

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, WE MM Greenway Park, LLC., and Richard J. Gibson are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more particularly described as

BEGINNING at a 1/2" rebar found at the northeast corner of said Gibson tract, being the most northerly northwest corner of said 25.483 acre tract, said point being the southeast corner of Lot 6. Block 3 of Oak Ridge Estates, an addition to Tarrant County. Texas, according to the plat thereof recorded in Volume 388—141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 82°18'00" E, 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9, Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 643.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS);

THENCE S $86^{\circ}14'00''$ W, passing at 153.54 feet a 1/2'' capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract a total distance of 608.14 feet to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre

THENCE N 04°55'00" W, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract;

THENCE S 85°51'00" W. 859.07 feet with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 3/4" pipe found at the northwest corner of said 25.483 acre tract, being the northeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas;

THENCE S 88*37'00" W, 983.12 feet continuing with the south line of said Gibson tract and the north line of said 15.874 acre tract to a 5/8" rebar found bent, replaced with 1/2" capped rebar set (MCADAMS) on the east line of U. S. Highway 377, being the southeast corner of that certain called 0.281 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204348631 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.370 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D205013869 of the Official Public Records of Tarrant County. Texas:

THENCE N 05°32'10" W, 602.29 feet with the east line of said U. S. Highway 377 and the east line of said 0.281 acre tract to a Texas Department of Transportation monument found on the north line of said Gibson tract at the northeast corner of said 0.281 acre tract, and being the southeast corner of that certain called 0.001 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204346359 of the Official Public Records of Tarrant County, Texas, and being the southwest corner of that certain called 9.000 acre tract of land described as Tract 1 in deed in favor of Christ Alone Evangelical Lutheran Church, recorded in Instrument Number D216144258 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°38'00" E, with the north line of said Gibson tract and the south line of said 9.000 acre tract, passing at 892.9 feet a 5/8" capped rebar found (BROOKS BAKER) at the southeast corner of said 9.00 acre tract, being the southwest corner of that certain called 1.748 acre tract of land described as Tract 2 in said Christ Alone Evangelical Lutheran Church deed, continuing with the south line of said 1.748 acre tract a total distance of 1,144.15 feet to a 5/8" rebar found at the southeast corner thereof, and being the southwest corner of Lot 6 of Valley Ridge Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-37, Page 98 of the Plat Records of Tarrant County, Texas;

THENCE S 85°18'00" E, 262.75 feet with the south line of said Valley Ridge Addition to a 1/2" rebar found at the southeast

WITNESS OUR HANDS this the _____day of_____,2023.

corner of said Lot 6, being the southeast corner of Oak Drive as evidenced by said Valley Ridge Addition plat; THENCE S 84°57'00" E, 324.32 feet continuing with the north line of said Gibson tract and the south line of said Valley Ridge Addition to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Valley Ridge Addition, and being the southwest corner of Lot 7. Block 1 of the aforementioned Oak Ridge Estates:

THENCE N 87°45'30" E, 200.83 feet continuing with the north line of said Gibson tract and the south line of said Lot 7, Block 1 to a 1/2" rebar found at the southeast corner of said Lot 7. Block 1:

THENCE N 87°33'00" E, 463.94 feet continuing with the north line of said Gibson tract and the south line of said Oak Ridge Estates to the POINT OF BEGINNING and containing approximately 34.686 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We. MM Greenway Park. LLC., and Richard J. Gibson, do hereby adopt this plat designating the hereinabove described property as Greenway Park Addition, an addition to the City of Keller and do hereby dedicate to the public use forever 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 buildings, fences, or other improvements 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 purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Mark Weatherford				
Authorized Representative				
STATE OF TEXAS				
COUNTY OF TARRANT				
Before me, the undersigned Mark Weatherford, known to to me that he executed the	me to be the person w	hose name is subscribe	ed to the foregoing	is date personally appeared instrument and acknowledge
Given under my hand and s	seal of office, this	day of	·	
 Notary Public				
State of Texas				
My commission expires the_	day of		_	
WITNESS MY HAND this the	day of	,2023.		
Richard J. Gibson				
Richard J. Gibson				
Owner				
Owner STATE OF COUNTY OF				

Richard J. Gibson, 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 the purpose and considerations therein expressed.

