

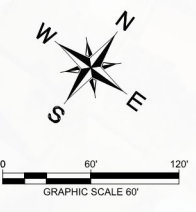
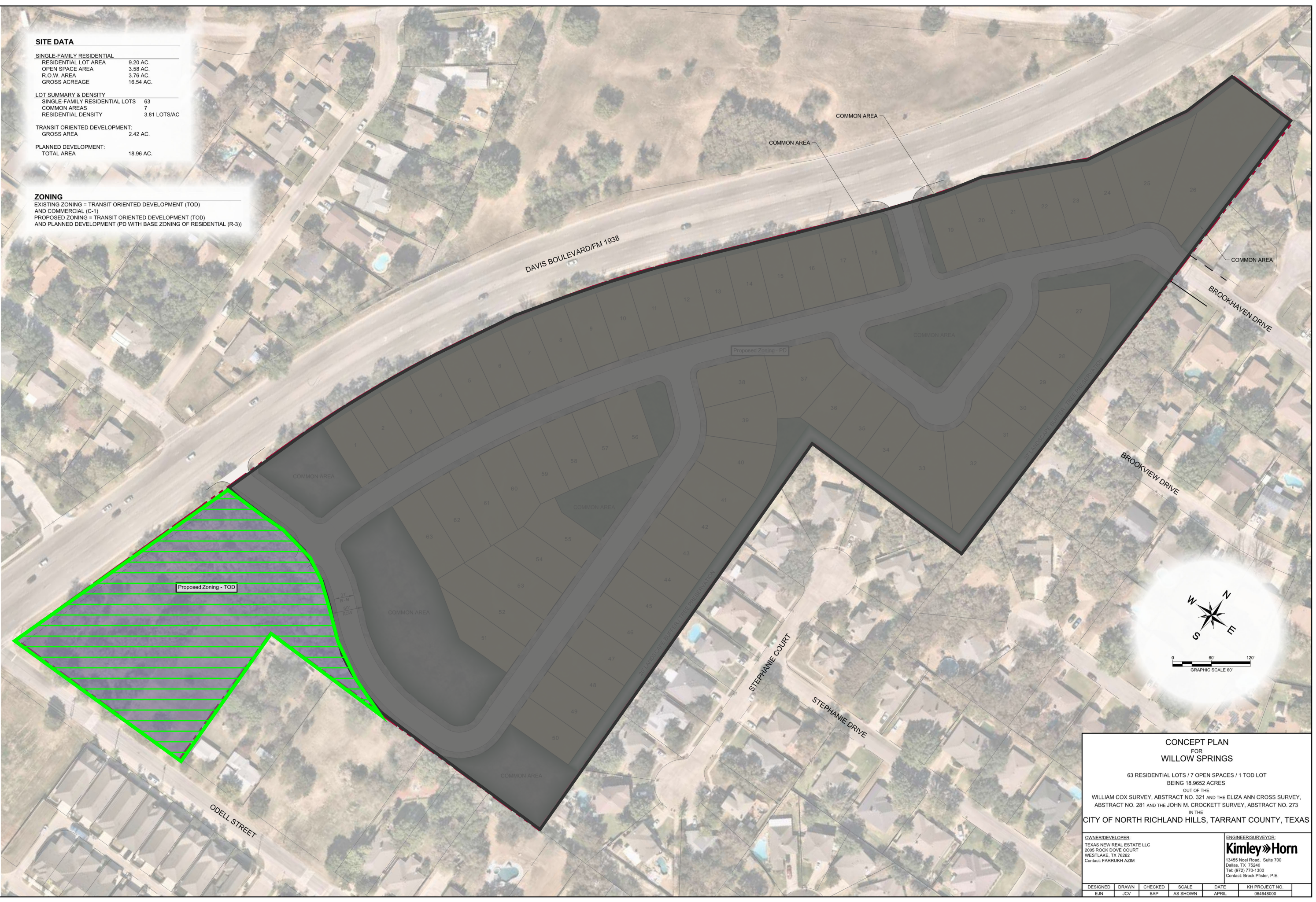
**SITE DATA**

<b>SINGLE-FAMILY RESIDENTIAL</b>	
RESIDENTIAL LOT AREA	9.20 AC.
OPEN SPACE AREA	3.58 AC.
R.O.W. AREA	3.76 AC.
GROSS ACREAGE	16.54 AC.
<b>LOT SUMMARY &amp; DENSITY</b>	
SINGLE-FAMILY RESIDENTIAL LOTS	63
COMMON AREAS	7
RESIDENTIAL DENSITY	3.81 LOTS/AC
<b>TRANSIT ORIENTED DEVELOPMENT:</b>	
GROSS AREA	2.42 AC.
<b>PLANNED DEVELOPMENT:</b>	
TOTAL AREA	18.96 AC.

**ZONING**

EXISTING ZONING = TRANSIT ORIENTED DEVELOPMENT (TOD)  
AND COMMERCIAL (C-1)  
PROPOSED ZONING = TRANSIT ORIENTED DEVELOPMENT (TOD)  
AND PLANNED DEVELOPMENT (PD WITH BASE ZONING OF RESIDENTIAL (R-3))

PLOTTED BY: VARGAS JULIANA  
 DWGNAME: KUDAL\_CIVIL\_AND\_PROJ.DWG\_202311 - WILLOW SPRINGS CAD/EXHIBITS/PLANS/202311 - CONCEPT PLAN/202311/CONCEPT PLAN.DWG [24.1.36]  
 LAST SAVED: 4/20/23 10:04 PM  
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**CONCEPT PLAN  
FOR  
WILLOW SPRINGS**

63 RESIDENTIAL LOTS / 7 OPEN SPACES / 1 TOD LOT  
BEING 18.9652 ACRES  
OUT OF THE  
WILLIAM COX SURVEY, ABSTRACT NO. 321 AND THE ELIZA ANN CROSS SURVEY,  
ABSTRACT NO. 281 AND THE JOHN M. CROCKETT SURVEY, ABSTRACT NO. 273  
IN THE  
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

<b>OWNER/DEVELOPER:</b> TEXAS NEW REAL ESTATE LLC 2005 ROCK DOVE COURT WESTLAKE, TX 76262 Contact: FARRUKH AZIM		<b>ENGINEER/SURVEYOR:</b> <b>Kimley Horn</b> 13455 Noel Road, Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Brock Pfister, P.E.			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
EJN	JCV	BAP	AS SHOWN	APRIL	064648000