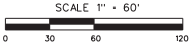


ZONING R-3

UTILITY NOTE:
ALL FRANCHISE UTILITIES (ELECTRIC, GAS, PHONE, CABLE, ETC.) WILL BE LOCATED AT THE FRONT OF EACH LOT.



THE CITY LIMIT BOUNDARY DOES NOT REPRESENT AN ON THE GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF THE CITY LIMIT BOUNDARY USING VARIOUS OFFICIAL AND UNOFFICIAL SOURCES

METES AND BOUNDS
8.222 ACRES
TRACT 1, KENT DAVIS, TRUSTEE & HIGHLAND PARK PLAT
IN THE TANDY K. MARTIN SURVEY, A-1055
CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

ALL THAT CERTAIN 8.222 ACRES OF LAND, WHICH IS ALL OF LOTS 1-12, BLOCK 1, LOTS 1-9, BLOCK 2, LOTS 1-6, BLOCK 3, LOT 1, BLOCK 4, AND LOTS 1-4, BLOCK 5, HIGHLAND PARK, RECORDED IN DOCUMENT NUMBER D208457706, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND ALL OF TRACT I & II, DESCRIBED IN THE DEED TO KENT DAVIS, TRUSTEE, RECORDED IN DOCUMENT NUMBER D21245270, IN THE TANDY K. MARTIN SURVEY, A-1055, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE SAID PLAT OF HIGHLAND PARK)

BEGINNING AT A TXDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, HIGHLAND PARK, COMMON TO THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 1, NOB HILL NORTH, RECORDED IN VOLUME 388-197, PAGE 52, P.R.T.C.T., IN THE WEST RIGHT-OF-WAY LINE OF PRECINCT LINE ROAD (F.M. 3029, RIGHT-OF-WAY VARIES):

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD THE FOLLOWING COURSES:
SOUTH 00° 35' 27" WEST - 277.33' TO A 1/2" IRON ROD WITH A CAP STAMPED "JDZ 2490" FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT:

SOUTH 00° 52' 06" WEST - 516.60' TO A 1/2" IRON ROD WITH A CAP STAMPED "JDZ 2490" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 5, HIGHLAND PARK, COMMON TO THE NORTHEAST CORNER OF SAID TRACT II, KENT DAVIS, TRUSTEE:

SOUTH 00° 37' 47" WEST - 116.67' TO A TXDOT MONUMENT FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT:

SOUTH 04° 03' 37" WEST - 53.77' TO A 1/2" IRON ROD WITH A CAP STAMPED "MOAK" FOUND FOR THE COMMON SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID TRACT I, KENT DAVIS, TRUSTEE, COMMON TO THE NORTHEAST CORNER OF BLOCK 1, WOODLAND OAKS, RECORDED IN DOCUMENT NUMBER D206273887, P.R.T.C.T.:

THENCE NORTH 89° 04' 39" WEST - 394.89' DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD TO A 1/2" IRON ROD WITH A CAP STAMPED "MOAK" FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT I, KENT DAVIS, TRUSTEE, COMMON TO THE SOUTHERNMOST WEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID BLOCK 1, WOODLAND OAKS:

THENCE NORTH 00° 56' 19" EAST - 164.75' TO A 3/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT I, KENT DAVIS, TRUSTEE, COMMON TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 5, HIGHLAND PARK:

THENCE NORTH 01° 09' 53" EAST - 51.33' TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF SAID LOT 8, BLOCK 2, HIGHLAND PARK:

THENCE NORTH 89° 55' 27" WEST - 260.74' TO A 3/8" IRON ROD FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 2, HIGHLAND PARK, IN THE EAST LINE OF LOT 2, BLOCK 1, MAJESTIC MEADOWS, RECORDED IN DOCUMENTS NUMBER D203260465, P.R.T.C.T.:

THENCE NORTH 00° 22' 57" EAST - 690.45' TO A 1/2" IRON ROD WITH A CAP STAMPED "JDZ 2490" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, MAJESTIC MEADOWS, IN THE SOUTH RIGHT-OF-WAY LINE OF AMUNDSON DRIVE (RIGHT-OF-WAY VARIES):

THENCE SOUTH 88° 16' 33" EAST - 215.50' ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AMUNDSON DRIVE TO A 1/2" IRON ROD WITH A CAP STAMPED "SPRY 5647" SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, OF SAID NOB HILL NORTH, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 11° 04' WEST - 0.63':

THENCE SOUTH 00° 05' 20" WEST - 199.02' TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE SOUTH 00° 00' 24" EAST - 208.55' TO A 1/2" IRON ROD FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID NOB HILL NORTH:

THENCE NORTH 89° 59' 52" EAST - 223.95' TO A 1/2" IRON ROD WITH A CAP STAMPED "MOAK" FOUND FOR A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 89° 58' 57" EAST - 216.89' TO THE POINT OF BEGINNING AND CONTAINING 8.222 ACRES OF LAND.



