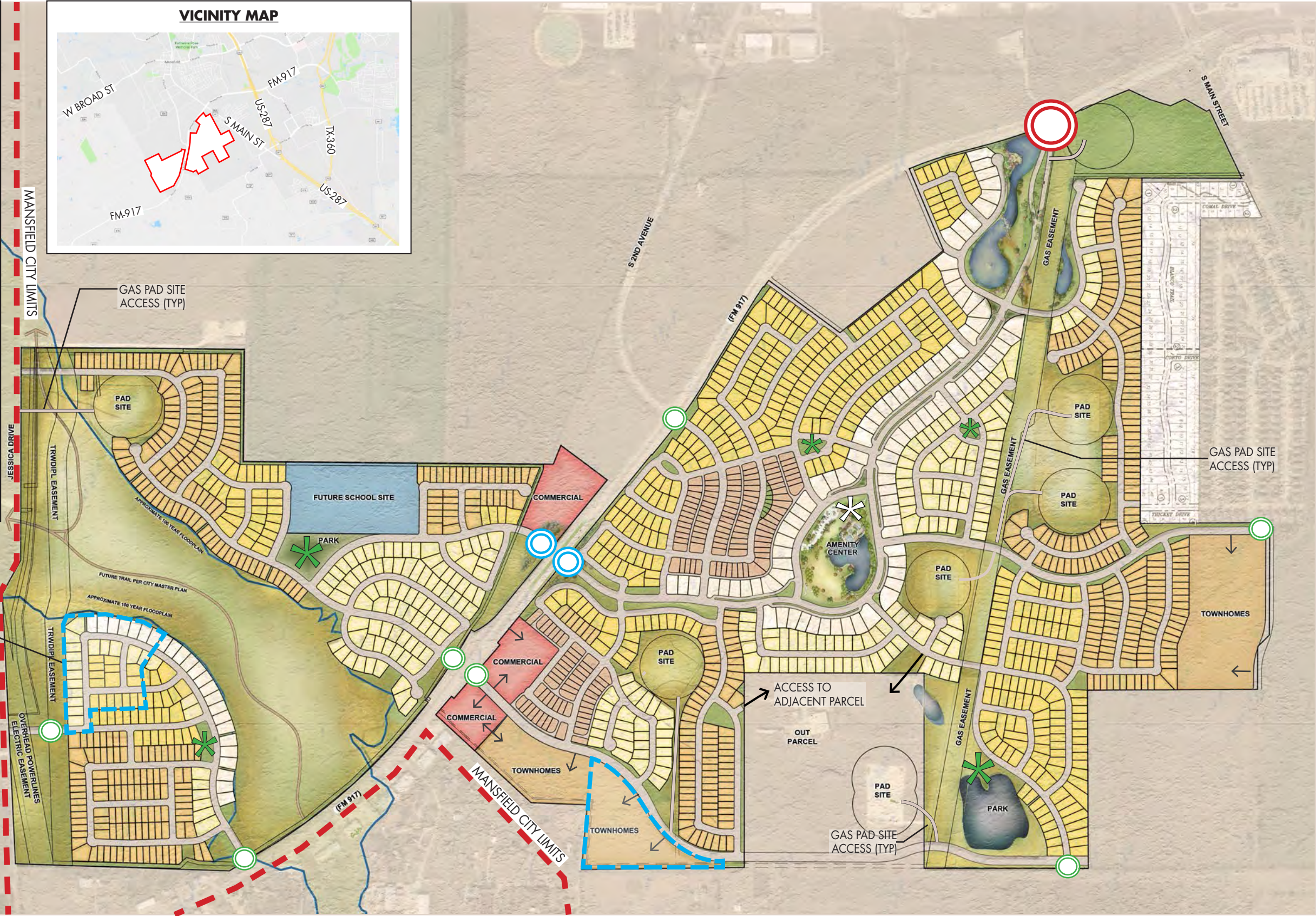
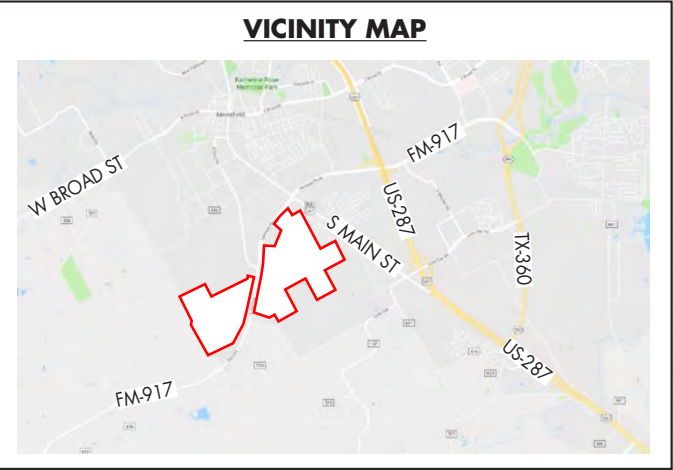


HANOVER PLANNED DEVELOPMENT

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
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

- NEIGHBORHOOD PARKS
- AMENITY CENTER
- PRIMARY DEVELOPMENT ENTRY
- SECONDARY DEVELOPMENT ENTRY
- TERTIARY DEVELOPMENT ENTRY
- POTENTIAL GATED NEIGHBORHOOD

- 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.

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MASTER PLAN : EXHIBIT C-1
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



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)

