



**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))

PROPERTY: WILLOW SPRINGS PROJECT 202301 WILLOW SPRINGS CONCEPT PLAN DWG (24.9)  
 DRAWN BY: MARGARET WILSON  
 CHECKED BY: JAVIER GARCIA  
 DATE: 4/20/23 10:18 AM  
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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

OWNER/DEVELOPER: TEXAS NEW REAL ESTATE LLC 2005 ROCK DOVE COURT WESTLAKE, TX 76262 Contact: FARRUKH AZIM		ENGINEER/SURVEYOR: <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.
E.J.N.	J.C.V.	B.A.P.	AS SHOWN	APRIL	064648000