



ATTACHED SINGLE-FAMILY	DETACHED SINGLE-FAMILY																						
<table border="1"> <tr> <td>Townhomes - (108 Lots)</td> <td>Rear Loaded</td> </tr> <tr> <td></td> <td>Typical 1,200 sq. foot (1,100-1,275)</td> </tr> <tr> <td></td> <td>4-foot Front Setback</td> </tr> <tr> <td></td> <td>6-foot Rear Setback</td> </tr> <tr> <td></td> <td>5-foot Side Setback (Street side)</td> </tr> </table>	Townhomes - (108 Lots)	Rear Loaded		Typical 1,200 sq. foot (1,100-1,275)		4-foot Front Setback		6-foot Rear Setback		5-foot Side Setback (Street side)	<table border="1"> <tr> <td>Urban Homes - 120 Lots</td> <td>Front/Rear Loaded</td> </tr> <tr> <td></td> <td>Typical 1,200 sq. foot (1,100-1,275)</td> </tr> <tr> <td></td> <td>5-foot Front Setback</td> </tr> <tr> <td></td> <td>6-foot Rear Setback</td> </tr> <tr> <td></td> <td>5-foot Side Setback (Street side)</td> </tr> <tr> <td></td> <td>1.75-foot Side Setback (Interior Lot)</td> </tr> </table>	Urban Homes - 120 Lots	Front/Rear Loaded		Typical 1,200 sq. foot (1,100-1,275)		5-foot Front Setback		6-foot Rear Setback		5-foot Side Setback (Street side)		1.75-foot Side Setback (Interior Lot)
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LEGEND

- Single-Family (See Table)
- Multi-Family
- Commercial
- City Hall
- Open Space
- Open Space Off-Site
- Pavement, Streets / Parking

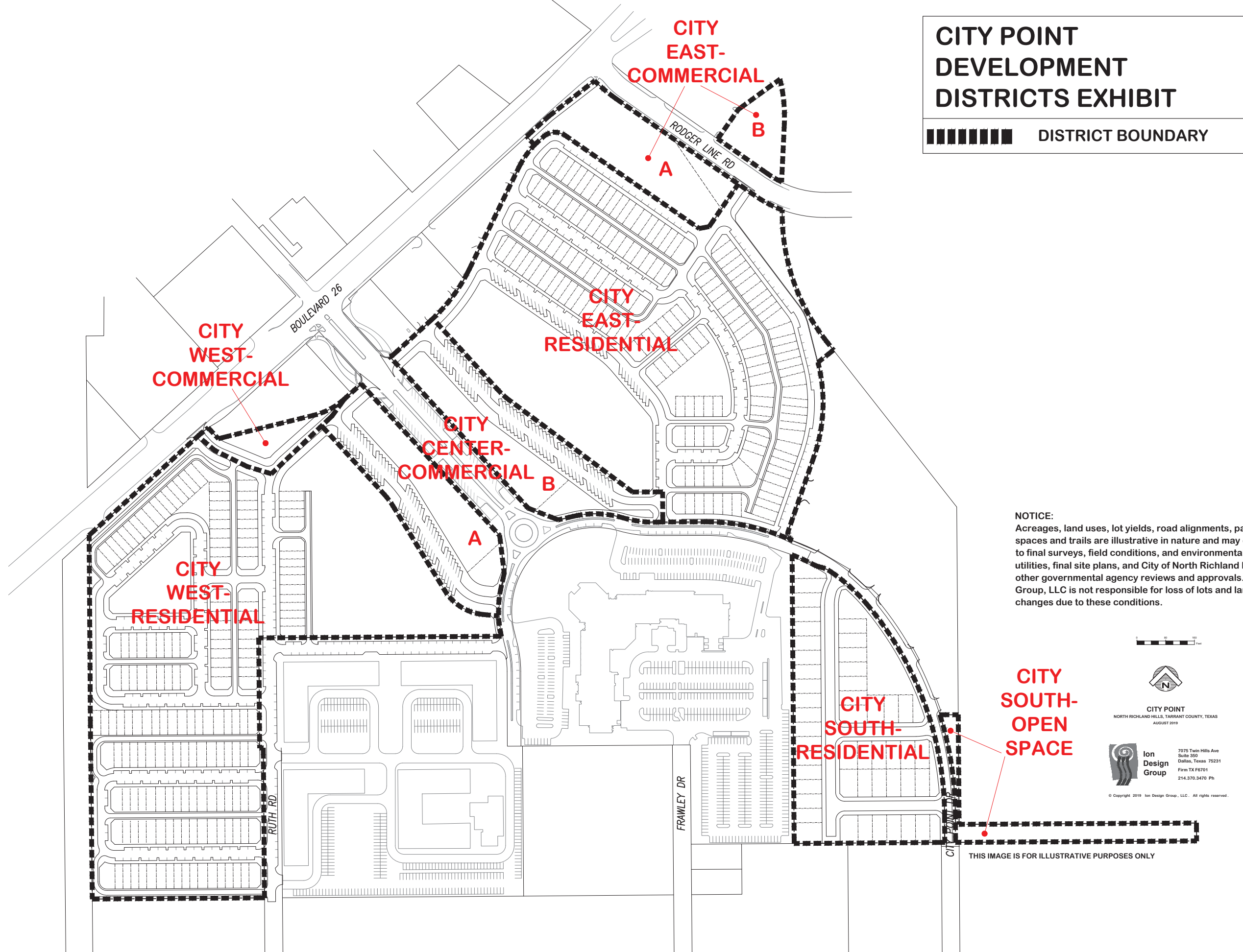

CITY POINT - CONCEPT LAND USE MAP
 NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 DECEMBER 8, 2020
 THIS IMAGE FOR ILLUSTRATIVE PURPOSES ONLY.


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 7075 Twin Hills Ave
 Suite 350
 Dallas, Texas 75231
 Firm TX #6701
 214.370.3470 Ph

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CITY POINT DEVELOPMENT DISTRICTS EXHIBIT

■■■■■■■■■■ DISTRICT BOUNDARY



NOTICE:
 Acreages, land uses, lot yields, road alignments, park/open spaces and trails are illustrative in nature and may change due to final surveys, field conditions, and environmental findings, utilities, final site plans, and City of North Richland Hills and other governmental agency reviews and approvals. Ion Design Group, LLC is not responsible for loss of lots and land use changes due to these conditions.




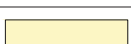
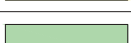


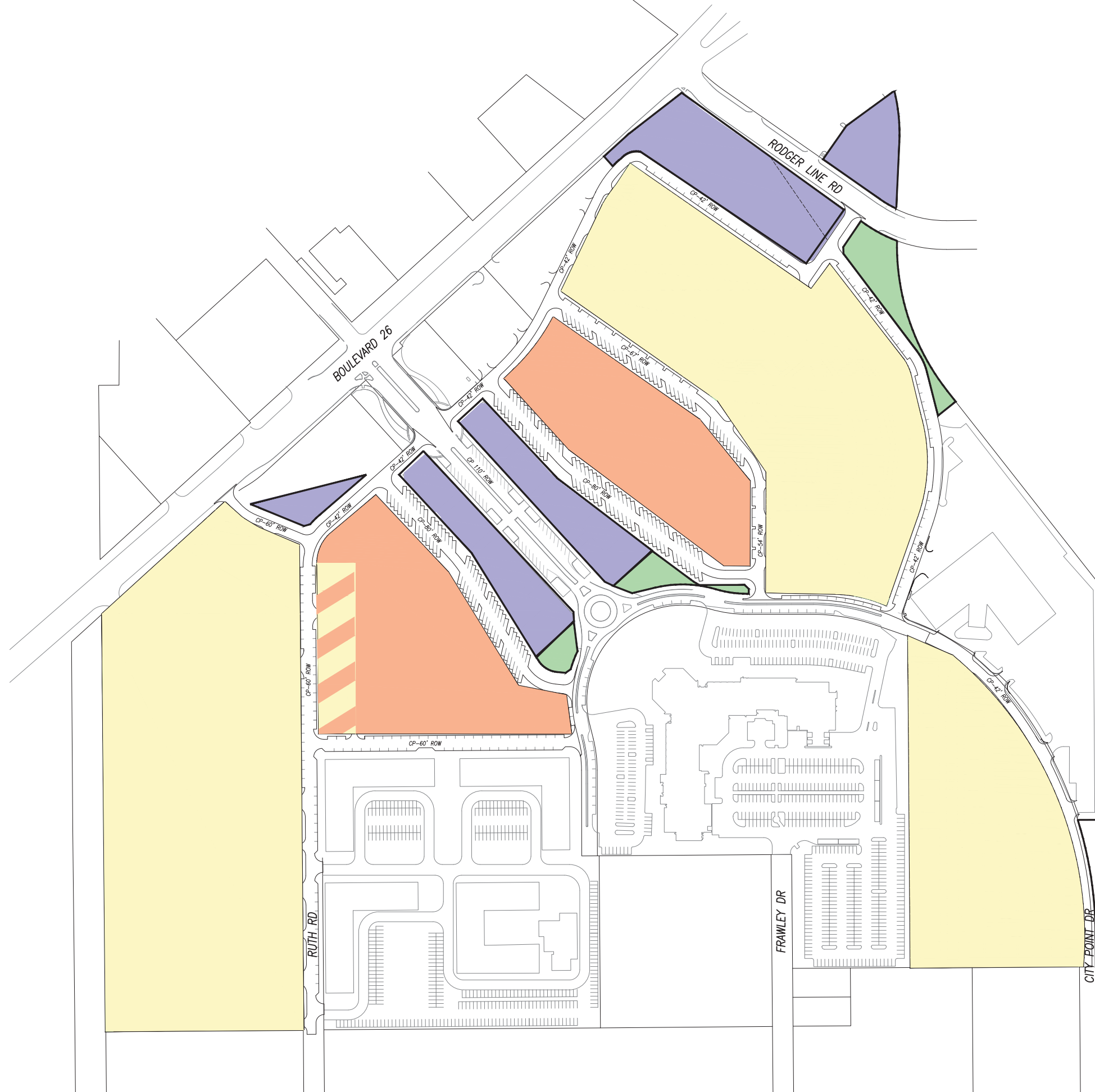
CITY POINT
 NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 AUGUST 2019

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CITY POINT CONCEPTUAL LAND USE PLAN EXHIBIT	
	COMMERCIAL
	MULTI-FAMILY MF
	OPTIONAL MF/SF
	SINGLE-FAMILY SF
	FREE-STANDING OPEN SPACE



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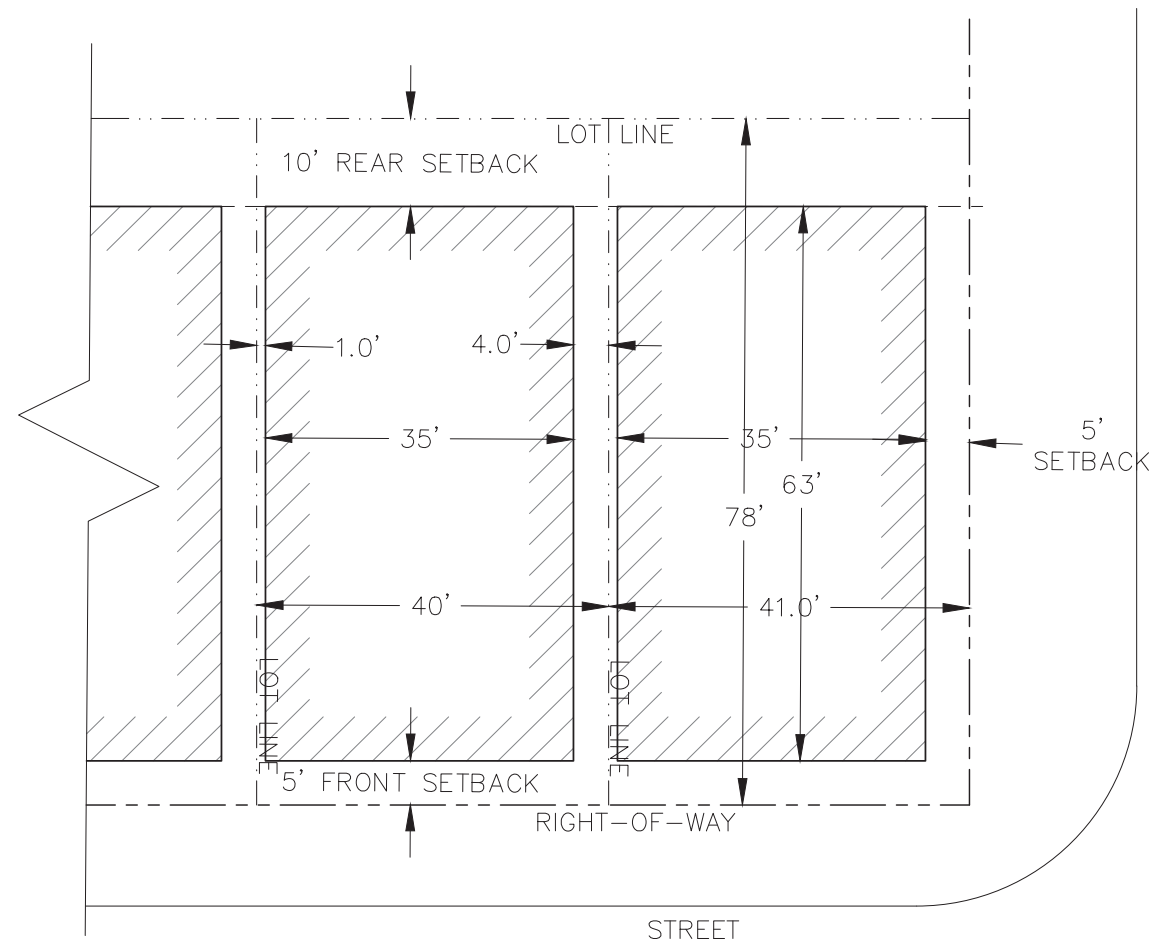


