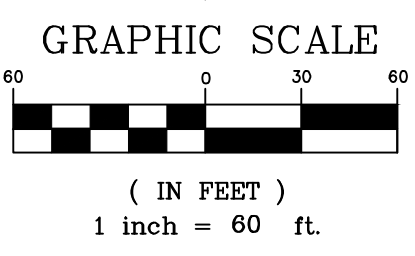


VICINITY MAP  
1"=1,000'

- LEGEND**
- POB POINT OF BEGINNING
  - CIRF CAPPED IRON ROD FOUND
  - IRF IRON ROD FOUND
  - (CM) CONTROL MONUMENT
  - BL BUILDING LINE
  - R RADIUS
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - S.F. SQUARE FEET
  - CONC. CONCRETE
  - PP POWER POLE
  - OHE OVERHEAD ELECTRIC
  - TP TELEPHONE PEDESTAL
  - FOC FIBER OPTIC CABLE
  - FL FLOW LINE
  - RCF REINFORCED CONCRETE
  - PC PIPE
  - WM WATER METER
  - LP LIGHT POLE
  - ASPH. ASPHALT
  - R.O.W. RIGHT-OF-WAY



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N0°39'55"W	80.44'	L8	N45°39'55"W	14.14'	L13	N0°39'55"W	52.89'
L2	N44°20'05"E	28.28'	L9	N61°23'22"W	15.00'	L14	N0°39'55"W	32.17'
L3	N89°20'05"E	35.00'	L10	N28°39'41"E	16.66'	L15	N89°20'05"E	12.50'
L4	N89°48'59"E	29.80'	L11	N31°20'19"W	42.47'	L16	N89°20'05"E	17.04'
L5	S61°23'22"E	159.51'	L12	S58°39'41"W	10.00'	L17	N89°20'05"E	17.04'
L6	N31°01'39"W	17.26'	L13	N31°20'19"W	36.70'	L18	N0°39'55"W	10.21'
L7	N76°01'39"W	19.35'						

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°34'08"	1095.92'	10.88'	5.44'	S0°20'13"W	10.88'
C2	82°49'09"	20.00'	28.91'	17.64'	N40°44'40"E	26.46'

- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
  - BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83), DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
  - FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 484390090L, DATED MARCH 21, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**DETAILED SITE PLAN**  
SF-8.4

