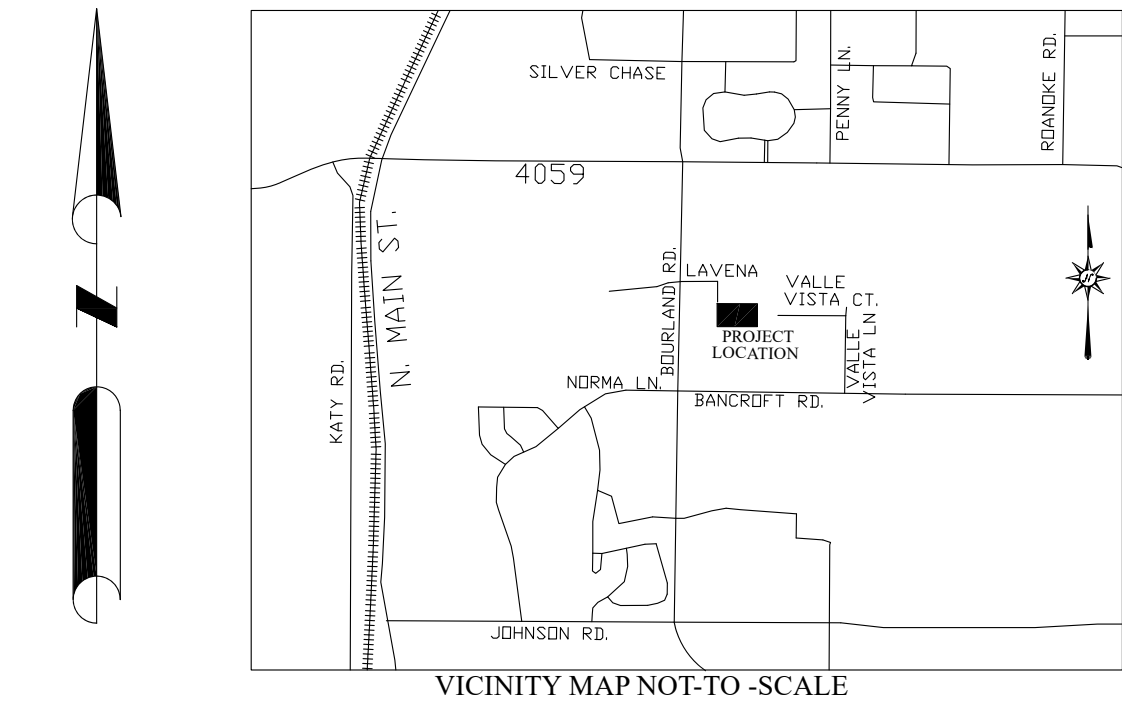


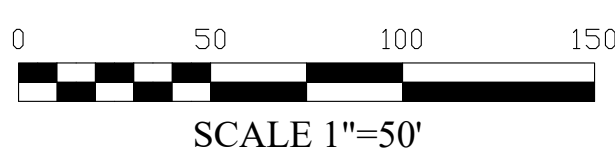


LINE	BEARING	DISTANCE
L1	N 89°54'07" E	30.08'
L2	S 00°07'02" E	30.00'
L3	S 89°42'43" W	40.10'
L4	S 00°07'02" E	40.10'
L5	S 89°42'43" W	30.00'
L6	N 00°07'02" W	39.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	44.22'	40.32'	S 48°04'19" E	84°25'54"
C2	30.00'	47.04'	42.37'	S 44°47'51" W	89°49'45"
C3	30.00'	47.22'	42.50'	N 45°12'09" W	90°10'15"
C4	60.01'	91.45'	82.85'	N 46°37'51" W	87°18'52"

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT:

DIRECTOR _____	DATE _____
SECRETARY _____	DATE _____
DOCUMENT # _____	DATE _____



LINE TYPE	TABLE
BOUNDARY LINE	---
ADJOINER LOT LINE	---
EXISTING CONTOUR	---
OVER HEAD ELECTRIC AND UTILITES	---

LEGAL DESCRIPTION:

