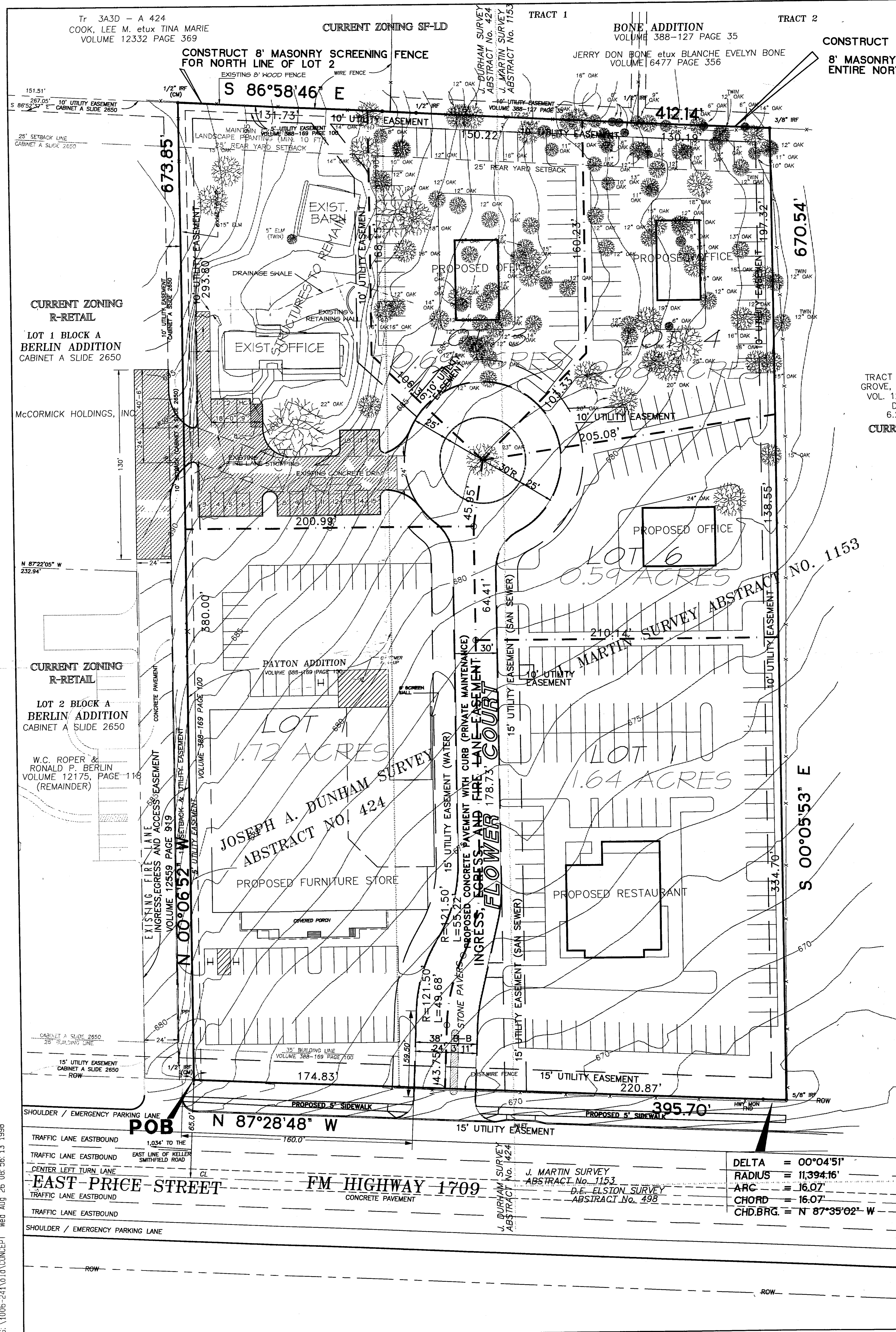




CONSTRUCT TEMPORARY 8' WOOD SCREENING FENCE
8' MASONRY SCREENING FENCE REQUIRED ALONG
ENTIRE NORTH LINE WITH DEVELOPEMENT OF LOTS 4 & 5

