

D.R.T.C.T.

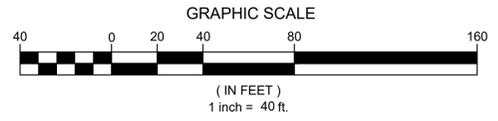
LOT 19
 NGUYEN, EMILY T
 CHU THO D
 4213 CEDARBROOK CIR
 RICHARDSON, TX 75082
 D209199684
 D.R.T.C.T.

LOT 20
 LANE, BRENT
 LANE, PAM
 1008 MARVIN DR
 KELLER, TX 76262-6811
 D213054532
 D.R.T.C.T.
 716

LOT 21R
 LANE, CURTIS B
 LANE, PAMELA L
 1008 MARVIN DR
 ROANOKE, TX 76262

LOT 22
 BAKER, SAMANTHA JO
 BAKER, GEORGE JR
 2343 FLORENCE RD
 KELLER, TX 76262-6634

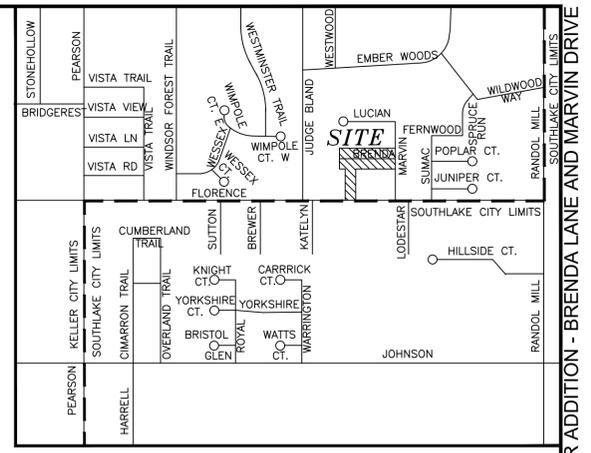
SITE DATA TABLE	
TOTAL LOTS	11
No. of LOTS PER ZONING CATEGORY	11
TOTAL ACREAGE PER PHASE	6.043 Ac.
NUMBER OF LOTS PER PHASE	11
MINIMUM LOT SIZE	17,851 s.f.
MINIMUM DWELLING UNIT SIZE	3,300 s.f.
DENSITY PER ACRE	0.549



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.55	25.00	53.97	S62° 22' 56"W	22.69
C2	46.40	60.00	44.31	S57° 33' 10"W	45.25
C3	99.45	60.00	94.97	N52° 48' 36"W	88.45
C4	108.31	60.00	103.43	N46° 23' 14"E	94.19
C5	47.37	60.00	45.23	S59° 16' 54"E	46.15
C6	23.55	25.00	53.97	S63° 38' 58"E	22.69

Parcel Line Table		
Line #	Length	Direction
L1	46.31	S85° 55' 00.00"W

PROPERTY DEDICATED TO R/W PER LOT		
LOT NO.	ACRES	SQUARE FEET
27	0.0593	2584.30
28	0.0596	2600.08
29	0.0599	2613.00
30	0.0738	3216.44
31	0.0819	3571.13
32	0.0905	2943.57
33	0.0793	3219.37
34	0.0624	2722.39
35	0.0625	2722.60
36	0.0545	2375.00



VICINITY MAP
 1"=1000'

- NOTE:
- THE CONSTRUCTION OF THE PROPOSED SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER AND SHALL BE DONE AT THEIR EXPENSE
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.

Approved by
 Planning & Zoning Commission
 Date: 01/28/2019

PRELIMINARY SITE EVALUATION

PRELIMINARY OF
WALKER ADDITION-CITY OF KELLER
 LOTS 1, 27-36, BLOCK A / 6.043 Ac.
 BEING TRACTS OR LOTS OF LAND OUT OF THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1604
 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
 CURRENT ZONING: SF-36
 APPLICANT: RESIDENTS OF BRENDA LN. KELLER, TEXAS
 APPLICANT CONTACT: OMAR T. OWEIS PHONE: (512) 924-7279

APPLICANT:
 RESIDENTS OF BRENDA LN.
 KELLER, TEXAS

APPLICANT CONTACT:
 OMAR T. OWEIS
 PHONE: (512) 924-7279

SURVEYOR:
 ERNEST HEDGCOX
 CONSULTING ENGINEERS
 5701-C MIDWAY ROAD
 HALTOM CITY, TX 76117
 PHONE: (817) 831-7711

PROJECT ENGINEER:
 CULP ENGINEERING, LLC
 24301 BRAZOS TOWN CROSSING
 NO. 500-06
 ROSENBERG, TX 77471
 PHONE: (713) 898-1977

CULP ENGINEERING, LLC
 TBPE FIRM F-17095
 713-898-1977

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

RESPONSIBLE ENGINEER:
 CULP ENGINEERING, LLC
 TBPE FIRM F-17095
 DWAYNE E. CULP, P.E.
 TEXAS REGISTRATION NO. 81914

PRELIMINARY SITE EVALUATION

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

DOCUMENT # _____ DATE _____

DESIGNED BY: O.O.	REVISIONS	DATE: JAN. 2019
DRAWN BY: P.B.		JOB NO.: OWEIS-01
CHECKED BY: D.C.		SHEET C2.0 OF 6

FLORENCE RD. (60' R/W)