CITY POINT
 NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 AUGUST 2019

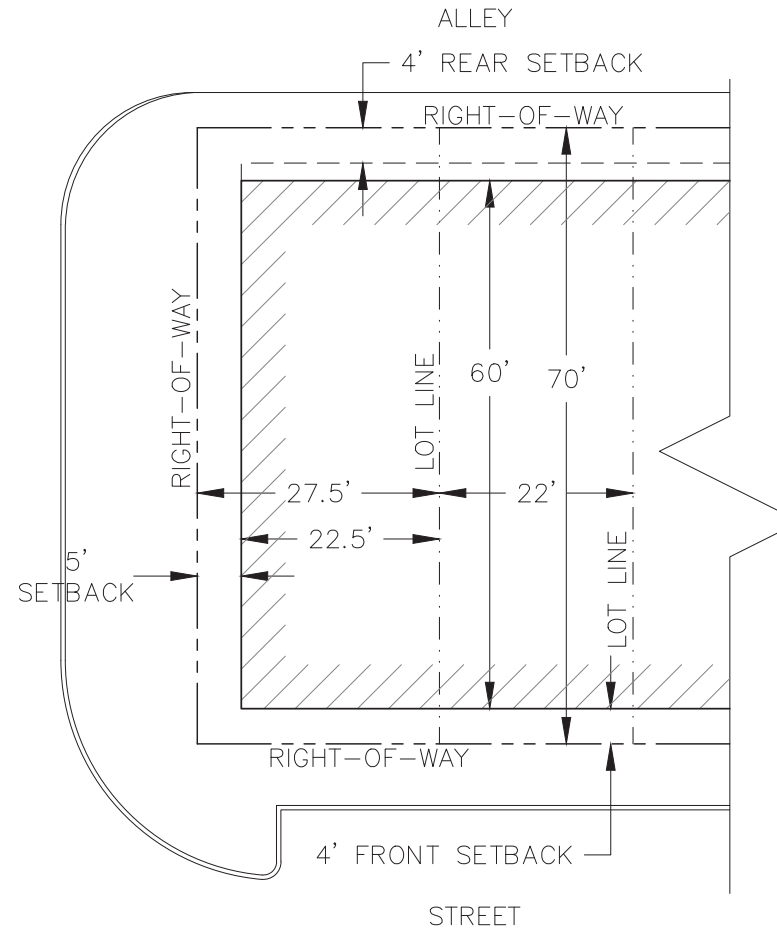
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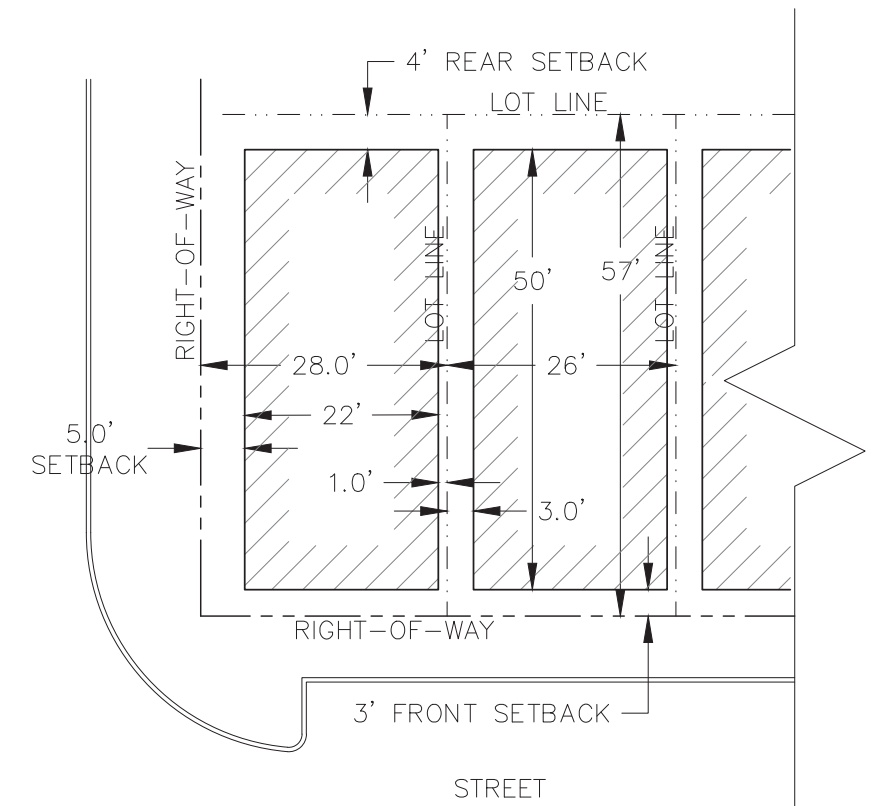
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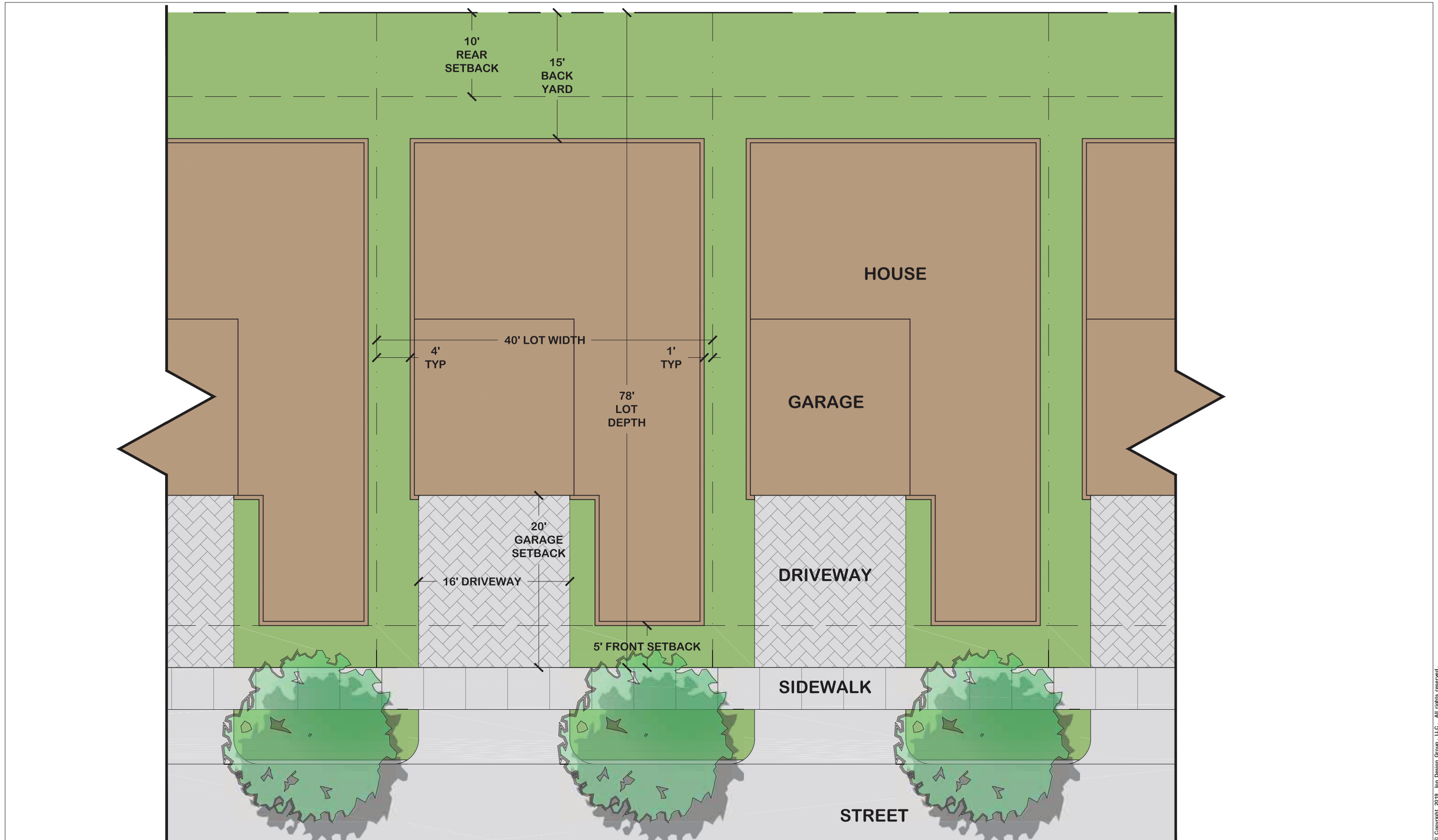
Bungalow Home
 Typical Lot 3120 sf (40'x78')
 5 ft Front Setback
 10 ft Rear Setback
 5 ft Side Setback (Street side)
 1.0 ft/4.0 ft Side Setback (Interior lot)
 20 ft Garage Door Setback



Townhome
 Typical Lot 1,540 sf (22'x70')
 4 ft Front Setback
 4 ft Rear Setback
 5 ft Side Setback (Street side)



Urban Home
 Typical Lot 1482 sf (26'x57')
 3 ft Front Setback
 4 ft Rear Setback
 5 ft Side Setback (Street side)
 1.0 ft/3.0 ft Side Setback (Interior lot)



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CITY POINT - BUNGALOWS
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AUGUST 2019



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Bungalow Home 2-Story



Urban Home 2-Story



Bungalow Home 2-Story



Urban Home 3-Story



Townhomes 2-Story



Townhomes 3-Story










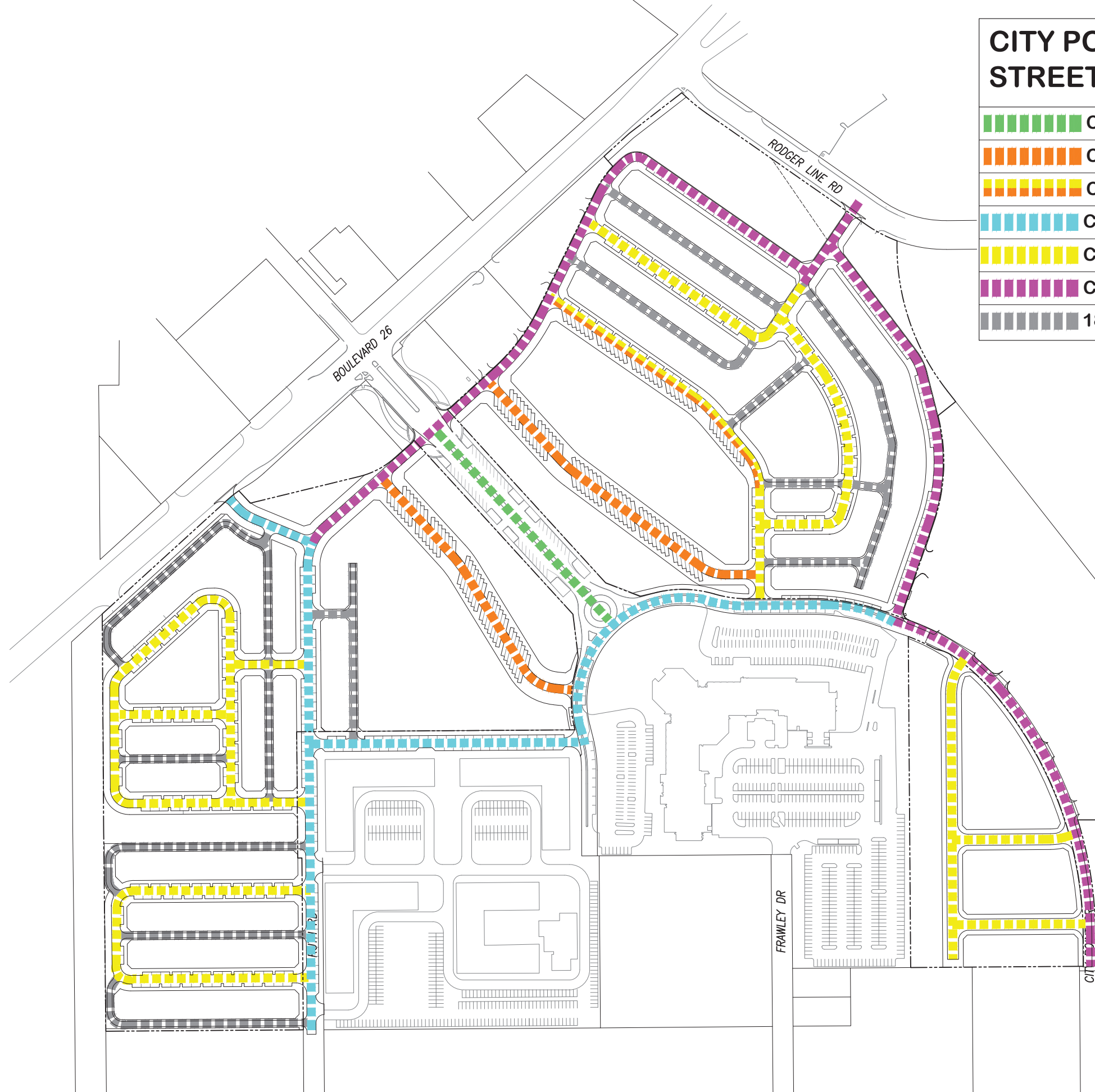
Multi-Family 4-Story



Commercial

CITY POINT STREET CLASSIFICATIONS EXHIBIT

	CP-110 CITY POINT DRIVE
	CP-80 COMMERCIAL COLLECTOR
	CP-67 RESIDENTIAL COLLECTOR
	CP-60 COLLECTOR
	CP-50/54 RESIDENTIAL
	CP-42 RING ROAD
	18'-26' ALLEY



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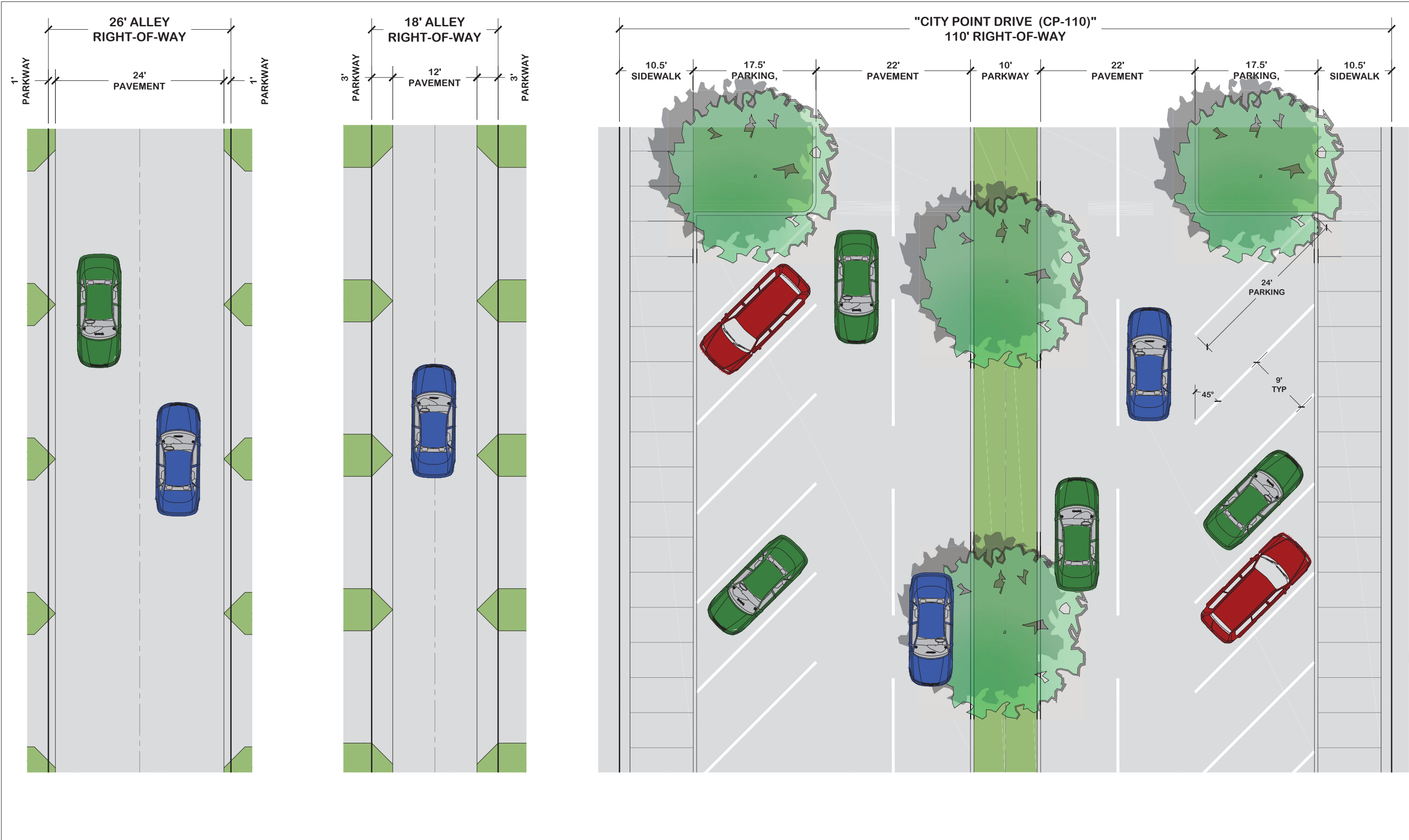