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas Robert Mueller and Lisa Diemand is the owner of that certain lot, tract or parcel of land situated in the R.F. Allen Survey, Abstract No. 29, in the City of Keller, Tarrant County, Texas, as described in Warranty deed to Robert Mueller and Lisa Diemand per deed recorded in Clerk's File Number D223109315, Official Public Records of Tarrant County, Texas, (O.P.R.T.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of said Mueller tract and at the Southwest corner of a called 30 foot width access easement per deed recorded in Volume 10445, Page 664, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being in the East line of Lot 16R of Keller Heights Addition recorded in Cabinet A, Slide 12871, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), from which a 5/8" iron rod with yellow plastic cap stamped "Mayo-Wright" bears South 79 degrees 53 minutes 13 seconds West, a distance of 0.33 feet;

THENCE North 89 degrees 54 minutes 07 seconds East, with the North line of said Mueller tract and the South line of said called 30 foot access easement, passing at 26.96 feet a 3/4" iron rod found at the Southwest corner of Lot 1, Block 1 of Lovett Addition, recorded in Volume B, Page 565, P.R.T.C.T., continuing with the South line of Lot 1, Block 1 of Lovett Addition, passing at a distance of 326.71 feet a 1" iron rod found at the Southeast corner of said Lot 1, Block 1 of Lovett Addition, and at the Southwest corner of a tract of land conveyed to Monica S. Flores and Sergio Flores per deed recorded in Clerk's File Number D212169406, O.P.R.T.C.T., continuing with the South line of said Flores tract, passing a 3/4" iron rod at a distance of 407.93 feet, continuing in all a total distance of 408.32 feet, to 2" metal fence post at the Northeast corner of said Mueller tract and at the Southeast corner of said Flores tract, being in the West line of Lot 18 of Valle' Vista Addition as recorded in Volume 338-164, Page 65, P.R.T.C.T.;

THENCE South 00 degrees 05 minutes 02 seconds West, with the East line of said Mueller tract and the West line of Lot 18 and Lot 17 of Valle' Vista Addition, a distance of 295.04 feet to a 4" wood fence corner post at the Southeast corner of said Mueller tract and being at the Northeast corner of Lot 1 of John P. Thompson Subdivision as recorded in Volume 388-143, Page 10, P.R.T.C.T.;

THENCE South 89 degrees 21 minutes 48 seconds West, with the South line of said Mueller tract and the North line of said Lot 1 of John P. Thompson Subdivision, a distance of 207.26 feet to a 5/8" iron rod found at the Northwest corner of Lot 1, of John P. Thompson Subdivision, from which a 1/2" iron rod with blue plastic cap stamped "OLD TOWN SURVEYING" bears South 35 degrees 33 minutes 12 seconds West, a distance of 3.02 feet as described in deed to Todd A. Dean and Christina M. Dean recorded in Clerk's File Number 222084351, O.P.R.T.C.T.;

THENCE South 89 degrees 49 minutes 49 seconds West, with the South line of said Mueller tract and being North of the North line of said Dean tract, a distance of 199.46 feet to a 5/8" iron rod found, at the Southwest corner of said Mueller tract and being in the East line of Lot 21 of Keller Heights North Addition as recorded in Volume 338-0, Page 213, P.R.T.C.T., from which a 3/4" iron rod found bears South 00 degrees 22 minutes 06 seconds East, a distance of 1.12 feet, a 1/2" iron rod found with blue plastic cap stamped "OLD TOWN SURVEYING" bears South 28 degrees 20 minutes 39 seconds West, a distance of 3.70 feet;

THENCE North 00 degrees 13 minutes 40 seconds West, with the West line of said Mueller tract and the East line of Lots 21, Lot 20, Lot 19 and Lot 16R of Keller Heights North Addition, a distance 297.24 feet, to the **POINT OF BEGINNING** containing 120,847 square feet or 2.774 acres of land.

OWNERS CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT MUELLER and LISA DIEMAND, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAbove DESCRIBED PROPERTY AS LOT 1 & LOT 2, BLOCK 1 DIEMAND-MUELLER 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.