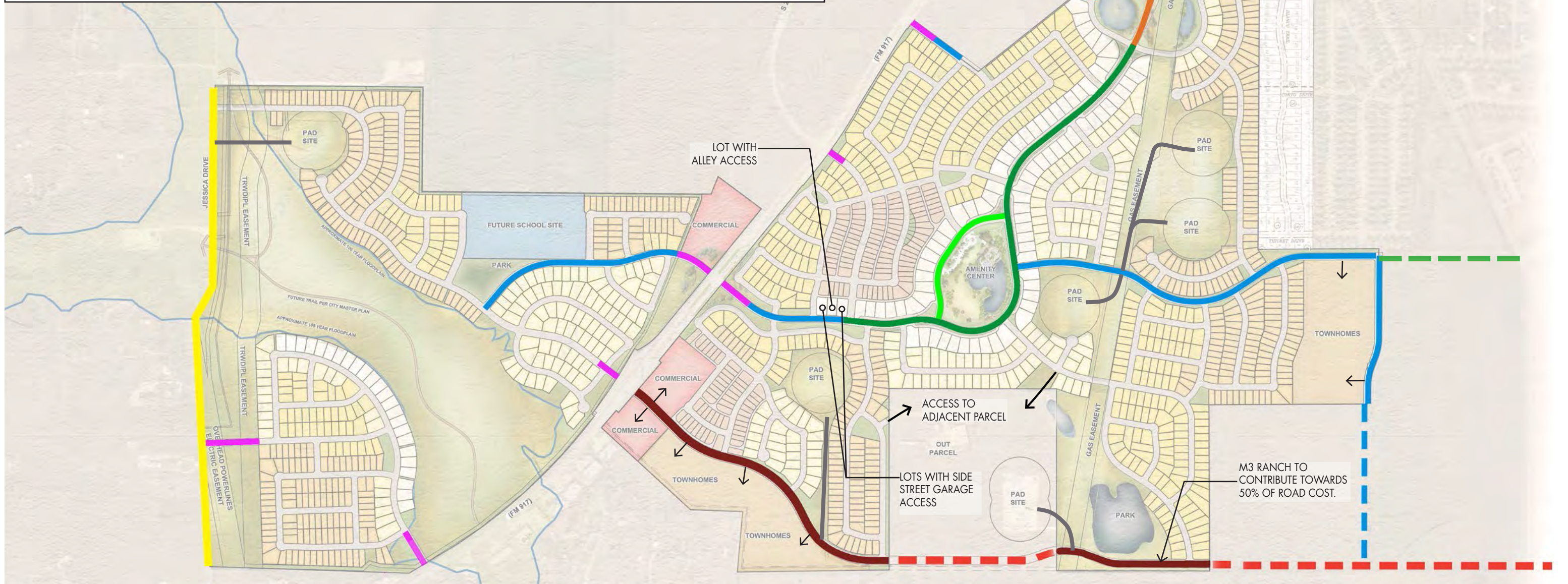
LOCAL RESIDENTIAL ALLEY 15' ACCESS EASEMENT (NOT SHOWN)

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



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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
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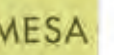
MESA



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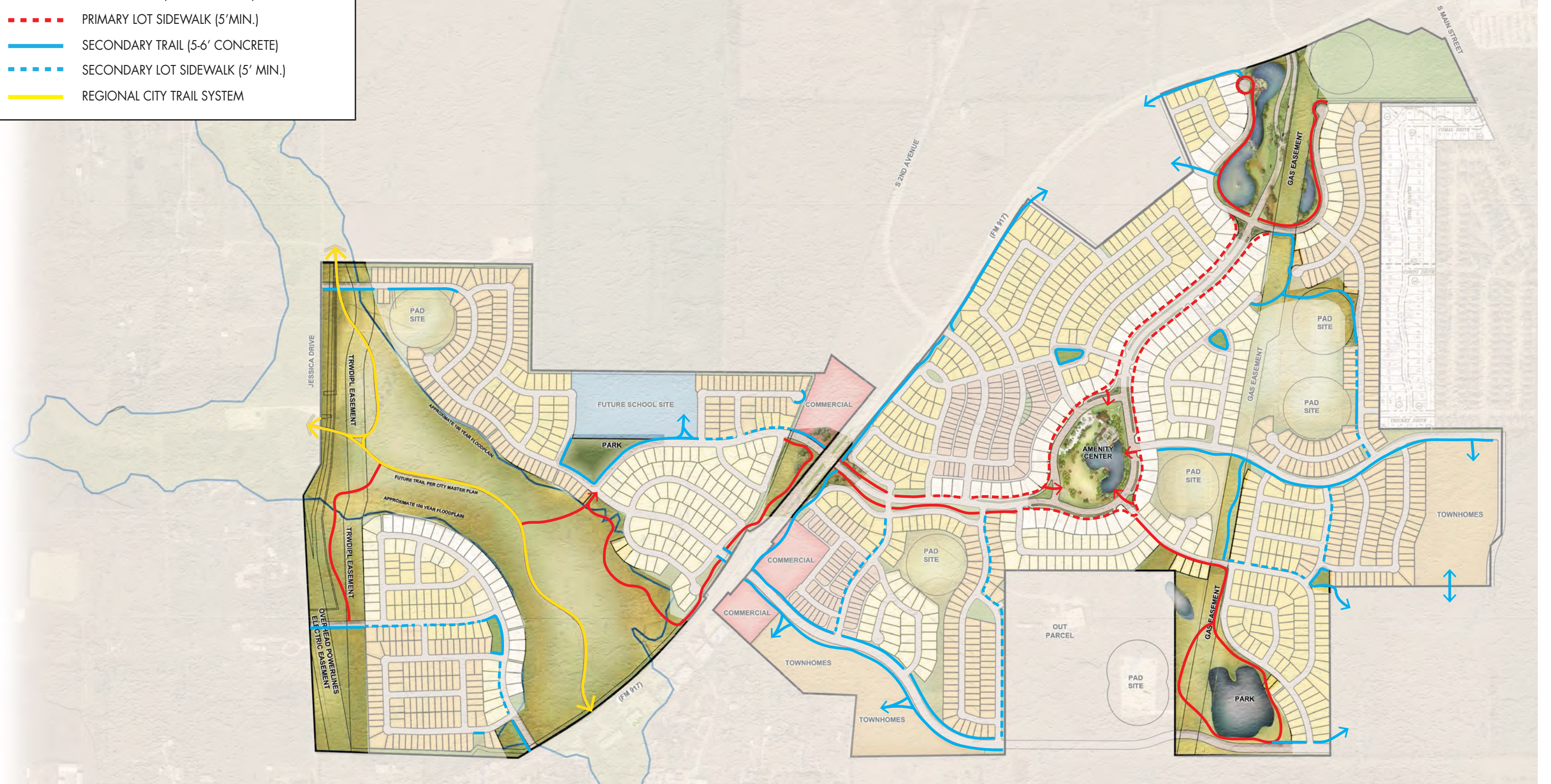


