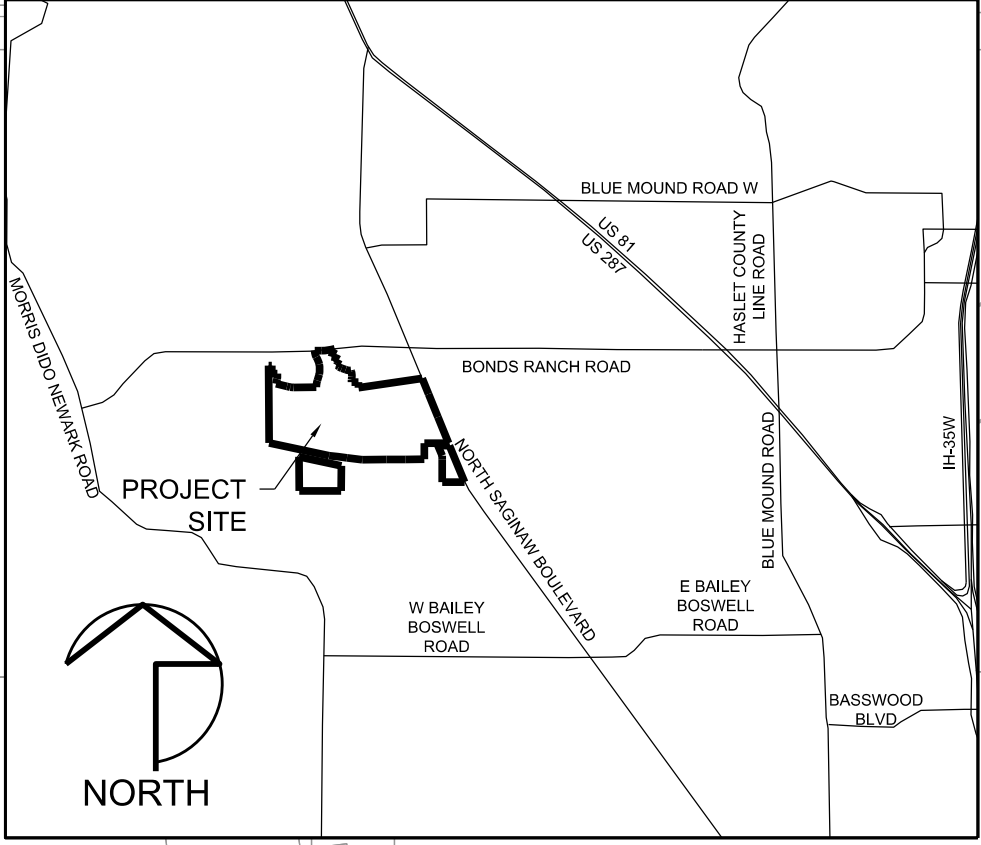
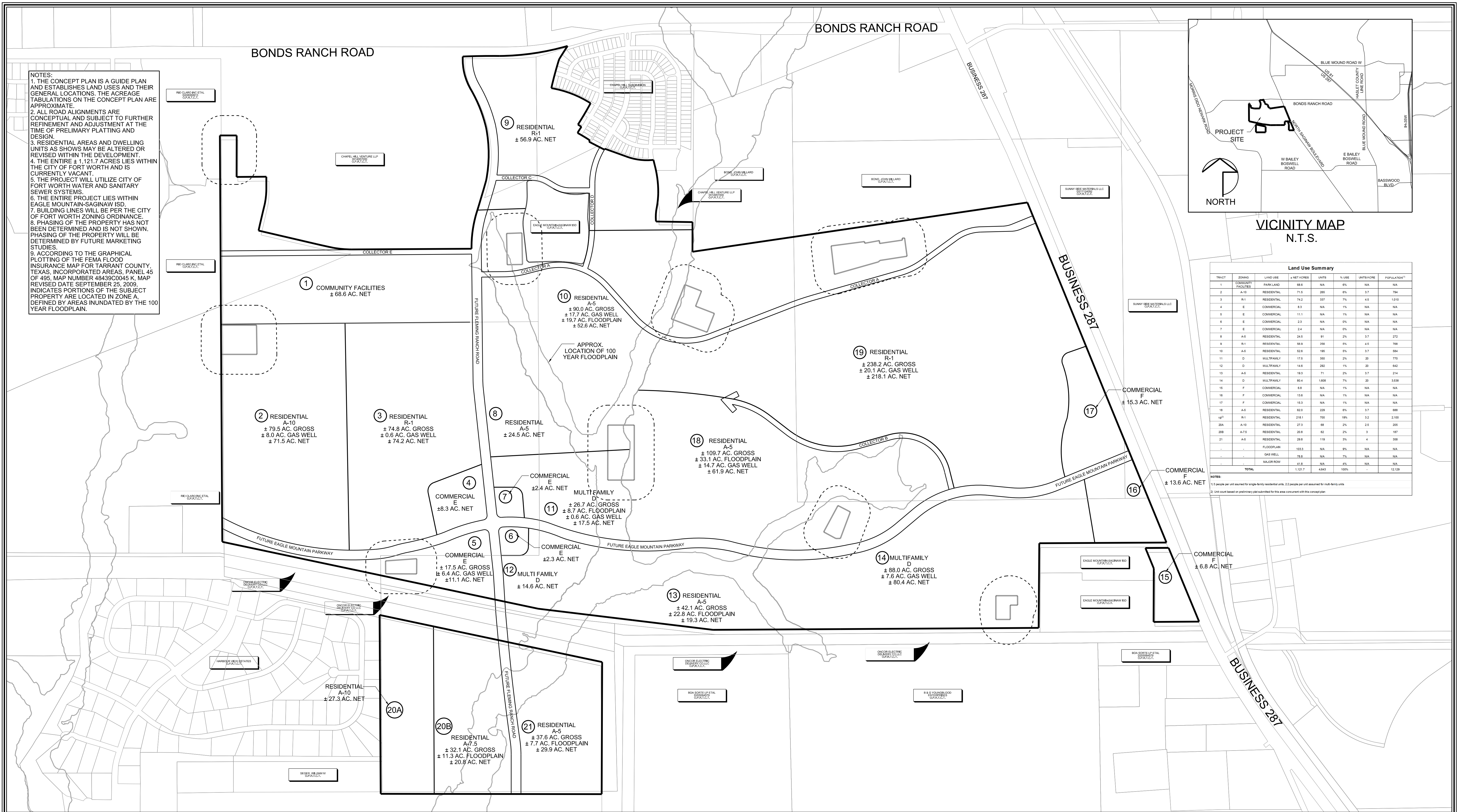