WITNESS OUR HANDS AT TARRANT COUNTY, TEXAS, THIS ____ DAY OF _____,

ROBERT MUELLER _____ LISA DIEMAND _____

STATE OF _____;

COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR _____ COUNTY, _____.

STATE OF _____;

COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR _____ COUNTY, _____.

SURVEYOR'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM DAVIS FINNEY, 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.

PRELIMINARY RELEASED 2/14/2024, FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
WILLIAM DAVIS FINNEY
Registered Professional Land Surveyor No. 3941

TABLE SUMMARY

TOTAL NUMBER OF LOTS : 2

NUMBER OF LOTS PER ZONING CATEGORY: 2

MIN. LOT SIZE: SINGLE-FAMILY RESIDENTIAL - 36,000 SQUARE-FOOT LOTS

MIN. DWELLING UNIT SIZE: 2400 SQUARE FEET

FNAL PLAT
OF LOT 1 & LOT 2, BLOCK 1
DIEMAND-MUELLER ADDITION
AN ADDITION TO THE CITY OF KELLER
BEING A SUBDIVISION OF 2.774 ACRES SITUATED IN THE
R.F. ALLEN SURVEY, ABSTRACT NO. 29
ZONED: SF-36

NOTES :

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM PANEL NO. 48439C0080K, HAVING AN EFFECTIVE DATE OF 09-25-2009.
- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXC-4202), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00015667.
- ALL ADJOINERS SHOWN HEREON ARE STRICTLY FOR GRAPHICAL PURPOSES.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- BENCH MARK ESTABLISHED BY STATIC AND PROCESSED THROUGH NOAA OPUS, AND VERIFIED WITH SMARTNET NETWORK GPS SYSTEM NAVD88. SITE BENCHMARK NOTED ON PLAT AT THE NORTHWEST CORNER OF SUBJECT PROPERTY.
- ANY NEW HOME BUILT, REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS, REGARDLESS OF SQUARE FOOTAGE.
- PER CITY, SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINE.

UDC Variance Requests

- Requesting a variance to this UDC Code K based on item #2 below, for item 2 below will satisfy the suitable turnaround provisions:

