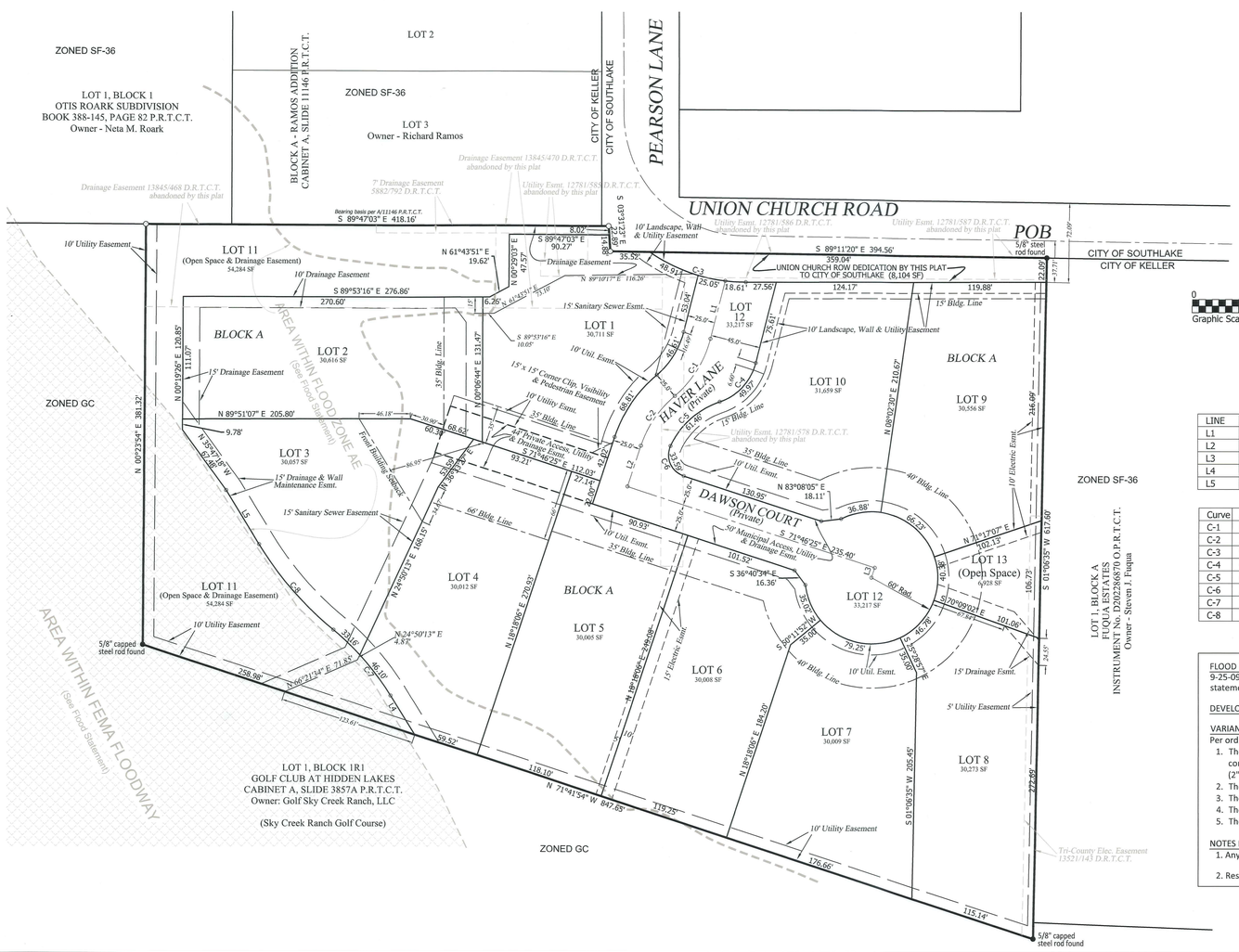
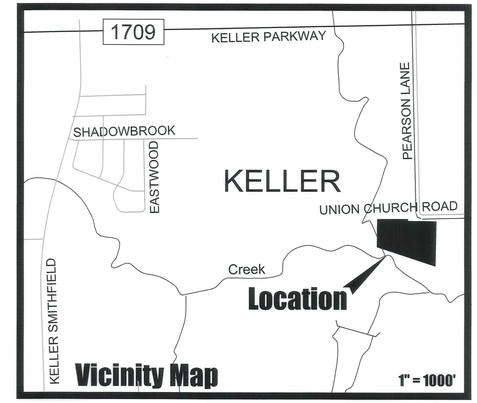


