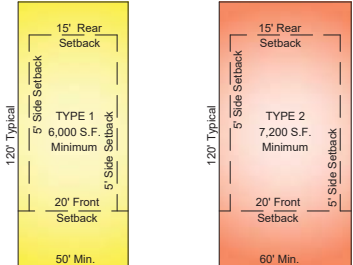


NEIGHBORHOOD DATA						
	Lot	Type	Phase One	Phase Two	Total	
	1		44	38	82	42%
	2		65	50	115	58%
			109	88	197	

Density 197 Lots/55.899 acres = 3.52 units per Acre  
70 Rear Entry Lots 36% ~ 127 Front Entry Lots 64%



TYPICAL LOT DETAILS  
N.T.S.

NOTES:

- (1) A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LOTS OWNED BY THE (HOA), DETENTION PONDS, PAVILION, PLAY AREA EQUIPMENT NOT LOCATED WITHIN A PUBLIC PARK, TRAILS, ENTRYWAY FEATURES, SCREENING WALLS AND FENCES, MASTER DEVELOPER PROVIDED CANOPY TREES, LANDSCAPING AT THE ENTRYWAY AND ON HOA LOTS, ALL AS SHOWN ON EXHIBIT E.
- (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 DESIGN AND CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF MANSFIELD DESIGN STANDARDS IN EFFECT AT THE TIME OF PERMITTING.
- (4) IF THIS DEVELOPMENT OCCURS PRIOR TO FM 157 BEING IN PLACE, ROADWAY IMPROVEMENTS MAY BE REQUIRED TO BEDFORD ROAD AN HOWELL DRIVE TO BRING THE ROADWAY UP TO FIRE DEVELOPMENT STANDARDS (24' WIDE ASPHALT ROADWAY).

EXHIBIT C  
ZC#21-010  
DEVELOPMENT PLAN  
BIRDSONG WEST  
55.899 ACRES SITUATED IN THE  
197 RESIDENTIAL LOTS & 9 OPEN SPACE LOTS  
A. BEDFORD SURVEY, ABSTRACT No. 60  
CITY OF MANSFIELD, JOHNSON COUNTY, TEXA

~ OWNER ~  
WILLIAM TROY SELLS  
1048 NEWT PATTERSON ROAD, MANSFIELD, TX. 76063

~ ENGINEER ~  
ENGINEERING CONCEPTS & DESIGN L.P.  
ENGINEERING / SURVEYING / PROJECT MANAGEMENT  
201 WINDCO CIRCLE, SUITE 200 WYLLIE, TX 75098  
(972) 841-8400 tclodd@ecdclp.com

~ DEVELOPER ~  
ALLUVIUM DEVELOPMENT  
320 HAWKINS RUN ROAD, SUITE 3, MIDLOTHIAN, TX. 76065  
(817) 995-9500 tjobe@alluviumdevelopment.com