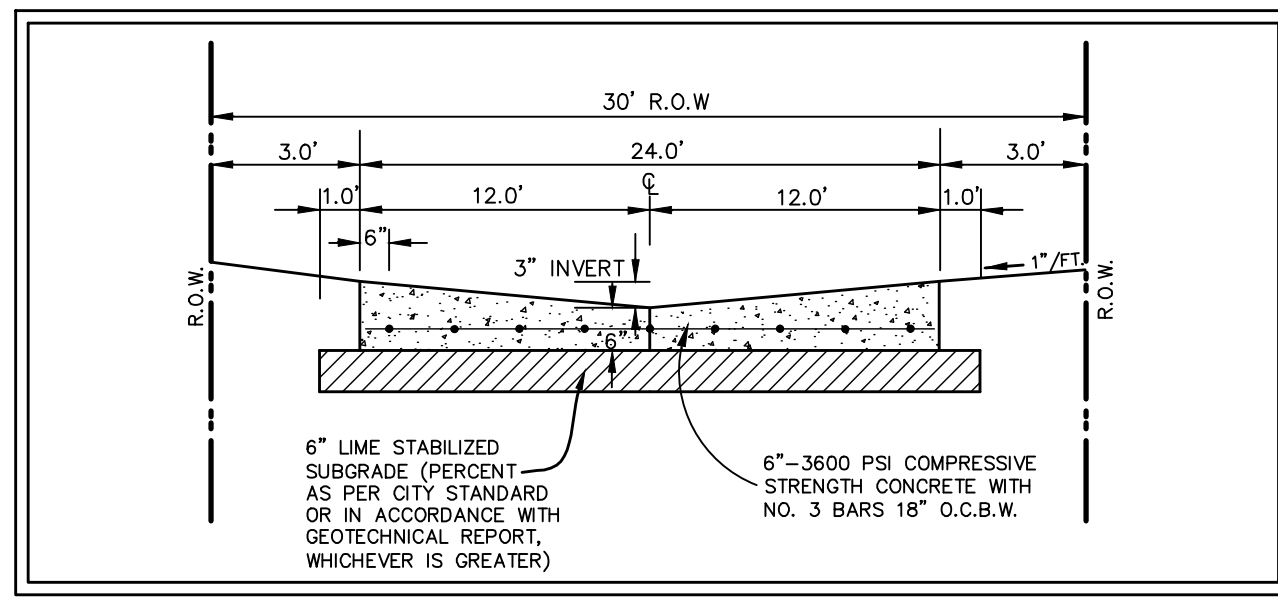
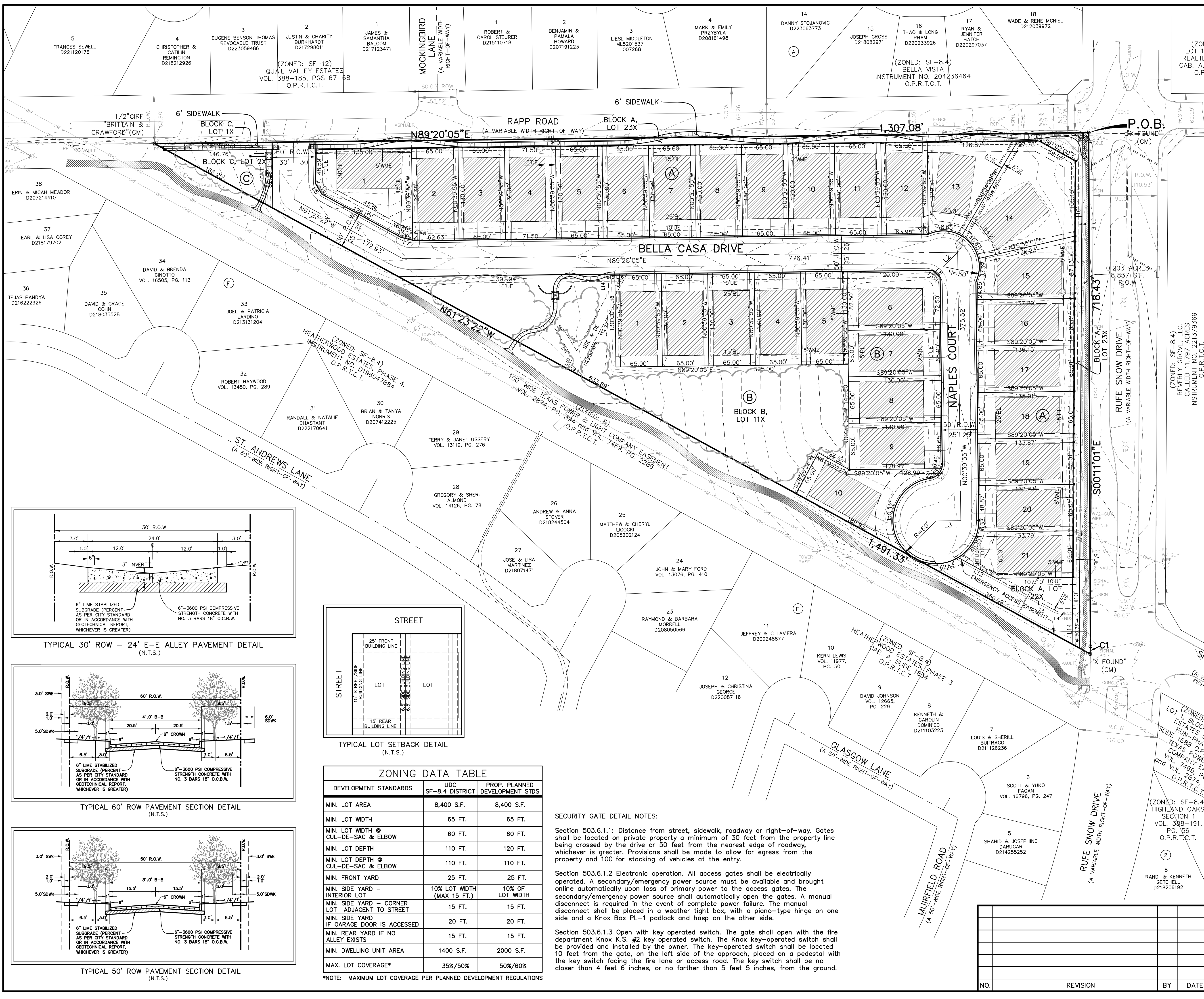
**BELLA CASA**  
BLOCK A, LOTS 1-21, 22X-23X; BLOCK B, LOTS 1-10, 11X; AND BLOCK C, LOTS 1X-2X

