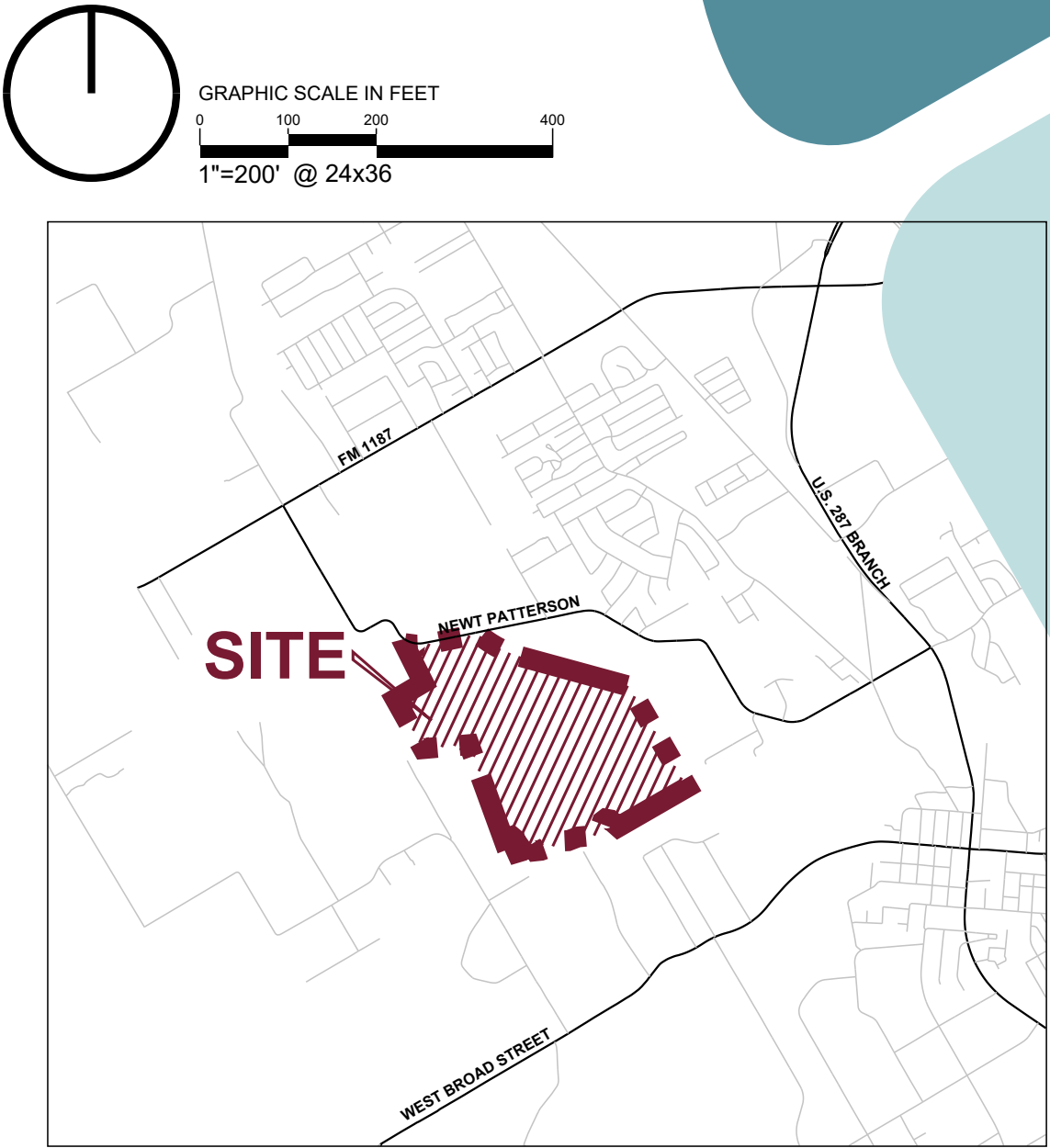
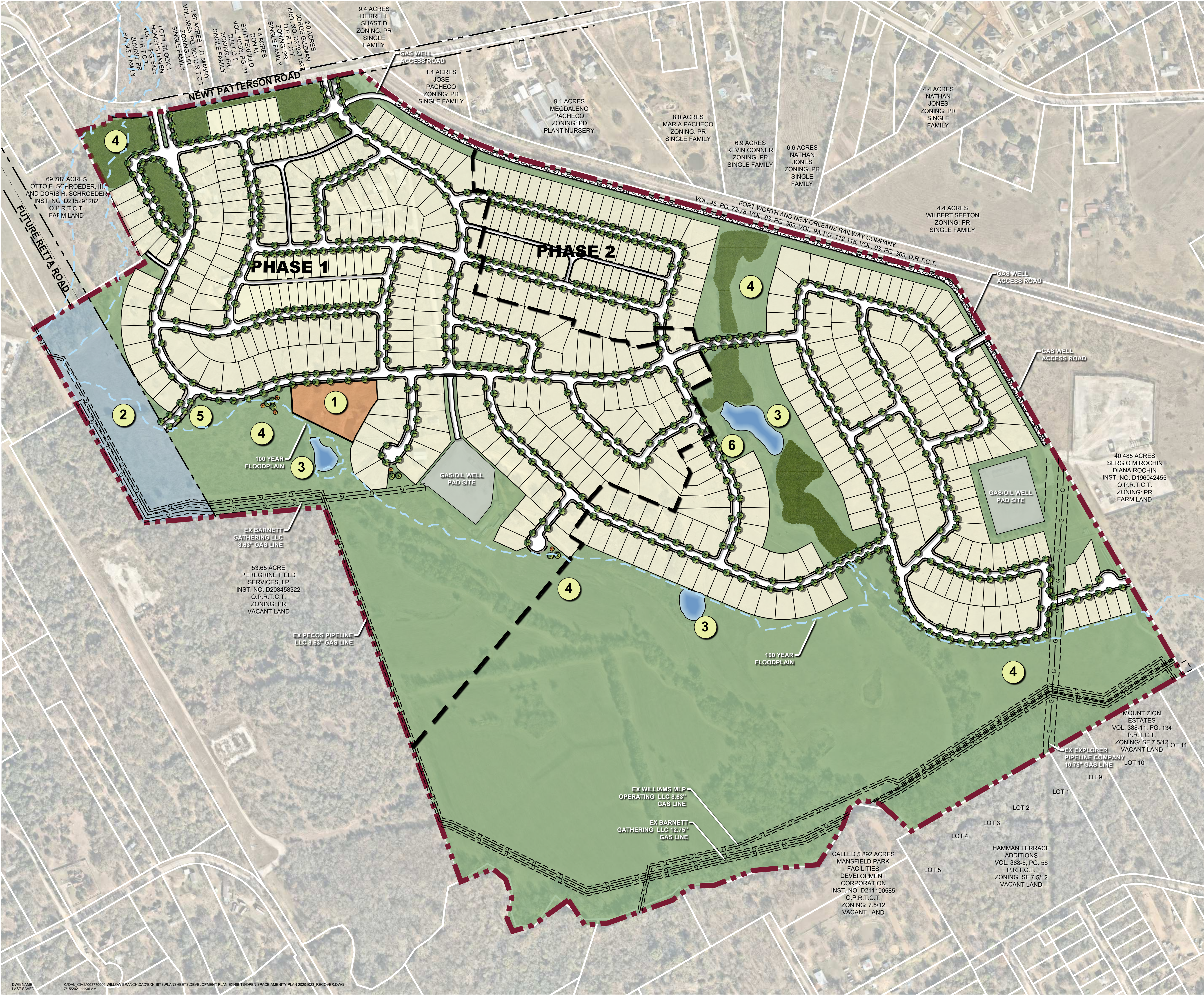




