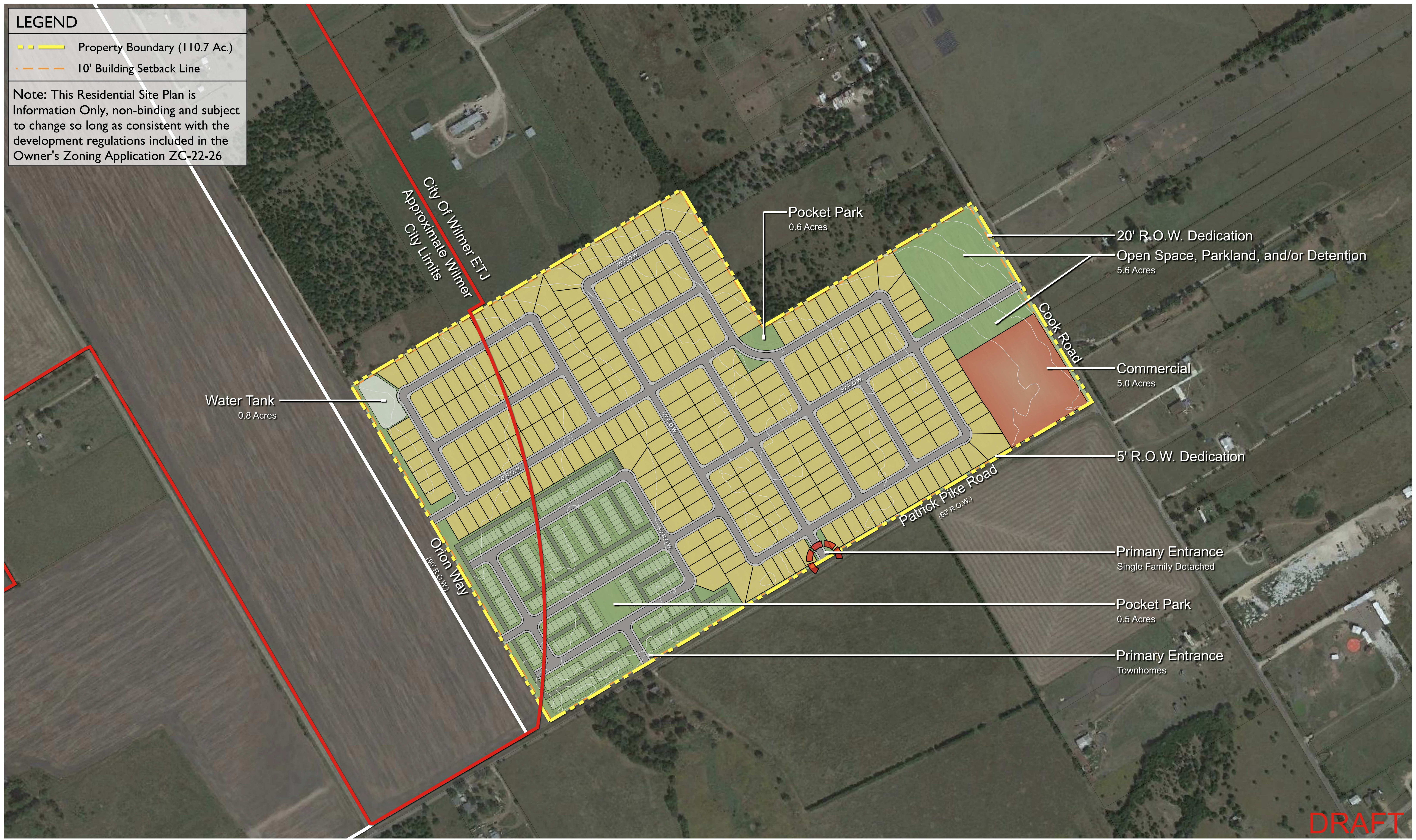


**LEGEND**

- Property Boundary (110.7 Ac.)
- 10' Building Setback Line

Note: This Residential Site Plan is Information Only, non-binding and subject to change so long as consistent with the development regulations included in the Owner's Zoning Application ZC-22-26



**DRAFT**

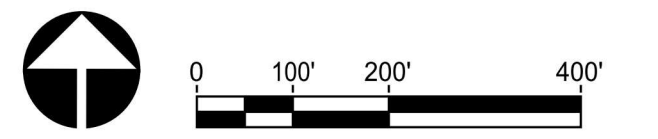
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Aerial Photography: 2021  
Contour Interval: 2ft.



