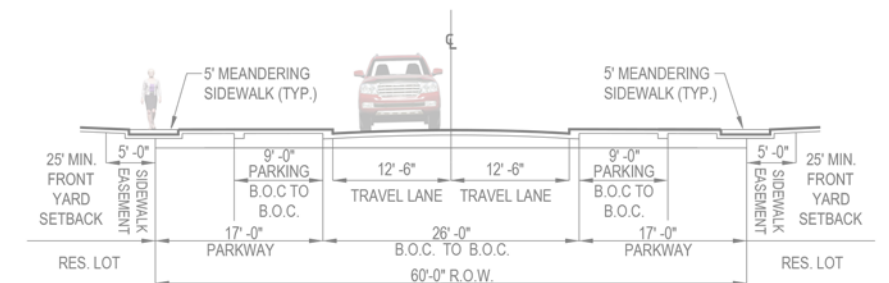


TYPE C-1 114' ROW

REVISED TYPE C SECTIONS FOR CONVERSION FROM ALLEY LOTS TO SLIP STREET LOTS.

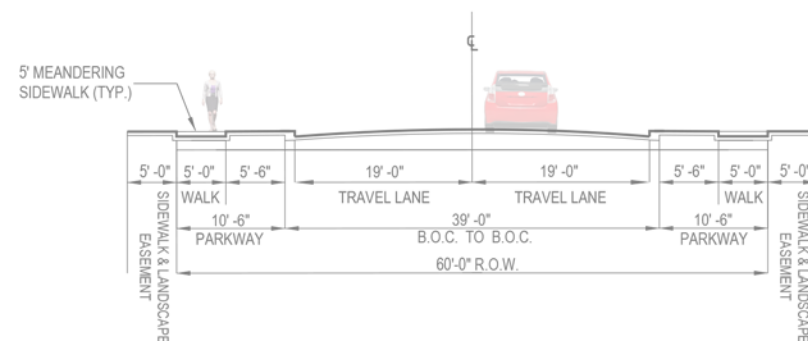


TYPE C-2 60' ROW

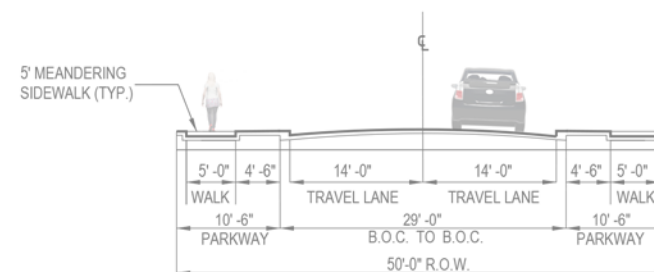


NOTE: FINAL PARKING LOCATION TO BE DETERMINED AT PRELIM PLAT.

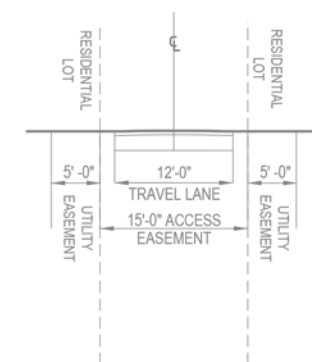
TYPE E-2 60' ROW



LOCAL RESIDENTIAL ROAD 50' ROW (NOT SHOWN)



LOCAL RESIDENTIAL ALLEY 15' ACCESS EASEMENT* (NOT SHOWN)



REVISED TYPE C SECTIONS FOR CONVERSION FROM ALLEY LOTS TO SLIP STREET LOTS.

*Alley access is conceptual and will be coordinated with the city, and waste pickup operator at the prelim plat stage

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





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.

REVISED TYPE C SECTIONS FOR CONVERSION FROM ALLEY LOTS TO SLIP STREET LOTS.



