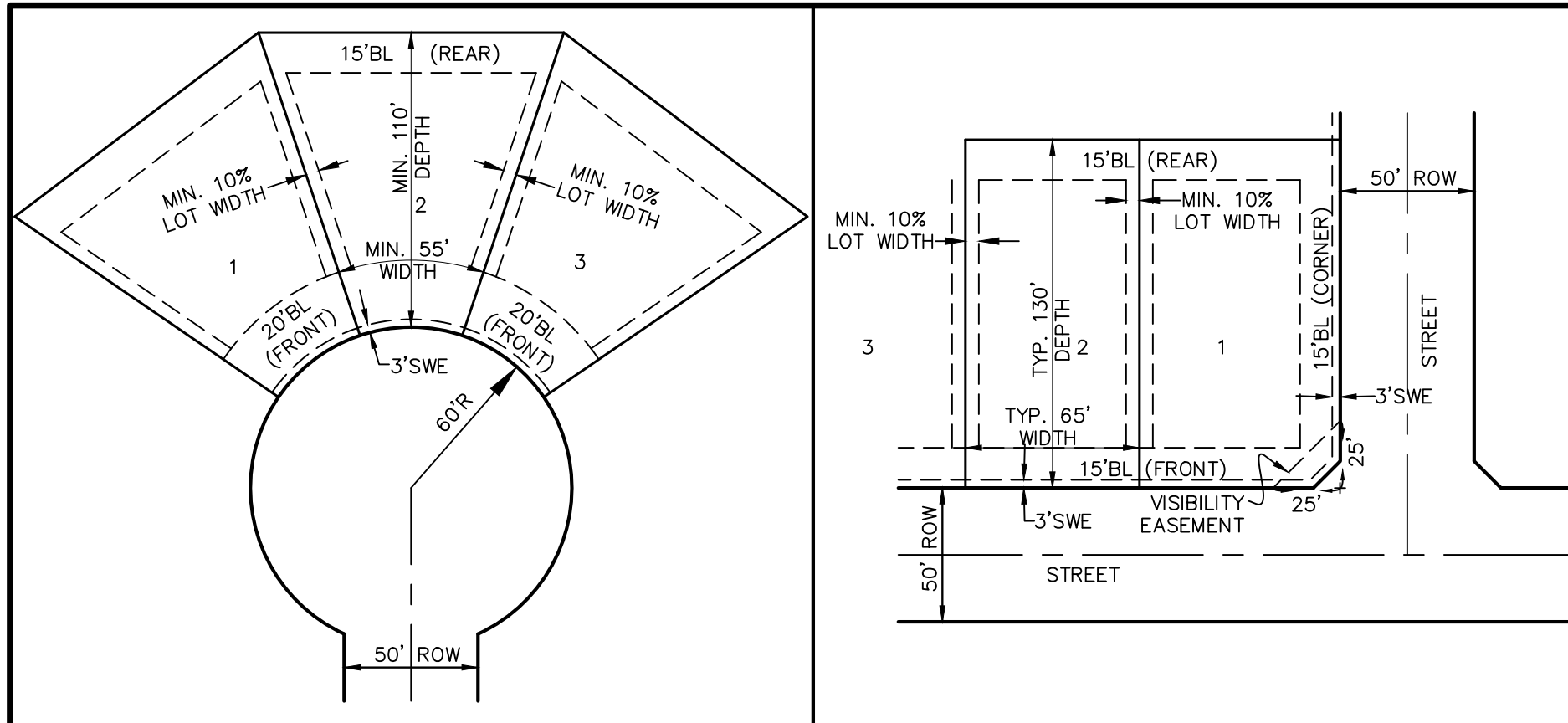
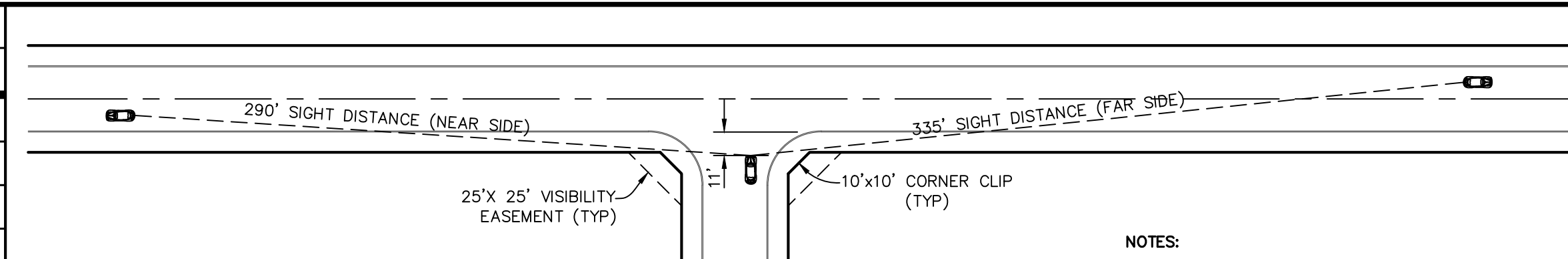
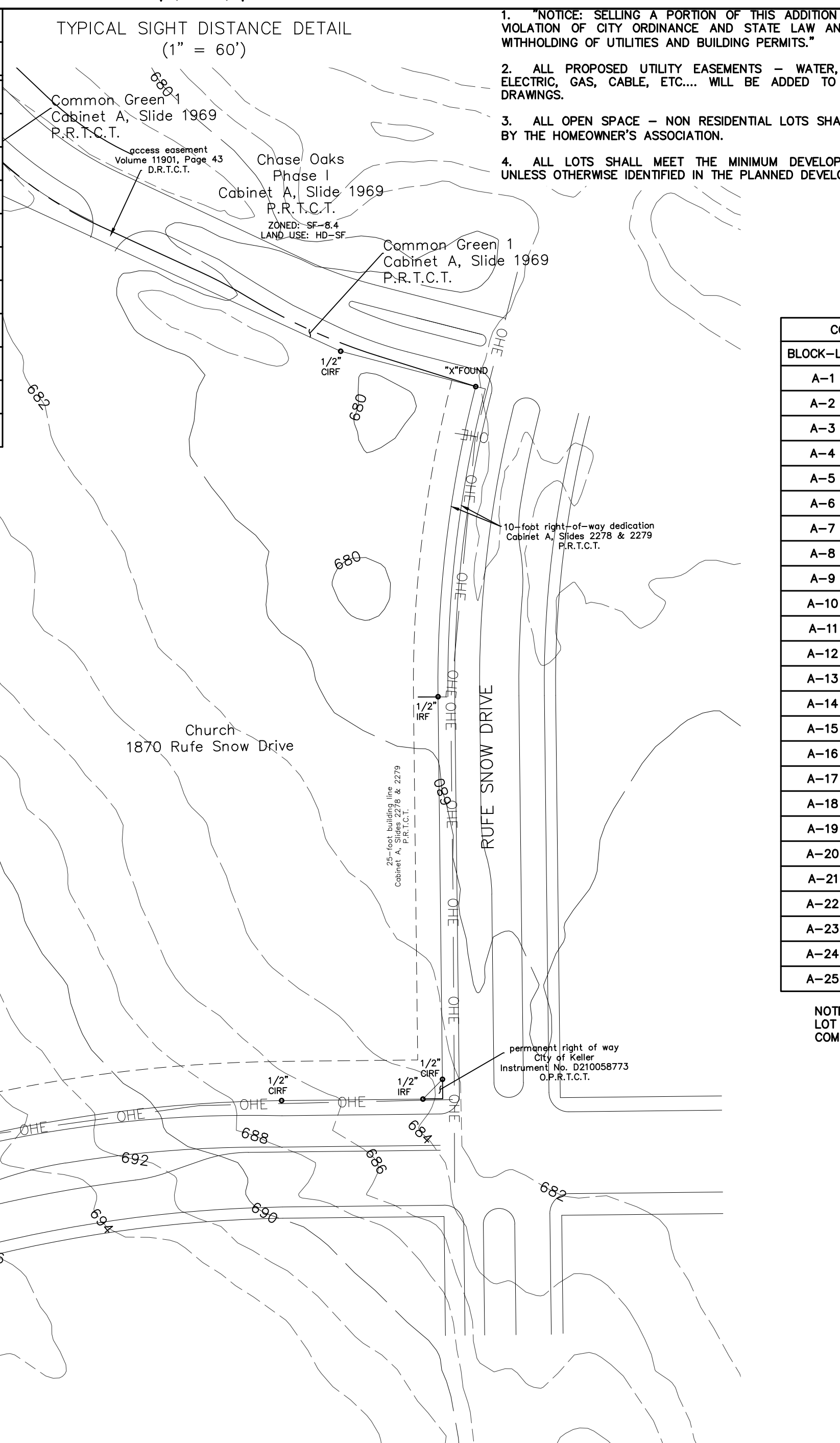




