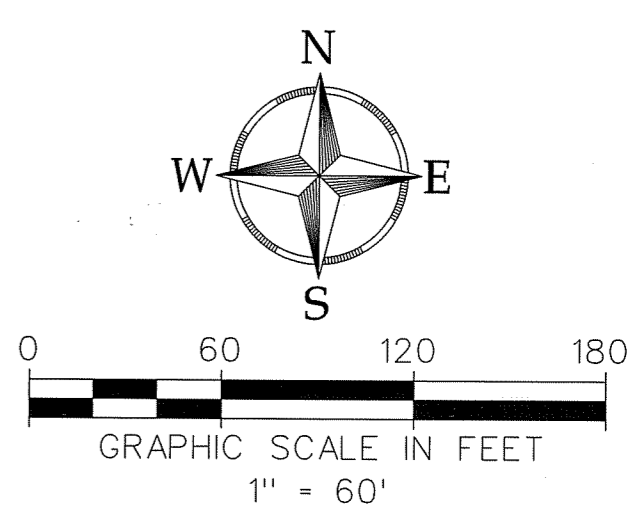


LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- UE = UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LWME = LANDSCAPE AND WALL MAINTENANCE EASEMENT
- B.L. = BUILDING LINE

NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	89°20'03"	50.00'	77.96'	N44°59'45"E	70.30'
C2	90°00'00"	50.00'	78.54'	S45°20'14"E	70.71'
C3	90°00'00"	50.00'	78.54'	S44°39'46"W	70.71'
C4	28°57'03"	250.00'	126.32'	N75°51'42"W	124.98'
C5	61°42'54"	50.00'	53.86'	N30°31'44"W	51.29'
C6	41°39'34"	35.00'	25.45'	S20°29'34"W	24.89'



PLAN SUMMARY TABLE

Total # of Lots	37
Residential Lots	33
Open Space Lots	4
Gross Area	11.793 Acres
Residential Lot Area	6,979 Acres
Right-of-Way Area	2,272 Acres
Open Space Lot Area	2,542 Acres
Minimum Lot Area	8,450 Sq. Ft.
Gross Density	2.8 DU/Acre

