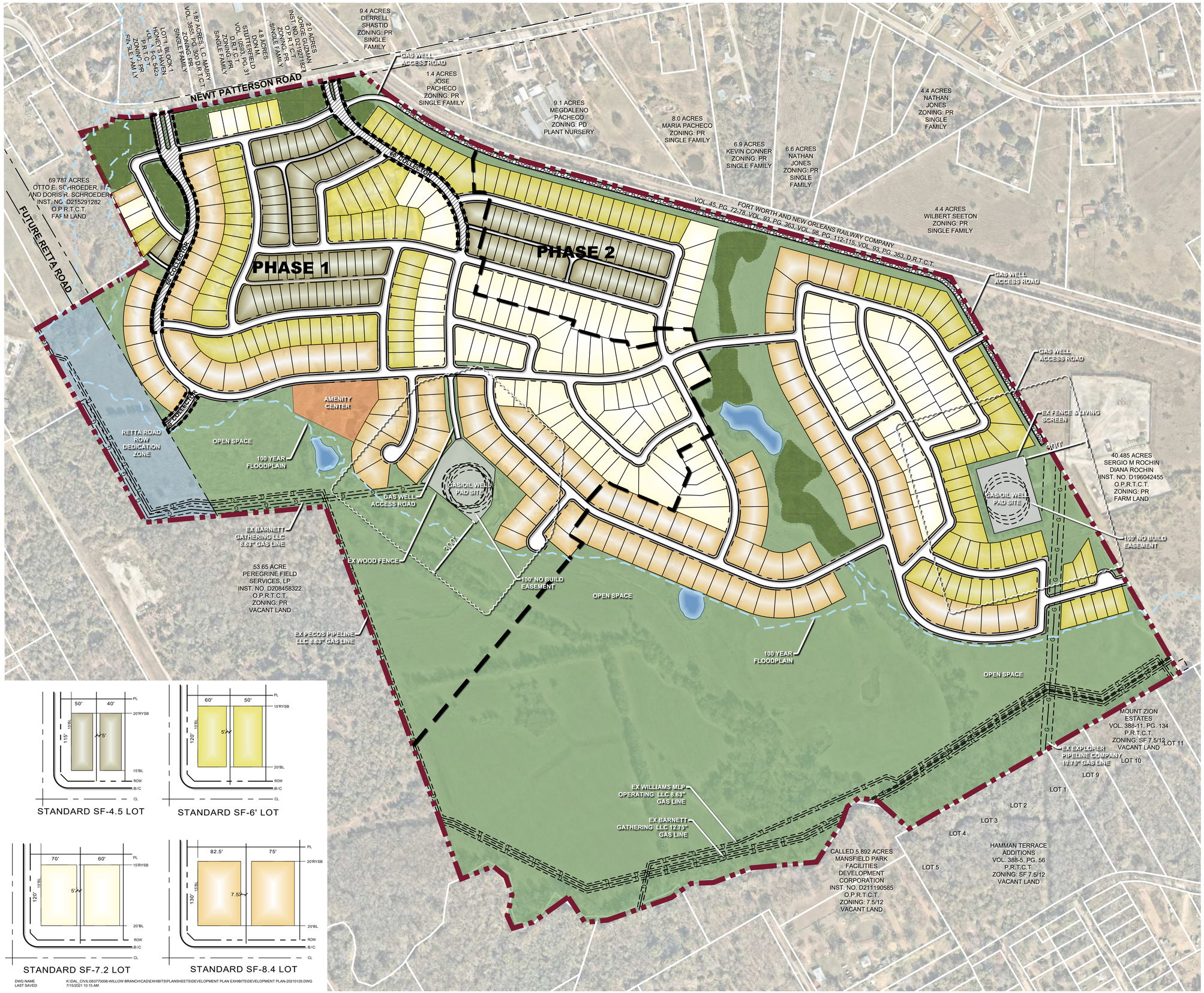

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GRAPHIC SCALE IN FEET
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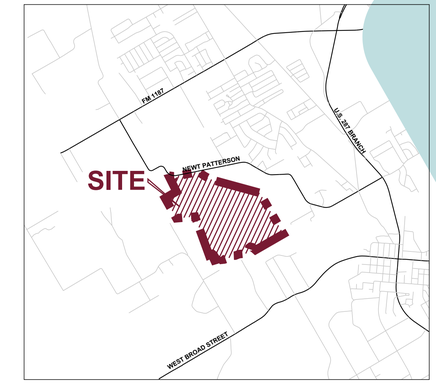


