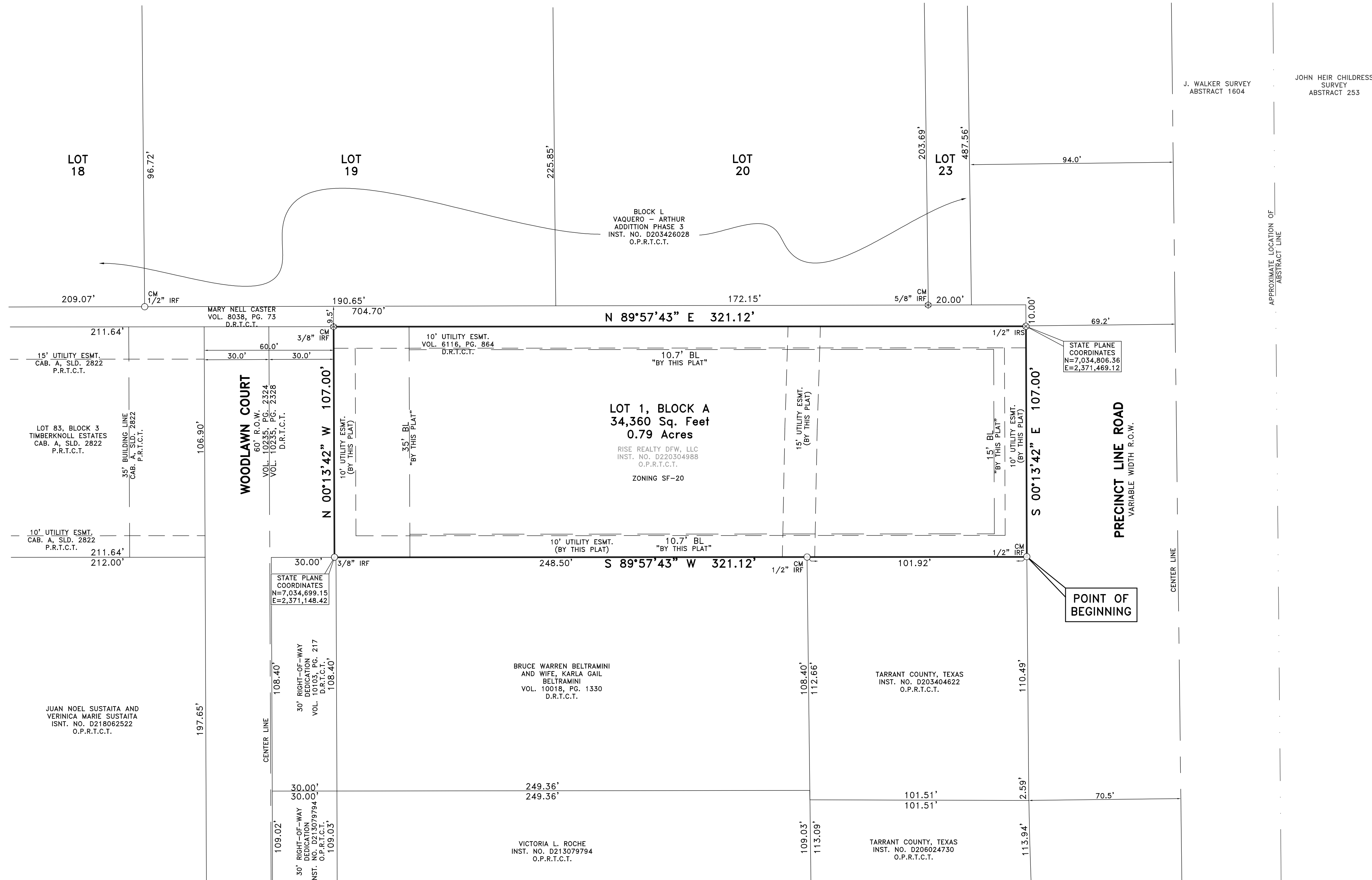
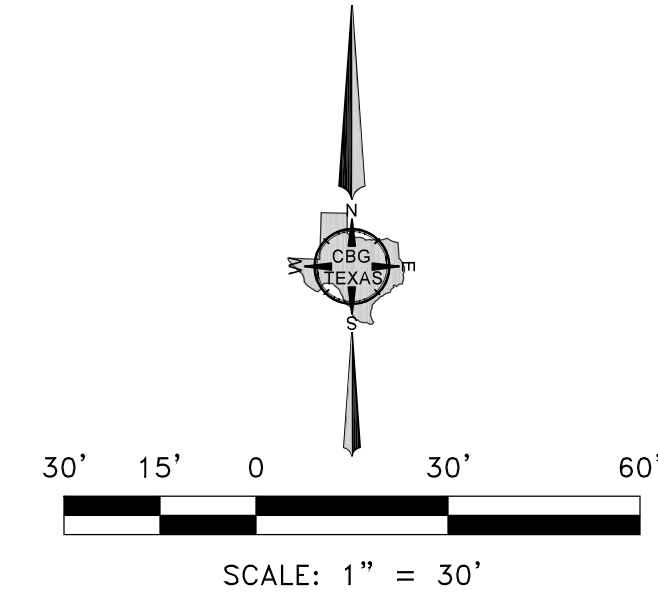


