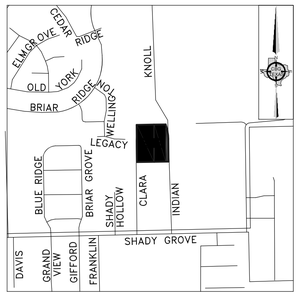
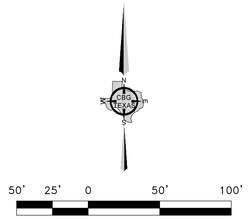


VICINITY MAP
1" = 1000'



PFC COORDINATE TABLE

NO.	NORTHING	EASTING
1	7,017,111.95	2,366,991.91
2	7,017,070.23	2,367,004.86
3	7,016,867.52	2,367,036.42
4	7,016,499.73	2,367,039.29
5	7,016,491.28	2,366,519.84

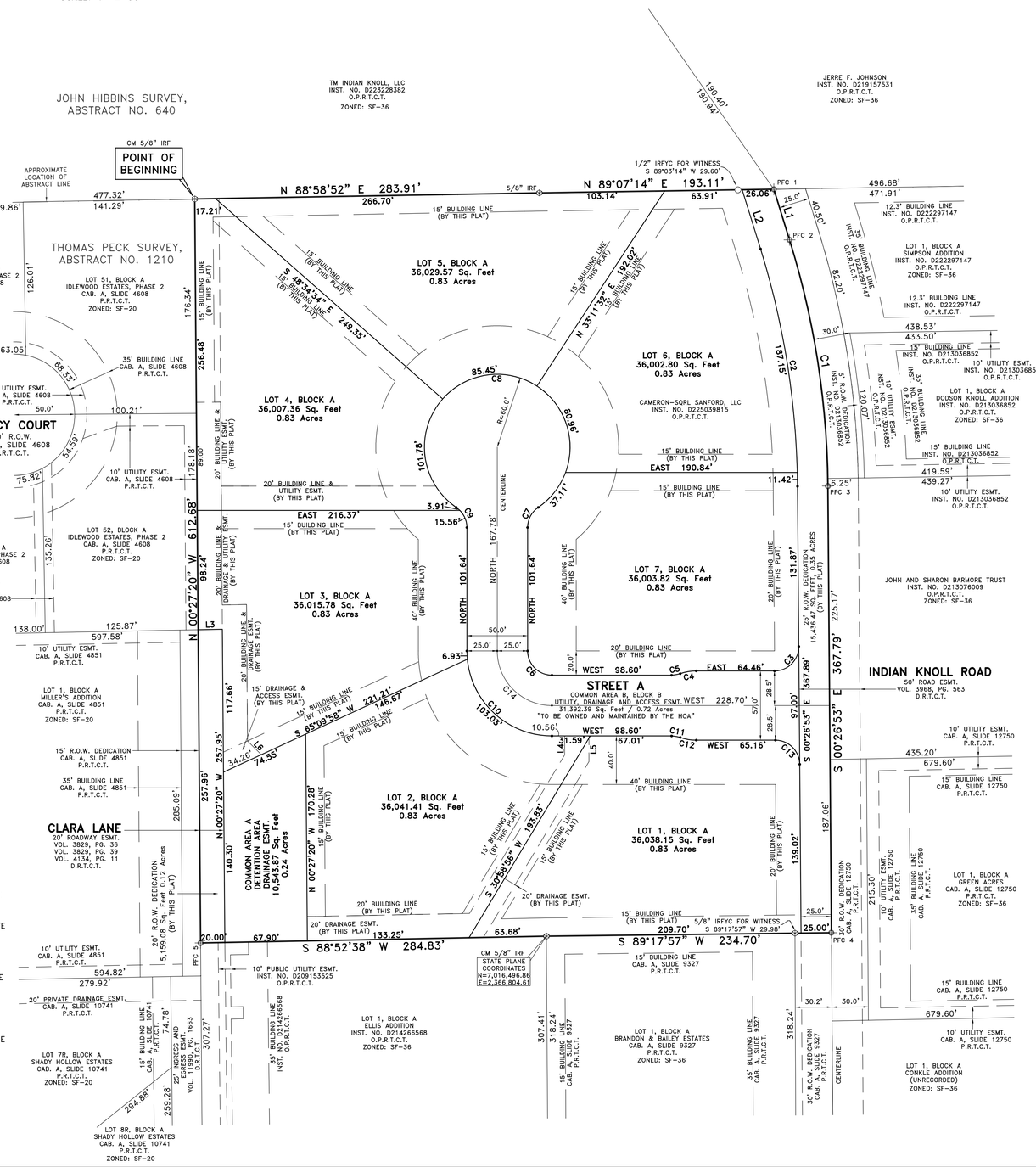
LINE	BEARING	DISTANCE
L1	S 17°14'53" E	43.68'
L2	S 17°14'53" E	51.04'
L3	N 88°53'16" E	20.00'
L4	NORTH	15.60'
L5	NORTH	21.14'
L6	N 44°59'10" W	15.98'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	205.90'	702.20'	16°48'00"	N 08°50'53" W	205.16'
C2	198.57'	677.20'	16°48'00"	S 08°50'53" E	197.85'
C3	31.57'	20.00'	90°26'53"	S 44°46'34" W	28.39'
C4	13.37'	38.46'	19°55'31"	S 80°16'17" W	13.31'
C5	7.26'	32.61'	12°45'55"	N 80°03'38" E	7.25'
C6	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C7	19.47'	20.00'	55°46'16"	S 27°53'08" W	18.71'
C8	305.30'	60.00'	291°32'32"	N 90°00'00" E	67.50'
C9	19.47'	20.00'	55°46'16"	N 27°53'08" W	18.71'
C10	109.96'	70.00'	90°00'00"	S 45°00'00" E	98.99'
C11	7.26'	32.61'	12°45'55"	S 80°03'38" E	7.25'
C12	13.43'	38.47'	20°00'07"	S 80°18'40" E	13.36'
C13	31.26'	20.00'	89°33'07"	S 45°13'26" E	28.17'
C14	70.69'	45.00'	90°00'00"	S 45°00'00" E	63.64'