CITY POINT
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
JULY 30, 2019



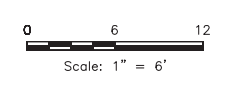
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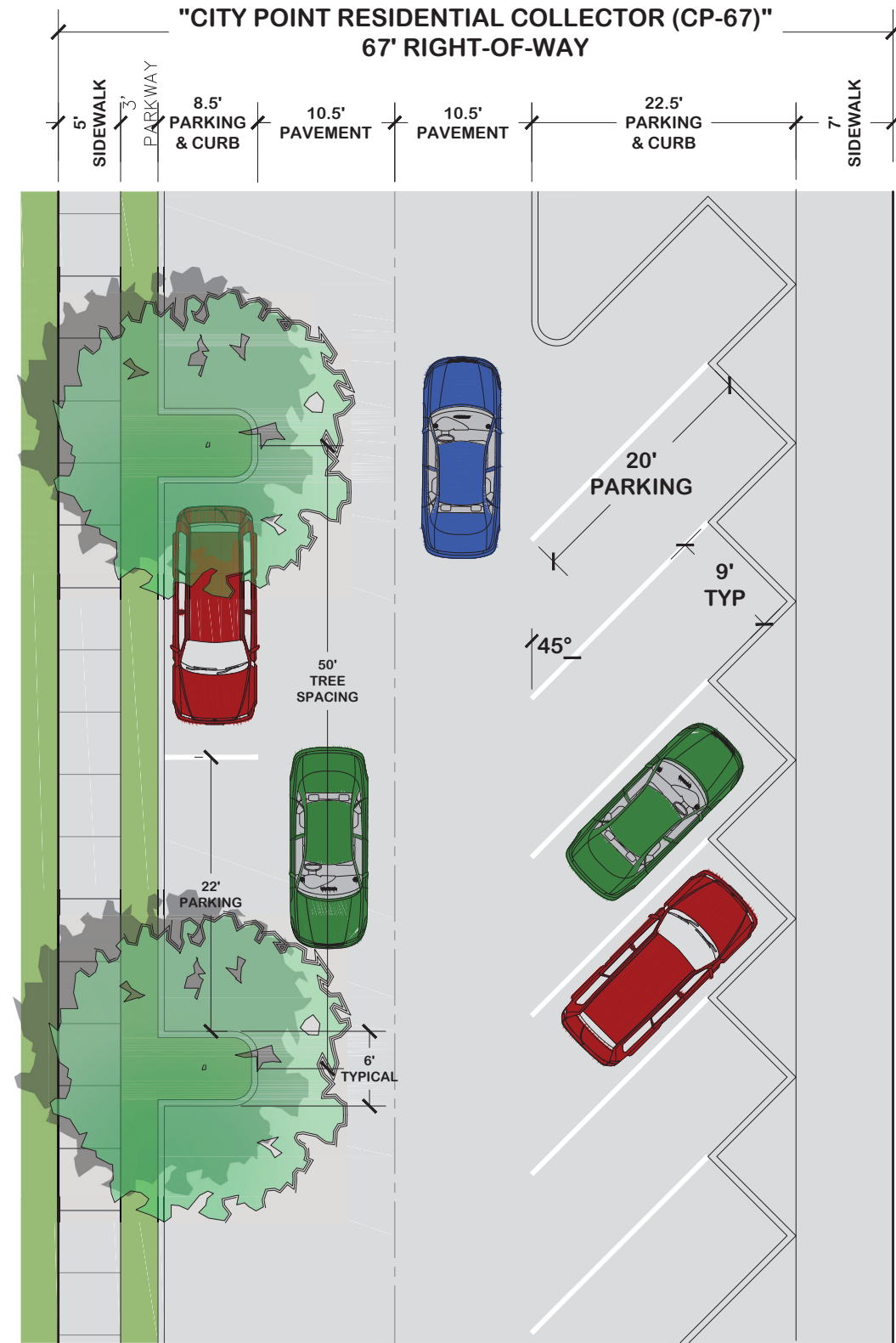
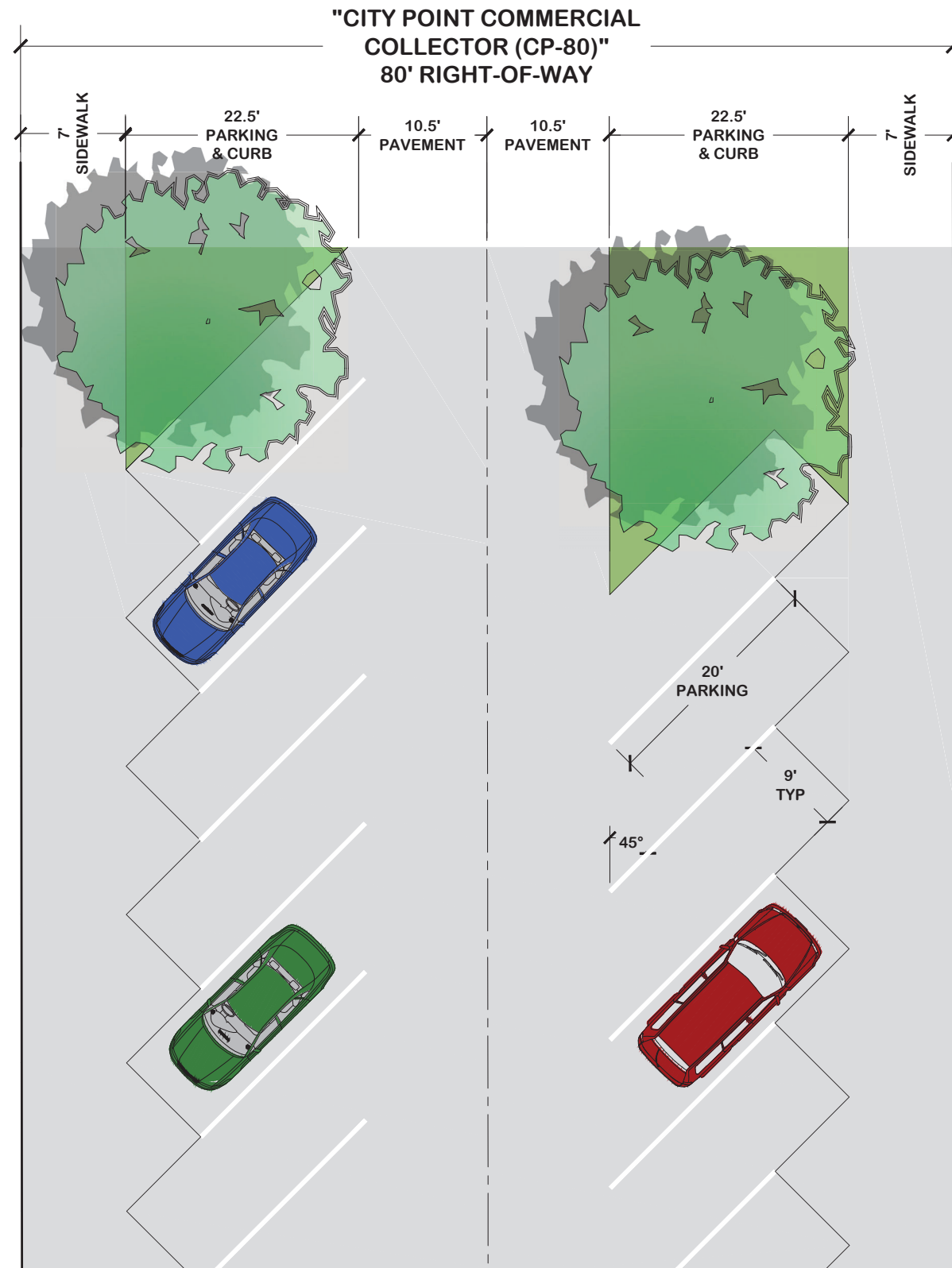


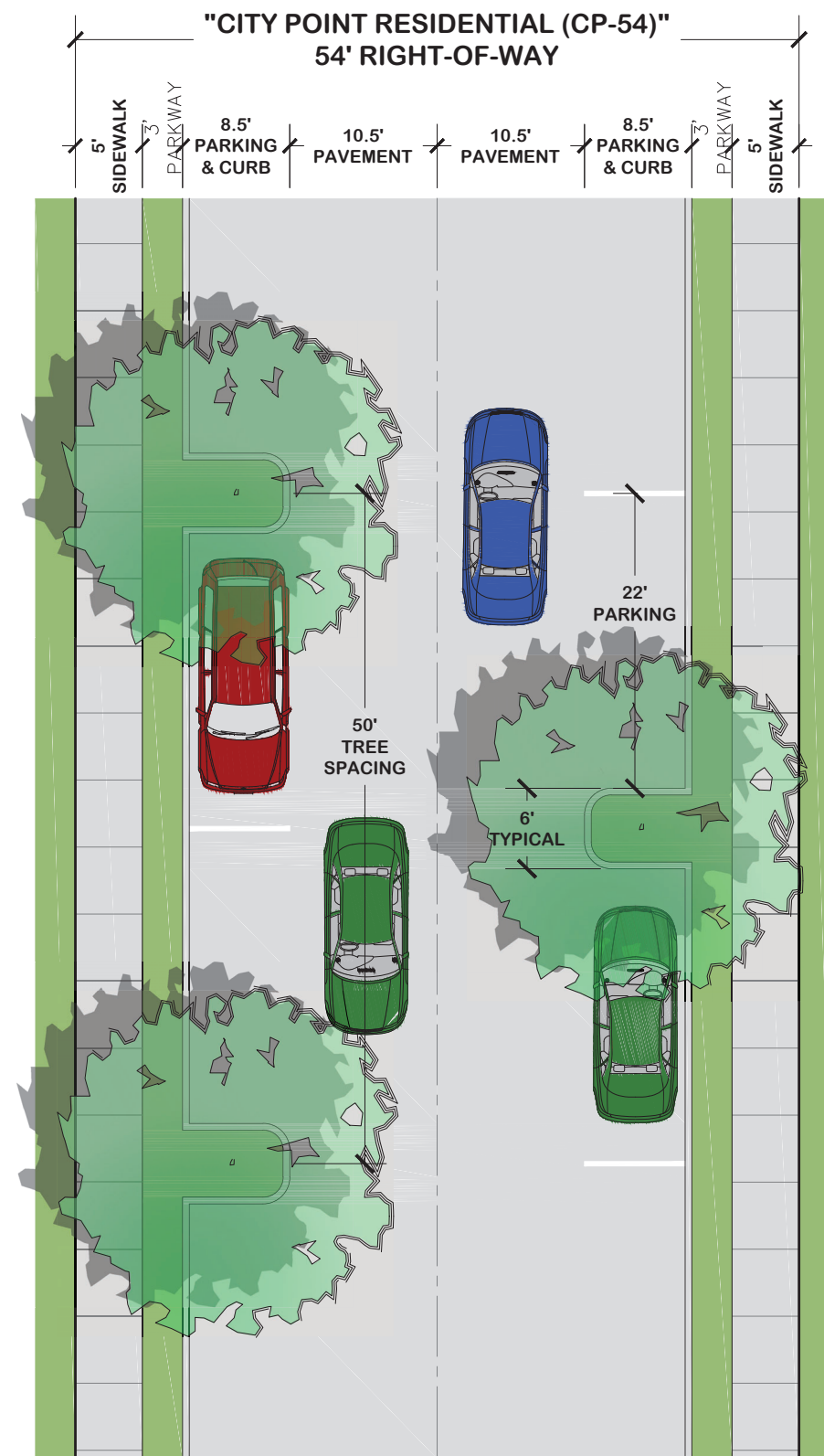
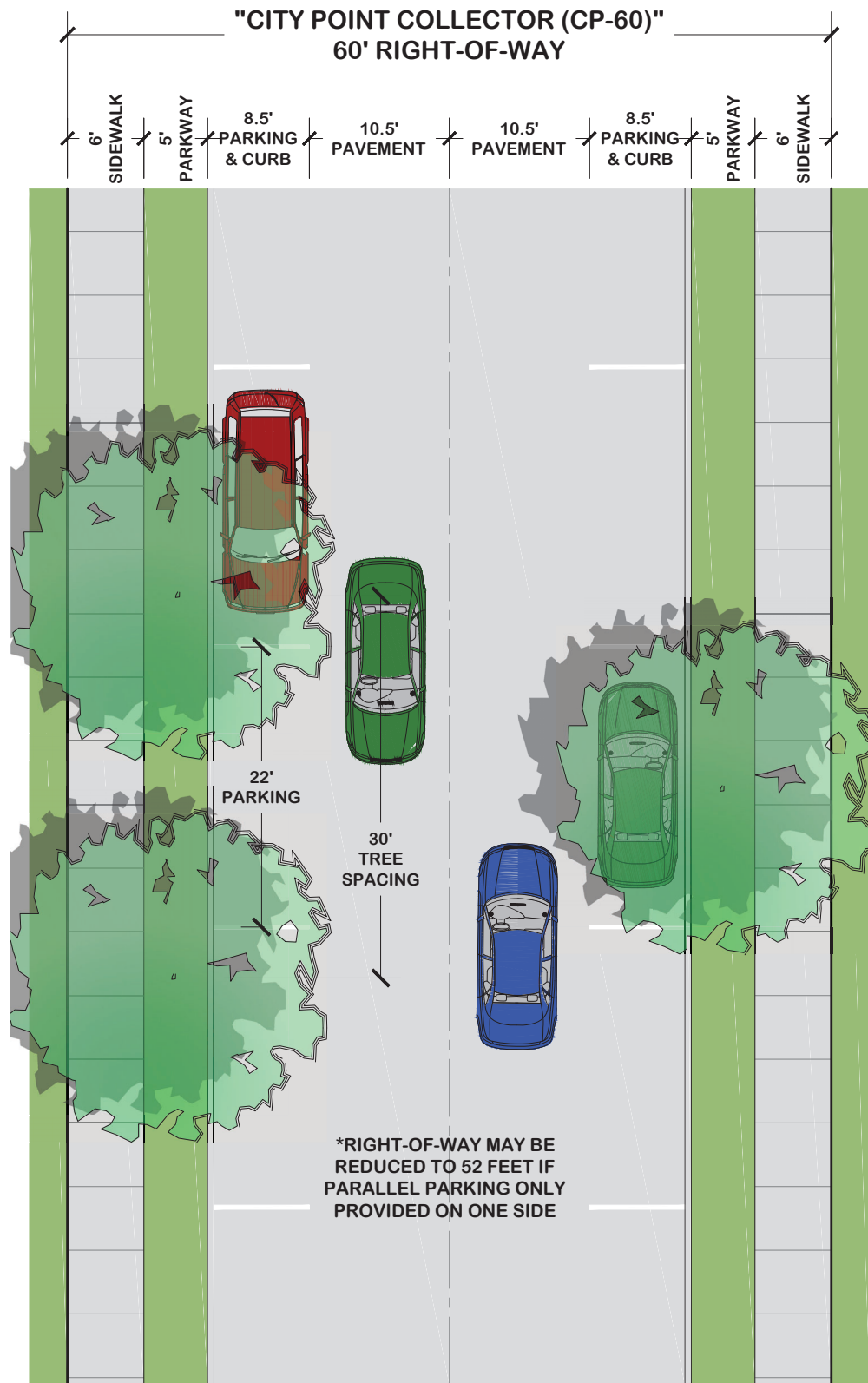
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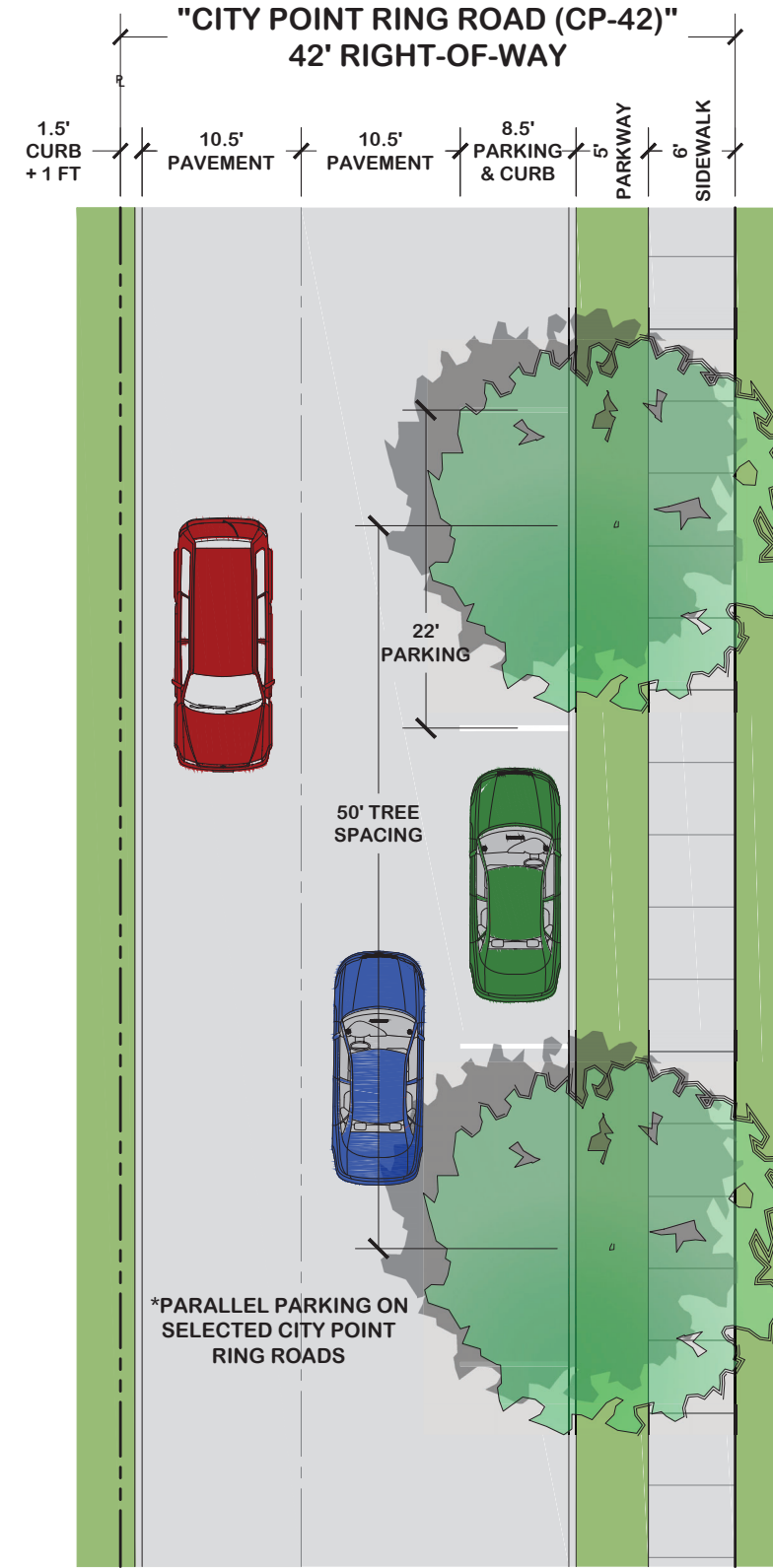
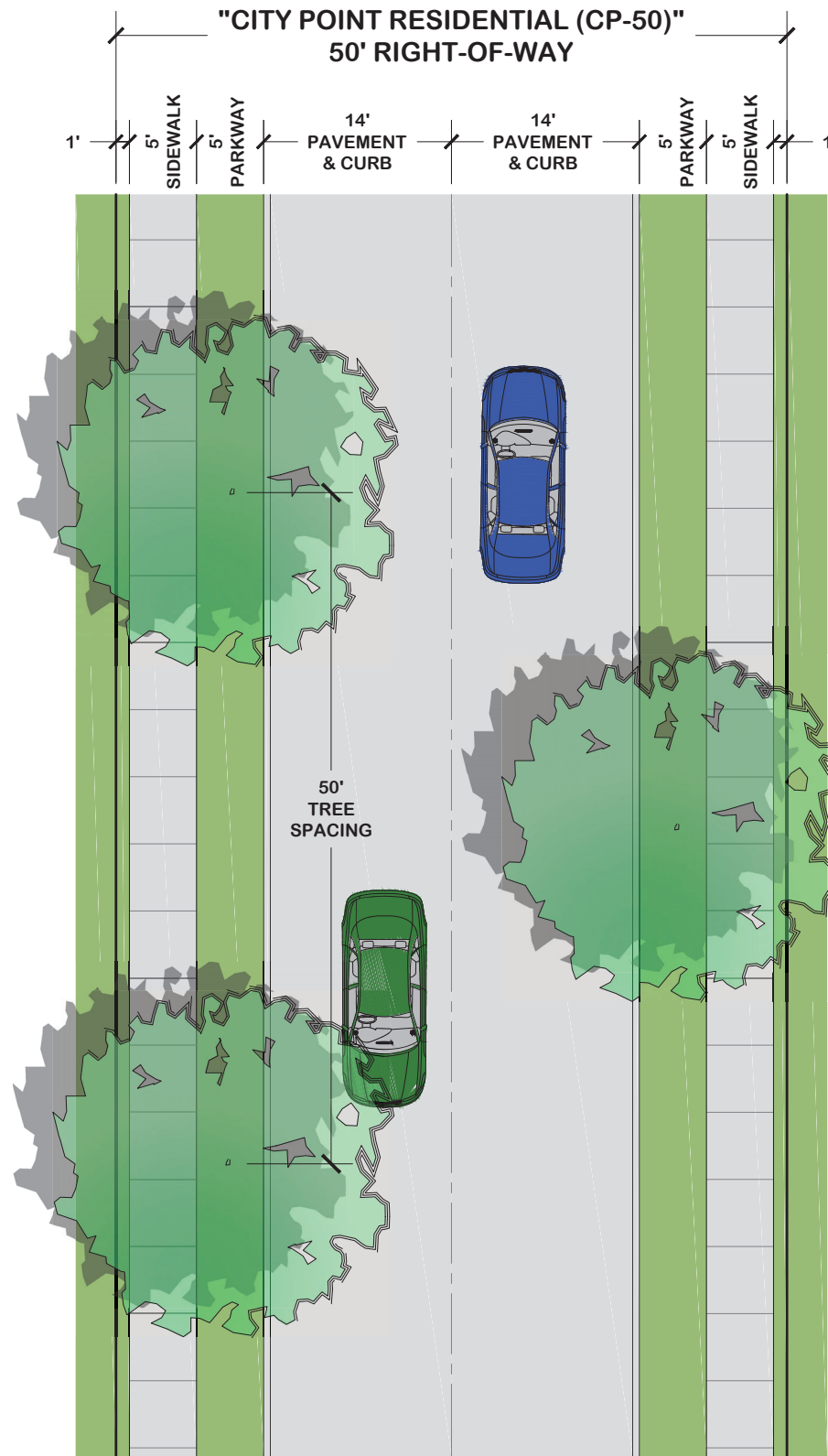
CITY POINT - RIGHT-OF-WAYS
 NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
 JULY 2019