CONTEXT MAP : EXHIBIT C-4 M3 RANCH | MANSFIELD, TEXAS



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

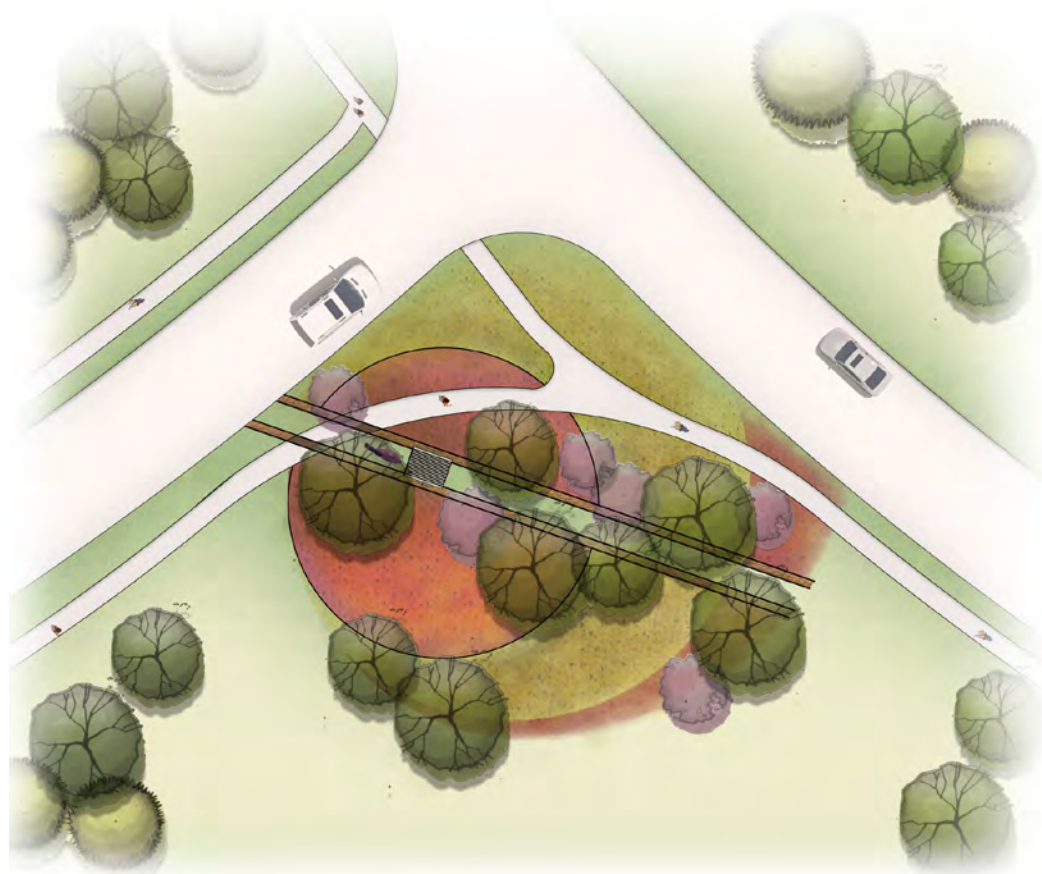
M3 RANCH | MANSFIELD, TEXAS

NOVEMBER 30, 2018
 PROJECT#: 17029
 ZC# 18-004A

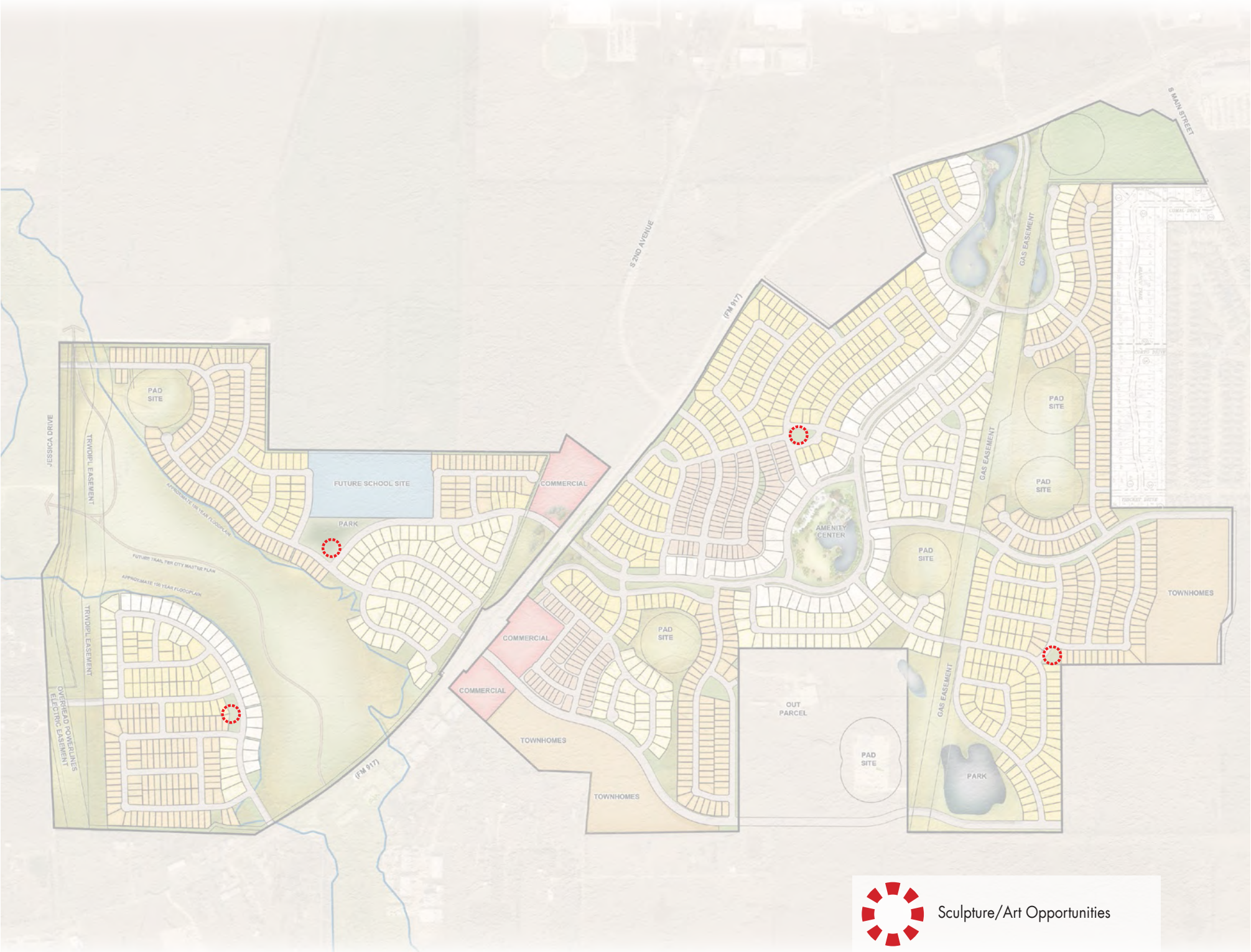
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Example Sculpture Concept Plan





Sculpture/Art Opportunities



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.



