

WHEREAS, WE MM Greenway Park, LLC., and Richard J. Gibson are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more particularly described as

BEGINNING at a 1/2" rebar found at the northeast corner of said Gibson tract, being the most northerly northwest corner of said 25.483 acre tract, said point being the southeast corner of Lot 6, Block 3 of Oak Ridge Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 8278'00" E, 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9, Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 643.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS);

THENCE S 86"14'00" W, passing at 153.54 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract a total distance of 608.14 feet to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre

THENCE N 04°55'00" W, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract;

THENCE S 85°51'00" W, 859.07 feet with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 3/4" pipe found at the northwest corner of said 25.483 acre tract, being the northeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas;

THENCE S 88°37'00" W, 983.12 feet continuing with the south line of said Gibson tract and the north line of said 15.874 acre tract to a 5/8" rebar found bent, replaced with 1/2" capped rebar set (MCADAMS) on the east line of U. S. Highway 377, being the southeast corner of that certain called 0.281 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204348631 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.370 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D205013869 of the Official Public Records of Tarrant County, Texas;

THENCE N 05°32'10" W, 602.29 feet with the east line of said U. S. Highway 377 and the east line of said 0.281 acre tract to a Texas Department of Transportation monument found on the north line of said Gibson tract at the northeast corner of said 0.281 acre tract, and being the southeast corner of that certain called 0.001 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204346359 of the Official Public Records of Tarrant County, Texas, and being the southwest corner of that certain called 9.000 acre tract of land described as Tract 1 in deed in favor of Christ Alone Evangelical Lutheran Church, recorded in Instrument Number D216144258 of the Official Public Records of Tarrant County, Texas;

THENCE N 89'38'00" E, with the north line of said Gibson tract and the south line of said 9.000 acre tract, passing at 892.9 feet a 5/8" capped rebar found (BROOKS BAKER) at the southeast corner of said 9.00 acre tract, being the southwest corner of that certain called 1.748 acre tract of land described as Tract 2 in said Christ Alone Evangelical Lutheran Church deed, continuing with the south line of said 1.748 acre tract a total distance of 1,144.15 feet to a 5/8" rebar found at the southeast corner thereof. and being the southwest corner of Lot 6 of Valley Ridge Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-37, Page 98 of the Plat Records of Tarrant County, Texas;

THENCE S 8518'00" E, 262.75 feet with the south line of said Valley Ridge Addition to a 1/2" rebar found at the southeast corner of said Lot 6, being the southeast corner of Oak Drive as evidenced by said Valley Ridge Addition plat:

THENCE S 84°57'00" E, 324.32 feet continuing with the north line of said Gibson tract and the south line of said Valley Ridge Addition to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Valley Ridge Addition, and being the southwest corner of Lot 7, Block 1 of the aforementioned Oak Ridge Estates;

THENCE N 87°45'30" E, 200.83 feet continuing with the north line of said Gibson tract and the south line of said Lot 7, Block 1 to a 1/2" rebar found at the southeast corner of said Lot 7, Block 1;

THENCE N 87°33'00" E, 463.94 feet continuing with the north line of said Gibson tract and the south line of said Oak Ridge Estates to the POINT OF BEGINNING and containing approximately 34.686 acres of land.

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That We, MM Greenway Park, LLC., and Richard J. Gibson, do hereby adopt this plat designating the hereinabove described property as Greenway Park 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 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.

7th day of MARCH 2023

STATE OF TEXAS COUNTY OF TARRANT DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Mark Weatherford, 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.



STATE OF TEXAS COUNTY OF DENTIN

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Richard J. Gibson, 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





OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, WE, Charis Land Holdings, LLC., and Sue Salstrand are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the most northerly northwest corner of said 25.483 acre tract, being the northeast corner of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being the southeast corner of Lot 6, Block 3 of Oak Ridge Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 82°18'00" E, 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9, Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 663.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING:

THENCE S 09°08'40" E, 352.82 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at most easterly southeast corner of said 25.483 acre tract, being the northeast corner of Lot 19, Block B of said Harmonson Farms;

THENCE S 72°13'15" W, 149.07 feet with the south line of said 25.483 acre tract and the north line of said Lot 19 to a 1/2" rebar found at the northwest corner of said Lot 19, being the most northerly corner of Lot 20, Block B of said Harmonson Farms; THENCE S 57°41'00" W, continuing with the south line of said 25.483 acre tract and the northwesterly line of said Lot 20, passing at 120.0 feet a 1/2" capped rebar found (PRECISE) at the most westerly corner of said Lot 20, being the most northerly corner of Lot 21, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 21, passing at 232.9 feet a 1/2" rebar found at the most westerly corner of said Lot 21, being the most northerly corner of Lot 22, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 22 a total distance of 314.89 feet to a 1/2" rebar found at the most northerly northwest corner of said Lot 22, being the most northerly northeast corner of Lot 23, Block B of said Harmonson Farms;

