

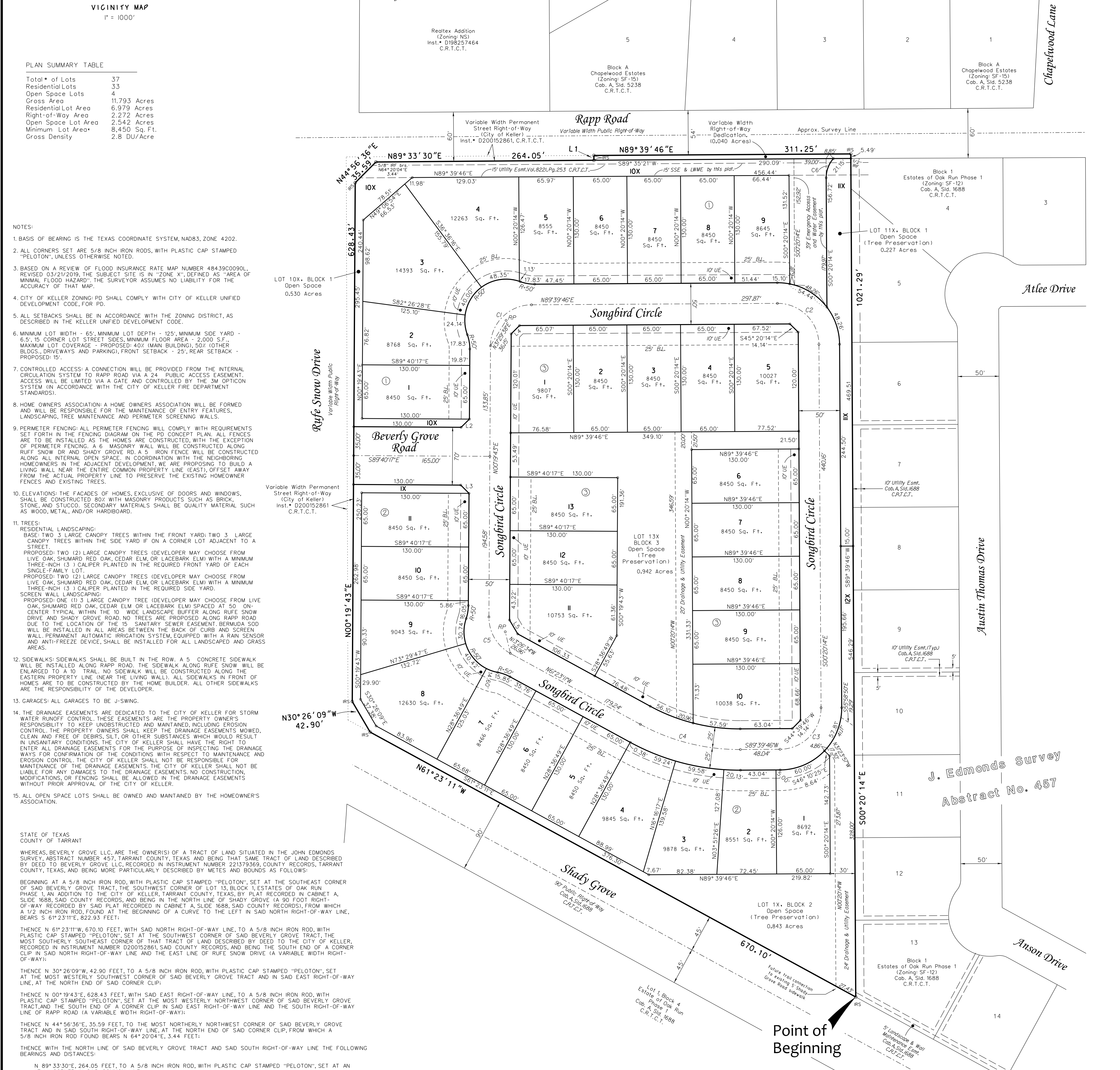
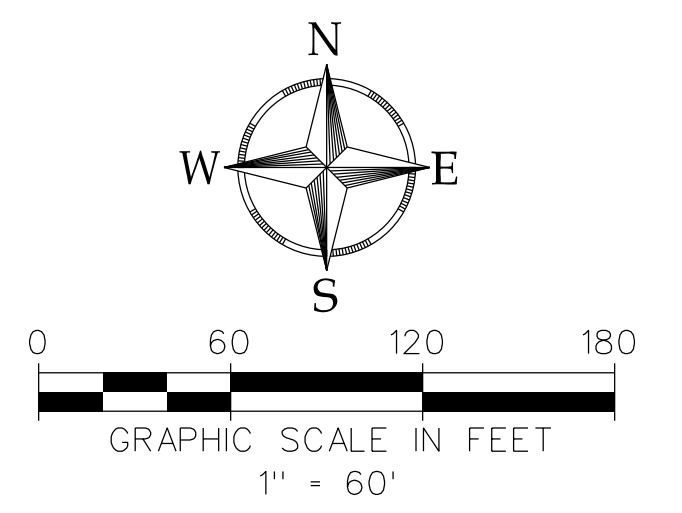


LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LWME = LANDSCAPE AND WALL MAINTENANCE EASEMENT
- B.L. = BUILDING LINE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	89°20'03"	50.00'	77.96'	N44°59'45"E	70.30'
C2	90°00'00"	50.00'	78.54'	S45°20'14"E	70.71'
C3	90°00'00"	50.00'	78.54'	S44°39'46"W	70.71'
C4	28°57'03"	250.00'	126.32'	N75°51'42"W	124.98'
C5	61°42'54"	50.00'	53.86'	N30°31'44"W	51.29'
C6	41°39'34"	35.00'	25.45'	S20°29'34"W	24.89'

NO.	BEARING	DISTANCE
L1	N00°26'30"W	5.89'
L2	S45°19'43"W	14.14'
L3	S44°40'17"E	14.14'
L4	N44°59'45"E	14.23'
L5	S30°31'44"E	19.50'



- NOTES:
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
  2. ALL CORNERS SET ARE 5/8 INCH IRON RODS, WITH PLASTIC CAP STAMPED "PELTON", UNLESS OTHERWISE NOTED.
  3. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 48439C0009L, REVISED 03/21/2019, THE SUBJECT SITE IS IN "ZONE X", DEFINED AS "AREA OF MINIMAL FLOOD HAZARD". THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
  4. CITY OF KELLER ZONING PD SHALL COMPLY WITH CITY OF KELLER UNIFIED DEVELOPMENT CODE, FOR PD.
  5. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
  6. MINIMUM LOT WIDTH - 65'; MINIMUM LOT DEPTH - 125'; MINIMUM SIDE YARD - 6.5'; 15' CORNER LOT STREET SIDES, MINIMUM FLOOR AREA - 2,000 S.F.; MAXIMUM LOT COVERAGE - PROPOSED: 40% (MAIN BUILDING), 50% (OTHER BLDGS, DRIVEWAYS AND PARKING); FRONT SETBACK - 25'; REAR SETBACK - PROPOSED: 15'.
  7. CONTROLLED ACCESS: A CONNECTION WILL BE PROVIDED FROM THE INTERNAL CIRCULATION SYSTEM TO RAPP ROAD VIA A 24' PUBLIC ACCESS EASEMENT. ACCESS WILL BE LIMITED TO GARAGES AND CONTROLLED BY THE SW OPTION SYSTEM (IN ACCORDANCE WITH THE CITY OF KELLER FIRE DEPARTMENT STANDARDS).
  8. HOME OWNERS ASSOCIATION: A HOME OWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ENTRY FEATURES, LANDSCAPING, TREE MAINTENANCE AND PERIMETER SCREENING WALLS.
  9. PERIMETER FENCING: ALL PERIMETER FENCING WILL COMPLY WITH REQUIREMENTS SET FORTH IN THE FENCING DIAGRAM ON THE PD CONCEPT PLAN. ALL FENCES ARE TO BE INSTALLED AS THE HOMES ARE CONSTRUCTED, WITH THE EXCEPTION OF PERIMETER FENCING. A 6' MASONRY WALL WILL BE CONSTRUCTED ALONG RUFF SNOW DR AND SHADY GROVE RD. A 5' IRON FENCE WILL BE CONSTRUCTED ALONG ALL INTERNAL OPEN SPACE. IN COORDINATION WITH THE NEIGHBORING HOMEOWNERS IN THE ADJACENT DEVELOPMENT WE ARE PROPOSING TO BUILD A LIVING WALL NEAR THE ENTIRE COMMON PROPERTY LINE (EAST), OFFSET AWAY FROM THE ACTUAL PROPERTY LINE TO PRESERVE THE EXISTING HOMEOWNER FENCES AND EXISTING TREES.
  10. ELEVATIONS: THE FACADES OF HOMES, EXCLUSIVE OF DOORS AND WINDOWS, SHALL BE CONSTRUCTED 80" WITH MASONRY PRODUCTS SUCH AS BRICK, STONE, AND STUCCO. SECONDARY MATERIALS SHALL BE QUALITY MATERIAL SUCH AS WOOD, METAL, AND/OR HARDBOARD.