MILLER SURVEYING
EST. 1985
NORTH

Graphic Scale in Feet 0 60 120 180
1" = 60'



LINE	BEARING	DISTANCE
L1	S 14°09'34" W	54.10'
L2	S 18°13'35" W	39.02'
L3	S 18°13'35" W	9.45'
L4	N 31°36'33" W	41.48'
L5	N 31°20'44" W	57.51'

○ = 1/2" "MILLER 5665" capped steel rod set

Curve	Arc	Radius	Central Angle	Chord	Ch. Dist.
C-1	62.15'	100.00'	35°36'31"	N 31°57'50" E	61.15'
C-2	55.05'	100.00'	31°32'30"	S 33°59'50" W	54.36'
C-3	92.58'	152.00'	34°53'47"	S 72°34'41" E	91.15'
C-4	49.97'	50.00'	57°15'38"	N 42°47'23" E	47.92'
C-5	61.46'	75.00'	46°57'20"	S 47°56'32" W	59.76'
C-6	33.59'	20.00'	96°14'17"	S 23°39'17" E	29.78'
C-7	79.26'	241.00'	18°50'38"	S 41°01'52" E	78.91'
C-8	103.05'	309.00'	19°06'27"	S 40°53'58" E	102.57'

DEVELOPMENT TABLE

Total number of lots	-	10 + 2 OS & 1 Private Street
Total Acreage Acres	-	9.3306
Minimum Lot Size	-	30,000 SF
Minimum Dwelling Unit Size	-	2,400 SF
Density per acre	-	1.07 lots

Note: All boundary corners are marked with 1/2" "MILLER 5665" capped steel rods unless noted otherwise.

FLOOD STATEMENT: The flood area shown hereon is based on scaling the surveyed tract onto the FEMA Flood Insurance Rate Map No. 48439C0090K (Eff. 9-25-09). Other than the flood areas shown hereon, no part of said tract lies within the FEMA designated 100 year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

DEVELOPMENT NOTE: All setbacks shall be accordance with the Zoning district, as described in the Keller Unified Development Code.

VARIANCE NOTES:
Per ordinance No. 1858, the following variances have been approved by City Council;

1. The condition that on the east side of the property an open cross board style fence reflecting the existing fence on the property to the east shall be constructed and maintained by the homeowners Association, except that no masonry columns are required and the fence by be built of two inch by six inch (2" x 6") boards instead of one inch by six inch (1" x6") boards, shall be required.
2. The variance to allow a minimum lot width of one hundred ten feet (110') in the SF-30 Base Zoning District shall be allowed.
3. The variance to the minimum side yard setback to be twelve feet (12') in the SF-30 Base Zoning District shall be allowed.
4. The variance to allow a shared access easement to be a minimum forty-four feet (44') in width shall be allowed.
5. The variance to allow a low wall with iron fence and living screening in-lieu of a six-foot (6') screening wall shall be allowed.

NOTES PER CITY OF KELLER FIRE:

1. Any homes built that are 6,000 SF or greater will require the installation of residential fire sprinklers.
2. Residential fire sprinklers require a separate tap and meter.

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, Carlyle Development, LLC is the Owner of a tract of land out of the Lewis Clay Survey, Abstract No. 346 and situated in the City of Keller, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in May of 2017, said tract being the same tracts of land described in the deeds to: Gwen Nell Pipes and Jeanette Pipes, Volume 14702, Page 279; Ronny Pipes and Jeanette Pies, Volume 8128, Page 1186; Larry Pipes and Gwenell Pipes, Volume 8128, Page 1188; and Ronny and Larry Pipes, Volume 14051, Page 241, all of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found for the northeast corner of said Pipes tract (14051/241), said rod being in the southerly right-of-way line of Union Church Road;

Thence South 01 degrees 06 minutes 35 seconds West a distance of 617.60 feet to a 5/8 inch capped steel rod found for the southeast corner of said Pipes tract (14702/279), said rod being in the northerly boundary line of Lot 1, Block 1, The Golf Club at Hidden Lakes, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 3857 of the Plat Records of Tarrant County, Texas;

Thence North 71 degrees 41 minutes 54 seconds West with the southerly boundary line of said Pipes tract (14702/279) and the northerly boundary line of said Lot 1 a distance of 847.65 feet to a 5/8 inch capped steel rod found for the southwest corner of said Pipes tract (14702/279);

Thence North 00 degrees 23 minutes 54 seconds East with the westerly boundary line of said Pipes tract (14702/279) and continuing with said northerly boundary line a distance of 381.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said Pipes tract (14702/279);

Thence South 89 degrees 47 minutes03 seconds East a distance of 418.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly right-of-way line of said Union Church Road;

Thence South 03 degrees 31 minutes 23 seconds East with said westerly right-of-way line a distance of 22.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly right-of-way line of said Union Church Road;

Thence South 89 degrees 11 minutes 20 seconds East with said southerly right-of-way line a distance of 394.56 feet to the point of beginning and containing 9.3306 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That we, Carlyle Development, LLC, Owners, do hereby adopt this plat designating the hereinabove described property as **THE ENCLAVE AT SKY CREEK**, 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, trees, shrubs, or other improvements or growths 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands this 17th day of May, 20 18.

