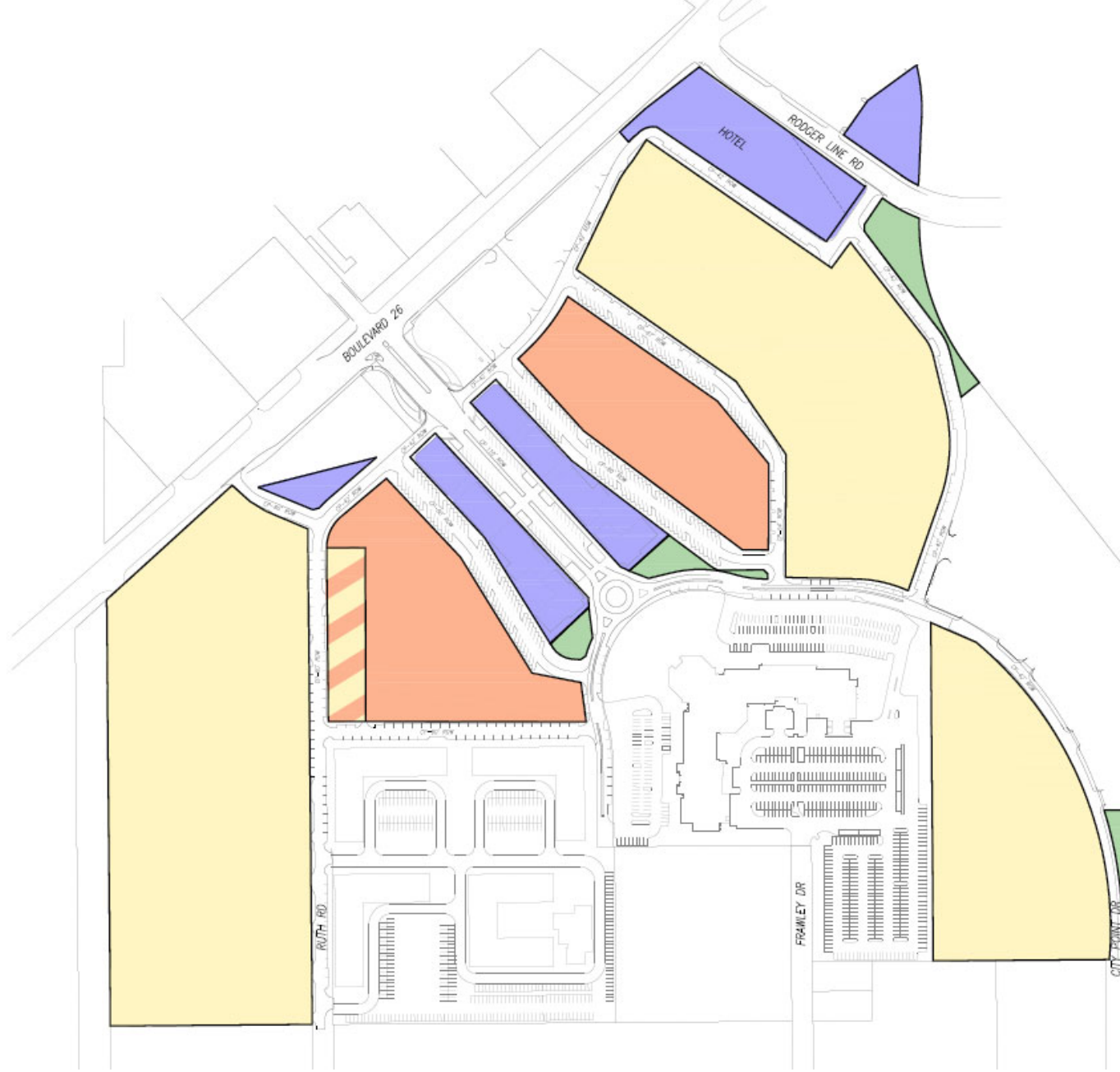







District Land Use Plan



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

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.



