

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

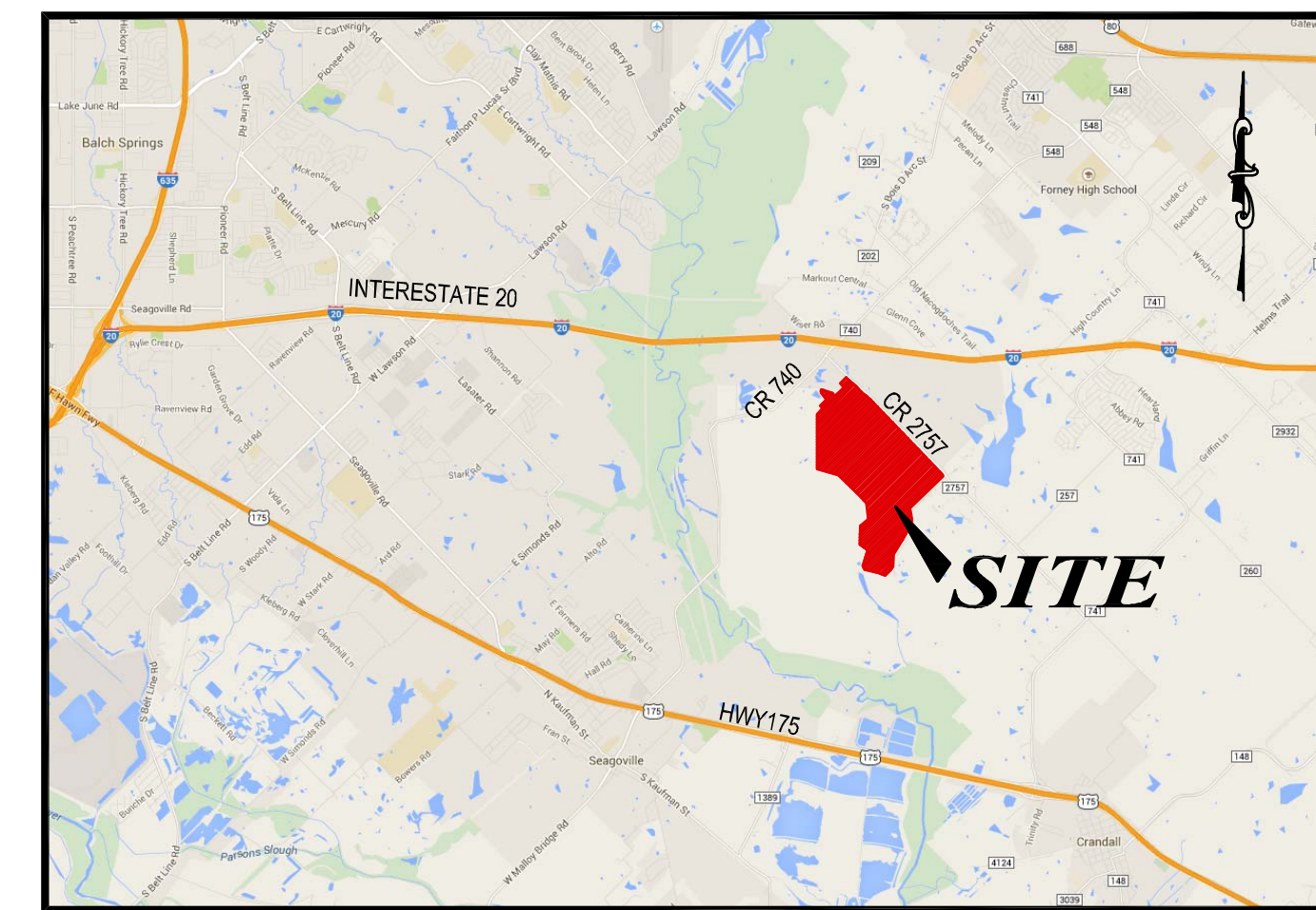
PHASE VI

TOTAL AREA
78.68 AC

LOT TYPE ETJ 100 = 52 LOTS

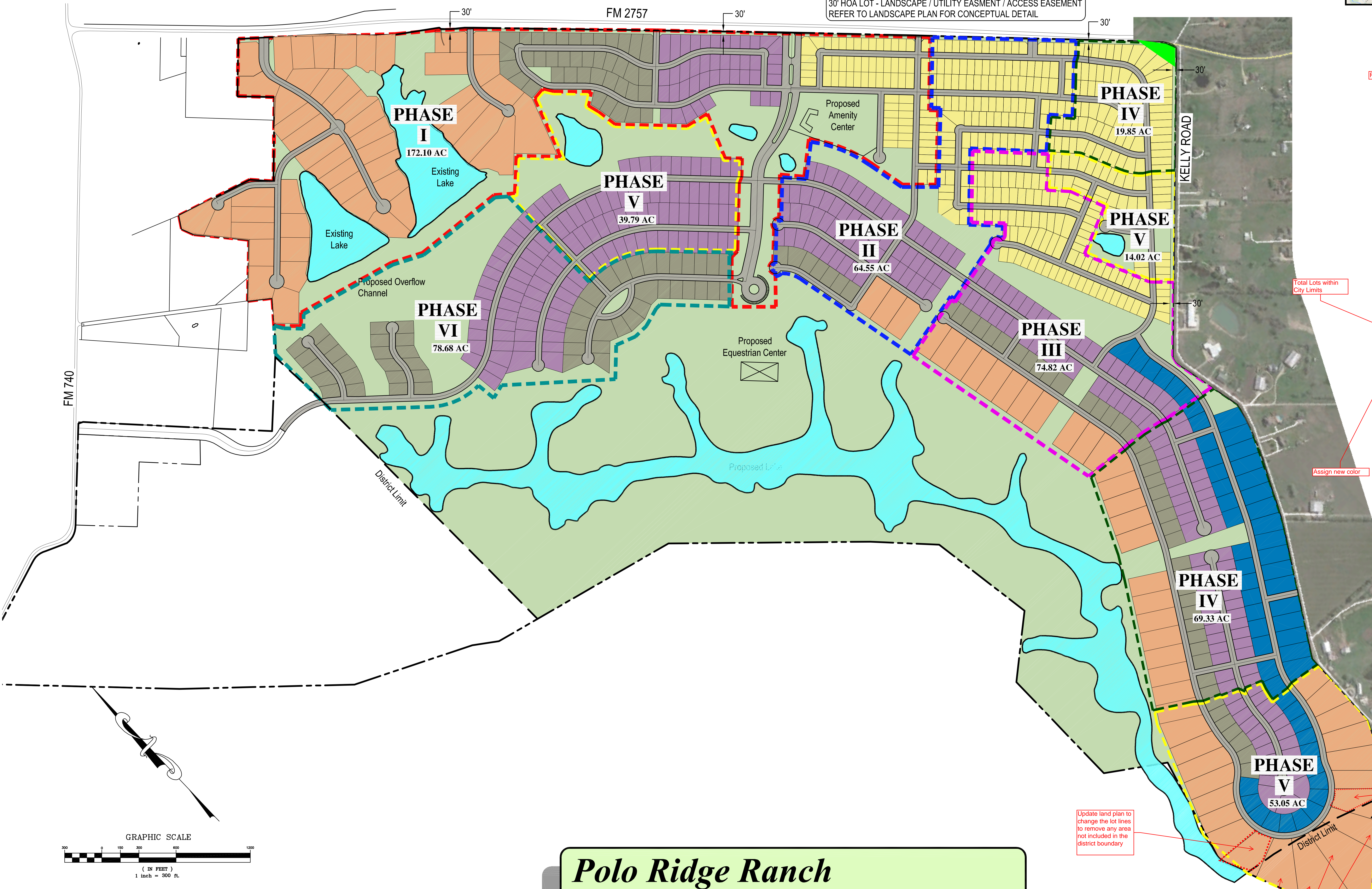
LOT TYPE ETJ 80 = 50 LOTS

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)

MAY 2015 USA NO. 2005013.00

This document is copyrighted by USA Professional Services Group, Inc. 2015. All rights reserved. Original and creative design concepts were utilized on this exclusive work product. This document contains confidential, proprietary information, of which the ownership belongs to USA Professional Services Group, Inc. No reproduction of this document, its concepts or ideas, shall be performed in any manner without the exclusive prior written consent of USA Professional Services Group, Inc. This plan is intended for illustrative purposes only. The streets, lots, open spaces and other areas shown are subject to change without notice at the discretion of the developer. No reliance shall be placed on this drawing by prospective home owners, lot owners or other developers. This land plan is conceptual in nature and does not represent any regulatory approval.

Prepared for: **Centurion American**



MESQUITE
TEXAS
Real. Texas. Flavor.