



April 21, 2022

Hello Neighbors,

Our family company has owned the 30-acre vacant property located at Rufe Snow Drive and Bursey Road in North Richland Hills since 1993. We propose changing the zoning on 26 acres from C-1 commercial to allow ninety-three (93) single-family detached homes. We are reserving the 4-acre corner for future commercial. The community will be known as "The Meadow," which includes landscaping setbacks and masonry screening walls along Rufe Snow Drive and Bursey Road. The Meadow will also feature a centralized meadow open space of approximately two (2) acres with a hike and bike trail, an open air Pavilion, and a playground.

Interior home site lots will be at least 6,000 square feet in size, and home site lots adjacent to the existing single-family homes will be at least 7,969 square feet in size. Homes will be constructed by David Weekley Homes and will be a minimum of 2000 square feet in size. We believe this high-quality development will enhance the value of the neighborhood.

On Thursday, May 12, 2022, we will host a community meeting that you are invited to attend at the North Richland Hills Library located at 9015 Grand Ave, North Richland Hills, TX 76180. The May 12th meeting will begin at 6:00 pm and end no later than 7:00 pm. Our team, home builder included, will be present to answer any questions you might have.

Thank you,

A handwritten signature in blue ink, appearing to read 'Steven F. Spiritas', is written over a blue circular stamp or seal.

Steven F. Spiritas
Managing Partner
Spiritas Group