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

My commission expires the_____day of _____, ____

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, WE, Charis Land Holdings, LLC., and Sue Salstrand are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more

OWNER'S CERTIFICATE

COMMENCING at a 1/2" rebar found at the most northerly northwest corner of said 25.483 acre tract, being the northeast corner of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being the southeast corner of Lot 6, Block 3 of Oak Ridge Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 8218'00" E. 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9. Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 663.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING:

THENCE S 09°08'40" E, 352.82 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at most easterly southeast corner of said 25.483 acre tract, being the northeast corner of Lot 19, Block B of said Harmonson Farms;

THENCE S 72"13'15" W, 149.07 feet with the south line of said 25.483 acre tract and the north line of said Lot 19 to a 1/2"

rebar found at the northwest corner of said Lot 19, being the most northerly corner of Lot 20, Block B of said Harmonson Farms; THENCE S 57°41'00" W, continuing with the south line of said 25.483 acre tract and the northwesterly line of said Lot 20, passing at 120.0 feet a 1/2" capped rebar found (PRECISE) at the most westerly corner of said Lot 20, being the most northerly corner of Lot 21, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 21, passing at 232.9 feet a 1/2" rebar found at the most westerly corner of said Lot 21, being the most northerly corner of Lot 22, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 22 a total distance of 314.89 feet to a 1/2" rebar found at the most northerly northwest corner of said Lot 22, being the most northerly northeast corner of Lot 23, Block B of said Harmonson Farms; THENCE S 89°21'05" W. 1.137.77 feet continuing with the south line of said 25.483 acre tract and the north line of said Harmonson Farms to a 1/2" rebar found at the southwest corner of said 25.483 acre tract and the most westerly northwest corner of said Harmonson Farms, being on the east line of Lot 3, Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant

THENCE N 00⁴6'00" W, with the west line of said 25.483 acre tract and the east line of said Lot 3, passing at 82.45 feet a 1/2" rebar found at the northeast corner of said Lot 3, being the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, continuing with the east line of said 15.874 acre tract a total distance of 815.56 feet to a 3/4" pipe found at the northwest corner of said 25.483 acre tract, being the northeast corner of said 15.874 acre tract and being on the south line of said Gibson tract;

THENCE N 85°51'00" E, 859.07 feet continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract;

THENCE S 04°55'00" E, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre tract:

THENCE N 86°14'00" E, passing at 454.96 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing a total distance of 608.14 feet to the POINT OF BEGINNING and containing approximately 23.923 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

Notary Public

State of Texas

Being all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and husband, David Alan Salstrand recorded in Volume 9213, Page 2191 (Document Number D188515535) of the Deed Records of Tarrant County, Texas, same being all of Lot 1, Block 1, Harmonson Acres, an addition to the City of Keller according to the plat thereof recorded in Volume 316-216. Page 17 of the Plat Records of Tarrant County. Texas. (Instrument Number D188022091 of the Official Public Records of Tarrant County, Texas), being more particularly described as follow:

COMMENCING at a 1/2" rebar found at the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, being on the east line of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of Lot 3. Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant County, Texas, from which a 3/4" pipe found at the northeast corner of said 15.874 acre tract and the northwest corner of said 25.483 acre tract bears N 00°16'00" W, 733.12 feet;

corner of said Lot 1 and the southwest corner of said 1.00 acre Salstrand tract, being on the north line of said 1.00 acre Perrigo

THENCE N 50°07'25" E, 420.83 feet to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING, being the southwest

THENCE N 01°02'20" W, 308.35 feet with the west line of said Lot 1 and the west line of said 1.00 acre Salstrand tract to a 5/8" rebar found at the northwest corner thereof; THENCE N 80°05'50" E, 142.98 feet with the north line of said Lot 1 and the north line of said 1.00 acre Salstrand tract to a

1/2" capped rebar set (MCADAMS) at the northeast corner thereof; THENCE S 01°02'20" E, 308.00 feet with the east line of said Lot 1 and the east line of said 1.00 acre Salstrand tract to a 5/8" rebar found at the southeast corner thereof:

THENCE S 79°57'40" W, 143.03 feet with the south line of said Lot 1 and the south line of said 1.00 acre Salstrand tract to the POINT OF BEGINNING and containing approximately 1.000 acre of land.