Vicinity Map

PLANNED DEVELOPMENT RESTRICTIONS

- ALL PRIMARY BUILDINGS WILL BE A MINIMUM OF 2000 SF.
- INTERIOR CORNER LOTS WILL HAVE A 10 FT SIDE YARD SET BACK.
- THE EXTERIOR OF EVERY HOME SHALL BE A MINIMUM OF 85% MASONRY.
- THE FENCING AROUND THE SUBDIVISION WILL BE AS SHOWN ON THE CONCEPT PLAN AND FENCING EXHIBIT.
- THE BUILDER WILL BE INSTALLING THE SIDEWALK IN FRONT OF EACH HOME AT THE TIME OF CONSTRUCTION AND IT WILL BE 4 FT WIDE.
- EVERY HOME WILL HAVE A FULL YARD SPRINKLER SYSTEM WITH FREEZE AND RAIN DETECTORS.
- THERE WILL BE A MANDATORY HOME OWNERS ASSOCIATION (HOA) AND IT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OF THE COMMON OPEN SPACE AREAS AS WELL AS THE PERIMETER MASONRY WALLS.
- THE BUILDER WILL BE REQUIRED TO PLANT 2 TREES IN THE FRONT YARD (ONE TREE BETWEEN THE BUILDING LINE AND RIGHT OF WAY LINE AND ONE STREET TREE BETWEEN THE SIDEWALK AND STREET) ONE TREE IN THE REAR YARD A MINIMUM OF 3 CALIPER INCHES. THE TYPE OF TREE WILL BE A HARD WOOD VARIETY (OAK, ELM, PECAN, ETC.). STREET TREES MUST BE A BOSQUE OR ALLEE ELM SPECIES. CORNER LOTS MUST PROVIDE THREE STREET TREES AND WILL COUNT AS THE THREE REQUIRED TREES FOR THE PROPERTY. STREET TREES MUST BE SPACED 20 FEET APART.
- THE STREET LIGHTS WILL BE DECORATIVE AND SELECTED FROM ONCOR 3/32 S DECORATIVE STREET LIGHT BROCHURE BY THE DEVELOPER AND APPROVED BY CITY PLANNING STAFF.
- THERE WILL BE NO MINIMUM REQUIREMENT OF OPEN AREA FOR THE BACK YARD OF EACH LOT. HOWEVER, THERE WILL BE A MINIMUM 10 FOOT REAR BUILDING LINE.
- THE GARAGE DOORS WILL BE FRONT ENTRY WITH DECORATIVE DOORS. ALSO, THERE WILL BE A REQUIREMENT THAT AT LEAST 50% OF THE HOMES HAVE TWO SINGLE GARAGE DOORS. NO 3 CAR WIDTH GARAGE DOORS WILL BE PERMITTED.
- BETWEEN LOT 3 AND 4 OF BLOCK B, THERE WILL BE A 15 FT ACCESS EASEMENT THAT WILL BE PAVED WITH WATER AND SANITARY SEWER SERVICES STUBBED OUT FOR THE PROPERTY TO THE SOUTH OF THIS PROJECT.
- THERE IS AN OVER HEAD POWER LINE THAT SERVES ADJACENT PROPERTIES. THAT LINE WILL BE RELOCATED AND REPLACED UNDERGROUND DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- THE STORM WATER DETENTION SYSTEM WILL BE AS APPROVED BY THE CITY ENGINEERING DEPARTMENT
- THERE WILL BE A MINIMUM OF A 6 FT MASONRY FENCE ON PRECINCT LINE ROAD AND ON AMUNDSON WHERE ADJACENT TO A RESIDENTIAL LOT.
- SIDE WALKS WILL ONLY BE REQUIRED ON THE SIDE OF THE STREET OF A RESIDENTIAL LOT.
- THE OPEN SPACE LOTS WILL BE IRRIGATED AND LANDSCAPED PER THE LANDSCAPE PLANS.
- DRIVE APPROACHES FOR LOT 1 AND LOT 22, BLOCK A, ARE TO BE LOCATED ON THE WEST SIDE OF THE LOT AND ON THE OPPOSITE SIDE OF THE STREET INTERSECTION.
- DRIVE APPROACHES FOR LOTS 17 AND 18, BLOCK A AND LOTS 10, 11 AND 12, BLOCK B WILL BE ALLOWED TO HAVE DRIVEWAY WIDTHS THAT ARE LARGER THAN 40% OF THE LOT WIDTH.
- ALL FRANCHISE UTILITIES (ELECTRIC, GAS, PHONE, CABLE, ETC.) WILL BE LOCATED AT THE FRONT OF ALL LOTS.