LOT DEPTH AND WIDTH TABLE

NO.	WIDTH	DEPTH
1	197.00'	161.50'
2	156.00'	245.00'
3	149.00'	210.00'
4	127.00'	203.00'
5	143.00'	220.00'
6	120.00'	200.00'
7	177.00'	223.00'

A VARIANCE IS BEING REQUESTED FOR LOT 1, BLOCK A DUE TO LOT DEPTH BEING 160.00 FEET AND NOT MEETING THE MINIUM REQUIREMENT OF 200.00 FEET.



LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CAB., = CABINET
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
PFC = POINT OF CORNER
ESMT. = EASEMENT
SQ. FT. = SQUARE FEET

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS (ZONED SF-36) FROM A TRACT OF LAND.
3) THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48439C0090L, DATED MARCH 21ST, 2019.
4) AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
5) ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
6) A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
7) THE DRAINAGE EASEMENT IS DEDICATED TO THE CITY FOR STORM WATER RUNOFF CONTROL. THIS EASEMENT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNER SHALL KEEP THIS DRAINAGE FACILITY ON THEIR PROPERTY MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUNSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENT AREAS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF CONDITION OF THE DRAINAGE WAY WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITY, DRAINAGE OUTFALLS OR THE STORM DRAINAGE PIPE. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DETENTION POND OR INFLOW OR OUTFLOW FACILITIES. NO CONSTRUCTION, MODIFICATIONS, OR FENCING WILL BE ALLOWED IN THE DRAINAGE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF KELLER'S DIRECTOR OF PUBLIC WORKS.

SUMMARY TABLE:
NUMBER OF LOTS = 9
NUMBER OF RESIDENTIAL LOT = 7
262,682.76 SQUARE FEET
ZONING (SF-36)
MINIMUM LOT AREA – 36,000 SQUARE FEET
MINIMUM LOT WIDTH – 140 FEET
MINIMUM LOT DEPTH – 200 FEET
MINIMUM DWELLING UNIT SIZE – 2,400 SQUARE FEET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Cameron–Sqrl Sanford, LLC is the owner of a 7.22 acre tract of land situated in the Thomas Peck Survey, Abstract Number 1210, Tarrant County, Texas, same being that tract of land conveyed to Cameron–Sqrl Sanford, LLC. by deed recorded in Instrument Number D225039815, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 51, Block A, Idlewood Estates, Phase 2, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4608, Plat Records, Tarrant County, Texas, same being along the South line of a tract of land conveyed to TM Indian Knoll, LLC, by deed recorded in Instrument Number D223228382, Official Public Records, Tarrant County, Texas;

