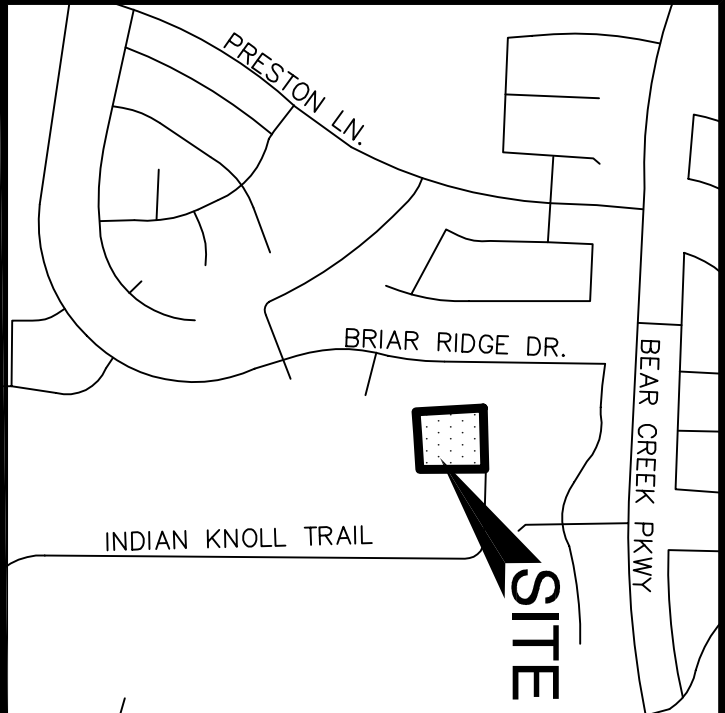


Graphic Scale in Feet
0 30' 60' 90'
SCALE: 1"=30'

ABBR E V I A T I O N S
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
I.R.F. IRON ROD FOUND
M.N.F. MAG NAIL FOUND
I.R.F.C. IRON ROD FOUND WITH CAP
R.O.W. RIGHT-OF-WAY
B.L. BUILDING LINE
U.E. UTILITY EASEMENT

2.346 ACRES
JOSEPH LYONS & ANITA LYONS
DOC. NO. D207221925
D.R.T.C.T.

LOT 14, BLOCK A
IDLEWOOD ESTATES, PHASE I
CAB A, SLIDE 4525
P.R.T.C.T.

N 88°19'51" E 318.69'
(called 300.00')

INDIAN KNOLL ROAD
(called 60' R.O.W.)

40' PRIVATE ROAD EASEMENT
TO BE ABANDONED BY THIS PLAT
(ABANDONED BY THIS PLAT)

75' B.L.

LOT 1-A
BURBINE ADDITION
VOL. 388-181, PG. 32
P.R.T.C.T.

LOT 1-B
BURBINE ADDITION
VOL. 388-181, PG. 32
P.R.T.C.T.

LOT 1R
2.448 ACRES
106,630 SF

S 00°24'43" E 339.02'
(called 339.50')

LOT 2, BLOCK 1
BURBINE ADDITION
CAB B, SLIDE 1124
P.R.T.C.T.

S 86°25'58" W 113.25'
(called 121.00')

S 86°16'27" W 187.64'
(called 180.00')

LOT 1, BLOCK A
REDEEMED ADDITION
DOC. NO. D224214731
P.R.T.C.T.

INDIAN KNOLL ROAD
(called 60' R.O.W.)

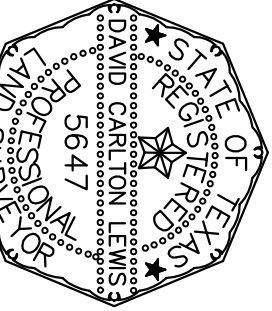
NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency dated March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned SF-36 (Single Family Residential 36,000 SF). The City of Keller has no jurisdiction over flood insurance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, 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 placed by me or under my direct supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY
David Carlton Lewis, R.P.L.S. No. 5647
Date: June 8, 2026



NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared **DAVID CARLTON LEWIS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations herein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Signature _____

