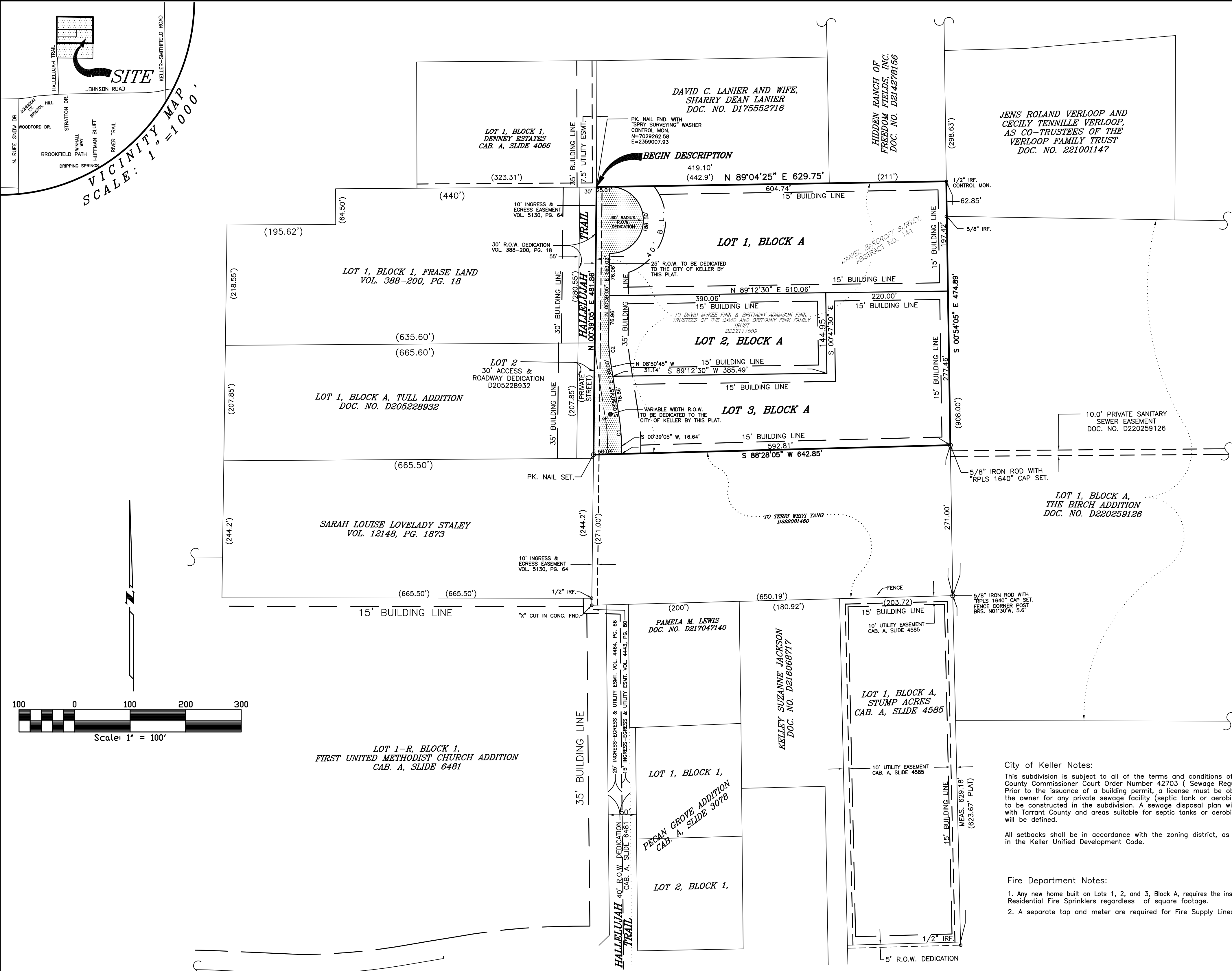




All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No.10194225
P.O. Box 471787 817/334-0381
Fort Worth, Texas 76147-1408

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	09°29'47"	275.00	45.58	N 04°05'50" W	45.53
C2	09°29'47"	225.00	37.29	N 04°05'50" W	37.25

AREA TABLE	
2.6131 AC./113,825 SF.	- LOT 1
1.2992 AC./56,593 SF.	- LOT 2
2.6015 AC./113,322 SF.	- LOT 3
0.4720 AC./20,560 SF.	- R.O.W DEDICATION

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

SURVEY NOTES:
1. THE SUBJECT PROPERTY BY SCALED LOCATION LIES WITHIN ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN AS DEPICTED BY FLOOD INSURANCE RATE MAP NO. 48459C0380 K, REVISED SEPTEMBER 25, 2009.
2. DISTANCES IN PARENTHESES () ARE PLAT OR DEED CALLS FOR DISTANCE.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE GPS-DERIVED STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83(2011) USING CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

"VARIANCES REQUESTED"
1. A request for a variance not to make the public street connection to the City street network.
2. A request for a variance to the requirement to build a cul-de-sac when a street is stubbed out and not connected.
3. A request for a variance not to construct the public street.
4. A request for a variance not to extend the public sanitary sewer line.
5. A request for a variance to the flag lot limitation of only three drive connections to a private drive.

City of Keller Notes:
This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.
All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
Fire Department Notes:
1. Any new home built on Lots 1, 2, and 3, Block A, requires the installation of Residential Fire Sprinklers regardless of square footage.
2. A separate tap and meter are required for Fire Supply Lines.

THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, David McKee Fink and Brittainy Adamson Fink, Trustees of the David and Brittainy Fink Family Trust, are the owners of a tract of land situated in the DANIEL BARCROFT SURVEY, Abstract No. 141, and being all of that same tract conveyed to David McKee Fink and Brittainy Adamson Fink, Trustees of the David and Brittainy Fink Family Trust, in Tarrant County, Texas, recorded as Clerk's File No. D222111559, Tarrant County Real Property Records, and being more particularly described by metes and bounds as follows:

SITUATED in the City of Keller, Tarrant County, Texas, and being a tract of land in the DANIEL BARCROFT SURVEY, Abstract No. 141, and being all of that certain tract conveyed to David McKee Fink and Brittainy Adamson Fink, Trustees of the David and Brittainy Fink Family Trust by deed recorded as Clerk's File No. D222111559, Tarrant County Real Property Records, and said tract being more fully described as follows:

BEGINNING at a stamped washer around a "PK" nail found in place for the northwest corner of said Fink tract, the northeast corner of that certain Lot 1, Block 1, Frase Land, shown on plat thereof recorded in Volume 388-200, Page 18, of the Tarrant County Plat Records, and the common south corner of Lot 1, Block 1, Denney Estates, as shown on plat thereof recorded in Cabinet A, Slide 4066, of said Plat Records, and that certain tract conveyed to David C. Lanier, and wife, Sharry Dean Lanier by deed recorded as Clerk's File No. D175552716, of said Real Property Records, in the occupied north end of said Hallelujah Trail;

THENCE North 89 degrees, 04 minutes, 25 seconds East with the north line of said Fink Family Trust tract and the south line of said Lanier tract, passing the common south corner of said Lanier tract and that certain tract conveyed to Hidden Ranch of Freedom Friends by instrument recorded as Clerk's File No. D214278156, said Real Property Records, continuing with the south line of said Hidden Ranch tract, in all 629.75 feet to a 1/2" iron rod found in place for the southeast corner of said Hidden Ranch tract and the northeast corner of said Fink Family Trust tract, in the west line of that certain tract conveyed to Jens Roland Verloop and Cecily Tennille Verloop, as Co-Trustees of the Verloop Family Trust by instrument recorded as Clerk's File No. D221001147, said Real Property Records;

THENCE South 0 degrees, 54 minutes, 05 seconds East with the east line of said Fink Family Trust tract, partially with said west line of Verloop tract, at 62.85 feet passing a 5/8" iron rod found in place for the common west corner of said Verloop tract and Lot 1, Block A, The Birch Addition, as shown on plat thereof recorded as Clerk's File No. D220259126, said Real Property Records, continuing with the west line of said The Birch Addition, in all 474.89 feet to an "RPLS 1640" capped 5/8" iron rod set for the southeast corner of said Fink Family Trust tract and the northeast corner of that certain tract conveyed to Terri Weiyi Yang by deed recorded as Clerk's File No. D222081460, said Real Property Records;

THENCE North 0 degrees, 28 minutes, 05 seconds West with the common line between said Fink Family Trust tract and said Yang tract, 642.85 feet to a PK nail set in asphalt for the common west corner of said Fink Family Trust tract and Yang tract, in the east line of Lot 2, Block A, Tull Addition (30 foot Access and Roadway Dedication), as shown on plat thereof recorded as Clerk's File No. D205228932;

THENCE North 0 degrees, 39 minutes, 05 seconds East with the west line of said Fink Family Trust tract, continuing with said east line of Lot 2 and with the east line of a 30 foot right-of-way dedication shown on said plat of Lot 1, Block 1, Frase Land, in all 481.86 feet to the PLACE OF BEGINNING, and containing 6.9858 acres (304,300 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, David McKee Fink and Brittainy Adamson Fink, Trustees of the David and Brittainy Fink Family Trust, Owners, do hereby adopt that plat designating the hereinabove described property as LOTS 1, 2, & 3, BLOCK A, HALLELUJAH FARMS, 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 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 our hands at Tarrant County, Texas, this _____ day of _____, 2022.

TRUSTEES OF THE DAVID AND BRITAINY FINK FAMILY TRUST

David McKee Fink, Trustee

Brittainy Adamson Fink, Trustee

THE 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 David McKee Fink and Brittainy Adamson Fink, Trustees of the David and Brittainy Fink Family Trust, Owners, 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 consideration therein and in the capacity therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public, State of Texas

My commission expires _____

FINAL PLAT OF
**LOTS 1, 2, & 3, BLOCK A,
HALLELUJAH FARMS,**

a Subdivision of three lots with a total area of 6.9858 Acres,

in the
**DANIEL BARCROFT SURVEY,
Abstract No. 141,**
in the City of Keller, Tarrant County, Texas

Current Zoning-SF-36

Owners/Developers: David McKee Fink and Brittainy Adamson Fink
Trustees of the David and Brittainy Fink Family Trust
313 Sioux Street
Keller, Texas 76248
817-559-7569

Surveyor: G Curtis Surveyors, LLC, P.O. Box 471787, Fort Worth, Texas 76147,
817-334-0381

KNOW ALL MEN BY THESE PRESENTS:

That I, Gerald A. Curtis, 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.

G CURTIS SURVEYORS, LLC
T.B.P.E.L.S. Firm No. 10194225

Gerald A. Curtis, RPLS
Texas Registration No. 1640

REVISED 10-05-2022
REVISED 09-26-2022
REVISED 09-08-2022
REVISED 09-07-2022
REVISED 09-06-2022
REVISED 09-01-2022
REVISED 08-16-2022
REVISED 08-11-2022
REVISED 08-03-2022