- ① CLUBHOUSE/HOMESTEAD
- ② PARKING
- ③ DROP OFF
- ④ EVENT LAWN
- ⑤ AMPHITHEATER
- ⑥ OUTDOOR LIVING AREA
- ⑦ ADULT POOL/UPPER POOL TERRACE
- ⑧ RESTROOM/STORAGE BLDG.
- ⑨ FAMILY POOL/LOWER POOL TERRACE
- ⑩ PAVILION/OVERLOOK
- ⑪ LAKE
- ⑫ PAVILION/BOATHOUSE
- ⑬ GREAT LAWN/ACTIVITY FIELD
- ⑭ TRAIL
- ⑮ NATIVE PLANTING/GRASSES

NOTE: POTENTIAL PROGRAMING FOR PRIVATE AMENITY NODE AND OPEN SPACES

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CONCEPTUAL PRIVATE AMENITY NODE & OPEN SPACE - PLAN VIEW

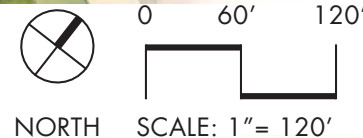
EXHIBIT D-3

M3 RANCH | MANSFIELD, TEXAS

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

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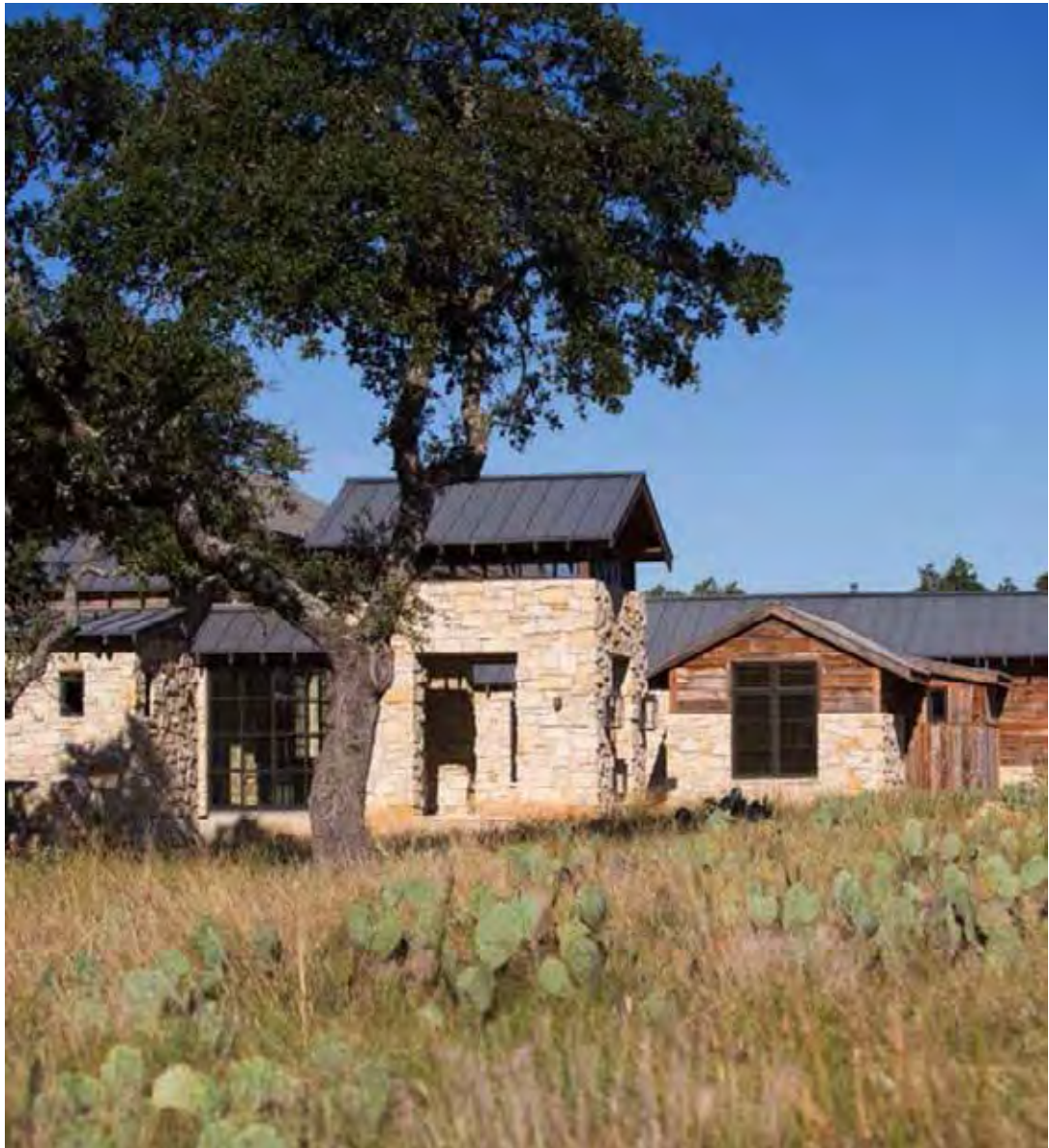
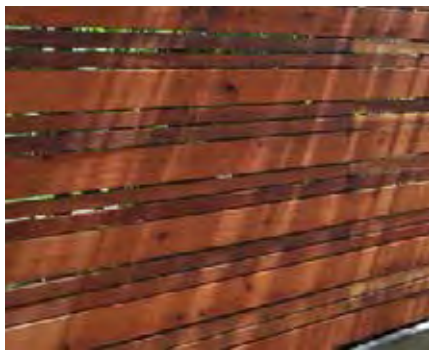
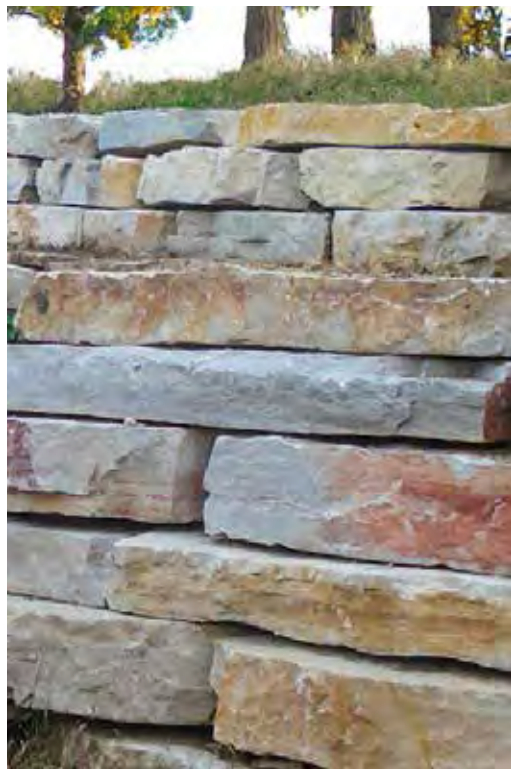
APPLICANT: HANOVER PROPERTY COMPANY
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CONCEPTUAL CENTRAL AMENITY NODE - ILLUSTRATIVE RENDERING :
EXHIBIT D-4
M3 RANCH | MANSFIELD, TEXAS

JULY 12, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC#: 18-004 P: 214-871-0568

