

**DESCRIPTION**  
 BEING SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, CITY OF KELLER, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO BURSEY COMMERCIAL, LTD., RECORDED IN VOLUME 10723, PAGE 866, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BURSEY TRACT, THE SOUTHWEST CORNER OF LOT 13, BLOCK 1, ESTATES OF OAK RUN PHASE 1, AN ADDITION TO THE CITY OF KELLER, TEXAS, BY PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF SHADY GROVE ROAD (A 90 FOOT RIGHT-OF-WAY);

THENCE N 61°23'11"W, 670.10 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID BURSEY TRACT;

THENCE N 30°26'09"W, 42.90 FEET, TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID BURSEY TRACT AND THE EAST LINE OF RUFFE SNOW DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 00°19'43"E, 628.43 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO THE MOST WESTERLY NORTHWEST CORNER OF SAID BURSEY TRACT;

THENCE N 44°56'36"E, 35.59 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID BURSEY TRACT AND THE SOUTH LINE OF RAPP ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE WITH THE NORTH LINE OF SAID BURSEY TRACT AND SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°33'30"E, 264.05 FEET, TO AN "ELL" CORNER IN SAID COMMON LINE;

N 00°26'30"W, 5.89 FEET, TO AN "ELL" CORNER IN SAID COMMON LINE;

N 89°39'46"E, 311.25 FEET, TO THE NORTHEAST CORNER OF SAID BURSEY TRACT;

THENCE S 00°20'14"E, AT 5.49 FEET, PASSING THE NORTHWEST CORNER OF LOT 4, BLOCK 1, OF THE AFOREMENTIONED ESTATES OF OAK RUN PHASE 1, IN ALL, A TOTAL DISTANCE OF 1021.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 513,721 SQUARE FEET OR 11.793 ACRES OF LAND MORE OR LESS.

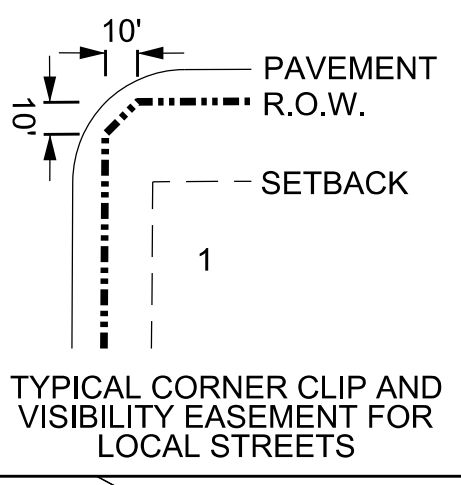
CURVE TABLE			
NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE
C1	50.00'	77.96'	70.30° N44°59'45"E
C2	50.00'	78.54'	70.71° S45°20'14"E
C3	50.00'	78.54'	70.71° N44°39'46"E
C4	250.00'	126.32'	124.98° S75°51'42"E
C5	50.00'	53.86'	51.29° S30°31'44"E

LINEAR FEET OF STREET	
STREET	LENGTH
STREET A	165.00'
STREET B	1708.95'

BLOCK LENGTH		
BLOCK	LOTS	LENGTH
A	1-11	666.64'
B	1-9	543.15'
C	1-13	1,565.94'

LINE TABLE	
NO.	DISTANCE
L1	14.14'
L2	14.14'

**NOTES:**  
 OPEN SPACE LOTS (NON-RESIDENTIAL); LOT 12 AND 13, BLOCK A; LOT 10, BLOCK B; AND LOT 14, BLOCK C SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION



LEGEND	
---	EASEMENTS
---	ZONING LINES
---	LOT LINES
---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	APPROX. SURVEY LINE
---	ROW DEDICATION

'PD' DISTRICT REQUIREMENTS	
MINIMUM LOT WIDTH:	MINIMUM 65'
MINIMUM LOT DEPTH:	MINIMUM 125'
MINIMUM SIDE YARD:	6.5', 15' CORNER LOT STREET SIDES
MINIMUM FLOOR AREA:	2,000 S.F.
MAXIMUM LOT COVERAGE:	40% (MAIN BUILDING), 50% (OTHER BLDGS., DRIVEWAYS AND PARKING)
FRONT SETBACK:	25- FEET
REAR SETBACK:	15- FEET

