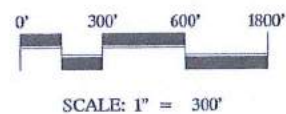


VICINITY MAP



NOTE:

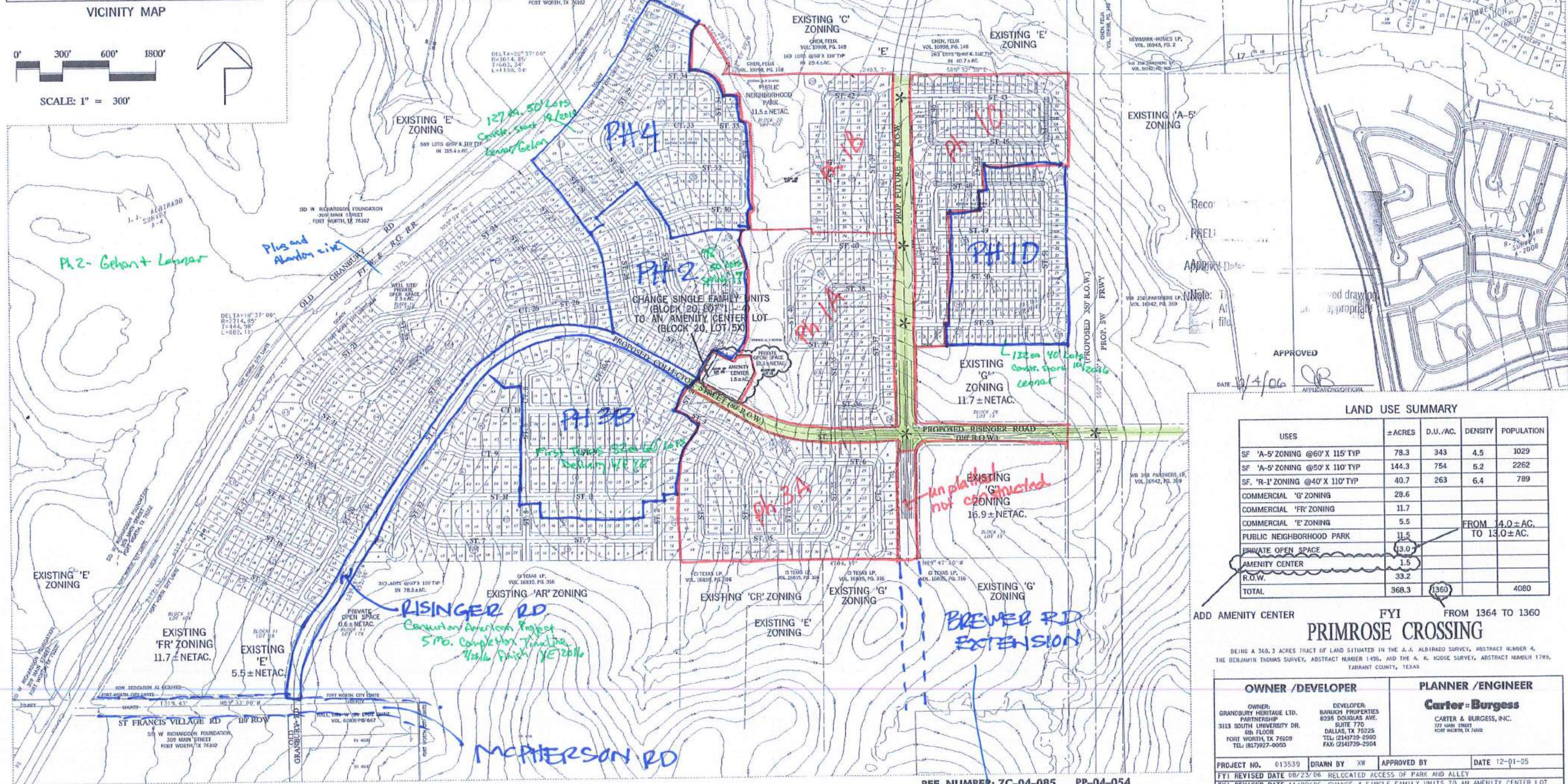
- THE PROPERTY IS WITHIN THE CITY OF FORT WORTH CORPORATE LIMITS.
- PROPOSED UTILITY EASEMENT ALONG THE FRONT OF UNITS WILL BE SHOWN ON FINAL PLAT.
- CITY OF FORT WORTH WATER AND SEWER.
- PRIVATE OPEN SPACE WILL BE MAINTAINED BY HOA.
- EXISTING 'A-5', 'R-1', 'G', 'FR', 'E' ZONING.

BLOCK CALCULATIONS:

- P.P. HAS TOTAL 99 BLOCKS — 99 BLOCKS X 20% = 19 BLOCKS TO BE ALLOWED LESS THAN 500' MIN.
- P.P. HAS 17 BLOCKS ARE LESS THAN 500' MIN.
- LOCATION OF SHORT BLOCK

Record Approved FYI (+ Block #s) 1/9/07
 PRELIMINARY PLAT PP 04054
 Approval Date: 12/4/06

Note: This is an ORIGINAL approved drawing. After use, please return to appropriate file.



APPROVED
 DATE: 12/4/06
 APPLICATION: ZC-04-085

LAND USE SUMMARY

USES	± ACRES	D.U./AC.	DENSITY	POPULATION
SF 'A-5' ZONING @60' X 115' TYP	78.3	343	4.5	1029
SF 'A-5' ZONING @50' X 110' TYP	144.3	754	5.2	2262
SF 'R-1' ZONING @40' X 110' TYP	40.7	263	6.4	789
COMMERCIAL 'G' ZONING	28.6			
COMMERCIAL 'FR' ZONING	11.7			
COMMERCIAL 'E' ZONING	5.5			
PUBLIC NEIGHBORHOOD PARK	11.5			FROM 14.0 ± AC. TO 13.0 ± AC.
PRIVATE OPEN SPACE	3.0			
AMENITY CENTER	1.5			
R.O.W.	33.2			
TOTAL	368.3	1360		4080

ADD AMENITY CENTER FYI FROM 1364 TO 1360
PRIMROSE CROSSING

BEING A 368.3 ACRES TRACT OF LAND SITUATED IN THE J.J. ALBRADO SURVEY, ABSTRACT NUMBER 4, THE BENJAMIN THOMAS SURVEY, ABSTRACT NUMBER 1496, AND THE A. H. HOODE SURVEY, ABSTRACT NUMBER 1789, TARRANT COUNTY, TEXAS

OWNER / DEVELOPER
 GRANDBURY HERITAGE LTD. PARTNERSHIP
 3113 SOUTH UNIVERSITY DR. 8th FLOOR
 FORT WORTH, TX 76109
 TEL: (817)927-0000

DEVELOPER
 BARUCH PROPERTIES
 8235 DOUGLAS AVE. SUITE 770
 DALLAS, TX 75225
 TEL: (214)732-2900
 FAX: (214)732-2904

PLANNER / ENGINEER
Carter & Burgess
 CARTER & BURGESS, INC.
 777 MAIN STREET
 FORT WORTH, TX 76102

PROJECT NO. 013539 DRAWN BY XW APPROVED BY DATE 12-01-05
 FYI REVISED DATE 08/23/06 RELOCATED ACCESS OF PARK AND ALLEY
 FYI REVISED DATE 11/09/06 CHANGE 4 SINGLE FAMILY UNITS TO AN AMENITY CENTER LOT

REF. NUMBER: ZC-04-085 PP-04-054

12-18 Mar