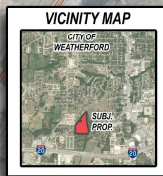


UNIT TABULATION	
4-UNIT BLDGS (21)	84 UNITS
6-UNIT BLDGS (20)	120 UNITS
<b>TOTAL (41 BLDGS)</b>	<b>204 UNITS</b>



LEGEND	
	SUBJECT PROPERTY
	RIGHT OF WAY
	OVER HEAD ELECTRIC
	WATER / UTILITY LINE
	EASEMENTS
	PONDS & STREAMS



**Westwood**  
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**SENIOR CENTER FACILITIES**  
 CONCEPTUAL SITE PLAN  
 WEATHERFORD-Texas

0' 80' 160' 240'  
  
 GRAPHIC SCALE  
 This plan is conceptual in nature and is subject to change. The concept may not necessarily reflect the project as it will be fully developed.  
 JANUARY 2025

10/20/2025 Senior Center Facilities Conceptual Site Plan (CSP) - WEATHERFORD, TEXAS

A vibrant 62+ community located on 31 acres in Weatherford serving Parker and surrounding counties by providing much-needed, premium, affordable housing and care for our underserved residents. We will partner with local churches, businesses, non-profit organizations and Weatherford College students to provide support to our residents/clients through weekly activities such as health screenings, free haircuts, bible studies, community gardening, pickle ball, senior outings, food trucks and game days. We aim to honor our heritage and those that have laid the foundation of Parker County so our seniors don't have to leave this community to receive quality housing & care they can afford.

- Housing\*
  - 41 buildings with 204 units
    - 21 Quadruplexes with carports/garages
    - 20 Sixplexes with carports/garages
    - Approximately 122 one-bedroom, 940 square feet, ADA accessible units with rents ranging from \$385-\$1386 (average \$985), subject to average median income
    - Approximately 82 two-bedroom 1176 square feet, ADA accessible units with rents ranging from \$460-\$1662 (average \$1181), subject to average median income
  - Amenities
    - Club House
      - Gathering Room
      - Fitness Center
      - Kitchenette
      - Card Room/Sewing Room/Library
      - Wading Pool
    - Pickle Ball Courts
    - Community Garden
    - Walking Paths
    - Walking/Golf Cart distance to Senior Community Center, Day Care Center, Assisted Living Facility (ALF)
- Community Center
  - Serving seniors
  - Providing full-day, independent activities

- Agape Adult Day Care Center
  - Serving the elderly and adults with disabilities
  - Designed for those that cannot be left unattended
  - Trained, compassionate caregiving with fun activities, nutritious meals and fellowship
  - Benefits:
    - Avoids caregiver burnout and provides additional support for caregivers
    - Affordable-1/2 the cost of in-home care
    - Increases socialization
    - Increases nutrition intake
- Agape Assisted Living Facility
  - Comfortable, inviting, small homelike setting
  - Serving 20-24 residents with 1:4 caregiver to resident ratio
  - More affordable than the average ALF
  - Medicare/Medicaid doesn't pay
- Hospice House
  - Peaceful, homelike setting designed to accommodate the unique needs of patients at the end of life while supporting their families and loved ones.

\*Unit mix of 1- and 2-bedroom homes subject to change

\*\* Adult Day Care Center and Assisted Living Facility operated by Agape Care of Texas, Inc. (a nonprofit 501(c)(3) organization) to provide quality, affordable care while involving all age members of the community to enrich the lives of those we serve







