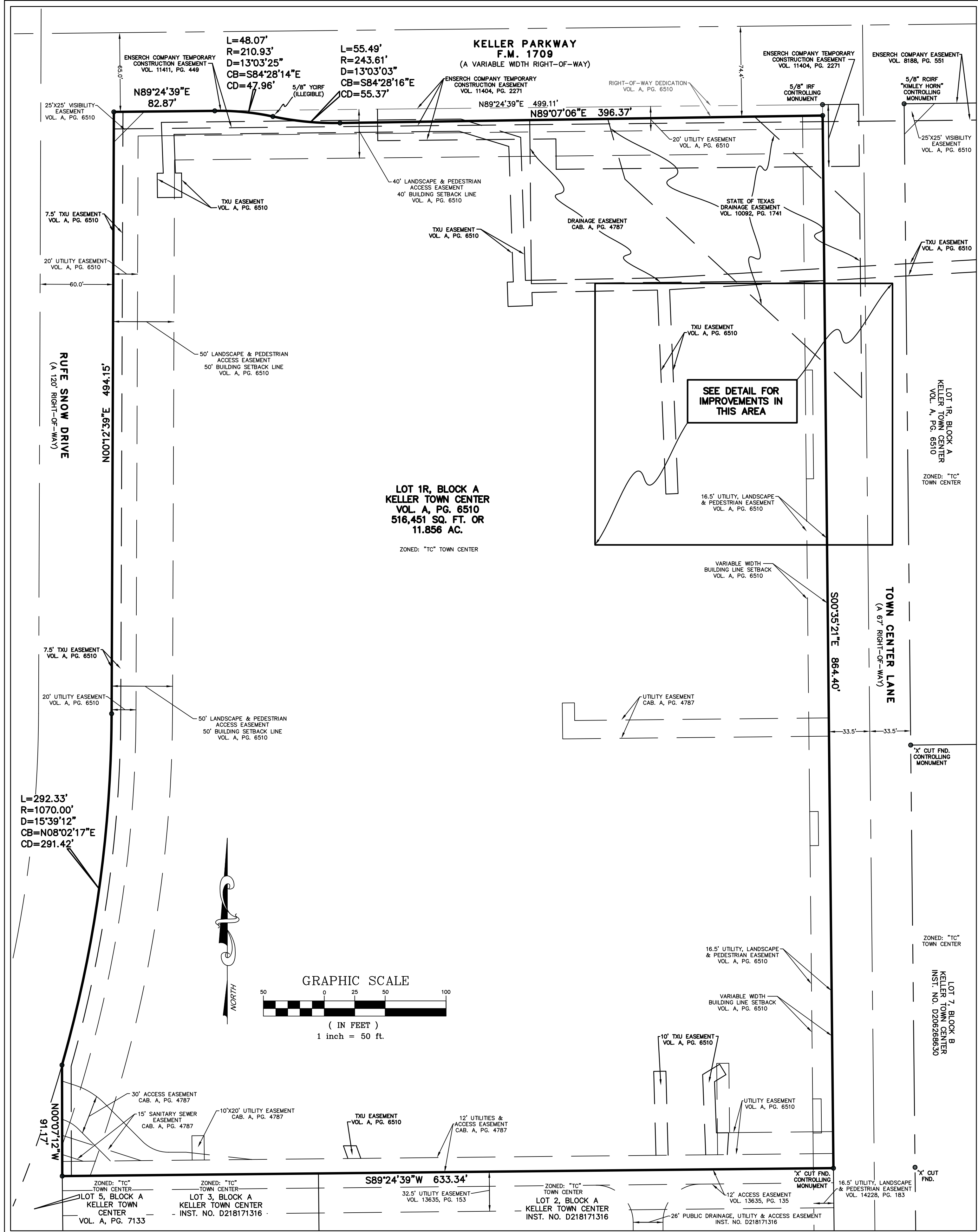
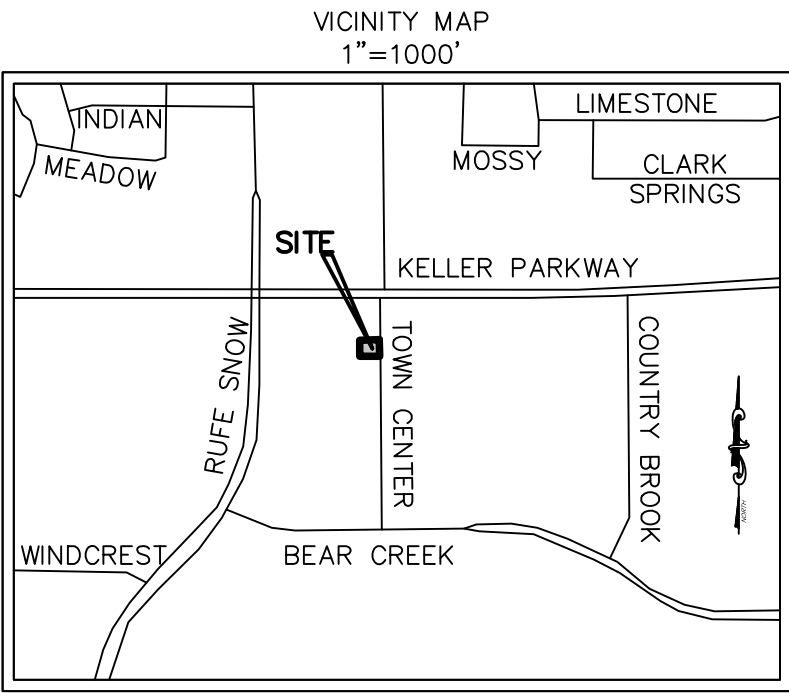