THENCE S 89°21'05" W, 1,137.77 feet continuing with the south line of said 25.483 acre tract and the north line of said Harmonson Farms to a 1/2" rebar found at the southwest corner of said 25.483 acre tract and the most westerly northwest corner of said Harmonson Farms, being on the east line of Lot 3, Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°16'00" W, with the west line of said 25.483 acre tract and the east line of said Lot 3, passing at 82.45 feet a 1/2" rebar found at the northeast corner of said Lot 3, being the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, continuing with the east line of said 15.874 acre tract a total distance of 815.56 feet to a 3/4" pipe found at the northwest corner of said 25.483 acre tract, being the northeast corner of said 15.874 acre tract and being on the south line of said Gibson tract;

THENCE N 85'51'00" E, 859.07 feet continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract:

THENCE S 04°55'00" E, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre tract;

THENCE N 86"14'00" E, passing at 454.96 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing a total distance of 608.14 feet to the POINT OF BEGINNING and containing approximately 23.923 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

Being all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and husband, David Alan Salstrand recorded in Volume 9213, Page 2191 (Document Number D188515535) of the Deed Records of Tarrant County, Texas, same being all of Lot 1, Block 1, Harmonson Acres, an addition to the City of Keller according to the plat thereof recorded in Volume 316—216, Page 17 of the Plat Records of Tarrant County, Texas, (Instrument Number D188022091 of the Official Public Records of Tarrant County, Texas), being more particularly described as follow:

COMMENCING at a 1/2" rebar found at the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, being on the east line of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of Lot 3, Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant County, Texas, from which a 3/4" pipe found at the northeast corner of said 15.874 acre tract and the northwest corner of said 25.483 acre tract bears N 00°16'00" W, 733.12 feet; THENCE N 50°07'25" E, 420.83 feet to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING, being the southwest corner of said Lot 1 and the southwest corner of said 1.00 acre Salstrand tract, being on the north line of said 1.00 acre Perrigo

THENCE N 01°02'20" W, 308.35 feet with the west line of said Lot 1 and the west line of said 1.00 acre Salstrand tract to a 5/8" rebar found at the northwest corner thereof:

THENCE N 80°05'50" E, 142.98 feet with the north line of said Lot 1 and the north line of said 1.00 acre Salstrand tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner thereof: THENCE S 01°02'20" E, 308.00 feet with the east line of said Lot 1 and the east line of said 1.00 acre Salstrand tract to a 5/8"

rebar found at the southeast corner thereof; THENCE S 79°57'40" W, 143.03 feet with the south line of said Lot 1 and the south line of said 1.00 acre Salstrand tract to the POINT OF BEGINNING and containing approximately 1.000 acre of land.

Leaving a net area of approximately 22.923 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Charis Land Holdings, LLC. and Sue Salstrand, do hereby adopt this plat designating the hereinabove described property as Perrigo Place, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and lying within the property described as Perrigo Place; and do hereby reserve the easement strips shown to lie within the confines of Perrigo Place 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.

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Anne H. Burfitt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

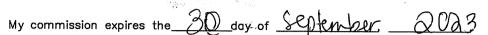


TONYA TREBING Notary Public - State of South Carolina My Commission Expires May 14, 2025

STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sue Salstrand, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.