PLANNED DEVELOPMENT

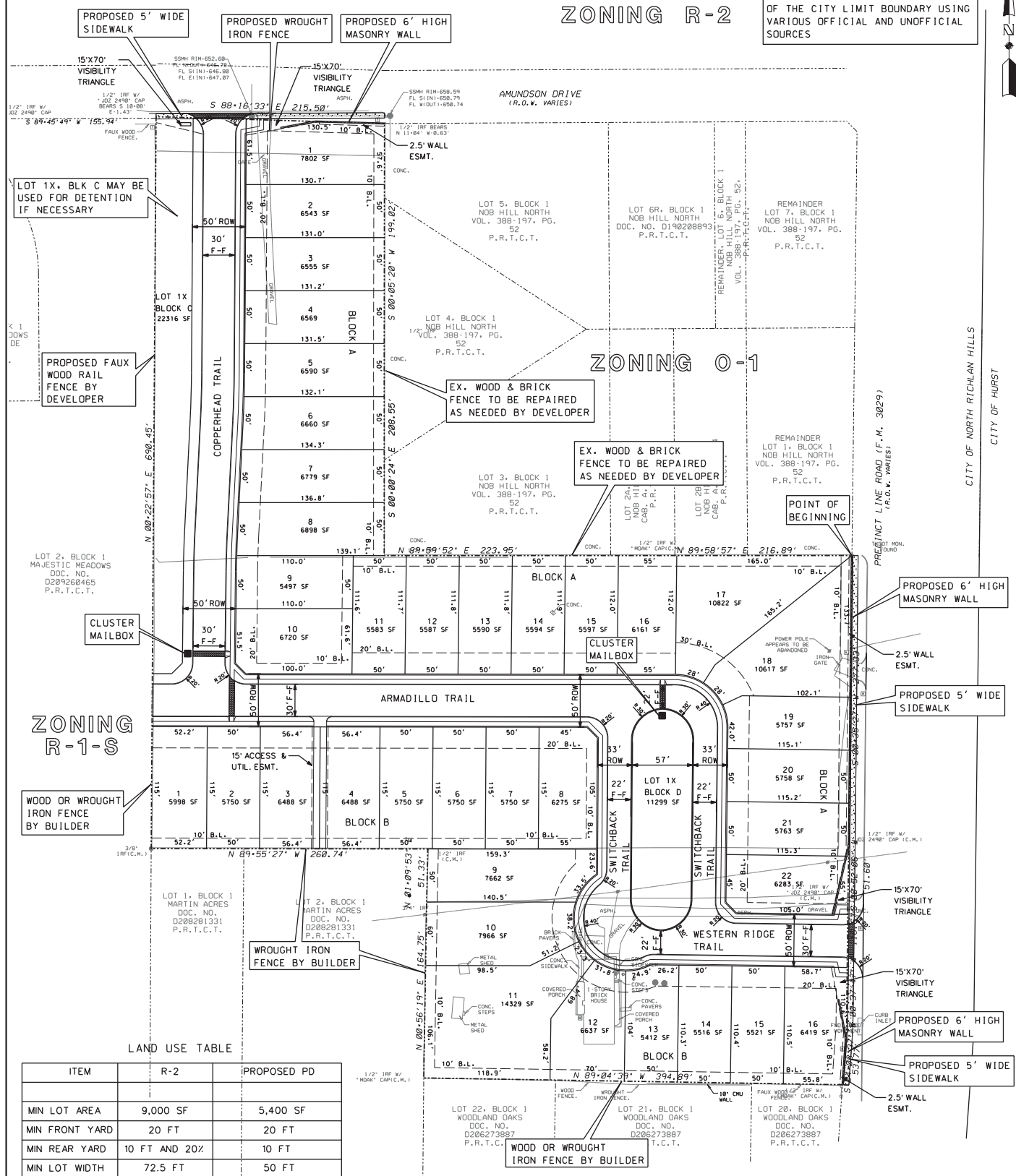
WESTERN RIDGE NRH

38 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS
EXISTING LEGAL DESCRIPTION:

TRACT 1, KENT DAVIS, TRUSTEE & HIGHLAND PARK PLAT
IN THE TANDY K. MARTIN SURVEY, A-1055
CITY OF NORTH RICHLAND HILLS,
TARRANT COUNTY, TEXAS

CURRENT ZONING: PD, O-1, AG
PROPOSED ZONING: PD

CASE *ZC 2018-16



ZONING R-1-S

ZONING O-1

ZONING R-2

ZONING R-2

LAND USE TABLE

ITEM	R-2	PROPOSED PD
MIN LOT AREA	9,000 SF	5,400 SF
MIN FRONT YARD	20 FT	20 FT
MIN REAR YARD	10 FT AND 20%	10 FT
MIN LOT WIDTH	72.5 FT	50 FT
MIN LOT DEPTH	110 FT	110 FT
MIN SIDE YARD	10 FT & 6 FT	5 FT & 5 FT
