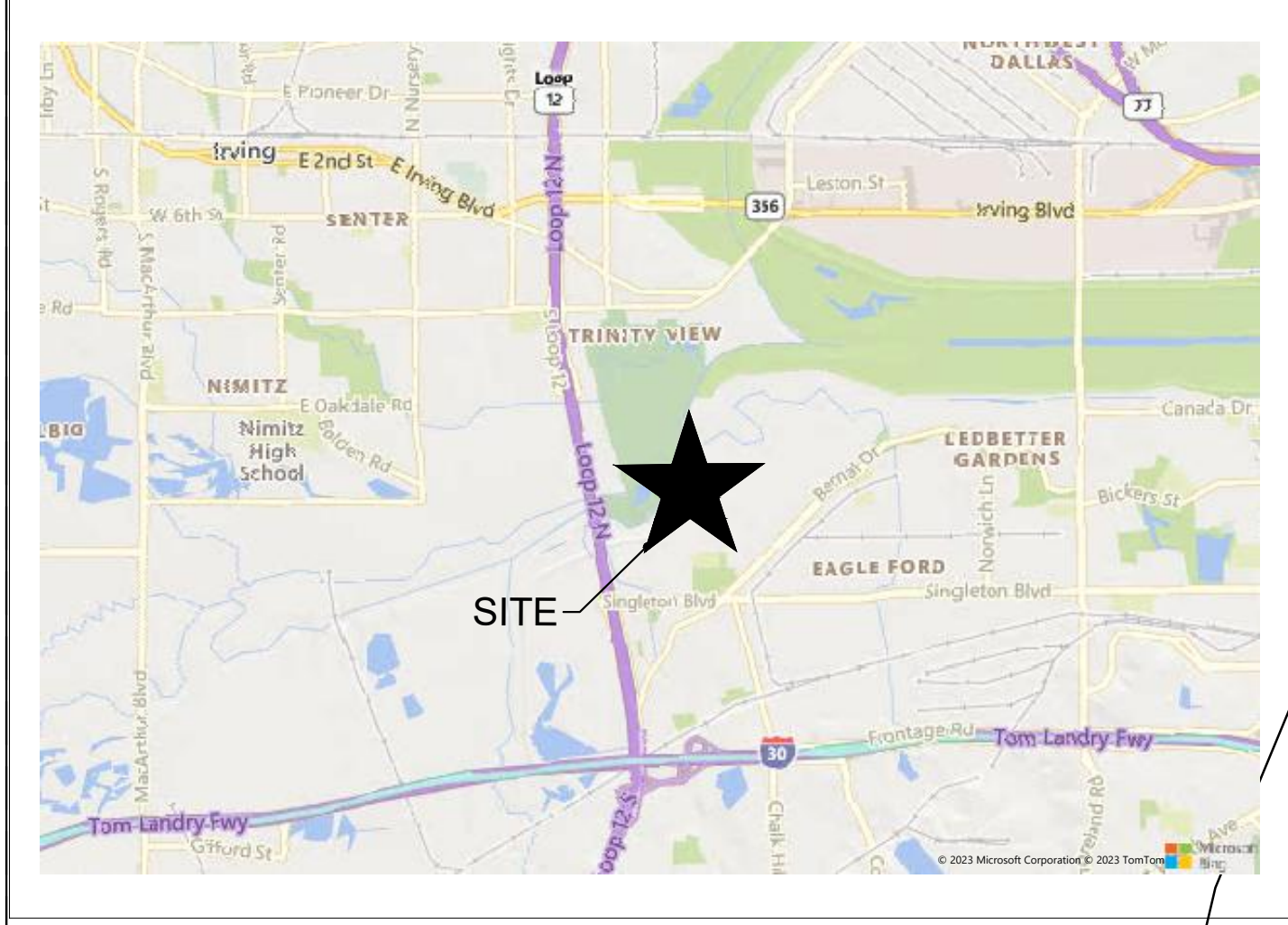


THIS AREA MAY BE MODIFIED WITH THE APPROVAL OF A FINAL PLAT.

SITE VICINITY MAP



TOTAL AREA: 44.33 AC.
SUBAREA A: 5.45 AC.
SUBAREA B: 9.18 AC.
SUBAREA C: 29.69 AC.