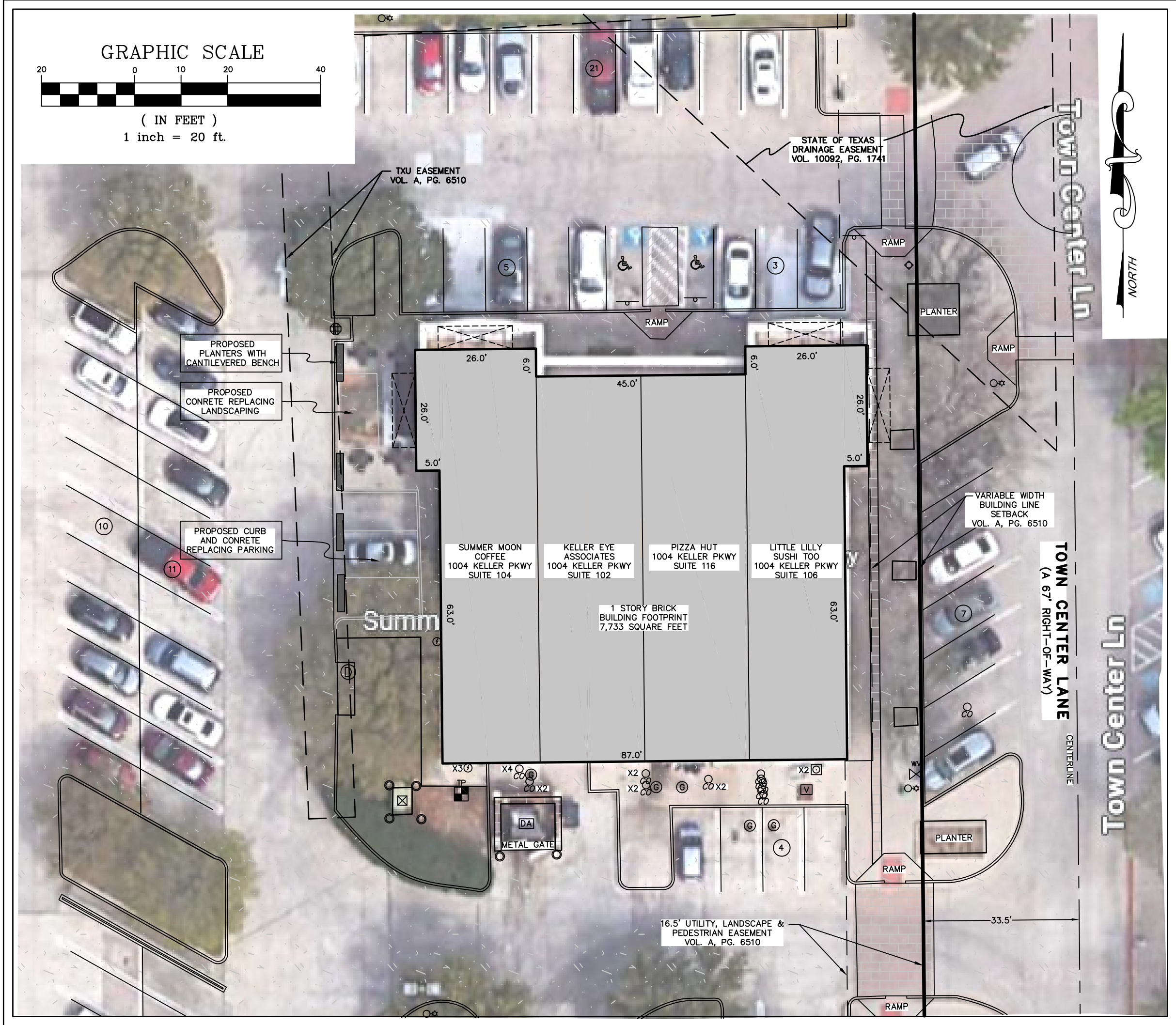