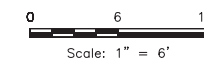
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CITY POINT - RIGHT-OF-WAYS
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JULY 2019



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CITY POINT ON-STREET PARKING EXHIBIT

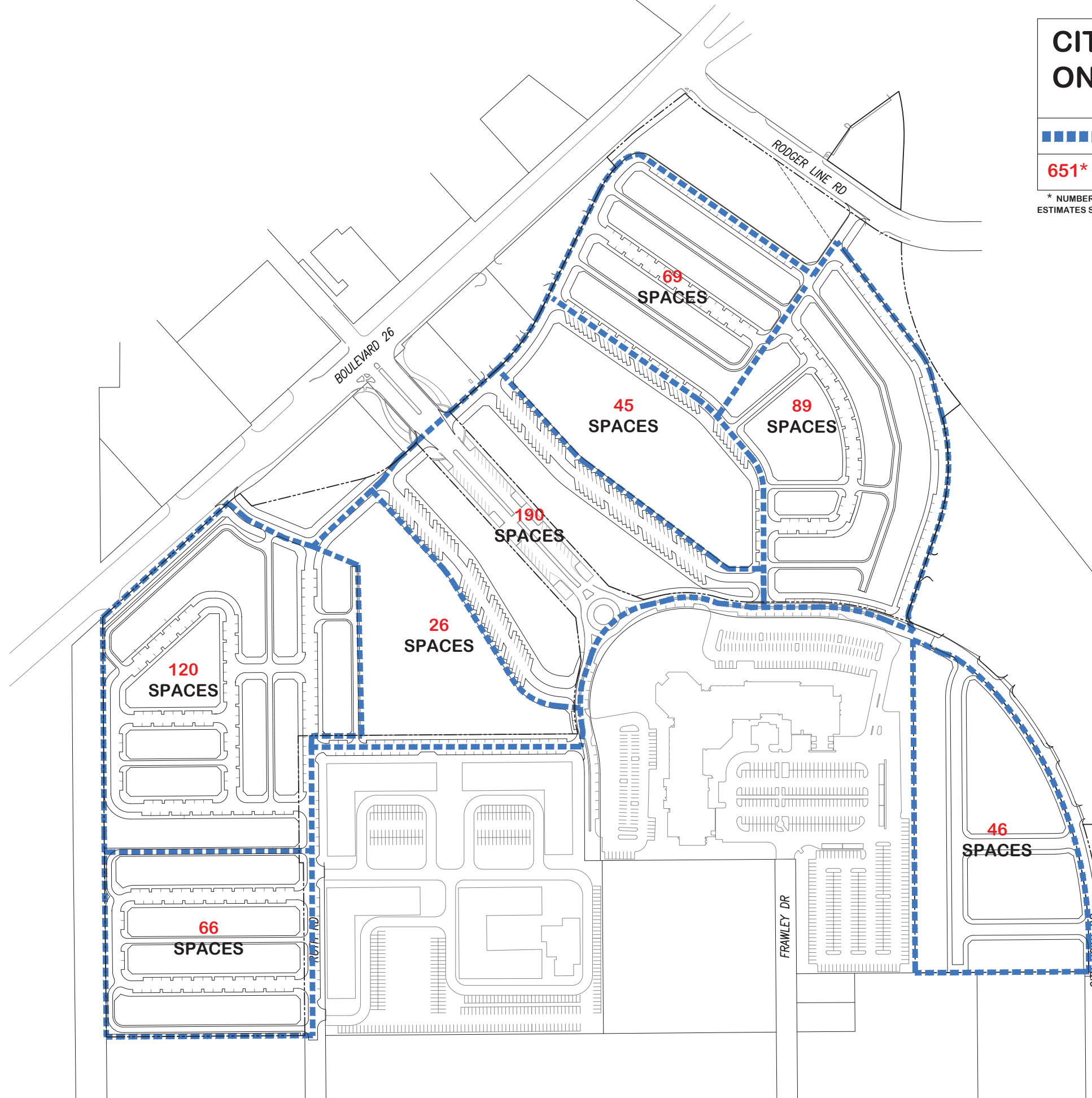


PARKING SUB-DISTRICT

651*

ON-STREET PARKING

* NUMBER OF ON-STREET PARKING SPACES ARE ESTIMATES SUBJECT TO FINAL SITE PLAN APPROVAL



NOTICE:

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CITY POINT
NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS
JULY 30, 2019








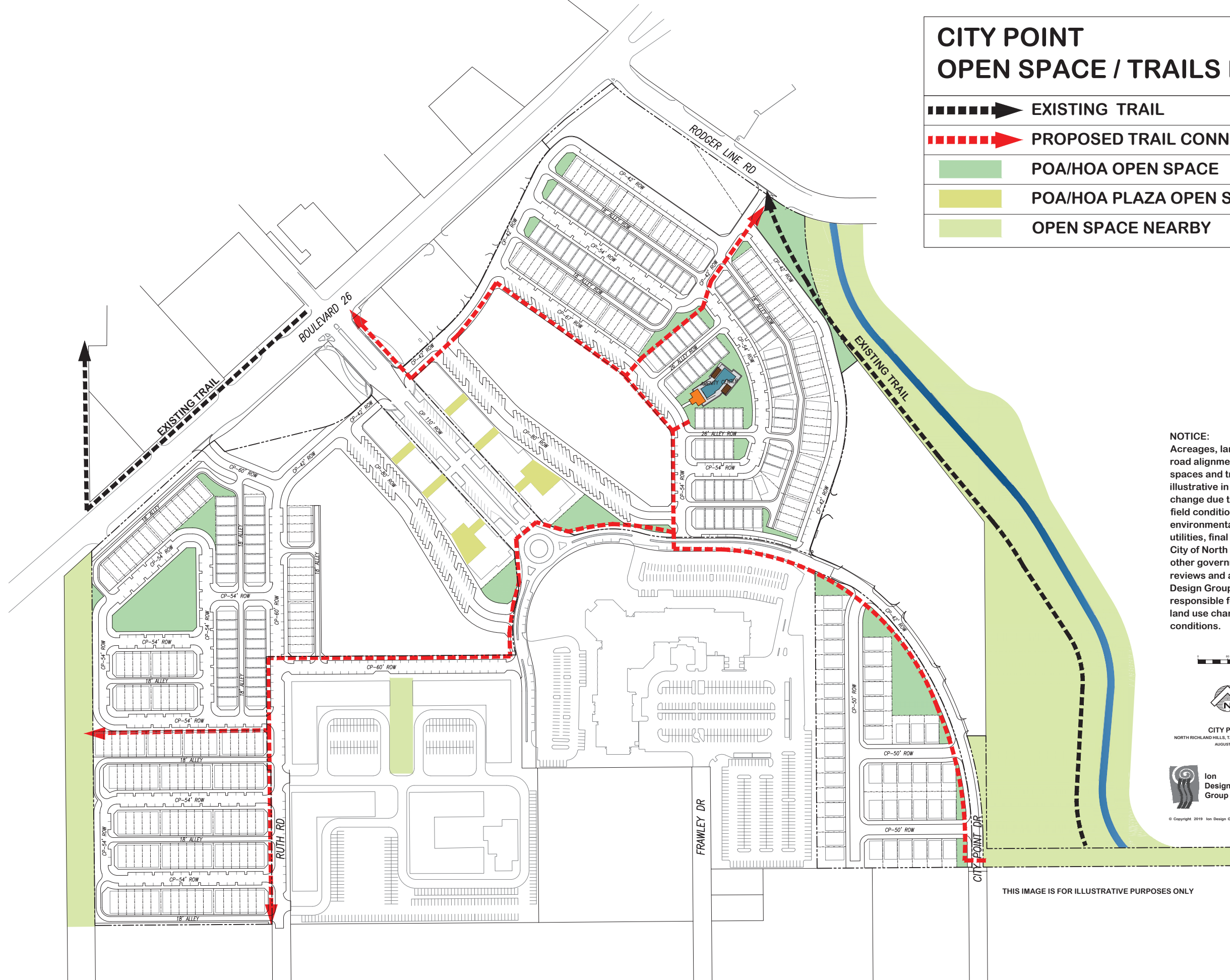
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CITY POINT OPEN SPACE / TRAILS EXHIBIT

-  EXISTING TRAIL
-  PROPOSED TRAIL CONNECTORS
-  POA/HOA OPEN SPACE
-  POA/HOA PLAZA OPEN SPACE
-  OPEN SPACE NEARBY



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AUGUST 2019

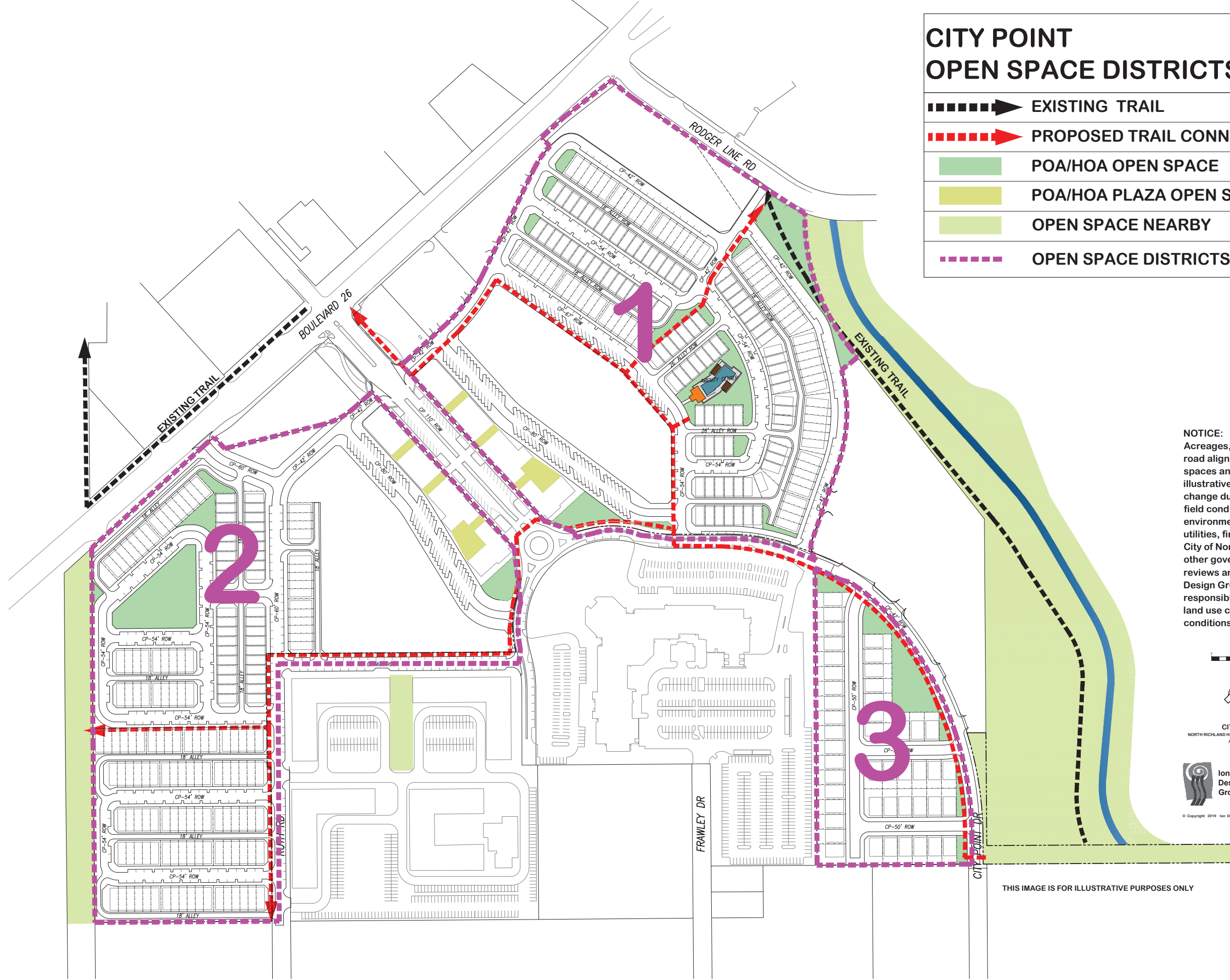
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CITY POINT OPEN SPACE DISTRICTS EXHIBIT