  11. TREES: RESIDENTIAL LANDSCAPING: BASE: TWO (2) LARGE CANOPY TREES WITHIN THE FRONT YARD; TWO (3) LARGE CANOPY TREES WITHIN THE SIDE YARD; ONE (1) LARGE CANOPY TREE ADJACENT TO A STREET. PROPOSED: TWO (2) LARGE CANOPY TREES (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEDARK ELM) WITH A MINIMUM THREE-INCH (3") CALIPER PLANTED IN THE REQUIRED FRONT YARD OF EACH SINGLE-FAMILY LOT. PROPOSED: TWO (2) LARGE CANOPY TREES (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEDARK ELM) WITH A MINIMUM THREE-INCH (3") CALIPER PLANTED IN THE REQUIRED SIDE YARD. SCREEN WALL LANDSCAPING: PROPOSED: ONE (1) 3' LARGE CANOPY TREE (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEDARK ELM) SPACED AT 50' ON CENTER TYPICAL WITHIN THE 10' WIDE LANDSCAPE BUFFER ALONG RUFF SNOW DRIVE AND SHADY GROVE ROAD. NO TREES ARE PROPOSED ALONG RAPP ROAD. IN ADDITION TO THE LOCATION OF THE 15' SANITARY SEWER EASEMENT, BERMUDA SOIL WILL BE INSTALLED IN ALL AREAS BETWEEN THE BACK OF CURB AND SCREEN WALL. PERMANENT AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR AND ANTI-FREEZE DEVICE, SHALL BE INSTALLED FOR ALL LANDSCAPED AND GRASS AREAS.
  12. SIDEWALKS: SIDEWALKS SHALL BE BUILT IN THE ROW. A 5' CONCRETE SIDEWALK WILL BE INSTALLED ALONG RAPP ROAD. THE SIDEWALK ALONG RUFF SNOW WILL BE ENLARGED TO A 10' WIDE SIDEWALK. SIDEWALKS WILL BE CONSTRUCTED ALONG THE EASTERN PROPERTY LINE IN THE LIVING WALL. ALL SIDEWALKS IN FRONT OF HOMES ARE TO BE CONSTRUCTED BY THE HOME BUILDER. ALL OTHER SIDEWALKS ARE THE RESPONSIBILITY OF THE DEVELOPER.
  13. GARAGES: ALL GARAGES TO BE J-WING.
  14. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOWED, CLEAN AND FREE OF DEBRIS, SLT, 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 CONFORMANCE OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DRAINAGE EASEMENTS, NO CONSTRUCTION, MODIFICATIONS, OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL OF THE CITY OF KELLER.
  15. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS, BEVERLY GROVE, LLC, ARE THE OWNER(S) OF A TRACT OF LAND SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO BEVERLY GROVE, LLC, RECORDED IN INSTRUMENT NUMBER 221379369, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF SAID BEVERLY GROVE TRACT, THE SOUTHWEST CORNER OF LOT 13, BLOCK 1, ESTATES OF OAK RUN PHASE 1, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, BY PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF SHADY GROVE (A 90' FOOT RIGHT-OF-WAY RECORDED BY SAID PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS) FROM WHICH A 1/2 INCH IRON ROD, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT IN SAID NORTH RIGHT-OF-WAY LINE, BEARS S 61°23'11"W, 822.93 FEET;