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CHARACTER EXAMPLE - ARCHITECTUAL THEMES : EXHIBIT D-5

M3 RANCH | MANSFIELD, TEXAS

JULY 12, 2018
PROJECT#: 17029
ZC#: 18-004

2001 NORTH LAMAR STREET, SUITE 100
DALLAS, TX 75202
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CHARACTER EXAMPLE - WALLS AND FENCES : EXHIBIT D-6 **M3 RANCH | MANSFIELD, TEXAS**

JULY 12, 2018
PROJECT#: 17029
ZC#: 18-004

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





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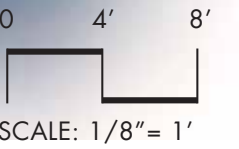
APPLICANT: HANOVER PROPERTY COMPANY
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DALLAS, TX 75205
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CHARACTER EXAMPLE - LANDSCAPE CHARACTER : EXHIBIT D-7
M3 RANCH | MANSFIELD, TEXAS

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JULY 12, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC#: 18-004 P: 214-871-0568







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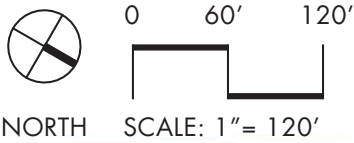
APPLICANT: HANOVER PROPERTY COMPANY
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PRIMARY ENTRY - CONCEPTUAL DEVELOPMENT PLAN VIEW
EXHIBIT E-2
M3 RANCH | MANSFIELD, TEXAS

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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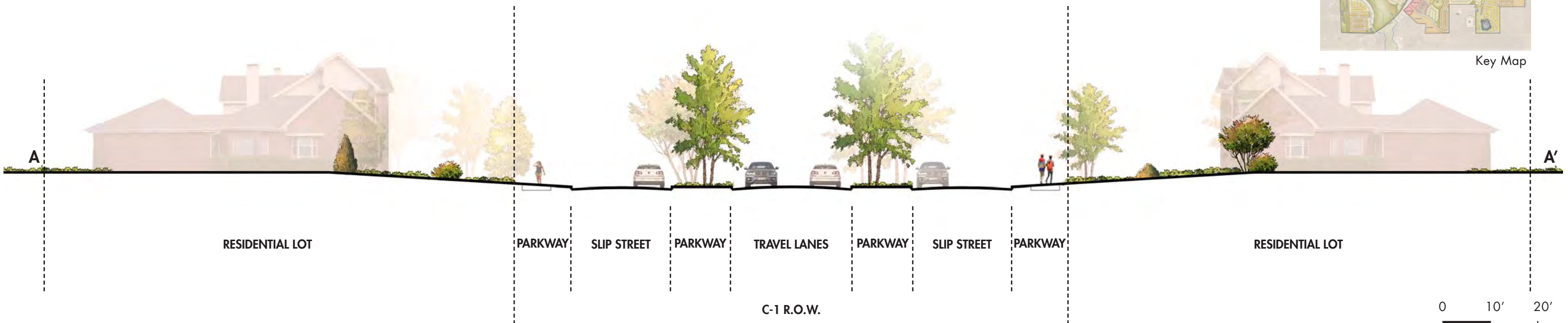
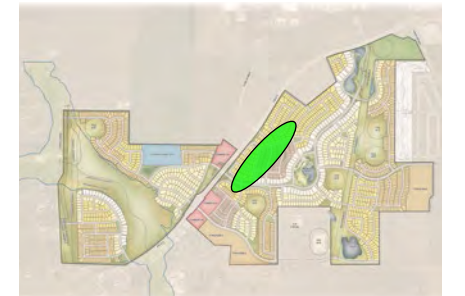
APPLICANT: HANOVER PROPERTY COMPANY
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PRIMARY ENTRY - PRIMARY DEVELOPMENT ENTRY ILLUSTRATIVE RENDERING :
EXHIBIT E-3
M3 RANCH | MANSFIELD, TEXAS

JULY 12, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC#: 18-004 P: 214-871-0568

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ENTRY BOULEVARD : EXHIBIT E-4