GREEN WAY PARK LOT/BLOCK ANALYSIS

LOT / BLOCK ANALYSIS			LOT / BLOCK ANALYSIS					LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	LOT	BLOCK	SQUARE FEET	ACRES		LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	104,881	2.408	1	BLOCK B	30,056	0.690		8	BLOCK C	23,815	0.547
2 .	BLOCK A	28,714	0.659	2	BLOCK B	43,735	1.004		9	вьоск с	25,301	0.581
3	BLOCK A	28,561	0.656	3	BLOCK B	25,213	0.579		10	BLOCK C	24,100	0.553
4	BLOCK A	28,052	0.644	4	BLOCK B	26,790	0.615		11	BLOCK C	23,265	0.534
5	BLOCK A	27,542	0.632	5	BLOCK B	27,555	0.633		12	BLOCK C	22,644	0.520
6	BLOCK A	27,031	0.621	6	BLOCK B	28,320	0.650		13	BLOCK C	22,023	0.506
7	BLOCK A	26,490	0.608	7	BLOCK B	29,085	0.668		14	BLOCK C	21,401	0.491
8	BLOCK A	24,949	0.573	8	BLOCK B	29,850	0.685		15	BLOCK C	20,980	0.482
9	BLOCK A	22,434	0.515	9X	BLOCK B	12,260	0.281		16	BLOCK C	22,769	0.523
10	BLOCK A	21,403	0.491	1	BLOCK C	94,937	2.179		17	BLOCK C	25,700	0.590
11	BLOCK A	20,827	0.478	2	BLOCK C	21,192	0.487		18X	BLOCK C	129,952	2.983
12	BLOCK A	20,037	0.460	3	BLOCK C	21,483	0.493		1X	BLOCK D	1,826	0.042
13	BLOCK A	20,037	0.460	4	BLOCK C	21,816	0.501		2X	BLOCK D	2,700	0.062
14	BLOCK A	20,098	0.461	5	вьоск с	22,148	0.508		3X	BLOCK D	2,926	0.067
15	BLOCK A	24,199	0.556	6	BLOCK C	22,481	0.516	'				
16X	BLOCK A	53,064	1.218	7	BLOCK C	22,789	0.523					

CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD			
C1	260.00'	27*43'23"	125.80'	S 81°40'28" E, 124.58'			
C2	260.00'	25'28'28"	115.60'	S 80'33'01" E, 114.65'			
С3	485.00'	12'56'45"	109.58'	N 8014'22" E, 109.35'			
C4	515.00'	21'57'20"	197.35'	N 84°44'40" E, 196.14'			
C5	485.00'	619'00"	53.47'	S 87*26'10" E, 53.44'			
C6	485.00'	6*00*50"	50.91'	N 86°23'55" E, 50.88'			
C7	2000.00'	0°55′31″	32.29'	N 83°51'15" E, 32.29'			
С8	210.00'	4*51'16"	17.79'	N 0410'52" W, 17.79'			
C9	230.00'	12'32'10"	50.32'	S 8916'05" E, 50.22'			
C10	510.00'	101715"	91.57'	S 88'08'38" E, 91.45'			
C11	210.00'	25*27'04"	93.28'	S 82'48'38" E, 92.52'			
C12	190.00	28'41'41"	95.15'	S 75°54'08" E, 94.16'			
C13	20.00'	56'37'59"	19.77'	S 56°08'51" W, 18.97'			
C14	10.00'	66*44'02"	11.65'	S 05'32'10" E, 11.00'			
C15	20.00'	6610'50"	23.10'	S 71°59'36" E, 21.84'			
C16	100.00'	19 ' 28'17"	33.98'	N 65'10'51" E, 33.82'			
C17	100.00'	29'01'08"	50.65'	N 69°57'16" E, 50.11'			
C18	20.00'	56*37'59"	19.77'	S 56°08'51" W, 18.97'			
C19	10.00'	66'44'02"	11.65'	S 05'32'10" E, 11.00'			

C20 | 20.00' | 56'37'59" | 19.77' | S 67'13'10" E, 18.97'

8. A separate tap and meter are required for residential fire supply lines.

9. Commercial structures less than 6,000 SF may require fire sprinklers based on use.

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

This flood statement shall not create liability on the part of the surveyor.

other facts that an accurate abstract of title may disclose.

4. Field work performed during the month of January, 2021.

can and will occur and flood heights may be increased by man—made or natural causes.

CITY OF KELLER NOTES:

SURVEYOR NOTES:

approval of the City of Keller.

CURVE TARLE

		CUR	VE TABLE	
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	20.00'	56'37'59"	19.77'	N 56*08'51" E, 18.97
C22	10.00'	66*44*02"	11.65'	N 05'32'10" W, 11.00
C23	20.00'	56'37'59"	19.77	N 67'13'10" W, 18.97'
C24	255.00'	12'32'10"	55.79'	N 8916'05" W, 55.68
C25	8.00'	160*45'52"	22.45'	S 16°37'07" W, 15.78
C26	174.50'	31*46'21"	96.77'	S 79°38'59" E, 95.53
C27	20.00'	56'38'01"	19.77'	N 56°08'52" E, 18.97'
C28	10.00'	66*44'02"	11.65'	N 05°32'10" W, 11.00'
C29	20.00'	56*37'59"	19.77'	N 67°13'10" W, 18.97'

20.00'	56*3	7'59"	19.7	
LINE	TABL	Ē		
BEARI	NG	DISTAN	ICE	
N 06'36'	30" W	50.56	3'	
N 04*46	30" W	37.27	7'	
N 21'56'	50" E	31.29	,	
S 39*46'	15" W	21.00),	
	LINE BEARI N 06°36' N 04°46' N 21°56'		LINE TABLE BEARING DISTAN N 06°36'30" W 50.56 N 04°46'30" W 37.27 N 21°56'50" E 31.29	

1. The Developer shall install, maintain and operate a private lift station necessary to serve the development. The private lift station shall be inspected

a notation of this obligation with the covenants, conditions and restrictions pertaining to the development.