NOTES:
 1. THE CONCEPT PLAN IS A GUIDE PLAN AND ESTABLISHES LAND USES AND THEIR GENERAL LOCATIONS. THE ACREAGE TABULATIONS ON THE CONCEPT PLAN ARE APPROXIMATE.
 2. ALL ROAD ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT AND ADJUSTMENT AT THE TIME OF PRELIMINARY PLATTING AND DESIGN.
 3. RESIDENTIAL AREAS AND DWELLING UNITS AS SHOWN MAY BE ALTERED OR REVISED WITHIN THE DEVELOPMENT.
 4. THE ENTIRE ± 1,121.7 ACRES LIES WITHIN THE CITY OF FORT WORTH AND IS CURRENTLY VACANT.
 5. THE PROJECT WILL UTILIZE CITY OF FORT WORTH WATER AND SANITARY SEWER SYSTEMS.
 6. THE ENTIRE PROJECT LIES WITHIN EAGLE MOUNTAIN-SAGINAW ISD.
 7. BUILDING LINES WILL BE PER THE CITY OF FORT WORTH ZONING ORDINANCE.
 8. PHASING OF THE PROPERTY HAS NOT BEEN DETERMINED AND IS NOT SHOWN. PHASING OF THE PROPERTY WILL BE DETERMINED BY FUTURE MARKETING STUDIES.
 9. ACCORDING TO THE GRAPHICAL PLOTTING OF THE FEMA FLOOD INSURANCE MAP FOR TARRANT COUNTY, TEXAS, INCORPORATED AREAS, PANEL 45 OF 495, MAP NUMBER 48439C0045 K, MAP REVISED DATE SEPTEMBER 25, 2009, INDICATES PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN ZONE A, DEFINED BY AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN.

