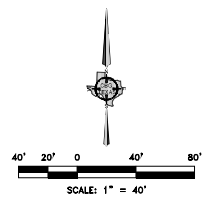


VICINITY MAP
1" = 1000'



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 THREE LOTS (ZONED SF-20) FROM A TRACT OF LAND.
- 3) THE SUBJECT PROPERTY IS IN ZONE A, AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 494502000K, DATED SEPTEMBER 25TH, 2009.
- 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) ANY NEW HOME BUILT ON LOT 1, BLOCK A, LOT 2, BLOCK A, AND LOT 3, BLOCK A, THAT IS 6,000 SQUARE FEET OR LARGER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPINNERS.
- 8) THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBTSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MONITOR, CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH COULD 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 CONTINUATION 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 LIABLE FOR ANY DAMAGES TO THE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- 9) VARIANCE REQUEST TO UDC FOR LOT 1 - LOT WIDTH 120' VERSUS 140' REQUIREMENT.
- 10) VARIANCE REQUEST TO UDC FOR LOT 2 - LOT DEPTH OF 160' VERSUS 200' REQUIREMENT.

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
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
P.C. = POINT FOR CORNER

Approved by the City of Keller Planning and Zoning Commission:

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Pentavia Custom Homes, LLC, is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarrant County, Texas, some being that tract of land conveyed to Pentavia Custom Homes, LLC, by deed recorded in Instrument No. 022502468, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying along the East Right-of-Way line of Judge Bland Road (a 80 foot Right-of-Way), some being the Southwest corner of Lot 1, Block A, Rowan Christian Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number 021419442, 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 point for corner, said corner being the Southeast corner of said Lot 1, some 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 021915165, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 25 seconds East, along the South line of said Lot 31, a distance of 54.98 feet to a point for corner, said corner lying along the South line of said Lot 31, some being the Northwest corner of a tract of land conveyed to Bowen Nimrit by deed recorded in Instrument Number 021154569, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 14 minutes 11 seconds East, along the West line of said Nimrit tract, a distance of 345.03 feet to a point for corner, said corner being the Southwest corner of said Nimrit tract, some lying along the North Right-of-Way line of Florence Road (a public Right-of-Way);

THENCE South 89 degrees 51 degrees 08 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 lying in the intersection of the North Right-of-Way of said Florence Road and the East Right-of-Way line of said Judge Bland Road, from which a 1/2 inch iron rod found bears North 50 degrees 46 minutes 29 seconds East, a distance of 5.50 feet to witness;

THENCE North 00 degrees 28 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 OF BEGINNING and containing 110,820.78 square feet or 2.54 acres of land.

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Pentavia Custom Homes, LLC, and Curt Dubose acting as a Agent, do hereby adopt this plat designating the herein above described property as ROWAN CHRISTIAN 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 upon the said easement strips for the purpose of 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 plotting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

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

Pentavia Custom Homes, LLC. (Owner)
Curt Dubose (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 Heather Kanopka, 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

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 plotting rules and regulations of the City of Keller, Texas. Registered Professional Land Surveyor.

Dated this the _____ day of _____, 2025.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

