

Drafter: ML 2020-05-13
Revision: ML 2021-11-22
Revision:

LOT 4, BLOCK 2
OAKHILL ACRES ADDITION
VOL. 388-26, PG. 94
P.R.T.C.T.

LOT 3, BLOCK 2
OAKHILL ACRES ADDITION
VOL. 388-26, PG. 94
P.R.T.C.T.

LOT 2, BLOCK 2
OAKHILL ACRES ADDITION
VOL. 388-26, PG. 94
P.R.T.C.T.

10' UTILITY EASEMENT
CABINET A, SLIDE 2079
P.R.T.C.T.

5' UTILITY EASEMENT
VOL. 388-26, PG. 94
P.R.T.C.T.

10' UTILITY EASEMENT
VOL. 388-26, PG. 94
P.R.T.C.T.

5' RIGHT OF WAY DEDICATION
VOL. 388-26, PG. 94
P.R.T.C.T.

REMAINDER OF
LOT 2, BLOCK 1
HENSON PLACE
CABINET A, SLIDE 2079
P.R.T.C.T.
WILLIAM J. STARCK
INST. # D215251590
O.P.R.T.C.T.

RIGHT-OF-WAY DEDICATION
0.012 ACRES
±522 S.F.

10.15'
S88°15'21"W

LOT 1R
BLOCK A
SF-36
4.173 ACRES
±181,762 S.F.

LOT 2, BLOCK 1
VENADO RIDGE ADDITION
INST. # D217224635
O.P.R.T.C.T.
WILLIAM J. STARCK
INST. # D218213592
O.P.R.T.C.T.

LOT 1, BLOCK 1
VENADO RIDGE ADDITION
INST. # D217224635
O.P.R.T.C.T.

WILLIAM J. STARCK
INST. # D218266503
O.P.R.T.C.T.

LOT 3R, BLOCK 1
HENSON PLACE ADDITION
CABINET A, SLIDE 10438
P.R.T.C.T.

LOT 3, BLOCK 1
VENADO RIDGE ADDITION
INST. # D217224635
O.P.R.T.C.T.
WILLIAM J. STARCK
INST. # D21318272
O.P.R.T.C.T.

LOT 1, BLOCK 1
HENSON PLACE
CABINET A, SLIDE 2079
P.R.T.C.T.

PLAN SUMMARY
TOTAL NO. OF LOTS: 1
NO. OF LOTS PER ZONING CATEGORY: 1
TOTAL ACREAGE PER PHASE: 4.173
NO. OF LOTS PER PHASE: 1
MINIMUM LOT SIZE: 36,000 SQUARE FEET*
MINIMUM DWELLING UNIT SIZE: 2,400 SQUARE FEET*
*SEE GENERAL NOTE #3

AREA OF UNKNOWN TITLE
AS SHOWN ON
INST. # D220027646
O.P.R.T.C.T.

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Vertex or common point (not a monument)
Bearings are based on grid north (TXCS,83,NCZ)

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TXCS,83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVVD/88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line



JPH Job/Drawing No. (see below)
2020.146.001 760, 750, & 740 Keller Smithfield, Keller, Tarrant Co., Tx - Plat.dwg
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TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

SURVEYOR'S NOTES:

1. Subject property's record description's error of closure, HENSON PLACE: 0.00'; VENADO RIDGE ADDITION: 0.00'.
2. Field work completed on May 6, 2020.
3. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.