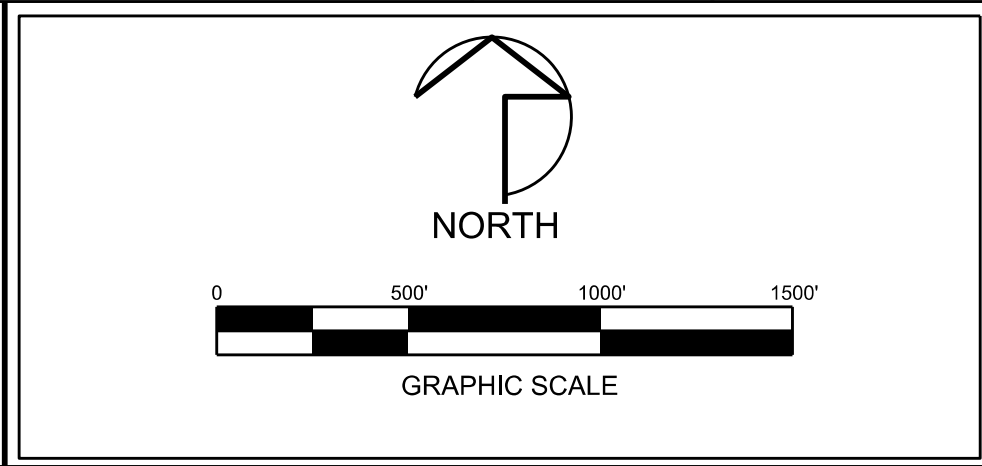


Land Use Summary						
TRACT	ZONING	LAND USE	± NET ACRES	UNITS	± L/USE	POPULATION ¹
1	COMMUNITY FACILITIES	FAIRLAND	68.8	NA	0%	NA
2	A-10	RESIDENTIAL	71.5	292	0%	3.7
3	R-1	RESIDENTIAL	74.2	337	7%	4.6
4	E	COMMERCIAL	8.3	NA	1%	NA
5	E	COMMERCIAL	11.1	NA	1%	NA
6	E	COMMERCIAL	2.3	NA	0%	NA
7	E	COMMERCIAL	2.4	NA	0%	NA
8	A-5	RESIDENTIAL	24.5	91	2%	3.7
9	R-1	RESIDENTIAL	68.9	358	0%	4.6
10	A-5	RESIDENTIAL	62.8	195	0%	3.7
11	D	MULTIFAMILY	17.5	350	2%	20
12	D	MULTIFAMILY	14.6	292	1%	20
13	A-5	RESIDENTIAL	19.3	71	2%	3.7
14	D	MULTIFAMILY	80.4	1,608	7%	20
15	F	COMMERCIAL	6.8	NA	1%	NA
16	F	COMMERCIAL	13.6	NA	1%	NA
17	F	COMMERCIAL	15.3	NA	1%	NA
18	A-5	RESIDENTIAL	62.0	229	0%	3.7
19 ²	R-1	RESIDENTIAL	218.1	700	19%	3.2
20A	A-10	RESIDENTIAL	27.3	68	2%	2.6
20B	A-7.5	RESIDENTIAL	20.8	62	2%	3
21	A-5	RESIDENTIAL	29.8	119	3%	4
-	-	FLOODPLAIN	193.3	NA	0%	NA
-	-	GAS WELL	78.8	NA	7%	NA
-	-	MAJOR ROAD	41.8	NA	0%	NA
TOTAL			1,121.7	4,843	100%	12,128

NOTES:
 1: 1.5 people per unit assumed for single-family residential units; 2.2 people per unit assumed for multi-family units.
 2: Unit count based on preliminary plat submitted for this area concurrent with this concept plan.



PROJECT NO.	MER18001
FILE PATH	G:\JOB\MER18001_Chapel_Hill\Master Dev\Entitlements\Concept Plan
DRAWN BY	MRB
REVIEWED BY	NVT
DATE	MAY 9, 2019
DATE	REVISIONS



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**A CONCEPT PLAN FOR
 ±1,021.7 ACRES AT
 CHAPEL HILL**