

- LEGEND**
- POB POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - (CM) CONTROL MONUMENT
 - BL BUILDING LINE
 - RADIUS RADIUS
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - S.F. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N0°39'55"W	80.44'	L8	N45°39'55"W	14.14'
L2	N44°20'05"E	28.28'	L9	N61°23'22"W	15.00'
L3	N89°20'05"E	35.00'	L10	N28°39'41"E	16.66'
L4	N89°48'59"E	29.80'	L11	N31°20'19"W	42.47'
L5	S61°23'22"E	159.51'	L12	S58°39'41"W	10.00'
L6	N31°01'39"W	17.26'	L13	S61°23'22"E	60.41'
L7	N76°01'39"W	19.35'	L14	N31°20'19"W	36.70'
L15	N0°39'55"W	52.89'	L16	N0°39'55"W	32.17'
L17	N0°39'55"W	93.53'	L18	S0°20'26"W	12.50'
L19	N89°20'05"E	12.50'	L20	N89°20'05"E	17.04'
L21	N89°20'05"E	34.80'	L22	N89°20'05"E	10.21'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	0°34'08"	1095.92'	10.88'	5.44'	S0°20'13"W
C2	82°49'09"	20.00'	28.91'	17.64'	N40°44'40"E

- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 - BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83), DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
 - FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48439C0090L, DATED MARCH 21, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.

FINAL PLAT
SF-8.4
BELLA CASA
BLOCK A, LOTS 1-21, 22X-23X; BLOCK B, LOTS 1-10, 11X; AND BLOCK C, LOTS 1X-2X
31 SINGLE FAMILY LOTS
5 COMMON AREA LOTS
10.942 ACRES OUT OF THE JOHN EDMONDS SURVEY ABSTRACT NO. 457
CITY OF KELLER, TARRANT COUNTY, TEXAS

CONTOUR LAND PARTNERS 15, LTD OWNER/DEVELOPER
4851 LBJ Freeway, Suite 205 Dallas, Texas 75244
Contact: Jim Tchoukaleff (214) 986-5009

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006
Contact: Chris Wall, P.E. (972)248-7676
TBP# No. F-438 TBP# No. 10076000

DATE: MARCH 8, 2024 Sheet 1 of 2

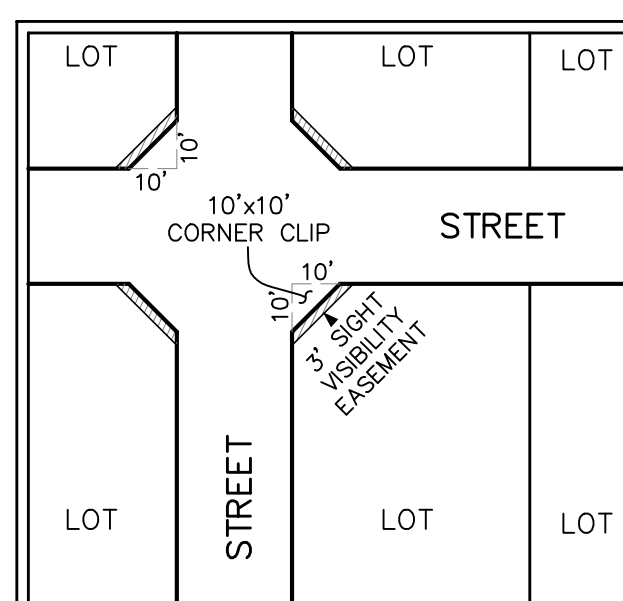
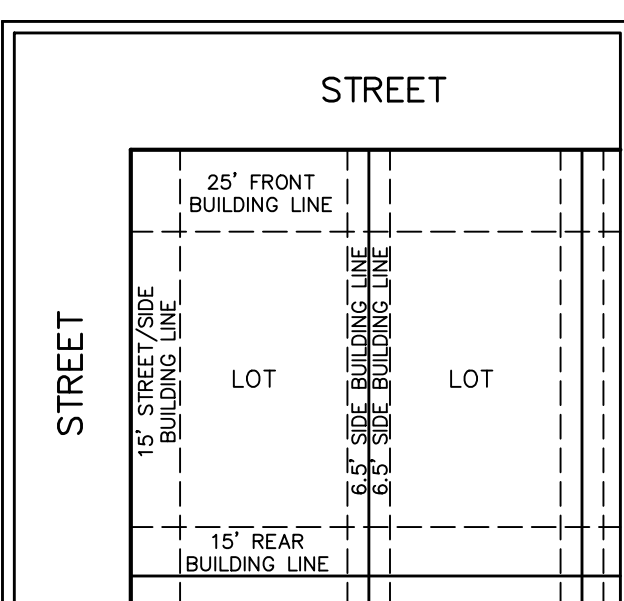
ZONING DATA TABLE			
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS	
MIN. LOT AREA	8,400 S.F.	8,400 S.F.	
MIN. LOT WIDTH	65 FT.	65 FT.	
MIN. LOT WIDTH @ CUL-DE-SAC & ELBOW	60 FT.	60 FT.	
MIN. LOT DEPTH	110 FT.	120 FT.	
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	110 FT.	110 FT.	
MIN. FRONT YARD	25 FT.	25 FT.	
MIN. SIDE YARD - INTERIOR LOT	10% LOT WIDTH (MAX 15 FT.)	10% OF LOT WIDTH	
MIN. SIDE YARD - CORNER LOT ADJACENT TO STREET	15 FT.	15 FT.	
MIN. SIDE YARD IF GARAGE DOOR IS ACCESSED	20 FT.	20 FT.	
MIN. REAR YARD IF NO ALLEY EXISTS	15 FT.	15 FT.	
MIN. DWELLING UNIT AREA	1400 S.F.	2000 S.F.	
MAX. LOT COVERAGE*	35%/50%	50%/60%	