Carlyle Development, LLC

By: _____

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Paul Rostron, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 17th day of May, 20 18 A.D.

_____
Notary Public for the State of Texas

DRAINAGE EASEMENT (Lot 11)

The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The City of Keller will not be responsible for the maintenance of the detention facility, drainage outfalls or the storm drainage pipe. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

NOTES:

1. Block A, Lot 12 is a private street lot designated as an municipal access, utility, and drainage easement granted to the City allowing unrestricted access and use of the property by the City and all other utility providers for the purpose of maintaining the utility services and any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection, utility repair, and code enforcement.
2. A home owners association will be responsible for the maintenance of all streets, sidewalks, gates, entry features, perimeter screening walls, landscaping within open space lots, drainage infrastructure, and open space lot maintenance. Block A, Lots 11 and 13 are designated as open space lots.
3. The "private" storm drainage systems contained within public drainage easements shall be maintained by the home owners association.

A. Private Street Development Requirements

1. Private Street Developments shall be designated on the plat as a separate lot(s) owned by an approved Public Improvement District (PID) or a property owners association. The street lots shall conform to the City's Standards for public streets and rights-of-way. An access, utility, and drainage easement covering the street lots shall be granted to the City allowing unrestricted access and use of the property by the City and all other utility providers for the purpose of maintaining the utility services. The easement shall provide the City with the right of access for any purpose related to the exercise of a governmental service or function, including but not limited to fire and police protection, inspection, utility repair, and code enforcement. The easement shall permit the City to remove any vehicle or obstacle within the street lot that impairs emergency access.
2. The developer shall install all necessary appurtenances for the access gates and provide to the City all equipment necessary to operate the access control devices as determined by the City at no cost to the City.
3. It shall be the responsibility of the residential development to install and maintain all necessary preemptive access control system (i.e. Opticom) devices at all entrances (accesses) to said residential development in accordance with the City's requirements therefore.
4. A fee of one hundred dollars ($100.00) per each platted private street single-family residential lot shall be paid by the development at the time of execution of the Development Agreement.
5. A fee of one hundred dollars ($100.00) per each residential building within a multi-family development at the time of issuance of a building permit for the development.
6. Each residential development shall be solely responsible for the operation and maintenance of the preemptive access control system installed at all entrances (accesses) to their respective residential development.

B. General Design and Construction Standards for Private Streets

Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to, the following:

1. Developments proposed with private streets must submit to the City the same plans and engineering information required to construct public streets and utilities. The City shall inspect of hire a firm of the City's choosing to inspect, at the developer's expense, all private streets, pavement, utilities, and private infrastructure. The inspections shall confirm compliance with the civil engineered plans and City's design and construction standards. Safe emergency access shall be required at all times. All standard requirements and fees will be applicable.
2. Water, sewer and drainage facilities, landscaping, screening walls, street lights, and signs placed within the private street right-of-way or public utility easement shall be built to City standards. Unless otherwise stated on the plat or within the development agreements, all maintenance and operation costs of landscaping, street lights, screening walls, and signage shall be the responsibility of the PID, homeowners association, or homeowners, whichever is applicable. The City of Keller will maintain the public water, sanitary sewer, and storm drainage infrastructure.
3. The City shall not participate in the payment for any portion of the cost of constructing and maintaining a private street.
4. There shall be a two (2) year maintenance bond provided to the developer for every private street. There shall be a two (2) year maintenance bond provided to the City of Keller for public water, sanitary sewer, and storm drainage infrastructure.

C. Property Owners Association Required

A mandatory property owners association shall be established for all subdivisions developed with private streets. The association shall own the private streets and be responsible for maintaining the streets and all applicable appurtenances to City maintenance standards. The association documents shall reflect that the City may use the reserve funds or assess the lot owners for street repair if the streets are not continually maintained to City standards. The association documents shall be reviewed and approved by the City and City Attorney at the time of submittal of the preliminary site evaluation and be filed concurrently with the final plat.

