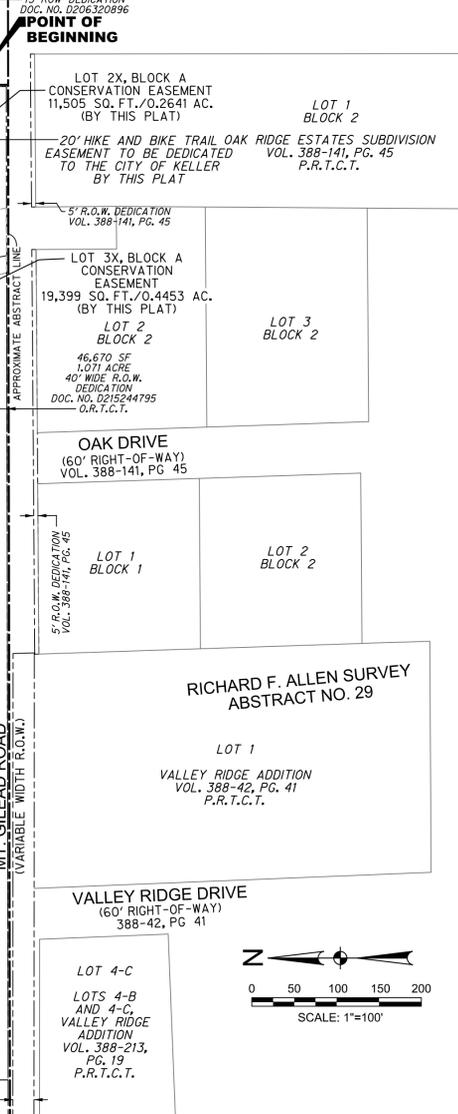


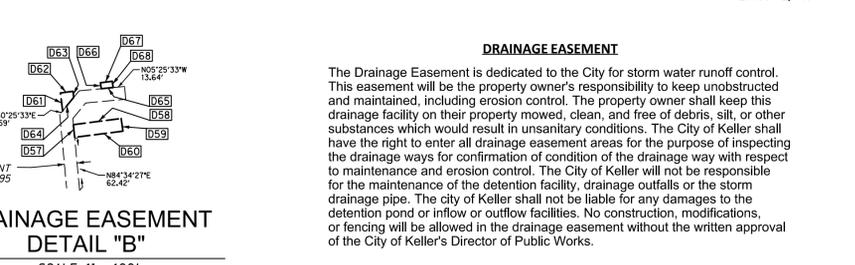
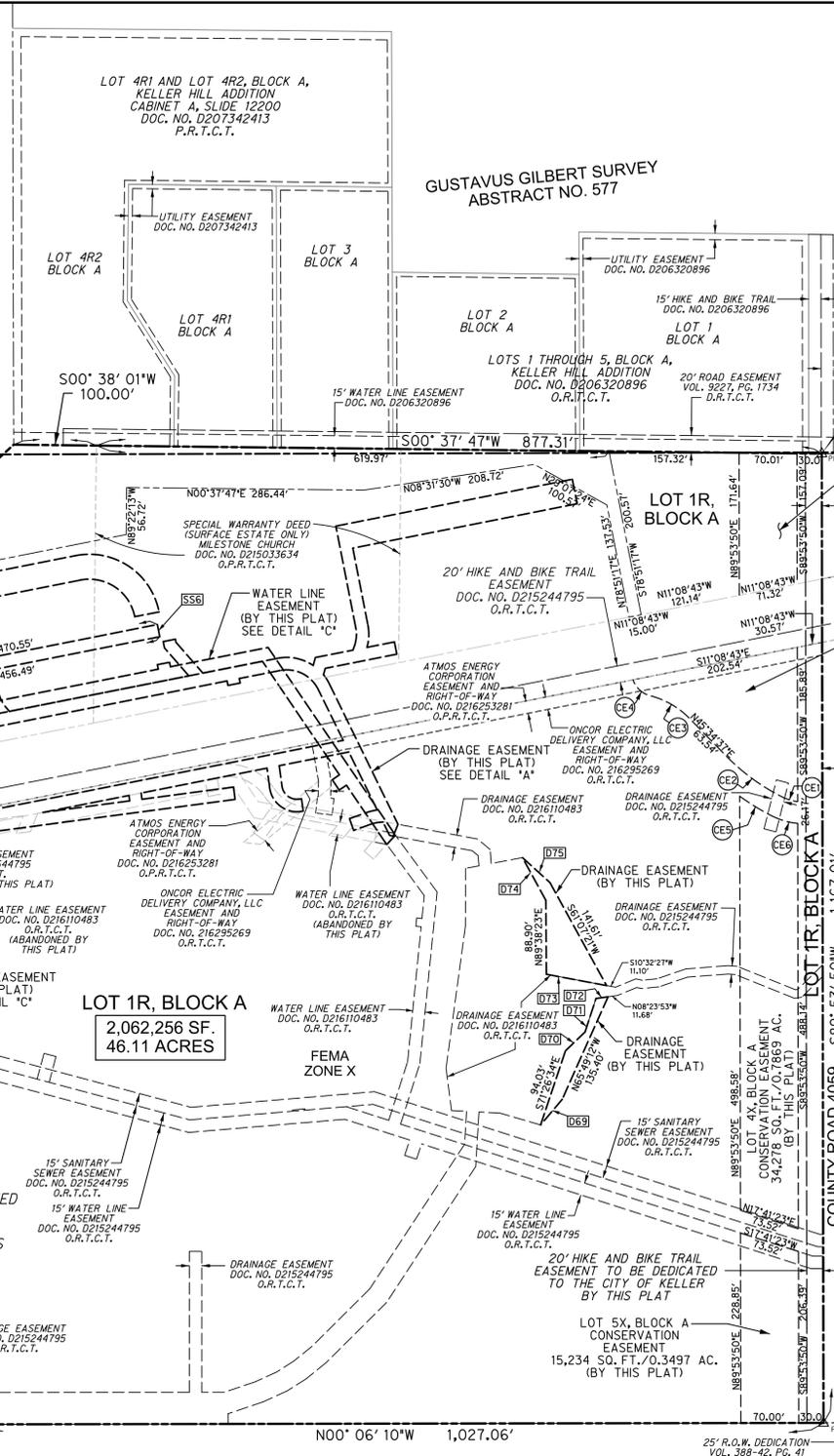