	EXISTING TRAIL
	PROPOSED TRAIL CONNECTORS
	POA/HOA OPEN SPACE
	POA/HOA PLAZA OPEN SPACE
	OPEN SPACE NEARBY
	OPEN SPACE DISTRICTS



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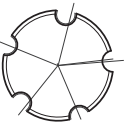

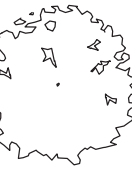










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1 OVERALL LAYOUT
L1 PLAN SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  GROUNDCOVER
-  ORNAMENTAL GRASSES
-  TURF GRASS
-  HARDSCAPE
-  PET WASTE STATION
-  EXISTING TREE



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 Lewisville, Texas 75057
 469-635-1900
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Submission 7-12-2019



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 One Inch

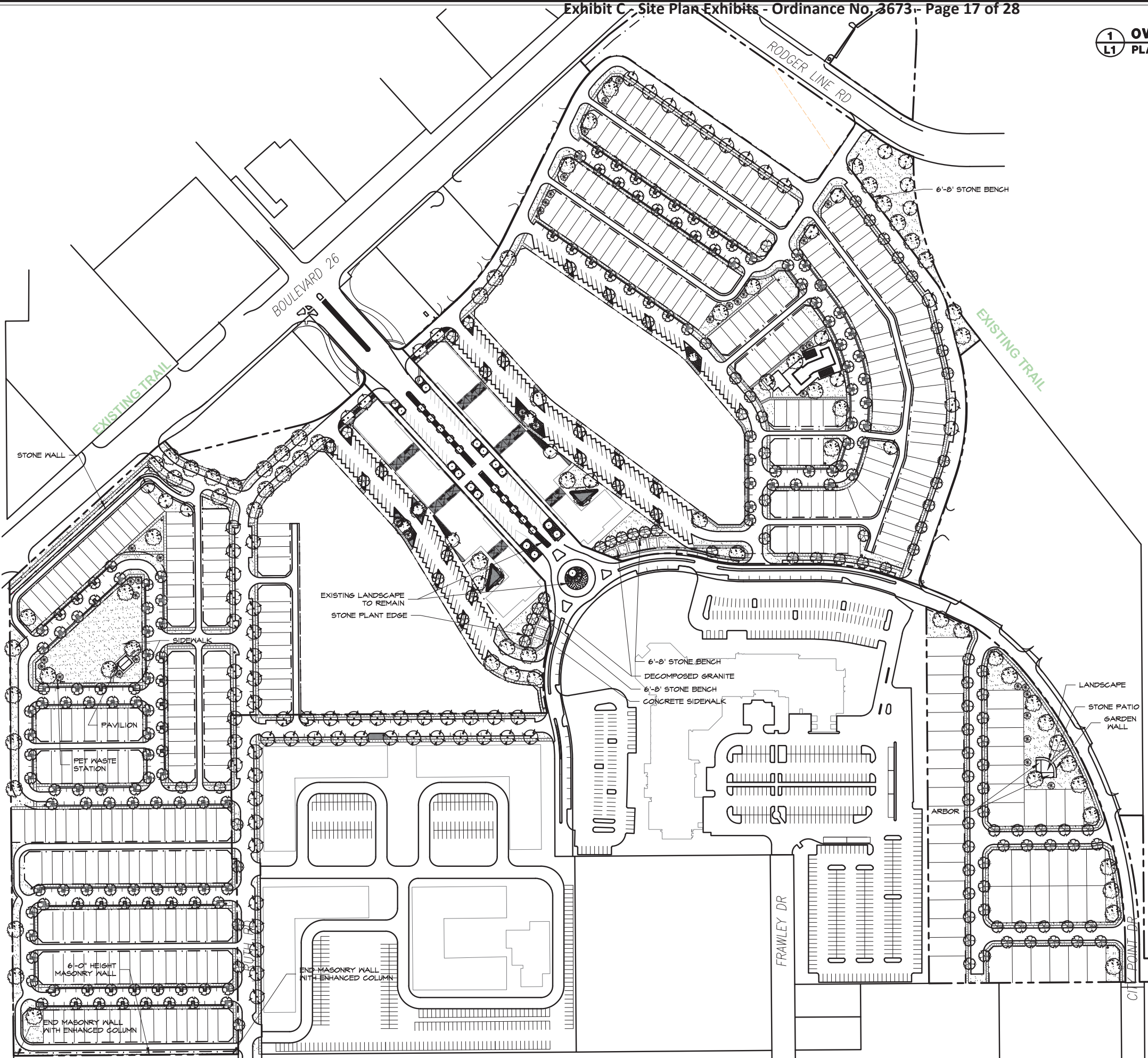
LANDSCAPE EXHIBIT

Overall Plan
 City Point

City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
CAD091
 SHEET
L1 of 6



REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

ILLUSTRATIVE PURPOSES ONLY

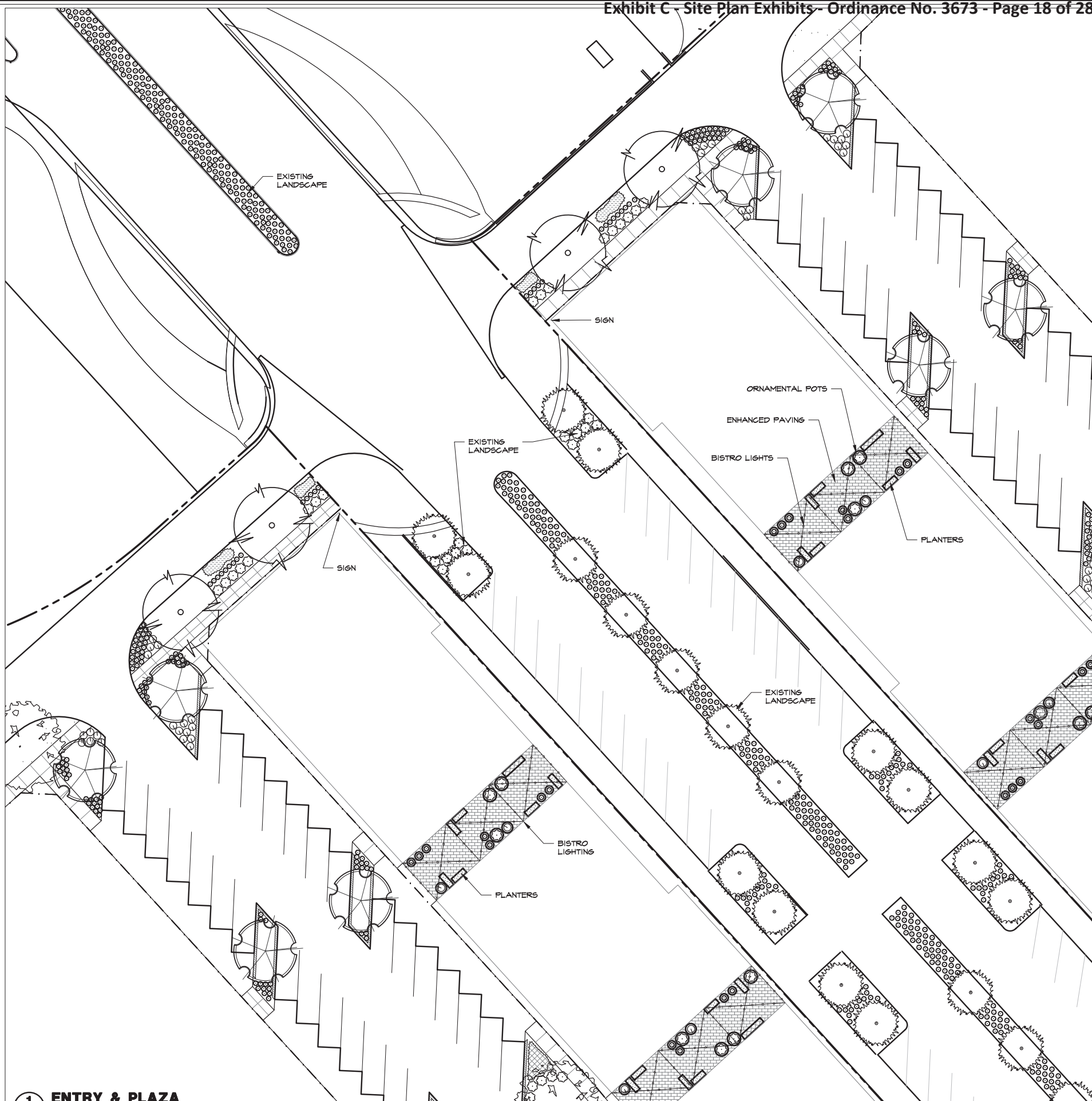
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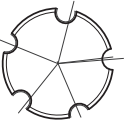

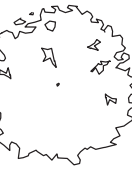










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LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
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-  PET WASTE STATION
-  EXISTING TREE



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Submittal 7-12-2019



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LANDSCAPE EXHIBIT	Entry & Plaza
	City Point
	City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#		

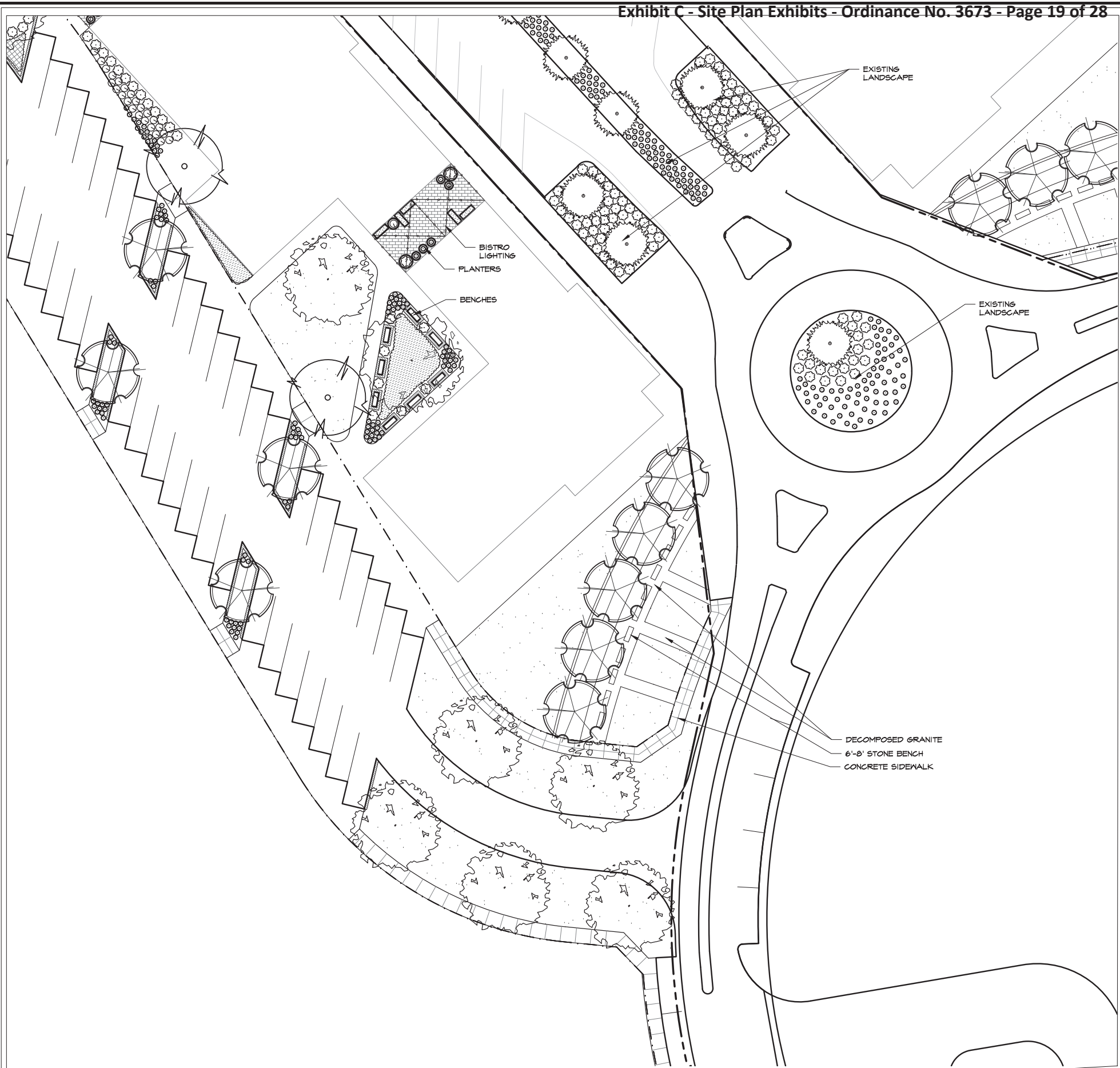
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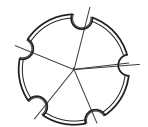
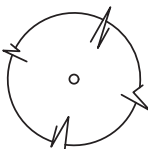
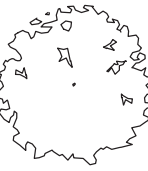










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1 ENTRY & PLAZA
L2 PLAN SCALE: 1" = 20'-0"

PROJECT
CAD091
SHEET
L2 of 6



LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
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REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

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Submission 7-12-2019



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One Inch

LANDSCAPE EXHIBIT	
Retail Parking & Open Space	
City Point	
City of North Richland Hills, Tarrant County, Texas	

PLAN REVIEW REVISIONS	BY	DATE

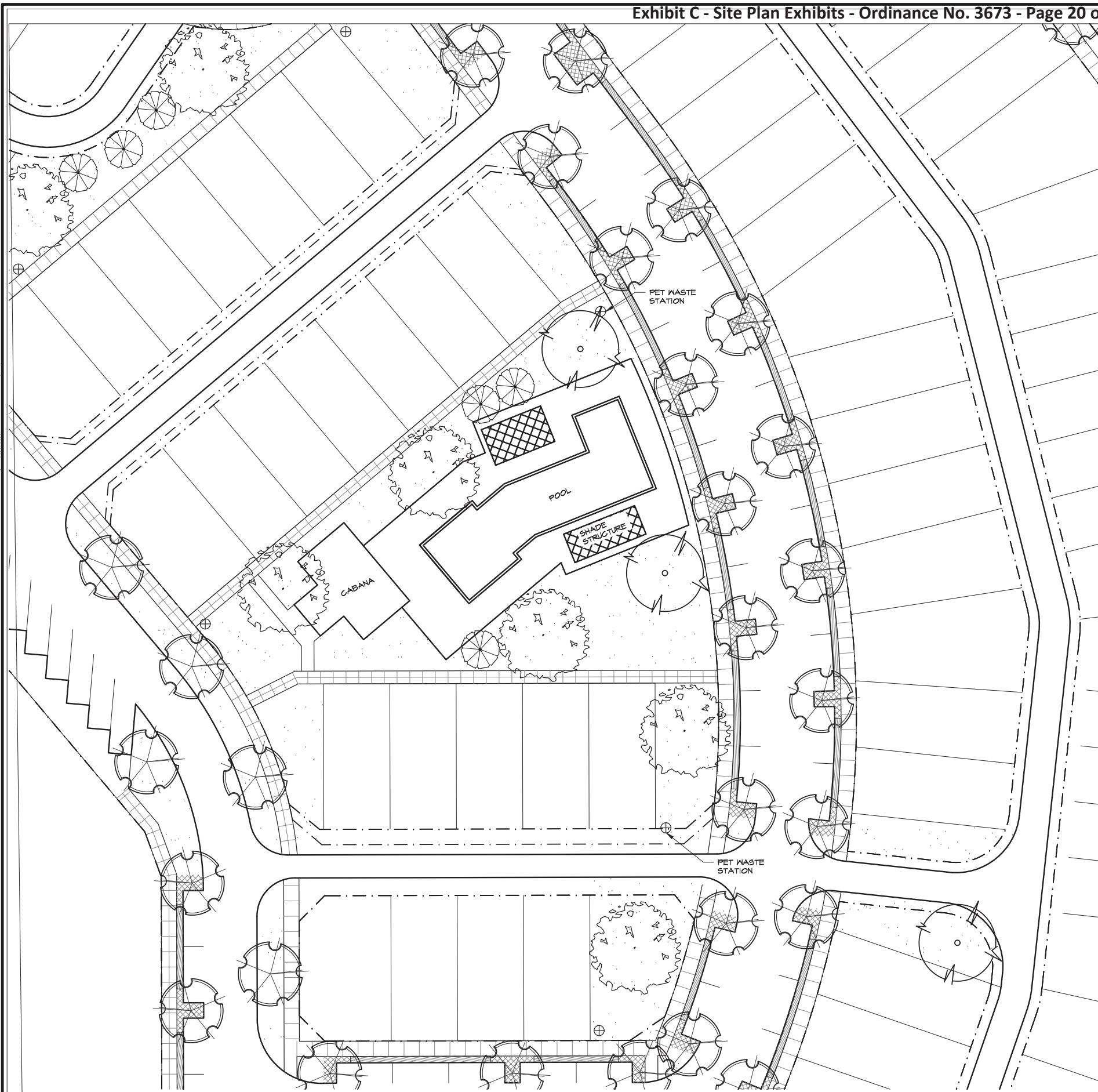
PROJECT	CAD091
SHEET	L3 of 6

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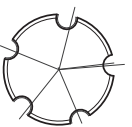