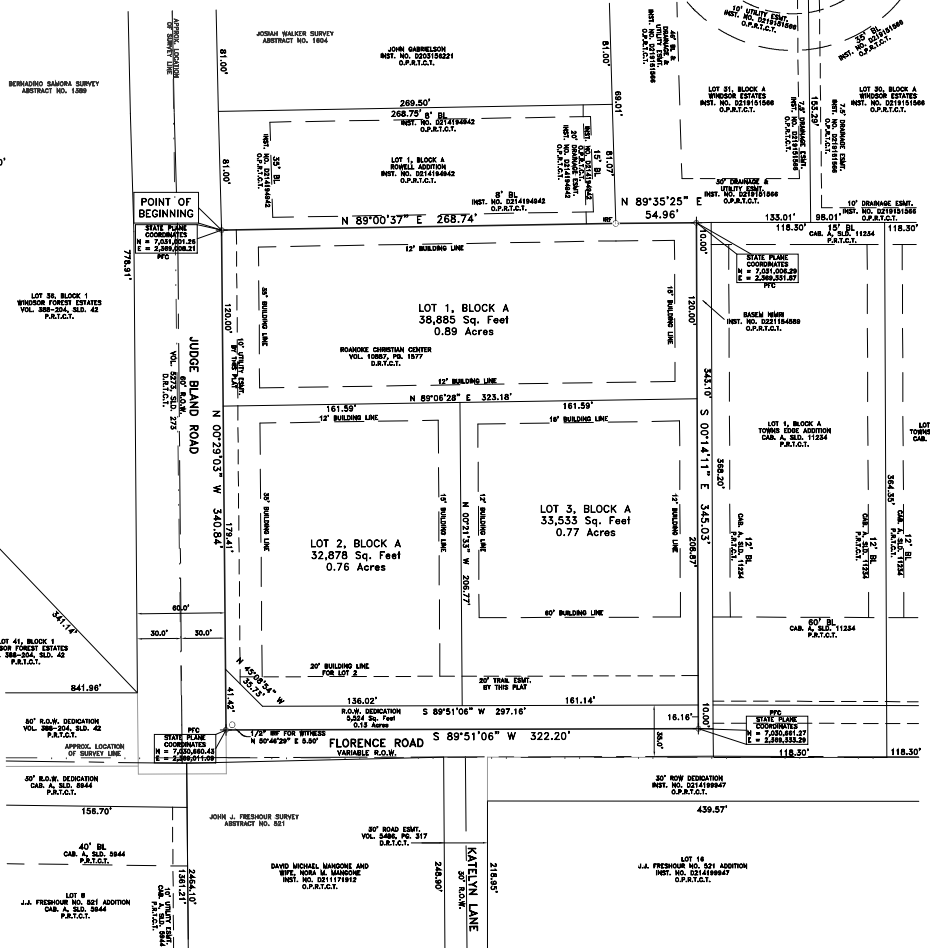
RELEASED FOR REVIEW 05/28/2025 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS
COUNTY OF TARRANT

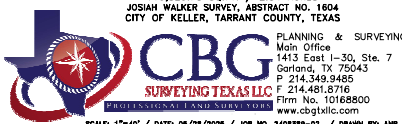
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

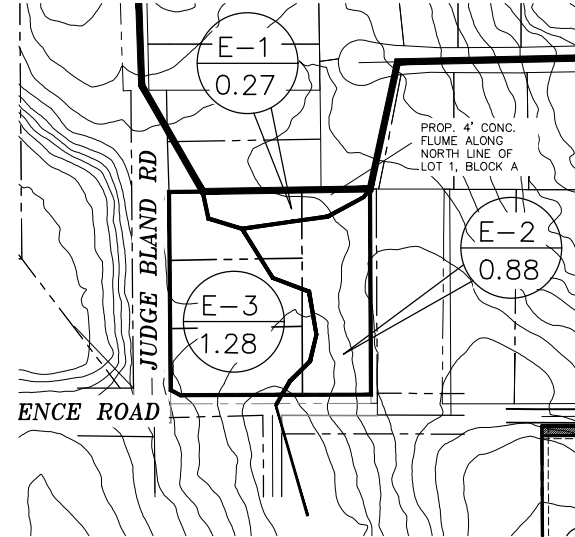
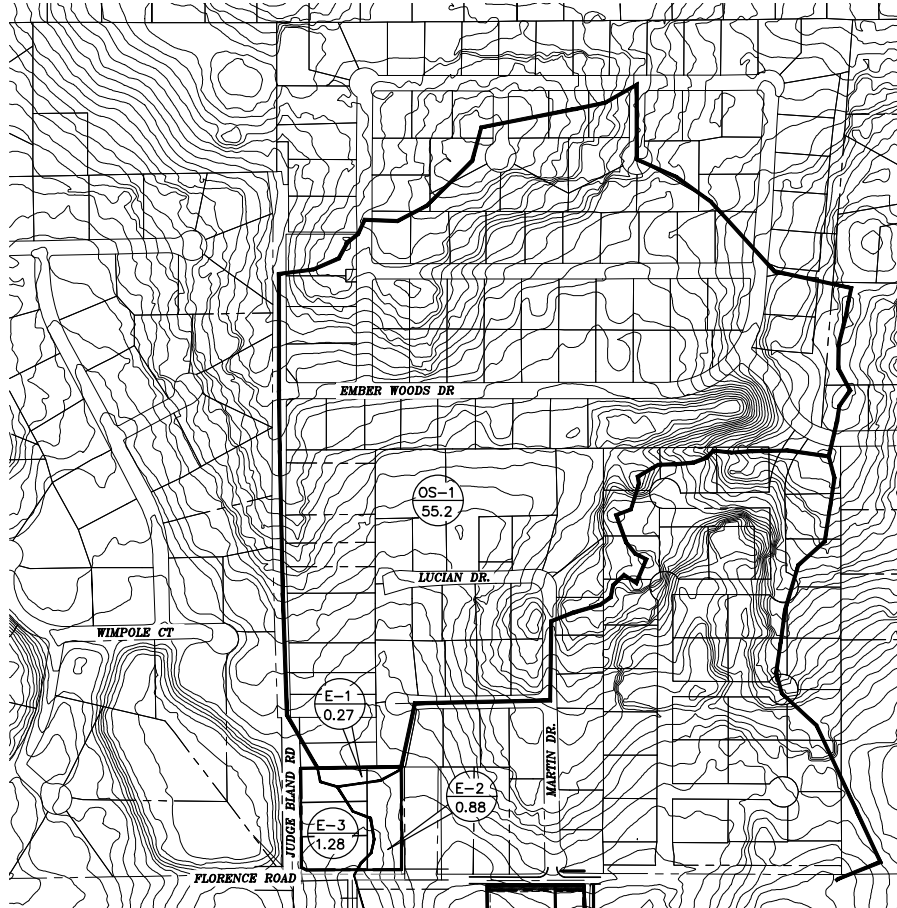


