

SITE DATA

SINGLE-FAMILY RESIDENTIAL	
RESIDENTIAL LOT AREA	9.20 AC.
OPEN SPACE AREA	3.58 AC.
R.O.W. AREA	3.76 AC.
GROSS ACREAGE	16.54 AC.

LOT SUMMARY & DENSITY	
SINGLE-FAMILY RESIDENTIAL LOTS	63
COMMON AREAS	7
RESIDENTIAL DENSITY	3.81 LOTS/AC

TRANSIT ORIENTED DEVELOPMENT:	
GROSS AREA	2.42 AC.

PLANNED DEVELOPMENT:	
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))

DAVIS BOULEVARD/FM 1938

COMMON AREA

COMMON AREA

BROOKHAVEN DRIVE

Proposed Zoning - PD

COMMON AREA

COMMON AREA

COMMON AREA

Proposed Zoning - TOD

COMMON AREA

COMMON AREA



0 60' 120'
GRAPHIC SCALE 60'

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:
Kimley»Horn
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	064649000