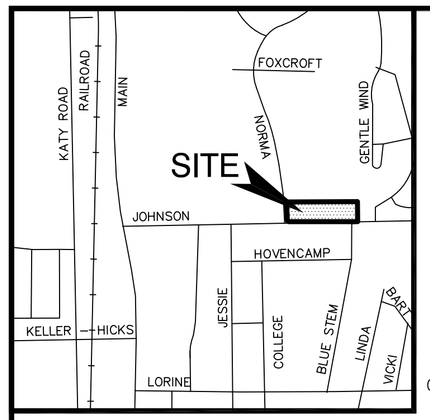
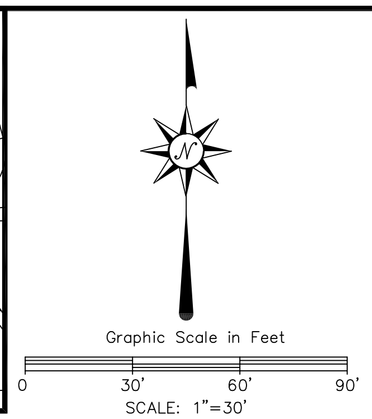


VICINITY MAP
SCALE: 1"=1000'



SCALE: 1"=30'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
4. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
5. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
6. According to the Flood Insurance Rate Map No. 48439C0080K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
7. On the issue date of this survey the surveyed property shown hereon is zoned SF-36 (Single Family Residential – 36,000 S.F.) according to the City of Keller zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
8. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
9. Owner requesting a variance on the required depth of the lot, 200 feet. The depths requested for each lot are as follows:
   - *Lot 1 – 182.82'
   - *Lot 2 – 183.86'
   - *Lot 3 – 184.96'
10. Builders will be responsible for extending utilities to the newly created lots.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, do hereby certify that I prepared this pat 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.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: JUNE 3, 2026

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS · REGISTERED · DAVID CARLTON LEWIS · 5647 · PROFESSIONAL · LAND SURVEYOR

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared **DAVID CARLTON LEWIS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations herein expressed

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

_____
Notary Signature

Notary Stamp:

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Cody J. Hill is the owner of all that certain 2.784 acres of land by virtue of the deed recorded in Document Number D224050384, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is part of Lot 1 and Lot 2, Block 2, Harvel's Addition, recorded in Volume 388–19, Page 43, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the Richard F. Allen Survey, A–29, City of Keller, Tarrant County, Texas, and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "MOAK" found for southeast corner of the herein described tract, common to the southwest corner of Lot 1, Block B, Bourland Oaks, Phase I, recorded in Document Number D206226380, P.R.T.C.T., in the north right–of–way line of Johnson Road (a variable width right–of–way), and being a point on a curve to the left, having a central angle of 01° 58' 28", a radius of 1205.00', and a chord bearing and distance of North 88° 58' 23" West – 41.52';

THENCE along said curve to the left, along the south line of the herein described tract, common to the north right–of–way line of said Johnson Road, an arc distance of 41.52', to a 1/2" iron rod with a cap stamped "RPLS 4183" found for the point for the end of curve;

THENCE North 89° 57' 37" West – 602.62' continuing along the south line of the herein described tract, common to the north right–of–way line of said Johnson Road, to a 3" metal post found at an angle corner of the herein described tract, common to the easterly corner of the northeast cutback line of the north right–of–way line of said Johnson Road and the east right–of–way line of Norma Lane (a 60' right–of–way);

THENCE North 46° 02' 53" West – 14.41' along said cutback, to a 3/8" iron rod found for the north corner of said cutback line;

THENCE North 02° 28' 13" West – 123.69' along the west line of the herein described trat, common to the east right–of–way line of to the Point of Curvature of a curve to the left, having a central angle of 02° 30' 57", a radius of 1,123.24', and a chord bearing and distance of North 04° 32' 43" West – 49.32';

THENCE along said curve to the left, along the west line of the herein described tract, common to the east right–of–way line, an arc distance of 49.32', to the northwest corner of the herein described tract, common to the southwest corner of a tract of land described as Tract 2, to Brian J. Morovitz, recorded in Document Number D213027842, D.R.T.C.T.;

THENCE North 89° 45' 10" East – 663.13' (called 664.15') along the north line of the herein described tract, common to the south line of said Tract 2, to a 1/2" iron rod with a cap stamped "JPH" found for the northeast corner of the herein described tract, common to the southeast corner of said Tract 2, in the west line of said Lot 1, Block B, Bourland Oaks, Phase I;

THENCE South 00° 11' 24" East – 186.76' along the east line of the herein described tract, common to the west line of said Lot 1, Block B, Bourland Oaks, Phase I, to the POINT OF BEGINNING and containing 2.784 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **Cody J. Hill,** the Owner, does hereby adopt this plat designating the hereinbefore described property as **Lots 1–3, Block A, Hill Family Addition,** an addition to the City of Keller, and do hereby dedicate to the public use forever the streets and alleys shown theron 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, 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 easements 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 tie 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 our hands this _____ day of _____, 2026.

