

**GENERAL NOTES:**

- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO DRAINAGE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- ANY NEW HOME BUILT ON LOT 1R2, BLOCK A THAT IS 6,000 SF OR LARGER REQUIRES THE INSTALLATION OF FIRE SPRINKLERS.
- A SEPARATE TAP AND METER ARE REQUIRED FOR RESIDENTIAL FIRE SUPPLY LINES.

**FLOOD NOTE:**

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0090L, MAP REVISED MARCH 21, 2019.

**BEARING BASE:**

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS (NAD83 NORTH CENTRAL ZONE 4202) ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

**NOTE:**

ALL "IRS" ARE 1/2" IRON RODS MARKED "BRITAIN & CRAWFORD" SET

**STATE OF TEXAS**

**COUNTY OF TARRANT**

WHEREAS, WESTWIND CHURCH, CHRISTIAN CHURCH (DISCIPLES OF CHRIST) OF KELLER, TEXAS, acting by and through the undersigned, their duly authorized representative is the sole owner of the tract of land situated in the NANCY A. ROBERTS SURVEY, Abstract No. 1276, City of Keller, Tarrant County, Texas, according to the deed recorded in County Clerk's File No. D208391413, of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

**LEGAL DESCRIPTION**

BEING all of Lot 1, Block A, WESTWIND CHURCH ADDITION, to the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5381, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found marked "Brittain & Crawford", set at the Southwest corner of said Lot 1, Block A, and the Northeast corner of Lot 1, Shady Grove Addition, to the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 440, of the Plat Records of Tarrant County, Texas, said POINT OF BEGINNING also lying in the West right-of-way line of Sarah Brooks Road (a variable width public right-of-way);

THENCE N 89° 44' 09" W 703.70 feet, along the South boundary line of said Lot 1, Block A, Westwind Church Addition, and the North boundary line of said Lot 1, Shady Grove Addition, to a 5/8" iron rod set, at the Southwest corner of said Lot 1, Block A, Westwind Church Addition, and the Northwest corner of said Lot 1, Shady Grove Addition, and set point lying in the East boundary line of Lot 2, Block C, Cherry Grove Estates, an addition to the City of Keller according to the plat recorded in Cabinet A, Slide 6315, of the Plat Records of Tarrant County, Texas;

THENCE N 00° 16' 21" E 516.43 feet, along the West boundary line of said Lot 1, Block A, Westwind Church Addition, and the East boundary line of said Block C, Cherry Grove Estates, and the East boundary line of land conveyed to Rick L. Ring, and Melinda S. Ring by the deed recorded in County Clerk's File Number D207271123, of the Official Public Records of Tarrant County, Texas, to a 1/2" iron rod marked "Brittain & Crawford", set at the Northwest corner of said Lot 1, Block A, Westwind Church Addition, and said point lying in the South Right-of-way line of Village Trail (a variable width public right-of-way);

THENCE S 89° 41' 56" E 530.90 feet, along the North boundary line of said Lot 1, Block A, Westwind Church Addition, and the South right-of-way line of said Village Trail, to a 1/2" iron rod found, at the beginning of a curve to the right;

THENCE along the East boundary line of said Lot 1, Block A, Westwind Church Addition, and the West right-of-way line of the aforesaid Sarah Brooks Road, as follows:

- SOUTHEASTERLY 265.19 feet along said curve to the right, having a radius of 170.00 feet, a central angle of 89° 22' 44", and a chord bearing S 45° 00' 31" E 239.11 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve
- THENCE S 00° 12' 16" E 347.83 feet, along the East boundary line of said Lot 1, Block A, Westwind Church Addition, and the West right-of-way line of said Sarah Brooks Road, to the PLACE OF BEGINNING containing 8.174 acres (356,070 square feet) of land.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That we, WESTWIND CHURCH, CHRISTIAN CHURCH (DISCIPLES OF CHRIST) OF KELLER, TEXAS, do hereby adopt this plat designating the hereinabove described property as LOT 1R1 and 1R2, BLOCK A, WESTWIND CHURCH ADDITION, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any 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 constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2023.

