

**OWNER'S CERTIFICATE & DEDICATION:**  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS PEDRO REYES and MARISOL REYES are the owners of a 0.532 acre tract of land situated in the Josiah Walker Survey, Abstract Number 1604, in the City of Keller, Tarrant County, Texas, and being those certain tracts of land described by deeds to Pedro Reyes, and wife Marisol Reyes, as recorded under Document Number D221234340 and Document Number D221317109, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at 60d nail found for the southeast corner of the herein described tract, being the northeast corner of Lot 1, Block A, of Mitchell Estates, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded under Document Number D222019371, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and lying in the west right-of-way line of Randol Mill Avenue, also known as Farm-to-Market Road 1938, having a variable width right-of-way;

THENCE departing the west right-of-way line of said Randol Mill Avenue, South 89 degrees 21 minutes 12 seconds West, with the south line of the herein described tract and the north line of said Mitchell Estates, a distance of 105.15 feet to a 5/8 inch iron rod found for the southwest corner of the herein described tract and the northwest corner of said Mitchell Estates, said point being in the east line of that certain tract of land described by deed to Bhret Haessig, an unmarried man and Stacy Londo, an unmarried woman, as recorded under Document Number D219198383, O.P.R.T.C.T.;

THENCE North 00 degrees 37 minutes 50 seconds West, with the west line of the herein described tract, passing a 5/8 inch iron rod found for the northeast corner of said Haessig tract and the southeast corner of that certain tract of land described by deed to Victoria L. Roche, as recorded under Document Number D213079794, O.P.R.T.C.T., for a distance of 10.26 feet, continuing with said line and passing a 1/2 inch iron pipe found for the common west corner of the aforementioned Reyes tracts for a distance of 113.95 feet, and continuing for a total distance of 227.43 feet to a 1/2 inch iron rod found for the northwest corner of the herein described tract, being the northeast corner of that certain tract of land described by deed to Bruce Warren Beltrami and wife, Karla Gail Beltrami, as recorded in Volume 10018, Page 1329, O.P.R.T.C.T., said point lying in the south line of Lot 1, Block A, Rise Realty Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded under Document Number D221279278, P.R.T.C.T.;

THENCE North 89 degrees 57 minutes 43 seconds East, with the north line of the herein described tract and the south line of said Rise Realty Addition, a distance of 101.85 feet to the northeast corner of the herein described tract and the southeast corner of said Rise Realty Addition, said point lying in the west right-of-way line of the aforementioned Randol Mill Avenue, from which a 1/2 inch iron rod with a red cap stamped "Graham Assoc. Inc." bears S56°05'48"W, a distance of 0.18 feet;

THENCE South 00 degrees 24 minutes 41 seconds East, with the east line of the herein described tract and the west right-of-way line of said Randol Mill Avenue, a distance of 110.49 feet to a Texas Department of Transportation monument found for corner, said point being at the beginning of a curve to the left having a radius of 1,864.00 feet, having a central angle of 03°33'49", and whose long chord bears S02°28'29" E, a distance of 115.92 feet;

THENCE continuing with said curve and the west right-of-way line of said Randol Mill Avenue, passing a 1/2 inch iron rod with a red cap stamped "Graham Assoc. Inc." for an arc length of 2.46 feet, and continuing for a total arc length of 115.93 feet to the POINT OF BEGINNING, and containing 0.532 acres or 23,181 square feet of land, plus or minus.

**NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:**

THAT, PEDRO REYES and MARISOL REYES, do hereby adopt this plat designating the herein above described property as REYES ESTATES, Lot 1, Block A, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate to the public's use, forever all streets, rights-of-way, alleys, and easements shown thereon. The City of Keller or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or improvements or growths in which, in any way, endanger or interfere with the construction, maintenance, or efficiency of its respective systems or any of the easements, and the City of Keller or 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 to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Tarrant County, Texas.

