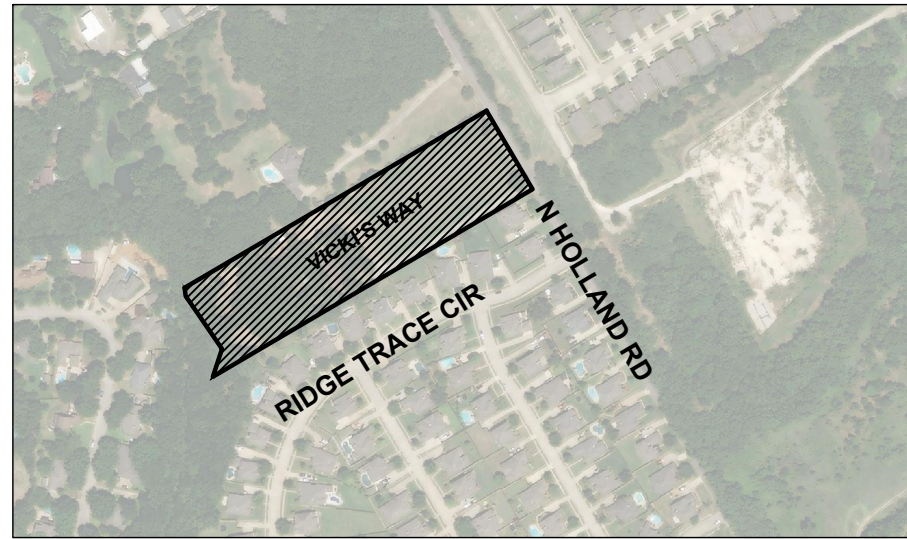


LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- NEIGHBORING PROPERTY LOT
- FIRE HYDRANT
- CONCRETE SIDEWALK
- CONCRETE ROAD
- OPEN SPACE

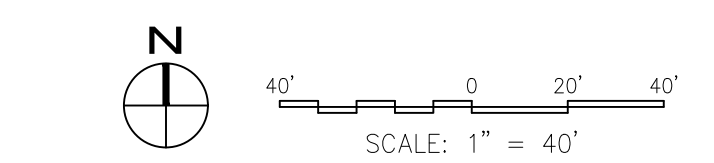


VICINITY MAP

N.T.S.
SCALE: 1" = 500'

- NOTE:
- SET BACKS FOR THE SUBDIVISION
 - 1.1. FRONT - 15'
 - 1.2. SIDES - 10'
 - 1.3. BACK - 20'
 - 1.4. R.O.W - 50'
 - 1.5. STREET WIDTH - 29'
 - 1.6. MAINTENANCE EASEMENT FOR EACH LOT ON THE EAST SIDE - 5'
 - CITY OF MANSFIELD CONSTRUCTION STANDARDS APPLY WHETHER INDICATED IN THIS PLAN OR NOT.
 - DIMENSIONS ARE MEASURED FROM BACK OF CURB.
 - ALL SIDEWALK WIDTHS ARE 5' UNLESS NOTED IN THE PLANS.
 - NO TREES, WALLS, FENCES, SIGNS BUSHES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THESE TRIANGLES.
 - THE DEVELOPMENT WILL BE COMPLETED IN ONE PHASE.
 - THE COMMON ACCESS EASEMENT SERVES LOT 14X, BLOCK 1.

DOUG CHANDLER
CHANDLER DEVELOPMENT
729 GRAPEVINE HWY, STE# 456,
HURST, TX, 76054
PHONE NO.: 817-296-9949
E-MAIL: DCHANDLER@DEMAPARTNERS.COM



NO.	REVISION	DESCRIPTION	DATE
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CONSULTANT:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SCOTT L. GRAVES (TEXAS P.E. NO. 88150), ON 10/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SEAL:

KJE
500 Moseley Road
Cross Roads, Texas 76227
Phone (940) 387-0805
Fax (940) 387-0830
(TBPE # F-12214)

EXHIBIT C

**COPPER CREEK
2005 N HOLLAND RD
MANSFIELD, TEXAS**

DATE:	10/13/2022	SHEET:	ZC#21-022
DRAWN BY:	AM / MH		
CHECKED BY:	SG		
PROJECT #:	RGH062121E		

- NOTE:
- EXHIBIT C - DEVELOPMENT PLAN
 - COPPER CREEK
 - PLAT: PAUL A. HEGWER AND VICKI J. HEGWER CO-TRUSTEES OF THE HEGWER REVOCABLE TRUST INSTRUMENT NUMBER D221172623 O.P.R.T.C.T.
 - MANSFIELD, TARRANT, TEXAS
 - 11/09/2021
 - 5 ACRES
 - 12 LOTS

GENERAL:
THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

GENERAL:
I) A MANDATORY OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LIST OF PRIVATE AMENITIES AND COMMON AREAS HERE". (I.E. SCREENING WALL, OPEN SPACE LOTS, DETENTION POND, ENHANCED ENTRYWAY FEATURES, LANDSCAPING, HARDSCAPE IMPROVEMENTS, ETC.)

II) THE OWNERS' ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.