DWELLING SIZE	2,000 SF	2,000 SF
OPEN SPACE	0	33.615 S.F. +/-
OPEN SPACE	0%	9.4%
DENSITY	4 UNITS/AC	4.6 UNITS/AC

OWNER:
KARA JONES, TRUSTEE
KARA ELIZABETH JONES TRUST
1629 ROANOKE RD.
ROANOKE, TX 76262

ENGINEER:
HAMILTON DUFFY, PC
8241 MID-CITIES BLVD., #100
NORTH RICHLAND HILLS, TX 76182
(817) 268-0408
FAX (817) 284-8408

OWNER:
KENT DAVIS, TRUSTEE
PHILLIP OLIVER TRUST
9284 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TX 76182

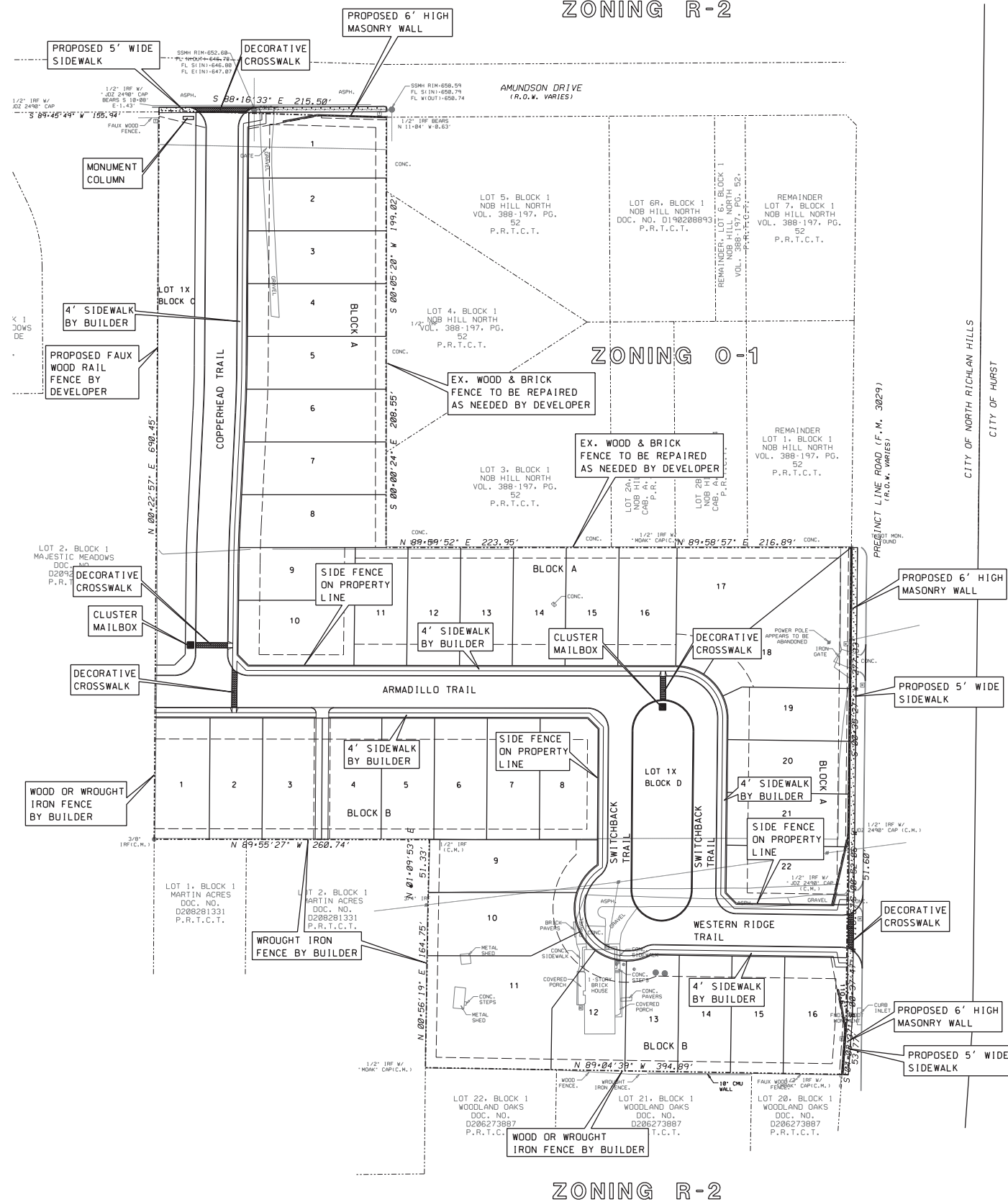
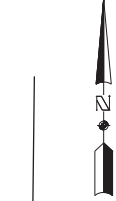
DEVELOPER/BUILDER:
HW VENTURES, LLC
MARK WOOD
6617 PRECINCT LINE ROAD
NORTH RICHLAND HILLS, TX 76182
817-498-7977