NOTE: POTENTIAL PROGRAMING FOR PRIVATE AMENITY NODE AND OPEN SPACES

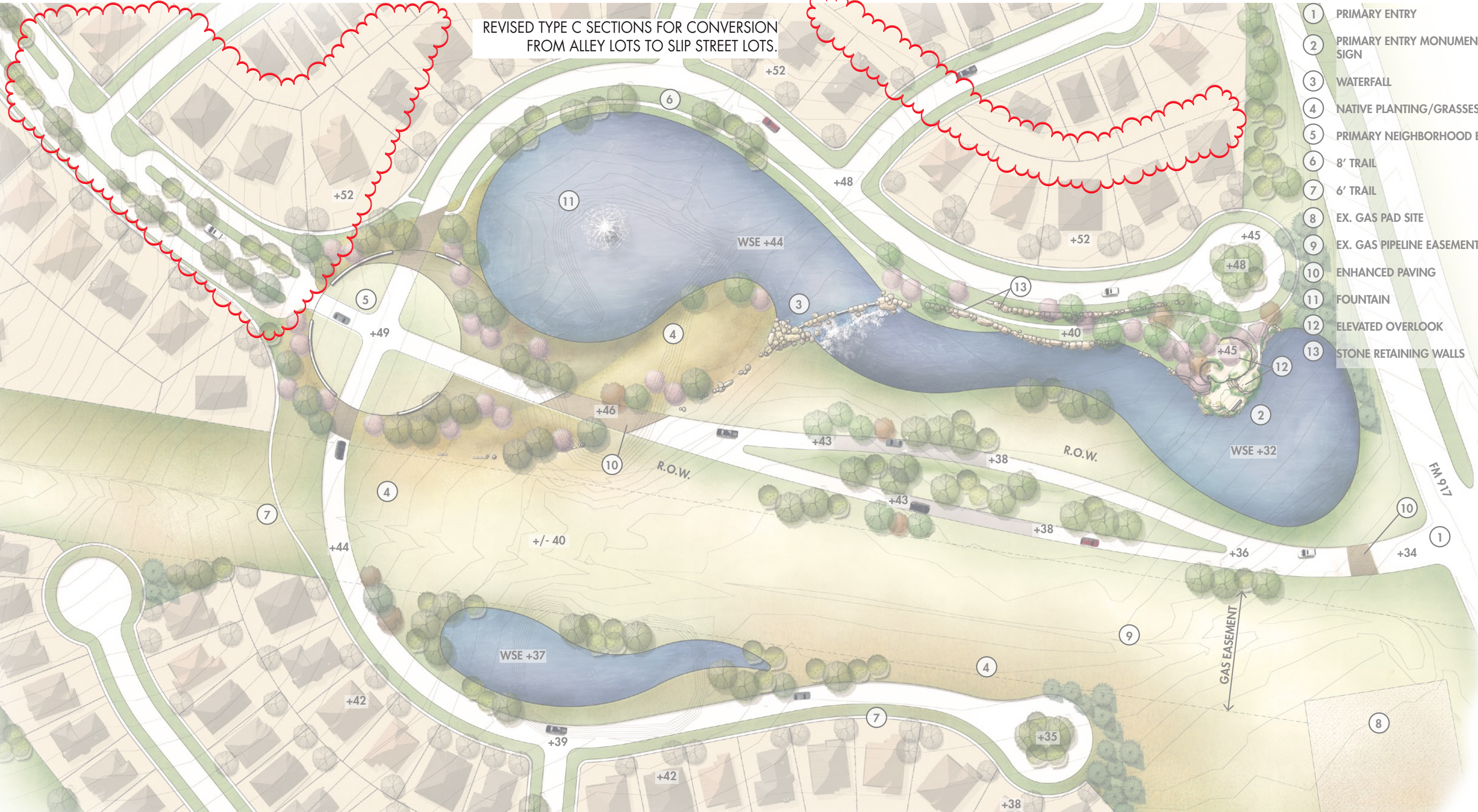
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CONCEPTUAL PRIVATE AMENITY NODE & OPEN SPACE - PLAN VIEW
EXHIBIT D-3
M3 RANCH | MANSFIELD, TEXAS

