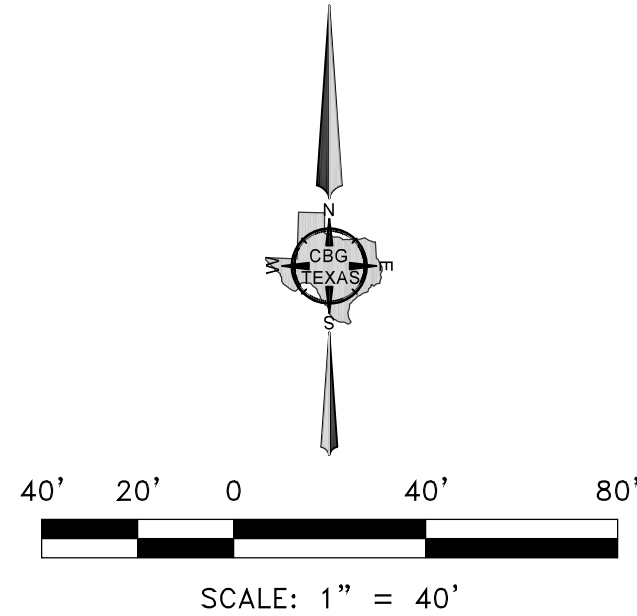


VICINITY MAP  
1" = 1000'



## GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS (ZONED SF-36) FROM A TRACT OF LAND.
- 3) THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0080K, DATED SEPTEMBER 25TH, 2009.
- 4) AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 5) ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- 6) A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
- 7) ANY NEW HOME BUILT ON LOT 1, BLOCK A, LOT 2, BLOCK A, AND LOT 3, BLOCK A, THAT IS 6,000 SQUARE FEET OR LARGER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
- 8) THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOWED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH COULD 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 CONFIRMATION 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 EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- 9) VARIANCE REQUEST TO UDC FOR LOT 1 - LOT WIDTH 110' VERSUS 140' REQUIREMENT.

## LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CAB., SLD. = CABINET, SLIDE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
PFC = POINT FOR CORNER  
BL = BUILDING LINE  
ESMT. = EASEMENT  
SQ. FT. = SQUARE FEET

Approved by the City of Keller City Council:

MAYOR	DATE
CITY SECRETARY	DATE
DOCUMENT NUMBER	DATE

## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS Pentavia Custom Homes, LLC, is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarrant County, Texas, some being that tract of land conveyed to Pentavia Custom Homes, LLC, by deed recorded in Instrument No. D225023486, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying along the East Right-of-Way line of Judge Bland Road (a 60 foot Right-of-Way), same being the Southwest corner of Lot 1, Block A, Rowell Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D214194942, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 00 minutes 37 seconds East, along the South line of said Lot 1, a distance of 268.74 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 1, same being the Southwest corner of Lot 31, Block A, Windsor Estates, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D219151566, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 25 seconds East, along the South line of said Lot 31, a distance of 54.96 feet to a point for corner, said corner lying along the South line of said Lot 31, same being the Northwest corner of a tract of land conveyed to Basem Nimri by deed recorded in Instrument Number D221154589, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 11 seconds East, along the West line of said Nimri tract, a distance of 345.03 feet to a point for corner, said corner being the Southwest corner of said Nimri tract, same lying along the North Right-of-Way line of Florence Road (a public Right-of-Way);

THENCE South 89 degrees 51 degrees 06 seconds West, along the North Right-of-Way line of said Florence Road, a distance of 322.20 feet to a point for corner, said corner lying in the intersection of the North Right-of-Way of said Florence Road and the East Right-of-Way line of said Judge Bland Road, from which a 1/2 inch iron rod found bears North 50 degrees 46 minutes 29 seconds East, a distance of 5.50 feet for witness;

THENCE North 00 degrees 29 minutes 03 seconds West, along the East Right-of-Way line of said Judge Bland Road, a distance of 340.84 feet to the POINT OF BEGINNING and containing 110,820.78 square feet or 2.54 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Pentavia Custom Homes, LLC., and Curt Dubose acting as a Agent, do hereby adopt this plat designating the herein above described property as **ROANOKE CHRISTIAN CENTER ADDITION**, 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 and 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, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Pentavia Custom Homes, LLC. (Owner)  
Curt Dubose (Agent)

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Heather Konopka, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, 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. Registered Professional Land Surveyor.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**RELEASED FOR REVIEW 07/03/2025 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