OWNER:
SANJAY CHANDRA
925 S. KIMBALL AVE, STE. 100
SOUTHLAKE, TX 76092

ZONING R-3

ZONING R-2

SCALE 1" = 60'



TYPICAL MASONRY WALL



TYPICAL WROUGHT IRON FENCE



TYPICAL MONUMENT COLUMN



TYPICAL FAUX WOOD RAIL FENCE



TYPICAL WOOD FENCE



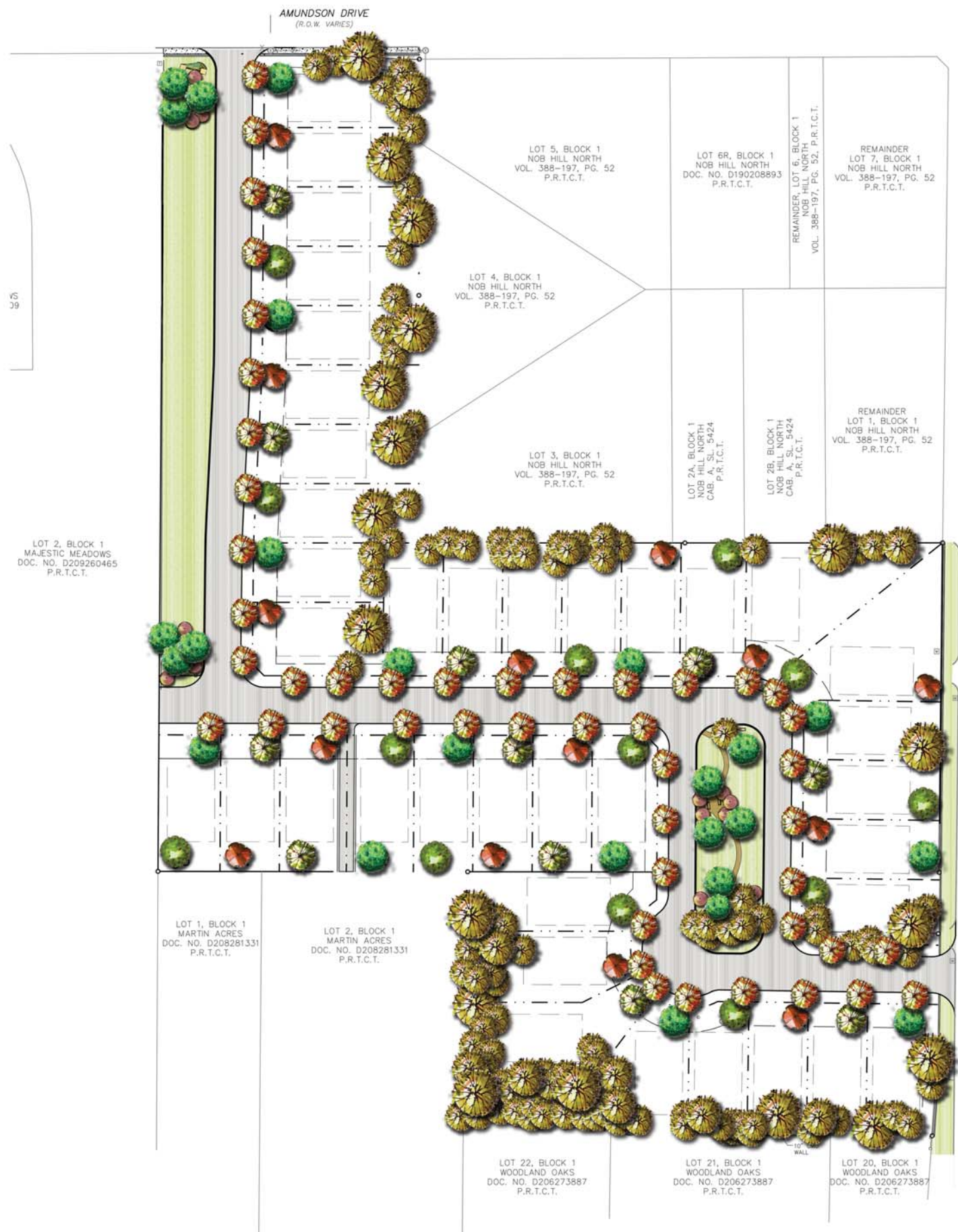
TYPICAL DECORATIVE CROSSWALK

SIDEWALK AND FENCING EXHIBIT

WESTERN RIDGE NRH

CASE *ZC 2018-16

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PLAN COLOR RENDERING

Date AUG 9, 2018
Drawn By M.M.
Checked By GAC
Revisions

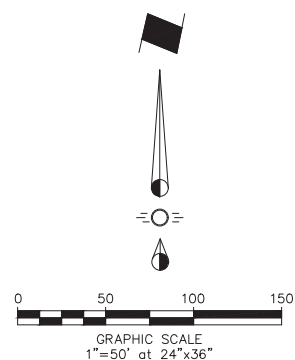
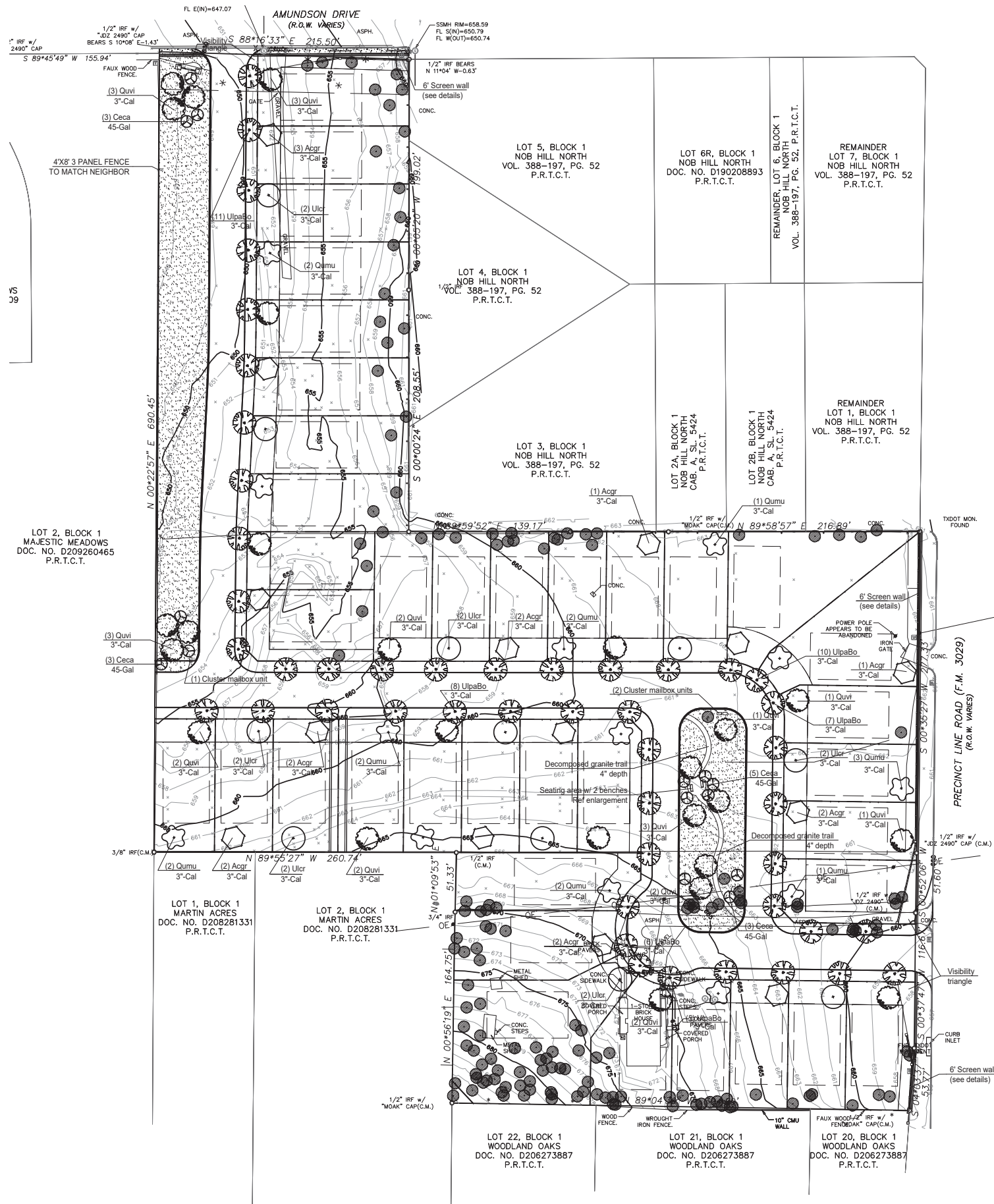


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WESTERN RIDGE
PRECINCT LINE AND AMUNDSON
NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-3A

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NORTH RICHLAND HILLS, TEXAS**