WITNESS my hand this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Pedro Reyes, Owner  
Marisol Reyes, Owner

**STATE OF TEXAS  
COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Pedro Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**STATE OF TEXAS  
COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Marisol Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she has executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**APPROVED BY THIS CITY OF KELLER CITY COUNCIL**

Mayor, City of Keller \_\_\_\_\_ Date \_\_\_\_\_  
City Secretary, City of Keller \_\_\_\_\_ Date \_\_\_\_\_

**FLOOD STATEMENT**

The property described hereon is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48439C0085K present effective date of map September 25, 2009, herein property situated within Zone X (unshaded).

**GENERAL NOTES**

- 1.) The basis of bearing for this survey was derived from GPS observations, Texas State Plane Coordinate System, North Central Zone (US Feet), North American Datum of 1983 (NAD83) grid location.
- 2.) As of this date, all easements, rights-of-way or other locatable matters of record shown or noted hereon were derived from the recorded plat, the vesting deed, or the title report and supporting documents. All such items were obtained during the research phase of this survey or provided by the client/the company listed hereon. B & D Surveying, Inc. makes no representation as to the accuracy or completeness of such items and has made no attempts to obtain or show any additional restrictions on or near this property put in place by local municipalities or associations.
- 3.) Sealing off a portion of this addition by metes and bounds description without a replat being approved by the city is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 4.) The purpose of this plat is to create one lot.
- 5.) An engineered grading plan is required to be submitted, reviewed, and released for construction by the Public Works Engineering Department prior to issuance of a building permit.
- 6.) All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- 7.) A separate tap and meter are required for fire supply lines.
- 8.) This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42706 (sewage regulations). Prior to the issuance of a building permit, a license must be obtained by the owner of any Private Sewage Facility (septic tank or aerobic system) to be constructed in subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.
- 9.) Variance to the Keller Unified Development Code section 8.07: a variance to allow the lot depth to be 103.5' in lieu of the required 120' lot dept requirement.
- 10.) Variance to the Keller Unified Development Code Section 8.07: a variance to allow the front building setback to be 25' in lieu of the 60' setback required along thoroughfares.
- 11.) ANY NEW HOME BUILT ON LOT 1, BLOCK A THAT IS 6,000 SF OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.

**LEGEND**

- CM = CONTROLLING MONUMENT
- FD = FOUND MONUMENT (AS DESCRIBED)
- IRF(S) = IRON ROD FOUND (SET)
- IPF = IRON PIPE FOUND
- "B&D" = RED CAP STAMPED: "B&D SURVEYING"
- "MOAK" = ORANGE CAP STAMPED "MOAK SURVEYING"
- W/C = WITH BLUE CAP
- POB = POINT OF BEGINNING
- DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS
- PRCTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
- OPRPTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- SQ.FT. = SQUARE FEET
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- ABST. NO. = ABSTRACT NUMBER
- CL = CENTERLINE

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DENTON

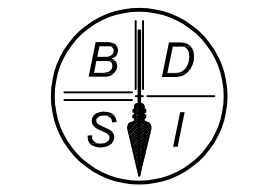
This is to certify that I, Michael R. Doyle, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 6/29/2023

Michael R. Doyle, RPLS  
No. 5517

**B & D  
SURVEYING, INC.**  
FIRM NO. 101247-00



P.O. BOX 293264  
LEWISVILLE, TEXAS 75029  
PHONE: 972-221-2838  
bd@bandsurveying.com  
Job No.: 2301041  
Date of Survey: February 7, 2023

**FINAL PLAT**

**REYES ESTATES  
Lot 1, Block A**

0.532 Acres / 23,181 Square Feet  
Josiah Walker Survey, Abst. No. 1604  
City of Keller, Tarrant County, Texas  
Zoned: SF-20  
May 2023

**OWNER:**  
Pedro & Marisol Reyes  
832 N. Ackerson Lane  
Euless, TX 76040  
Contact: Pedro Reyes  
Phone: 972-965-1557