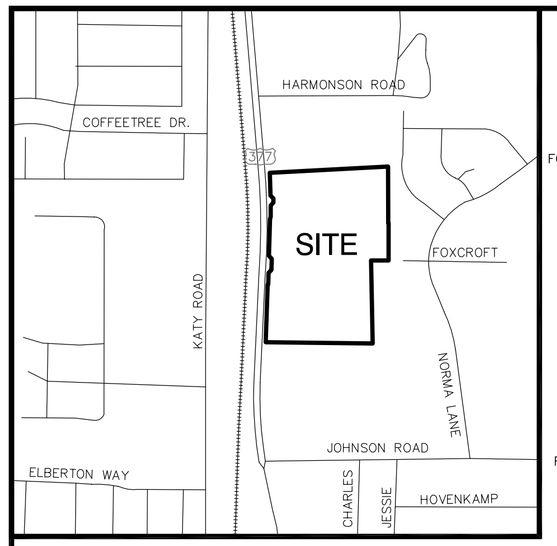
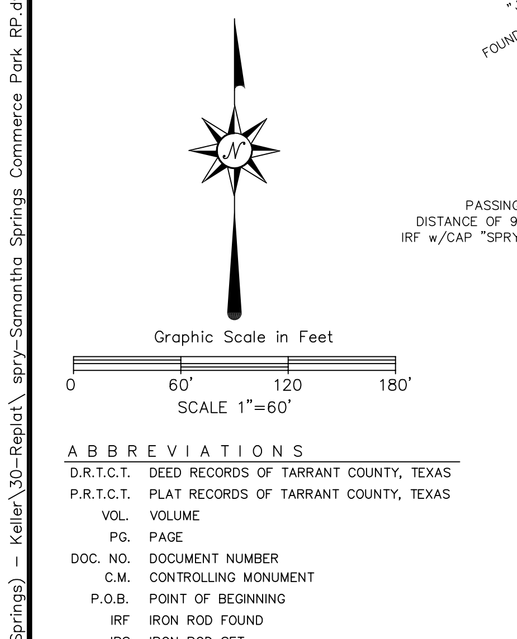


VICINITY MAP
SCALE: 1"=1000'



ABBREVIATIONS

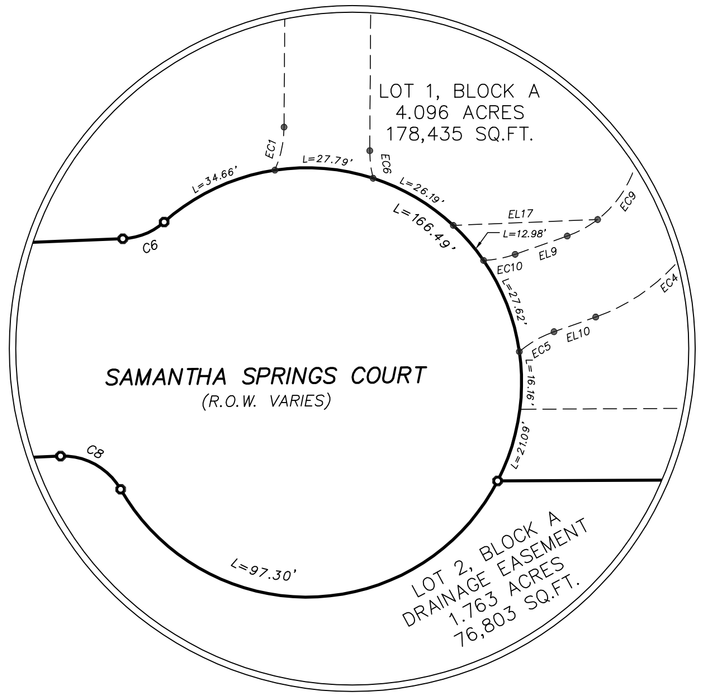
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
F.L.D.&U.E.	FIRE LANE, DRAINAGE & UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°53'27" E	3.63'
L2	N 02°00'28" E	84.93'
L3	N 46°04'56" E	28.75'
L4	N 02°02'21" E	80.04'
L5	N 44°03'25" W	31.35'
L6	N 02°03'14" E	123.80'
L7	N 14°43'05" E	20.49'
L8	N 42°51'41" E	28.97'
L9	N 00°02'44" W	30.04'
L10	N 47°26'04" W	27.79'
L11	N 88°45'51" E	1.50'
L12	S 02°18'55" E	12.21'
L13	S 02°18'55" E	35.00'
L14	S 48°06'38" E	24.46'
L15	S 44°54'35" W	35.44'
L16	S 44°03'25" E	27.25'
L17	S 44°50'46" W	64.59'
L18	S 23°30'00" W	32.71'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 03°33'31" W	96.36'
EL2	N 86°26'29" E	24.00'
EL3	S 03°33'31" E	105.57'
EL4	N 02°18'55" W	20.00'
EL5	N 87°41'05" E	15.00'
EL6	S 02°18'55" E	20.24'
EL7	N 86°57'49" E	14.54'
EL8	N 86°57'49" E	14.54'
EL9	S 70°37'32" W	15.43'
EL10	S 70°37'32" W	12.36'
EL11	N 89°40'58" E	50.67'
EL12	N 45°19'02" W	10.22'
EL13	S 89°40'58" W	37.23'
EL14	N 87°41'05" E	9.77'
EL15	S 02°18'55" E	38.95'
EL16	S 87°41'05" W	22.65'
EL17	S 87°41'05" W	40.37'
EL18	S 44°59'48" E	80.35'
EL19	S 89°59'48" E	21.76'
EL20	N 89°59'48" W	21.14'
EL21	N 44°59'48" W	83.42'
EL22	S 88°55'25" W	33.36'
EL23	S 45°09'12" W	26.00'
EL24	N 03°01'19" W	5.00'
EL25	N 02°18'55" W	5.00'
EL26	S 31°09'14" E	55.60'
EL27	S 01°09'14" E	94.99'
EL28	N 01°09'14" W	89.19'
EL29	N 31°09'14" W	61.32'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5802.58'	138.10'	138.10'	N 01°22'19" E	1°21'49"
C2	5807.58'	80.13'	80.13'	N 00°05'56" E	0°47'26"
C3	5807.58'	165.09'	165.08'	N 01°52'39" W	1°37'43"
C4	500.00'	18.81'	18.81'	N 88°45'45" E	2°09'21"
C5	470.00'	17.68'	17.68'	N 88°45'45" E	2°09'21"
C6	18.50'	12.70'	12.46'	N 68°00'42" E	39°20'46"
C7	60.00'	295.11'	75.67'	S 09°14'33" W	281°48'29"
C8	18.50'	20.17'	19.18'	N 61°05'04" W	62°27'42"
C9	530.00'	19.94'	19.94'	S 88°45'45" W	2°09'21"
C10	20.50'	29.52'	27.03'	N 51°03'46" W	82°30'19"