ZONING DATA TABLE		
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS
MIN. LOT AREA	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	65 FT.	65 FT.
MIN. LOT WIDTH @ CUL-DE-SAC & ELBOW	60 FT.	60 FT.
MIN. LOT DEPTH	110 FT.	125 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	110 FT.	110 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MIN. FRONT YARD @ GARAGE SETBACK	25 FT.	25 FT.
MIN. FRONT YARD @ CUL-DE-SAC & ELBOW	30 FT.	30 FT.
MIN. REAR YARD	20 FT.	20 FT.
MIN. REAR YARD GARAGE ACCESSED FROM ALLEY	15 FT.	15 FT.
MIN. SIDE YARD	10% LOT WIDTH (MAX. 15 FT.)	10% LOT WIDTH (MAX. 15 FT.)
MIN. SIDE YARD - CORNER LOT ADJACENT TO STREET	15 FT.	15 FT.
MIN. SIDE YARD IF GARAGE DOOR IS ACCESSED	20 FT.	20 FT.
MAX. % OF FRONT ENTRY GARAGES	0%	50%
MAX. HOUSE PAD WIDTH	N/A	50 FT.
MAX. LOT COVERAGE*	35%/50%	45%/55%
MIN. DWELLING UNIT AREA	1400 S.F.	2000 S.F.



