

**8660 Clara Lane**  
 Being a lot, tract or parcel of land situated in the Thomas Peck Survey, Abstract No. 1210, City of Keller, Tarrant County, Texas, same being a tract of land conveyed to Charles H. Talley and wife, Margaret Anne Talley, by deed recorded in Volume 4133, Page 346, Deed Records, Tarrant County, Texas, same being a tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Anthony James and Tessa James, by deed recorded in Instrument No. D220217942, Official Public Records, Tarrant County, Texas, said corner being the Northwest corner of that tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas;

THENCE North 88 degrees 59 minutes 21 seconds East, along the South line of said James tract, a distance of 284.01 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Charles Talley, by deed recorded in Volume 5300, Page 336, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 03 minutes 14 seconds East, along the South line of said James tract, passing a 1/2 inch iron rod found at 163.40 feet and continuing a total distance of 193.00 feet to a point for corner, said corner being in Indian Knoll Road (Public right of way);

THENCE South 17 degrees 14 minutes 53 seconds East, along said Indian Knoll Road, a distance of 43.68 feet to a point for corner, and being the beginning of a curve to the right, having a radius of 702.20 feet, a central angle of 16 degrees 48 minutes 00 seconds, a chord bearing of South 08 degrees 50 minutes 53 seconds East, a chord distance of 205.16 feet;

THENCE along said curve to the right, an arc length of 205.90 feet to a point for corner, said corner being along the West line of a tract of land conveyed to John and Sharon Barmore Trust, by deed recorded in Instrument No. D213076009, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 26 minutes 53 seconds East, along the West line of said John and Sharon Barmore Trust tract, a distance of 367.79 feet to a point for corner;

THENCE South 89 degrees 17 minutes 57 seconds West, passing a 5/8 inch iron rod at 30.00 feet and continuing a total distance of 234.70 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 1, Block A of Ellis Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D214266568, Plat Records, Tarrant County, Texas;

THENCE South 88 degrees 52 minutes 38 seconds West, along the North line of said Ellis Addition, a distance of 284.83 feet to a point for corner, said corner being along the East line of Lot 1, Block A of Miller's Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4851, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 27 minutes 20 seconds West, along the East line of said Miller's Addition, a distance of 612.49 feet to the POINT OF BEGINNING and containing 314,594 square feet or 7.22 acres of land.

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor hereby certifies to Charles Talley, in connection with the transaction described in G.F. \_\_\_\_\_ that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of September, 2023

*Jonathan M. Quille*  
 Registered Professional Land Surveyor



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48439C0090L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

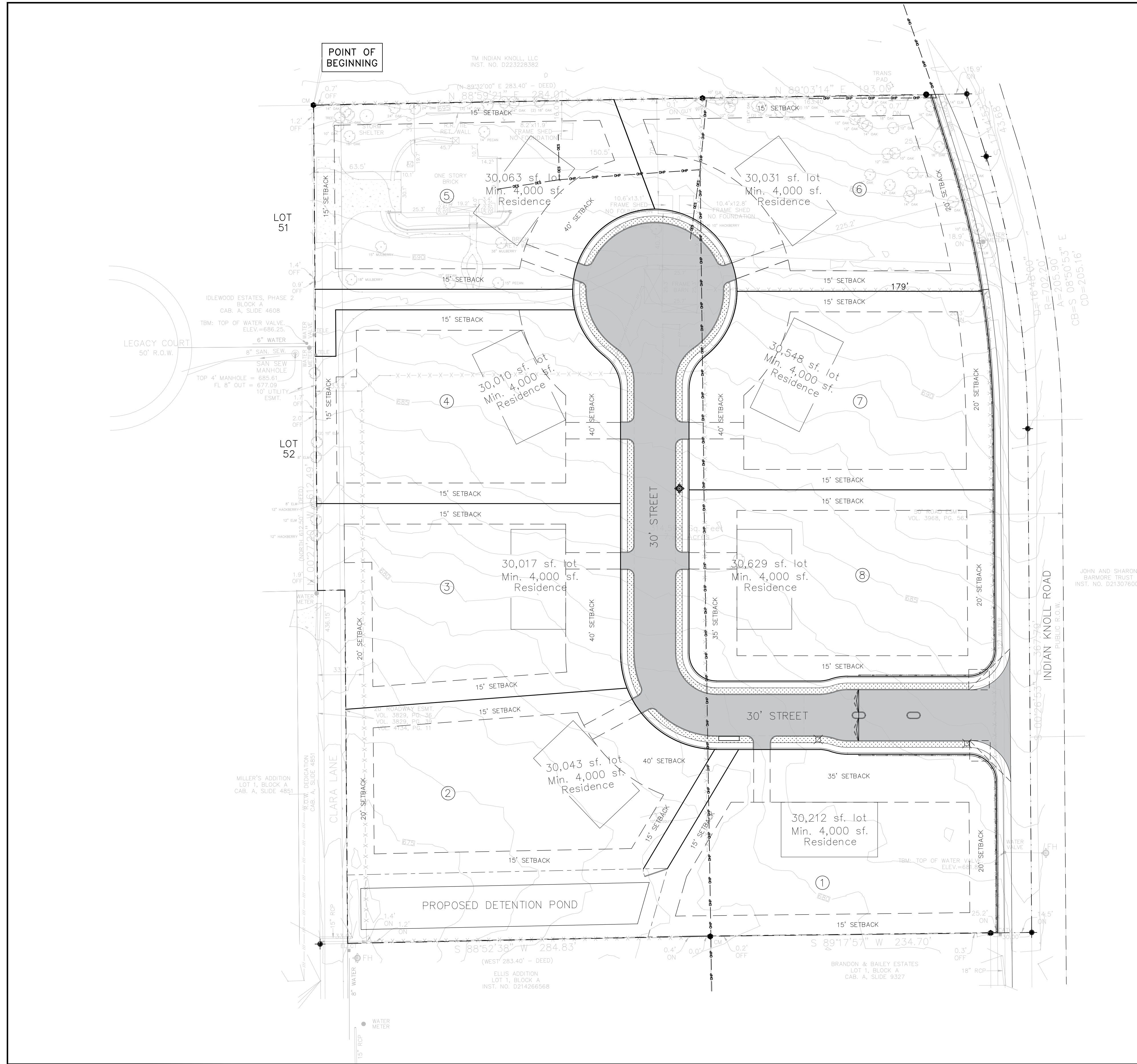
REVISIONS		
DATE	BY	NOTES
9/21/2023		BOUNDARY