LOCATION MAP
NOT TO SCALE

- Legend:**
- 1. Amenity Center
 - Swimming Pool
 - Open Shade Structure
 - Playground
 - Bathroom Facilities
 - 2. Retta ROW Dedication Zone
 - 3. Existing Pond
 - 4. Common Open Space
 - Disc Golf
 - Soccer Goals
 - 5. Trails/Trailhead - Refer to Exhibit D-3 & Exhibit E
 - 6. Overlook

Existing tree preservation area			
Open Space Acreage Summary	Phase 1	Phase 2	Total
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%

NOTES:

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

Owner:

Minh Tran
1791 Newt Patterson Rd.
Mansfield, TX 76063
817-897-1378
minhtran321@gmail.com

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

Applicant:

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

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

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

Planner:

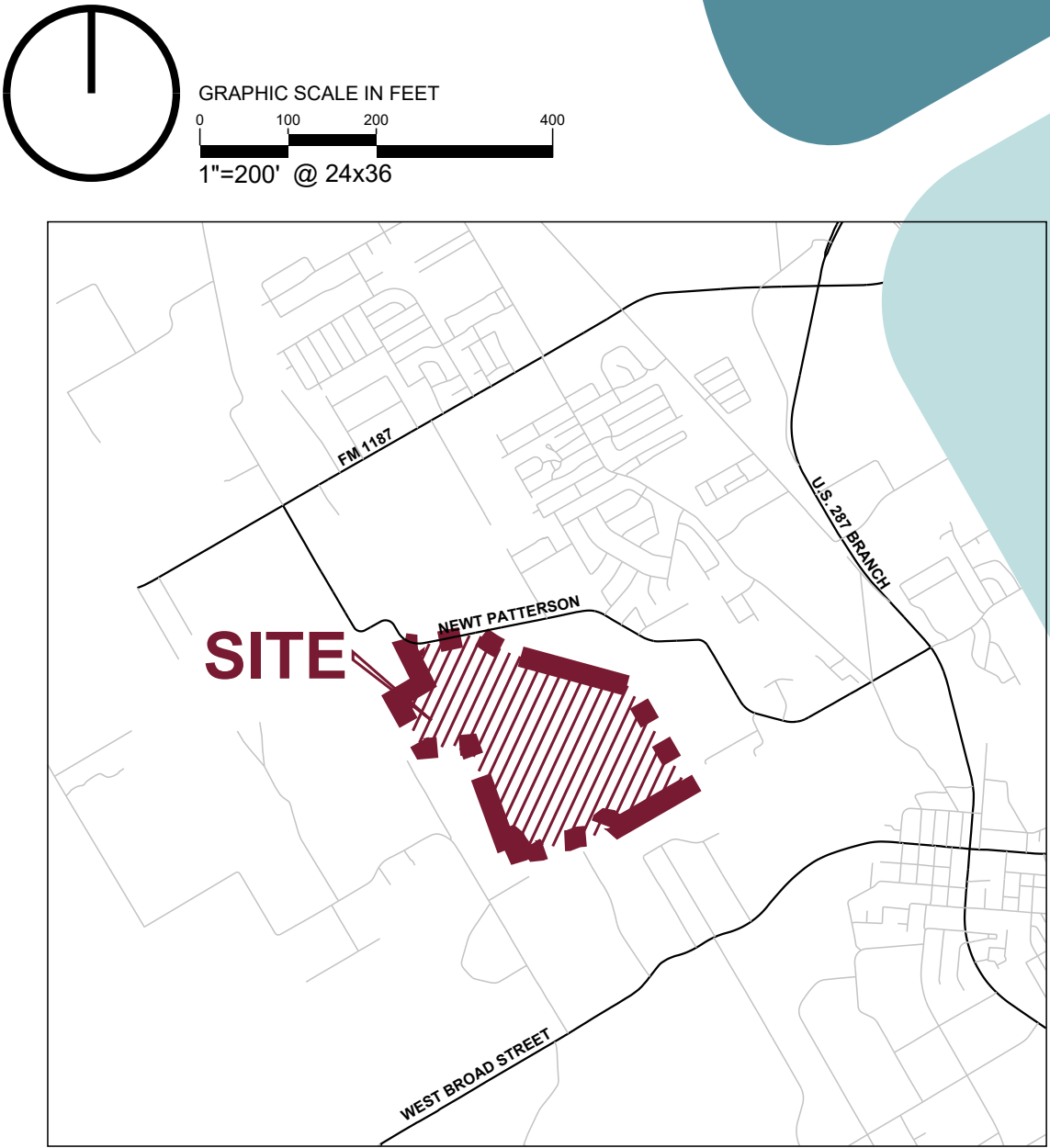
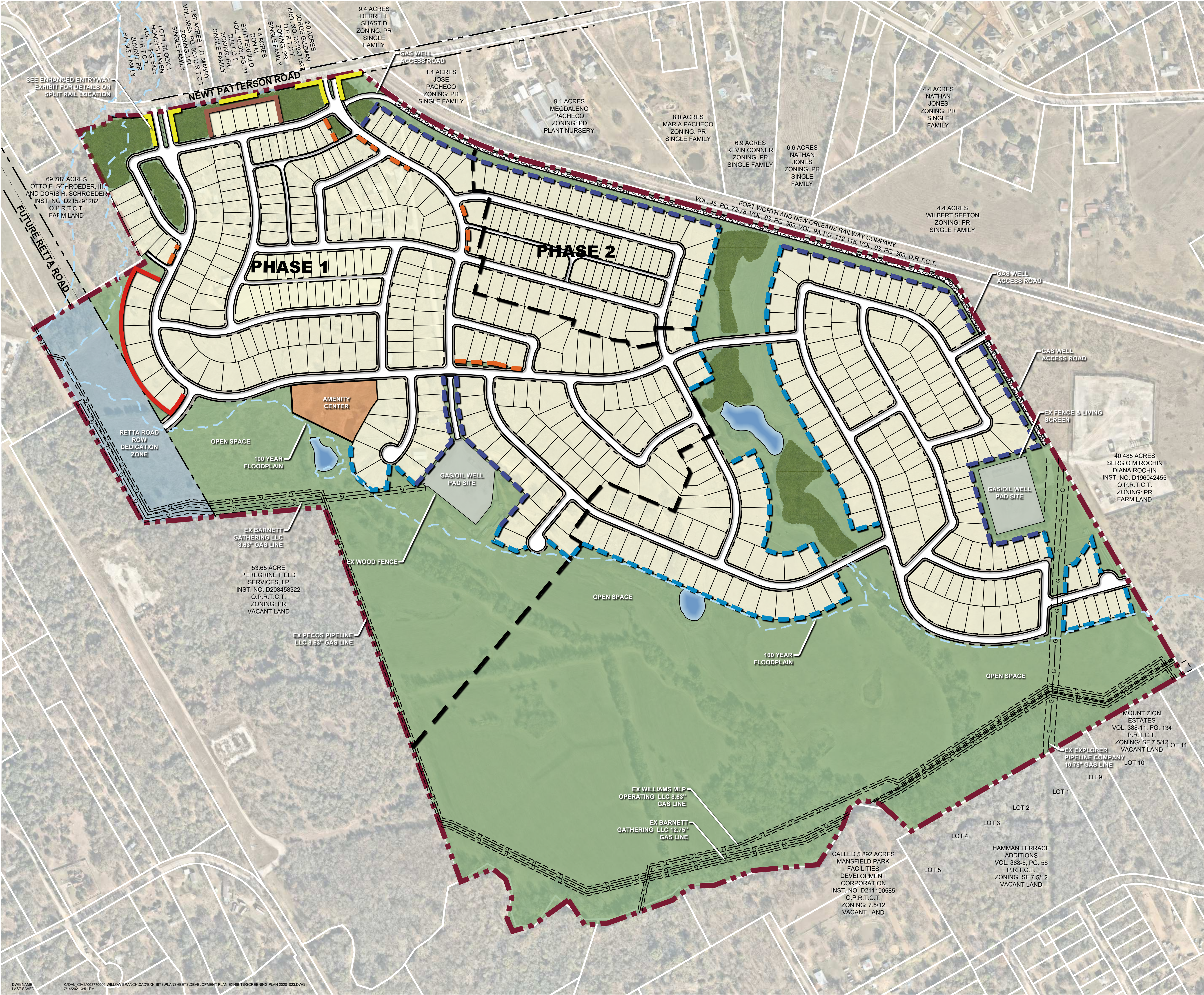
Kimley-Horn & Associates Inc.
13455 Noel Rd. Galleria Tower Two
Dallas, Texas 75240
(972) 770-1300
Contact: Bryce Eckerberger, PE
bryce.eckerberger@kimley-horn.com