Leaving a net area of approximately 22.923 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Charis Land Holdings, LLC. and Sue Salstrand, do hereby adopt this plat designating the hereinabove described property as Perrigo Place, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and lying within the property described as Perrigo Place; and do hereby reserve the easement strips shown to lie within the confines of Perrigo Place 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 buildings, fences, or other improvements 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 to all

platting ordinances, rule	s, regulations, and resolu			me of procuring the perm is plat approved subject
WITNESS OUR HANDS thi	s thedo	ay of	,2023.	
Anne H. Burfitt Manager of Charis Land	Holdings, LLC	_		
STATE OFCOUNTY OF				
appeared Anne H. Burfit	ned authority, a Notary t, known to me to be th it she executed the sam	ne person whose no	ame is subscribed to th	he foregoing instrument o
Given under my hand ar	nd seal of office, this	day c	f	<u>-</u>

My commission expires the_____day of _____, ____

Sue Salstrand Owner

STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sue Salstrand, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____

Notary Public State of Texas

My commission expires the _____day of _____, _____,

GREEN WAY PARK LOT/BLOCK ANALYSIS

LOT / BLOCK ANALYSIS						LOT / BLO	CK ANALYSIS	
LOT	BLOCK	SQUARE FEET	ACRES		LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	104,881	2.408		1	BLOCK B	31,620	0.726
2	BLOCK A	28,714	0.659		2	BLOCK B	43,735	1.004
3	BLOCK A	28,561	0.656		3	BLOCK B	25,213	0.579
4	BLOCK A	28,052	0.644		4	BLOCK B	26,790	0.615
5	BLOCK A	27,542	0.632		5	BLOCK B	27,555	0.633
6	BLOCK A	27,031	0.621		6	BLOCK B	28,320	0.650
7	BLOCK A	26,490	0.608		7	BLOCK B	29,085	0.668
8	BLOCK A	24,949	0.573		8	BLOCK B	29,850	0.685
9	BLOCK A	22,434	0.515		1	BLOCK C	94,937	2.179
10	BLOCK A	21,403	0.491		2	BLOCK C	21,192	0.487
11	BLOCK A	20,827	0.478		3	BLOCK C	21,483	0.493
12	BLOCK A	20,037	0.460		4	BLOCK C	21,816	0.501
13	BLOCK A	20,037	0.460		5	BLOCK C	22,148	0.508
14	BLOCK A	20,098	0.461		6	BLOCK C	22,481	0.516
15	BLOCK A	26,381	0.606		7	BLOCK C	22,789	0.523

16X | BLOCK A | 50,882 | 1.168 | 9X | BLOCK B | 10,696 | 0.246

LOT	BLOCK	SQUARE FEET	ACRES
8	BLOCK C	23,815	0.547
9	BLOCK C	25,301	0.581
10	BLOCK C	24,100	0.553
11	BLOCK C	23,265	0.534
12	BLOCK C	22,644	0.520
13	BLOCK C	22,023	0.506
14	BLOCK C	21,401	0.491
15	BLOCK C	20,980	0.482
16	BLOCK C	22,769	0.523
17	BLOCK C	25,700	0.590
18X	BLOCK C	129,952	2.983
1X	BLOCK D	1,826	0.042
2X	BLOCK D	2,700	0.062
3X	BLOCK D	2,926	0.067

PLAN SUMMARY TABLE

CURVE TABLE								CURVE	TABLE				
	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD		CURVE	RADIUS	DELTA	ANGLE A	RC LENGT	TH LO	ONG CH	ORD
	260.00'	27*43'23"	125.80'	N 81°40'28" W, 124.58	8'	C21	20.00'	56°37	'59"	19.77	S 56°0	08'51" V	V, 18.97
	260.00'	25*28'28"	115.60'	S 80°33'01" E, 114.65	5'	C22	10.00'	66*44	'02"	11.65'	S 05%	32'10" E	E, 11.00
	485.00'	12*56'45"	109.58'	N 80"14'22" E, 109.35	5'	C23	20.00'	56°37	'59"	19.77	S 67*	13'10" E	, 18.97
	515.00'	21*57'20"	197.35'	S 84°44'40" W, 196.14	4'	C24	255.00'	12*32	'10"	55.79'	S 891	6'05" E	55.68
	485.00'	619'00"	53.47'	S 87°26'10" E, 53.44	4'	C25	8.00'	160°45	5'52"	22.45'	N 16*3	57'07" E	, 15.78
	485.00'	6*00'50"	50.91'	N 86°23'55" E, 50.88	8'	C26	174.50'	31°46	'21"	96.77	N 79*3	8'59" v	V, 95.53
	2000.00'	0°55'31"	32.29'	S 83°51'15" W, 32.29	9'	C27	20.00'	56*38	3'01"	19.77	S 56°C	8'52" v	V, 18.97
	210.00'	4*51'16"	17.79'	S 0410'52" E, 17.79	9'	C28	10.00'	66*44	'02"	11.65'	S 05°	32'10" E	E, 11.00
	230.00'	12*32'10"	50.32'	S 8976'05" E, 50.22	2'	C29	20.00'	56°37	'59 "	19.77'	S 67*	13'10" E	, 18.97
	510.00'	1017'15"	91.57'	S 88°08'38" E, 91.45	5'								
	210.00'	25°27'04"	93.28'	N 82*48'38" W, 92.52	2'		LINE	TABLE	:	٦			
	190.00'	28*41'41"	95.15'	N 75°54'08" W, 94.16	6'	LINE	BEARI		DISTANC	,			
1	20.00'	56*37'59"	19.77'	N 56°08'51" E, 18.97	7'		DEAIN.		2.017410	\dashv			