NOTES:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
2. ALL CORNERS SET ARE 5/8 INCH IRON RODS, WITH PLASTIC CAP STAMPED "PELTON", UNLESS OTHERWISE NOTED.
3. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 484300090L, REVISED 03/2009, THE SUBJECT SITE IS IN "ZONE X", DEFINED AS "AREA OF MINIMAL FLOOD HAZARD"; THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
4. CITY OF KELLER ZONING PD SHALL COMPLY WITH CITY OF KELLER UNIFIED DEVELOPMENT CODE, FOR PD.
5. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
6. MINIMUM LOT WIDTH - 65'; MINIMUM LOT DEPTH - 125'; MINIMUM SIDE YARD - 6.5'; 15' CORNER LOT STREET SIDES; MINIMUM FLOOR AREA - 2,000 S.F.; MAXIMUM LOT COVERAGE - PROPOSED: 40% (MAIN BUILDING), 50% (OTHER BLDGS, DRIVEWAYS AND PARKING), FRONT SETBACK - 25'; REAR SETBACK - PROPOSED: 15'.
7. CONTROLLED ACCESS: A CONNECTION WILL BE PROVIDED FROM THE INTERNAL CIRCULATION SYSTEM TO RAPP ROAD VIA A 24' PUBLIC ACCESS EASEMENT. ACCESS WILL BE LIMITED VIA A GATE AND CONTROLLED BY THE 3M OPTICON SYSTEM IN ACCORDANCE WITH THE CITY OF KELLER FIRE DEPARTMENT STANDARDS.
8. HOME OWNERS ASSOCIATION: A HOME OWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ENTRY FEATURES, LANDSCAPING, TREE MAINTENANCE AND PERIMETER SCREENING WALLS.
9. PERIMETER FENCING: ALL PERIMETER FENCING WILL COMPLY WITH REQUIREMENTS SET FORTH IN THE FENCING DIAGRAM ON THE PD CONCEPT PLAN. ALL FENCES ARE TO BE INSTALLED AS THE HOMES ARE CONSTRUCTED, WITH THE EXCEPTION OF PERIMETER FENCING. A 6" MASONRY WALL WILL BE CONSTRUCTED ALONG RUFFE SNOW DR AND SHADY GROVE RD. A 5" IRON FENCE WILL BE CONSTRUCTED ALONG ALL INTERNAL OPEN SPACE IN COORDINATION WITH THE NEIGHBORING HOMEOWNERS IN THE ADJACENT DEVELOPMENT. WE ARE PROPOSING TO BUILD A LIVING WALL NEAR THE ENTIRE COMMON PROPERTY LINE (EAST) OFFSET AWAY FROM THE ACTUAL PROPERTY LINE TO PRESERVE THE EXISTING HOMEOWNER FENCES AND EXISTING TREES.
10. ELEVATIONS: THE FACADES OF HOMES, EXCLUSIVE OF DOORS AND WINDOWS, SHALL BE CONSTRUCTED WITH MASONRY PRODUCTS SUCH AS BRICK, STONE, AND STUCCO. SECONDARY MATERIALS SHALL BE QUALITY MATERIAL SUCH AS WOOD, METAL, AND/OR HARDBOARD.
11. TREES: RESIDENTIAL LANDSCAPING: BASE TWO (2) LARGE CANOPY TREES WITHIN THE FRONT YARD; TWO (2) LARGE CANOPY TREES WITHIN THE SIDE YARD IF ON A CORNER LOT ADJACENT TO A STREET. PROPOSED: TWO (2) LARGE CANOPY TREES (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEBARK ELM) WITH A MINIMUM THREE-INCH (3") CALIPER PLANTED IN THE REQUIRED FRONT YARD OF EACH SINGLE-FAMILY LOT. PROPOSED: TWO (2) LARGE CANOPY TREES (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEBARK ELM) WITH A MINIMUM THREE-INCH (3") CALIPER PLANTED IN THE REQUIRED SIDE YARD. SCREEN WALL LANDSCAPING: PROPOSED: ONE (1) 3' LARGE CANOPY TREE (DEVELOPER MAY CHOOSE FROM LIVE OAK, SHUMARD RED OAK, CEDAR ELM, OR LACEBARK ELM) SPACED AT 50' ON-CENTER TYPICAL, WITHIN THE 10' WIDE LANDSCAPE BUFFER ALONG RUFFE SNOW DRIVE AND SHADY GROVE ROAD. NO TREES ARE PROPOSED ALONG RAPP ROAD DUE TO THE LOCATION OF THE 15" SANITARY SEWER EASEMENT. BERMOUDA SOD WILL BE INSTALLED IN ALL AREAS BETWEEN THE BACK OF CURB AND SCREEN WALL PERIMETER AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR AND ANTI-FREEZE DEVICE, SHALL BE INSTALLED FOR ALL LANDSCAPED AND GRASS AREAS.
12. SIDEWALKS: SIDEWALKS SHALL BE BUILT IN THE ROW. A 5" CONCRETE SIDEWALK WILL BE INSTALLED ALONG RAPP ROAD. THE SIDEWALK ALONG RUFFE SNOW DRIVE WILL BE ENLARGED TO A 10' TRAIL. NO SIDEWALK WILL BE CONSTRUCTED ALONG THE EASTERN PROPERTY TO THE EAST (NEAR THE LIVING WALL). ALL SIDEWALKS IN FRONT OF HOMES ARE TO BE CONSTRUCTED BY THE HOME BUILDER. ALL OTHER SIDEWALKS ARE THE RESPONSIBILITY OF THE DEVELOPER.
13. GARAGES: ALL GARAGES TO BE J-SHING.
14. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBTAINED AND MAINTAINED. EROSION CONTROL, THE PROPERTY OWNER SHALL KEEP THE DRAINAGE EASEMENTS MOWED, CLEAN AND FREE OF DEBRIS OR OTHER SUBSTANCES WHICH WOULD 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 CONFORMANCE WITH 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 DRAINAGE EASEMENTS OR FOR ANY MODIFICATIONS, OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL OF THE CITY OF KELLER.
15. ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, BEVERLY GROVE LLC, ARE THE OWNER(S) OF A TRACT OF LAND SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO BEVERLY GROVE LLC, RECORDED IN INSTRUMENT NUMBER 221373939, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHEAST CORNER OF SAID BEVERLY GROVE TRACT, THE SOUTHWEST CORNER OF LOT 13, BLOCK 1, ESTATES OF OAK RUN PHASE 1, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, BY PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS, AND BEING IN THE NORTH LINE OF SHADY GROVE (A 90 FOOT RIGHT-OF-WAY) RECORDED BY SAID PLAT RECORDED IN CABINET A, SLIDE 1688, SAID COUNTY RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT IN SAID NORTH RIGHT-OF-WAY LINE, BEARS S 61°23'11"W, 670.10 FEET;