31 SINGLE FAMILY LOTS  
5 COMMON AREA LOTS  
10.942 ACRES OUT OF THE  
JOHN EDMONDS SURVEY ABSTRACT NO. 457  
CITY OF KELLER,  
TARRANT COUNTY, TEXAS

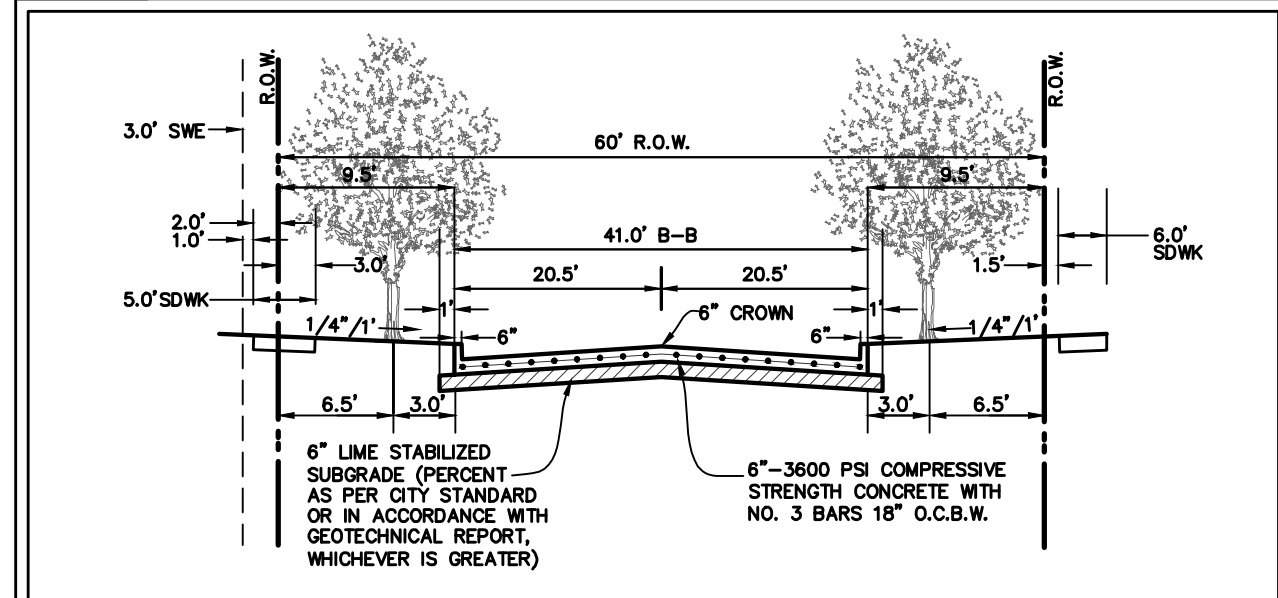
**CONTOUR LAND PARTNERS 15, LTD** OWNER/DEVELOPER  
4851 LBJ Freeway, Suite 205 Dallas, Texas 75244 (214) 986-5009  
Contact: Jim Tchoukaleff

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 Carrollton, Texas 75006 (972)248-7676  
Contact: Chris Wall, P.E.  
TBPE No. F-438 TBPLS No. 10076000

