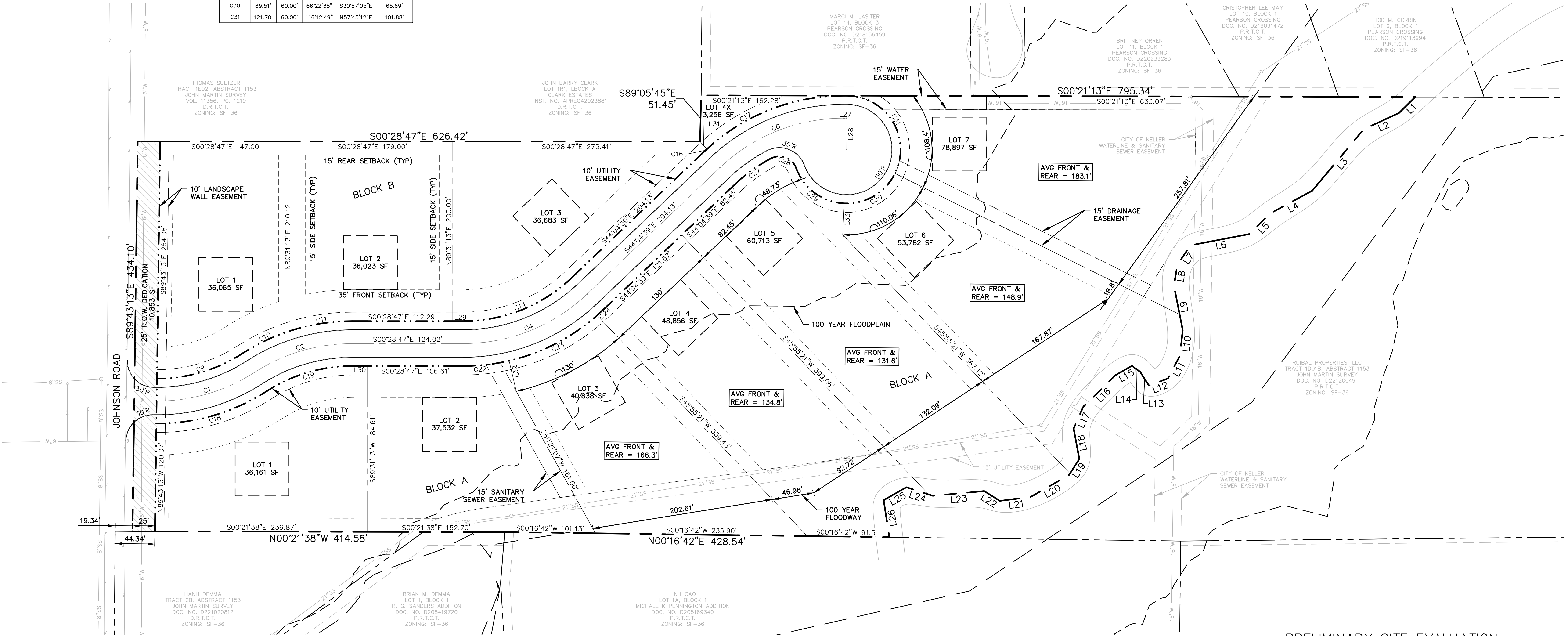
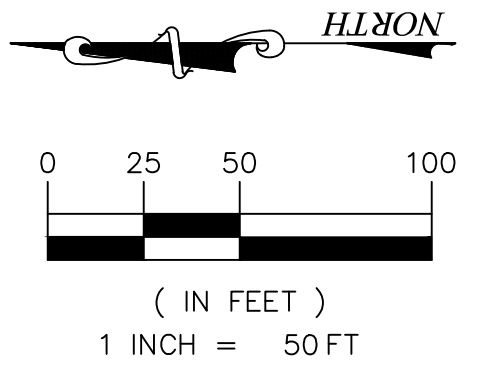
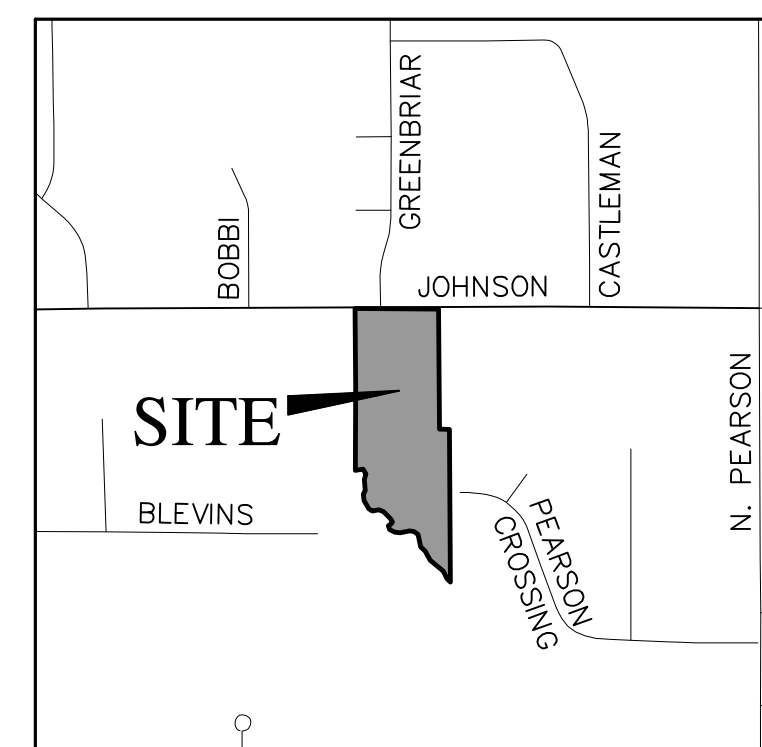


