

- ### GENERAL NOTES
- The purpose of this plat is to create three lots of record from unplatted tracts of land.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0060K. The location of the flood zone shown hereon is approximate, as scaled from the FEMA Flood Insurance Rate Map.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
  - All setbacks shall be in accordance with zoning district, as described in the Keller Unified Development Code.
  - An engineered grading plan is required to be submitted, reviewed and released for construction by the public works engineering department prior to issuance of a building permit.

- ### FIRE SAFETY NOTES
- Any new homes built on Lots 1, 2, and 3, Block A, requires the installation of residential fire sprinklers for any home 6,000 square feet or greater.
  - A separate tap and meter are required for fire supply lines.

### CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Keller, Tarrant County, Texas.

**PRELIMINARY**  
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

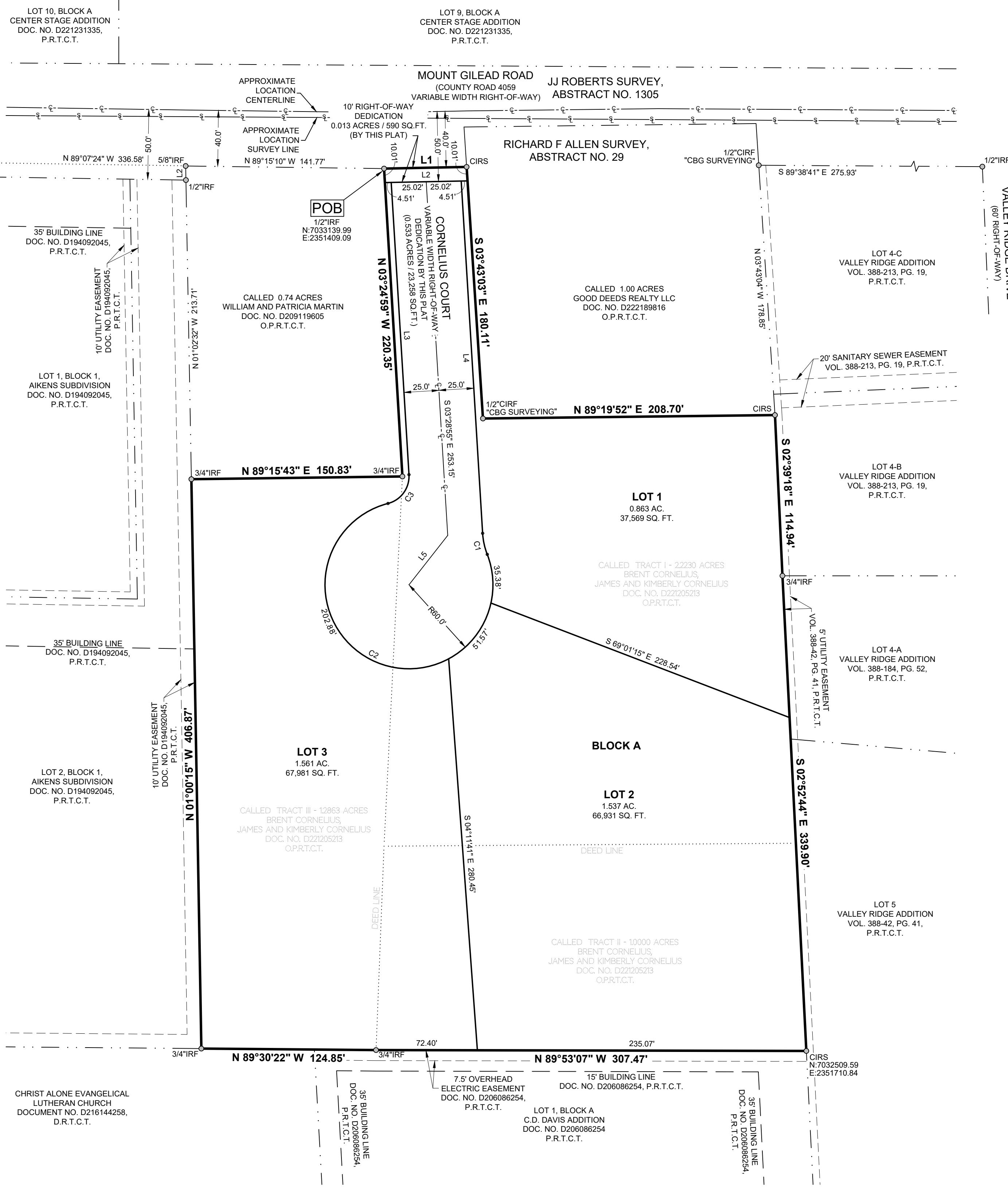
Date \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas



### OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS **BRENT CORNELIUS, JAMES CORNELIUS, AND KIMBERLY ANN CORNELIUS** are the owners of a 4.507 acre tract of land situated in the RICHARD F ALLEN SURVEY, ABSTRACT NO. 29 in the City of Keller, Tarrant County, Texas, being all of called Tracts I, II, & III conveyed to Brent Cornelius, James Cornelius, and Kimberly Ann Cornelius by Cash Warranty Deed of record in Document Number D221205213, of the Official Public Records of Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found in the south right-of-way line of Mount Gilead Road (County Road 4059, a variable width right-of-way), at the northeast corner of a called 0.74 acre tract of land conveyed to William and Patricia Martin by deed of record in Document Number D209119605, OPRTCT, and the northeast corner of said Tract I, from which a 5/8" iron rod found at the northwest corner of said 0.74 acre tract bears N89°15'10"W, a distance of 141.77 feet;

**THENCE**, N88°50'41"E, along the south right-of-way line of said Mount Gilead Road, being the common north line of said Tract I, a distance of 59.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west line of a called 1.00 acre tract of land conveyed to Good Deeds Realty LLC by deed of record in Document Number D222189816, OPRTCT, at the most northerly northeast corner of said Tract I;

**THENCE**, S03°43'03"E, along the west line of said 1.00 acre tract, being the common east line of said Tract I, a distance of 180.11 feet to a 1/2" iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the southwest corner of said 1.00 acre tract and an inner ell corner of said Tract I;

**THENCE**, N89°19'52"E, along the south line of said 1.00 acre tract, being the common northerly line of said Tract I, a distance of 208.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west line of Lot 4-B, Valley Ridge Addition, a subdivision of record in Volume 388-213, Page 19, of the Plat Records of Tarrant County, Texas (PRTCT), at the southeast corner of said 1.00 acre tract and the most easterly northeast corner of said Tract I;

**THENCE**, S02°39'18"E, along the west line of said Lot 4-B, being the common east line of said Tract I, a distance of 114.94 feet to a 3/4" iron rod found at the southwest corner of said Lot 4-B and the northwest corner of Lot 4-A, Valley Ridge Addition, a subdivision of record in Volume 388-184, Page 52, PRTCT;

**THENCE**, S02°52'44"E, along the west lines of said Lot 4-A and Lot 5, Valley Ridge Addition, a subdivision of record in Volume 388-42, Page 41, PRTCT, being the common east lines of said Tract I and Tract II, a distance of 339.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the west line of said Lot 5, at the northeast corner of Lot 1, Block A, C.D. Davis Addition, a subdivision of record in Document Number D20806254, OPRTCT and the southeast corner of said Tract II;

**THENCE**, N89°53'07"W, along a north line of said Lot 1, being the common south line of said Tract II, a distance of 307.47 feet to a 3/4" iron rod found at an angle point in said Lot 1, at the southwest corner of said Tract II and the southeast corner of said Tract III;

**THENCE**, N89°30'22"W, along a north line of said Lot 1, being the common south line of said Tract III, a distance of 124.85 feet to a 3/4" iron rod found in the north line of a tract of land conveyed to Christ Alone Evangelical Lutheran Church by deed of record in Document Number D216144258, OPRTCT, at the southeast corner of Lot 2, Block 1, Alkens Subdivision, a subdivision of record in Document Number D194092045, OPRTCT and the southwest corner of said Tract III;