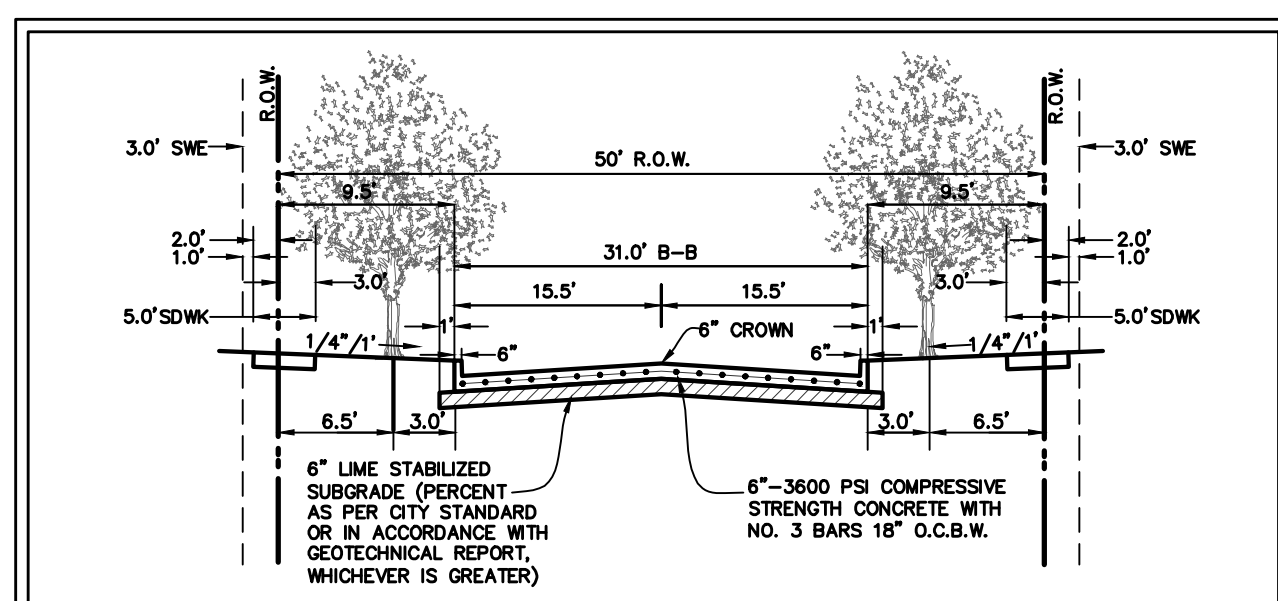
DATE: MARCH 8, 2024 Sheet 1 of 2



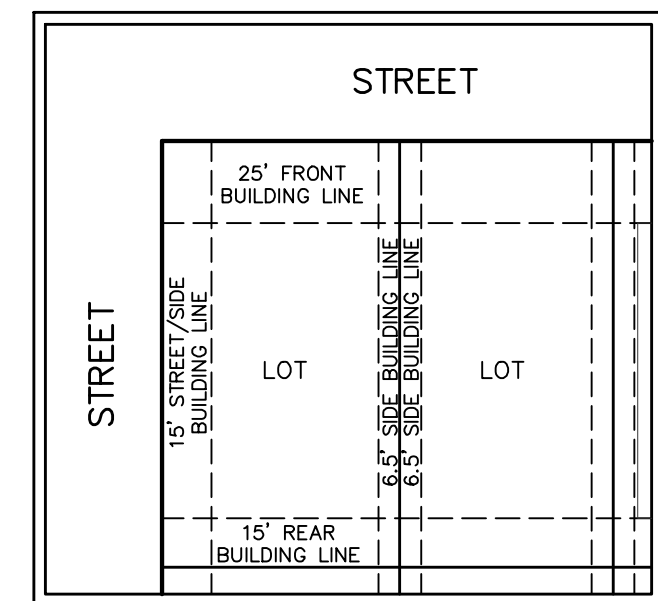
TYPICAL 30' ROW - 24' E-E ALLEY PAVEMENT DETAIL (N.T.S.)



TYPICAL 60' ROW PAVEMENT SECTION DETAIL (N.T.S.)



TYPICAL 50' ROW PAVEMENT SECTION DETAIL (N.T.S.)



TYPICAL LOT SETBACK DETAIL (N.T.S.)