PROPERTY DESCRIPTION

BEING all of Payton Addition to the City of Keller as recorded in Volume 388-169, Page 100, Plat Records, Tarrant County, Texas (PRTCT), said Payton Addition being situated in the Durham Survey, Abstract No. 424, and a tract of land situated in the J. Durham Survey, Abstract No. 424, and the J. Martin Survey, Abstract No. 1153 by deed to Hahei, Inc. as recorded in Volume 12808, Page 627, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch iron pin found for Southwest corner of Lot 1, Block 1, Payton Addition to the City of Keller, Tarrant County, Texas, as recorded in Volume 388-169, Page 100, Plat Records, Tarrant County, Texas, said point being in the north right-of-way line of F.M. 1709;

THENCE North 00 degrees 06 minutes 52 seconds West, along the west line of said addition for a distance of 673.85 feet to a 1/2 inch iron pin found for corner;

THENCE South 86 degrees 58 minutes 46 seconds East, a distance of 412.14 feet to a 3/8 inch iron pin found for the northeast corner of said tract to Hahei, Inc. as recorded in Volume 12808, Page 627, DRTCT;

THENCE South 00 degrees 05 minutes 53 seconds East, a distance of 412.14 feet to a 5/8 inch iron pin found for corner in the north right-of-way line of said F.M. 1709, said point being in a curve to the left having a radius of 11,394.16 feet; a central angle of 00 04'02", with a long chord bearing N 87 35'02"W, a distance of 16.07 feet;

THENCE Northeasterly along said curve and right-of-way line an arc length of 16.07 feet, to a 5/8 inch iron pin found;

THENCE North 87 degrees 28 minutes 48 seconds West, continuing along said right-of-way line a distance of 395.70 feet to the POINT OF BEGINNING, and containing 6.348 acres of land, more or less.

Proposed PD-R Regulations:

Proposed uses shall be restricted to those falling under the City of Keller's zoning ordinances for retail businesses. The following uses are prohibited:

1. All auto-related uses, including service/gas stations, auto repair (minor and major).
2. Any use with outside storage.

The City of Keller staff and council must approve all lot specific site plans prior to construction.

OWNER HAS BEEN GRANTED THE FOLLOWING VARIANCES:

MASONRY FENCE REQUIREMENT ON EAST SIDE OF PROPERTY - NONE REQUIRED
OWNER SHALL PLANT 1 TREE PER 30 LINEAR FEET IN LIEU OF SCREENING WALL

10' LANDSCAPE BUFFER ON EAST SIDE OF PROPERTY REDUCED TO 5' BUFFER

APPROVED BY CITY
COUNCIL ACTION

DATE: 8-4-98

ORDINANCE NO. 913

CONCEPT PLAN
FLOWER ADDITION
LOTS 1 THRU 6, BLOCK :

**A 6.33 ACRE ADDITION TO
THE CITY OF KELLER
TARRANT COUNTY, TEXAS**

BEING A 2.29 ACRE TRACT OF LAND
IN THE J. MARTIN SURVEY, ABSTRACT No. 1153
AS RECORDED IN VOLUME 12808, PAGE 627

AND BEING A 1.90 ACRE TRACT OF LAND
IN THE J. DUNHAM SURVEY, ABSTRACT No. 424
AS RECORDED IN VOLUME 12808, PAGE 627

AND BEING A REPLAT OF PAYTON ADDITION, LOTS 1 AND 2
IN THE J. DUNHAM SURVEY, ABSTRACT No. 424
AS RECORDED IN VOLUME 388-169, PAGE 100

MARCH 22, 1998

CURRENT ZONING = SF-LD & PD-R
PROPOSED ZONING = PD-R
1721-1727 E. PRICE STRET

ARCHITECT / DEVELOPER
TOTAL PROGRAM MANAGEMENT
1711 E. PRICE STREET
KELLER, TEXAS 76248
METRO (817) 379-5391
FAX (817) 431-1583
CONTACT: JIM LANCASTER