4. Temporary construction easement shall expire 30 days after city acceptance of public improvements.

HOA and is to remain in its natural state, including trees, around the pond and playground area.

by, and meet the requirements of, the City of Keller. The City shall have on-going rights to inspect the private lift station on an on-going basis. The

private lift station shall be operated and maintained by the Developer or the established home owner's association and in no way or manner be the

2. The drainage easements are dedicated to the City of Keller for storm water runoff control. These easements are the property owners' responsibility to keep unobstructed and maintained, including erosion control. The property owners shall keep the drainage easements 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 easements for the purpose of inspecting the drainage ways for confirmation of the conditions with respect to maintenance and erosion control. The City of Keller shall not

be responsible for the maintenance of the detention facility or storm drain outfalls. The City of Keller shall not be liable for any damages to the detention, inflow or outflow facilities. No construction, modifications or fencing shall be allowed in the drainage easements without the prior written

3. All Tree Protection Easements (TPEs) are to be owned and maintained by each individual homeowner. Except for single—lane driveways (no circle—drives,

5. Lot 16X, Block A, Lot 9X, Block B & Lots 1X-3X, Block D are hereby dedicated as Open Space Easements and shall be owned and maintained by the

6. Lot 18X, Block C is hereby dedicated as a variable width Open Space and Drainage Easement and shall be owned and maintained by the Greenway Park

2. According to Community/Panel No. 48439C0060 K, & 48439C0070 K, effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood

statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods

3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any

etc.), all trees shall be preserved and TPEs shall be maintained in their natural state regardless of any other HOA landscaping requirements.

7. Any structure 6,000 SF or larger requires the installation of fire sprinklers for Lots 1—15, Block A, Lots 1—8, Block B and Lots 1—17, Block C.

responsibility of the City. To this end, the Developer shall make the on-going obligation known to future property owners in the development by placing

PLAN	SUMI	MARY T	· A
TAL NUMBER OF LOTS (GREENWAY PARK) TS ZONED PD-1406 / SF-20 TS ZONED COMMERCIAL TS ZONED SF-36 (PERRIGO PLACE)		46 44 2 1	
TAL ACREAGE. TAL ACREAGE (GREENWAY PARK)	=	57.609 34.686	

LOT COVERAGE

REAR YARD SETBACK SIDE YARD SETBACK

by the City of Keller Planning and Zoning Commission

SURVEYOR'S STATEMENT

MARK PAINE

I, Mark Paine, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the nd regulations of the City of Keller, Texas.

MARY TABLE

= 22.923

= 0.8 Lots per Ac.

One-hundred feet (100').

= One-hundred fifty feet (150').

= 20,000 sqft.

= 3,000 sqft.

TOTAL ACREAGE (GREENWAY PARK) TOTAL ACREAGE (PERRIGO PLACE) RESIDENTIAL LOT DENSITY

MINIMUM LOT SIZE MINIMUM DWELLING SIZE MINIMUM LOT WIDTH MINIMUM LOT DEPTH

FRONT YARD SETBACK GARAGE REQUIREMENTS

not to exceed thirty-five (35) feet for the main = Thirty percent (30%) by main buildings; fifty percent (50%) including accesory buildings, driveways, and parking areas. = Thirty-five feet (35').

= Fifteen feet (15') if no alley. = Ten percent (10%) of the lot width but no more

than; fifteen feet (15') from street right-of-way. = All residential lots shall provide a minimum of two (2) car garages that are either a j-swing or side entry garage.

No building shall exceed two and one-half stories,

FINAL PLAT **GREENWAY PARK ADDITION** LOTS 1-16X, BLOCK A, LOTS 1-8, BLOCK B, LOTS 1-18X, BLOCK C & LOTS 1X-3X, BLOCK D

> PERRIGO PLACE LOT 1, BLOCK A

57.609 Acres

in the RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29

CITY OF KELLER TARRANT COUNTY, TEXAS PD-SF-20 Ordinance Number 2016





The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972. 436. 9712 201 Country View Drive Roanoke, Ťexas 76262 940. 240. 1012 TBPE: 19762 TBPLS: 10194440

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