OVERALL BOUNDARY EXHIBIT
1" = 50'



DETAIL OF IMPROVEMENTS FOR 1004 KELLER PARKWAY
1" = 20'



Being a portion of Lot 1R, Block A, Keller Town Center, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 6510, Plat Records of Tarrant County, Texas.

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000152388 was used to scale grid coordinates and distances to surface.
4. This property has not been abstracted per the client's request, and this exhibit was performed without the benefit of a title commitment, all easements, rights-of-way, and other survey related matters burdening the property may not be shown.
5. Not all improvements have been shown.
6. The sole purpose of this site plan is to show improvements and proposed patio location in the area depicted on this site plan. This site plan is not intended for any other use by this or any other party.
7. Aerial provided by Google Maps.

SITE PLAN DATA SUMMARY TABLE		
ITEM	MINIMUM REQUIRED	PROVIDED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		TC
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)		COMMUNITY RETAIL
TOTAL BUILDING AREA (SQUARE FEET)	6,000 SQFT	7,733 SQFT
BUILDING HEIGHT (FEET/# STORIES)	35- FEET/2 STORIES	1 STORY
PARKING SPACES 1 SPACE PER 150 SQ.FT. OF BUILDING SPACE	52 SPACES	56 SPACES
AREA REGULATIONS		
FRONT YARD	NONE	208 FT
REAR YARD	NONE	566 FT
SIDE YARD	NONE	11 FT

APPLICANT:
SUMMER MOON COFFEE
715 COMMERCE STREET
SOUTH LAKE, TX 76092
CONTACT: IAN REHMET
817-983-1707
IAN@SUMMERMOONDFW.COM

OWNER:
GREG RICHARDSON
1520 LOST LAKE DRIVE
KELLER, TX 76248
817-501-3727

SITE PLAN WITH AERIAL OVERLAY
SUMMER MOON COFFEE
1004 KELLER PARKWAY
SUITE 104
LOT 1R, BLOCK A, KELLER TOWN CENTER
KELLER, TARRANT COUNTY, TEXAS
BEING 11.856 ACRE (516,451 SQ. FT.) TRACT OF LAND IN
THE PAMELA ALLEN SURVEY, ABSTRACT NO. 28
ZONE: "TC" TOWN CENTER
DATE OF PREPARATION: MAY 30, 2025

LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE MANHOLE		JUNCTION BOX
	TELEPHONE PEDESTAL		WATER VALVE		VERIZON MANHOLE		CONCRETE
	POWER POLE		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	DOWN GUY		ELECTRIC METER		VAULT		COVERED AREA
	S.S. MANHOLE		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD
	CLEAN OUT						

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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SITE PLAN