LINE TABLE			LINE TABLE			CURVE TABLE						
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	CH LENGTH
L1	25.24'	N45°22'31"W	L18	34.44'	S78°56'03"W	C1	115.17'	200.00'	32°59'40"	S16°51'28"E	113.59'	113.59'
L2	43.33'	N251°3'06"W	L19	21.28'	N57°23'21"W	C2	114.76'	200.00'	32°52'31"	S16°55'02"E	113.19'	113.19'
L3	89.35'	N50°29'17"W	L20	49.22'	N30°09'29"W	C4	152.18'	200.00'	43°35'52"	S22°16'43"E	148.54'	148.54'
L4	53.95'	N28°54'47"W	L21	34.41'	N07°44'55"W	C6	152.62'	200.00'	43°43'26"	S22°12'56"E	148.95'	148.95'
L5	31.60'	N45°59'28"W	L22	20.64'	N31°17'10"E	C9	100.50'	175.00'	32°54'10"	S16°54'12"E	99.12'	99.12'
L6	67.31'	N11°21'16"W	L23	57.38'	N05°41'56"W	C10	61.37'	225.00'	15°37'42"	S25°32'26"E	61.18'	61.18'
L7	26.16'	N56°35'59"W	L24	30.95'	N17°26'40"E	C11	67.73'	225.00'	17°14'49"	S09°06'11"E	67.47'	67.47'
L8	23.30'	N81°13'01"W	L25	29.24'	N30°09'07"W	C14	133.16'	175.00'	43°35'52"	S22°16'43"E	129.97'	129.97'
L9	50.61'	S78°25'00"W	L26	41.64'	S80°36'53"W	C16	3.88'	225.00'	0°59'16"	S43°35'01"E	3.88'	3.88'
L10	28.89'	N84°06'57"W	L27	3.04'	S00°21'13"E	C17	170.87'	225.00'	43°29'52"	S21°20'26"E	166.80'	166.80'
L11	28.45'	N62°34'10"W	L28	35.00'	S89°38'47"W	C18	129.85'	225.00'	33°03'56"	S16°49'20"E	128.05'	128.05'
L12	22.56'	N21°00'58"W	L29	11.73'	S00°28'47"E	C19	100.41'	175.00'	32°52'31"	S16°55'02"E	99.04'	99.04'
L13	18.20'	N57°04'49"E	L30	17.41'	S00°28'47"E	C22	51.50'	225.00'	13°06'53"	S07°02'13"E	51.39'	51.39'
L14	11.39'	N35°24'45"E	L31	11.30'	N46°54'37"E	C23	111.38'	225.00'	28°21'44"	S27°46'32"E	110.24'	110.24'
L15	20.83'	N30°19'39"W	L32	35.00'	S76°24'20"W	C24	8.33'	225.00'	2°07'14"	S43°01'01"E	8.33'	8.33'
L16	50.24'	N44°45'09"W	L33	35.00'	N87°45'46"W	C27	49.01'	175.00'	16°02'49"	S36°03'14"E	48.85'	48.85'
L17	26.82'	N66°44'51"W				C28	34.00'	20.00'	97°23'32"	S20°39'56"W	30.05'	30.05'
						C29	70.29'	60.00'	67°07'28"	S35°47'58"W	66.34'	66.34'
						C30	69.51'	60.00'	66°22'38"	S30°57'05"E	65.69'	65.69'
						C31	121.70'	60.00'	116°12'49"	N57°45'12"E	101.88'	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:

1. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
2. TO ALLOW LOT 1, BLOCK A FOR AN AVERAGE DEPTH OF 152.34' IN LIEU OF THE REQUIRED 200'.
3. TO ALLOW LOTS 4 AND 5, BLOCK A FOR A LOT WIDTH OF 130' IN LIEU OF THE REQUIRED 140'.
4. TO ALLOW LOTS 6 AND 7, BLOCK A FOR A FRONT SETBACK OF 35' IN LIEU OF THE REQUIRED 40'.
5. TO ALLOW LOT 6, BLOCK A FOR A WIDTH AT THE FRONT YARD SETBACK OF 110.06' IN LIEU OF THE REQUIRED 120'.
6. 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: GARY CLARKE

ENGINEER:  
REDINGER GROUP, LLC  
P.O. BOX 93206  
SOUTH LAKE, 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