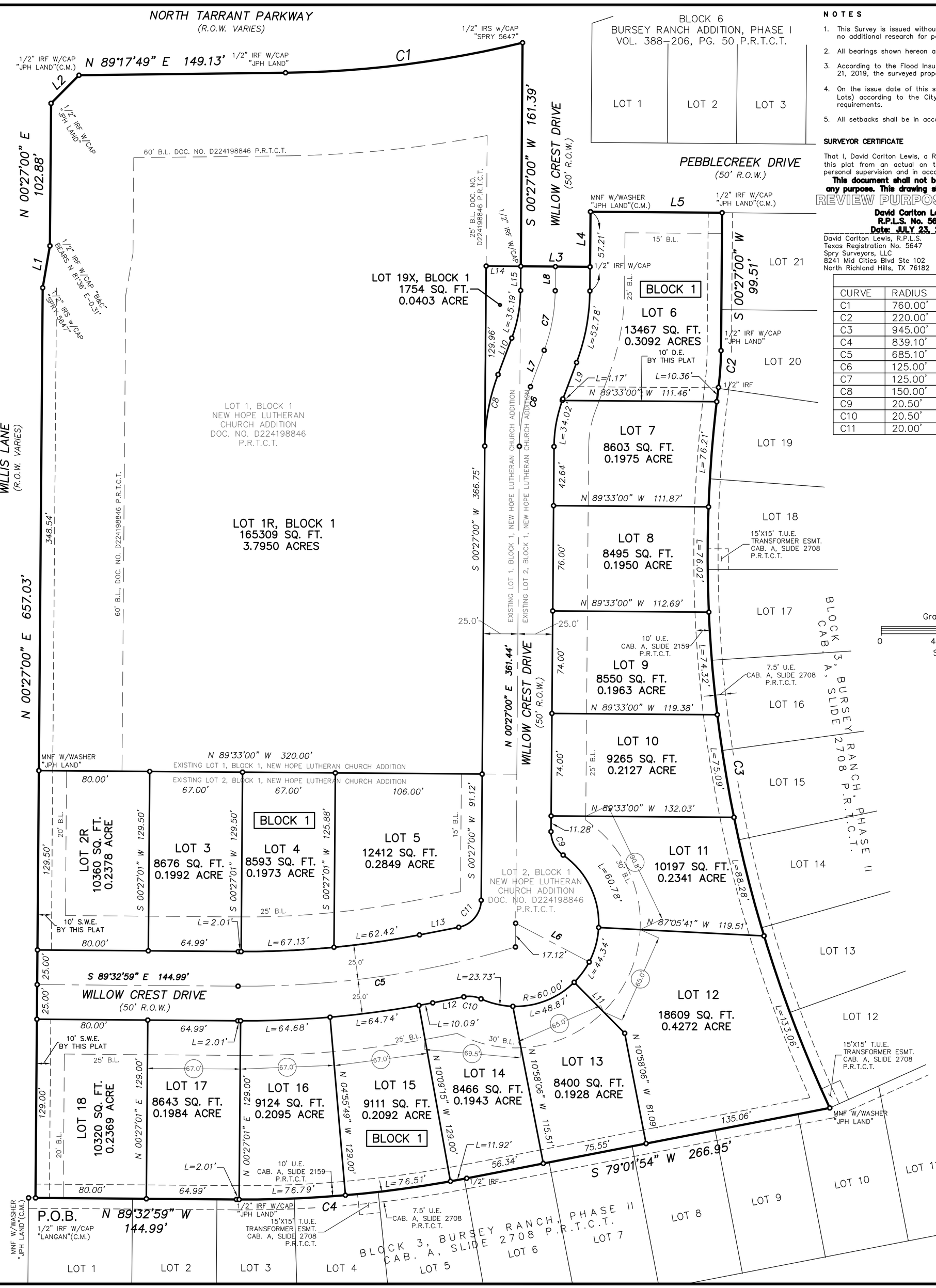

Jul 23, 2025 – 10:46am
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NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
4. On the issue date of this survey the surveyed property shown hereon is zoned SF 8.4 (Single Family Residential – 8,400 Square Foot Lots) according to the City of Keller zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
5. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Keller, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: JULY 23, 2025

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS · REGISTERED · DAVID CARLTON LEWIS · 5647 · PROFESSIONAL · LAND SURVEYOR