SUMMER MOON COFFEE
1004 KELLER PARKWAY, SUITE 104
KELLER, TEXAS 76248

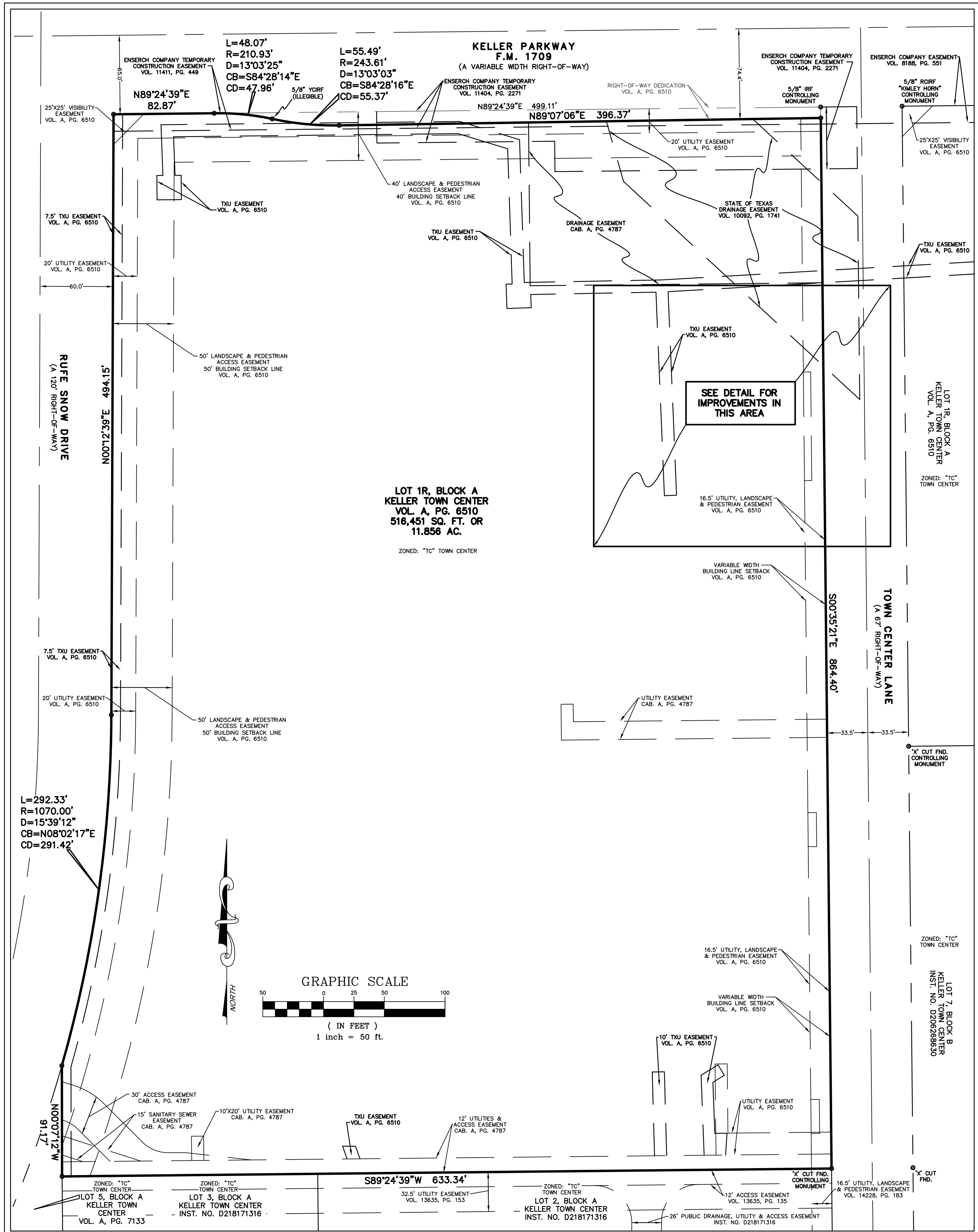
NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	25-0512
DATE:	6/9/2025
FIELD DATE:	5/29/2025
SCALE:	
FIELD:	A.R.M.
DRAWN:	J.M.N.
CHECKED:	T.R.M.