THENCE N 61°23'11"W, 670.10 FEET, WITH SAID NORTH RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE SOUTHWEST CORNER OF SAID BEVERLY GROVE TRACT, THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF KELLER, RECORDED IN INSTRUMENT NUMBER D200152861, SAID COUNTY RECORDS, AND BEING THE SOUTH END OF A CORNER CLIP IN SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF RUFFE SNOW DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 30°26'09"W, 42.90 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID BEVERLY GROVE TRACT AND IN SAID EAST RIGHT-OF-WAY LINE, AT THE NORTH END OF SAID CORNER CLIP;

THENCE N 00°19'43"E, 628.43 FEET, WITH SAID EAST RIGHT-OF-WAY LINE, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE MOST WESTERLY NORTHWEST CORNER OF SAID BEVERLY GROVE TRACT AND THE SOUTH END OF A CORNER CLIP IN SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF RAPP ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 44°58'36"E, 35.59 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID BEVERLY GROVE TRACT AND IN SAID SOUTH RIGHT-OF-WAY LINE, AT THE NORTH END OF SAID CORNER CLIP, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 64°20'04"E, 3.44 FEET;

THENCE WITH THE NORTH LINE OF SAID BEVERLY GROVE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES:

N 89°33'30"E, 264.05 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT AN "ELL" CORNER IN SAID COMMON LINE;

N 00°26'30"W, 5.89 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT AN "ELL" CORNER IN SAID COMMON LINE;

N 89°39'46"E, 311.25 FEET, TO A 5/8 INCH IRON ROD, WITH PLASTIC CAP STAMPED "PELTON", SET AT THE NORTHEAST CORNER OF SAID BEVERLY GROVE TRACT;

THENCE S 00°20'14"E, 5.49 FEET, PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, A FOREMENTIONED ESTATES OF OAK RUN PHASE 1 AND IN SAID SOUTH RIGHT-OF-WAY LINE, IN ALL, A TOTAL DISTANCE OF 1021.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 513,720 SQUARE FEET OR 11,793 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BEVERLY GROVE LLC, OWNER(S), DO HEREBY ADOPT THAT PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BEVERLY GROVE, LOTS 1-9, 10X, AND 11X, BLOCK 1; LOTS 1-11 AND 12X, BLOCK 2; AND LOTS 1-13 AND 14X, BLOCK 3, 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 CARRIAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY 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 OUR HANDS AT TARRANT COUNTY, TEXAS, THIS 25th DAY OF May, 2023.

Dillon DeF...
Beverly Grove LLC

HEATHER M. HORNE
Notary Public, State of Texas
Comm. Expires 07-02-2024
Notary ID 132551914

Approved by the City of Keller Planning and Zoning Commissions

Paul B. ... 5-9-2023
Alexis Russell 5/9/2023
Document No: D223104976
Date: 6/15/2023

A FINAL PLAT OF
BEVERLY GROVE
Lots 1-9, 10X, and 11X, Block 1; Lots 1-11 and 12X, Block 2; Lots 1-13 and 14X, Block 3
11.793 Acres of land situated in the John Edmonds Survey, Abstract Number 457, in the City of Keller, Tarrant County, Texas.
Current Zoning: PD (SF - 8.4)

SURVEYOR: Peloton Land Solutions, Inc.
9800 Hillwood Parkway, Suite 250
Fort Worth, Texas 76177
PH: 817.562.3350

OWNER \ DEVELOPER: Beverly Grove, LLC
4255 Bryant Irvin Road, Suite 203
Fort Worth, Texas 76109
PH:

This Document Recorded in Instrument Number _____ Date _____ DATE OF PREPARATION: AUGUST 2022

PELTON LAND SOLUTIONS
8900 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

A FINAL PLAT OF
BEVERLY GROVE
Lots 1-9, 10X, and 11X, Block 1; Lots 1-11 and 12X, Block 2; Lots 1-13 and 14X, Block 3

Job #:	LAO20003	Revisions:
Drawn By:	TBR	05/03/23: Add Notes
Checked By:	TAB	
Date:	08-15-2022	

LAO20003