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	760.00'	172.82'	172.45'	N 82°46'59" E	13°01'44"
C2	220.00'	26.66'	26.64'	S 03°55'14" W	6°56'32"
C3	945.00'	533.34'	526.29'	S 08°46'38" E	32°20'12"
C4	839.10'	167.23'	166.95'	S 84°44'28" W	11°25'07"
C5	685.10'	202.96'	202.22'	N 81°57'48" E	16°58'27"
C6	125.00'	43.98'	43.76'	N 10°31'49" E	20°09'38"
C7	125.00'	43.98'	43.76'	N 10°31'49" E	20°09'38"
C8	150.00'	52.78'	52.51'	S 10°31'49" W	20°09'38"
C9	20.50'	19.89'	19.12'	S 27°20'29" E	55°34'57"
C10	20.50'	12.72'	12.51'	N 83°11'46" W	35°32'40"
C11	20.00'	27.43'	25.33'	N 39°44'27" E	78°34'54"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°49'00" E	30.72'
L2	N 44°51'53" E	28.57'
L3	S 89°33'00" E	50.00'
L4	N 00°27'00" E	39.79'
L5	S 89°33'00" E	95.00'
L6	S 62°14'32" E	60.00'
L7	N 20°36'38" E	28.09'
L8	N 00°27'00" E	17.42'
L9	N 20°36'38" E	28.09'
L10	N 20°36'38" E	28.09'
L11	N 44°45'29" W	51.79'
L12	S 79°01'54" W	22.92'
L13	N 79°01'54" E	28.86'
L14	S 89°33'00" E	25.00'
L15	S 00°27'00" W	17.42'

Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'

PROJECT SUMMARY	
Zoning:	SF-8.4 (residential, excluding Church, Lot 1R)
Total number of lots:	18
Total acreage, no phases:	5.022 acres
Minimum lot size:	8400 square feet
Minimum dwelling unit size:	1400 square feet
Density per acre:	0.279
Zoning:	SF-8.4 (Church, Lot 1R)
Total acreage:	3.795 acres

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS **New Hope Lutheran Church and TX17 Homes, LLC**, are the owners of all that certain 5.022 acres of land described in the deeds recorded in Volume 12080, Page 760, and Document Number D225078677, respectively, in the Deed Records of Tarrant County, Texas (D.R.D.C.T.), and which is part of Lot 1, Block 1 and all of Lot 2, Block 1, New Hope Lutheran Church Addition, recorded in Document Number D224198846, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) in the John Edmonds Survey, A–457, City of Keller, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "LANGAN" found for the southwest corner of the herein described tract, in the north line of Lot 1, Block 3, Bursey Ranch, Phase II, recorded in Cabinet A, Slide 2708, P.R.T.C.T., in the east right–of–way line of Willis Lane (variable–width right–of–way), from which a mag nail with a washer stamped "JPH LAND" found for the northwest corner of said Lot 1, Block 3, Bursey Ranch, Phase II bears North 89° 32' 59" West – 5.00';

THENCE North 00° 27' 00" East – 657.03' along the west line of the herein described tract, common to the east right–of–way line of said Willis Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 09° 49' 00" East – 30.72' continuing along the common line of the west line of the herein described tract and the east right–of–way line of said Willis Lane, to an angle corner of the herein described tract, from which point a 1/2" iron rod with a cap stamped "B&C" found bears North 81° 36' East – 0.31';

THENCE North 00° 27' 00" East – 102.88' continuing along the common line of the west line of the herein described tract and the east right–of–way line of said Willis Lane to a 1/2" iron rod with a cap stamped "JPH LAND" found for the southerly corner of the southeast corner clip at the intersection of the east right–of–way line of said Willis Lane and the south right–of–way line of North Tarrant Parkway (right–of–way varies);

THENCE North 44° 51' 53" East – 28.57' along the southeasterly corner clip, to a 1/2" iron rod with a cap stamped "JPH LAND" found for the easterly corner of said southeasterly corner clip, in the south right–of–way line of said North Tarrant Parkway;

THENCE North 89° 17' 49" East – 149.13' along the north line of the herein described tract, common to the south right–of–way line of said North Tarrant Parkway to a 1/2" iron rod with a cap stamped "JPH LAND" found for the Point of Curvature of a curve to the left, having a central angle of 13° 01' 44", a radius of 760.00', and a chord bearing and distance of North 82° 46' 59" East – 172.45';

THENCE along said curve to the left, along the north line of the herein described tract, common to the south right–of–way line of said North Tarrant Parkway, an arc distance of 172.82', to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most northerly northeast corner of the herein described tract, in the west right–of–way line of Willow Crest Drive (a 50' right–of–way);

THENCE South 00° 27' 00" West – 161.39' along an east line of the herein described tract, common to the west right–of–way line of said Willow Crest Drive, to a 1/2" iron rod with a cap found for an angle corner of the herein described tract;

THENCE South 89° 33' 00" East – 50.00' to a 1/2" iron rod with a cap found for an angle corner of the herein described tract;

THENCE North 00° 27' 00" East – 39.79' to a mag nail with washer stamped "JPH LAND" found for the most northerly northwest said of the herein described tract, at the intersection of the east right–of–way line of said Willow Crest Drive, and the south right–of–way line of Pebblecreek Drive (50' right–of–way);

THENCE South 89° 33' 00" East – 95.00' along the south right–of–way line of said Pebblecreek Drive, to a 1/2" iron rod with a cap stamped "JPH LAND" found for the most easterly northeast corner of the herein described tract, common to the northwest corner of Lot 21, Block 3, of said Bursey Ranch, Phase II;