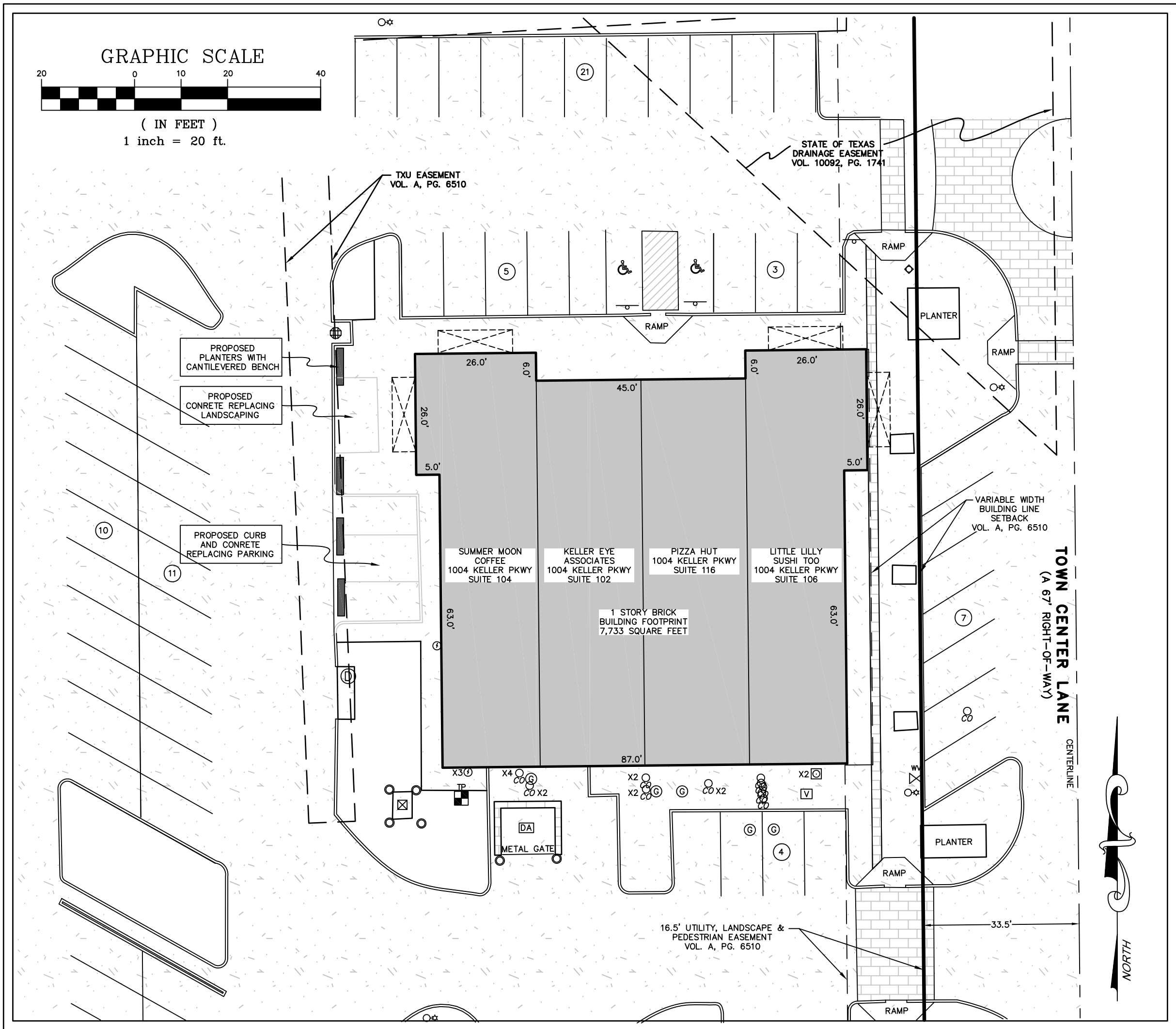
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
tmankin@peisersurveying.com	FIRM No. 100999-00	OF
Member Since 1977		1

OVERALL BOUNDARY EXHIBIT
1" = 50'



DETAIL OF IMPROVEMENTS FOR 1004 KELLER PARKWAY
1" = 20'