**WILMER TRACT • ILLUSTRATIVE RESIDENTIAL SITE PLAN - A3**

📍 Wilmer, TX  
📅 December 12, 2023  
# 22004582  
👤 Bill Olson / Real Estate AAA

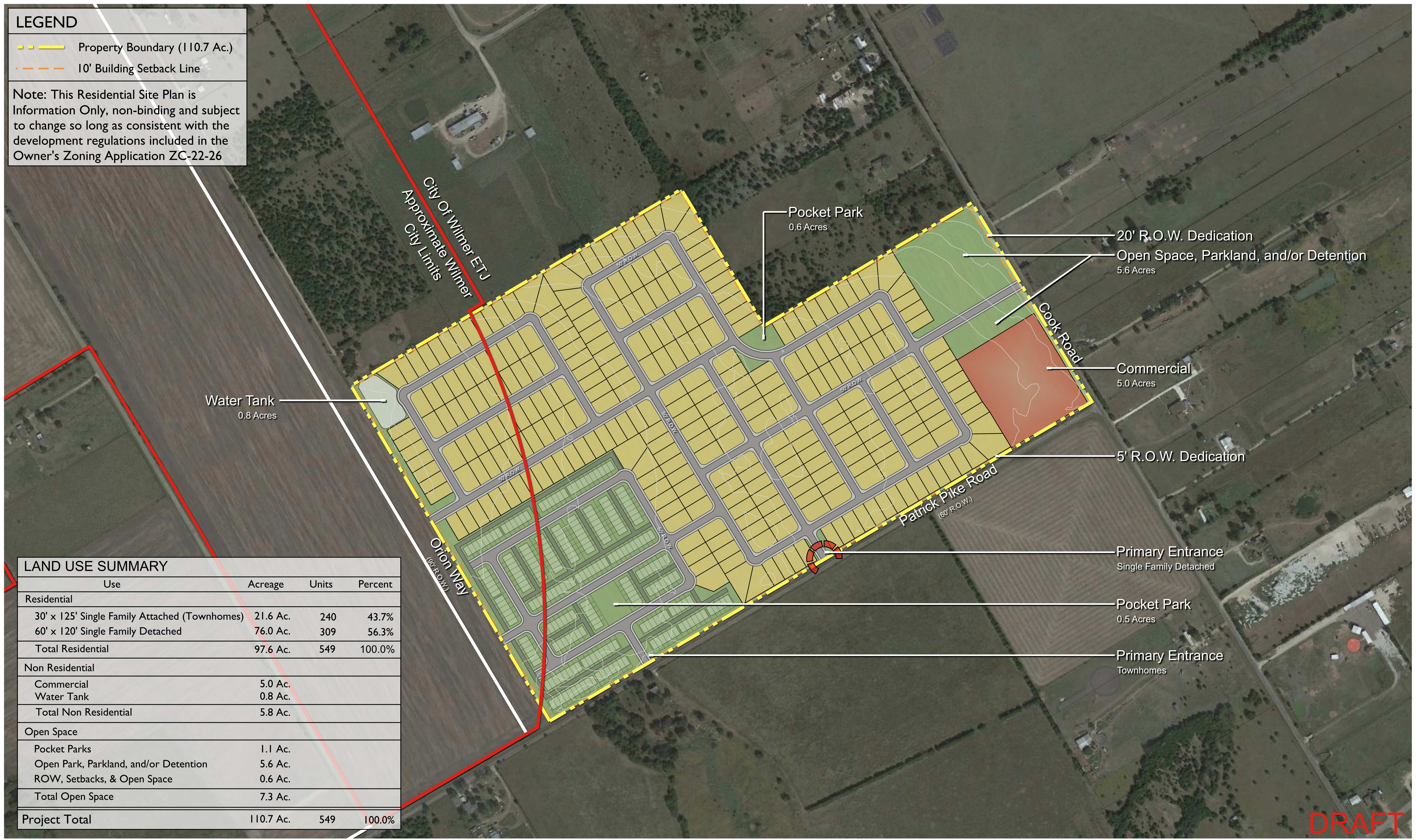


PROPRIETARY & CONFIDENTIAL INFORMATION  
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.  
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**LEGEND**

- Property Boundary (110.7 Ac.)
- 10' Building Setback Line

Note: This Residential Site Plan is Information Only, non-binding and subject to change so long as consistent with the development regulations included in the Owner's Zoning Application ZC-22-26



**LAND USE SUMMARY**

Use	Acreage	Units	Percent
<b>Residential</b>			
30' x 125' Single Family Attached (Townhomes)	21.6 Ac.	240	43.7%
60' x 120' Single Family Detached	76.0 Ac.	309	56.3%
<b>Total Residential</b>	<b>97.6 Ac.</b>	<b>549</b>	<b>100.0%</b>
<b>Non Residential</b>			
Commercial	5.0 Ac.		
Water Tank	0.8 Ac.		
<b>Total Non Residential</b>	<b>5.8 Ac.</b>		
<b>Open Space</b>			
Pocket Parks	1.1 Ac.		
Open Park, Parkland, and/or Detention	5.6 Ac.		
ROW, Setbacks, & Open Space	0.6 Ac.		
<b>Total Open Space</b>	<b>7.3 Ac.</b>		
<b>Project Total</b>	<b>110.7 Ac.</b>	<b>549</b>	<b>100.0%</b>

**DRAFT**

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Contour Interval: 2ft.