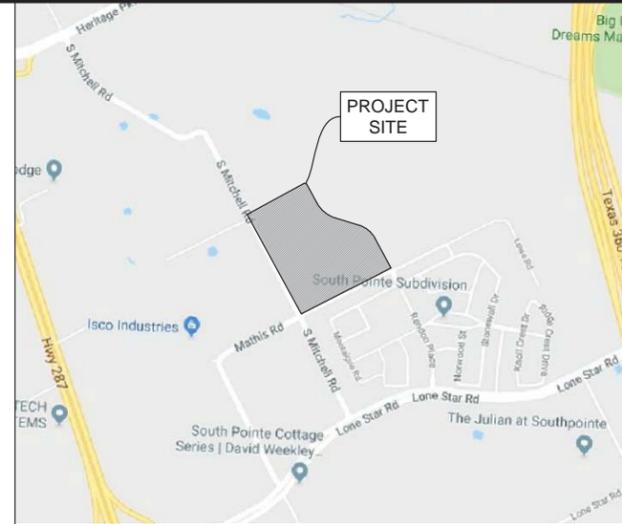
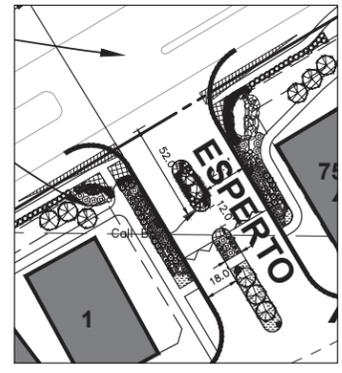
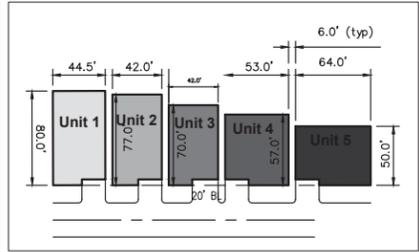


Site Data Summary		
Item	Total	% of Total
Acreage of Proposed Site	33.25 Acres	100.0%
Total Number of Dwelling Units by Type*		
Unit 1: 44.5'x80'	33	
Unit 2: 42'x77'	60	
Unit 3: 42'x70'	38	
Unit 4: 53'x57'	19	
Unit 5: 64'x50'	9	
Total Units:	159	
Lot Density:	4.78 DU/Acre	
Maximum Height:	2 Stories/35'	
Setbacks:		
Front:	20'	
Side:	6' between units	
Rear:	20' between units	