C7	2000.00'	0°55'31"	32.29'	S 83°51'15" W, 32.29'		C27	20.00'	56*38	3'01"	19.77	S 56°08
C8	210.00'	4*51'16"	17.79'	S 0410'52" E, 17.79'		C28	10.00'	66*44	4 '02"	11.65'	S 05°3
C9	230.00'	12'32'10"	50.32'	S 89"16'05" E, 50.22'		C29	20.00'	56°37	7'59"	19.77	S 67 ⁴
C10	510.00'	1017'15"	91.57	S 88'08'38" E, 91.45'							
C11	210.00'	25°27'04"	93.28'	N 82*48'38" W, 92.52'	Γ	LINE TABLE					
C12	190.00'	28*41'41"	95.15'	N 75°54'08" W, 94.16'	ŀ	LINE	BEARI		DISTANO)F	
C13	20.00'	56*37'59"	19.77	N 56°08'51" E, 18.97'	ŀ	L1	S 06°36'		50.56	-	
C14	10.00'	66*44'02"	11.65'	N 05°32'10" W, 11.00'	H		N 04°46'			-	
C15	20.00'	6610'50"	23.10'	N 71*59'36" W, 21.84'	┝				37.27	-	
C16	100.00'	19°28'17"	33.98'	S 65°10'51" W, 33.82'	-	L3	N 21°56'		31.29	4	
C17	100.00'	29°01'08"	50.65'	N 69°57'16" E, 50.11'	L	L4	N 39*46'	15" E	21.00		
C18	20.00'	56°37'59"	19.77'	N 56°08'51" E, 18.97'							
C19	10.00'	66°44'02"	11.65'	N 05°32'10" W, 11.00'							
C20	20.00'	56*37'59"	19.77'	N 67"13'10" W, 18.97'							

2013 201125 31 00 (12111100 121102)
TOTAL ACREAGE TOTAL ACREAGE (GREENWAY PARK) TOTAL ACREAGE (PERRIGO PLACE) RESIDENTIAL LOT DENSITY
MINIMUM LOT SIZE MINIMUM DWELLING SIZE MINIMUM LOT WIDTH MINIMUM LOT DEPTH HEIGHT

Approved by the City of Keller Planning and Zoning Commission

Chairman	Date
Secretary	Date
Document #	 Date

PERRIGO PLACE

VICINITY MAP

I, Mark Paine, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas. PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. MARK PAINE, RPLS 5078 2/14/23

Mark Paine, RPLS Texas Registration No. 5078

not to exceed thirty—five (35) feet for the nobuilding LOT COVERAGE = Thirty percent (30%) by main buildings; fifty percent (50%) including accesory buildings, driveways, and parking areas. FRONT YARD SETBACK = Thirty—five feet (35').			
TOTAL ACREAGE (GREENWAY PARK) TOTAL ACREAGE (PERRIGO PLACE) RESIDENTIAL LOT DENSITY = 22.559 0.8 Lots per Ac. MINIMUM LOT SIZE MINIMUM DWELLING SIZE MINIMUM LOT WIDTH MINIMUM LOT DEPTH HEIGHT = 0ne-hundred fiet (100'). No building shall exceed two and one-half st not to exceed thirty-five (35) feet for the no building LOT COVERAGE FRONT YARD SETBACK = 34.686 22.559 0.8 Lots per Ac. Pone-hundred fiet (100'). One-hundred fifty feet (150'). No building shall exceed two and one-half st not to exceed thirty-five (35) feet for the no building. Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas. FRONT YARD SETBACK = Thirty-five feet (35').	TS ZONED PD-1406 / SF-20 TS ZONED COMMERCIAL	44 2	
MINIMUM DWELLING SIZE MINIMUM LOT WIDTH MINIMUM LOT DEPTH HEIGHT E One—hundred feet (100'). No building shall exceed two and one—half st not to exceed thirty—five (35) feet for the nobuilding LOT COVERAGE E Thirty percent (30%) by main buildings; fifty percent (50%) including accesory buildings, driveways, and parking areas. FRONT YARD SETBACK FRONT YARD SETBACK FRONT YARD SETBACK	TAL ACREAGE (GREENWAY PARK) TAL ACREAGE (PERRIGO PLACE)	34.686 22.559	
LOT COVERAGE = Thirty percent (30%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas. FRONT YARD SETBACK = Thirty-five feet (35').	NIMUM DWELLING SIZE NIMUM LOT WIDTH NIMUM LOT DEPTH	3,000 sqft. One—hundred feet (100'). One—hundred fifty feet (150'). No building shall exceed two and one—half sto not to exceed thirty—five (35) feet for the mo	
FRONT YARD SETBACK = Thirty-five feet (35').	T COVERAGE	Thirty percent (30%) by main buildings; fifty percent (50%) including accesory buildings,	
	ONT YARD SETBACK		
TEAN TAND SETUDION — THEETH TEEL (15) IT HO UNEY.	AR YARD SETBACK	Fifteen feet (15') if no alley.	
	E YARD SETBACK	Ten percent (10%) of the lot width but no mo	re
GARAGE REQUIREMENTS street right—of—way. = All residential lots shall provide a minimum of	RAGE REQUIREMENTS	than fifteen feet (15'); fifteen feet (15') fro street right—of—way. All residential lots shall provide a minimum of (2) car garages that are either a j—swing or	two