GENERAL NOTES:

1. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
2. Selling a portion of the lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
3. All zoning information acquired from the City of Keller Unified Development Code. (www.cityofkeller.com)

FIRE CODE NOTES:

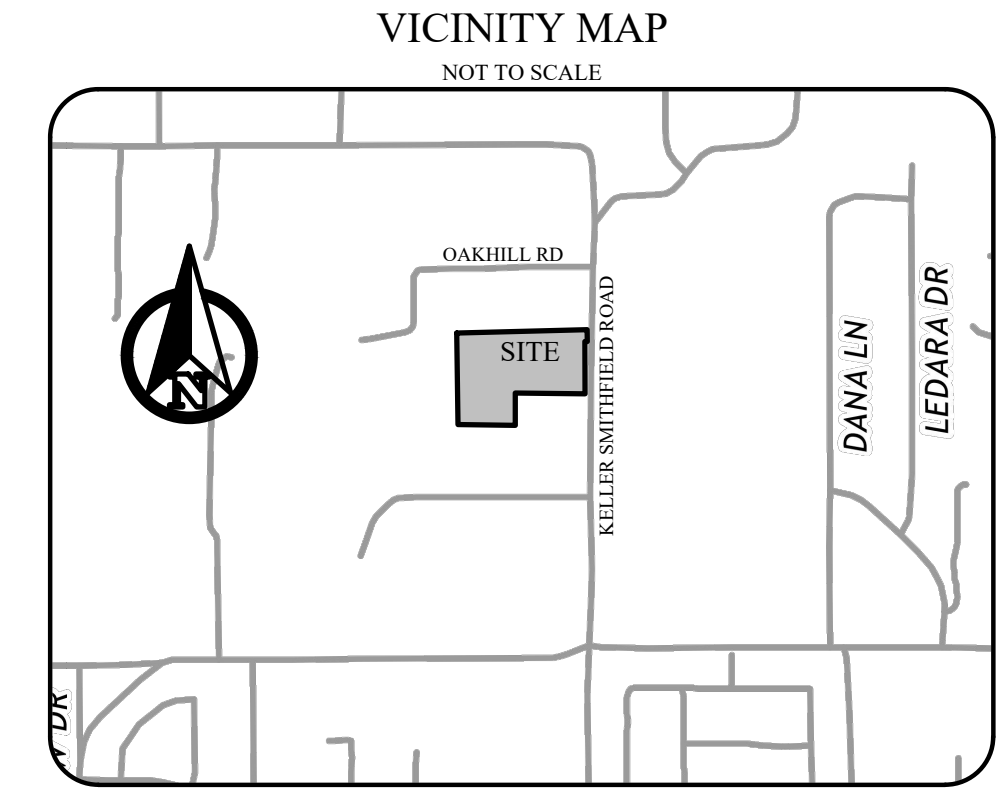
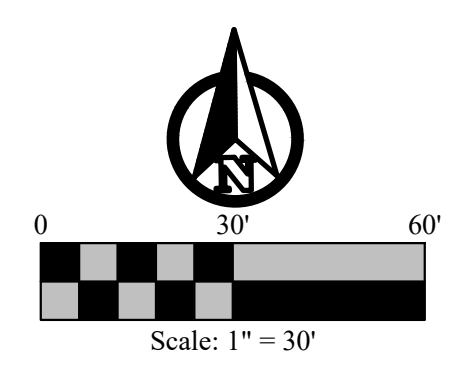
1. Any new home built on Lot 1R, Block A, *OUR LADY OF THE FIELDS*, requires the installation of residential fire sprinklers for any home 6,000 square feet or greater.
2. If the existing home on Lot 1R, Block A, *OUR LADY OF THE FIELDS*, is enlarged to 6,000 square feet or greater, residential fire sprinklers shall be installed throughout.
3. A separate tap and meter are required for fire supply lines.

APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KELLER, TEXAS

CHAIRMAN _____ SECRETARY _____

APPROVAL DATE _____

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS William J. Starck is the owner of Lots 1, 2 & 3, Block 1, *Venado Ridge Addition*, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded under Instrument Number D217224635, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and the remainder of Lot 2, Block 1, *Henson Place*, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 2079, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being all of the tracts described in the deeds to William J. Starck, recorded under Instrument Numbers D215251590, D218266503, D218213592, and D221318272, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

Beginning at a 3/8 inch rebar found at the northeast lot corner of said Lot 2, same being the southeast corner of a right-of-way dedication, being shown on and dedicated by *Oakhill Acres Addition*, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-26, Page 94, P.R.T.C.T., said point of beginning being on the west right-of-way line of Keller Smithfield Road, being a variable width right-of-way;

THENCE SOUTH 00° 03' 51" EAST, with the east lot line of Lot 2 and with the said right-of-way line, a distance of 51.29 feet to a Mag Nail stamped "RPLS 5647" found at the northeast corner of a variable width right-of-way dedication, being shown on and dedicated by said *Venado Ridge Addition*;

THENCE SOUTH 88° 15' 21" WEST, with the south lot line of Lot 2 and with the north line of said right-of-way dedication, a distance of 10.15 feet to a 1/2 inch capped rebar stamped "SPRY RPLS 5647" found at the northeast lot corner of said Lot 1;

THENCE SOUTH 00° 07' 43" EAST, with the east lot line of Lot 1 and with the west line of the said right-of-way dedication, a distance of 226.09 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the southeast lot corner of Lot 1, Block 1, *Venado Ridge Addition*, same being a point on the north lot line of Lot 1, Block 1, of aforesaid *Henson Place*;

THENCE NORTH 89° 13' 09" WEST, with the south lot line of Lot 1, Block 1, *Venado Ridge Addition*, being common with the north line of Lot 1, Block 1, *Henson Place*, a distance of 301.28 feet to a 1/2 inch capped rebar stamped "SPRY RPLS 5647" found at the northwest lot corner of Lot 1, Block 1, *Henson Place*;

THENCE SOUTH 00° 03' 58" EAST, with the west line of Lot 1, Block 1, *Henson Place*, a distance of 140.00 feet to a 1/2 inch rebar found at the southwest corner of Lot 1, Block 1, *Henson Place*;

THENCE NORTH 89° 13' 09" WEST, with the south lot line of said Lot 3, Block 1, *Venado Ridge Addition*, a distance of 247.63 feet to a 1/2 inch capped found at the southwest corner of Lot 3R, Block 1, *Henson Place Addition*, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10438, P.R.T.C.T.;

THENCE NORTH 00° 45' 51" WEST, with the west line of *Venado Ridge Addition*, a distance of 395.19 feet to a 1/2 inch rebar found at the northwest lot corner of Lot 2, Block 1, *Venado Ridge Addition*, same being a point on the south line of the aforementioned *Oakhill Acres Addition*;

THENCE NORTH 88° 28' 10" EAST, with the south line of the *Oakhill Acres Addition*, a distance of 563.75 feet returning to the **POINT OF BEGINNING** and enclosing 4.173 acres (181,762 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, William J. Starck, Owner, do hereby adopt this plat designating the hereinabove described property as Lot 1R, Block A, *Our Lady of the Fields*, an addition in 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 Tarrant County, Texas, this _____ day of _____, 20__.

By: _____
William J. Starck, Owner.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **William J. Starck**, owner, 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 and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plan 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

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Date: June 22, 2022.



**FINAL PLAT SHOWING
LOT 1R, BLOCK A
OUR LADY OF THE FIELDS**

BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK 1
VENADO RIDGE ADDITION
AN ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
RECORDED UNDER INSTRUMENT NUMBER D217224635, OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
AND A PORTION OF
LOT 2, BLOCK 1
HENSON PLACE

AN ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
RECORDED IN CABINET A, SLIDE 2079, PLAT RECORDS, TARRANT COUNTY, TEXAS
TOTAL ACRES: 4.173
CURRENT ZONING: SF-36

DATE OF PREPARATION: JUNE 2022

OWNER
William J. Starck
760 Keller Smithfield Rd.
Keller, Texas 76248-4230
Phone: 817-800-9634

SURVEYOR
JPH LAND SURVEYING, INC.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: 817-431-4971