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	30.50'	12.38'	12.30'	N 11°59'58" E	23°15'25"
EC2	54.50'	82.37'	74.75'	N 43°40'02" E	86°35'34"
EC3	54.50'	88.85'	79.33'	S 46°19'58" E	93°24'26"
EC4	54.50'	66.83'	62.72'	S 35°29'54" W	70°15'16"
EC5	30.50'	11.22'	11.15'	S 60°05'28" W	21°04'08"
EC6	30.50'	7.77'	7.75'	N 06°55'35" W	14°35'41"
EC7	30.50'	46.10'	41.83'	N 43°40'02" E	86°35'34"
EC8	30.50'	49.72'	44.40'	S 46°19'58" E	93°24'26"
EC9	30.50'	37.40'	35.10'	S 35°29'54" W	70°15'16"
EC10	30.50'	9.02'	8.99'	S 79°05'45" W	16°56'26"
EC11	25.00'	16.95'	16.63'	N 15°51'59" E	38°50'59"
EC12	30.50'	18.71'	18.42'	S 21°07'51" E	35°08'40"



EASEMENT DETAIL
SCALE: 1"=30'

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: AUGUST 12, 2025

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

OWNER:
JEMcCombs Real Estate, Ltd.
712 North Main Street
Keller, TX 76248

ENGINEER:
Thomas Hoover Engineering, LLC
P.O. Box 1808
Keller, TX 76244
Phone: 817-913-1350
Email: tom.theng@yahoo.com

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number: 028-029-30

NOTES

1. This Plat issued in conjunction with the Commitment for Title Insurance, prepared by Westcor Land Title Insurance Company, G.F. No. 368FMS, effective date: September 16, 2024. This Plat reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
4. According to the Flood Insurance Rate Map No. 48439C0060K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
5. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
6. The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION	
Chairman	Date
Secretary	Date
Document Number	Date

PURPOSE OF REPLAT

The Purpose of this Replat is to reconfigure 16 existing lots, into 5 lots, and revise or abandon various easements, setback lines and street right-of-way for Jennifer Court.