**WESTWIND CHURCH, CHRISTIAN CHURCH (DISCIPLES OF CHRIST) OF KELLER, TEXAS**

BY: Gary Schoop, Moderator

**STATE OF TEXAS**

**COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared GARY SCHOOP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas  
My Commission Expires: \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:**

That I, CHRIS L. BLEVINS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

CHRIS L. BLEVINS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
STATE OF TEXAS NO. 5792



**OWNER/DEVELOPER/APPLICANT**

WESTWIND CHURCH  
1300 SARAH BROOKS RD.  
KELLER, TX 76248  
817-428-6775  
CONTACT: GARY SCHOOP  
MODERATOR

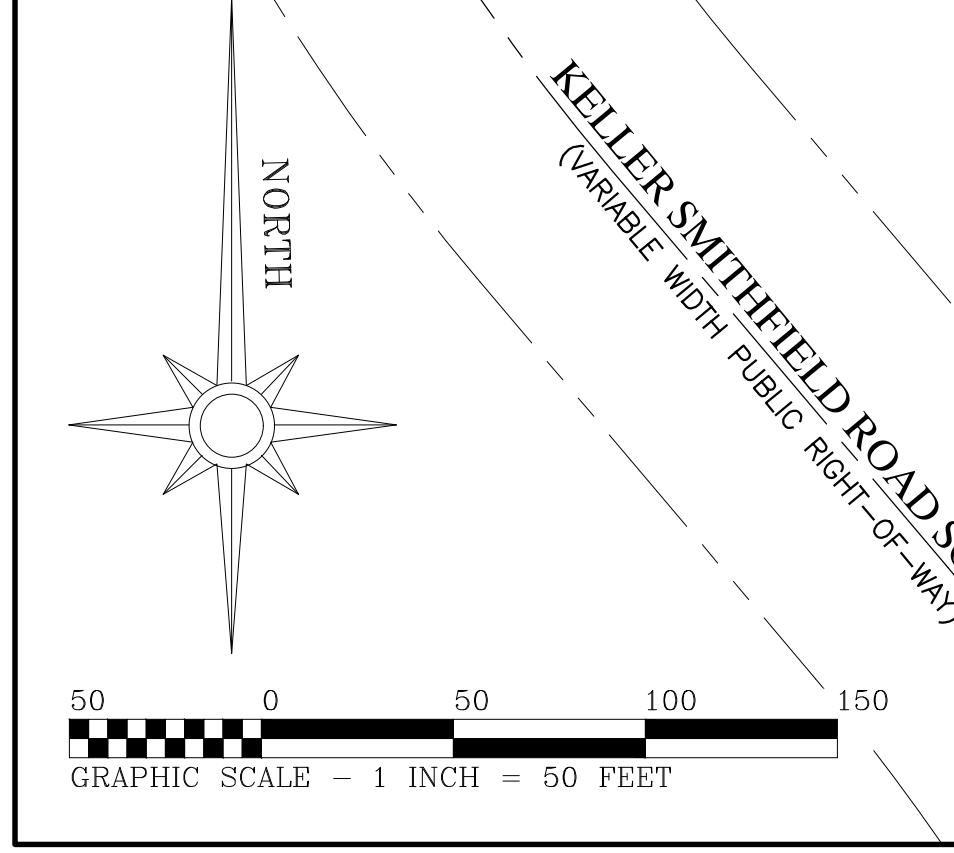
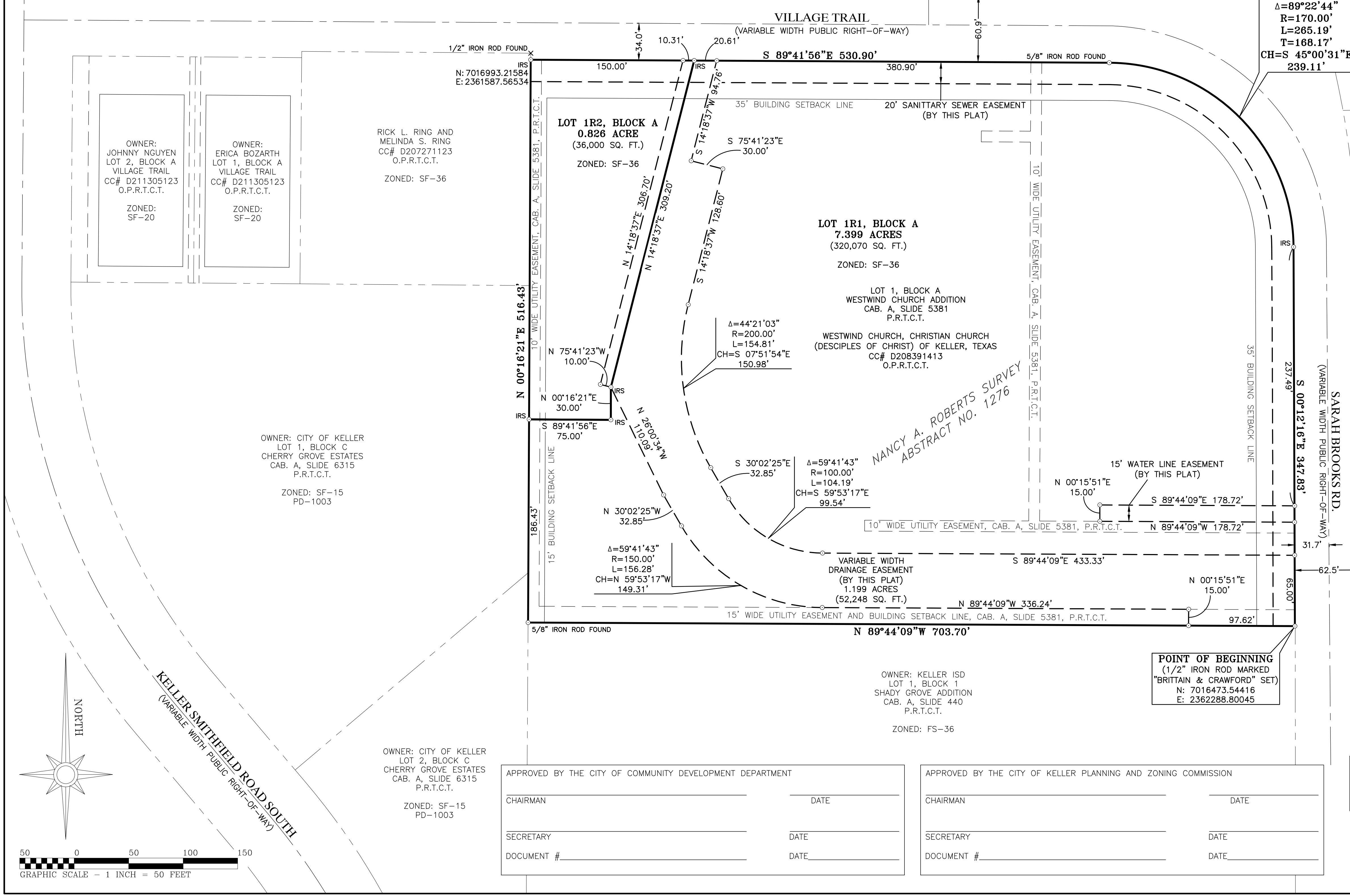
**FINAL PLAT**  
SHOWING  
**LOTS 1R1 AND 1R2, BLOCK A**  
**WESTWIND CHURCH ADDITION**  
BEING A RE-PLAT OF WESTWIND CHURCH  
ADDITION BY THE PLAT RECORDED IN  
CABINET A, SLIDE 5381, OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS.  
LOCATED IN THE NANCY A. ROBERTS  
SURVEY, ABSTRACT NO. 1276  
CITY OF KELLER, TARRANT COUNTY, TEXAS

**BRITAIN & CRAWFORD**  
LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
TEL (817) 926-0211  
FAX (817) 926-9347  
P.O. BOX 11374 • 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110  
EMAIL: admin@brittain-crawford.com  
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000  
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8.174 ACRES ± 2 LOTS  
APRIL 12 2023 ZONED: SF-36

