

VICINITY MAP
SCALE: 1" = 1000'

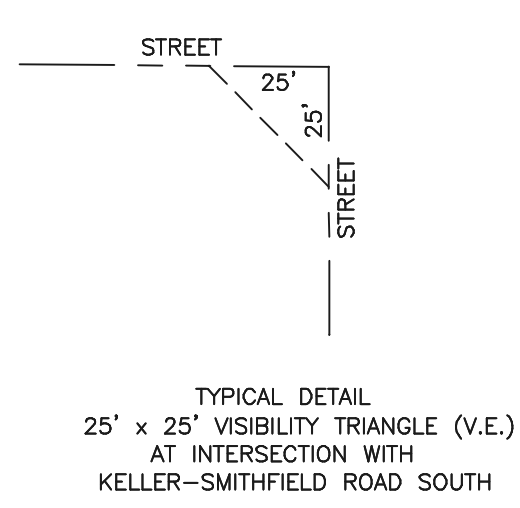
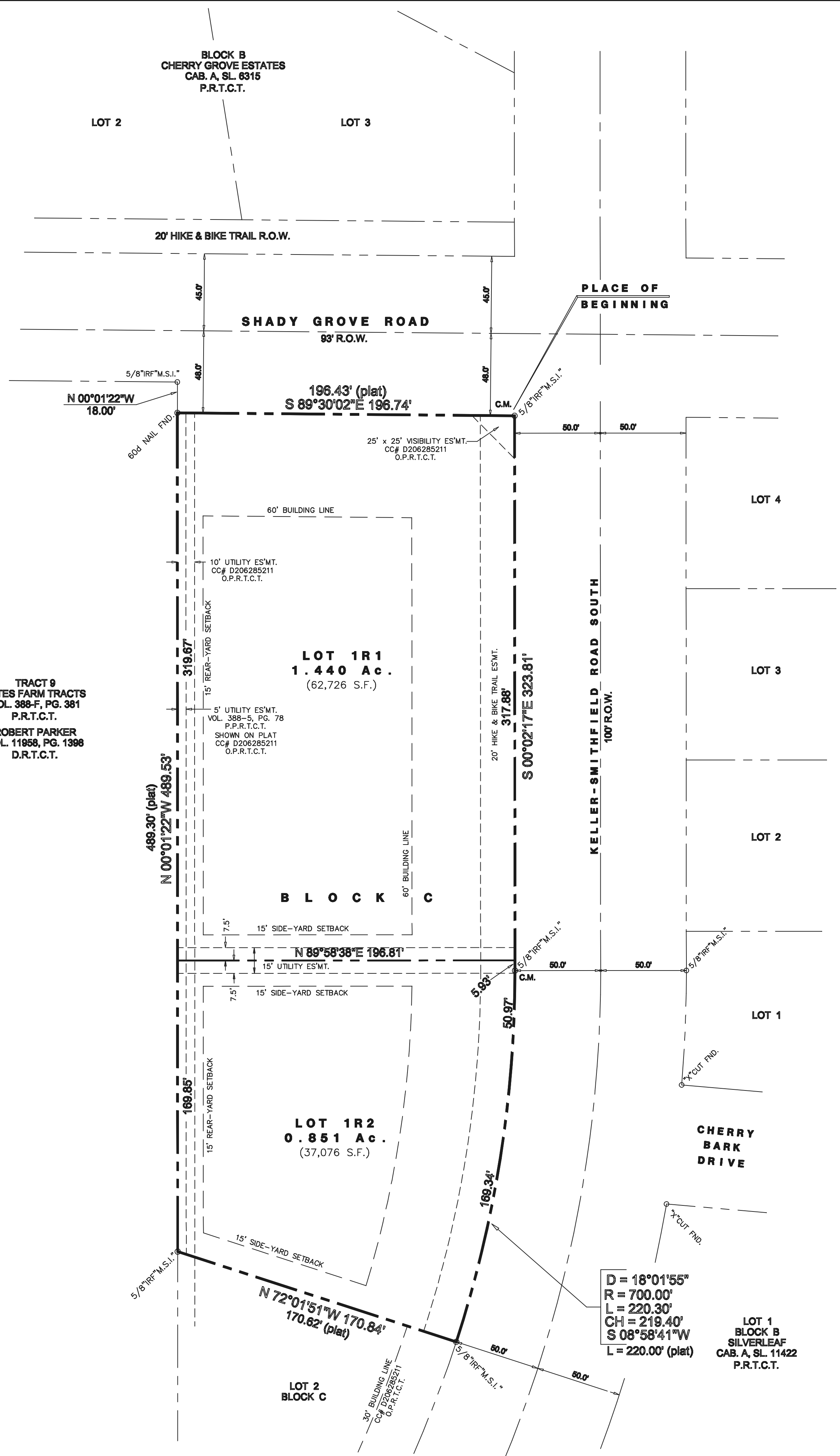
APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
SECRETARY	DATE
DOCUMENT #	DATE