FINAL PLAT
LOT 1, 2, AND 3, BLOCK A
LOT 1 AND 2, BLOCK B
SAMANTHA SPRINGS COMMERCE PARK

AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF LOT 1, BLOCK A, KELLER CHURCH OF GOD ADDITION; LOT 1-A, LOT 1-B, LOT 1-C, LOT 1-D, BLOCK A, SUTTON INDUSTRIAL ADDITION; LOTS 1-5, BLOCK 1, AND LOTS 1-5, BLOCK 2, KELLER BUSINESS PARK; AND ALL OF LOT 1, BLOCK A, SAMATHA SPRINGS ADDITION
22.936 ACRES
IN THE SAM NEEDHAM SURVEY, A-1171
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONING: LI AND C

DATE: AUGUST 2025

Aug 12, 2025 – 12:17pm
C:\Users\Spry Surveyors\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\028 Hoover Engineering\028-029 820 N Main (Samantha Springs) – Keller\30-Replat\ spry-Samantha Springs Commerce Park RP.dwg
PDF processed with CutePDF evaluation edition www.CutePDF.com

ABANDONMENT NOTE

This replat abandons all interior lot lines, building lines, parts of existing easements and right-of-way of Jennifer Court (hatched area).

Graphic Scale in Feet

0 60' 120 180'

SCALE 1"=60'

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P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
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S.S.E.	SANITARY SEWER EASEMENT
T.E.	TRAIL EASEMENT
F.L.D.&U.E.	FIRE LANE, DRAINAGE & UTILITY EASEMENT

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission 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: AUGUST 12, 2025

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS JEMcCombs Real Estate, Ltd. is the owner of all that certain 22.936 acres of land, by virtue of the deeds recorded in Document Numbers D224053885, D205373273, D208358127 and D206027008 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is the remainder of Lot 1, Block A, Keller Church of God Addition, recorded in Cabinet A, Slide 5442, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), the remainder of Lot 1–A, and all of Lots 1–B, 1–C, and 1–D, Block A, Sutton Industrial Addition, recorded in Volume 388–188, Page 44 P.R.T.C.T., and the remainder of Lot 1 and all of Lots 2–5, Block 1, and the remainder of Lot 1 and all of Lots 2–5, Block 2, Keller Business Park, recorded in Volume 388–196, Page 81 (P.R.T.C.T.), and all of Lot 1, Block A, Samatha Springs Addition, recorded in Cabinet A, Slide 2611 P.R.T.C.T., in the R.F. Allen Survey, A–29, 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)

BEGINNING at a 1/2" iron rod with a cap stamped "SPRY" set for the southwest corner of said Lot 1, Block A, Samantha Springs Addition, common to the northeast corner of Parcel 3–0.081 acre right–of–way dedication to the State of Texas, and in the east right–of–way line of North Main Street (AKA US 377, right–of–way varies), from which a 1/2" iron rod with cap (disturbed) bears North 55° 01' West 1.20', and from which a TXDOT monument found for the southeast corner of said Parcel 3, bears South 02° 00' 28" West – 75.52', then South 00° 14' 11" West – 98.09';

THENCE along the east right–of way line of North Main Street the following courses and distances:

North 01° 55' 28" East – 415.35 'to a 1/2" iron rod with a cap found for the northwest corner of Lot 1, Block A, Samantha Springs Addition;
South 89° 53' 27" East – 3.63' to a 1/2" iron rod with a cap stamped "SPRY 5647" found a point for corner;
North 02° 00' 28" East – 84.93' to a TXDOT Monument found for a point for corner;
North 46° 04' 56" East – 28.75' to a TXDOT Monument found for a point for corner;
North 02° 02' 21" East – 80.04' to a TXDOT Monument found for a point for corner;
North 44° 03' 25" West – 31.35' to a 1/2" iron rod with a cap found a point for corner;
North 02° 03' 14" East – 123.80' to an "X" in concrete found a point on a curve to the left, having a central angle of 01° 21' 49", a radius of 5802.58', and a chord bearing and distance of North 01° 22' 19" East – 138.10';
Along said curve to the left, an arc distance of 138.10' to a 1/2" iron rod found for the end of curve;
North 14° 43' 05" East – 20.49' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a point on a curve to the left, having a central angle of 00° 47' 26", a radius of 5807.58', and a chord bearing and distance of North 00° 05' 56" East – 80.13';
Along said curve to the left, an arc distance of 80.13', to a 1/2" iron rod with a cap found for the end of curve;.
North 42° 51' 41" East – 28.97' to a PK Nail found for a point for corner;
North 00° 02' 44" West – 30.04' to a 1/2" iron rod with a cap stamped "J.S. Cole" found for a point for corner;
North 48° 06' 38" West – 24.46' to a TXDOT monument found for a point on a curve to the left, having a central angle of 01° 52' 39", a radius of 5807.58', and a chord bearing and distance of North 01° 52' 39" West – 165.08';
Along said curve to the left, an arc distance of 165.09', to a TXDOT monument found for the northwest corner of the herein described tract, common to the southwest corner of the 10.795 acre tract described in the deed to 121 Community Church, Inc., recorded in Document Number D224100795 D.R.T.C.T.;