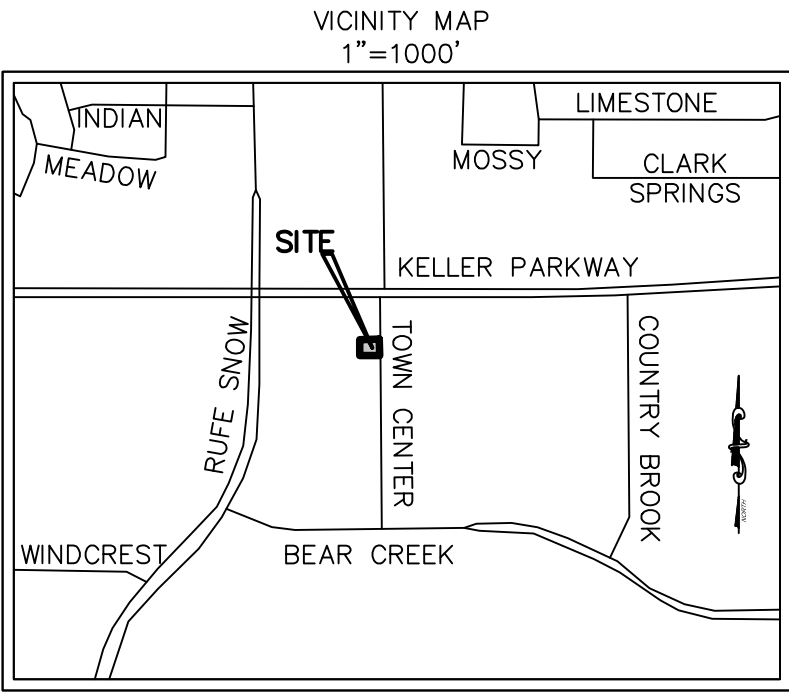


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OWNER:
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817-501-3727

SITE PLAN
SUMMER MOON COFFEE
1004 KELLER PARKWAY
SUITE 104
LOT 1R, BLOCK A, KELLER TOWN CENTER
KELLER, TARRANT COUNTY, TEXAS
BEING 11.856 ACRE (516,451 SQ. FT.) TRACT OF LAND IN
THE PAMELA ALLEN SURVEY, ABSTRACT NO. 28
ZONE: "TC" TOWN CENTER
DATE OF PREPARATION: MAY 30, 2025



Being a portion of Lot 1R, Block A, Keller Town Center, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 6510, Plat Records of Tarrant County, Texas.

NOTES:

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LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE MANHOLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		VERIZON MANHOLE		CONCRETE
	POWER POLE		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	DOWN GUY		ELECTRIC METER		VAULT		COVERED AREA
	S.S. MANHOLE		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD
	CLEAN OUT						

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SITE PLAN

SUMMER MOON COFFEE

1004 KELLER PARKWAY, SUITE 104

KELLER, TEXAS 76248

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	25-0512
DATE:	5/30/2025
FIELD DATE:	5/29/2025
SCALE:	
FIELD:	A.R.M.
DRAWN:	J.M.N.
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COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE



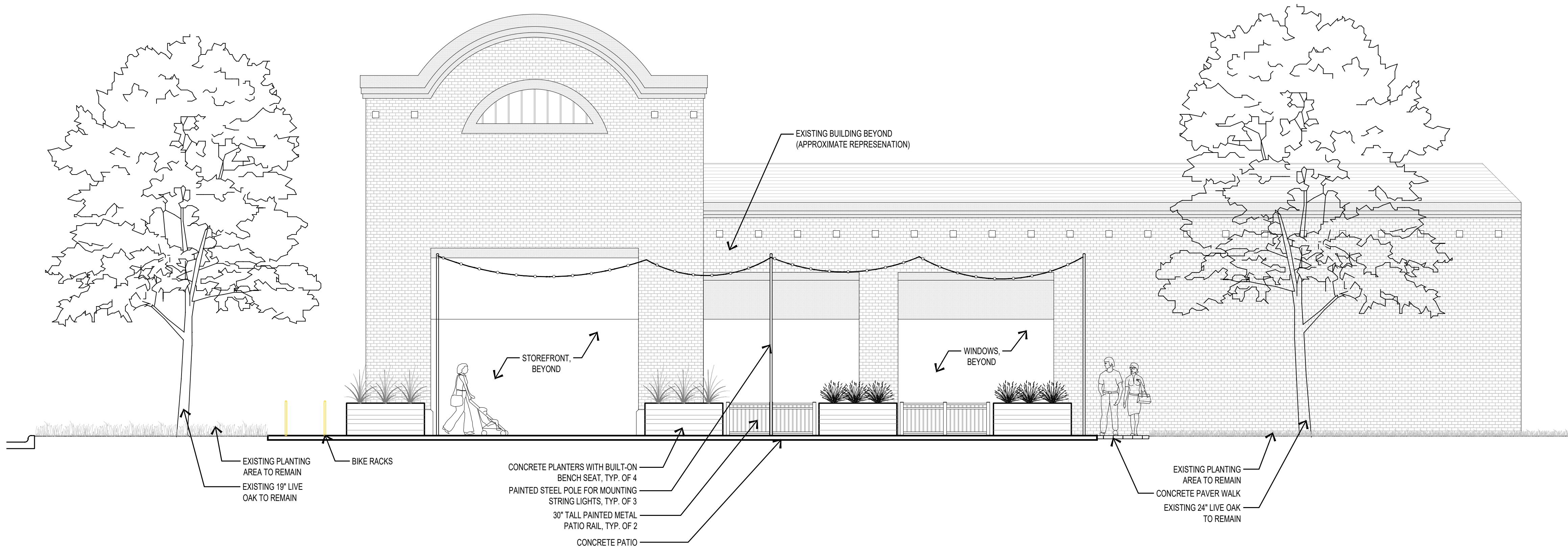
Member Since 1977

SHEET

1

OF

1



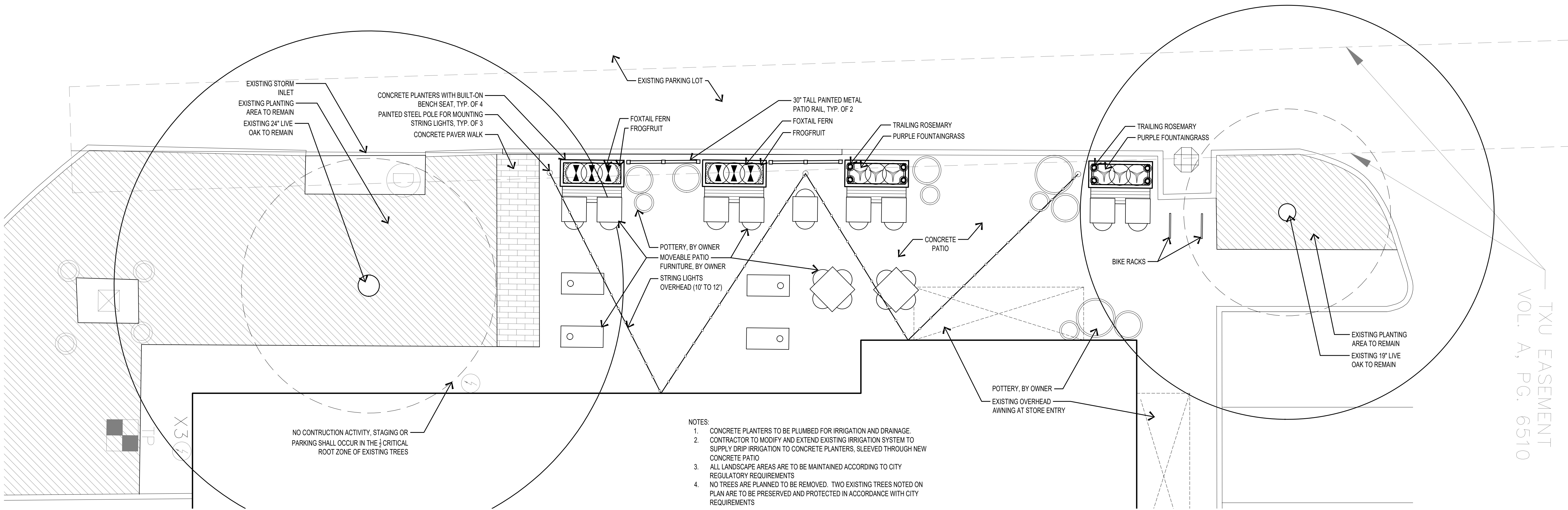
02 PATIO ELEVATION

PLAN Scale: 1"=5'

Shrubs / Perennials					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
RE		17	Firecracker Fern <i>Russelia equisetiformis</i>	3/5 gal. 18" ht 18" sprd	Plant 36" o.c. Full
RP		5	Trailing Rosemary <i>Rosmarinus prostratus</i> 'Huntington Carpet'	1 gallon	12" o.c. full pot

Ornamental Grasses					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
PSR		6	Purple Fountaingrass <i>Pennisetum setaceum</i> 'Rubrum'	3/5 gallon	30" o.c. full pot

Groundcover					
Callout	Symbol	Quantity	Common Name Botanical Name	SIZE	REMARKS
DA		78	Frogfruit <i>Phyla nodiflora</i>	4" pot 4" ht 8" sprd	(1 plant/s.f.)



01 LANDSCAPE AND TREE PRESERVATION PLAN

PLAN Scale: 1"=5'