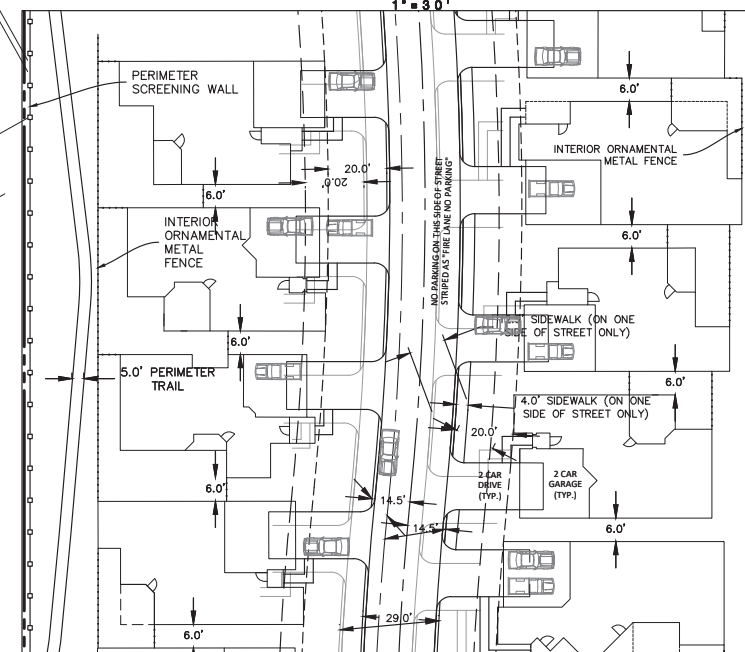


PROPOSED STREET SECTION (NTS)

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.

Enlarged Street Layout
1" = 30'



Ladera at the Reserve
33.25 Acres
in the
MITCHELL SURVEY, ABSTRACT NO. 593
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

DP