THENCE South 00° 27' 00" West – 99.51' along the east line of the herein described tract, common to the west line of said Block 3, Bursey Ranch, Phase II, to a 1/2" iron rod with a cap stamped "JPH LAND" found for the Point of Curvature of a curve to the right, having a central angle of 06° 56' 32", a radius of 220.00', and a chord bearing and distance of South 03° 55' 14" West – 26.64';

THENCE along said curve to the right, an arc distance of 26.66', to a 1/2" iron rod found for the Point of Reverse Curvature of a curve to the left, having a central angle of 32° 20' 12", a radius of 945.00', and a chord bearing and distance of South 08° 46' 38" East – 526.29';

THENCE along said curve to the left, along the east line of the herein described tract, common to the west line of said Block 3, Bursey Ranch, Phase II, with an arc distance of 533.34', to a mag nail with washer stamped "JPH LAND" found for the southeast corner of the herein described tract, in the north line of Lot 10, of said Block 3, Bursey Ranch, Phase II;

THENCE South 79° 01' 54" West – 266.95' along the south line of the herein described tract, common to the north line of said Block 3, Bursey Ranch, Phase II to a 1/2" iron rod found for the Point of Curvature of a curve to the right, having a central angle of 11° 25' 07", with a radius of 839.10', and a chord bearing and distance of South 84° 44' 28" West – 166.95';

THENCE along said curve to the right, continuing along the south line of the herein described tract, common to the north line of said Block 3, Bursey Ranch, Phase II, an arc distance of 167.23', for the point for the end of curve;

THENCE North 89° 32' 59" West – 144.99', continuing along the south line of the herein described tract, common to the north line of said Block 3, Bursey Ranch, Phase II to the POINT OF BEGINNING and containing 8.817 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the **New Hope Lutheran Church & TX17 Homes, LLC**, the Owners, does hereby adopt this plat designating the hereinbefore described property as **Lot 1R, 2R, 3–18, & Lot 19X, Block 1, New Hope Lutheran Church Addition,** an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights–of–way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and 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 subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands this _____ day of _____, 2025.

_____
KARIN URBANCZYK, NEW HOPE LUTHERAN CHURCH – OWNER, LOT 1R

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared **KARIN URBANCZYK**, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ 2025.

_____
Notary Public in and for Tarrant County

My Printed Name_____

My Commission expires: _____

Witness our hands this _____ day of _____, 2025.

_____
ALEX HARPER, TX17 HOMES, LLC – OWNER, LOTS 2R, 3–18, 19X

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared **ALEX HARPER**, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ 2025.

_____
Notary Public in and for Tarrant County

My Printed Name_____

My Commission expires: _____

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION	
Chairman	Date
Secretary	Date
Document Number	Date

PURPOSE OF REPLAT

The Purpose of this replat is to subdivide 2 existing residential lots into 19 residential lots and right–of–way dedication for Willow Creek Drive.

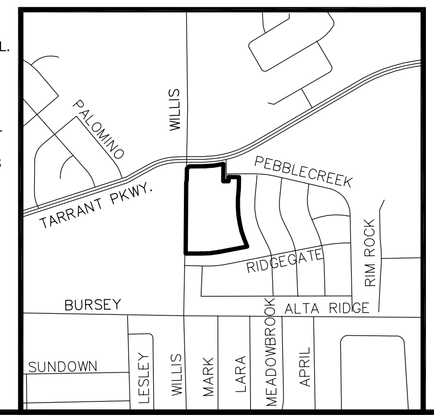
LEGEND

- BOUNDARY CORNER
- CENTER LINE OF R.O.W.
- (XX.X') DISTANCE FROM LOT LINE TO LOT LINE ALONG B.L.

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT–OF–WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT

VICINITY MAP
SCALE 1:1000



OWNER LOT 1R:
New Hope Lutheran Church
2105 Willis Lane, #3164
Keller, TX 76248

OWNER LOT 2R, 3–18, 19X:
Tx17 Homes, LLC
5728 Major Blvd., #165
Orlando, FL 32819

ENGINEER:
Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid–Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817–268–0408

SURVEYOR:
Spry Surveyors
8241 Mid–Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@spryserveyors.com www.spryserveyors.com
Project Number: 034–308–30

FINAL PLAT SHOWING
LOT 1R, 2R, 3-18, 19X, BLOCK 1
NEW HOPE LUTHERAN CHURCH ADDITION

BEING A REPLAT OF LOT 1 AND 2, BLOCK 1, NEW HOPE LUTHERAN CHURCH ADDITION, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS, RECORDED IN DOC. NO. D224198846 P.R.T.C.T.
WHICH IS 8.817 ACRES
ZONED: SF–8.4
IN THE JOHN EDMONDS SURVEY, A–157

DATE: JULY 2025