ZONING DATA TABLE		
DEVELOPMENT STANDARDS	UDC SF-8.4 DISTRICT	PROP. PLANNED DEVELOPMENT STDS
MIN. LOT AREA	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	65 FT.	65 FT.
MIN. LOT WIDTH @ CUL-DE-SAC & ELBOW	60 FT.	60 FT.
MIN. LOT DEPTH	110 FT.	120 FT.
MIN. LOT DEPTH @ CUL-DE-SAC & ELBOW	110 FT.	110 FT.
MIN. FRONT YARD	25 FT.	25 FT.
MIN. SIDE YARD - INTERIOR LOT	10% LOT WIDTH (MAX 15 FT.)	10% LOT WIDTH
MIN. SIDE YARD - CORNER LOT ADJACENT TO STREET	15 FT.	15 FT.
MIN. SIDE YARD IF GARAGE DOOR IS ACCESSED	20 FT.	20 FT.
MIN. REAR YARD IF NO ALLEY EXISTS	15 FT.	15 FT.
MIN. DWELLING UNIT AREA	1400 S.F.	2000 S.F.
MAX. LOT COVERAGE*	35%/50%	50%/60%

\*NOTE: MAXIMUM LOT COVERAGE PER PLANNED DEVELOPMENT REGULATIONS

**SECURITY GATE DETAIL NOTES:**

Section 503.6.1.1: Distance from street, sidewalk, roadway or right-of-way. Gates shall be located on private property a minimum of 30 feet from the property line being crossed by the drive or 50 feet from the nearest edge of roadway, whichever is greater. Provisions shall be made to allow for egress from the property and 100' for stacking of vehicles at the entry.

Section 503.6.1.2 Electronic operation. All access gates shall be electrically operated. A secondary/emergency power source must be available and brought online automatically upon loss of primary power to the access gates. The secondary/emergency power source shall automatically open the gates. A manual disconnect is required in the event of complete power failure. The manual disconnect shall be placed in a weather tight box, with a piano-type hinge on one side and a Knox Box PL-1 padlock and hasp on the other side.

Section 503.6.1.3 Open with key operated switch. The gate shall open with the fire department Knox K.S. #2 key operated switch. The Knox key-operated switch shall be provided and installed by the owner. The key-operated switch shall be located 10 feet from the gate, on the left side of the approach, placed on a pedestal with the key switch facing the fire lane or access road. The key switch shall be no closer than 4 feet 6 inches, or no farther than 5 feet 5 inches, from the ground.

NO.	REVISION	BY	DATE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

LEGAL DESCRIPTION  
(10.942 ACRES)

BEING a parcel of land located in the City of Keller, Tarrant County, Texas, a part of the John Edmonds Survey, Abstract Number 457, and being all of that called 10.946 acre tract of land described in deed to CONTOUR LAND PARTNERS 15, LTD. as recorded in Instrument Number D223208468, Official Public Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at an "X" found at the northeast corner of said 10.946 acre tract, said point also being at the intersection of the west right-of-way line of Ruff Snow Drive (a variable width right-of-way) with the south right-of-way line of Rapp Road (a variable width right-of-way at this point);

THENCE along the east line of said 10.946 acre tract and the west right-of-way line of Ruff Snow Drive as follows:

South 00 degrees 11 minutes 01 seconds East, 718.43 feet to an "X" found for corner;  
Southwesterly, 10.88 feet along a curve to the right, having a central angle 00 degrees 34 minutes 08 seconds, a radius of 1,095.92 feet, a tangent of 5.44 feet, and whose chord bears South 00 degrees 20 minutes 13 seconds West, 10.88 feet to an "X" found at the southeast corner of said 10.946 acre tract, said point also being in the north line of Texas Power & Light Easement (T.P.&L) recorded in Volume 2874, Page 394 and Volume 7469, Page 2286, Official Public Records of Tarrant County, Texas;

THENCE North 61 degrees 23 minutes 22 seconds West, 1,491.33 feet along the north line of said T.P.&L Easement to a one-half inch iron rod with cap stamped "BRITTAIN & CRAWFORD" found at the northwest corner of said 10.946 acre tract, said point also being in the south right-of-way line of Rapp Road;

THENCE North 89 degrees 20 minutes 05 seconds East, 1,307.08 feet along the north line of said 10.946 acre tract and the south right-of-way line of Rapp Road to the POINT OF BEGINNING and containing 476,653 square feet or 10.942 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jim Tchoukaleff, Manager of General Partner for CONTOUR LAND PARTNERS 15, LTD., does hereby adopt this record plat designating the herein above described property as BELLA CASA, an addition to the City of Keller, and do hereby dedicate to the public use forever, the streets shown thereon. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems on said Easements, Strips and all 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 construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS MY HAND at Dallas County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

CONTOUR LAND PARTNERS 15, LTD.