TOTAL OPEN SPACE: (20%)

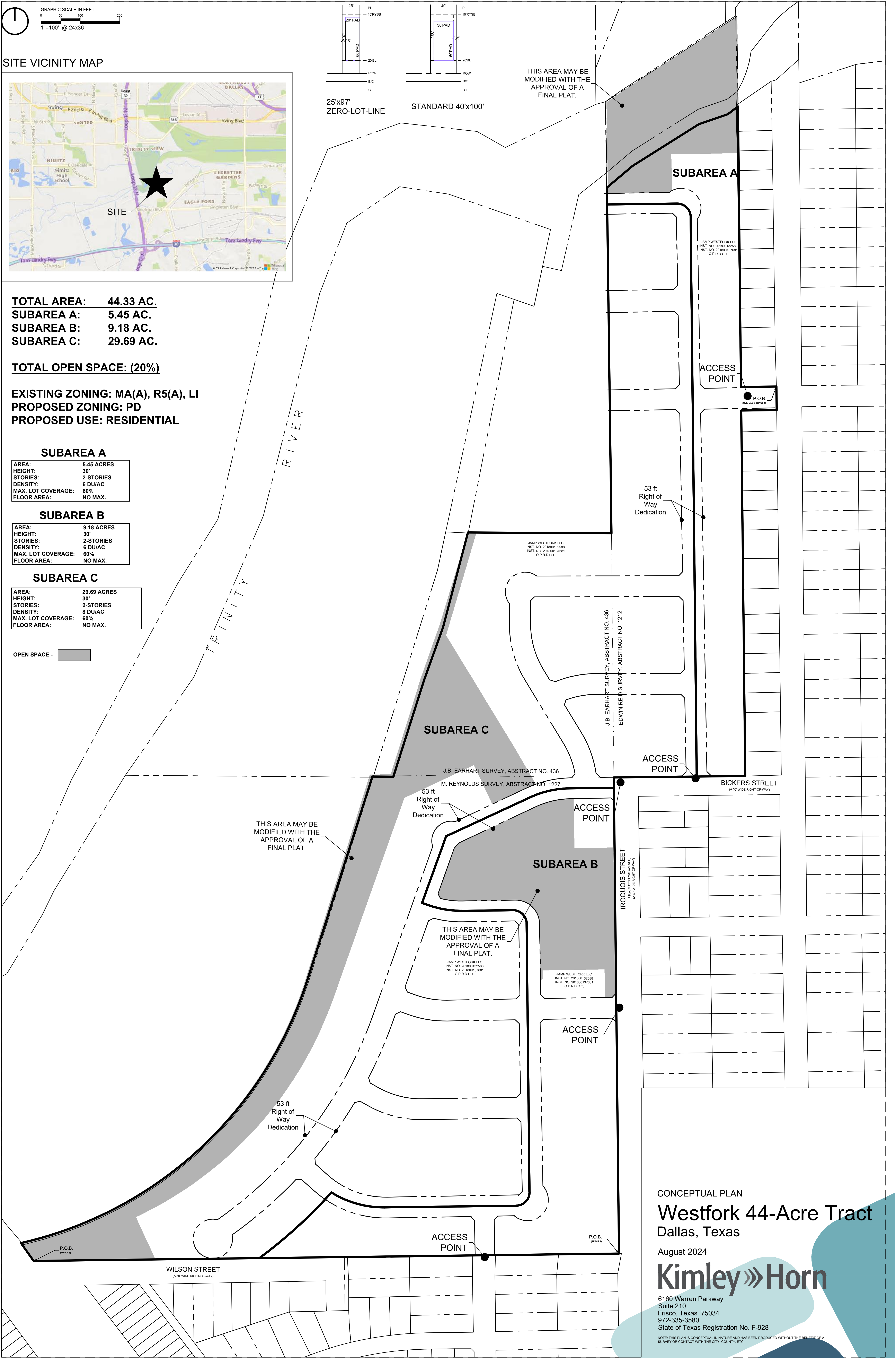
EXISTING ZONING: MA(A), R5(A), LI
PROPOSED ZONING: PD
PROPOSED USE: RESIDENTIAL

SUBAREA A	
AREA:	5.45 ACRES
HEIGHT:	30'
STORIES:	2-STORIES
DENSITY:	6 DU/AC
MAX. LOT COVERAGE:	60%
FLOOR AREA:	NO MAX.

SUBAREA B	
AREA:	9.18 ACRES
HEIGHT:	30'
STORIES:	2-STORIES
DENSITY:	6 DU/AC
MAX. LOT COVERAGE:	60%
FLOOR AREA:	NO MAX.

SUBAREA C	
AREA:	29.69 ACRES
HEIGHT:	30'
STORIES:	2-STORIES
DENSITY:	8 DU/AC
MAX. LOT COVERAGE:	60%
FLOOR AREA:	NO MAX.

OPEN SPACE -



CONCEPTUAL PLAN
Westfork 44-Acre Tract
 Dallas, Texas
 August 2024
Kimley»Horn
 6160 Warren Parkway
 Suite 210
 Frisco, Texas 75034
 972-335-3580
 State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.