LOCATION MAP  
SCALE: 1" = 1000'



FINAL PLAT  
OF  
MILESTONE CHURCH ADDITION  
LOTS 1R, 1X, 2X, 3X, 4X & 5X, BLOCK A  
BEING A REPLAT OF  
MILESTONE CHURCH ADDITION  
LOTS 1 & 2, BLOCK A  
DOC. NO. D216110483  
O.R.T.C.T.  
BEING  
51.21 ACRES  
SITUATED IN THE  
J.J. ROBERTS SURVEY, ABSTRACT NO. 1305  
AND THE  
GUSTAVUS GILBERT SURVEY, ABSTRACT NO. 577  
IN THE  
CITY OF KELLER, TARRANT COUNTY, TEXAS  
ZONED: PD-PH-6.5 & PD-SF-15 (ORD. # 1724)

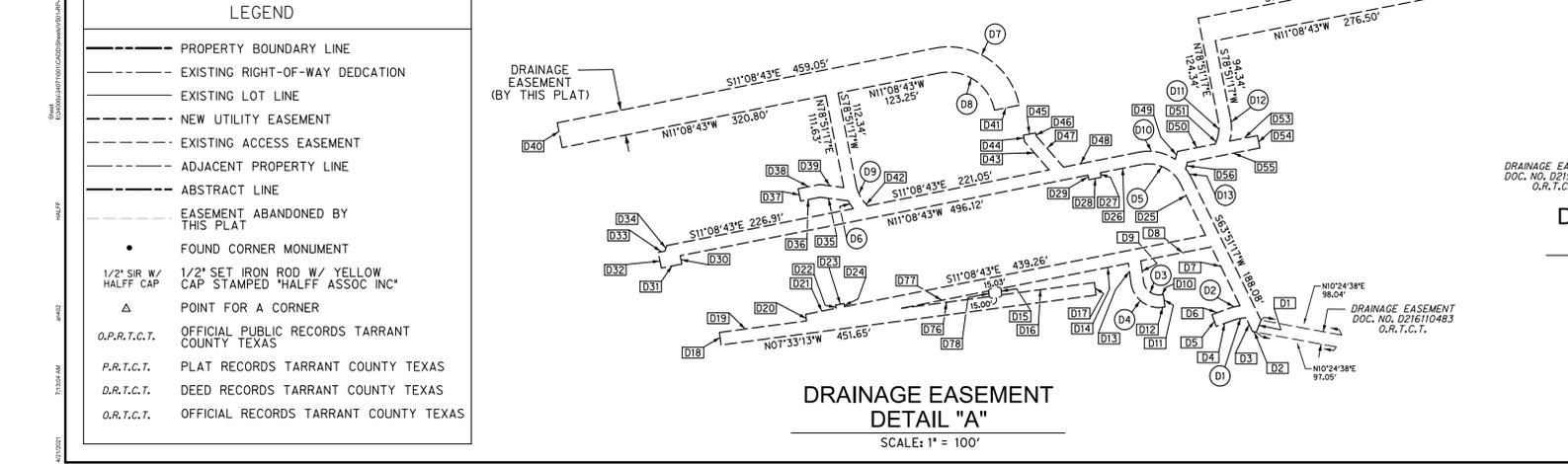
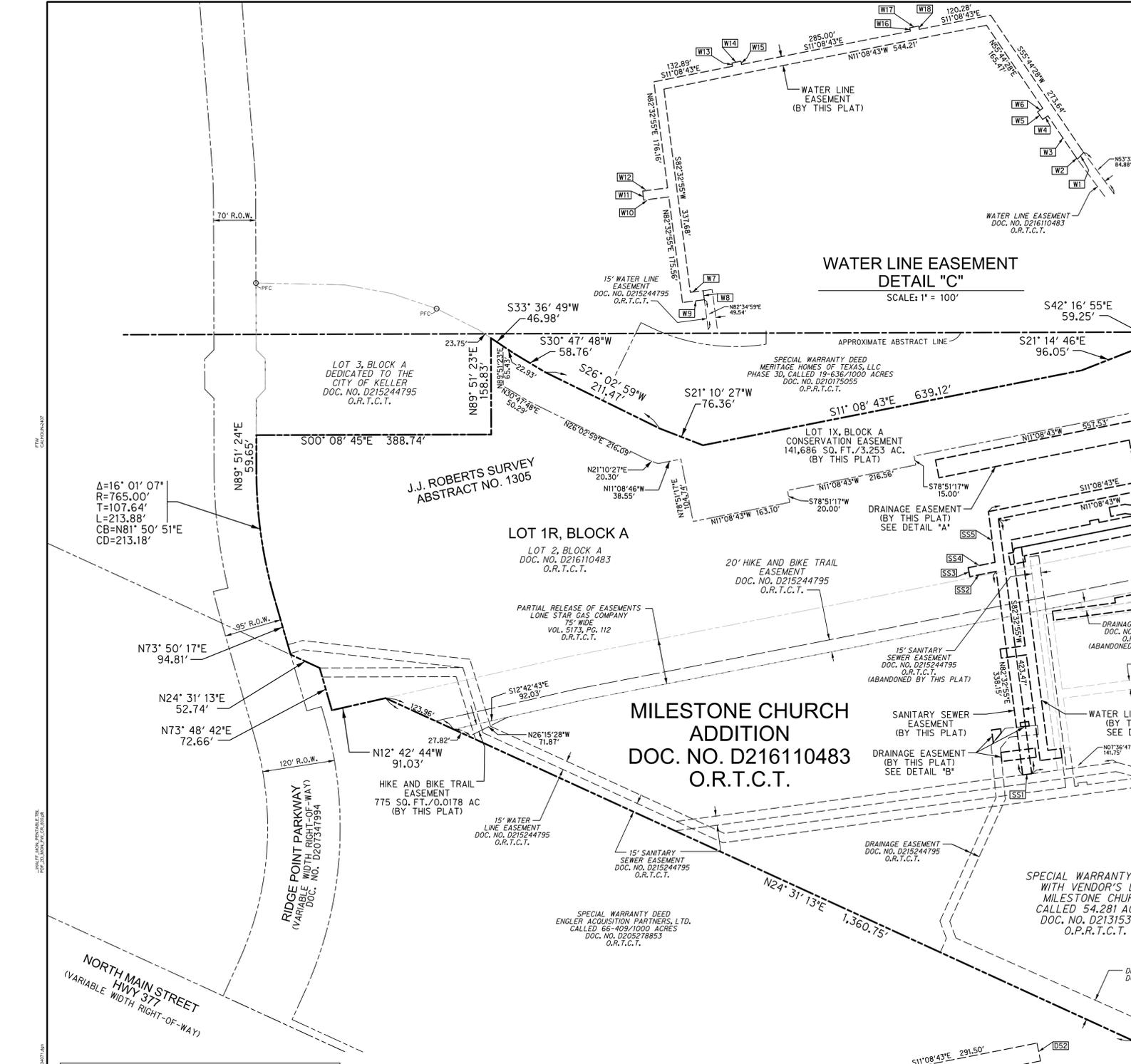
APRIL 20, 2021