PLAN SUMMARY TABLE	
DEVELOPMENT STANDARDS	
TOTAL NUMBER OF RESIDENTIAL LOTS	66
TOTAL NUMBER OF OPEN SPACE LOTS	5
NUMBER OF LOTS PER ZONING CATEGORY	71
TOTAL ACREAGE PER PHASE	23.067
NUMBER OF RESIDENTIAL LOTS PER PHASE	66
NUMBER OF OPEN SPACE LOTS PER PHASE	5
MINIMUM LOT SIZE (TYPICAL)	65' X 125'
MINIMUM LOT SIZE (CUL-DE-SAC)	60' X 110'
MINIMUM LOT SIZE AREA	8,400 S.F.
MINIMUM DWELLING UNIT SIZE	2000 S.F.
DENSITY PER ACRE # RESIDENTIAL LOTS/GROSS ACREAGE	2.86



COMMON AREA TABLE				COMMON AREA TABLE				COMMON AREA TABLE			
BLOCK-LOT	SQUARE FEET	ACRES		BLOCK-LOT	SQUARE FEET	ACRES		BLOCK-LOT	SQUARE FEET	ACRES	
A-1	9,744	0.224		A-26	8,450	0.194		B-22	15,061	0.346	
A-2	9,550	0.219		A-27	8,450	0.194		B-23	10,835	0.249	
A-3	14,668	0.337		A-28	8,406	0.193		B-24	8,450	0.194	
A-4	8,442	0.194		A-29	165,130	3.791		B-25	8,403	0.193	
A-5	8,450	0.194		B-1	9,753	0.224		B-26	9,956	0.229	
A-6	9,501	0.218		B-2	12,180	0.280		B-27	9,912	0.228	
A-7	8,450	0.194		B-3	16,336	0.375		B-28	8,927	0.205	
A-8	8,450	0.194		B-4	9,445	0.217		B-29	10,083	0.231	
A-9	8,450	0.194		B-5	8,455	0.194		B-30	12,469	0.286	
A-10	8,450	0.194		B-6	8,450	0.194		B-31	9,100	0.209	
A-11	8,450	0.194		B-7	8,450	0.194		B-32	8,617	0.198	
A-12	8,450	0.194		B-8	8,450	0.194		B-33	13,323	0.306	
A-13	8,450	0.194		B-9	8,450	0.194		B-34	14,522	0.333	
A-14	9,700	0.223		B-10	8,450	0.194		B-35	9,423	0.216	
A-15	9,700	0.223		B-11	9,505	0.218		B-36	8,450	0.194	
A-16	8,450	0.194		B-12	9,505	0.218		B-37	8,450	0.194	
A-17	8,450	0.194		B-13	8,450	0.194		B-38	8,400	0.193	
A-18	8,450	0.194		B-14	8,450	0.194		B-39	9,302	0.214	
A-19	8,450	0.194		B-15	8,450	0.194		B-40	11,704	0.269	
A-20	8,450	0.194		B-16	8,450	0.194		B-41	5,021	0.115	
A-21	8,450	0.194		B-17	8,450	0.194		C-1	1,179	0.027	
A-22	8,450	0.194		B-18	8,450	0.194					
A-23	9,768	0.224		B-19	8,450	0.194					
A-24	9,209	0.211		B-20	9,204	0.211					
A-25	8,450	0.194		B-21	10,565	0.243					