**THENCE**, N01°00'15"W, along the east line of said Lot 2, being the common west line of said Tract III, a distance of 406.87 feet to a 3/4" iron rod found in the east line of said Lot 2, at the southwest corner of said 0.74 acre tract and the northwest corner of said Tract III, from which a 1/2" iron rod found at the northeast corner of said Lot 2 bears N01°02'32"W, a distance of 213.71 feet;

**THENCE**, N89°15'43"E, along the south line of said 0.74 acre tract, being the common north line of said Tract III, a distance of 150.83 feet to a 3/4" iron rod found at the southeast corner of said 0.74 acre tract and the northeast corner of said Tract III, at an angle point in said Tract I;

**THENCE**, N03°24'59"W, along the east line of said 0.74 acre tract, being the common west line of said Tract I, a distance of 220.35 feet to the **POINT OF BEGINNING** and containing an area of 4.507 Acres, or (196330 Square Feet) of land, more or less.

### OWNER'S DEDICATION

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **BRENT CORNELIUS, JAMES CORNELIUS, AND KIMBERLY ANN CORNELIUS** do hereby adopt this plat, designating herein described property as **CORNELIUS ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.)

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Keller, Texas.

OWNER: **BRENT CORNELIUS**

BY: \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signature \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **BRENT CORNELIUS**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

OWNER: **JAMES CORNELIUS**

BY: \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signature \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **JAMES CORNELIUS**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

OWNER: **KIMBERLY ANN CORNELIUS**

BY: \_\_\_\_\_ Date \_\_\_\_\_

Authorized Signature \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **KIMBERLY ANN CORNELIUS**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

<p><b>SURVEYOR</b>          Eagle Surveying, LLC          Contact: Brad Eubanks          222 S. Elm Street, Suite 200          Denton, TX 76201          (940) 222-3009</p>	<p><b>ENGINEER</b>          DHR Engineering          Contact: David Recht          511 E. John Carpenter Fwy, Suite 500          Irving, TX 75062          (972) 717-0100</p>	<p><b>OWNER</b>          Brent Cornelius, James Cornelius,          and Kimberly Ann Cornelius          8308 Johns Way          North Richland Hills, TX 76182</p>
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**Eagle Surveying, LLC**  
 222 South Elm Street  
 Suite: 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
BL	= BUILDING LINE
CIRS	= CAPPED IRON ROD SET
YCIRF	= 1/2" IRON ROD W/ YELLOW PLASTIC CAP FOUND
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PLAN SUMMARY TABLE	
GROSS ACREAGE	4.507 ACRES
AREA OF PUBLIC STREETS	0.546 ACRES
NET ACREAGE	3.961 ACRES
TOTAL NUMBER OF LOTS	3
NUMBER OF LOTS PER PHASE	3
OVERALL DENSITY	0.7 DU/ACRE
AVERAGE AREA PER RESIDENTIAL LOT	57,493.7 SQ. FT.
PERCENTAGE OF OPEN SPACE	80%
ZONING:	SF-36
MINIMUM LOT AREA	36,000 SQ.FT.
MINIMUM DWELLING UNIT SIZE	2,400 SQ.FT.

CERTIFICATE OF APPROVAL	
Approved by the City of Keller Planning and Zoning Commission	
Chairman _____	Date _____
Secretary _____	Date _____
Document # _____	Date _____

## FINAL PLAT CORNELIUS ADDITION LOTS 1 - 3, BLOCK A

BEING ALL OF TRACTS I, II, & III RECORDED IN DOC. NO. D221205213, O.P.R.T.C.T.  
 AND BEING 4.507 ACRES OF LAND SITUATED IN THE  
 RICHARD F ALLEN SURVEY, ABSTRACT NO. 29,  
 CITY OF KELLER, TARRANT COUNTY, TEXAS  
 ZONED SF-36  
 DATE OF PREPARATION: DECEMBER 15, 2023