DRAINAGE EASEMENT DETAIL "B"  
SCALE: 1" = 100'

PREPARED BY: **HALFF**  
4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
TRP&S FIRM NO. 10026605  
CONTACT: Douglas A. Calhoun, RPLS  
Survey Manager  
(817) 764-7505 DIRECT  
dcalhoun@halff.com

OWNER / DEVELOPER: **MILESTONE CHURCH**  
801 KELLER PARKWAY  
KELLER, TEXAS 76248  
CONTACT: Jeff Pelletier  
Executive Pastor  
(817) 812-3800 DIRECT  
Jeff.pelletier@milestonechurch.com



DRAINAGE EASEMENT DETAIL "A"  
SCALE: 1" = 100'

**LEGEND**

- PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY DEDICATION
- EXISTING LOT LINE
- NEW UTILITY EASEMENT
- EXISTING ACCESS EASEMENT
- ADJACENT PROPERTY LINE
- ABSTRACT LINE
- EASEMENT ABANDONED BY THIS PLAT
- FOUND CORNER MONUMENT
- 1/2" SIR W/ HALFF CAP
- 1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC"
- POINT FOR A CORNER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS TARRANT COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS
- O.R.T.C.T. OFFICIAL RECORDS TARRANT COUNTY TEXAS

APRIL 20, 2021

**DRAINAGE EASEMENT BEARING / DISTANCE TABLE**

D1	N68°09'31"W 15.30'	D29	N78°51'17"E 5.50'	D57	N84°34'27"E 15.01'
D2	N10°24'38"E 4.52'	D30	S78°51'17"W 10.00'	D58	S07°11'33"E 56.83'
D3	N63°51'17"E 17.90'	D31	N11°08'43"W 25.00'	D59	S82°23'13"W 15.00'
D4	N19°35'22"W 22.56'	D32	N78°51'17"E 19.00'	D60	N07°11'33"W 57.40'
D5	N70°24'38"E 15.00'	D33	S11°08'43"E 8.17'	D61	N82°29'49"E 21.05'
D6	S19°35'22"E 22.56'	D34	S71°08'43"E 6.33'	D62	S07°33'11"E 15.00'
D7	N63°51'17"E 17.86'	D35	N07°11'54"E 33.91'	D63	S82°29'49"W 7.10'
D8	N11°08'43"W 85.72'	D36	N11°08'43"W 23.79'	D64	N50°25'33"W 20.48'
D9	S82°26'47"W 24.70'	D37	N78°51'17"E 15.00'	D65	N05°25'33"W 14.01'
D10	S07°33'13"E 3.06'	D38	S11°08'43"E 26.21'	D66	N82°23'13"E 6.95'
D11	S82°26'47"W 15.00'	D39	S07°11'54"W 29.01'	D67	S07°36'47"E 14.0'
D12	N07°33'13"W 3.06'	D40	N78°51'17"E 30.00'	D68	S82°23'13"W 7.49'
D13	N82°26'47"E 23.76'	D41	N11°08'43"W 30.00'	D69	N49°45'27"W 40.31'
D14	N11°08'43"W 155.18'	D42	S48°51'17"W 5.67'	D70	S43°46'05"E 32.89'
D15	S82°33'10"W 7.58'	D43	N48°51'17"E 44.65'	D71	S71°50'56"E 42.35'
D16	S07°33'13"E 111.65'	D44	N78°51'17"E 7.76'	D72	S08°23'53"E 14.80'
D17	S82°26'47"W 15.00'	D45	S11°08'43"E 15.00'	D73	N10°32'27"E 74.03'
D18	N82°26'47"E 15.00'	D46	S78°51'17"W 3.74'	D74	N61°19'36"E 58.81'
D19	S07°33'13"E 105.00'	D47	S48°51'17"W 49.29'	D75	S42°09'44"W 44.74'
D20	N82°33'10"E 7.86'	D48	S11°08'43"E 92.13'	D76	N07°33'13"W 105.78'
D21	S11°08'43"E 36.99'	D49	S73°58'44"E 9.85'	D77	S11°08'43"E 106.00'
D22	N78°51'17"E 3.80'	D50	S11°08'43"E 46.30'	D78	S82°33'10"W 6.64'
D23	S11°08'43"E 10.19'	D51	S71°08'43"E 5.67'		
D24	S78°51'17"W 3.80'	D52	S78°51'17"W 30.00'		
D25	N63°51'17"E 68.12'	D53	S11°08'43"E 33.80'		
D26	N11°08'43"W 50.16'	D54	S78°51'17"W 15.00'		
D27	S78°51'17"W 5.50'	D55	N11°08'43"W 88.16'		
D28	N11°08'43"W 15.00'	D56	N73°58'44"W 8.02'		

