

PHASE I

TOTAL AREA  
172.10 AC

LOT TYPE ETJ 1A = 49 LOTS

LOT TYPE ETJ 100 = 40 LOTS

LOT TYPE ETJ 80 = 43 LOTS

LOT TYPE ETJ 60 = 69 LOTS

TOTAL LOT COUNT = 201 LOTS

PHASE II

TOTAL AREA  
64.55 AC

LOT TYPE ETJ 1A = 3 LOTS

LOT TYPE ETJ 100 = 7 LOTS

LOT TYPE ETJ 80 = 62 LOTS

LOT TYPE ETJ 60 = 108 LOTS

TOTAL LOT COUNT = 180 LOTS

PHASE III

TOTAL AREA  
74.82 AC

LOT TYPE ETJ 1A = 11 LOTS

LOT TYPE ETJ 125 = 6 LOTS

LOT TYPE ETJ 100 = 16 LOTS

LOT TYPE ETJ 80 = 43 LOTS

LOT TYPE ETJ 60 = 98 LOTS

TOTAL LOT COUNT = 174 LOTS

PHASE IV

TOTAL AREA  
19.85 + 69.33 = 89.18 AC

LOT TYPE ETJ 1A = 12 LOTS

LOT TYPE ETJ 125 = 34 LOTS

LOT TYPE ETJ 100 = 20 LOTS

LOT TYPE ETJ 80 = 48 LOTS

LOT TYPE ETJ 60 = 71 LOTS

TOTAL LOT COUNT = 185 LOTS