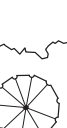









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1 COMMERCIAL COURTYARD
L3 PLAN

SCALE: 1" = 20'-0"



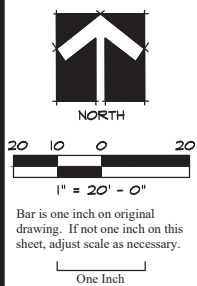
LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  GROUNDCOVER
-  ORNAMENTAL GRASSES
-  TURF GRASS
-  HARDSCAPE
-  PET WASTE STATION
-  EXISTING TREE

STUDIO 13 DESIGN GROUP
 Studio 13 Design Group, PLLC.
 386 W. Main Street
 Lewisville, Texas 75057
 469-635-1900
 TBAE Firm #BR643

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Submittal 7-12-2019



LANDSCAPE EXHIBIT
 Amenity Center & Streetscape
 City Point
 City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

ILLUSTRATIVE PURPOSES ONLY

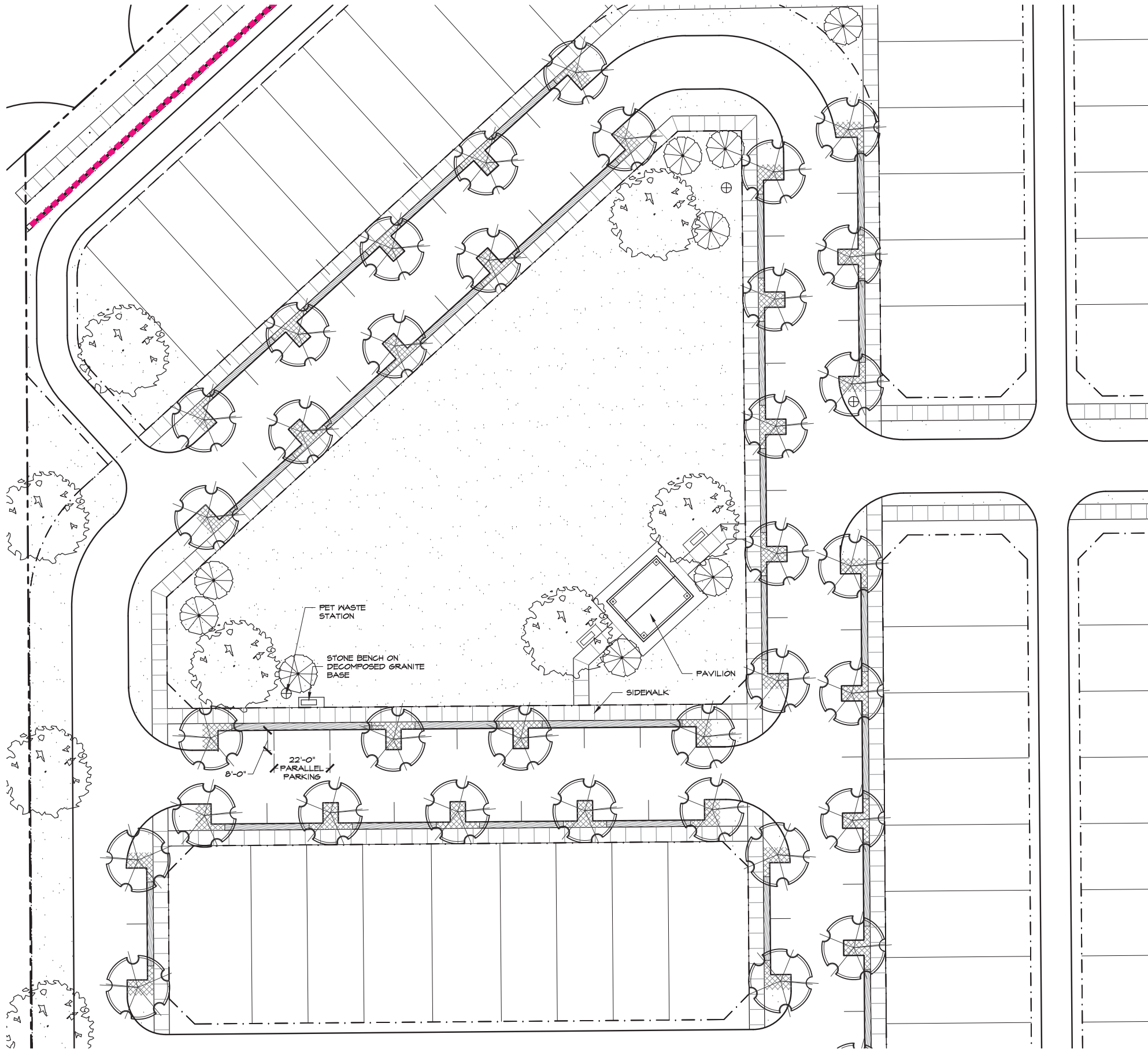
NOTE:
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1 AMENITY CENTER
L4 PLAN SCALE: 1" = 20'-0"

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Plotted by: ##### Plot Date: 8/8/2019 2:24 PM

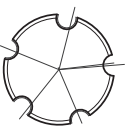












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1 **STREETSCAPE & OPEN SPACE**
L5 **PLAN**

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  GROUNDCOVER
-  ORNAMENTAL GRASSES
-  TURF GRASS
-  HARDSCAPE
-  PET WASTE STATION
-  EXISTING TREE

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20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE EXHIBIT

Open Space & Streetscape
City Point

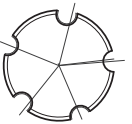












City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
CAD091
SHEET
L5 of 6

1 WATER METERS
L6 PLAN SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

-  SMALL CANOPY TREES
-  MEDIUM CANOPY TREES
-  LARGE CANOPY TREES
-  ORNAMENTAL TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  GROUNDCOVER
-  ORNAMENTAL GRASSES
-  TURF GRASS
-  HARDSCAPE
-  PET WASTE STATION
-  EXISTING TREE



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Submission 7-12-2019



NORTH
20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE EXHIBIT

Streetscape with Street light & Utilities

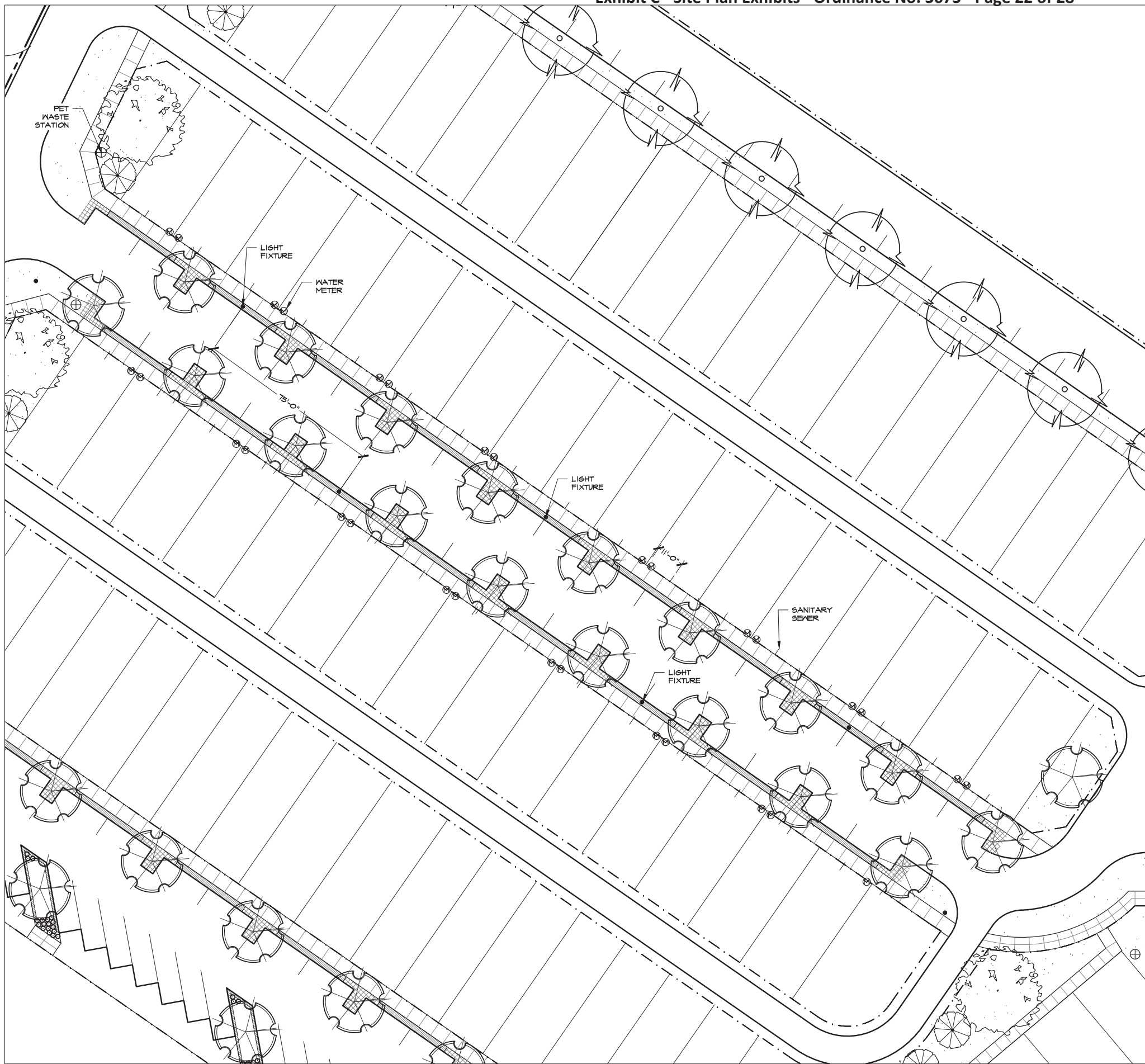
City Point

City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE

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SHEET

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REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

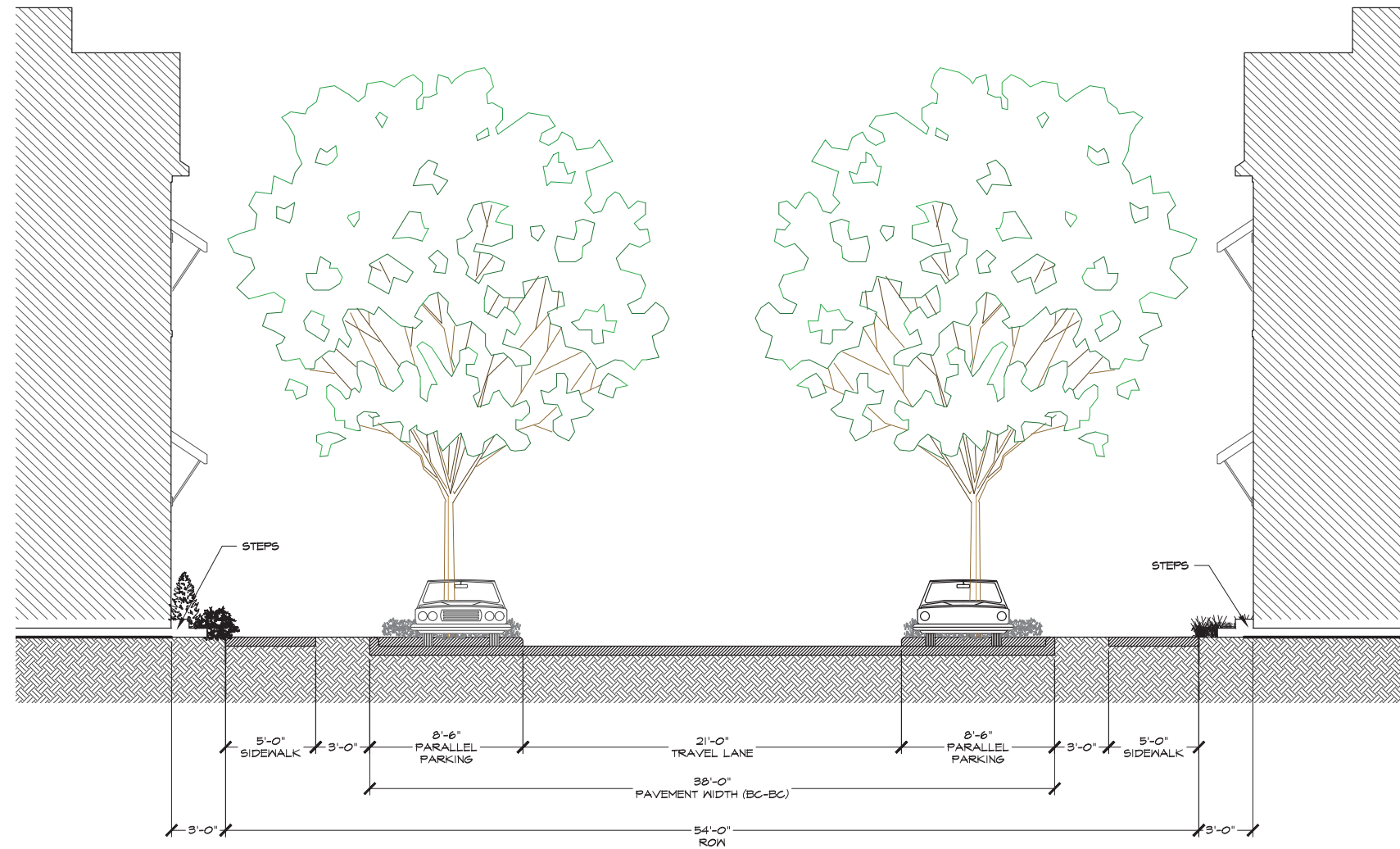
ILLUSTRATIVE PURPOSES ONLY

NOTE:
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**CROSS SECTION
54' RIGHT-OF-WAY
W/ PARALLEL PARKING**



**1 STREET TREES
S1 ELEVATION**

SCALE: 1/4"=1'-0"

REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

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Submittal 7-12-2019



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One Inch

LANDSCAPE EXHIBIT

Street Section

City Point

City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#		
0		

PROJECT
CAD091

SHEET
S1



20 10 0 20
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Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE EXHIBIT