(DANNY) ...Projects\WESTWIND CHURCH ADDITION\WESTWIND-CHURCH-PLAT.dwg



APPROVED BY THE CITY OF COMMUNITY DEVELOPMENT DEPARTMENT

CHAIRMAN	DATE
SECRETARY	DATE
DOCUMENT #	DATE

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
SECRETARY	DATE
DOCUMENT #	DATE

**POINT OF BEGINNING**  
(1/2" IRON ROD MARKED  
"BRITAIN & CRAWFORD" SET)  
N: 7016473.54416  
E: 2362288.80045

OWNER: KELLER ISD  
LOT 1, BLOCK 1  
SHADY GROVE ADDITION  
CAB. A, SLIDE 440  
P.R.T.C.T.  
ZONED: FS-36

OWNER: CITY OF KELLER  
LOT 2, BLOCK C  
CHERRY GROVE ESTATES  
CAB. A, SLIDE 6315  
P.R.T.C.T.  
ZONED: SF-15  
PD-1003

OWNER: BRADLEY J. HUDSON  
LOT 1, BLOCK 1  
GLEN FOREST, PH. 1  
CAB. A, SLIDE 722  
P.R.T.C.T.  
ZONED: SF-12

OWNER: MISTY SWAN  
LOT 1, BLOCK 1  
SWAN ADDT.  
CC# D216265024  
O.P.R.T.C.T.  
ZONED: SF-36

OWNER: VUONG NGUYEN  
LOT 1, BLOCK A  
EUROPEAN COUNTRY  
ESTATES  
CAB. A, SLIDE 11985  
P.R.T.C.T.  
ZONED: SF-36

OWNER: JEFFREY MONTANA  
LOT 1, BLOCK 1  
CADE-BRETT ESTATES  
VOL. 13593, PG. 366  
P.R.T.C.T.  
ZONED: SF-36

OWNER: BILLY SANDERS  
LOT 1, BLOCK 1  
RAPER ADDITION  
CAB. B, SLIDE 128  
P.R.T.C.T.  
ZONED: SF-36

DAWN M. WEBB  
CC# D221177215  
O.P.R.T.C.T.  
ZONED: SF-36

OWNER: MICHAEL CARDAMONE  
LOT 2, BLOCK B  
SENDERO ESTATES  
CAB. A, SLIDE 11063  
P.R.T.C.T.  
ZONED: SF-25

OWNER: BRITTON DEVILLIER  
LOT 2, BLOCK A  
SENDERO ESTATES  
CAB. A, SLIDE 11063  
P.R.T.C.T.  
ZONED: SF-20

H.O.A. LOT, SENDERO ESTATES  
CAB. A, SLIDE 11063, P.R.T.C.T.

H.O.A. LOT, SENDERO ESTATES  
CAB. A, SLIDE 11063, P.R.T.C.T.

LOT 1R2, BLOCK A  
0.826 ACRE  
(36,000 SQ. FT.)  
ZONED: SF-36

LOT 1R1, BLOCK A  
7.399 ACRES  
(320,070 SQ. FT.)  
ZONED: SF-36

LOT 1, BLOCK A  
WESTWIND CHURCH ADDITION  
CAB. A, SLIDE 5381  
P.R.T.C.T.

WESTWIND CHURCH, CHRISTIAN CHURCH  
(DISCIPLES OF CHRIST) OF KELLER, TEXAS  
CC# D208391413  
O.P.R.T.C.T.

OWNER: CITY OF KELLER  
LOT 1, BLOCK C  
CHERRY GROVE ESTATES  
CAB. A, SLIDE 6315  
P.R.T.C.T.  
ZONED: SF-15  
PD-1003

OWNER: JOHNNY NGUYEN  
LOT 2, BLOCK A  
VILLAGE TRAIL  
CC# D211305123  
O.P.R.T.C.T.  
ZONED: SF-20

OWNER: ERICA BOZARTH  
LOT 1, BLOCK A  
VILLAGE TRAIL  
CC# D211305123  
O.P.R.T.C.T.  
ZONED: SF-20

RICK L. RING AND  
MELINDA S. RING  
CC# D207271123  
O.P.R.T.C.T.  
ZONED: SF-36