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District Site Plan



CITY POINT VILLAGE OVERALL LAYOUT	
	SINGLE-FAMILY (SEE TABLE)
	MULTI-FAMILY
	COMMERCIAL
	CITY HALL
	OPEN SPACE
	OPEN SPACE NEARBY
	OPEN SPACE PLAZA
	PAVEMENT, STREETS/PARKING

UNIT TYPE	Area (sq ft)	Count	Notes
Single-Family	1,500	100	40' x 60' lot, 20' x 10' porch
Multi-Family	1,200	150	40' x 60' lot, 20' x 10' porch
Commercial	1,000	10	40' x 60' lot, 20' x 10' porch
City Hall	1,500	1	40' x 60' lot, 20' x 10' porch
Open Space	1,000	1	40' x 60' lot, 20' x 10' porch
Open Space Nearby	1,000	1	40' x 60' lot, 20' x 10' porch
Open Space Plaza	1,000	1	40' x 60' lot, 20' x 10' porch
Pavement, Streets/Parking	1,000	1	40' x 60' lot, 20' x 10' porch

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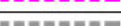
CITY POINT
 NORTH RICHLAND HILLS, TEXAS 76181
 817.281.1111

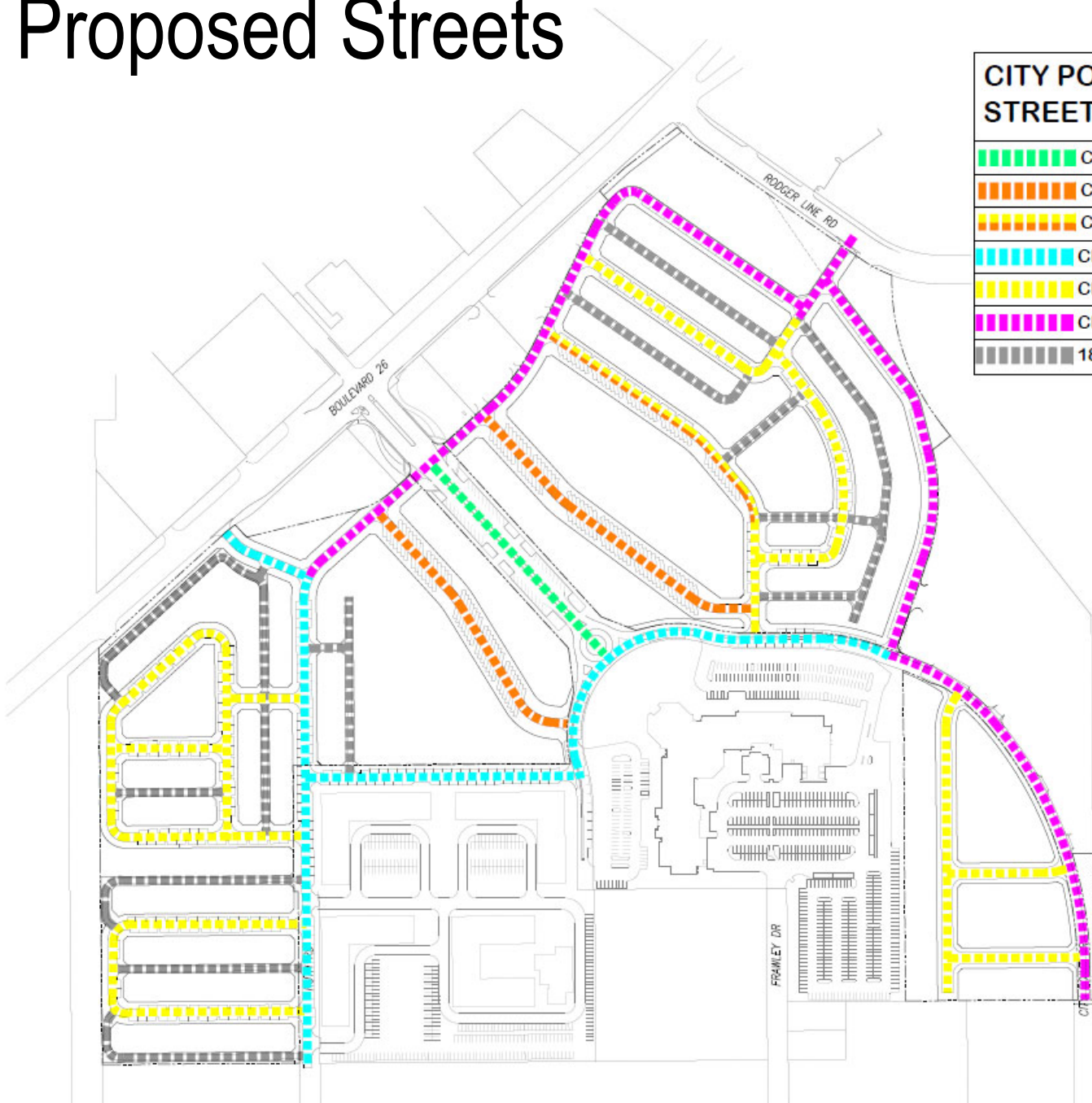


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Proposed Streets

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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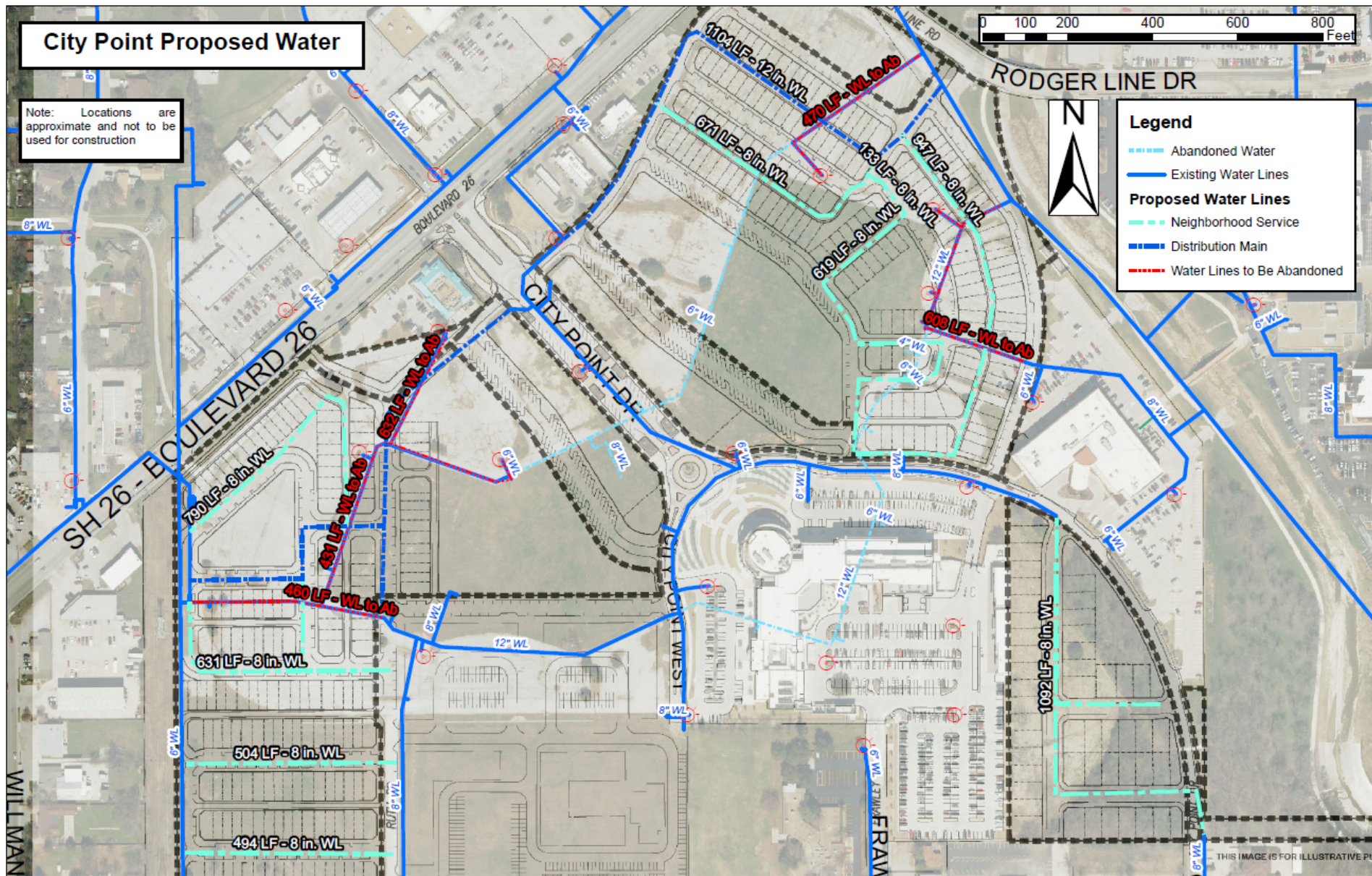


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Proposed Water



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