



March 21, 2019

Mr. Clayton Chandler
Mansfield City Manager
1200 E. Broad Street
Mansfield, TX 76063

RE: Zoning Change Request for the Watson Branch PD

Dear Mr. Chandler,

I am writing in support of the proposed Watson Branch project to be developed by Realty Capital Management. My family and I have met with the Realty Capital team to discuss their vision for the development and for the greater Mansfield community. As a neighboring property owner, we believe this project will create a lasting positive impact on Mansfield and will create opportunities for our property (adjacent on FM 157).

This corridor of Mansfield has long been underserved for quality development and this project will bring additional support for the surrounding businesses and for downtown. We believe that Watson Branch is good for our property and surrounding properties. It will help to re-create the northern entrance to Mansfield.

Realty Capital has created an attractive outline for this property and they have a proven track record of delivering quality projects. We support their proposed Watson Branch development.

Sincerely,

A handwritten signature in black ink, appearing to read "Skeeter Pressley", is written over a horizontal line.

Skeeter Pressley

Copy: Lisa Sudbury



US Headquarters
1000 N. Main Street, Mansfield, TX 76063, USA
(817) 804-3800 Main
www.mouser.com

March 28, 2019

Mr. Clayton Chandler
Mansfield City Manager
1200 E. Broad Street
Mansfield, TX 76063

RE: Zoning Change Request for the Watson Branch PD

Dear Mr. Chandler,

I am writing in support of the proposed Watson Branch project to be developed by Realty Capital Management. We recently had the opportunity to meet with the Realty Capital team to discuss their vision for the development and for the greater Mansfield community. As a neighboring property owner and the largest private employer in the city, we believe this project will create a lasting positive impact on Mansfield.

While the FM 157 corridor of Mansfield has long been underserved for quality development, Realty Capital's project will provide a needed catalyst for improvement in this area and additional support for the nearby businesses. Moreover, the proposed mix of stylish urban lofts and unique single-family homes offers a variety of quality housing choices and an alternative to the master-planned communities at a convenient location. We feel this is something that Mansfield residents and some of our Mouser employees would desire.

We were impressed with Realty Capital's outline for this property, their commitment to Mansfield, and their proven track record of delivering quality projects. I hope you will join us in supporting their proposed Watson Branch development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Glenn Smith', followed by a horizontal line.

Glenn Smith
President & CEO
Mouser Electronics

Copy: Lisa Sudbury ✓

June 25, 2019

Mr. Clayton Chandler
Mansfield City Manager
1200 E. Broad Street
Mansfield, TX 76063

RE: Zoning Change Request for the Watson Branch PD

Dear Mr. Chandler and members of City Council,

I am writing this letter on behalf of my family to communicate our support for the proposed Watson Branch project to be developed by Realty Capital Management.

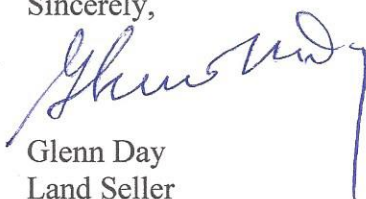
As you may be aware, our family has owned this property for more than a hundred years; I grew up across Main Street from this property. My sister and her husband still live in the family home. This area of 157 has remained unchanged for a long time; I am convinced that the proposed project will stimulate new, good quality developments in the area, and will bring a new, transformative life to this corridor.

The Realty Capital team has created a vision for our property that is consistent with the approved Comprehensive Plan in land use and density. The applicant has assembled three contiguous properties along Watson Creek and has proposed a variety of uses, including a significant addition to the city's park system that brings a great benefit to the residents of Mansfield. The proposed mix of active adult, urban residential and unique single-family homes offers a quality central alternative to the master planned communities that have become prevalent in South Mansfield, and will provide quality housing to support the growth in local employers and the school district alike.

Over the many years we have owned this land we have seen various land use options presented, but none have been of this quality or consistency with the Comprehensive Plan, nor supported local employers and businesses so well. We have been impressed with Realty Capital's projects and their plan for this property, and they have a proven record of delivering transformative projects.

Mansfield is moving in exciting ways, and my family is proud to be part of that movement. Please join us in supporting this proposed Watson Branch development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn Day", with a long vertical line extending downwards from the end of the signature.

Glenn Day
Land Seller

July 3, 2019

Mr. Clayton Chandler
Mansfield City Manager
1200 E. Broad Street
Mansfield, TX 76063

RE: Zoning Change Request for the Watson Branch PD

Dear Mr. Chandler,

I am writing in support of the proposed Watson Branch project to be developed by Realty Capital Management. I have learned Realty Capital's vision for the development and for the greater Mansfield community. As a neighboring business, we believe this project will create a lasting positive impact on Mansfield.

This corridor of Mansfield has long been underserved for quality development, and this project will bring additional support for the surrounding businesses. We believe that Watson Branch is good for our property and surrounding properties.

Realty Capital has created an attractive development and they have a proven track record of delivering quality projects. We support their proposed Watson Branch development.

Sincerely,

Justin Beshorse
Mansfield Store Manager
Soulman's Barbque

Copy: Lisa Sudbury

A handwritten signature in black ink, reading "Justin Beshorse", written in a cursive style.

Dear Mr. Bogda and elected members of Mansfield City Council,

Please accept this email as expressing my support for the mixed use project proposed by Realty Capital on FM157 north of Downtown Mansfield.

As you may be aware, I own a portion of the property which Realty Capital proposes to develop fronting Highway 157. This land is part of the old Driskill Farm. In addition to this tract, I also own property on the eastern side of Highway 157. My eastern property is at the south-west intersection of the City of Mansfield's proposed redirection of Highway 287 Business and FM157. I understand this new intersection, as proposed, includes signalization.

I support Realty Capital's project for two primary reasons. First, I believe that quality new development at this location will serve Mansfield and its citizens with a positive addition to the amenities they move to our city hoping to find. Secondly, this area of FM157 has been slow to realize its full potential, and I think this development will serve as a catalyst to beneficial commercial development in this corridor, not only on the land I own, but land owned by others.

This project is critical to providing the needed demographics and investment to spur the demand for the commercial development of approximately 50 acres of underdeveloped property in this immediate area.

Please communicate to council and other decision makers in the City Hall my intent to use this project to help support retail/commercial plans for the remaining property I own at the City's new proposed intersection. It is clear to me that Realty Capital's proposal is well thought out for long-term viability and contains the appropriate mix of uses to kick-start growth in this area. This development provides the economic foundation needed to make the right kind of development financially attractive.

I have not seen any plan that more clearly offers the opportunity to provide a demographic to transform the north FM157 corridor. Until something happens on this large property I don't see the kind of quality redevelopment we all want taking place to bring maximum value to the City of Mansfield.

(On a note that is frankly highly personal ... This land has been in my family since my mother's, father's, father's time. I support this development because I think all of them would be proud to see people enjoying this land as the developer has proposed it.)

Sincerely,

Glenn Day