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	DES - DES
■	DHP - DHP
■	OVERHEAD ELECTRIC SERVICE
■	OVERHEAD POWER LINE
■	CONCRETE PAVING
■	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIRE FENCE
—	COVERED PORCH, DECK OR CARPORT

**CBG**  
 SURVEYING TEXAS, LLC  
 1413 E. IH-30, Ste. 7  
 Garland, TX 75043  
 P 214.349.3485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	9/11/2023	2314033	N/A	TO

**METES AND BOUNDS SURVEY**  
 THOMAS PECK SURVEY, ABSTRACT NO. 1210  
 CITY OF KELLER, TARRANT COUNTY, TEXAS  
 8660 CLARA LANE



**NOTE:**

1. Site plan information
2. Density per acre: 8 unites / 7.22 acres = 1.1 unite per acre

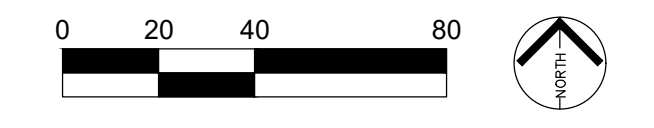
TOTAL NUMBER OF LOTS	8
NUMBER OF LOTS PER ZONING CATEGORY	8
TOTAL ACREAGE PER PHASE	7.22 ACERS
NUMBER OF LOTS PER PHASE	8
MINIMUM LOT SIZE	30,000 SQFT
MINIMUM DWELLING UNIT SIZE	4,000 SQFT
DENSITY PER ACRE	1.1 (8 LOT PER 7.22 ACERS)

**NOTE:**  
 THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTORS DURING THE RESPECTIVE WORK.

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**BENCHMARK INFO:**  
 NAME: MONUMENT #8  
 ELEVATION: 658.65'  
 LOCATION: SARAH BROOKS DRIVE  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED 3' EAST OF THE EAST BACK OF CURB OF SARAH BROOKS DRIVE INSIDE OF TRAIL EASEMENT AND APPROXIMATELY AT 1600 SARAH BROOKS DRIVE.

**BENCHMARK INFO:**  
 NAME: MONUMENT #6  
 ELEVATION: 654.72'  
 LOCATION: BEAR CREEK PARKWAY  
 DESCRIPTION: THE BENCHMARK TOP SECURITY MONUMENT WITH ACCESS COVER IS LOCATED IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 16' EAST OF THE EAST SIDE OF THE BRIDGE OVER BIG BEAR CREEK.



