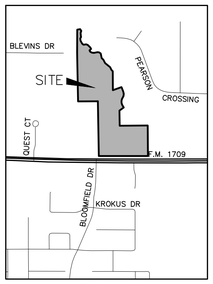
NORTH

0 30 60 120

(IN FEET)
1 INCH = 60 FT



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

ZONING AREA A

ZONING AREA B

SANDY LE
1875 KELLER PARKWAY
TR. 1F1 & 1K1, ABS. 1153
JOHN MARTIN SURVEY
INST. NO. D209195284
P.R.T.C.T.
ZONING: SF-36

JEFFREY W. AGOLD
1916 PEARSON CROSSING
LOT 5, BLOCK 1
PEARSON CROSSING
INST. NO. D213125390
P.R.T.C.T.
ZONING: SF-36

ERIC LETZ
1912 PEARSON CROSSING
LOT 6, BLOCK 1
PEARSON CROSSING
INST. NO. D217137557
P.R.T.C.T.
ZONING: SF-36

DONALD E DINGER JR
1908 PEARSON CROSSING
LOT 7, BLOCK 1
PEARSON CROSSING
VOL. 12723, PG. 1738
INST. NO. 127230001738
D.R.T.C.T.
ZONING: SF-36

CHRISTIAN SANCHEZ
1904 PEARSON CROSSING
LOT 8, BLOCK 1
PEARSON CROSSING
INST. NO. D213306746
D.R.T.C.T.
ZONING: SF-36

TOD M. CORRIN
1850 PEARSON CROSSING
LOT 9, BLOCK 1
PEARSON CROSSING
INST. NO. D219113994
D.R.T.C.T.
ZONING: SF-36

CHRISTOPHER LEE MAY
1846 PEARSON CROSSING
LOT 10, BLOCK 1
PEARSON CROSSING
INST. NO. D219091479
D.R.T.C.T.
ZONING: SF-36

BRITTNEY ORREN
1838 PEARSON CROSSING
LOT 11, BLOCK 1
PEARSON CROSSING
INST. NO. D220239283
D.R.T.C.T.
ZONING: SF-36

DEVANE CLARKE PARTNERSHIP, LTD.
1816 JOHNSON ROAD
TRACT 1D01, ABSTRACT 1153
JOHN MARTIN SURVEY
INST. NO. D213097985
D.R.T.C.T.
ZONING: SF-36

LINH CAO
1721 BLEVINS LANE
LOT 1A, BLOCK 1
MICHAEL K. PENNINGTON ADDITION
INST. NO. D205169340
D.R.T.C.T.
ZONING: SF-36

HUSAM R. ARAFAT
1738 BLEVINS LANE
TRACT 4A
BONE ADDITION
INST. NO. D204117274
D.R.T.C.T.
ZONING: SF-36

GREATER KELLER WOMEN'S CLUB
FOUNDATION
1775 KELLER PARKWAY
LOT 1, BLOCK A
BOWDEN EVENT CENTER ADDN
DOC NO. D216075961
P.R.T.C.T.
ZONING: R - RETAIL

RED MILL TEXAS LLC
1807 KELLER PARKWAY
LOT 3R2, BLOCK A
BOWDEN EVENT CENTER ADDN
DOC NO. D221242079
P.R.T.C.T.
ZONING: R - RETAIL

KELLER PARKWAY
120' RIGHT-OF-WAY

DRAINAGE EASEMENT
DRAINAGE & UTILITY EASEMENT
10' UTILITY EASEMENT
10' SEWER EASEMENT
10' UTILITY EASEMENT
10' UTILITY EASEMENT

OWNER/APPLICANT:
RUIBAL PROPERTIES, LLC
1823 KELLER PARKWAY
KELLER, TEXAS 76248
PHONE: (817) 431-9490
CONTACT: ED RUIBAL

PLANNER:
SAGE GROUP, INC.
1130 N. CARROLL AVE., STE. 200
SOUTHLAKE, TEXAS 76092
PHONE: (817) 424-2626
CONTACT: CURTIS YOUNG

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

ZONING EXHIBIT
FOR
LANDSCAPE SYSTEMS
BEING
17.517 ACRES
LOCATED AT
1823 KELLER PARKWAY
LOT 1R, BLOCK A
OF
SUTTON'S NURSERY
CITY OF KELLER, TARRANT COUNTY, TEXAS

EXISTING ZONING: R - RETAIL / SF-36
PROPOSED ZONING: PD - PLANNED DEVELOPMENT

PREPARED: JULY 2023