



- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83 AMERICAN DATUM OF 1983 (2011).
- 2) THE PROPOSED LOTS ARE TO BE CREATED THREE LOTS (ZONED SF-20) 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 48439C000AK, DATED 06/07/2013.
- 4) AN ENGINEERING 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) THE EXISTING LOT SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- 6) A SEPARATE PLOT AND METER ARE REQUIRED FOR PURE SPLY LIMITS.
- 7) THE MINIMUM LOT AREA FOR LOT 1 - LOT 1 WITHIN LOT 2, AS SHOWN ON THIS MAP, IS 6,000 SQUARE FEET OR LARGER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
- 8) THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES AND MAINTAINED, INCLUDING BUT NOT LIMITED TO, EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS WELDED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH COULD RESULT IN UNSUITABLE CONDITIONS. THE CITY OF KELLER SHALL HAVE ACCESS TO ALL EASEMENTS AT ALL TIMES FOR THE PURPOSES OF MAINTENANCE AND EROSION CONTROL. CONFIRMATION OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR THE COST OF MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL BE ALLOWED TO REMOVE ANY OBSTRUCTIONS TO THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- 9) VARIANCE REQUEST TO LOC FOR LOT 1 - LOT WITHIN LOT 2 VERSUS 120' REQUIREMENT.

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
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
PFC = POINT FOR CORNER

CHAIRMAN	DATE
Approved by the City of Kalamazoo City Council:	
MAYOR	DATE
CITY SECRETARY	DATE
DOCUMENT NUMBER	DATE

STATE OF TEXAS
COUNTY OF TARRANT

BEGGINING of a point for corner, said corner lying along the East Right-of-Way line of Judge Bond Road (a 80 foot Right-of-Way), same being the Southwest corner of Lot 1, Block A, Rowell addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D214194842, official Public Records, Tarrant County, Texas.

THENCE North 89 degrees 00 minutes 37 seconds East, along the South line of said Lot 1, a distance of 268.74 feet to a 1/2 inch Iron rod found for corner, said corner being the Southeast corner of said Lot 1, same being the Southwest corner of Lot 31, Block A, Windsor Estates, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D219151566, official Public Records, Tarrant County, Texas.

THENCE South 00 degrees 14 minutes 11 seconds East, along the West line of said Nimri tract, a distance of 345.03 feet to a point for corner, said corner

THENCE South 89 degrees 51 degrees 06 seconds West, along the North Right-of-Way line of said Florence Road, a distance of 322.20 feet to a point for corner, said corner being in the intersection of the North Right-of-Way of said Florence Road and the East Right-of-Way line of said Judas Blind Road

THENCE North 00 degrees 29 minutes 03 seconds West, along the East Right-of-Way line of said Judge Bland Road, a distance of 340.84 feet to the POINT

•NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Quentin Quince Hannon, 130, and Quin Quince, rather as a friend, do hereby admit this and declare that the books above described represent as

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

constructing, reconstructing, inspecting, and patrolling, without the necessity of 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 Keila.

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2025.

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Heather Konopka, known to me to be the person whose

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Native Buhls in and for Dallas County, Texas

That I, Bryan Connolly, 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.

Dated this the _____ day of _____, 2025.

Bryan Connolly

RELEASED FOR REVIEW 05/28/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED AS EVIDENCE OR OTHER ADOPTED AS A FINAL SUBSTANTIVE DOCUMENT

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 Connolly 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

MINOR PLAT. OF

ROANOKE CHRISTIAN CENTER ADDITION

110.820.78 SQ.FT. / 2.54 ACRES

CITY OF KELLER, TARRANT COUNTY, TEXAS

1413 East I-30, S

1900 W. KIRKWOOD BLVD. #4500C
SOUTH LAKE, TEXAS 76092

SCALE: 1"=40' / DATE: 05/28/2025 / JOB NO. 2408389-02 / DRAWN