OWNER / APPLICANT
HAHEI, INC.
600 GARDEN COURT
SOUTHLAKE, TEXAS 76
(817) 481-9733

NOTE:
BEARINGS ARE BASED ON THE EAST LINE OF PAYTON ADDITION AS RECORDED
IN VOLUME 388-169, PAGE 100, PLAT RECORDS, TARRANT COUNTY, TEXAS
BEING N 00°06'52" W

DISTANCES SHOWN FOR ADJACENT TRACTS ARE TAKEN FROM DEED RECORDS

SURVEYOR'S CERTIFICATION

I, EDDIE L. CHEATHAM of CHEATHAM AND ASSOCIATES, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that the internal easements, rights-of-way and other calculations other than the property boundary, were properly prepared under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Keller.

Registered Professional Land Surveyor No. 2346
Address: 1601 E. Lamar Blvd. Suite 200
Arlington, Texas 76011

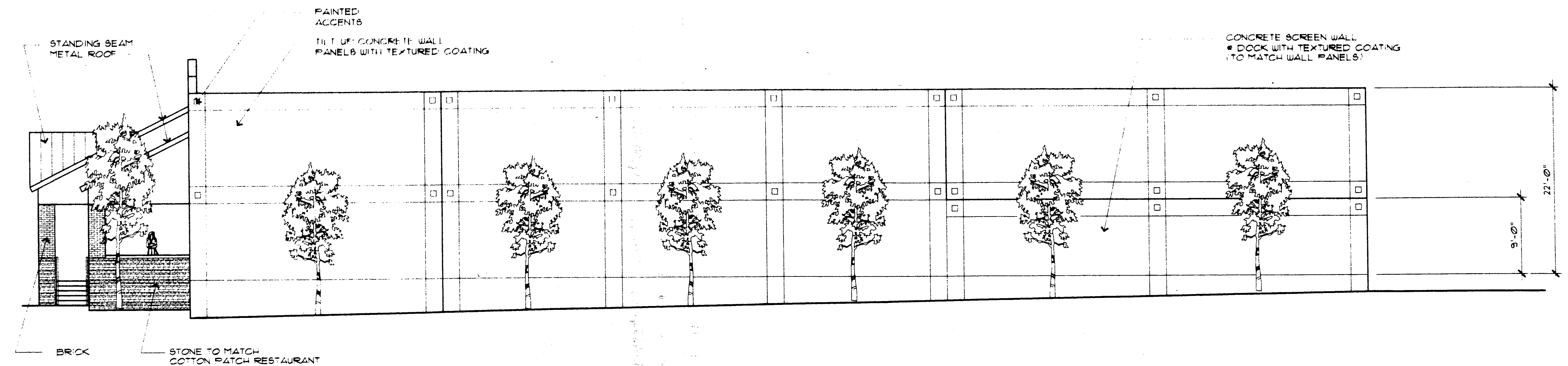
Date: _____

SURVEYOR
CHEATHAM & ASSOCIATES
1601 EAST LAMAR BLVD. SUITE 200
ARLINGTON, TEXAS 76011
(817)548-0696
(817) 265-8532
CONTACT: GORDON JOHNS