**OPTIMA**  
**DESIGN & ENGINEERING PLLC**  
 2808 WILDCREEK CT, KELLER TEXAS  
 TEL. (817) 466-6503  
 TEXAS FIRM REGISTRATION NO. F-23565  
 EMAIL: [REDACTED]

REVISION NO.	REVISION	REV. DATE

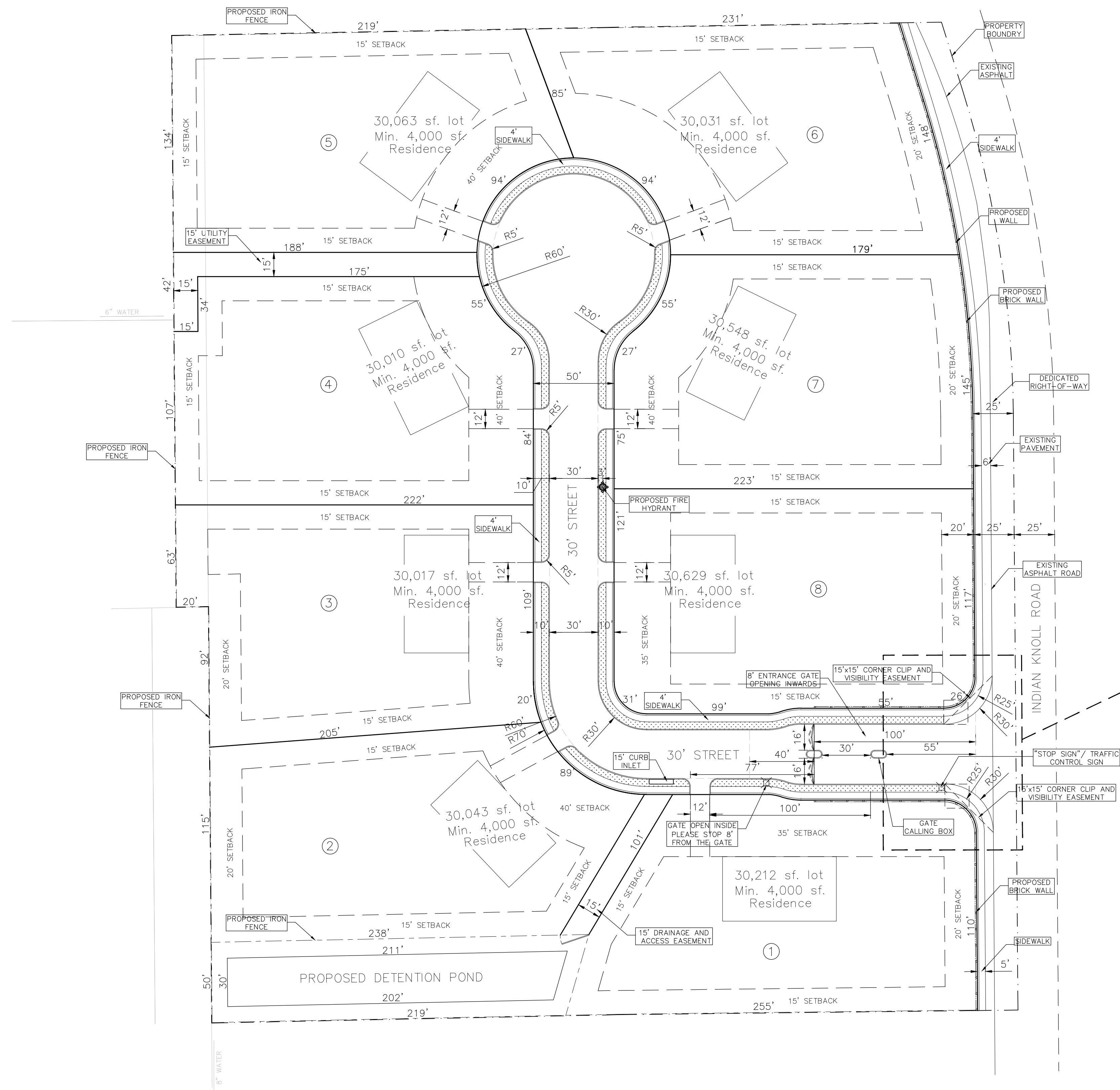
**PRELIMINARY SITE EVALUATION**

PROJECT:  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
 8660 CLARA LANE, KELLER, TEXAS

**SITE PLAN**

DRAWN BY H. G.	ISSUE	ISSUE DATE 12.14.2024
PROJECT DATE DECEMBER 2024	PROJECT NO. 001	REV. NO. 1
SCALE: 1" = 40'	SHEET NO. 04	