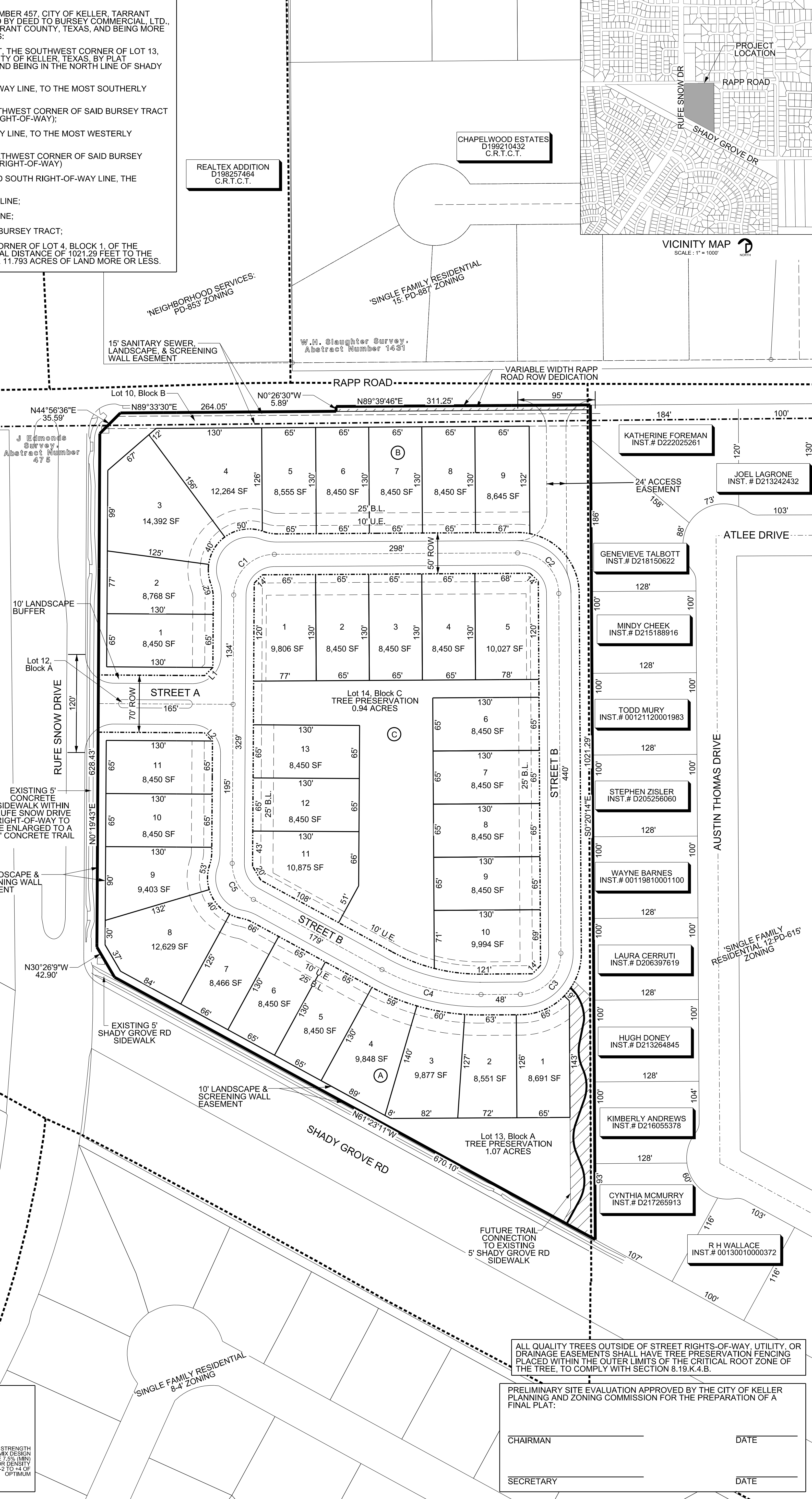
AREA SUMMARY	
RESIDENTIAL LOTS	6.98 ACRES
OPEN SPACE (TREE PRESERVATION)	1.83 ACRES
OPEN SPACE (LANDSCAPE BUFFER)	0.61 ACRES
INTERIOR ROW	2.33 ACRES
RAPP RD ROW DEDICATION	0.04 ACRES
GROSS SITE AREA	11.79 ACRES

SITE DATA	
GROSS ACREAGE	11.79 ACRES
GROSS DENSITY	2.8 DU/AC.

