

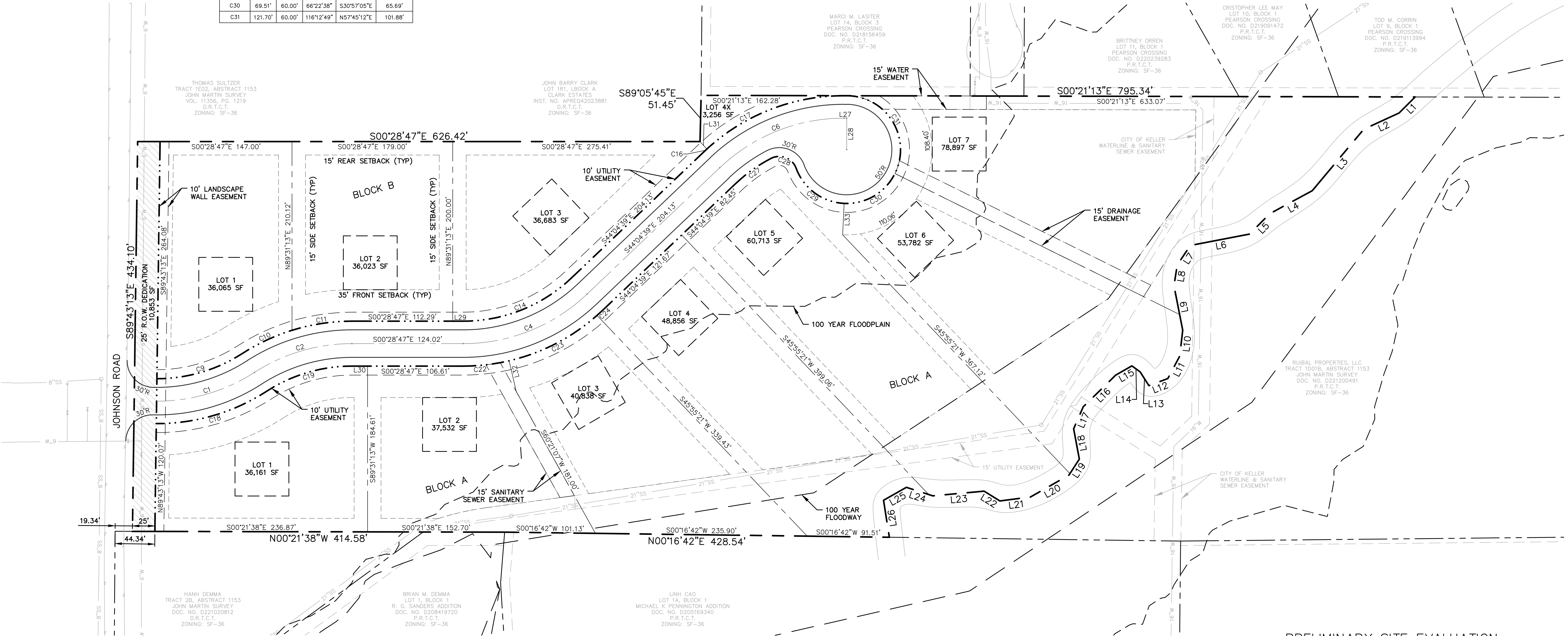
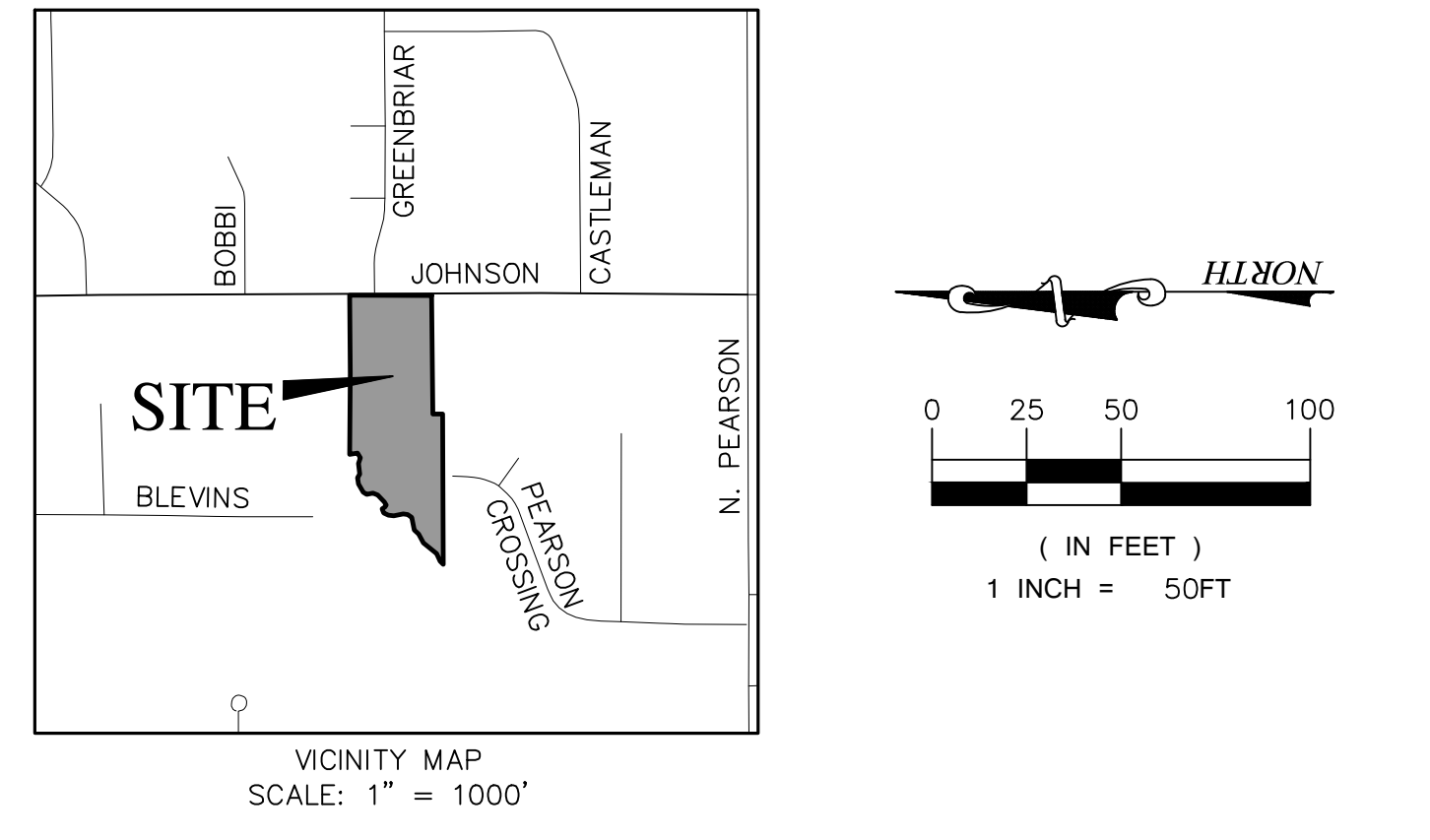
LINE #	LENGTH	BEARING
L1	25.24'	N45°22'31"W
L2	43.33'	N251°3'06"W
L3	89.35'	N50°29'17"W
L4	53.95'	N28°54'47"W
L5	31.60'	N45°59'28"W
L6	67.31'	N11°21'16"W
L7	26.16'	N56°35'59"W
L8	23.30'	N81°13'01"W
L9	50.61'	S78°25'00"W
L10	28.89'	N84°06'57"W
L11	28.45'	N62°34'10"W
L12	22.56'	N21°00'58"W
L13	18.20'	N57°04'49"E
L14	11.39'	N35°24'45"E
L15	20.83'	N30°19'39"W
L16	50.24'	N44°45'09"W
L17	26.82'	N66°44'51"W