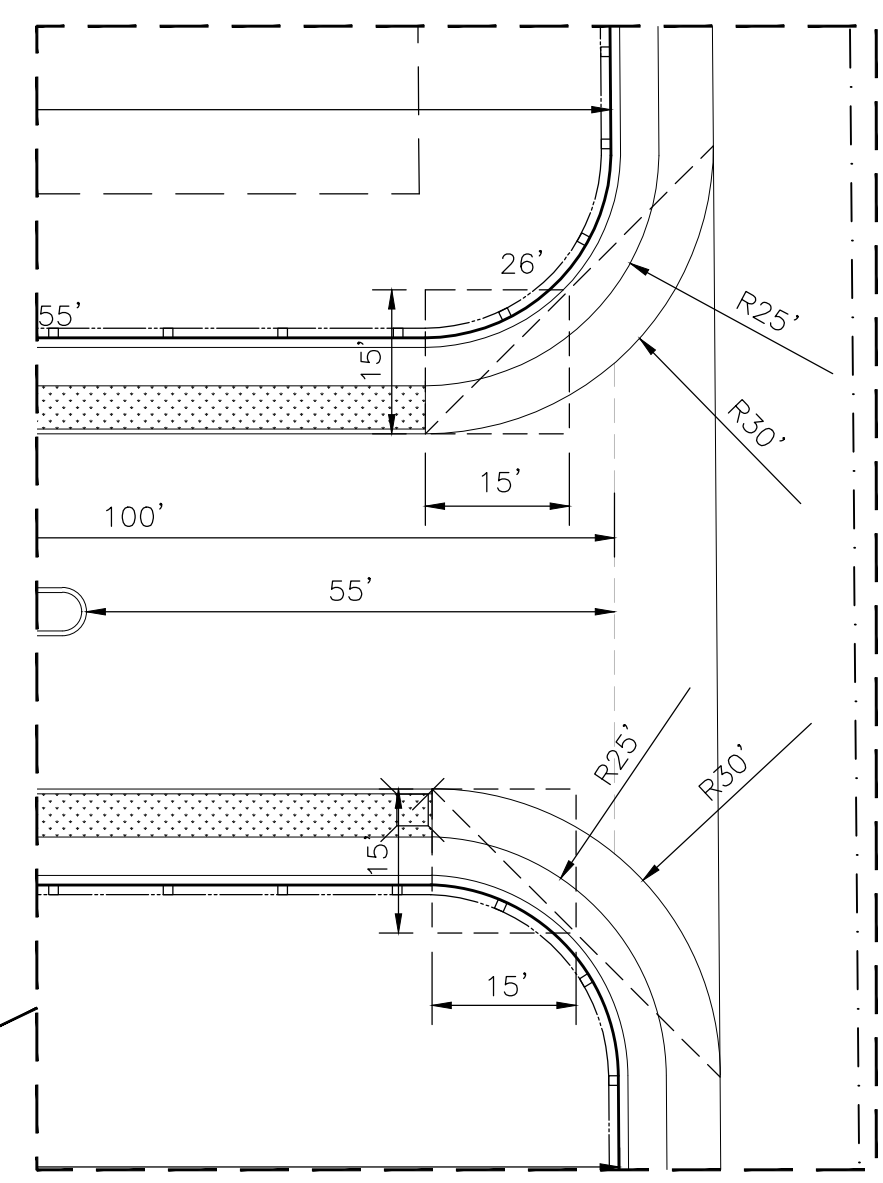
- LEGEND:**  
 ALL SYMBOLS MAY NOT APPLY
- ⊠ STREET SIGN
  - ELECT. PIT
  - ⊕ ELECT. POLE
  - ⊞ SIDE ENTRY PIT
  - TREE
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ SW PROPERTY INLET
  - ⊙ SEWER PROPOSED MANHOLE
  - ⊙ SEWER EXISTING MANHOLE
  - ⊙ PROPOSED FIRE HYDRANT
  - ⊙ EXISTING FIRE HYDRANT
  - ⊙ STORM WATER PIT
  - o—o— ELECTRIC LINES (OVER HEAD PIPE)
  - PROPOSED IRON FENCE
  - PROPOSED BRICK WALL
  - o-o- EXISTING PIPE FENCE
  - x-x- EXISTING BARBED WIRE FENCE
  - w-w- EXISTING WATER LINE
  - ss-ss- EXISTING SEWER LINE
  - PROPERTY LINE
  - STORM WATER PIPE
  - EASEMENT
  - ▒ PROPOSED ASPHALT



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**CORNER CLIP DIAGRAM**  
SCALE: 1" = 20'

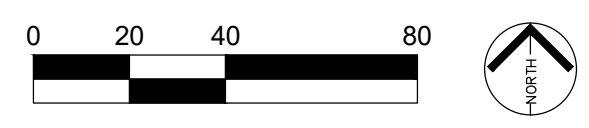
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  - - - EXISTING SEWER LINE
  - - - PROPERTY LINE
  - - - STORM WATER PIPE
  - - - EASEMENT

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REVISION NO.	REVISION	REV. DATE

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**PROJECT:**  
**THE HERITAGE GROVE**  
**IN THE CITY OF KELLER**  
8660 CLARA LANE, KELLER, TEXAS

**SHEET TITLE**  
**DIMENSION SITE PLAN**

DRAWN BY H. G.	ISSUE	ISSUE DATE 12.14.2024
PROJECT DATE DECEMBER 2024	PROJECT NO. 001	REV. NO. 1

SCALE: 1" = 40'  
SHEET NO. 05