THENCE North 86° 47' 12" East – 849.92' along the north line of the herein described tract, common to the south line of said 10.795 acre tract, to an "X" set in concrete for the northeast corner of the herein described tract, common to the northeast corner of said Lot 1–D, Block A, and common to the southeast corner of said 10.795 acre tract, and in the west line of Harmonson Farms, recorded in Document Number D204164669, P.R.T.C.T.;

THENCE along the west line of said Harmonson Farms the following courses and distances

South 00° 19' 02" East – 407.56' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner, common the southeast corner of said Lot 1–C, Block A, Sutton Industrial Addition;

North 88° 45' 51" East – 1.50' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner, common the northeast corner of said Lot 5, Block 1, Keller Business Park;

South 00° 00' 12" West – 268.47' to 5/8" iron rod found for the most easterly southeast corner of the herein described tract, common to the southwest corner of said Harmonson Forms, and in the north line of Lot 1, Block A, Learjett 2000 Addition, recorded in Document Number D200030042, P.R.T.C.T.;

THENCE North 89° 56' 56" West – 125.65' to a 1/2" iron rod with a cap stamped "J.S. COLE" found for a point for corner, common to the northwest corner of said Lot 1, Block A, Learjett 2000 Addition;

THENCE South 01° 09' 14" East, passing at a distance of 174.88' a 1/2" iron rod with a cap found for the northeast corner of said Lot 1, Block A, Samantha Springs Addition, passing at distance of 378.81' a 1/2" iron rod found for the southwest corner of said Lot 1, Block A, Learjett 2000 Addition, common to the northwest corner of Lot 1, Block A, Keller Elementary, recorded in Cabinet A, Slide 2906 P.R.T.C.T., continuing for a total distance of 598.27' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the southeast corner of said Lot 1, Block A, Samantha Springs Addition, common to the northeast corner of Lot 2, Block 1, L.L. McDonnell Addition, recorded in Document Number D201147195 P.R.T.C.T.;

THENCE North 89° 17' 07" West, passing at a distance of 478.11' a 1/2" iron rod found for the northwest corner of said Lot 2, Block 1, L.L. McDonnel Addition, continuing for a total distance of 770.24' to the POINT OF BEGINNING and containing 22.936 acres of land

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the JEMcCombs Real Estate, Ltd., the Owner, does hereby adopt this plat designating the hereinbefore described property as Lot 1, Lot 2 and Lot 3, Block A, and Lots 1 & Lot 2, Block B, Samantha Springs Commerce Park, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate fee simple to the public use forever all streets, rights–of–way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement 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 this _____ day of _____, 2025.

_____ _____
JEMcCombs Real Estate, Ltd.
Joseph McCombs, President

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 Joseph McCombs, known to me to be the persons 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 _____, 2025.

_____
Notary Public in and for Tarrant County

My Printed Name_____

My Commission expires: _____

PURPOSE OF REPLAT

The Purpose of this Replat is to reconfigure 16 existing lots, into 5 lots, and revise or abandon various easements, setback lines and street right–of–way for Jennifer Court.

OWNER:
JEMcCombs Real Estate, Ltd.
712 North Main Street
Keller, TX 76248

ENGINEER:
Thomas Hoover Engineering, LLC
P.O. Box 1808
Keller, TX 76244
Phone: 817–913–1350
Email: tom.theng@yahoo.com

SURVEYOR:
Spry Surveyors
8241 Mid–Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817·776·4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number: 028–029–30

FINAL PLAT
LOT 1, 2, AND 3, BLOCK A
LOT 1 AND 2, BLOCK B

SAMANTHA SPRINGS COMMERCE PARK

AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF LOT 1, BLOCK A, KELLER CHURCH OF GOD ADDITION; LOT 1–A, LOT 1–B, LOT 1–C, LOT 1–D, BLOCK A, SUTTON INDUSTRIAL ADDITION; LOTS 1–5, BLOCK 1, AND LOTS 1–5, BLOCK 2, KELLER BUSINESS PARK; AND ALL OF LOT 1, BLOCK A, SAMATHA SPRINGS ADDITION
22.936 ACRES
IN THE SAM NEEDHAM SURVEY, A–1171
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONING: LI AND C

DATE: AUGUST 2025

Aug 12, 2025 – 12:18pm
C:\Users\Spry Surveyors\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\028 Hoover Engineering\028–029 820 N Main (Samantha Springs) – Keller\30–Replat\ spry–Samantha Springs Commerce Park RP.dwg