LINE #	LENGTH	BEARING
L18	34.44'	S78°56'03"W
L19	21.28'	N57°23'21"W
L20	49.22'	N30°09'29"W
L21	34.41'	N07°44'55"W
L22	20.64'	N31°17'10"E
L23	57.38'	N05°41'56"W
L24	30.95'	N17°26'40"E
L25	29.24'	N30°09'07"W
L26	41.64'	S80°36'53"W
L27	3.04'	S00°21'13"E
L28	35.00'	S89°38'47"W
L29	11.73'	S00°28'47"E
L30	17.41'	S00°28'47"E
L31	11.30'	N46°54'37"E
L32	35.00'	S76°24'20"W
L33	35.00'	N87°45'46"W

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	115.17'	200.00'	32°59'40"	S16°51'28"E	113.59'
C2	114.76'	200.00'	32°52'31"	S16°55'02"E	113.19'
C4	152.18'	200.00'	43°35'52"	S22°16'43"E	148.54'
C6	152.62'	200.00'	43°43'26"	S22°12'56"E	148.95'
C9	100.50'	175.00'	32°54'10"	S16°54'12"E	99.12'
C10	61.37'	225.00'	15°37'42"	S25°32'26"E	61.18'
C11	67.73'	225.00'	17°14'49"	S09°06'11"E	67.47'
C14	133.16'	175.00'	43°35'52"	S22°16'43"E	129.97'
C16	3.88'	225.00'	0°59'16"	S43°35'01"E	3.88'
C17	170.87'	225.07'	43°29'52"	S21°20'26"E	166.80'
C18	129.85'	225.00'	33°03'56"	S16°49'20"E	128.05'
C19	100.41'	175.00'	32°52'31"	S16°55'02"E	99.04'
C22	51.50'	225.00'	13°06'53"	S07°02'13"E	51.39'
C23	111.38'	225.00'	28°21'44"	S27°46'32"E	110.24'
C24	8.33'	225.00'	2°07'14"	S43°01'01"E	8.33'
C27	49.01'	175.00'	16°02'49"	S36°03'14"E	48.85'
C28	34.00'	20.00'	97°23'32"	S20°39'56"W	30.05'
C29	70.29'	60.00'	67°07'28"	S35°47'58"W	66.34'
C30	69.51'	60.00'	66°22'38"	S30°57'05"E	65.69'
C31	121.70'	60.00'	116°12'49"	N57°45'12"E	101.88'

SITE DATA	
NUMBER OF LOTS	10 RESIDENTIAL 1 OPEN SPACE
NUMBER OF LOTS PER ZONING CATEGORY	11
TOTAL ACERAGE	12.21 ACRES
MINIMUM LOT SIZE	36,000 SF
MINIMUM DWELLING UNIT SIZE	2,400 SF
DENSITY PER ACRE	0.90 LOTS/ACRES

- NOTES:
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- REQUESTED VARIANCES:
- TO ALLOW LOT 1, BLOCK A FOR AN AVERAGE DEPTH OF 152.34' IN LIEU OF THE REQUIRED 200'.
  - TO ALLOW LOTS 2, 3, AND 5, BLOCK A FOR A LOT WIDTH OF 130' IN LIEU OF THE REQUIRED 140'.
  - TO ALLOW LOTS 6 AND 7, BLOCK A FOR A LOT WIDTH OF 105' IN LIEU OF THE REQUIRED 140'.
  - TO ALLOW LOTS 6 AND 7, BLOCK A FOR A FRONT SETBACK OF 35' IN LIEU OF THE REQUIRED 40'.
  - TO ALLOW LOT 6, BLOCK A FOR A WIDTH AT THE FRONT YARD SETBACK OF 110.06' IN LIEU OF THE REQUIRED 120'.
  - TO ALLOW LOT 7, BLOCK A FOR A WIDTH AT THE FRONT YARD SETBACK OF 108.40' IN LIEU OF THE REQUIRED 120'.



PRELIMINARY SITE EVALUATION APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY SITE EVALUATION APPROVED BY THE CITY OF KELLER CITY COUNCIL FOR THE PREPARATION OF A FINAL PLAT

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:  
FOUNDERS DEVELOPMENT COMPANY, LP  
6449 NORTHPORT DRIVE  
DALLAS, TEXAS 75230  
(817) 480-9904  
CONTACT: CARY CLARKE

ENGINEER:  
REDINGER GROUP, LLC  
P.O. BOX 93206  
SOUTHLAKE, TEXAS 76092  
PHONE: (817) 253-5727-6210  
CONTACT: CLAYTON REDINGER

PRELIMINARY SITE EVALUATION  
OF  
**WINDING CREEK**  
10 RESIDENTIAL LOTS & 1 OPEN SPACE LOT  
JOHN MARTIN SURVEY  
ABSTRACT NO. 1153, TRACTS 1D & 1D01  
IN THE  
CITY OF KELLER, TARRANT COUNTY, TEXAS  
BEING  
12.21 ACRES  
EXISTING ZONING: SF-36  
PROPOSED ZONING: SF-36  
PREPARED: AUGUST 2022