_____ _____
Cody J. Hill

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared **Cody J. Hill,** Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations herein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Public in and for Tarrant County

My Printed Name_____

My Commission expires: _____

APPROVED BY THE CITY OF KELLER CITY COUNCIL	
_____ Chairman	_____ Date
_____ Secretary	_____ Date
_____ Document Number	_____ Date

LOT 3R–2, BLOCK 2, HARVEL'S ADDITION
DOC. NO. D201261394 P.R.T.C.T.

1/2" IRFC "LANDIES & ASSOC."(C.M.)

ΔD = 0°21'46"
R = 1207.03'
CHB = N 10°28'08" W
CHD = 7.64'
A = 7.64'

N 10°17'5" W 100.00'

60.0'

TRACT 1
BRIAN J. MOROVITZ
DOC. NO. D213027842
D.R.T.C.T.

REMAINDER OF LOT 1, BLOCK 2, HARVEL'S ADDITION
VOL. 388–19, PG. 43 P.R.T.C.T.

LOT 3, BLOCK 2 HARVEL'S ADDITION
LOT 2, BLOCK 2 HARVEL'S ADDITION

ΔD = 4°29'03"
R = 1123.24'
CHB = N 08°02'43" W
CHD = 87.89'
A = 87.91'

TRACT 2
BRIAN J. MOROVITZ
DOC. NO. D213027842
D.R.T.C.T.

N 89°45'10" E 663.13'
(called 664.15')

LOT 1, BLOCK B
BOURLAND OAKS, PHASE I
DOC. NO. D206226380
P.R.T.C.T.

953.18'

ΔD = 2°30'57"
R = 1123.24'
CHB = N 04°32'43" W
CHD = 49.32'
A = 49.32'

1/2" IRFC "CBG" BEARS N 89°45' E–0.40'

227.13'

1/2" IRSC "SPRY 5647"

218.00'

15' DRAINAGE ESMT. BY THIS PLAT

1/2" IRSC "SPRY 5647"

218.00'

1/2" IRFC "JPH" (C.M.)

BLOCK A

LOT 2, BLOCK 2 HARVEL'S ADDITION
VOL. 388–19, PG. 43 P.R.T.C.T.

1/2" IRFC "JPH" (C.M.)

LOT 2, BLOCK 2 HARVEL'S ADDITION
LOT 1, BLOCK 2 HARVEL'S ADDITION

LOT 1, BLOCK A
CAB. A, SLIDE 2906
P.R.T.C.T.

NORMA LANE
(60' R.O.W.)

N 02°28'13" W 123.69'

25' B.L.

THE WESTERN SIDE OF LOT 1 IN INTENDED TO BE THE SIDE YARD

LOT 1
0.9330 ACRE
40,643 SF

S 00°14'50" E 183.86'

LOT 2
0.9229 ACRE
40,202 SF

S 00°14'50" E 184.96'

LOT 3
0.9282 ACRE
40,432 SF

S 00°11'24" E 186.76'

60' B.L.

REMAINDER OF LOT 1, BLOCK 2, HARVEL'S ADDITION
VOL. 388–19, PG. 43 P.R.T.C.T.

3/8" IRF

3" METAL POST @ CORNER

208.31'

1/2" IRSC "SPRY 5647"

218.00'

1/2" IRSC "SPRY 5647"

176.31'

1/2" IRFC "RPLS 4183"

P.O.B.
1/2" IRFC "MOAK" (C.M.)

N 46°02'53" W
14.41'

N 89°57'37" W 602.62'

SOUTH LINE OF LOT 1, BLOCK 2 HARVEL'S ADDITION

ΔD = 1°58'28"
R = 1205.00'
CHB = N 88°58'23" W
CHD = 41.52'
A = 41.52'

69.1'

RICHARD F. ALLEN SURVEY A - 29

SAMUEL NEEDHAM SURVEY A - 1171

JOHNSON ROAD
(R.O.W. VARIES)

68.9'

CITY OF KELLER
VOL. 12684, PG. 1920
D.R.T.C.T.

1/2" IRF

1/2" IRFC "LBS 3946"

1/2" IRF

LOT 13 | LOT 14 | LOT 15 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19 | LOT 20 | LOT 21

BLUE STEM AVE.
(60' R.O.W.)

LOT 2, BLOCK 2, HARVEL'S ADDITION
VOL. 388–19, PG. 43 P.R.T.C.T.T.

SURVEYOR:
Spry Surveyors, LLC
8241 Mid–Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817–776–4049
Firm Reg. No. 10112000
Spry Job No: 023–250–30

ENGINEER:
Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid–Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817–268–0408

OWNER:
Cody J. Hill
11800 Warbler Lane
Fort Worth, TX 76244

A FINAL PLAT OF
LOTS 1-3, BLOCK A

HILL FAMILY ADDITION

AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF A PORTION OF LOT 1 & LOT 2, BLOCK 2, HARVEL'S ADDITION
2.784 ACRES – 3 LOTS
IN THE RICHARD F. ALLEN SURVEY, A–29
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONING: SF–36

DATE: JUNE 2026

Jun 04, 2026 – 12:45pm
C:\Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\023 Tarrant County Residential\023–250 600 Norma Lane – Keller\30–Plat\ spry–600 Norma Ln FP.dwg