**WATER LINE EASEMENT BEARING / DISTANCE TABLE**

W1	N46°50'06"W 15.25'
W2	N53°39'27"E 3.18'
W3	N55°44'28"E 65.02'
W4	N34°15'32"W 10.54'
W5	N55°44'28"E 15.00'
W6	S34°15'32"E 10.54'
W7	S07°21'46"E 21.37'
W8	S82°34'59"W 15.00'
W9	N07°21'46"W 36.37'
W10	N07°22'58"W 41.77'
W11	N82°37'02"E 15.00'
W12	S07°22'58"E 41.75'
W13	N78°51'17"E 5.50'
W14	S11°08'43"E 15.00'
W15	S78°51'17"W 5.50'
W16	N78°51'17"E 5.50'
W17	S11°08'43"E 15.00'
W18	S78°51'17"W 5.50'

**GENERAL NOTES**

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network on 9/15/2014 using City of Keller Monuments #2, #3 and #4, Convergence Angle for City of Keller Monument #3 is 00 degrees 40 minutes 55.08948 seconds, according to City of Keller Geodetic Control Data Sheet dated December 2005. Distances shown are surface distances, scale factor is 1.00012.

Any future development occurring on undeveloped land on property must be detained for or shown not to adversely affect the adjoining property to the west.

Purpose of this Plat is to abandon easements recorded in Doc. No. D216110483 O.R.T.C.T. and to add easements per this plat.

**FLOOD PLAIN AND FLOODWAY NOTES**

By graphical plotting, the premises lies within Zone "X" (unshaded), as delineated on the Tarrant County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0060K and Panel Number 48439C0080K, dated September 25, 2009, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

**Conservation Easement notes:**

Lots 1X, 2X, 3X, 4X, and 5X of Block A shall remain as conservation easements. The Conservation Easement is located on the south and east side of the property and contains a total of 5.10 acres. The property owner is responsible for managing all conservation easement areas to retain the existing canopy in a natural, undisturbed manner. Though passive trails are permitted, no pavement, grading, mowing, nor tree removal of any kind shall occur within conservation easement lots. Understory vegetation may be managed for trail safety. However, because the urban canopy stand is primarily comprised of post oaks, it is imperative to let young trees mature in place. To insure this happens for the Post Oaks as well as the other tree species, the conservation easement shall allow trees to mature through natural forest succession.

**SANITARY SEWER EASEMENT BEARING / DISTANCE TABLE**

SS1	N07°36'47"W 15.00'
SS2	N11°15'44"W 44.41'
SS3	N78°44'16"E 15.00'
SS4	S11°15'44"E 45.41'
SS5	N82°32'55"E 84.39'
SS6	S78°51'17"W 15.00'