Notary Stamp: _____

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Jeff and Susan Quinn are the owners of all that certain 2.448 acres of land by virtue of the deeds recorded in Document Numbers D226038608 and D226038649, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is all of Lot 1-A and Lot 1-B, Burbine Addition, recorded in Volume 388-181, Page 32, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the John Hibbs Survey, A-640, City of Keller, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 3/8" iron rod found for the northwest corner of the herein described tract common to an angle corner of Lot 24, Block A, Idlewood Estates, Phase I, recorded in Cabinet A, Slide 4525, P.R.T.C.T.;

THENCE North 88° 19' 51" East, passing at a distance of 18.54' a 5/8" iron rod with a cap stamped "HULTT 201LABS" found for the most easterly southeast corner of said Lot 24, Block A, common to the southwest corner of the 2.346 acre tract described in the deed to Joseph Lyons and Anita Lyons, recorded in Document Number D207221925, D.R.T.C.T., passing at a distance of 150.39' a 5/8" iron rod found for the common north corner of said Lot 1-A and a mag nail with a washer stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the west terminus of Indian Knoll Road (called 60' R.O.W.);

THENCE South 00° 24' 43" East, passing at a distance of 35.38' a 1/2" iron rod found for the northwest corner of Lot 2, Block 1, Burbine Addition, recorded in Cabinet B, Slide 1124, P.R.T.C.T., passing at a distance of 338.49' a 1/2" iron rod found, and continuing for a total distance of 339.02' (called 339.50') to the southeast corner of the herein described tract, common to the southwest corner of said Lot 2, Block 1, Burbine Addition, and in the north line of Lot 1, Block A, Redeemed Addition, recorded in Document Number D224214731, P.R.T.C.T., from which a 1/2" iron rod found for the northeast corner of said Lot 1, Block 1, Redeemed Addition bears North 86° 16' 27" East - 362.38'

THENCE South 86° 16' 27" West, passing at a distance of 150.56' a 5/8" iron rod found for the common corners of said Lot 1-A and Lot 1-B, Burbine Addition, and continuing for a total distance of 187.64' (called 180.00') to a 3/8" iron rod found for an angle corner of the herein described tract, common to the northwest corner of said Lot 1, Block A, Redeemed Addition, and common the common north corner of Lots 29 and 30, of said Block A, Idlewood Estates, Phase I;

THENCE South 86° 25' 58" West - 113.25' (called 121.00') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the most northerly northwest corner of said Lot 29, Block A, and in the east line of Lot 27, of said Block A, Idlewood Estates, Phase I;

THENCE North 03° 23' 54" West, passing at a distance of 281.65' a mag nail found for the common east corner of said Lots 24, 25, of said Block A, Idlewood Estates, Phase I, and continuing a total distance of 349.58' to the POINT OF BEGINNING and containing 2.448 acres (106,630 SF) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **Jeff and Susan Quinn**, the Owners, do hereby assign this plat designating the hereinafter described property as **LOT 1R, Burbine Addition** in 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 install, maintain, operate, and use any underground utility easements, conduits, or other improvements, grooves, or ditches which do not endanger, 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 of any tie of procuring the permission of any private individual, and approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands this _____ day of _____, 2026.

Jeff Quinn _____ Susan Quinn _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared **Jeff and Susan Quinn**, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for Tarrant County _____

My Printed Name _____

My Commission expires: _____

APPROVED BY THE CITY OF KELLER CITY COUNCIL	
Chairman _____	Date _____
Secretary _____	Date _____
Document Number _____	Date _____

A FINAL PLAT OF LOTS 1R

BURBINE ADDITION

AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF
LOTS 1-A & 1-B, BURBINE ADDITION
2.448 ACRES, SUBLOT
IN THE JOHN HIBBS SURVEY, A-640
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONING: SF-36

DATE: MAY 2026

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
ENGINEER: Hamilton Duffy, P.C.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408
OWNER: Jeff & Susan Quinn
6326 Alexander Drive
North Richland Hills, TX 76182
Phone: 817-307-2835