

**Property Summary**

Ponderosa Right of Way (ROW)	3.5	2.9%
Commercial	27.4	22.5%
Multi-Family	12.6	10.3%
Flex - Commercial or Multi-Family	12.0	9.9%
Residential 4-Plex (4 units/building)	10.6	8.7%
Open Space, Detention & Flood Plain	24.0	19.7%
Net Residential Area	31.9	26.1%
Total	122.0	

**Open Space Summary**

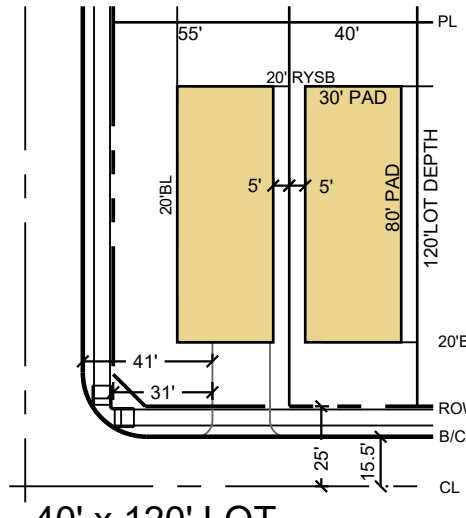
Open Space	24.0
Single Family Detached Area	55.9
Total Percentage of Open Space	43.0%

**Lot Summary**

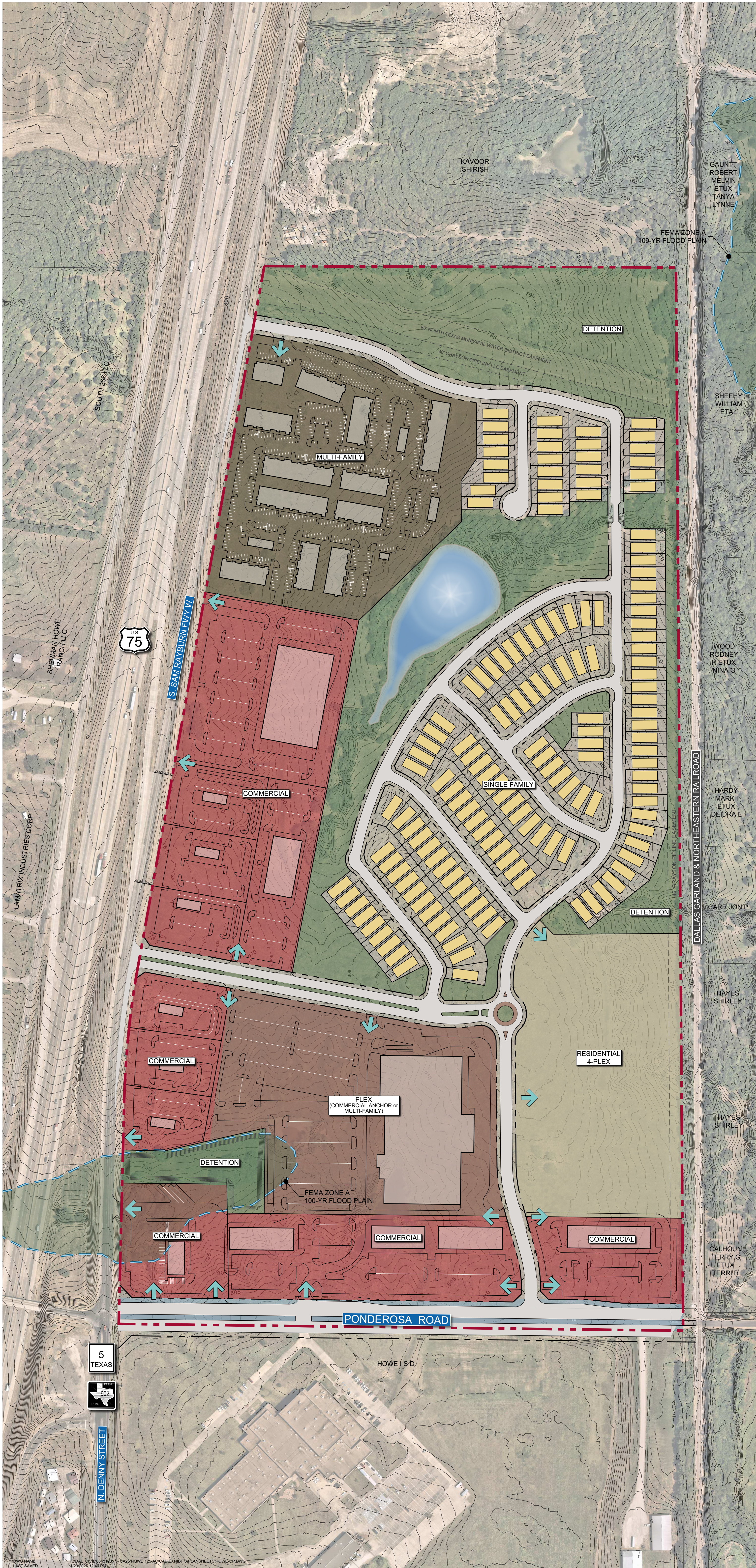
40' Lots	153	100.0%
Total Lots	153	

**Density Summary**

Gross	1.3
Single Family Net	2.7

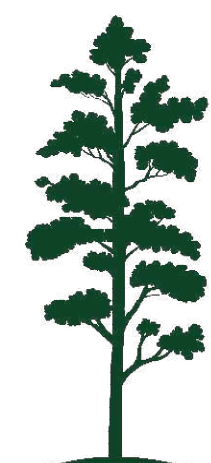


40' x 120' LOT



- NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
  2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
  3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025.

**CONCEPT PLAN**



**PONDEROSA POINT**

Howe, Texas

January 2025



13450 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, TX 75240  
P: 972-710-1300 F: 972-238-8830  
State of Texas Registration No. F-028