ACCORDING TO ORDINANCE 1992:
1. THE MINIMUM LOT WIDTH FOR LOTS 1R1 AND 1R2 SHALL BE 100 FEET.
2. FRONT SETBACK FOR LOTS 1R1 AND 1R2, BLOCK C, SHALL BE SIXTY-FEET (60').
3. THE SIDE-YARD SETBACK FOR LOT 1R2 FACING KELLER SMITHFIELD ROAD SHALL BE SIXTY (60) FEET.

- NOTES:
- NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0090 K, MAP REVISED SEPTEMBER 25, 2009
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
 - ANY HOME BUILT ON LOT 1R1, BLOCK C OR LOT 1R2, BLOCK C THAT ARE 6,000 SQUARE FEET OR LARGER REQUIRES RESIDENTIAL FIRE SPRINKLERS.
 - A SEPARATE TAP AND METER ARE REQUIRED FOR RESIDENTIAL FIRE SPRINKLERS.

TRACT 9
ESTES FARM TRACTS
VOL. 388-F, PG. 381
P.R.T.C.T.
ROBERT PARKER
VOL. 11958, PG. 1398
D.R.T.C.T.



BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF KELLER-SMITHFIELD ROAD SOUTH AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 11422, P.R.T.C.T.
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 17-0046
GF No. 1700651-140

* NOTE *
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, KHALED OBAID, is the sole owner of that certain tract of land located in the JAMES C. BRADFORD SURVEY, ABSTRACT No. 139, City of Keller, Tarrant County, Texas according to the deed recorded in Clerk's File No. D220001772 of the Official Public Records of Tarrant County, Texas and more particularly described as follows:

BEING all of Lot 1, Block C, Silverleaf, an addition to the City of Keller, Texas according to the plat recorded in Cabinet A, Slide 11422 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Northeast corner of said Lot 1, lying in the West right-of-way line of Keller-Smithfield Road South (a 100-foot wide right-of-way) at its intersection with the South right-of-way line of Shady Grove Road (a 93-foot wide right-of-way);

THENCE along the East boundary line of said Lot 1 with the said West right-of-way line of Keller-Smithfield Road South as follows:

S 00° 02' 17" E, 223.81 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Beginning of a Curve to the Right;

SOUTHWESTERLY, 220.30 feet along said Curve to the Right, having a radius of 700.00 feet, a central angle of 18° 01' 55" and a chord bearing S 08° 58' 41" W, 219.40 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the End of said Curve, being the Southeast corner of aforesaid Lot 1 and the Northeast corner of Lot 2, said Block C;

THENCE N 72° 01' 51" W, 170.84 feet along the common boundary line between said Lots 1 and 2 to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Southwest corner of said Lot 1, lying in the East boundary line of Tract 9, Estes Farm Tracts, an addition to the City of Keller, Texas according to the plat recorded in Volume 388-F, Page 381 of the Plat Records of Tarrant County, Texas;

THENCE N 00° 01' 22" W, 489.53 feet along the common boundary line between said Lot 1 and said Tract 9 to a 600 nail found at the Northwest corner of said Lot 1, lying in the aforesaid South right-of-way line of Shady Grove Road;

THENCE S 89° 30' 02" E, 196.74 feet along the North boundary line of said Lot 1 with the said South right-of-way line of Shady Grove Road to the PLACE OF BEGINNING, containing 2.291 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KHALED OBAID, does hereby adopt this plat designating the hereinabove described real property as LOTS 1R1 AND 1R2, BLOCK C, SILVERLEAF, an addition to the City of Keller, Tarrant County, Texas and do hereby dedicate to the public's use 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 building, fences, trees, shrubs, or other improvements or growths 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 purposes 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 MY HAND at Colleyville, Tarrant County, Texas this the _____ day of _____, 2021.

KHALED OBAID

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared KHALED OBAID, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, 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.

RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

REPLAT
LOTS 1R1 AND 1R2, BLOCK C SILVERLEAF

AN ADDITION TO THE CITY OF KELLER, TEXAS
BEING A REVISION OF LOT 1, BLOCK C, SILVERLEAF,
AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET A, SLIDE 11422 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS
ZONING "SF-15"

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(831) 920-7617 FAX
EMAIL: ron.coombs@sbcglobal.net

OWNER:
KHALED OBAID
5363 HATCHEZ TRAIL
FORT WORTH, TEXAS 76137
(817) 896-2448
EMAIL: kevin-2003@live.com