ZC#21-004
"EXHIBIT D-1"
OPEN SPACE & AMENITY 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.



LOCATION MAP
NOT TO SCALE

Legend:

- 6' Masonry Screenwall (by Developer)
- 6' Wood Fence w/ Masonry Columns (by Developer)
- 6' Wood Fence w/ Masonry Columns (by Builder)
- 4' Wood Split Rail Fence (by Developer)
- 8' Wood Privacy Fence (By Builder)
- 6' Ornamental Metal Fence (By Builder)

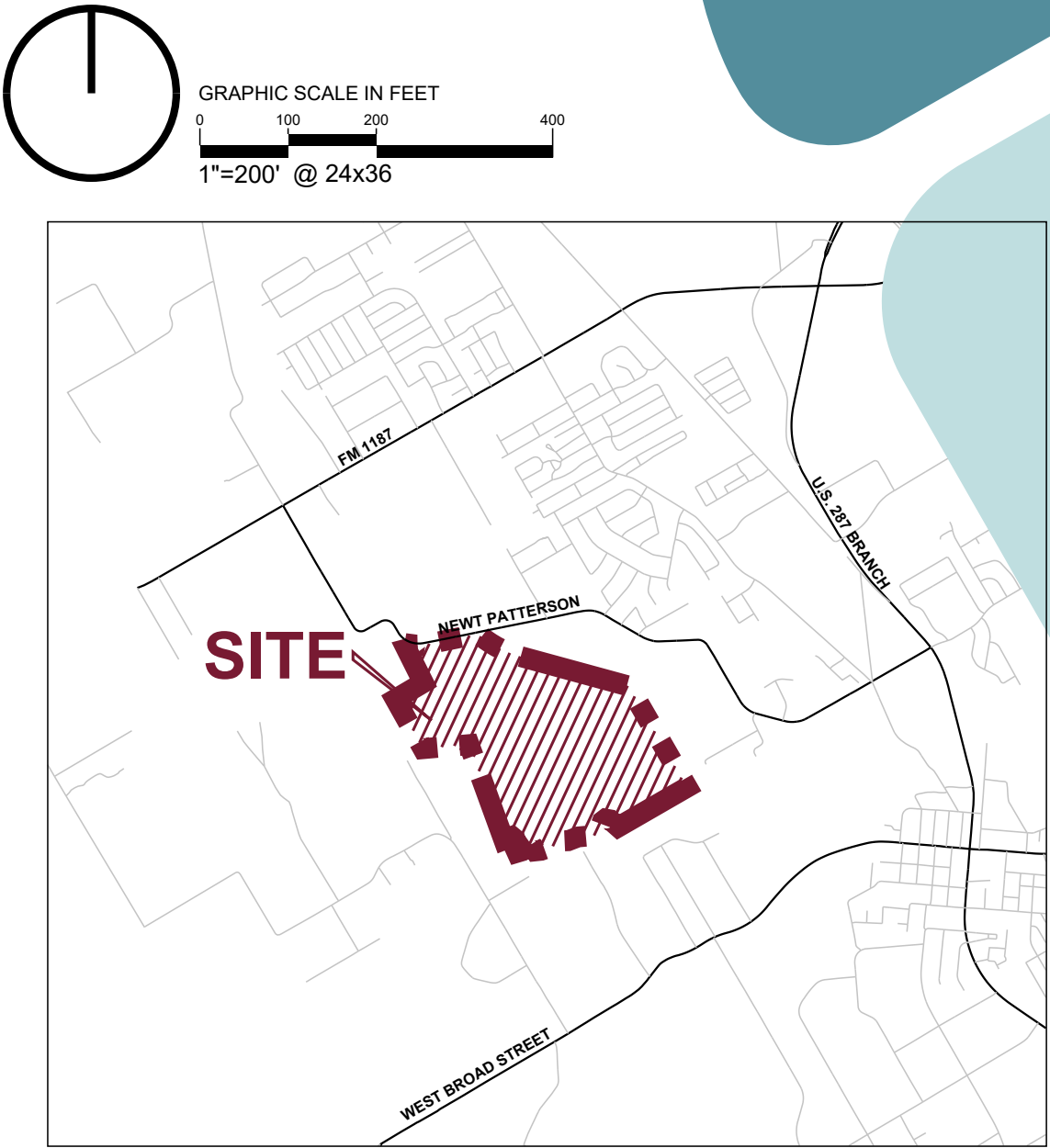
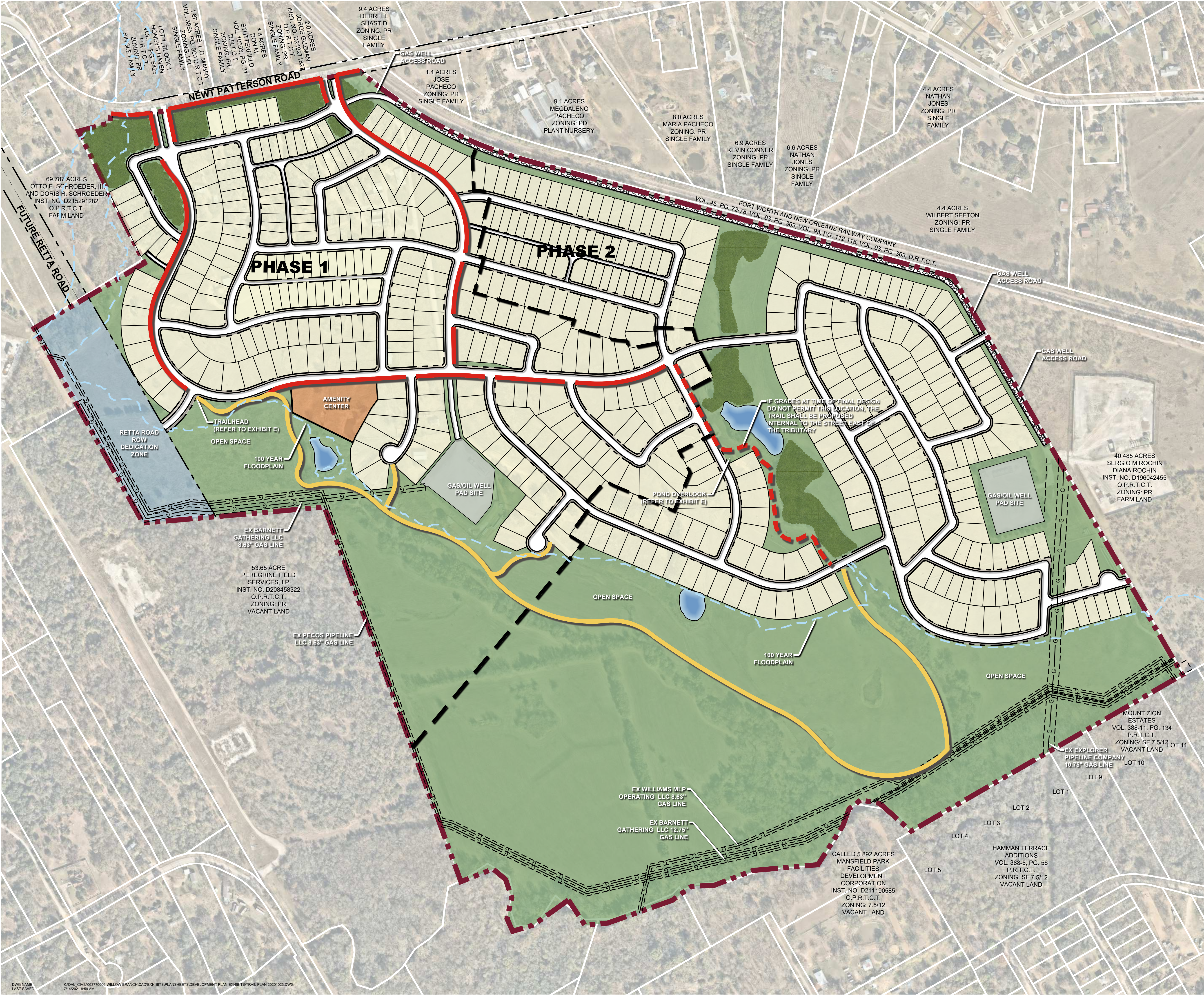
NOTES:
1. THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.