LOT SUMMARY	
RESIDENTIAL LOTS	33
OPEN SPACE AREAS	4
MINIMUM LOT AREA	8450 SF
AVERAGE LOT AREA	9210 SF

ZONING	
EXISTING ZONING	RT - RETAIL
PROPOSED ZONING	PD (SF - 8.4)

TYPICAL 31" B-B PAVEMENT SECTION	
4" WIDE - 4" THICK 3000 PSI REINFORCED CONCRETE WALK (TO BE CONSTRUCTED BY HOMEOWNER EXCEPT WHERE NOTED ON PLANS)	NO. 4 BARS @ 18" O.C.B.W.
7" - 4,000 PSI MINIMUM CONCRETE STRENGTH (NCTCOG CLASS "C" CONCRETE MIX DESIGN ON 6" TIME STABILIZED SUBGRADE, 7.5% (MIN) COMPACTED TO 98% MODIFIED PROCTOR DENSITY & MOISTURE CONTENT WITHIN ±2 TO ±4 OF OPTIMUM	

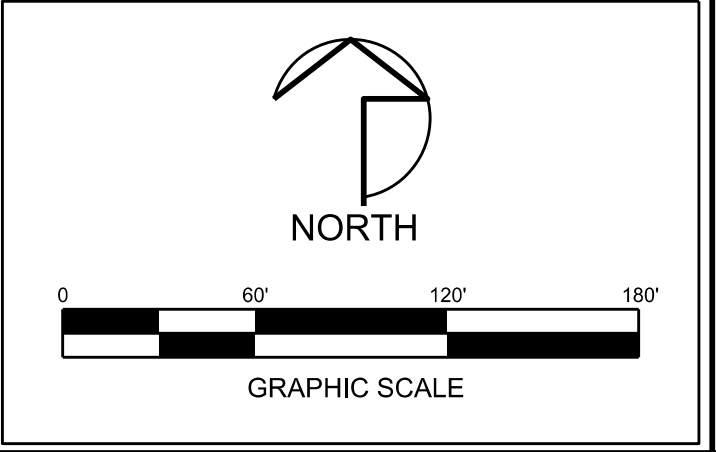


ALL QUALITY TREES OUTSIDE OF STREET RIGHTS-OF-WAY, UTILITY OR DRAINAGE EASEMENTS SHALL HAVE TREE PRESERVATION FENCING PLACED WITHIN THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE, TO COMPLY WITH SECTION 8.19.K.4.B.

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

CHAIRMAN	DATE
SECRETARY	DATE

PROJECT NO.	LAO20003
FILE PATH	G:\JOB\LAO20003_BeverlyGrove\Master Dev\Entitlements\Preliminary Plat
DRAWN BY	TL
REVIEWED BY	JK
DATE	DECEMBER 2022
DATE	REVISIONS
JULY 2022	UPDATE PER CITY COMMENTS
AUGUST 2022	REVISED LOT 1, BK B AND TITLE BLOCK