NOTE:
LOT AREAS ARE APPROXIMATE. LOT AREAS WILL BE ESTABLISHED AT FINAL PLATTING AND SHALL COMPLY WITH THE MINIMUM REQUIREMENTS ESTABLISHED IN THE PLANNED DEVELOPMENT.

CONCEPT PLAN EXHIBIT

CONCORDIA

66 LOTS & 5 COMMON AREAS

23.067 ACRES OUT OF
THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457

CITY OF KELLER, TARRANT COUNTY, TEXAS

NORTHWOOD CHURCH

1870 Rufe Snow Drive
Keller, Texas 76248

OWNER

(817) 656-8150

**CONTOUR REAL ESTATE AND
DEVELOPMENT, LLC**

14275 Midway Road, Suite 215
Addison, Texas 75001
Contact: Jim Tchoukaleff

DEVELOPER

(214) 986-5009

JBI PARTNERS, INC.

16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Jerry Sylo
Contact: Jim Tchoukaleff

SURVEYOR/ENGINEER

(972) 248-7676

Resubmitted: August 15, 2018
Submitted: June 6, 2018

Sheet 1 of 1



Mark W. Harp, R.P.L.S. No. 6425
June 06, 2018

LEGAL DESCRIPTION

Being a parcel of land located in the City of Keller, Tarrant County, Texas, a part of the John Edmonds Survey, Abstract Number 457, and also being a part of Lot 1, Block 1, A Church For The Communities, an addition to the City of Keller as recorded in Cabinet A, Slide 2278 and 2279, of the Plat Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said Lot 1, said point being the southeast corner of a 5 foot right-of-way dedication to the City of Keller by plat North Park Congregation of Jehovah's Witnesses Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 9797, Plat Records of Tarrant County, Texas, said point also being in the north right-of-way line of North Tarrant Parkway (a variable width right-of-way);

THENCE along the west line of Lot 1 as follows:
North 30 degrees 34 minutes 14 seconds West, 130.10 feet to a one-half inch iron rod found for corner;

North 00 degrees 38 minutes 43 seconds East, 256.81 feet to a one-half inch rod with cap found for corner, said point being the southeast corner of Lot 23R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 4998, of the Plat Records of Tarrant County, Texas;

North 00 degrees 21 minutes 39 seconds East, 280.04 feet to a one-half inch iron rod found for corner, said point being the northeast corner of Lot 22R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 8389, of the Plat Records of Tarrant County, Texas;

North 00 degrees 36 minutes 46 seconds East, 140.14 feet to a one-half inch iron rod found for corner, said point being the southeast corner of Lot 18R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Volume 386-216, Page 18, of the Plat Records of Tarrant County, Texas;

North 00 degrees 23 minutes 48 seconds East, 452.30 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said Lot 1, said point being the northeast corner of said Lot 18R, said point also being in the south right-of-way line a 15 foot wide alley dedicated to the City of Keller by plat Chase Oaks Phase 1, an addition to the City of Keller as recorded in Cabinet A, Slide 1969, Plat Records of Tarrant County, Texas;

THENCE along the west line of Lot 1 as follows:
North 30 degrees 34 minutes 14 seconds West, 130.10 feet to a one-half inch iron rod found for corner;

*NOTE:
MAXIMUM LOT COVERAGE PER
PLANNED DEVELOPMENT REGULATIONS