



August 31, 2017

Mr. Daniel Turner
City of Keller
Planning Department
1100 Bear Creek Pkwy
Keller, TX 76244

Re: PD Amendment Request – Adalina at Bloomfield Office

Dear Daniel:

Please let this letter serve as a request for a PD Amendment for the proposed Adalina at Bloomfield project that is planned along Keller Parkway (FM 1709).

Summary of Project:

We are requesting the approval of a PD Amendment for the planned office development Adalina at Bloomfield. The purpose of this plan is too allow for a revised concept plan altering the location of one office building as shown in the attached submittal. This request also includes a reduction in required lot width to allow for subdivision of the site to be more in line with the building placements. The site will meet the city standard requirements and make sure to provide the appropriate number of parking spaces to accommodate customers.

The architectural features for the proposed building will be in conformance with the previously approved planned development.

Please let us know if you need additional information for this request. Should you have any questions or concerns, please contact me at 817-281-0572.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.

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BY:

LEGAL DESCRIPTION

A tract of land situated in the JOSEPH A. DURHAM SURVEY, ABSTRACT NUMBER 424, being all of Lot 1, Block C, of the Final Plat of Adalina At Bloomfield, according to the Plat thereof recorded as Document Number 207097569 Plat Records, Tarrant County, Texas.

The exterior boundary is further described as follows:

Beginning at a $\frac{3}{4}$ " iron rod found being the Northeast corner of a tract of land described in a deed to 170 Players LLC and recorded as County Clerk File Number D31637683, Official Public Records, Tarrant County, Texas, and in the South right of way of Keller Parkway (FM Highway 1709), The Northwest corner of this tract and the POINT OF BEGINNING;

Thence S 87°38'59" E along the South right of way of Keller Parkway 137.10 feet to the start of a curve to the left, and marked with a TXDOT Monument with X cut found;

Thence Southeasterly along said right of way 442.37 feet along the arc of a curve, Center of which lies to the North, Radius of 11524.16, Central Angle of 02°11'58", Chord of which bears S 88°50'52" E 442.34 feet and marked with a TXDOT Monument with X cut found;

Thence S 89°58'17" E 46.22 feet to the Northwest corner of a tract of land described in a deed to Forestar (USA) Real estate Group INC., The Northeast corner of this tract and marked with a TXDOT Monument with X cut found;

Thence S 00°22'24" E along the Lot 1, Block C / Forestar (USA) Real estate Group INC. common line 226.53 feet to the Northeast corner of lot 4 of this Plat, The Southeast corner of this tract and marked by a capped $\frac{1}{2}$ " iron rod set stamped "EAGLE SURVEYING";

Thence N 89°48'10" W along the South line of lot 1, Block C, 625.68 feet to the East line of a tract of land described in a deed to 170 Players LLC., and recorded as County Clerk File Number D21637683, Official Public Records, Tarrant County, Texas. The Southwest corner of this Tract and marked by a capped $\frac{1}{2}$ " iron rod found stamped "RED";

Thence N 00°18'01" W along the Lot 1, Block C / 170 Players LLC common line 238.91 feet to the POINT OF BEGINNING and containing 3.31 acres more or less.

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