Sheet No.
L-3A

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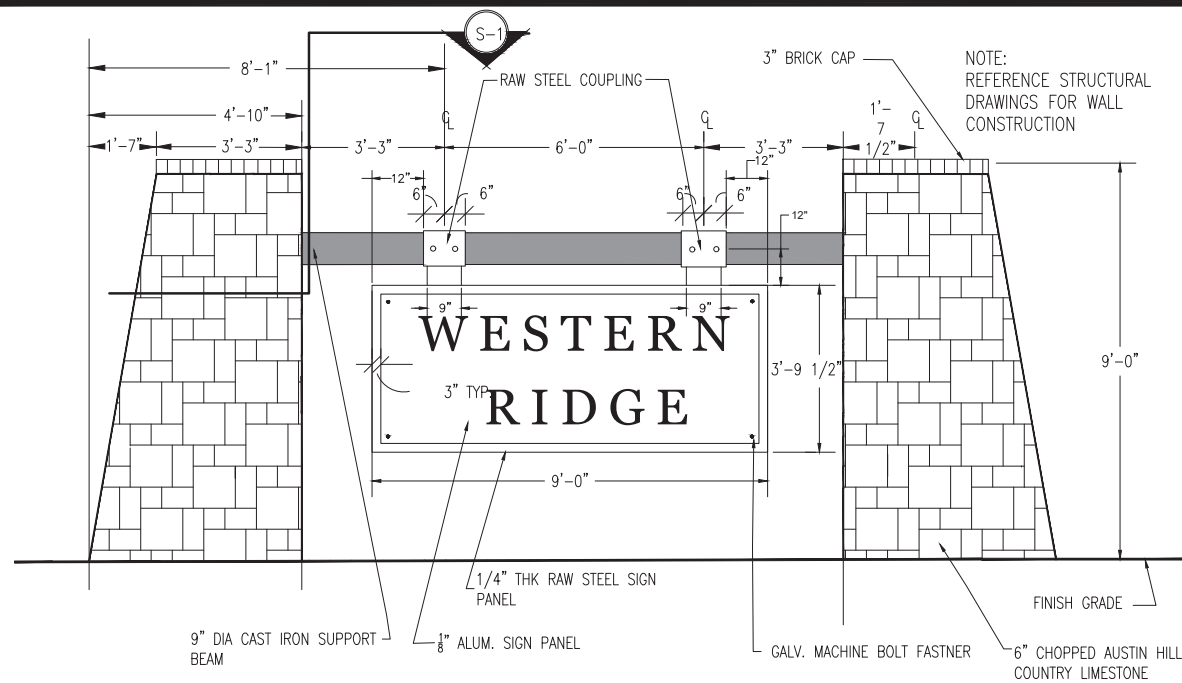
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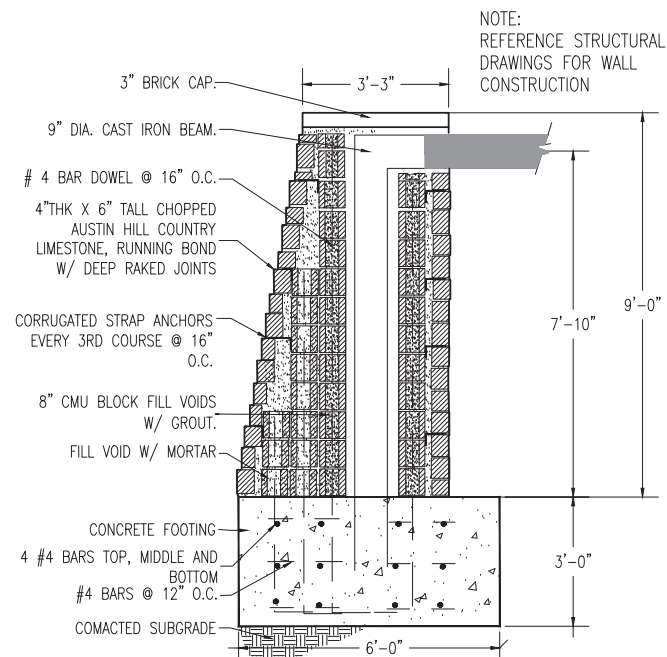
WESTERN RIDGE
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 NORTH RICHLAND HILLS, TEXAS

Sheet No.
L-5



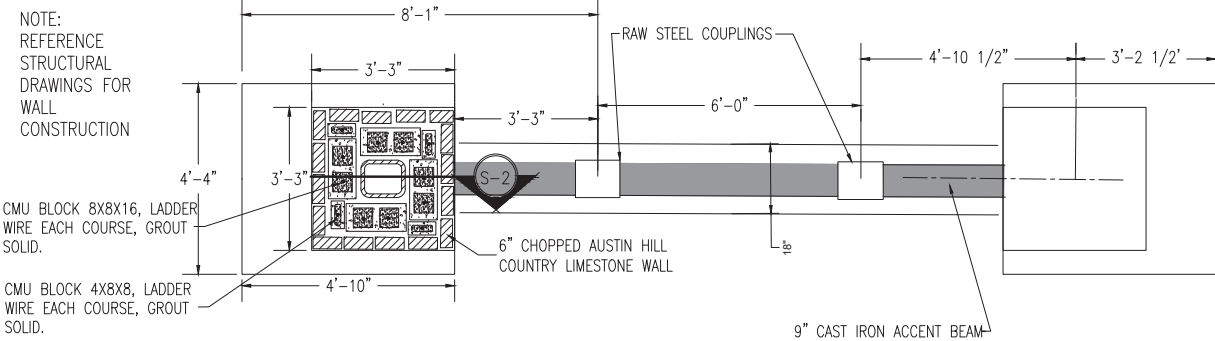
ENTRY SIGN ELEVATION

SCALE: 1/2" = 1'-0"



(S-2) ENTRY SIGN COLUMN SECTION FACING SIGN

SCALE: 1/2" = 1'-0"