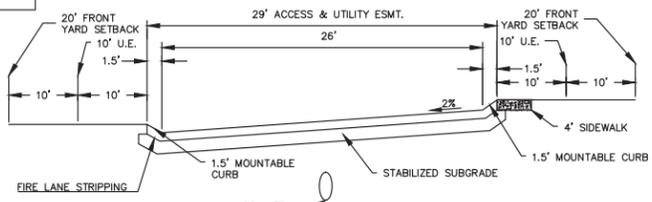
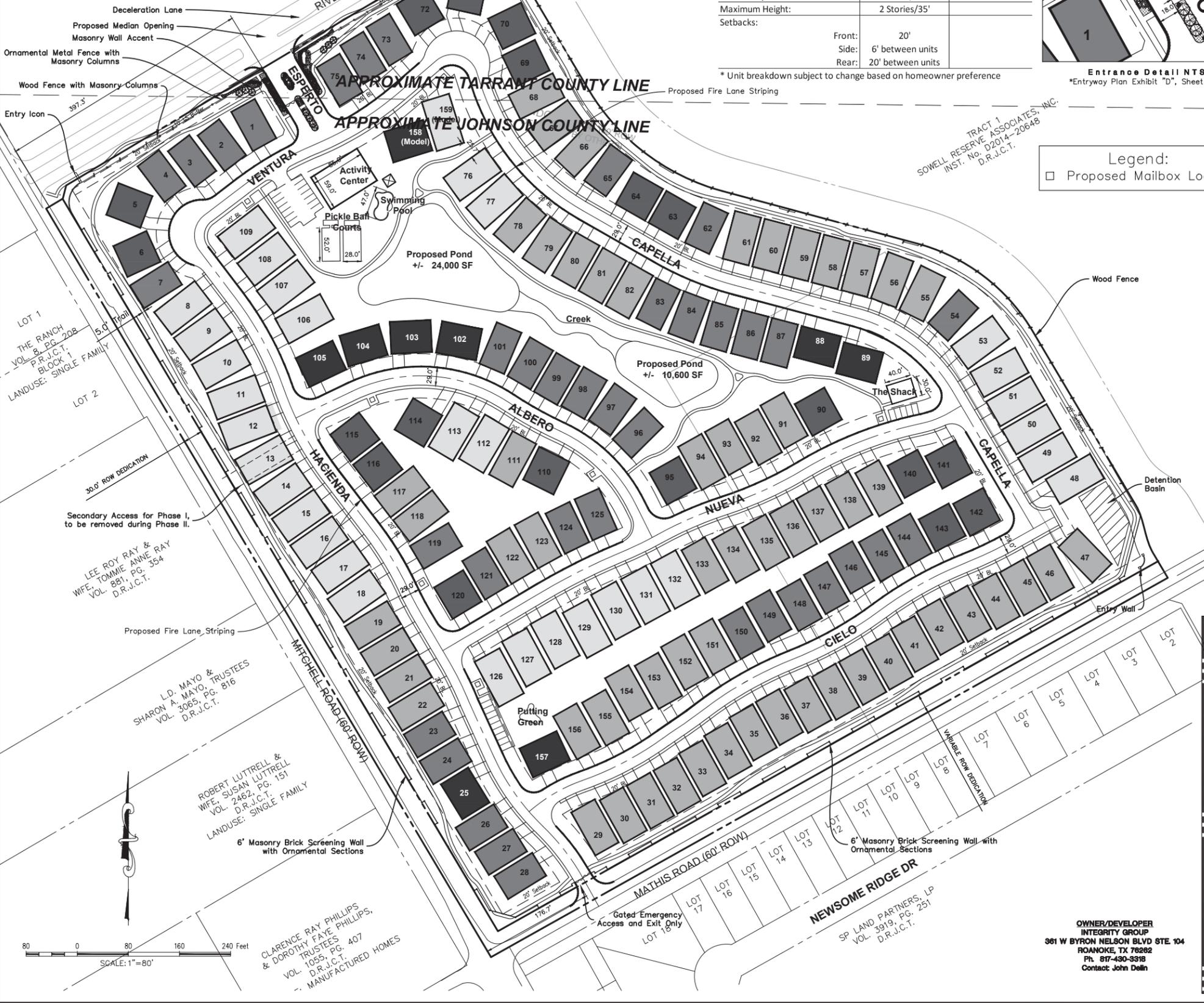
* Unit breakdown subject to change based on homeowner preference



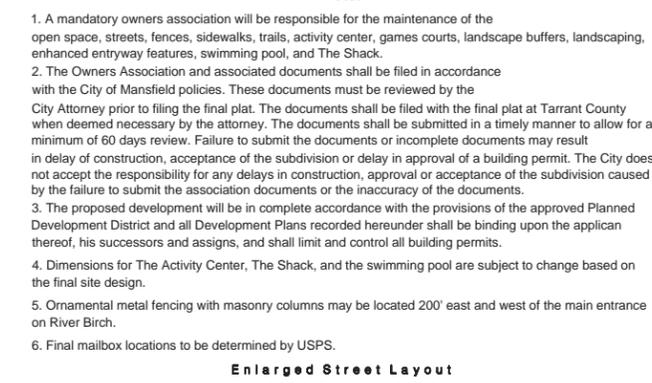
The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lawsonville, Texas 75057
817-436-3712
301 Country Viewway, Suite 202
Roanoke, Texas 76262
940-240-1012
TBPE: 19762 TBPLS: 10184440
www.mcadams.com



TRACT 1
SOWELL RESERVE ASSOCIATES, INC.
INST. No. D2014-20648
D.R.J.C.T.



- Notes**
1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, landscape buffers, landscaping, enhanced entryway features, swimming pool, and The Shack.
 2. The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
 3. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
 4. Dimensions for The Activity Center, The Shack, and the swimming pool are subject to change based on the final site design.
 5. Ornamental metal fencing with masonry columns may be located 200' east and west of the main entrance on River Birch.
 6. Final mailbox locations to be determined by USPS.



Ladera at the Reserve
3325 Acres
in the
MITCHELL SURVEY, ABSTRACT NO. 583
TARRANT/JOHNSON COUNTY, TEXAS

Development Plan
Exhibit "C"
ZC #19-006

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 10/17/2019

Drawn By: PF
Date: 4/10/2019
Scale: 1"=80'
Revisions:
6/24/2019
08/09/2019
09/11/2019

ITG-19010



File: Z:\Projects\ITG-19010\Drawings\19010-0000 DEVELOPMENT PLAN.dwg
Printed: 10/17/2019 4:07 PM by: B. H. H. S. Date: 10/17/2019 12:46 PM, by: edward