LOCATION MAP

NOT TO SCALE

Land Use Acreage Summary	Phase 1	Phase 2	Total
Perimeter Thoroughfares Rights of Way	7.85	0.00	7.85
Open Space, Floodplain, Amenity Center	33.36	103.21	136.57
Residential Lots / Residential Rights of Way	72.13	61.41	133.54
Total	**113.34**	**164.62**	**277.96**
Open Space Acreage Summary			
Open Space	33.36	103.21	136.57
Area (Net of Perimeter ROW)	105.49	164.62	270.11
Total Percent Open Space	**31.6%**	**62.7%**	**50.6%**
Lot Type Summary			
SF-4.5	62	42	104
SF-6	68	78	146
SF-7.2	70	69	139
SF-8.4	64	67	131
Total	**264**	**256**	**520**
Density Summary (Units per Acre)			
Gross	2.3	1.6	1.9
Net of Floodplain & Perimeter ROW	3.2	3.0	3.1

NOTES:
1. THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.

Owner:
Minh Tran
1901 Newt Patterson Rd.
Mansfield, TX 76063
817-897-1378
minhtran321@gmail.com

Jacob Back, Jr.
1791 Newt Patterson Rd.
Mansfield, TX 76063
817-964-7280
jacobcback@gmail.com

Gregory Rawdon
11201 County Road 525
Mansfield, TX 76063
817-987-9505
rawdon.greg@gmail.com

Harvey Back
1306 Palm St.
Mansfield, TX 76063
817-230-9098
harveyback@gmail.com

Applicant:
WPC Acquisitions, Inc.
95307 E. Mockingbird Lane, Suite 900
Dallas, TX 75206
(972) 994-1672
Contact: Matt Johnson
mjohnson@wilbowusa.com

Planner:
Kimley-Horn & Associates Inc.
13455 Noel Rd. Galleria Tower Two
Dallas, Texas 75240
(972) 770-1300
Contact: Bryce Eckeberger, PE
bryce.eckeberger@kimley-horn.com

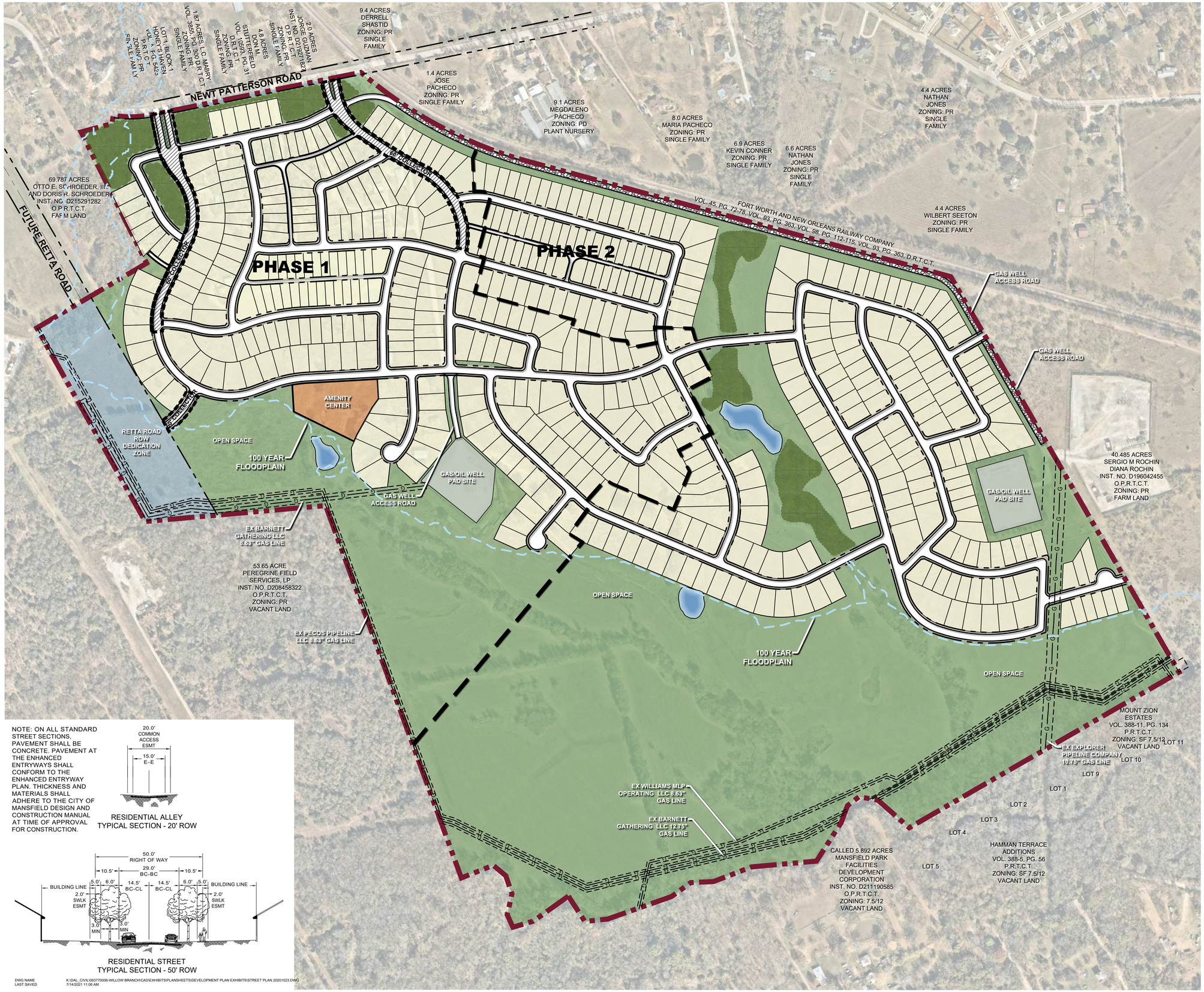
ZC#21-004
"EXHIBIT C-1"
DEVELOPMENT PLAN