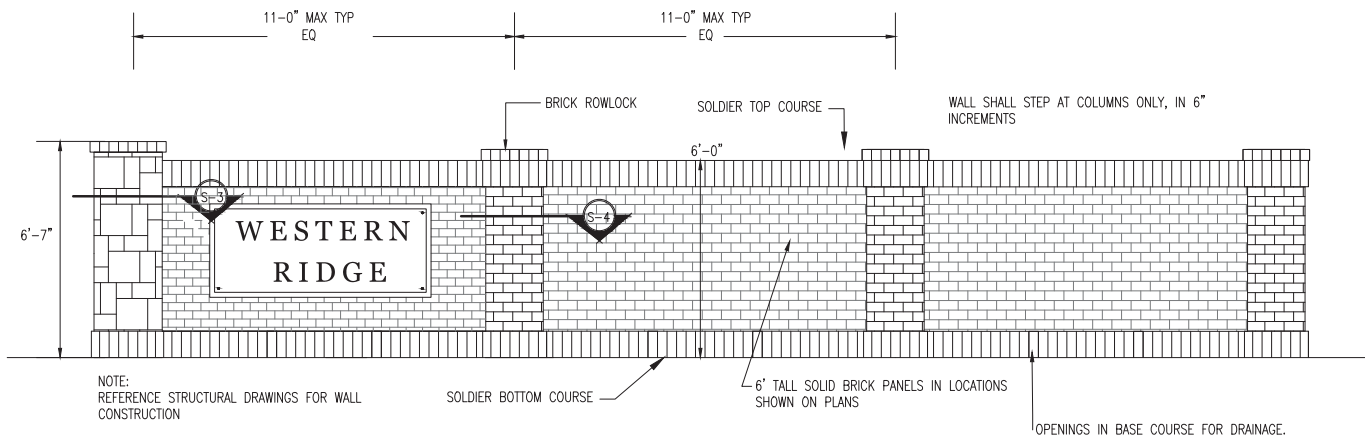
(S-1) ENTRY SIGN SECTION PLAN VIEW

SCALE: 1/2" = 1'-0"



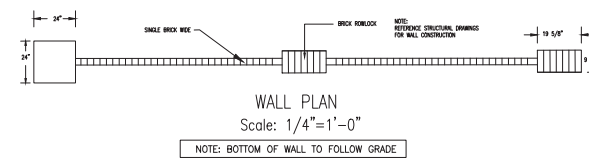
CLUSTER MAILBOXES W/
 DECORATIVE ACCESORIES

SCALE: NTS

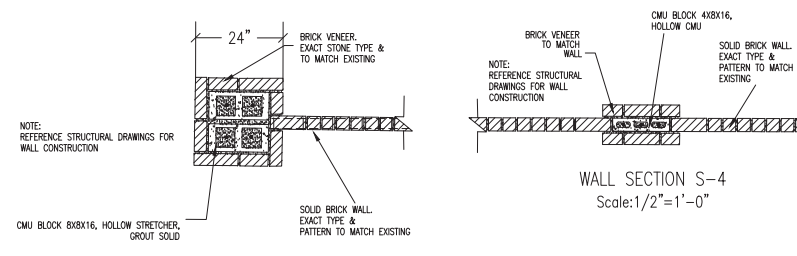


TYPICAL WALL ELEVATION

SCALE: NOT TO SCALE



WALL PLAN
 Scale: 1/4"=1'-0"



WALL SECTION S-3
 Scale: 1/2"=1'-0"

WALL SECTION S-4
 Scale: 1/2"=1'-0"

TYPICAL COLUMN/WALL DETAILS

SCALE: NOT TO SCALE

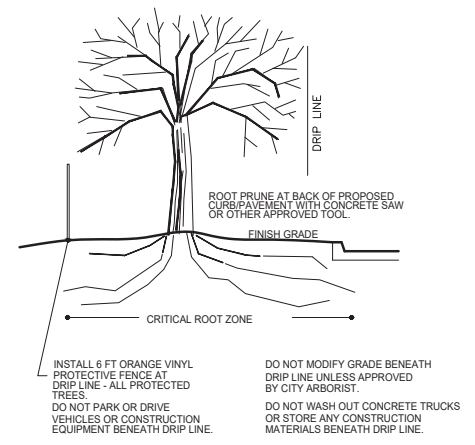
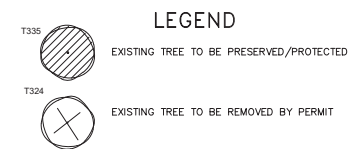
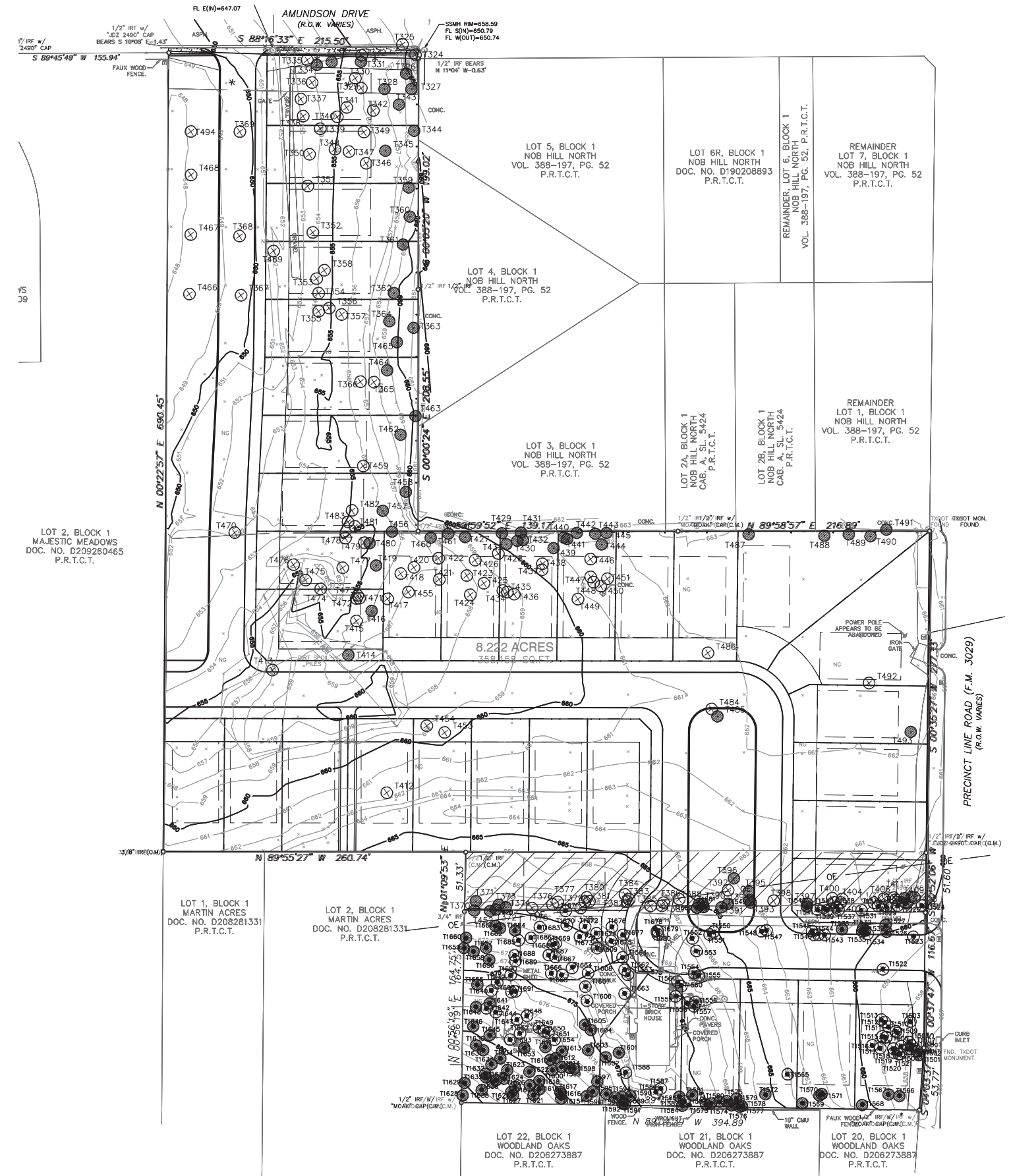
SIGN AND WALL DETAILS



