



MINOR SUBDIVISION PLAT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION

Please Print or Type

Applicant/Developer: Pedro Reyes
Street Address: 832 N. Ackerson Lane
City: Eules State: TX Zip: 76040
Telephone: [REDACTED] Fax: _____ E-mail: [REDACTED]
Applicant's Status: (Check One) Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Pedro & Marisol Reyes
Street Address: 832 N. Ackerson Lane
City: Eules State: TX Zip: 76040
Telephone: [REDACTED] Fax: _____ E-mail: [REDACTED]

MARISOL REYES Signature of Applicant
Date: 6-15-23
MARISOL REYES Signature of Owner
Date: 6-15-23 Printed Name of Owner

Surveyor: B&D Surveying, Inc. Contact Name: Michael R. Doyle
Street Address: 570 S. Edmonds Ln., Ste. 101
City: Lewisville State: TX Zip: 75067
Telephone: 972-221-2838 Fax: _____ E-mail: bd@bandsurveying.com

Engineering Firm: _____ Contact Name: _____
Street Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____ E-mail: _____

SECTION 2: GENERAL SITE INFORMATION

Name of Proposed Subdivision: Reyes Estates
Land Area/Acres: 0.532 Number of Lots: 1 Current Zoning: SF-20
Electricity: Check either - Oncor Tri-County Gas: Oncor
Approved: _____ Approved: _____
Telephone: Check either - Verizon SWB Cable: Check either - OneSource Other
Approved: _____ Approved: _____



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SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input checked="" type="checkbox"/>	The application fee
<input checked="" type="checkbox"/>	Seven (7) 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
Plat sheet at 24" by 36" and containing the following information:	
<input checked="" type="checkbox"/>	<p>Title Block (see Article Nine - Title Blocks Formats) in lower right hand corner of plat to include:</p> <ul style="list-style-type: none"> • Project's name. • Address and/or legal description of the project, total number of lots and/or phases, total acreage and zoning. • Name, address, and telephone number of the applicant. • Name, address, and telephone number of contact person of the developer. • Name, address, and telephone number of the preparer (Surveyor). • Date of preparation and dates of revisions, if any (As plats are revised, add dates of revision to each submittal).
<input type="checkbox"/>	<p>For all single-family residential subdivisions, a plan summary table to include:</p> <ul style="list-style-type: none"> • Total number of lots. • Number of lots per zoning category. • Total acreage per phase. • Number of lots per phase. • Minimum lot size. • Minimum dwelling unit size. • Density per acre.
<input checked="" type="checkbox"/>	Graphic Scale labeled with scale used.
<input checked="" type="checkbox"/>	North arrow oriented to the top or right of the sheet.
<input checked="" type="checkbox"/>	Map of the City Base Map with scale of 1"=1000' with site location shaded
<input checked="" type="checkbox"/>	Length and bearing of all straight lines; radii, arc length, tangent length, and central angles of all curves, indicated along the lines of each lot or in tables.
<input type="checkbox"/>	Diagram of a typical corner clip and visibility easement.
<input type="checkbox"/>	Park Dedication requirements.
<input type="checkbox"/>	A list of variances from development requirements, if applicable.
<input checked="" type="checkbox"/>	Signature block labeled: "Approved by the City of Keller Community Development Department" or if variance is requested "Approved by the City of Keller City Council" (see Article Nine - Signature Blocks for Plats).
<input checked="" type="checkbox"/>	The following statement when City sewer will not be utilized: "This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined."

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



X	An Owner's Certificate, see section 4.07 of the UDC for language.
X	Notary Public's Certificate with a signature line, see section 4.07 of the UDC for language.
X	Surveyor's Certificate with a signature line, see section 4.07 of the UDC for language.
X	Names and boundary lines of abstracts and surveys of the land being platted.
N/A	Lines delineating the proposed phases of development, if applicable.
X	<p>The layout and exact dimensions of proposed lots and blocks, with:</p> <ul style="list-style-type: none"> • Front building setback lines and a note that reads, "All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code." • Lot number and block letter designations. • Acreage or square footage of each lot and minimum finished floor elevation (minimum finished floor elevation is required only if lot is located within 100-year floodplain or near natural drainage feature).
X	Land proposed for dedication to public use or for reservation for the common use of property owners, labeled with a separate lot and block designation. Also include a list of the conditions of or limitations on the use of this land.
N/A	Deed restrictions or other encumbrances that impact development of the property.
N/A	Rights-of-way and public property to be abandoned should be identified on the plat, but information is to be provided separately for the creation of an abandonment certificate (see Section 4.11).
X	Existing and/or proposed streets and alleys, showing street names and the widths of rights-of-way and pavement. Where a development abuts a street shown on the City's Thoroughfare Plan, the Final Plat must include the dedication of rights-of-way in accordance with the requirements of the Thoroughfare Plan.
X	Location and size of all existing and proposed utility, access, and/or drainage easements for electric, telephone, gas, cable, and solid waste disposal, with a note regarding responsibility for maintenance.
N/A	Delineation of the 100-year floodplain, if applicable.
X	<p>Names and recording information of adjoining subdivisions, municipalities, counties, special districts, and parcels of unsubdivided land, including:</p> <ul style="list-style-type: none"> • Names of owners of record. • Boundary lines. • Zoning designations. • Names and accurate location of all adjacent streets. • Dimensions of all abutting lots. • Reference ties to courses and distances of at least one recognized land corner.