D. Access Restrictions

1. The entrances to all private streets shall be marked with a sign stating that it is a private street. An access control gate, guardhouse or other means of restricting access to private streets may be constructed. Gates must be located on private property a minimum of fifty feet (50') from the right-of-way line with entrance gates that swing in, away from the right-of-way of the intersecting street, or side-to-side on a pulley, but cannot swing out toward the right-of-way. All gates and drives shall accommodate government and utility personnel, U.S. Postal Service, solid waste collection, residents, guests, deliveries, etc., without impeding traffic movement on public thoroughfares. If the PID or HOA fails to maintain reliable access as required to provide city services, the City may enter the subdivision and remove any gate or device that is a barrier to access at the sole expense of the PID or association. The PID or HOA documents shall contain provisions in conformity with this paragraph that may not be amended without the written consent of the City.
2. The location and design of each entrance or exit shall accommodate peak travel times. Adequate stacking distance, not less than a total of a hundred feet (100'), shall be provided to allow for any delay in gate(s) opening. The gate(s) must setback from the public right-of-way for a minimum distance of fifty feet (50') with a turn-around provided for vehicles denied access to be able to exit onto a public street in a forward manner before getting to the gate. If an overhead barrier is used, it must have a minimum vertical clearance of sixteen feet (16') in height above the road surface. A construction detail in accordance with the above parameters shall be provided with construction plans, prior to submission of the final plat, for review and approval by the City.
3. All gates shall comply with the Keller Fire Department regulations for emergency access. The developer shall install all necessary appurtenances for the access gates and provide to the City all equipment necessary to operate the access control devices as determined by the City at no cost to the City.

E. Waiver of Services

1. The subdivision final plat and the PID or property owners association documents shall reflect that the streets are private and certain City services shall not be provided on private streets. Among the services that will not be provided are routine police patrol, enforcement of traffic and parking ordinances, and preparation of accident reports. All private traffic regulatory signs shall conform to the Texas Manual of Uniform Traffic Control Devices. Depending on the characteristic of the development, other city services may not be provided.
2. The subdivision final plat and the PID or property owners association documents shall contain language that the PID or association and the residents as the owner of the streets, agree to release, indemnify, defend and hold harmless the City, any government or public utility for damages to the private streets occasioned by the reasonable use of the private street by the City, government, or public utility; for damages or injury (including death) arising out of the condition of said private street; for damages or injury (including death) arising out of the use by the City, government, or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of the use of the subdivision by the City, government, or public utility. The indemnifications contained in this paragraph apply whether or not such damages and injury (including death) are caused by the negligent act of omission of the City, government, or public utility, or their representative officers, employees or agents. Those portions of the PID or homeowners association's documents pertaining to the subject matter contained in this paragraph shall not be amended without the approval of the City Council.

I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual on-the-ground 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, Texas.

_____
Jason B. Rawlings, RPLS No. 5665

STATE OF TEXAS
REGISTERED
JASON B. RAWLINGS
5665
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 14th day of May, 2018 A.D.

_____
Notary Public for the State of Texas

CHARLES D. MARQUARDT
ID #125360198
My Commission Expires
September 06, 2021

Developer:
DRT Enclave
420 Johnson Rd., STE 303
Keller, TX 76248
(817) 253-5727

Owner:
Carlyle Development, LLC
430 N Carroll Ave., STE 120
Southlake, TX 76092
(817) 481-6426

Engineer:
Thomas Hoover Engineering, LLC
PO Box 1808
Keller, TX 76244
(817) 913-1350

MILLER
Surveying, Inc.
Commercial • Residential • Municipal
430 Mid Cities Blvd. 817-577-1052
Hurst, Texas 76054 TxLSF No. 10100400
MillerSurvey.net

APPROVED BY THE CITY OF KELLER PLANNING & ZONING COMMISSION.
DIRECTOR DATE 2·12·2018
SECRETARY DATE 2/12/2018
DOCUMENT NO. D218128869 DATE 6/13/18

Final Plat

THE ENCLAVE AT SKY CREEK

LOTS 1 THRU 13, BLOCK A

CONSISTING OF 10 RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND A PRIVATE STREET LOT AND BEING 9.3306 ACRES OUT OF THE LEWIS CLAY SURVEY, ABSTRACT NO. 346
Situated in the City of Keller, Tarrant County, Texas
Currently Zoned PD-SF-30
Original preparation - November 17, 2017

Enclave at Sky Creek
Final Plat
Approved 06/13/2018

Job No. 17047 • Plot File 17047 Plat