Willow Branch

Mansfield, Texas
July 2021

Kimley»Horn
13455 Noel Road, Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1324
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.



NOTE: ON ALL STANDARD STREET SECTIONS, PAVEMENT SHALL BE CONCRETE. PAVEMENT AT THE ENHANCED ENTRYWAYS SHALL CONFORM TO THE ENHANCED ENTRYWAY PLAN. THICKNESS AND MATERIALS SHALL ADHERE TO THE CITY OF MANSFIELD DESIGN AND CONSTRUCTION MANUAL AT TIME OF APPROVAL FOR CONSTRUCTION.

RESIDENTIAL ALLEY
TYPICAL SECTION - 20' ROW

RESIDENTIAL STREET
TYPICAL SECTION - 50' ROW

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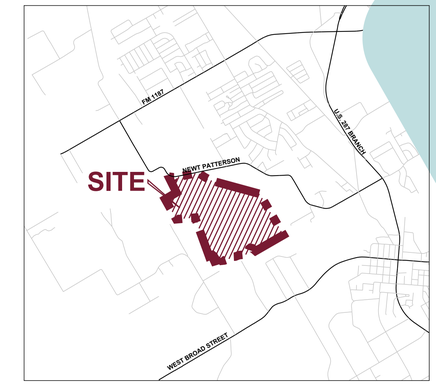
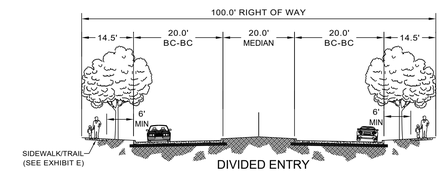
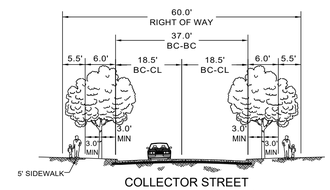


LOCATION MAP

NOT TO SCALE



DIVIDED ENTRY
TYPICAL SECTION - 100' ROW



COLLECTOR STREET
TYPICAL SECTION - 60' ROW

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(972) 770-1300
Contact: Bryce Eckeberger, PE
bryce.eckeberger@kimley-horn.com

ZC#21-004
"EXHIBIT C-2"
STREET PLAN

Willow Branch

Mansfield, Texas
July 2021

Kimley»Horn
13455 Noel Road, Galleria Tower 2
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