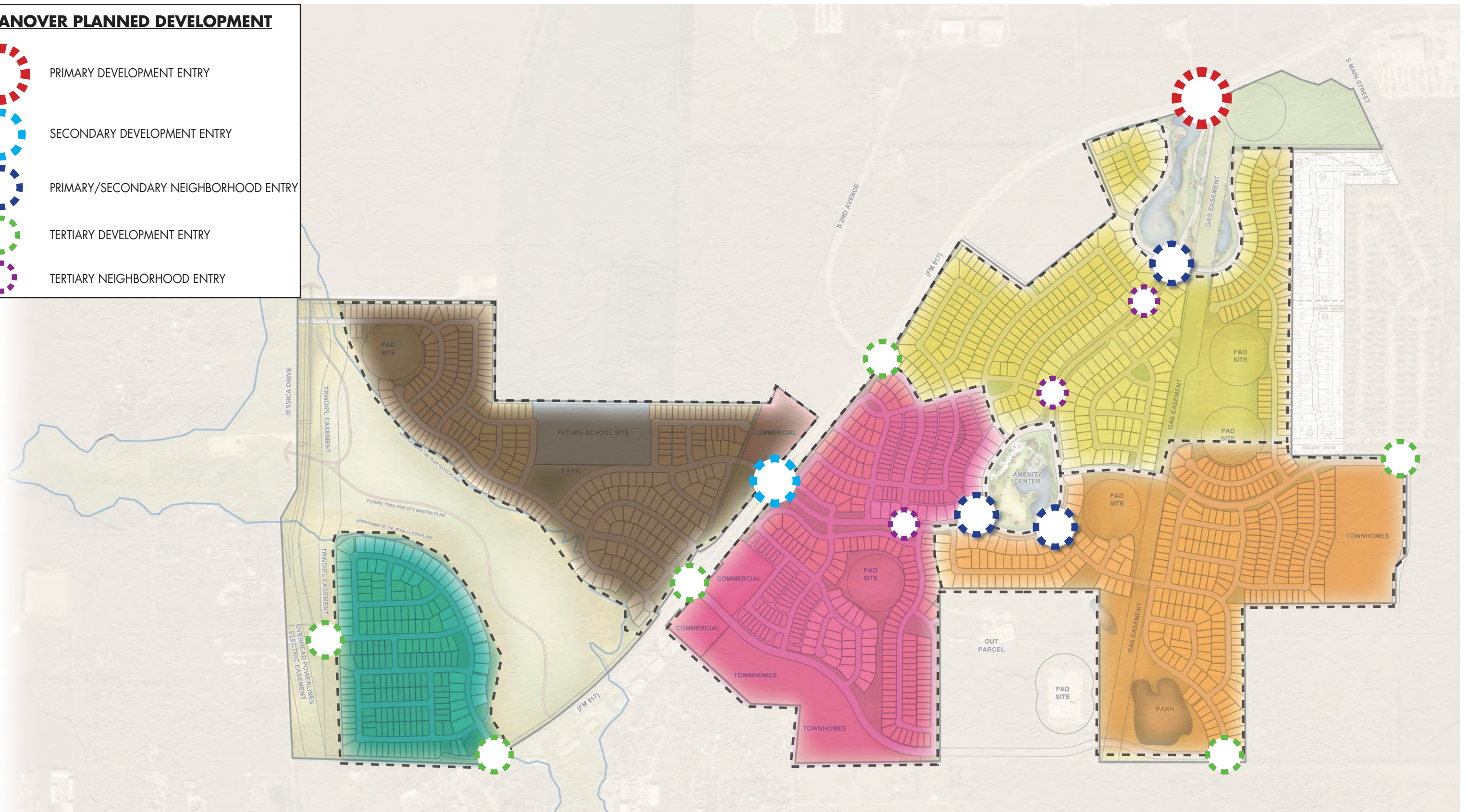
M3 RANCH | MANSFIELD, TEXAS

DECEMBER 19, 2018 PROJECT#: 17029 ZC# 18-004A
 2001 NORTH LAMAR STREET, SUITE 100
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HANOVER PLANNED DEVELOPMENT

-  PRIMARY DEVELOPMENT ENTRY
-  SECONDARY DEVELOPMENT ENTRY
-  PRIMARY/SECONDARY NEIGHBORHOOD ENTRY
-  TERTIARY DEVELOPMENT ENTRY
-  TERTIARY NEIGHBORHOOD ENTRY



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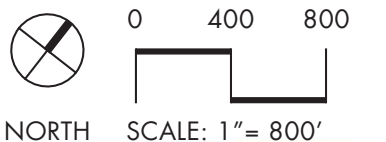
COMMUNITY NEIGHBORHOODS AND ENTRY PLAN : EXHIBIT F-1

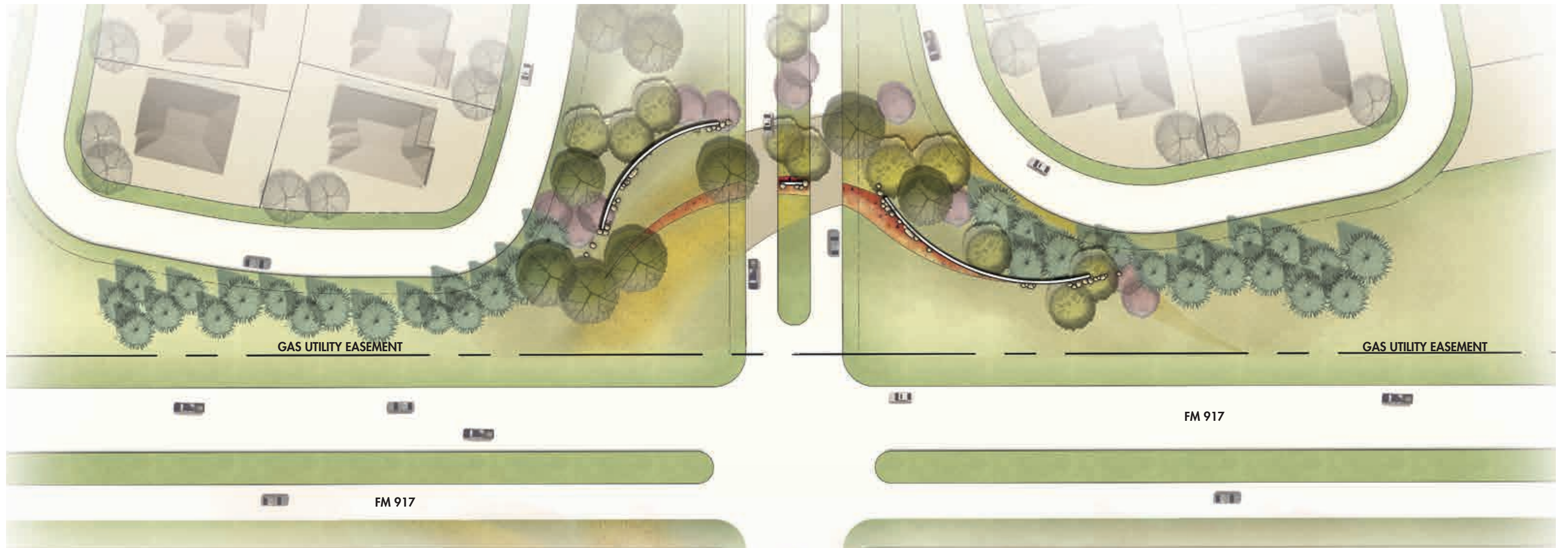
M3 RANCH | MANSFIELD, TEXAS

NOVEMBER 30, 2018
 PROJECT#: 17029
 ZC# 18-004A

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SECONDARY/TERTIARY DEVELOPMENT ENTRY PLAN : EXHIBIT F-2

M3 RANCH | MANSFIELD, TEXAS

JULY 12, 2018
 PROJECT#: 17029
 ZC#: 18-004

2001 NORTH LAMAR STREET, SUITE 100
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0 8' 16'

SCALE: 1/16" = 1'



0 8' 16'

SCALE: 1/16" = 1'