Streetscape Amenities & Light Fixtures

City Point

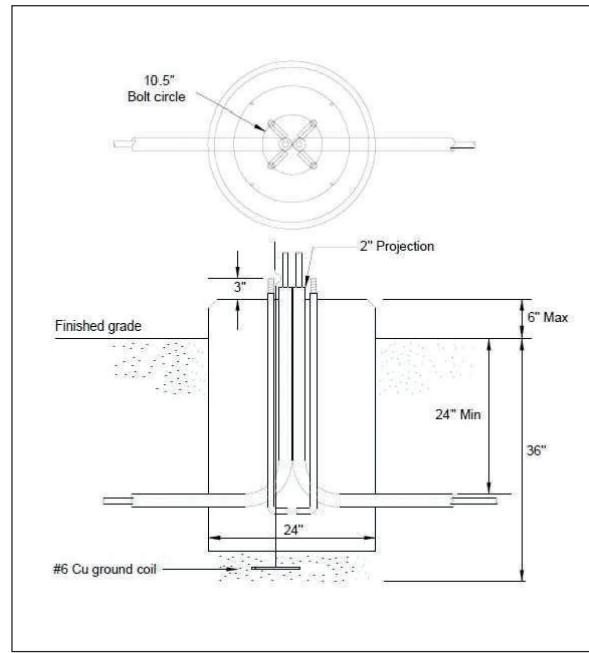
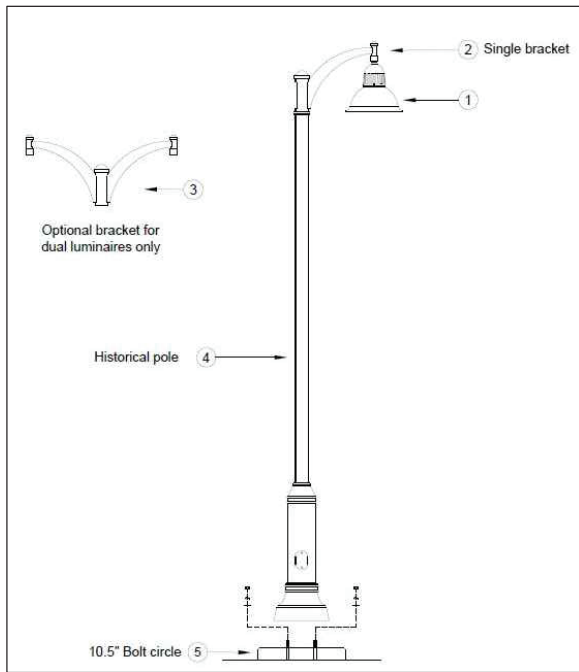
City of North Richland Hills, Tarrant County, Texas

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CAD091

SHEET

S2



A LIGHTING EXAMPLES

D PET WASTE STATION EXAMPLE



B SEATING EXAMPLES

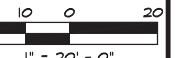
E BICYCLE RACKS EXAMPLES



C BOLLARDS / RAISED PLANTERS EXAMPLES



F WASTE RECEPTACLES EXAMPLES



1" = 20' - 0"
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One Inch

LANDSCAPE EXHIBIT

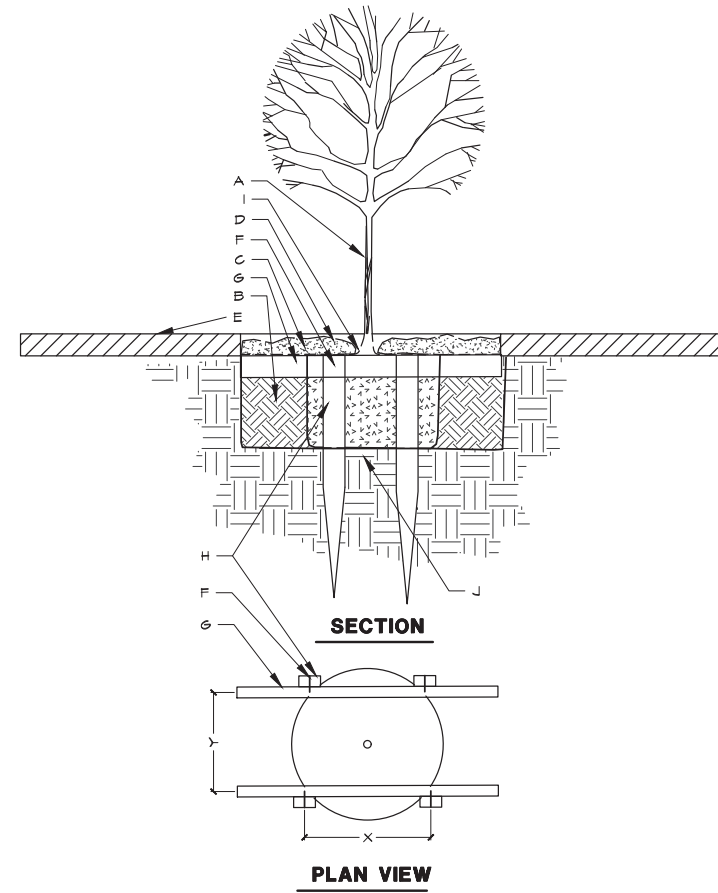
Planting Details

City Point

City of North Richland Hills, Tarrant County, Texas

PLAN REVIEW REVISIONS	DATE	BY

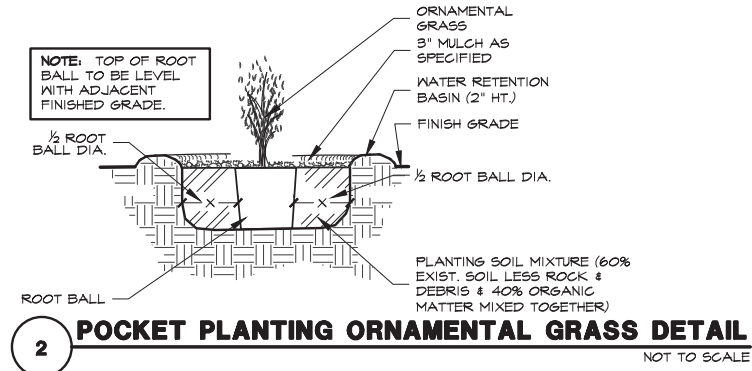
PROJECT	CAD091
SHEET	S3



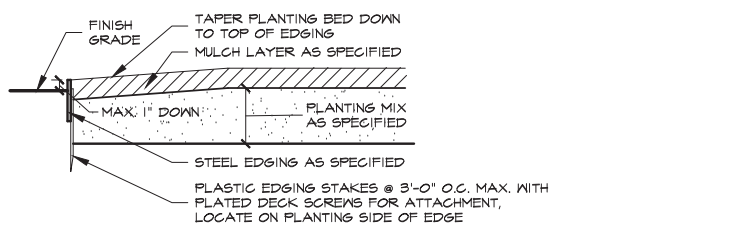
1 TREE PLANTING NOT TO SCALE

- GENERAL NOTES:**
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
 4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

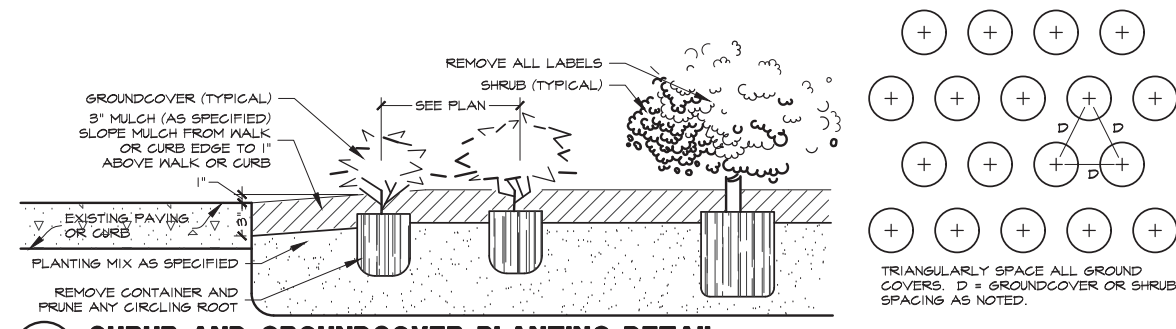
- CONSTRUCTION NOTES:**
- A. TREE
 - B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - C. WATER RETENTION BASIN
 - D. 3" DEPTH MULCH AS SPECIFIED
 - E. FINISH GRADE
 - F. 2 1/2 DRYWALL SCREW (UNFINISHED)
 - G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - H. 2" X 2" X 4" STAKE WITH 1/8" MIN. TAPER (UNTREATED LUMBER)
 - I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y". Y DIMENSION EQUAL TO "X"
 - J. ROOTBALL TO SET ON UNDISTURBED NATIVE SOIL.



2 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



3 TYPICAL BED EDGING DETAIL NOT TO SCALE



4 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE

REFER TO PLANT LIST FOR SPECIFIC TYPES OF PLANTINGS.

ILLUSTRATIVE PURPOSES ONLY

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LEGEND

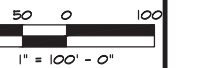
- ① BRICK/ STONE WALL
DETAIL 1, FENCE PLAN H52
- ② PRIMARY ENTRY MONUMENT
DETAIL 2, FENCE PLAN H52
- ③ BRICK THINWALL
DETAIL 3, FENCE PLAN 2
- 4A 6'-0" HT. ORNAMENTAL METAL FENCE
DETAIL 4A, FENCE PLAN H52
- 4B 4'-0" HT. ORNAMENTAL METAL FENCE
DETAIL 4B, FENCE PLAN H52
- ⑤ 6' HEIGHT FENCECRETE WALL
- DOG WASTE STATION
- BENCH
- A OPEN SPACE A - PAVILLION
DETAIL D, OPEN SPACE PLAN OS2
- B OPEN SPACE B - ARBOR
DETAIL E, OPEN PLAN OS2
- C OPEN SPACE C - NATURAL STONE BENCHES
DETAIL E, OPEN PLAN OS2



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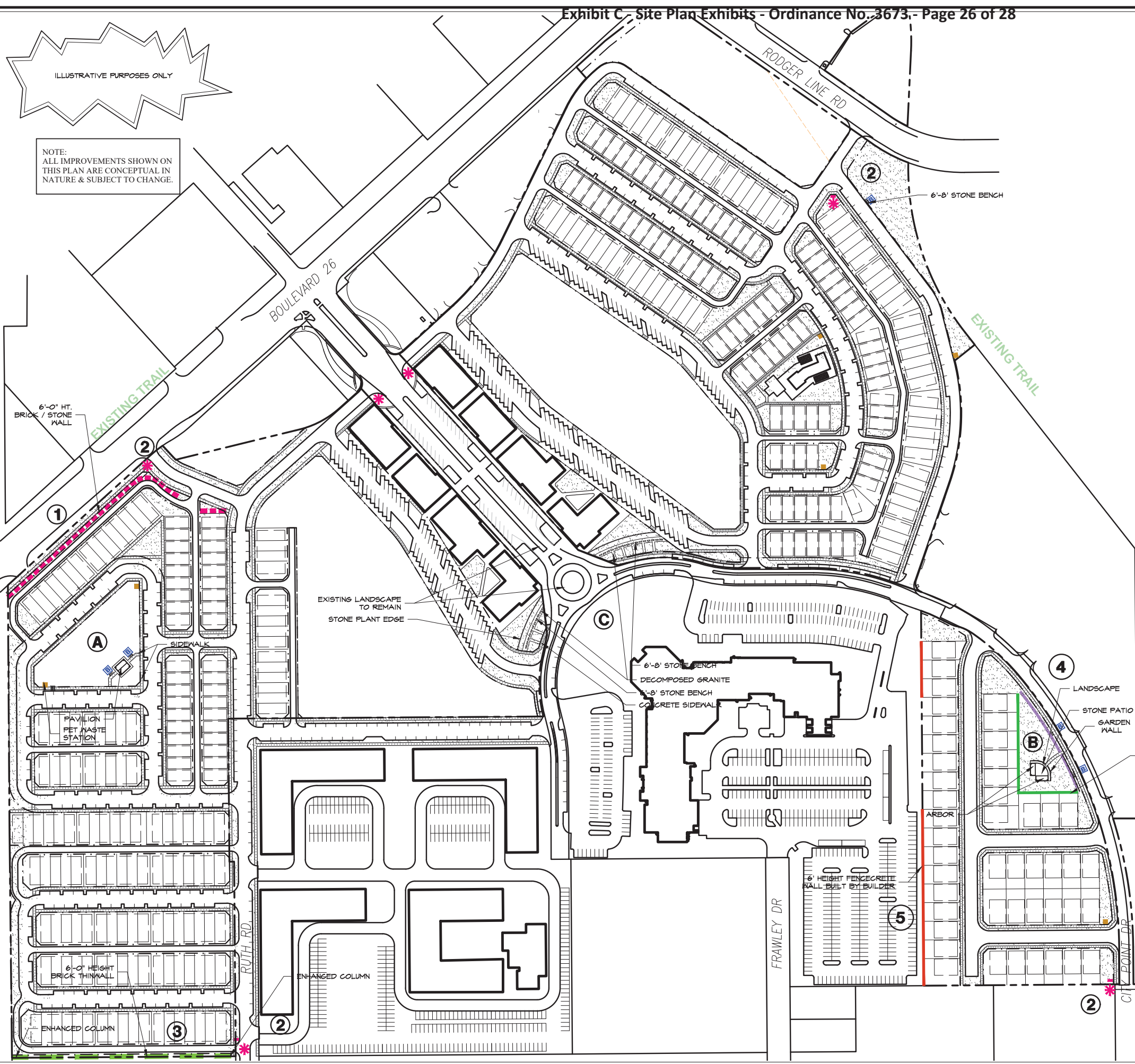
LANDSCAPE EXHIBIT
Fence Plan
City Point
City of North Richland Hills, Tarrant County, Texas

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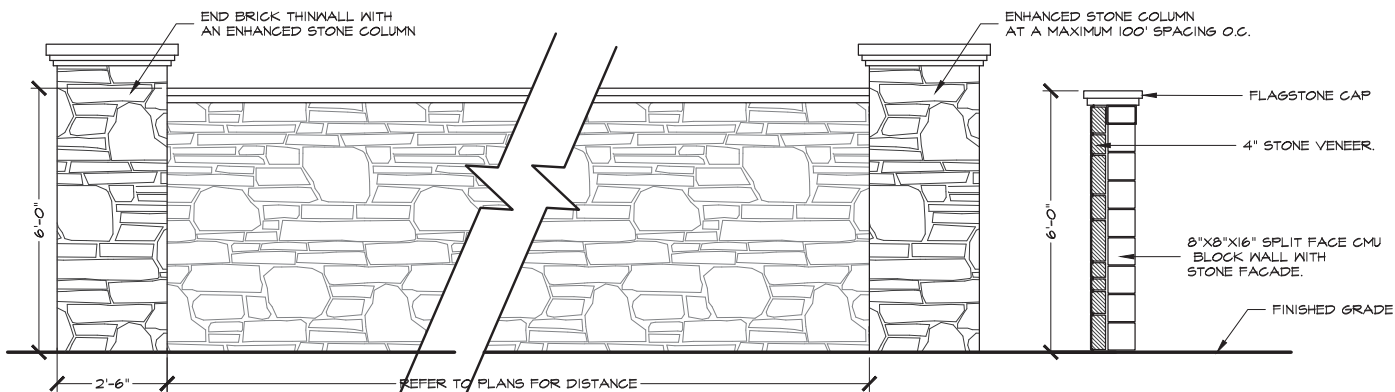


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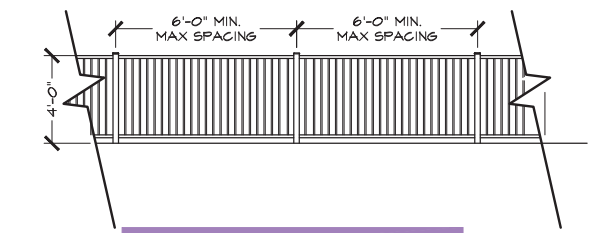
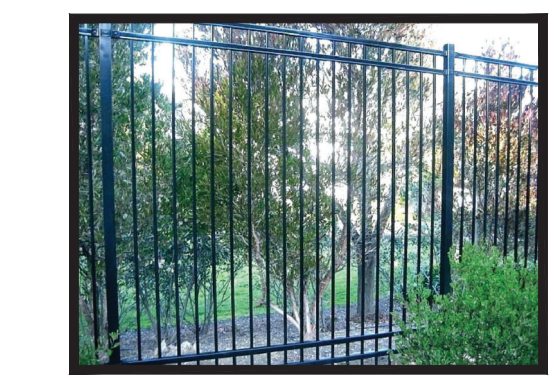