CITY OF KELLER NOTES:

- 1. The Developer shall install, maintain and operate a private lift station necessary to serve the development. The private lift station shall be inspected by, and meet the requirements of, the City of Keller. The City shall have on-going rights to inspect the private lift station on an on-going basis. The private lift station shall be operated and maintained by the Developer or the established home owner's association and in no way or manner be the responsibility of the City. To this end, the Developer shall make the on-going obligation known to future property owners in the development by placing a notation of this obligation with the covenants, conditions and restrictions pertaining to the development.
- 2. The drainage easements are dedicated to the City of Keller for storm water runoff control. These easements are the property owners' responsibility to keep unobstructed and maintained, including erosion control. The property owners shall keep the drainage easements mowed, clean and free of debris, silt or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easements for the purpose of inspecting the drainage ways for confirmation of the conditions with respect to maintenance and erosion control. The City of Keller shall not be responsible for the maintenance of the detention facility or storm drain outfalls. The City of Keller shall not be liable for any damages to the detention, inflow or outflow facilities. No construction, modifications or fencing shall be allowed in the drainage easements without the prior written approval of the City of Keller.
- 3. All Tree Protection Easements (TPEs) are to be owned and maintained by each individual homeowner. Except for single—lane driveways (no circle—drives, etc.), all trees shall be preserved and TPEs shall be maintained in their natural state regardless of any other HOA landscaping requirements.
- 4. Temporary construction easement shall expire 30 days after city acceptance of public improvements.
- 5. Lot 16X, Block A, Lot 9X, Block B & Lots 1X-3X, Block D are hereby dedicated as Open Space Easements and shall be owned and maintained by the Greenway Park HOA
- 6. Lot 18X, Block C is hereby dedicated as a variable width Open Space and Drainage Easement and shall be owned and maintained by the Greenway Park HOA and is to remain in its natural state, including trees, around the pond and playground area.
- 7. Any structure 6,000 SF or larger requires the installation of fire sprinklers for Lots 1—15, Block A, Lots 1—8, Block B and Lots 1—17, Block C.
- 8. A separate tap and meter are required for residential fire supply lines. 9. Commercial structures less than 6,000 SF may require fire sprinklers based on use.

SURVEYOR NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- 3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. McAdams, and the Surveyor shall not be liable for any unauthorized use hereof.
- 4. According to Community/Panel No. 48439C0060 K, & 48439C0070 K, effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- 5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

FINAL PLAT **GREENWAY PARK ADDITION** LOTS 1-16X, BLOCK A, LOTS 1-8, BLOCK B, LOTS 1-18X, BLOCK C & LOTS 1X-3X, BLOCK D

> PERRIGO PLACE LOT 1, BLOCK A 57.609 Acres in the

RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29 CITY OF KELLER TARRANT COUNTY, TEXAS

PD-SF-20 Ordinance Number 2016



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972. 436. 9712 201 Country View Drive Roanoke, Texas 76262 940. 240. 1012 TBPE: 19762 TBPLS: 10194440

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DRAWN BY: SP DATE: 02/14/2023 SCALE = NTS JOB. No. 2020310149

Notary Public

State of Texas