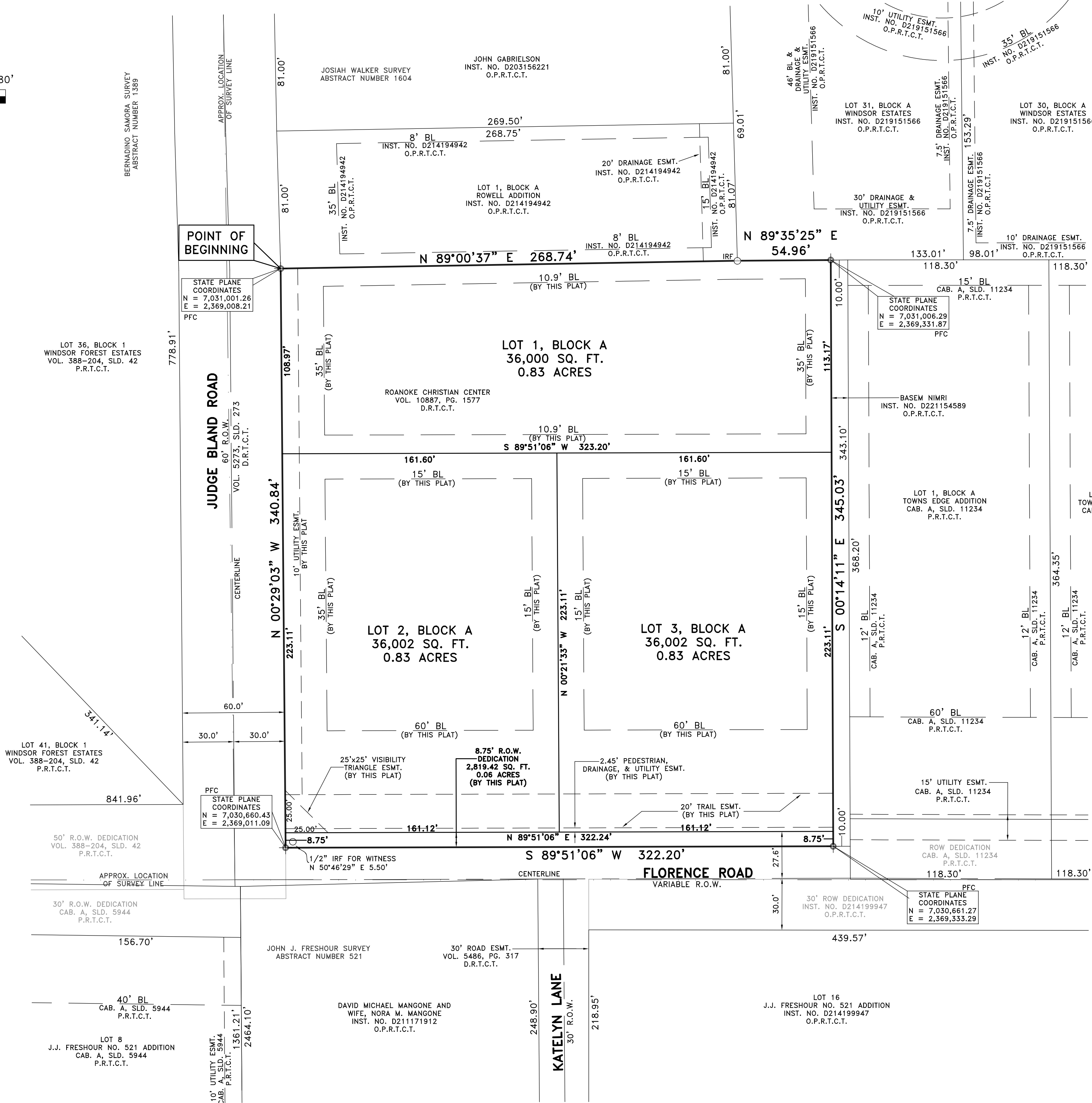
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas



## SUMMARY TABLE:

NUMBER OF LOTS = 3  
110,820.78 SQUARE FEET  
ZONING (SF-36)

MINOR PLAT OF  
LOTS 1-3, BLOCK A  
ROANOKE CHRISTIAN CENTER ADDITION  
ZONING SF-36  
2257 FLORENCE ROAD  
110,820.78 SQ. FT. / 2.54 ACRES  
JOSHUA WALKER SURVEY, ABSTRACT NO. 1604  
CITY OF KELLER, TARRANT COUNTY, TEXAS



OWNER: PENTAVIA CUSTOM HOMES  
1900 W. KIRKWOOD BLVD. #4500C  
SOUTHLAKE, TEXAS 76092  
PHONE: 817-768-3884  
EMAIL: laura@pentaviacustomhomes.com

PLANNING & SURVEYING  
Main Office  
1413 East I-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.481.8716  
Firm No. 10168800  
www.cbgtllc.com

SCALE: 1"=40' / DATE: 07-03-2025 / JOB NO. 2408389-04 / DRAWN BY: ANR