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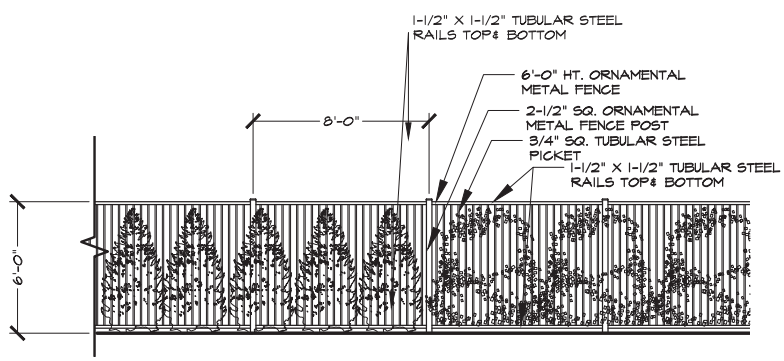
1 BRICK / STONE WALL ELEVATION



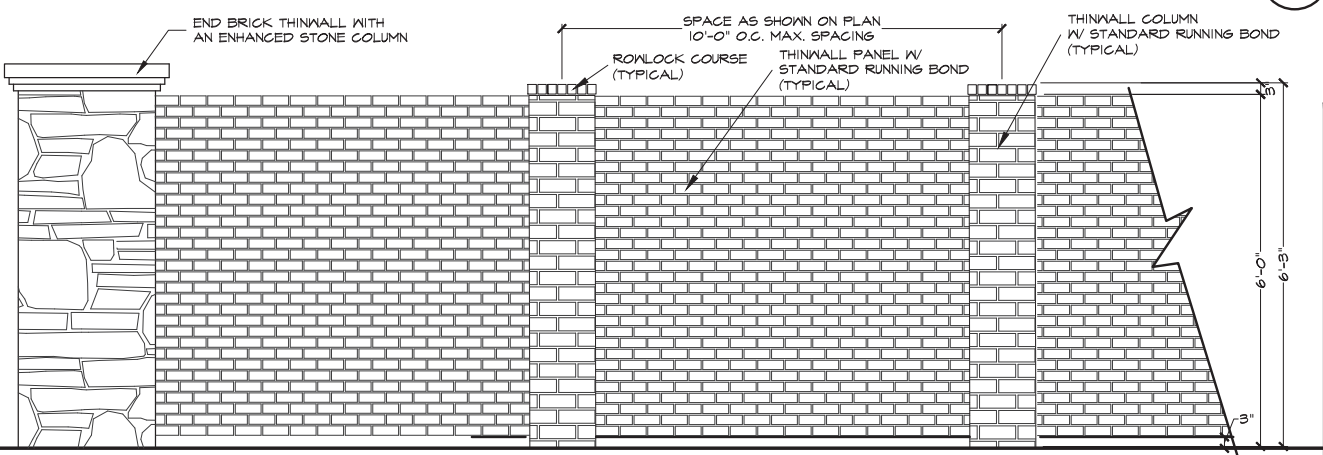
4 4'-0" HT. ORNAMENTAL METAL FENCE ELEVATION SCALE: NTS



2 PRIMARY ENTRY MONUMENT ELEVATION SCALE: NTS



4A 6'-0" HT. ORNAMENTAL METAL FENCE / LIVING SCREEN ELEVATION SCALE: NTS



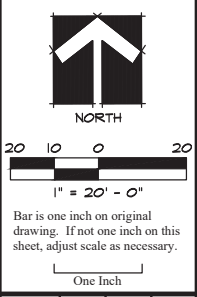
3 BRICK THINWALL (ADJACENT TO CHURCH) ELEVATION SCALE: N.T.S.



5 8'-0" HT. FENCECRETE WALL ELEVATION SCALE: NTS

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LANDSCAPE EXHIBIT
 Fence Elevations
 City Point
 City of North Richland Hills, Tarrant County, Texas

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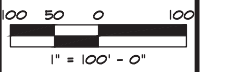
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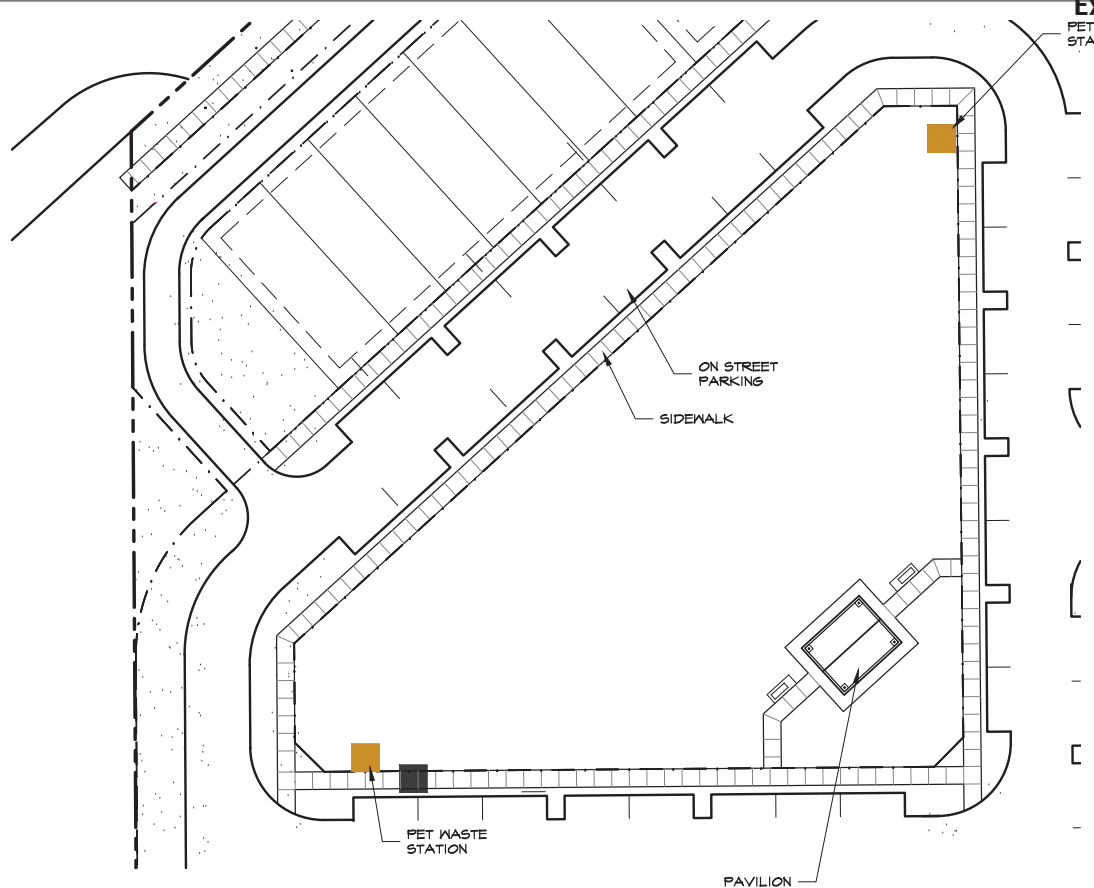
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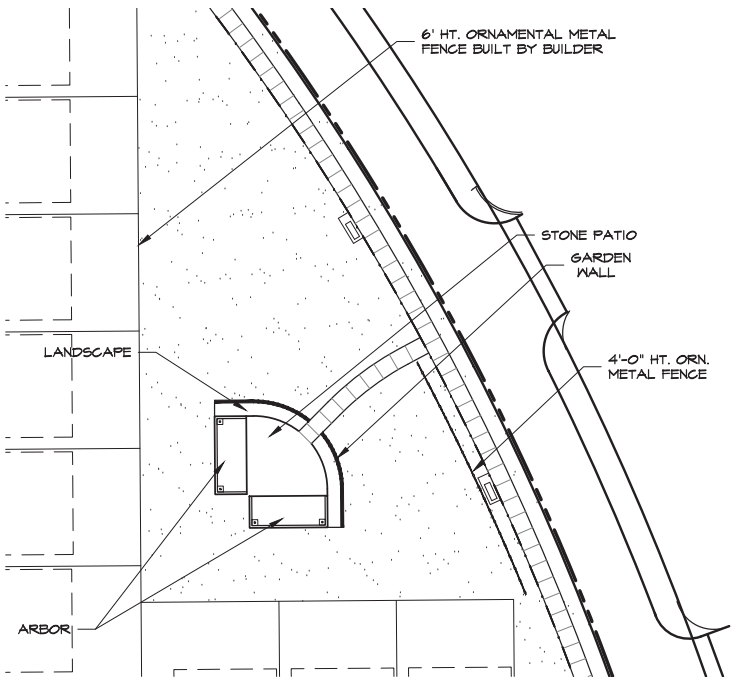
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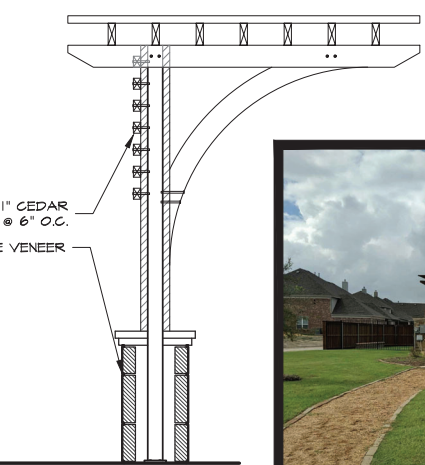
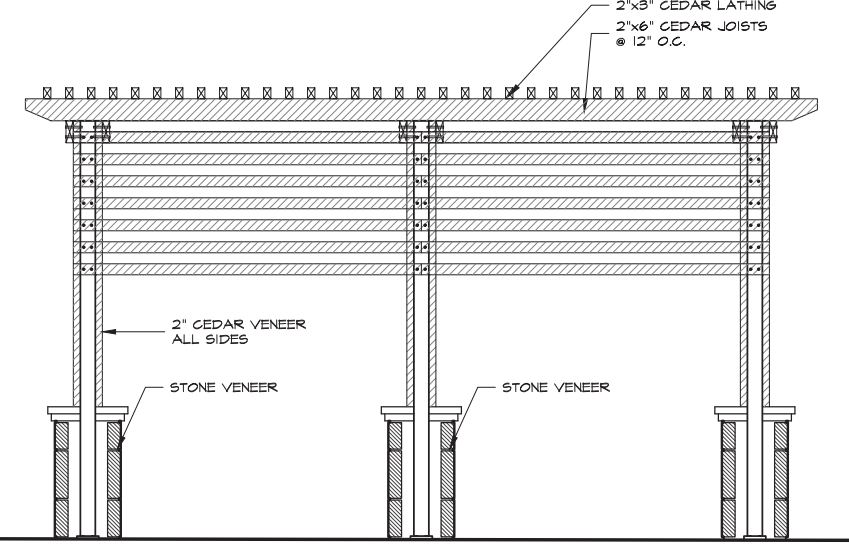
1" = 100' - 0"
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One Inch



A OPEN SPACE A PLAN



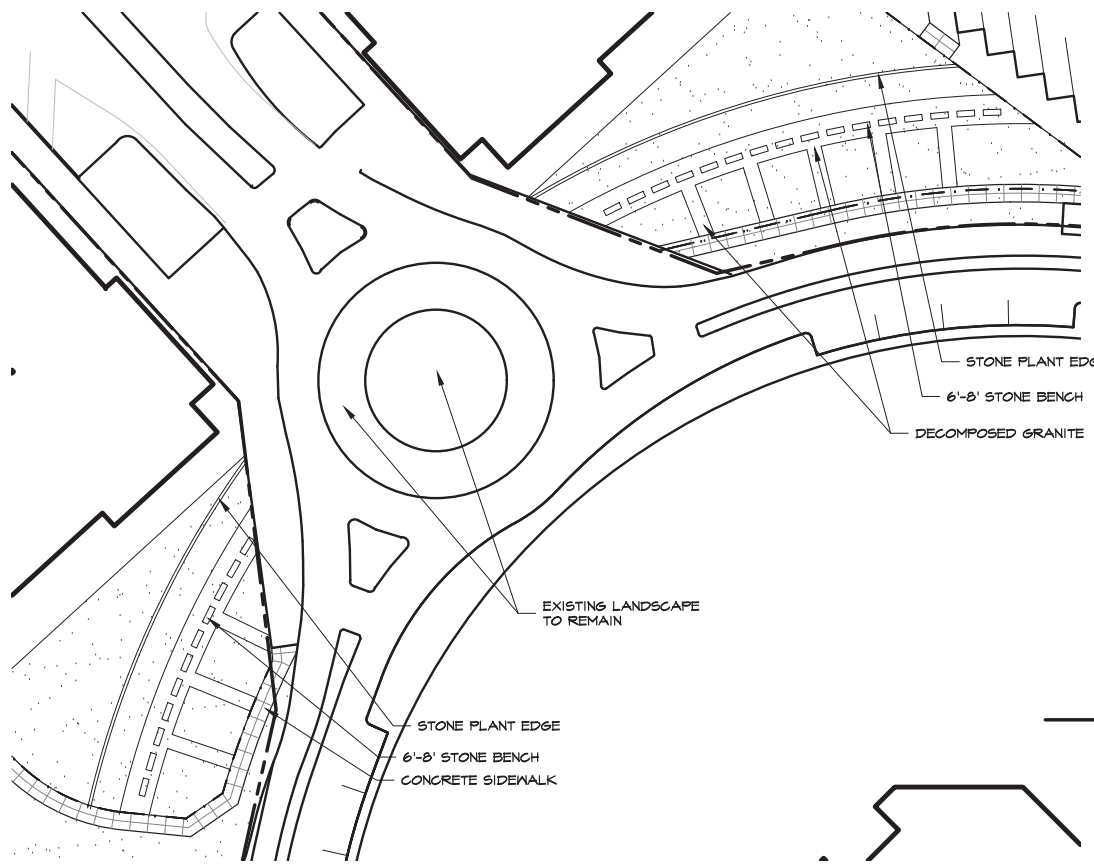
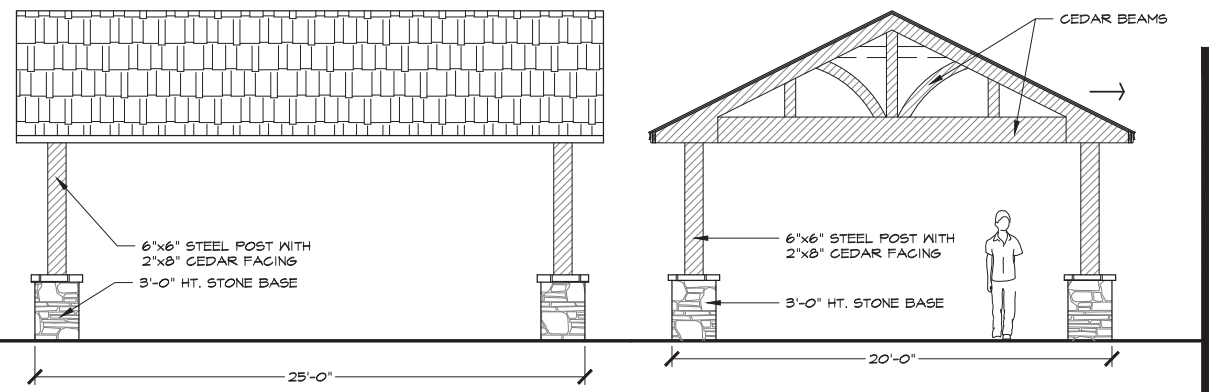
B OPEN SPACE B PLAN



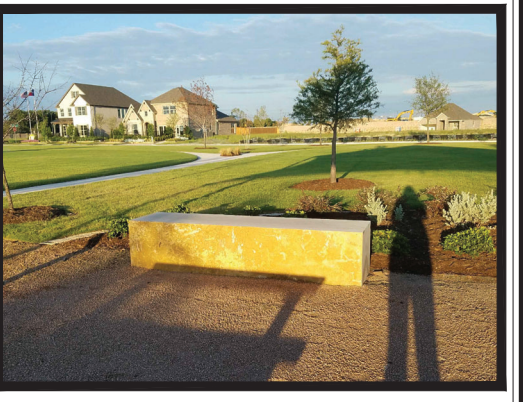
E ARBOR ELEVATION



D PAVILION ELEVATION



C OPEN SPACE C PLAN



E NATURAL STONE BENCHES IMAGE

LANDSCAPE EXHIBIT
Open Space Plan & Amenities
City Point
City of North Richland Hills, Tarrant County, Texas

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