By: Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 15, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for Dallas County, Texas, on this day personally appeared Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 15, LTD. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Keller, Tarrant County, Texas.

FOR PRELIMINARY USE ONLY  
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

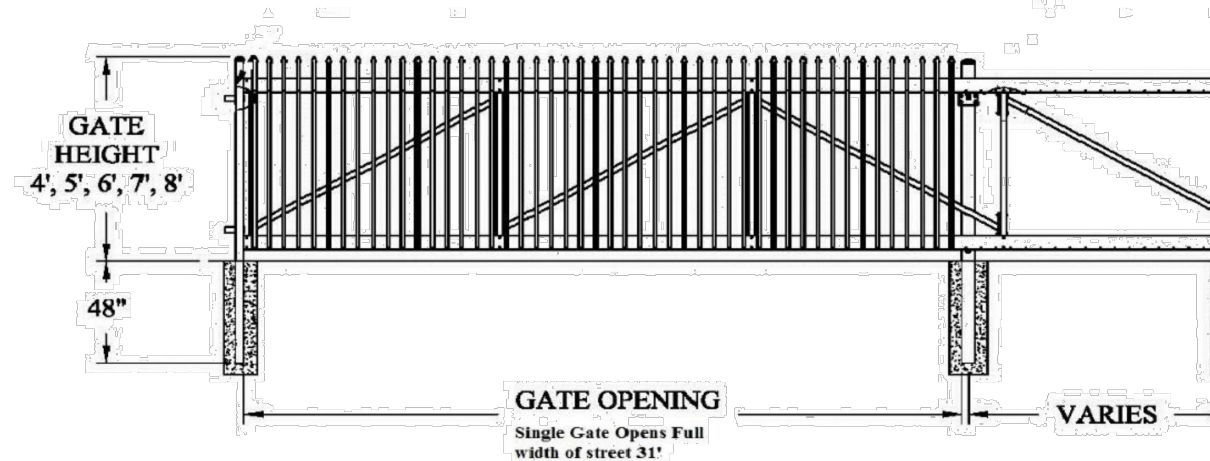
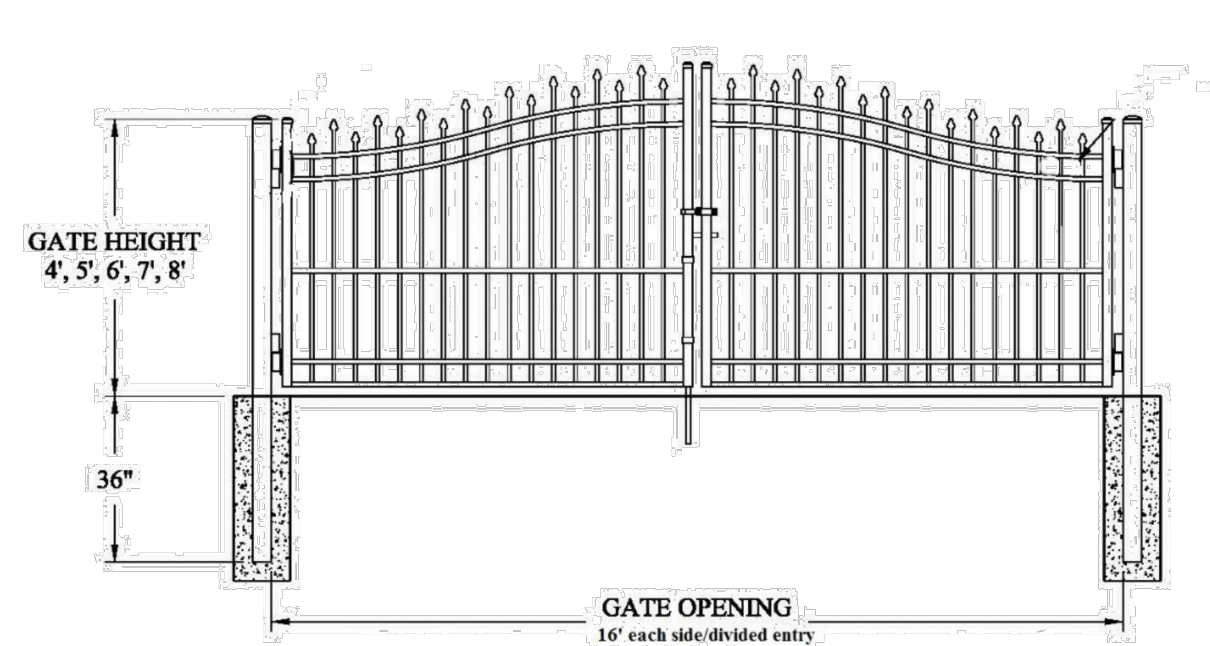
WITNESS MY HAND at Dallas, Texas, this \_\_\_\_nd day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas.

