

of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 3857 of the Plat Records of Tarrant County, Texas;

Thence North 73 degrees 02 minutes 10 seconds West with the southerly boundary line of said Pipes tract (14702/279) and the northerly boundary line of said Lot 1 a distance of 847.65 feet to a 5/8 inch capped steel rod found for the southwest corner of said Pipes tract (14702/279);

Thence North 00 degrees 56 minutes 22 seconds West with the westerly boundary line of said Pipes tract (14702/279) and continuing with said northerly boundary line a distance of 381.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said Pipes tract (14702/279);

Thence North 88 degrees 52 minutes 41 seconds East a distance of 418.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly right-of-way line of said Union Church Road;

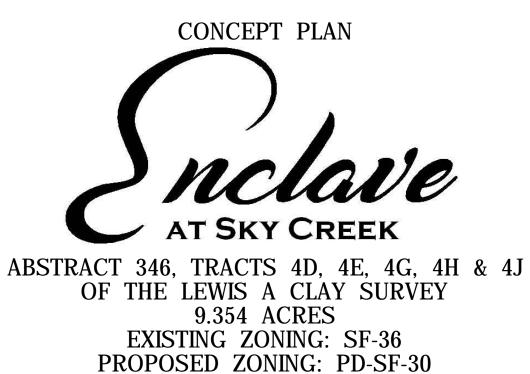
Thence South 04 degrees 51 minutes 39 seconds East with said westerly right-of-way line a distance of 22.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of said Union Church Road;

Thence North 89 degrees 28 minutes 24 seconds East with said southerly right-of-way line a distance of 394.56 feet to the point of beginning and containing 9.3306 acres of land, more or less.

SECTION 5.04 OF THE CITY OF KELLER UNIFIED DEVELOPMENT CODE REGULATING PRIVATE STREET DEVELOPMENTS.

S	7.01	acres
5.1%)	1.39	acres
Lot	0.76	acres
n (Union Church)	0.19	acres
ummary		
S	10	
ing Lot Area	15,569	s.f.
ilding Area	18,069	s.f.
	2	
iross Acre)	1.18	
ation		
ngle Family	60% Approx	•
	SF-36	
	PD (SF-30)	

	SF-30	Proposed
Minimum Lot Size	30,000 s.f.	30,000 s.f.
Minimum Lot Width (at building line)	140'	110' *
Minimum Lot Depth	200'	200'
Minimum Floor Area	2,400 s.f.	2,400 s.f.
Maximum Height	2.5 stories	2.5 stories
Minimum Front Yard	35'	35'
Minimum Rear Yard	15'	15'
Minimum Side Yard	10% of lot width up to 15'	12'
Minimum Side Yard (adj. to st.)	15'	15'
Maximum Lot Coverage	30% (main bldg)	30% (main bldg)
	50% (per UDC)	50% (per UDC)
Parking Regulations	Min. 2 enclosed spaces	Min. 2 enclosed spaces
	on same lot as main bldg.	on same lot as main bldg.



APPLICANT: DR TRINITY LAND 420 JOHNSON RD. SUITE 303 KELLER, TEXAS 76248 (817) 337-8899