OWNER / APPLICANT
HAHEI, INC.
600 GARDEN COURT
SOUTHLAKE, TEXAS 76092
(817) 481-9733

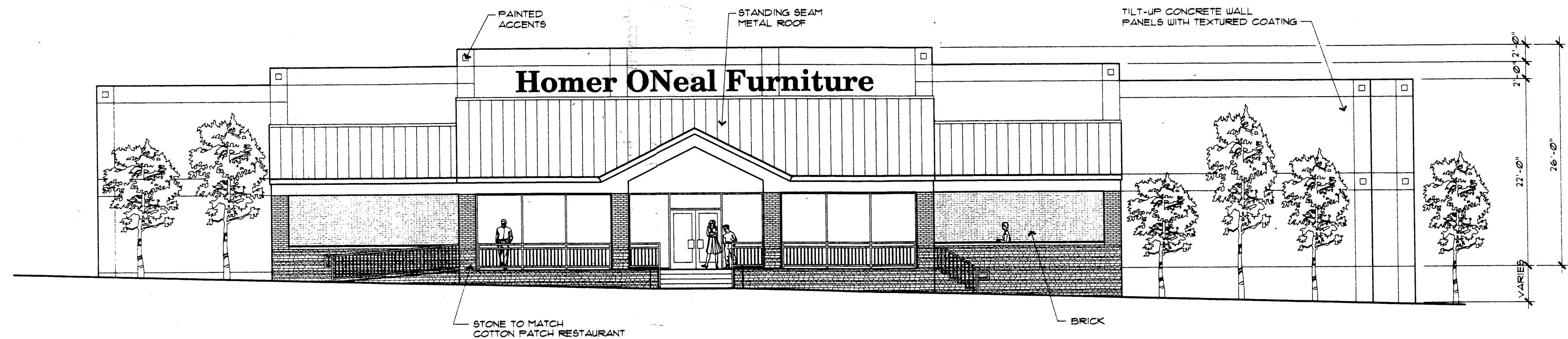
**Homer
ONeal
Furniture**

**Keller,
Texas**



EAST SIDE (PRIVATE DRIVE) ELEVATION

SCALE: 1/8" = 1'-0"



PRICE STREET (FM 1709) ELEVATION

SCALE: 1/8" = 1'-0"



**DANIELS &
ASSOCIATES,
ARCHITECTS**

1425 W. Pioneer Drive
Suite 260
Irving, Texas 75061
972 259 2826

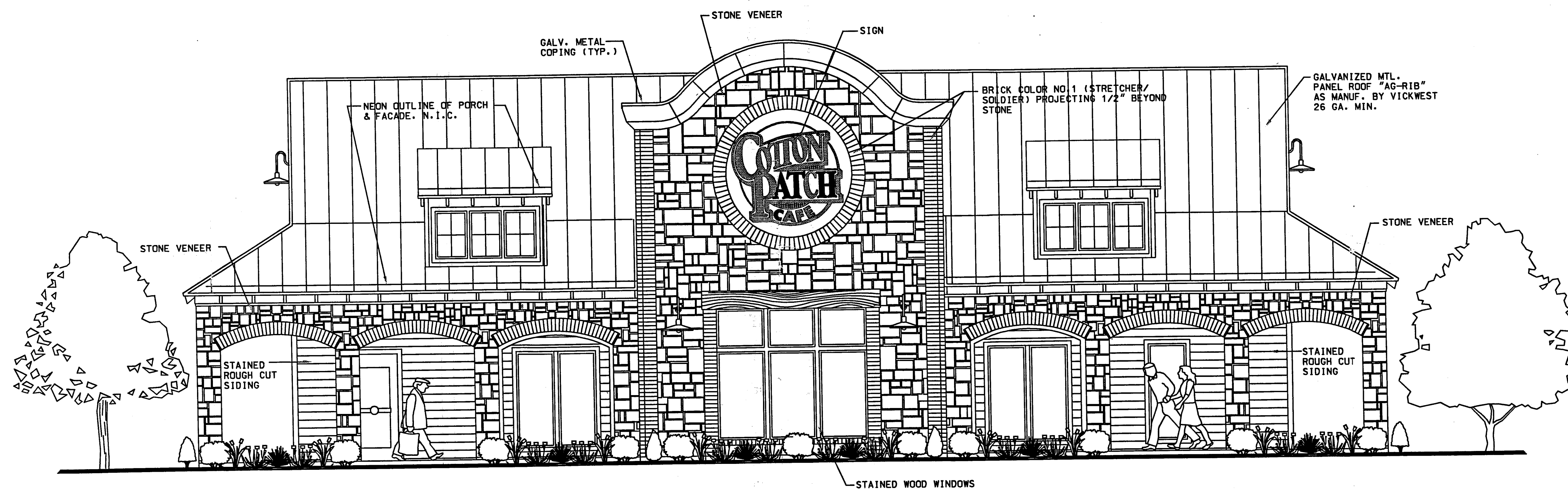
Job Number: **9838**

Issue Date: **6-26-98**

Revisions:

1 7-6-98

Sheet
Number: **A2**



PROPOSED ELEVATION
BLOCK 1 - LOT 6
FLOWER ADDITION