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



Other Documents

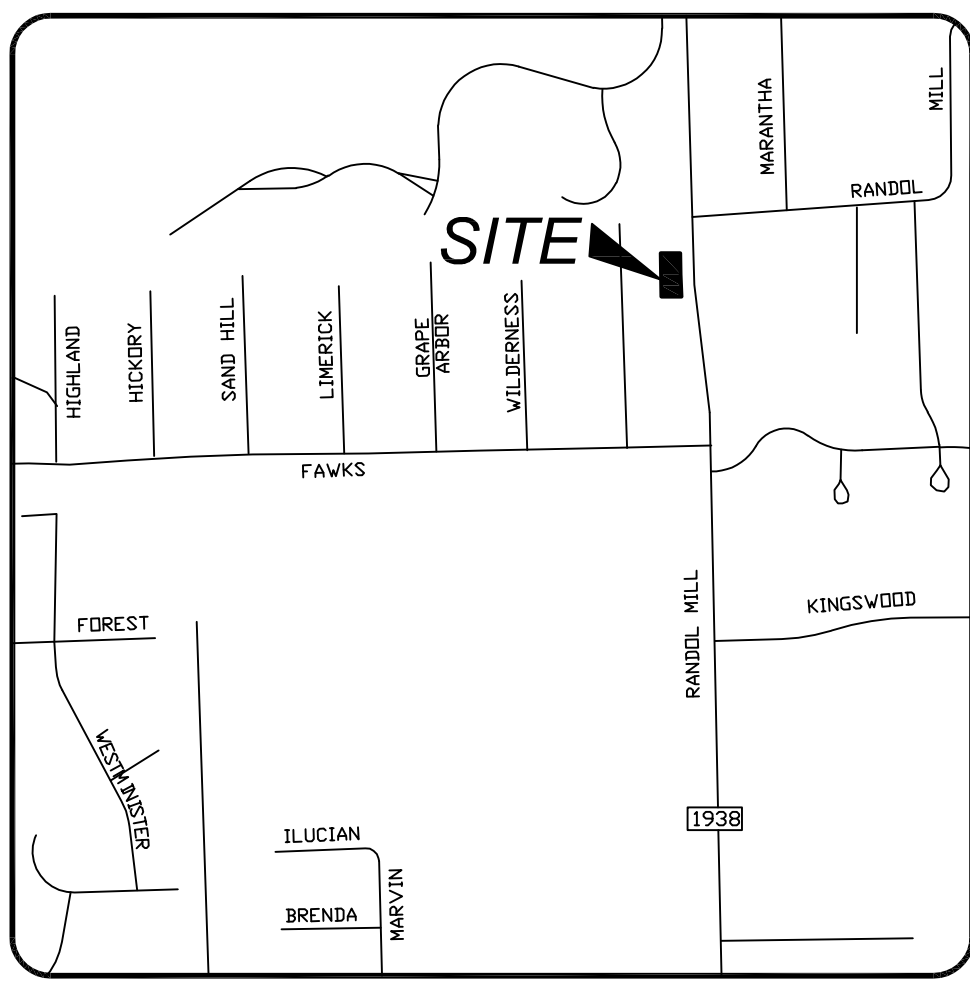
- Exhibit of Existing Conditions sheet showing existing and proposed systems, including:
- Location of all existing above-ground structures, driveways, sheds, fences, etc., if applicable.
 - Location and size of all existing and proposed utility, access, and/or drainage easements, with a note regarding responsibility for maintenance.
 - Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
 - Location and size of all public and private service lines and meters for water and sanitary sewer or septic tanks, if applicable.
 - Location and distance of nearest existing fire hydrant.
 - Proposed grading, and a description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
 - Delineation of the 100-year floodplain, if applicable.

A drainage study shall be provided for each development in accordance with Article Five - Design and Technical Construction Standards (DTCS). The study shall be provided to ensure that all upstream and downstream watershed components are accounted for and will not be adversely impacted. The study shall include a pre-development versus post development runoff analysis and a storm water runoff routing analysis designed to predict the post development runoff rate and the downstream drainage system ability to accommodate post development runoff.

Tree survey and aerial photo with overlay of plan in accordance with Article Eight - Tree Preservation, as applicable.

UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable

The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.



Lot 1, Block A
Rise Realty Addition
Doc. No. D221279278
P.R.T.C.T.

Bruce Warren Beltrami
and wife, Karla Gail Beltrami
Vol. 10018, Pg. 1329
O.P.R.T.C.T.

Victoria L. Roche
Doc. No. D213079794
O.P.R.T.C.T.

Bhret Haessig
an unmarried man and
Stacy Londo
an unmarried woman
Doc. No. D219198383
O.P.R.T.C.T.

LOT 1, BLOCK A
0.532 ACRES
23,181 SQ.FT.

PEDRO REYES, and wife
MARISOL REYES
DOC. NO. D221254340
O.P.R.T.C.T.

PEDRO REYES and wife,
MARISOL REYES
DOC. NO. D221317109
O.P.R.T.C.T.

Lot 1, Block A
Mitchell Estates
Doc. No. D222019371
P.R.T.C.T.

RANDOL MILL AVENUE
AKA VIA FARM-TO-MARKET ROAD 1938
(VARIABLE WIDTH R.O.W.)

R=1864.00' L=115.93'
A=03°33'49"
Chd=S02°28'29"E 115.92'

P.O.B.

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 D221254340 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 _____

SURVEYOR'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DENTON**

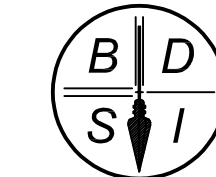
This is to certify that I, Michael R. Doyle, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat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

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/title 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/B = 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