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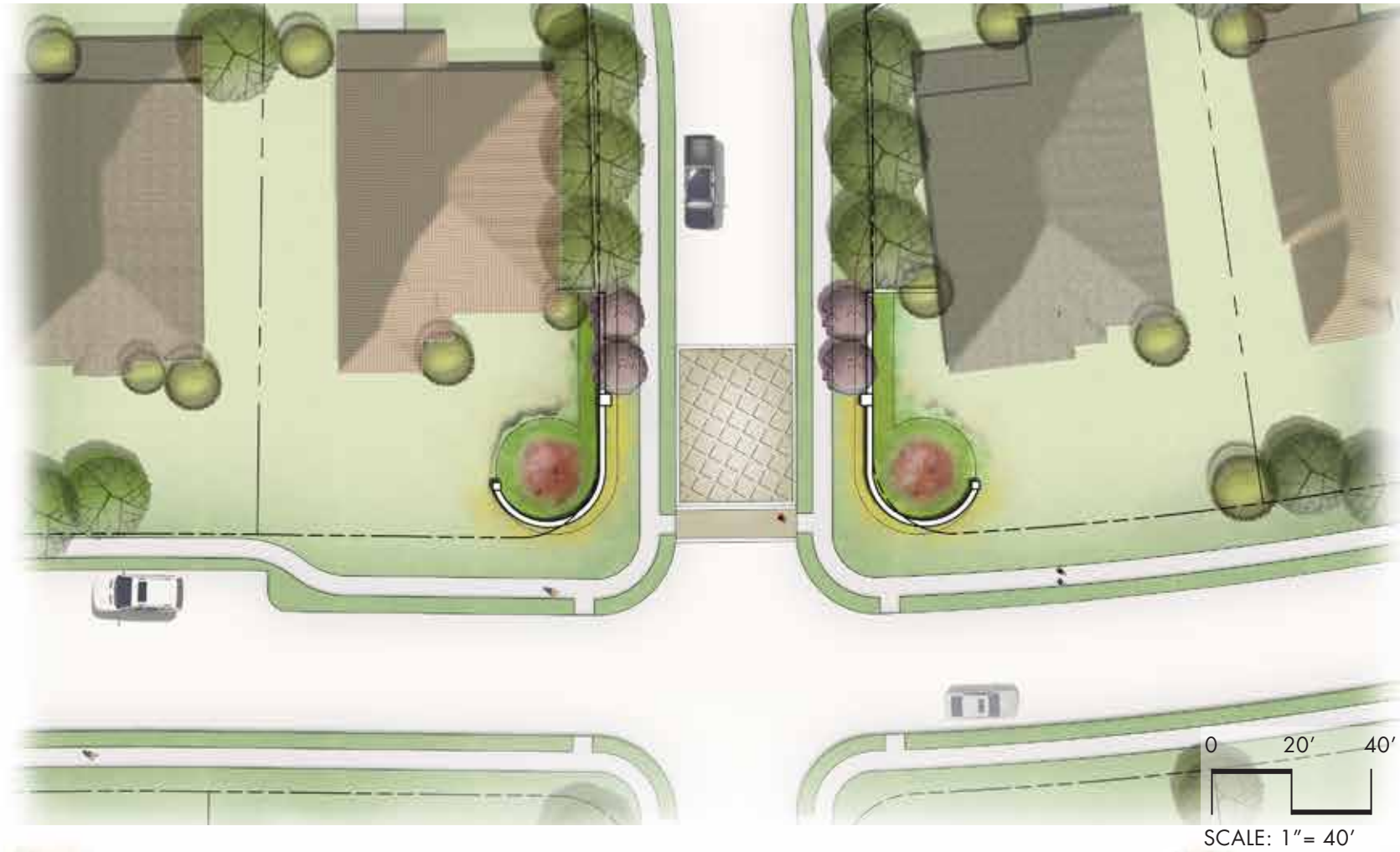
APPLICANT: HANOVER PROPERTY COMPANY
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PRIMARY/SECONDARY NEIGHBORHOOD ENTRY MONUMENTS : **EXHIBIT F-3** **M3 RANCH | MANSFIELD, TEXAS**

JULY 12, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC#: 18-004 P: 214-871-0568





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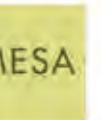
APPLICANT: HANOVER PROPERTY COMPANY
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TERTIARY NEIGHBORHOOD ENTRY : EXHIBIT F-4

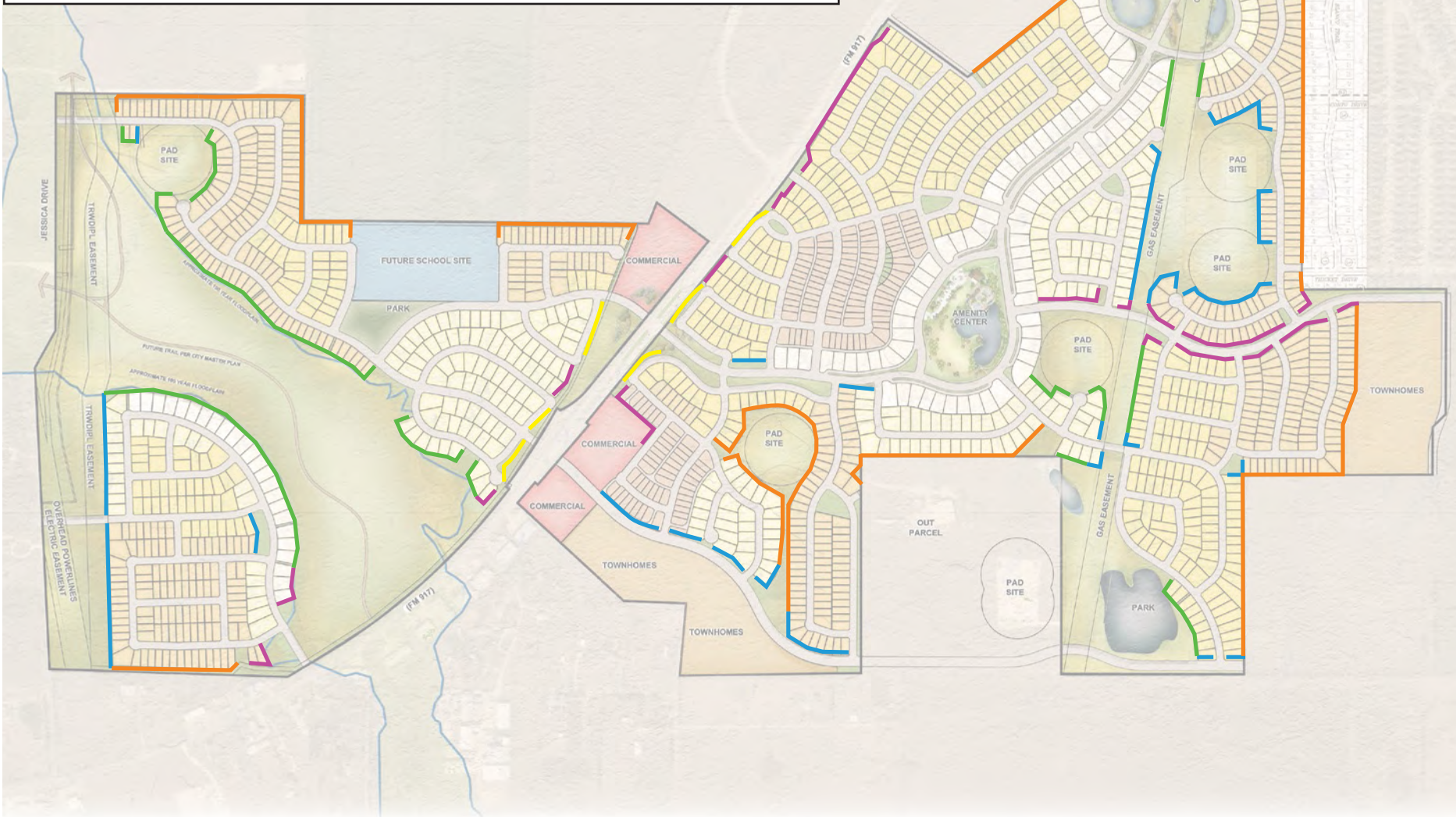
M3 RANCH | MANSFIELD, TEXAS

JULY 12, 2018 2001 NORTH LAMAR STREET, SUITE 100
PROJECT#: 17029 DALLAS, TX 75202
ZC#: 18-004 P: 214-871-0568



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 ON BOARD WOOD FENCE OR 6' ORNAMENTAL FENCE), FOR LOTS ADJACENT TO A STREET: 1 SHADE TREE EVERY 75 LF & 1 ORNAMENTAL TREE OR EVERGREEN TREE EVERY 75 LF
- PROJECT PERIMETER (6' BOARD TO BOARD FENCE)
- OPEN SPACE SCREENING (4-5' ORNAMENTAL FENCE)
- FM 917 'SLIP STREET' BUFFER