DECEMBER 19, 2018 **2001 NORTH LAMAR STREET, SUITE 100** **MESA**
PROJECT#: 17029 **DALLAS, TX 75202** **MESA**
ZC# 18-004A **P: 214-871-0568**



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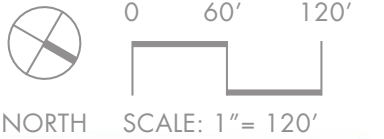
APPLICANT: HANOVER PROPERTY COMPANY
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
P: 214-445-2200 F: 214-445-2261

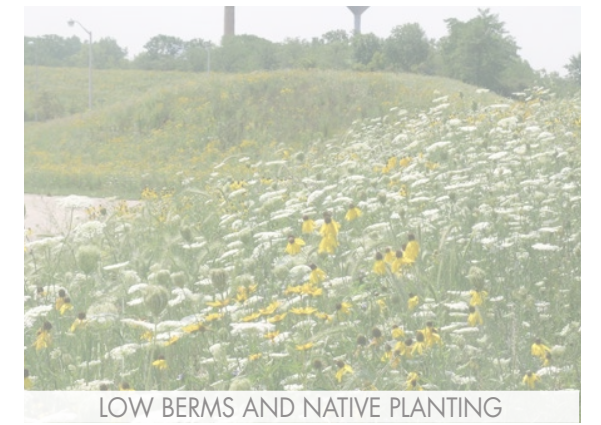


PRIMARY ENTRY - CONCEPTUAL DEVELOPMENT PLAN VIEW
EXHIBIT E-2
M3 RANCH | MANSFIELD, TEXAS

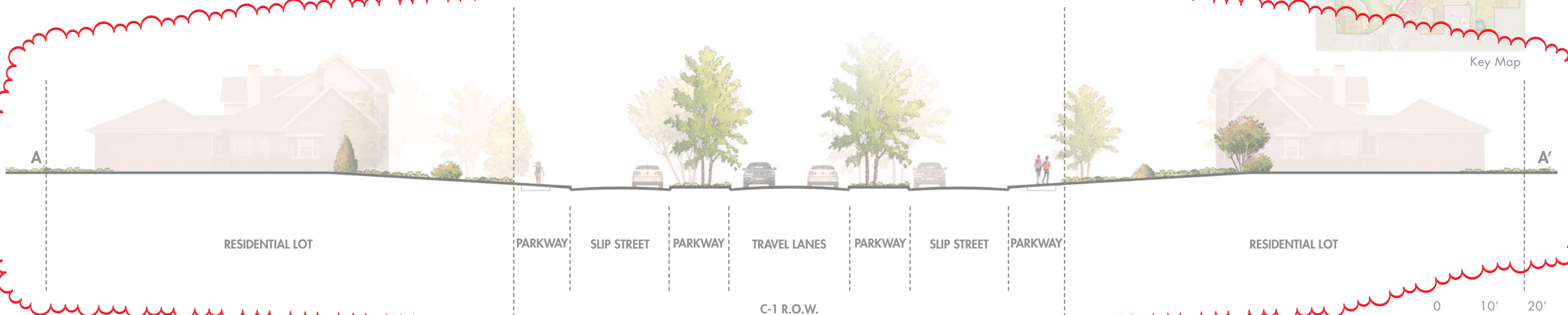
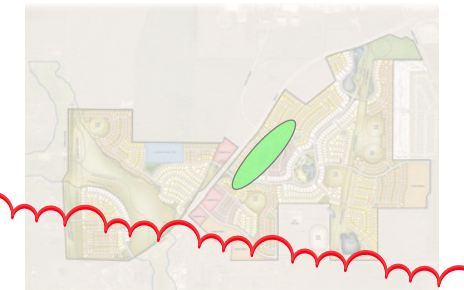
DECEMBER 19, 2018 2001 NORTH LAMAR STREET, SUITE 100
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REVISED TYPE C SECTIONS FOR CONVERSION
FROM ALLEY LOTS TO SLIP STREET LOTS.



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

DECEMBER 19, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC# 18-004A P: 214-871-0568

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