**DRAINAGE EASEMENT CURVE DATA TABLE**

D1	Δ=19°43'23" R=42.50' T=7.39' L=14.63' CB=N09°43'40"W CD=14.56'	D8	Δ=90°00'00" R=56.00' T=56.00' L=87.96' CB=N33°51'17"E CD=79.20'
D2	Δ=12°32'45" R=57.50' T=6.32' L=12.59' CB=S13°19'00"E CD=12.57'	D9	Δ=30°00'00" R=42.50' T=11.39' L=22.25' CB=S63°51'17"W CD=22.00'
D3	Δ=90°00'00" R=18.41' T=18.41' L=28.92' CB=S37°26'47"W CD=26.04'	D10	Δ=44°53'07" R=57.50' T=23.75' L=45.05' CB=S11°17'51"W CD=43.90'
D4	Δ=90°00'00" R=33.41' T=33.41' L=52.48' CB=N37°26'47"E CD=47.25'	D11	Δ=30°00'00" R=42.50' T=11.39' L=22.25' CB=S86°08'43"E CD=22.00'
D5	Δ=75°00'00" R=42.50' T=32.61' L=55.63' CB=N26°21'17"E CD=51.74'	D12	Δ=27°03'45" R=57.50' T=13.84' L=27.16' CB=N87°36'51"W CD=26.91'
D6	Δ=11°04'51" R=57.50' T=5.58' L=11.12' CB=N57°19'58"E CD=11.10'	D13	Δ=13°24'58" R=57.50' T=6.76' L=13.46' CB=S57°08'48"W CD=13.43'
D7	Δ=90°00'00" R=86.00' T=86.00' L=135.09' CB=S33°51'17"W CD=121.62'		

**LOTS 3X AND 4X CONSERVATION EASEMENT CURVE DATA TABLE**

CE1	Δ=19°03'31" R=61.337' T=10.30' L=20.41' CB=N17°15'38"E CD=20.32'	CE4	Δ=56°55'34" R=30.00' T=16.26' L=29.81' CB=N42°31'32"E CD=28.60'
CE2	Δ=18°47'16" R=254.20' T=42.05' L=83.35' CB=N36°10'59"E CD=82.98'	CE5	Δ=09°19'56" R=280.20' T=22.87' L=45.64' CB=S31°27'19"W CD=45.59'
CE3	Δ=31°30'52" R=100.00' T=28.22' L=55.00' CB=N29°49'11"E CD=54.31'	CE6	Δ=21°23'54" R=87.37' T=16.51' L=32.63' CB=S16°05'26"W CD=32.44'

**LEGAL DESCRIPTION**

Being all of Lots 1 & 2, Block A, Milestone Church Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in County Clerk's Document No. D216110483, Official Records of Tarrant County, Texas.

**OWNER'S CERTIFICATE MILESTONE CHURCH ADDITION LOTS 1R, 1X, 2X, 3X, 4X & 5X, BLOCK A**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Milestone Church, Owner, do hereby adopt this plat designating the hereinabove described property as Milestone Church Addition, Lots 1R, 1X, 2X, 3X, 4X & 5X, Block A, 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, trees, shrubs, or other improvements or growths 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Jeff Pelletier, Executive Pastor

STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said Tarrant County, Texas on this date personally appeared Jeff Pelletier, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the  
State of Texas

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas A. Calhoun, 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.

Registered Professional Land Surveyor  
State of Texas No. 5619

Approved by the City of Keller Planning and Zoning Commission	
Chairman _____	Date _____
Secretary _____	Date _____
Document # _____	Date _____

**FINAL PLAT**  
OF  
**MILESTONE CHURCH ADDITION**  
**LOTS 1R, 1X, 2X, 3X, 4X & 5X, BLOCK A**

BEING A REPLAT OF  
**MILESTONE CHURCH ADDITION**  
**LOTS 1 & 2, BLOCK A**  
**DOC. NO. D216110483**  
**O.R.T.C.T.**  
BEING  
**51.21 ACRES**  
SITUATED IN THE  
**J.J. ROBERTS SURVEY, ABSTRACT NO. 1305**  
AND THE  
**GUSTAVUS GILBERT SURVEY, ABSTRACT NO. 577**  
IN THE  
**CITY OF KELLER, TARRANT COUNTY, TEXAS**  
**ZONED: PD-PH-6.5 & PD-SF-15 (ORD. # 1724)**

PREPARED BY:  
**HALFF**  
4000 FOSSIL CREEK BLVD.  
FORT WORTH, TEXAS 76137  
TRP/LS FIRM NO. 110026015  
CONTACT: Douglas A. Calhoun, RPLS  
Survey Manager  
(817) 764-7505 DIRECT  
dcalhoun@halff.com

OWNER / DEVELOPER  
**MILESTONE CHURCH**  
801 KELLER PARKWAY  
KELLER, TEXAS 76248  
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