VICINITY MAP
1" = 1000'

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 ONE LOT.
- 3) THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0085K, 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) ACCORDING TO RESOLUTION _____ A VARIANCE WAS APPROVED BY CITY COUNCIL TO ALLOW THE LOT WIDTH TO BE 107'-FEET IN LIEU OF THE 120 FOOT REQUIREMENT.
- 7) ANY NEW HOME BUILT ON LOT 1, BLOCK A, ADDRESSED ON WOODLAWN CT REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS REGARDLESS OF SQUARE FOOTAGE.
- 8) ANY NEW HOME BUILT ON LOT 1, BLOCK A, ADDRESSED ON RANDOL MILL AVE, THAT IS 6,000 SF OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
- 9) A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.



SUMMARY TABLE:

NUMBER OF LOTS = 1
34,360 SQUARE FEET
ZONING (SF-20)

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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Rise Realty DFW, LLC is the sole owners of a tract of a 34,360 square foot tract of land situated in the J. Walker Survey, Abstract No. 1604, Tarrant County, Texas, same being that tract of land conveyed to said Rise Realty DFW, LLC, by Warranty Deed, recorded in Instrument No. D220349988, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Tarrant County, Texas, according to the Deed recorded in Instrument Number D203404622, Official Public Records, Tarrant County, Texas, same being along the West right-of-way line of Precinct Line Road (a variable width right-of-way);

THENCE South 89 degrees 57 minutes 43 seconds West, along the North line of said Tarrant County tract, a distance of 321.12 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed the Brice Warren Beltramini and wife, Karla Gail Beltramini, by Deed recorded in Volume 10018, Page 1330, Deed Records, Tarrant County, Texas, same being along the East right-of-way line of Woodlawn Court (a 60 foot right-of-way);

THENCE North 00 degrees 13 minutes 42 seconds West, along the East right-of-way line of said Woodlawn Court, a distance of 107.00 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of said Woodlawn Court, same being along the South line of a tract conveyed to Mary Nell Caster, by deed recorded in Volume 8038, Page 73, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 57 minutes 43 seconds East, along the South line of said Caster tract, a distance of 321.12 feet to a 1/2 inch iron set with yellow cap stamped "CBG Surveying" for corner, said corner being along the West right-of-way line of said Precinct Line Road;

THENCE South 00 degrees 13 minutes 42 seconds East, along the West line of said Precinct Line Road, a distance of 107.00 feet to the POINT OF BEGINNING and containing 36,360 square feet and or 0.79 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Rise Realty DFW, LLC, and Jacob Davenport acting as a representative, do hereby adopt this plat designating the herein above described property as **RISE REALTY 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 fivefeet 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 _____, 2021.

Jacob Davenport (Representative)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jacob Davenport, 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 _____, 2021.

Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, 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 _____, 2021.

RELEASED FOR REVIEW ON 07/09/2021, 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 Connolly
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 Connolly 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 _____, 2021.

Notary Public in and for the State of Texas

Approved by the City of Keller Planning & Zoning Commission

Chairman _____ Date _____

Approved by the City of Keller City Council

Mayor _____ Date _____

City Secretary _____ Date _____

Document Number: _____ Date _____

LEGEND

- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL., PG. = VOLUME, PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- IRS = 1/2 INCH IRON ROD SET WITH PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"

**FINAL PLAT OF
LOT 1, BLOCK A
RISE REALTY ADDITION
ZONING SF-20
1490 RANDOL MILL AVENUE
34,360 SQ.FT. / 0.79 ACRES
JOSHUA WALKER SURVEY, ABSTRACT NO. 1604
CITY OF KELLER, TARRANT COUNTY, TEXAS**

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972-979-1937
JACOB@RISEDFW.COM

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

SCALE: 1"=30' / DATE: 06-29-2021 / JOB NO. 2020531-01 / DRAWN BY: JLA