*NOTE: MAXIMUM LOT COVERAGE PER PLANNED DEVELOPMENT REGULATIONS

PLAN SUMMARY TABLE	
TOTAL NUMBER OF SF-8.4 LOTS	31
MINIMUM SF-8.4 LOT AREA	8,400 S.F.
MINIMUM DWELLING UNIT AREA	2,000 FT.
SF-8.4 DENSITY PER ACRE	2,833 LOT PER ACRE

NO.	REVISION	BY	DATE

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	12,935	0.297	A-10	8,450	0.194	A-19	8,664	0.199	B-5	8,450	0.194
A-2	8,449	0.194	A-11	8,450	0.194	A-20	8,602	0.197	B-6	10,675	0.245
A-3	8,450	0.194	A-12	8,450	0.194	A-21	9,035	0.207	B-7	8,450	0.194
A-4	9,295	0.213	A-13	11,229	0.258	A-22X	9,339	0.214	B-8	8,450	0.194
A-5	8,450	0.194	A-14	17,541	0.403	A-23X	18,585	0.427	B-9	8,448	0.194
A-6	8,450	0.194	A-15	9,785	0.225	B-1	8,450	0.194	B-10	11,698	0.269
A-7	8,450	0.194	A-16	8,887	0.204	B-2	8,450	0.194	B-11X	63,873	1.466
A-8	8,450	0.194	A-17	8,813	0.202	B-3	8,450	0.194	C-1X	1,587	0.036
A-9	8,450	0.194	A-18	8,739	0.201	B-4	8,450	0.194	C-2X	6,038	0.139



Plotted by: vling Plot Date: 3/14/2024 11:21 AM
Saved By: jestrada Save Time: 3/18/2024 1:04 PM
Drawing: H:\Projects\CTRO43-Bella Casa\Phase 1\Surveying\dwg\XCTRO43P1.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

LEGAL DESCRIPTION
(10.942 ACRES)

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 being all of that called 10.946 acre tract of land described in deed to CONTOUR LAND PARTNERS 15, LTD. as recorded in Instrument Number D223208468, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at an "X" found at the northeast corner of said 10.946 acre tract, said point also being at the intersection of the west right-of-way line of Rufe Snow Drive (a variable width right-of-way) with the south right-of-way line of Rapp Road (a variable width right-of-way at this point);

THENCE along the east line of said 10.946 acre tract and the west right-of-way line of Rufe Snow Drive as follows:

South 00 degrees 11 minutes 01 seconds East, 718.43 feet to an "X" found for corner;
Southwesterly, 10.88 feet along a curve to the right, having a central angle 00 degrees 34 minutes 08 seconds, a radius of 1,095.92 feet, a tangent of 5.44 feet, and whose chord bears South 00 degrees 20 minutes 13 seconds West, 10.88 feet to an "X" found at the southeast corner of said 10.946 acre tract, said point also being in the north line of Texas Power & Light Easement (T.P.&L) recorded in Volume 2874, Page 394 and Volume 7469, Page 2286, Official Public Records of Tarrant County, Texas;

THENCE North 61 degrees 23 minutes 22 seconds West, 1,491.33 feet along the north line of said T.P.&L Easement to a one-half inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found at the northwest corner of said 10.946 acre tract, said point also being in the south right-of-way line of Rapp Road;

THENCE North 89 degrees 20 minutes 05 seconds East, 1,307.08 feet along the north line of said 10.946 acre tract and the south right-of-way line of Rapp Road to the POINT OF BEGINNING and containing 476,653 square feet or 10.942 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jim Tchoukaleff, Manager of General Partner for CONTOUR LAND PARTNERS 15, LTD., does hereby adopt this record plat designating the herein above described property as BELLA CASA, an addition to the City of Keller, and do hereby dedicate to the public use forever, the streets shown thereon. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, Strips and all public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS MY HAND at Dallas County, Texas, this ____ day of _____, 2024.

CONTOUR LAND PARTNERS 15, LTD.

By: Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 15, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for Dallas County, Texas, on this day personally appeared Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 15, LTD. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Keller, Tarrant County, Texas.

FOR PRELIMINARY USE ONLY
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____nd day of _____, 2024.

Notary Public in and for the State of Texas.

Approved by the City of Keller Planning and Zoning Commission	
CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____
Document Number _____	

FINAL PLAT
SF-8.4

BELLA CASA

BLOCK A, LOTS 1-21, 22X-23X; BLOCK B,
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Carrallton, Texas 75006
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TBPE No. F-438 TBPLS No. 10076000

DATE: MARCH 8, 2024

Sheet 2 of 2