Owner: Minh Tran 1901 Newt Patterson Rd. Mansfield, TX 76063 817-897-1378 minhtran321@gmail.com Gregory Rawdon 11201 County Road 525 Mansfield, TX 76063 817-987-9505 rawdon.greg@gmail.com		Jacob Back, Jr. 1791 Newt Patterson Rd. Mansfield, TX 76063 817-964-7280 jacobcbback@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 Eckerberger, PE bryce.eckerberger@kimley-horn.com

ZC#21-004
"EXHIBIT D-2"
SCREENING 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
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LOCATION MAP
NOT TO SCALE

Legend:

- 6' Trail
- 10' Trail

- NOTES:
- THE FINAL DESIGN FOR WILLOW BRANCH SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPROVEMENTS SHOWN IN THIS EXHIBIT.
 - ALL TRAILS SHALL BE CONCRETE

Owner: Minh Tran 1901 Newt Patterson Rd. Mansfield, TX 76063 817-897-1378 minhtran321@gmail.com Gregory Rawdon 11201 County Road 525 Mansfield, TX 76063 817-987-9505 rawdon.greg@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 Eckerberger, PE bryce.eckerberger@kimley-horn.com	

ZC#21-004
"EXHIBIT D-3"
TRAIL PLAN
Willow Branch
Mansfield, Texas
July 2021

Kimley»Horn

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