PHASE V

TOTAL AREA  
14.02 + 53.05 + 39.79 = 106.86

LOT TYPE ETJ 1A = 20 LOTS

LOT TYPE ETJ 125 = 15 LOTS

LOT TYPE ETJ 100 = 7 LOTS

LOT TYPE ETJ 80 = 90 LOTS

LOT TYPE ETJ 60 = 42 LOTS

TOTAL LOT COUNT = 174 LOTS

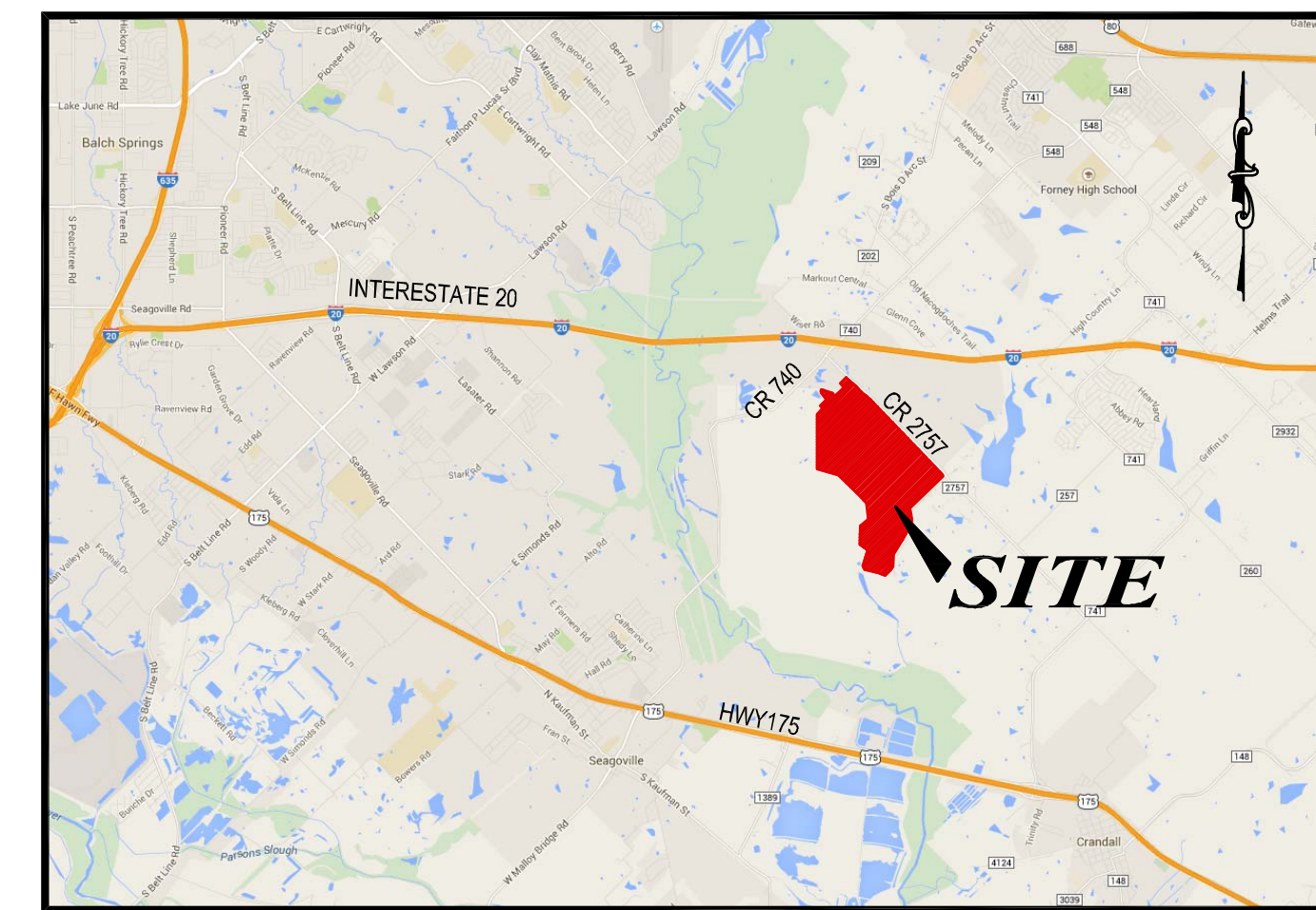
PHASE VI

TOTAL AREA  
78.68 AC

LOT TYPE ETJ 100 = 52 LOTS

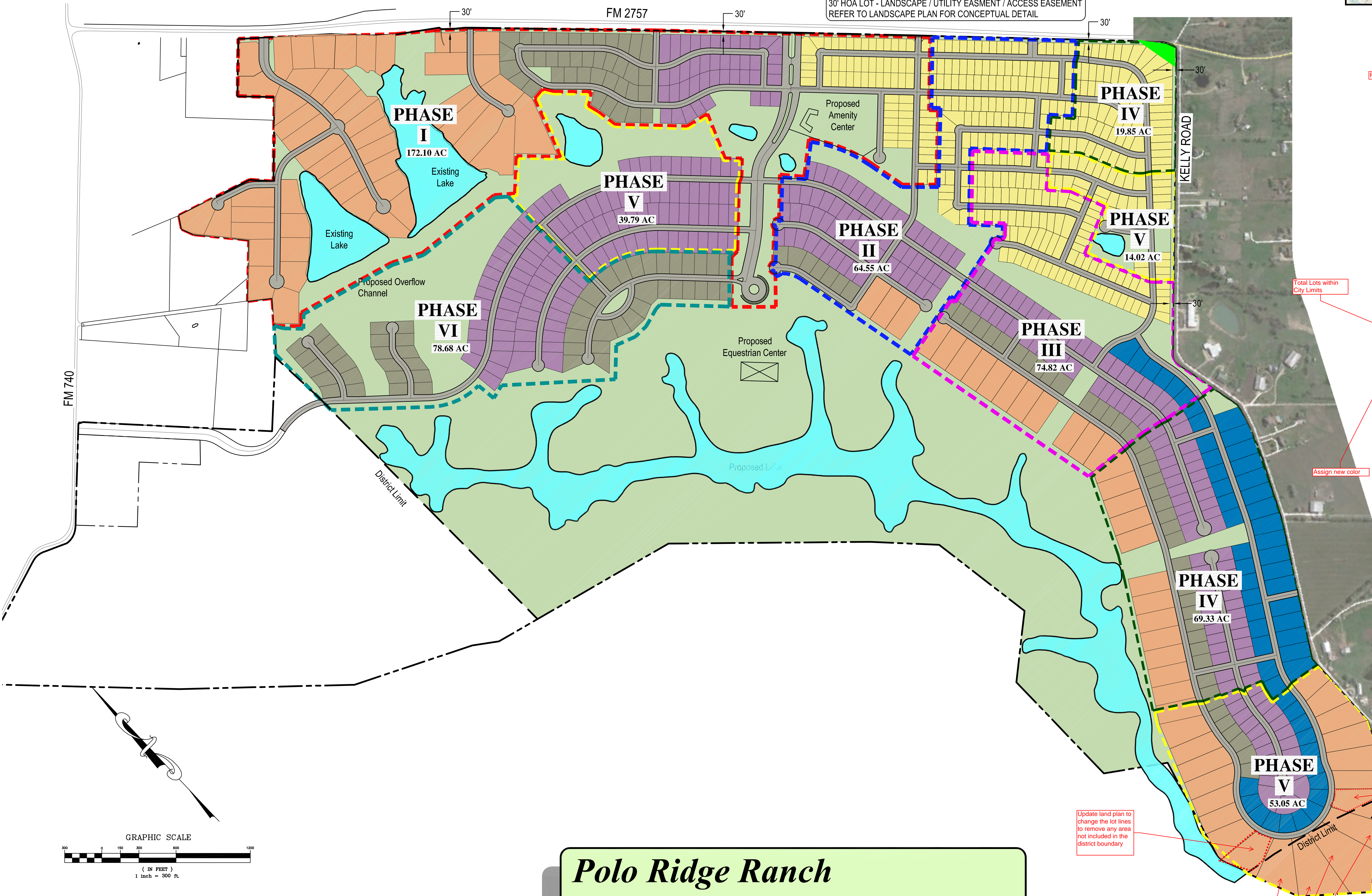
LOT TYPE ETJ 80 = 50 LOTS

TOTAL LOT COUNT = 102 LOTS



VICINITY MAP  
NOT TO SCALE

NOTE:  
30' HOA LOT - LANDSCAPE / UTILITY EASEMENT / ACCESS EASEMENT  
REFER TO LANDSCAPE PLAN FOR CONCEPTUAL DETAIL



PROPOSED LOT MIX		
LOT TYPE	NUMBER OF LOTS	PERCENTAGE OF TOTAL LOTS
ETJ 1A	95	9.3%
ETJ 125	55	5.4%
ETJ 100	142	14.0%
ETJ 80	336	33.1%
ETJ 60	388	38.2%
TOTAL NUMBER OF LOTS	1,016	

Remove 4 lots

ETJ 1A Lots partially in City Limits 4  
Total Number of Lots 1,016

1,012

Assign new color

Update land plan to change the lot lines to remove any area not included in the district boundary

Assign new color

**Polo Ridge Ranch**  
**Exclusive Executive Homesites**  
LOCATED IN MESQUITE, TEXAS

CONCEPTUAL LAND PLAN



USA PROFESSIONAL SERVICES GROUP, INC.  
TEXAS BOARD OF PROFESSIONAL ENGINEERS  
REGISTERED ENGINEERING FIRM F-1845  
CIVIL ENGINEERS - SURVEYORS - PLANNERS  
LANDSCAPE ARCHITECTS

1525 VICEROY DRIVE  
DALLAS, TEXAS 75235  
(214) 634-3300 (214) 634-3338 (FAX)

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Prepared for: **Centurion American**



**MESQUITE**  
TEXAS  
Real. Texas. Flavor.