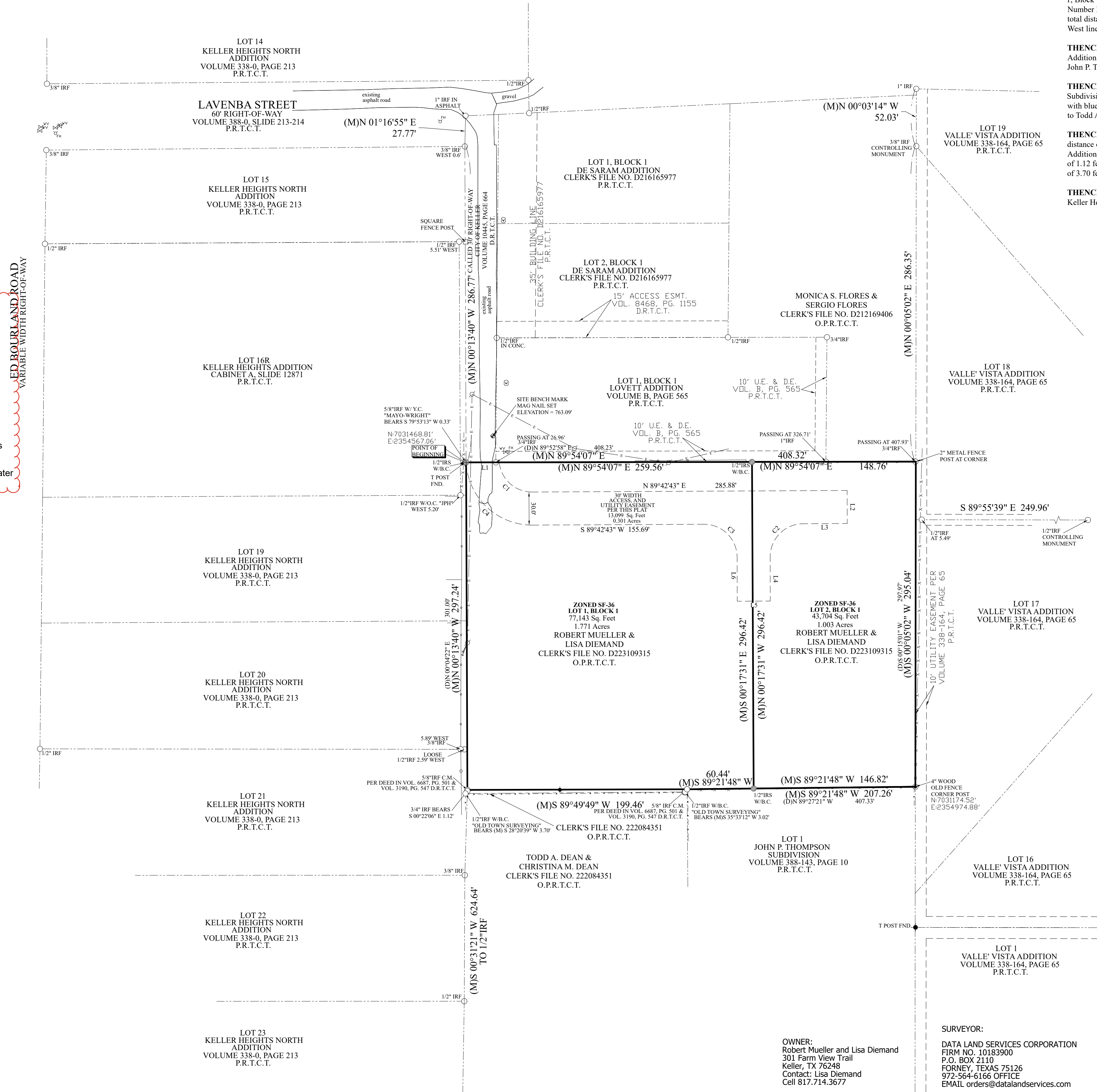
K. Cul-De-Sac Streets. A cul-de-sac street is a street with only one inlet/outlet and may be used with a suitable turnaround provided for, with an outside right-of-way diameter of one hundred twenty feet (120') and pavement diameter of one hundred feet (100').

- Requesting a variance to UDC Code L (see below). We would like to condition the approval and filing of the final plat to include the access and utility easement to be constructed if and when a permit is submitted for construction of a single-family home on the adjacent lot (Lot 2, Blk 1):

L. Dead End or Stub Streets. Dead end or stub streets are not allowed except as required to provide future access to adjacent vacant land areas that will likely develop under a similar zoning classification and in no case shall be more than one hundred fifty feet (150') in length or equal to one lot depth, whichever is greater

LEGEND:

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- = FENCE CORNER POST
- CM = CONTROLLING MONUMENT
- METAL T POST FOUND
- FND = FOUND
- = POWER POLE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- (D) = DEED CALL
- (M) = FIELD MEASURED
- W/BC = WITH BLUE PLASTIC CAP
- STAMPED "RPLS 3941"
- W/BC = WITH YELLOW PLASTIC CAP
- STAMPED "OLD TOWN SURVEYING"
- D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS TARRANT, COUNTY, TEXAS
- TR = TREE SYMBOL APPROXIMATE LOCATION OF TREE, TREE SYMBOL SIZE IS NOT TO SCALE AND DOES NOT REPRESENT TREE DIAMETER SIZE.



OWNER:
Robert Mueller and Lisa Diemand
301 Farm View Trail
Keller, TX 75248
Contact: Lisa Diemand
Cell 817.714.3677

SURVEYOR:
DATA LAND SERVICES CORPORATION
FIRM NO. 10183900
P.O. BOX 2110
FORNEY, TEXAS 75126
972-564-6166 OFFICE
EMAIL orders@datalandservices.com

FIELD DATE: 2/14/2024
SCALE 1"=30'
DRAWN BY: JLK
JOB# 24-3065
SHEET 1 OF 1