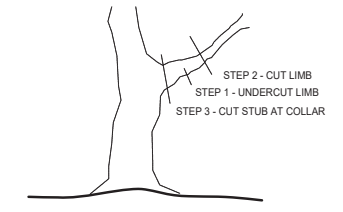
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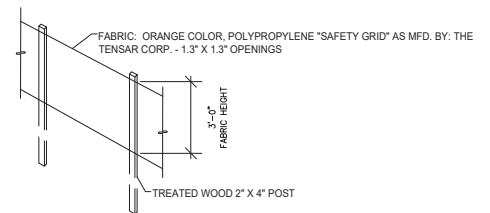
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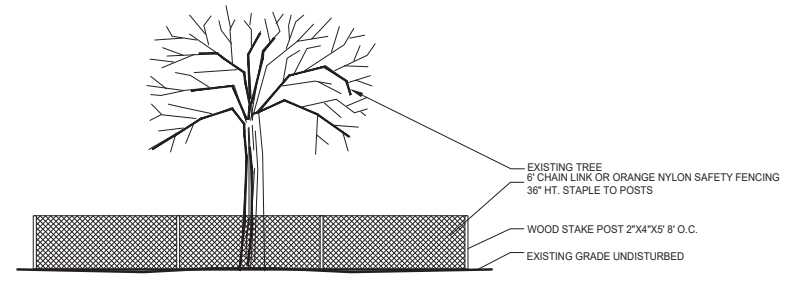
TREE PROTECTION FENCING/PRUNING
 SCALE: NONE



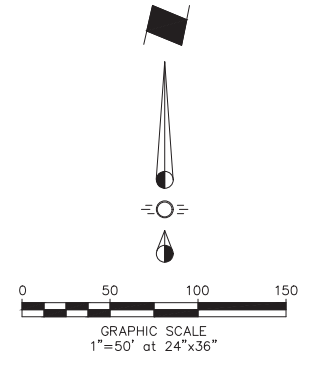
TREE PRUNING
 SCALE: NONE



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TREE PROTECTIVE FENCING
 SCALE: NONE



TREE PRESERVATION PLAN

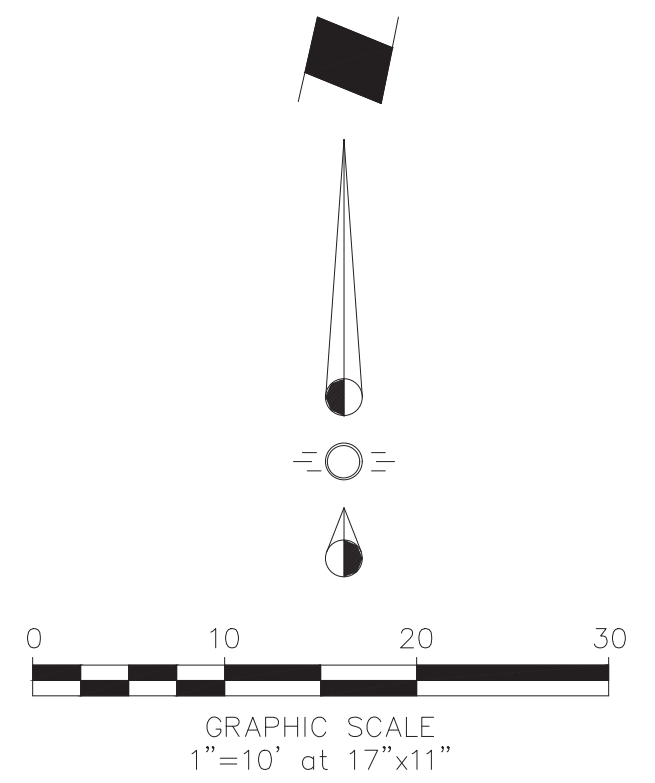
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Sheet No.
L-8



STREETSCAPE SECTION