THENCE N 61°23'11"W, 670.10 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHWEST CORNER OF SAID BEVERLY GROVE TRACT, THE SOUTHWEST CORNER OF LOT 13, BLOCK 1, ESTATES OF OAK RUN PHASE 1, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, BY PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF SHADY GROVE (A 90' FOOT RIGHT-OF-WAY RECORDED BY SAID PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS) FROM WHICH A 1/2 INCH IRON ROD, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT IN SAID NORTH RIGHT-OF-WAY LINE, BEARS S 61°23'11"W, 822.93 FEET;

THENCE N 30°26'09"W, 42.90 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID BEVERLY GROVE TRACT AND IN SAID EAST RIGHT-OF-WAY LINE, AT THE NORTH END OF SAID CORNER CLIP;

THENCE N 00°19'43"E, 628.43 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID BEVERLY GROVE TRACT, AND THE SOUTH END OF A CORNER CLIP IN SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RAPP ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 44°56'36"E, 35.59 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID BEVERLY GROVE TRACT AND IN SAID SOUTH RIGHT-OF-WAY LINE, AT THE NORTH END OF SAID CORNER CLIP, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 64°20'45", 3.44 FEET;

THENCE WITH THE NORTH LINE OF SAID BEVERLY GROVE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 89°33'30"E, 264.05 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT AN "ELL" CORNER IN SAID COMMON LINE;

N 00°26'30"W, 5.89 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT AN "ELL" CORNER IN SAID COMMON LINE;

N 89°39'46"E, 311.25 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE NORTHEAST CORNER OF SAID BEVERLY GROVE TRACT;

THENCE S 00°20'14"E, AT 5.49 FEET, PASSING A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, AFFORESTED ESTATES OF OAK RUN PHASE 1 AND IN SAID SOUTH RIGHT-OF-WAY LINE, IN ALL, A TOTAL DISTANCE OF 1021.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 513,720 SQUARE FEET OR 11,793 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS:

I, TODD BRIDGES, 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 SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

TODD A. BRIDGES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4940

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." 22 TAC 138.33e  
Todd A. Bridges, RPLS 4940  
Date: 5/4/2023

Approved by the City of Keller Planning and Zoning Commission:

Chairman \_\_\_\_\_ Date: \_\_\_\_\_

Secretary \_\_\_\_\_ Date: \_\_\_\_\_

Document No: \_\_\_\_\_ Date: \_\_\_\_\_

A FINAL PLAT OF  
**BEVERLY GROVE**  
Lots 1-9, 10X, and 11X, Block A; Lots 1-13 and 14X, Block B; Lots 1-11 and 12X, Block C  
11.793 Acres of land situated in the John Edmonds Survey, Abstract Number 457, in the City of Keller, Tarrant County, Texas.  
Current Zoning: PD (SF - 8.4)

SURVEYOR: Peloton Land Solutions, Inc.  
9800 Hillwood Parkway, Suite 250  
Fort Worth, Texas 76177  
PH: 817.562.3350

OWNER \ DEVELOPER: Beverly Grove, LLC  
4255 Bryant Irvin Road, Suite 203  
Fort Worth, Texas 76109  
PH:

DATE OF PREPARATION: AUGUST 2022

PELTON LAND SOLUTIONS  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH: 817-562-3350

A FINAL PLAT OF  
**BEVERLY GROVE**  
Lots 1-9, 10X, and 11X, Block A; Lots 1-13 and 14X, Block B; Lots 1-11 and 12X, Block C

Job #:	LAO20003	Revisions:
Drawn By:	TBR	05/03/23: Add Notes
Checked By:	TAB	
Date:	08-15-2022	