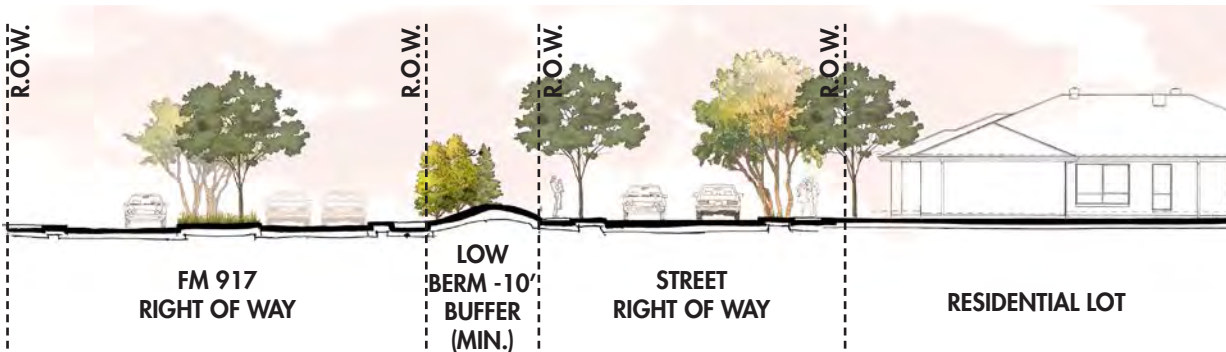
Masonry Wall



Board on Board Wood Fence



Ornamental Fence



FM 917 Street Buffer

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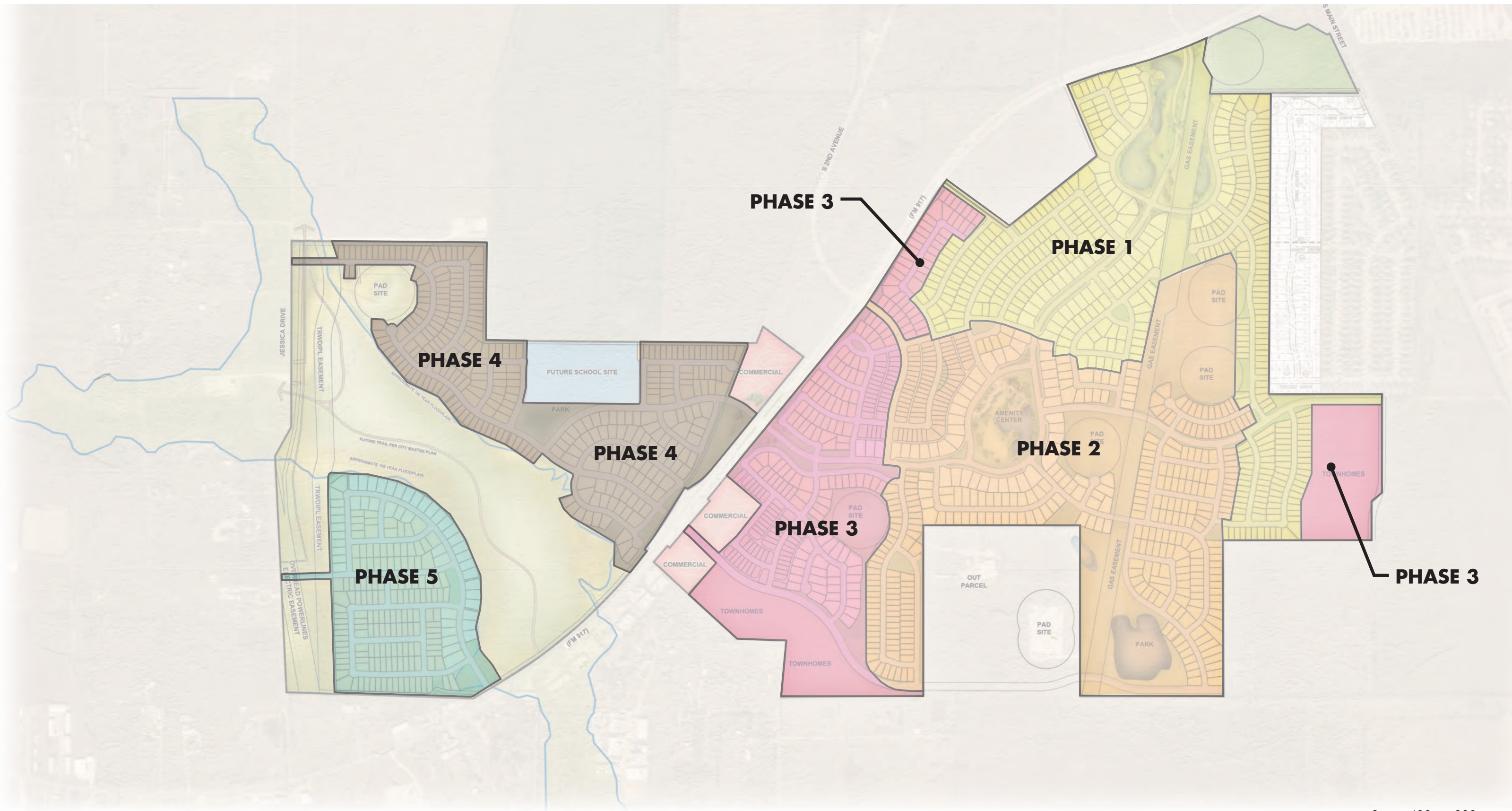


SCREENING OPTIONS : EXHIBIT F-5 M3 RANCH | MANSFIELD, TEXAS

NOVEMBER 30, 2018
 PROJECT#: 17029
 ZC# 18-004A

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DALLAS, TX 75205
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PHASING PLAN : EXHIBIT G

M3 RANCH | MANSFIELD, TEXAS

NOVEMBER 30, 2018
PROJECT#: 17029
ZC# 18-004A

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