ACCESS CONTROLLED  
GATE WIDTH DETAIL



KELLER FIRE-RESCUE  
FIRE MARSHAL'S OFFICE



An optically activated gate opening system compatible with the 3M OptiCom traffic preemption system.

1. A Knox KS-2 key switch at the Entry.
2. Fail-safe battery backup or automatic release in the event of failure of the electrical or mechanical system.
3. Gates shall be located on private property a minimum of 30 feet from the property line being crossed by the drive, or 50 feet from the nearest edge of roadway, whichever is greater.
4. Provisions shall be made to allow for egress from the property and 100' for stacking of vehicles at the entry, and for turnaround.
5. A single gate shall open the full width of the access road.
6. Dual gates shall be a minimum width of 16 feet each, for both the ingress and egress sides.
7. Maintenance of private gates are the sole responsibility of the HOA/property owners.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	12,935	0.297	A-10	8,450	0.194	A-19	8,664	0.199	B-5	8,450	0.194
A-2	8,449	0.194	A-11	8,450	0.194	A-20	8,602	0.197	B-6	10,675	0.245
A-3	8,450	0.194	A-12	8,450	0.194	A-21	9,035	0.207	B-7	8,450	0.194
A-4	9,295	0.213	A-13	11,229	0.258	A-22X	9,339	0.214	B-8	8,450	0.194
A-5	8,450	0.194	A-14	17,541	0.403	A-23X	18,585	0.427	B-9	8,448	0.194
A-6	8,450	0.194	A-15	9,785	0.225	B-1	8,450	0.194	B-10	11,698	0.269
A-7	8,450	0.194	A-16	8,887	0.204	B-2	8,450	0.194	B-11X	63,873	1.466
A-8	8,450	0.194	A-17	8,813	0.202	B-3	8,450	0.194	C-1X	1,557	0.036
A-9	8,450	0.194	A-18	8,739	0.201	B-4	8,450	0.194	C-2X	6,038	0.139

Approved by the City of Keller Planning and Zoning Commission

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

Document Number \_\_\_\_\_

DETAILED SITE PLAN  
SF-8.4

**BELLA CASA**

BLOCK A, LOTS 1-21, 22X-23X; BLOCK B, LOTS 1-10, 11X; AND BLOCK C, LOTS 1X-2X

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JOHN EDMONDS SURVEY ABSTRACT NO. 457

CITY OF KELLER,  
TARRANT COUNTY, TEXAS

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Contact: Jim Tchoukaleff

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Carrollton, Texas 75006  
Contact: Chris Wall, P.E.  
TBPE No. F-438 TBPLS No. 10076000

Drawing: H:\Projects\CTRO43-Bella Casa\Phase 1\Surveying\dwg\XCTRO43PPT.dwg Saved By: vling Save Time: 2/12/2024 6: 21 PM Plotted by: jestrada Plot Date: 3/8/2024 1:00 PM