THENCE North 88 degrees 58 minutes 52 seconds East, along the South line of said Knoll tract, a distance of 283.91 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 07 minutes 14 seconds East, along the South line of said Knoll tract, a distance of 193.11 feet to a point for corner, said corner being the East corner of said Knoll tract, same being the Southwest corner of a tract of land conveyed to Jerre F. Johnson, by deed recorded in Instrument Number D219157531, Official Public Records, Tarrant County, Texas, and being in the Center line of Indian Knoll Road (a public right-of-way), from which a 1/2 inch iron rod found bears South 89 degrees 03 minutes 14 seconds West, a distance of 29.60 feet for witness;

THENCE along the centerline of said Indian Knoll Road the courses and distance as follows;

South 17 degrees 14 minutes 53 seconds East, distance of 43.68 feet to a point for corner, said corner being in a tangent curve to the right, having a delta of 16 degrees 48 minutes 00 seconds, a chord bearing and distance of North 08 degrees 50 minutes 53 seconds West, 205.16 feet;

Along said curve to the right, an arc length of 205.90 feet to a point for corner;

THENCE South 00 degrees 26 minutes 53 seconds East, along the center line of said Indian Knoll Road, same being along the West line of a tract of land conveyed to John and Sharon Barmore trust, by deed recorded in Instrument Number D213076009, Official Public Records, Tarrant County, Texas, a distance of 367.79 feet to a point for corner, from which a 5/8 inch iron rod found bears South 89 degrees 17 minutes 57 seconds West, a distance of 29.98 feet to for witness;

THENCE South 89 degrees 17 minutes 57 seconds West, along the North line of Lot 1, Block A, Brandon & Bailey Estates, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded Cabinet A, Slide 9327, Plat Records, Tarrant County, Texas, a distance of 234.70 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block A, of said Brandon & Bailey Estates Addition, same being the Northeast corner of Lot 1, Block A, Ellis Addition, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded Instrument Number D214266568, Official Public Records, Tarrant County, Texas;

THENCE South 88 degrees 52 minutes 38 seconds West, along the North line of Lot 1, Block A, of said Ellis Addition, a distance of 284.83 feet to a point for corner, said corner being the Northwest corner of Lot 1, Block A, of said Ellis Addition, same being along the center line of Clara Lane (a public right-of-way);

THENCE North 00 degrees 27 minutes 20 seconds West, along the center line of said Clara Lane, a distance of 612.68 feet to the POINT OF BEGINNING and containing 314,671.18 square feet and or 7.22 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Cameron–Sqrl Sanford, LLC., and William Solomon acting as a Agent, do hereby adopt this plat designating the herein above described property as **CAMERON–SQRL SANFORD CENTER 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20__.

_____
Cameron–Sqrl Sanford, LLC. (Owner)
William Solomon (Agent)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears William Solomon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

_____
Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify that I prepared this plat from an actual and accurate 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.
Registered Professional Land Surveyor.

Dated this the_____ day of _____, 20__.

RELEASED FOR REVIEW 01/22/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

Approved by the City of Keller City Council:

_____ _____
MAYOR DATE

_____ _____
CITY SECRETARY DATE

_____ _____
DOCUMENT NUMBER DATE

OWNER: CAMERON–SQRL SANFORD, LLC
AGENT: WILLIAM SOLOMON
4512 LEGACY DRIVE, STE. 100
PLANO, TEXAS 75024
PHONE: 469–235–9576

FINAL PLAT OF LOTS 1–7, BLOCK A, COMMON AREA A, BLOCK A & COMMON AREA B, BLOCK B

CAMERON–SQRL SANFORD ADDITION
ZONING SF–36
314,671.18 SQ. FT. / 7.22 ACRES
THOMAS PECK SURVEY, ABSTRACT NO. 1210
CITY OF KELLER, TARRANT COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I–30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 01-22-2026 / JOB NO. 2314033-05 / DRAWN BY: JLA