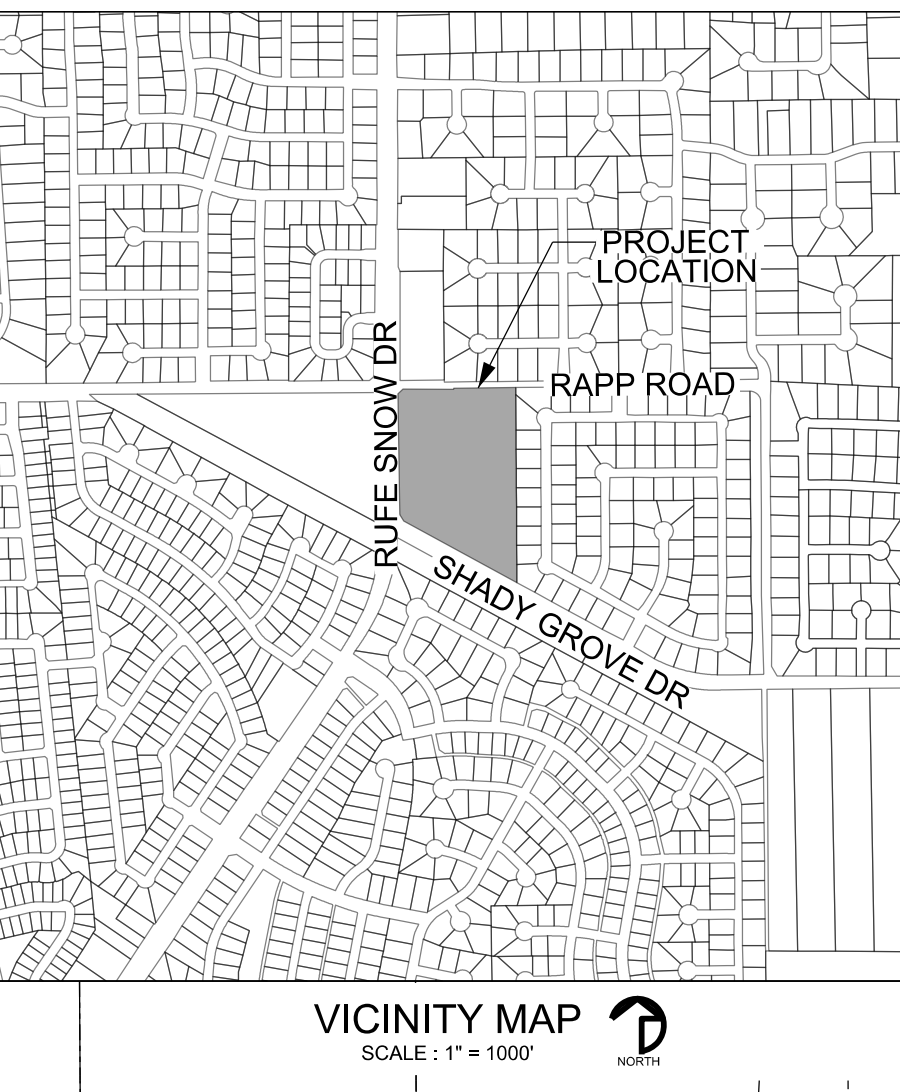


OWNER
BURSEY COMMERCIAL, LTD 2111 NORTH COLLINS, SUITE 323 ARLINGTON TX, 76011.

DEVELOPER
SUNRISE PARTNERS, LLC 5600 CLEARFORK MAIN ST., STE 170 FORT WORTH TX, 76109

PLANNER / ENGINEER
<b>PELTON</b> LAND SOLUTIONS 9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 PHONE: 817-562-3350

A PRELIMINARY PLAT FOR BEVERLY GROVE
CONTAINING LOTS 1-13, BK A; LOTS 1-10, BK B; LOTS 1-14, BK C. PD-SF-8.4 BEING A 11.793 ACRE TRACT OF LAND LOCATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, SITUATED IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS



REALTEX ADDITION  
 D198267464  
 C.R.T.C.T.

CHAPELWOOD ESTATES  
 D199210432  
 C.R.T.C.T.

NEIGHBORHOOD SERVICES:  
 PD-853 ZONING

SINGLE FAMILY RESIDENTIAL  
 15: PD-857 ZONING

W. H. Slaughter Survey  
 Abstract Number 1431

15' SANITARY SEWER,  
 LANDSCAPE, & SCREENING  
 WALL EASEMENT

VICINITY MAP  
 SCALE: 1" = 1000'

KATHERINE FOREMAN  
 INST.# D222025261

JOEL LAGRONE  
 INST.# D213242432

GENEVIEVE TALBOTT  
 INST.# D218150622

MINDY CHEEK  
 INST.# D215188916

TODD MURY  
 INST.# 00121120001983

STEPHEN ZISLER  
 INST.# D205256060

WAYNE BARNES  
 INST.# 00119810001100

LAURA CERRUTI  
 INST.# D206397619

HUGH DONEY  
 INST.# D213264845

KIMBERLY ANDREWS  
 INST.# D216053378

CYNTHIA MCMURRY  
 INST.# D217265913

R H WALLACE  
 INST.# 00130010000372