MINOR PLAT OF
LOTS 1-3, BLOCK A
ROWAN CHRISTIAN CENTER ADDITION
ZONING SF-36
2257 FLORENCE ROAD
110,820.78 SQ. FT. / 2.54 ACRES
JOSHUA WALKER SURVEY, ABSTRACT NO. 1604
CITY OF KELLER, TARRANT COUNTY, TEXAS



OWNER: PENTAVIA CUSTOM HOMES
1900 W. KIRKWOOD BLVD. #4500C
SOUTHLAKE, TEXAS 76092
817-758-3854

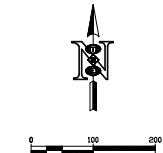
SCALE: 1"=40' / DATE: 05/28/2025 / JOB NO. 2405889-02 / DRAWN BY: AMR



ROANOKE CHRISTIAN CENTER									
LOT 1, BLOCK A									
October 9, 2024									
CONCRETE F.LUME									
Offsite Area:	0.00								
Onsite Area:	0.27	BASIN E-1							
Total Area:	0.27								
C:	0.5								
Tc:	15min								
1100:	7.98								
Design Flow =	1.68 cfs								
base	side slope	D	n	slope	A	W/P	C	V	
		0	0.10	0.01:	0.3273	0.40	4.20	1.36	3.41
		0	0.50	0.01:	0.3273	2.00	5.00	17.76	8.88 CAPACITY

ROANOKE CHRISTIAN CENTER									
October 9, 2024									
EXISTING DRAINAGE AREAS									
AREA	To	Ac	C	11	Q 1	1 10	Q 10	1 100	Q 100
E-1	15	0.27	0.50	3.32	0.45	5.53	0.75	7.98	1.08
SUBTOTAL					0.45		0.75		1.08
E-2	15	0.88	0.50	3.32	1.46	5.53	2.40	7.98	3.51
SUBTOTAL					1.46		2.40		3.51
E-3	15	1.28	0.50	3.32	2.12	5.53	3.54	7.98	5.11
SUBTOTAL					2.12		3.54		5.11
TOTAL					2.40		4.63		6.70
								9.70	TOTAL FROM PROJECT
CS-1	25	55.25	0.50	2.47	68.17	4.30	118.68	6.33	174.71
E-1	25	0.27	0.50	2.47	0.33	4.30	0.58	6.33	0.85
E-2	25	0.88	0.50	2.47	1.09	4.30	1.88	6.33	2.70
TOTAL					68.17		118.68		178.35
									TOTAL FROM PROJECT AND OFF-SITE TO FLORENCE

No.	REVISIONS/ SUBMISSIONS	Date



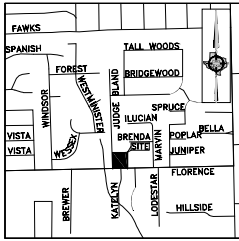
PRELIMINARY
FOR INTERIM REVIEW ONLY
By THOMAS L. HOOVER P.E. # 62493
Date 10-09-24
THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT
PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

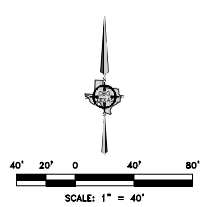
PENTAVIA
LOTS 1 - 4, BLOCK A
ROANOKE CHRISTIAN CENTER ADDITION
JOSIAH WALKER SURVEY, ABSTRACT 1604
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
2.54 ACRES OF LAND
CURRENT ZONING - "SF-36"

DRAINAGE AREA MAP

DESIGNED	TLH	SCALE	1"=40'	PROJECT NO.	SHEET
DRAWN	SDS	DATE	10-09-24		DS-2
CHECKED	TLH				



VICINITY MAP
1" = 1000'



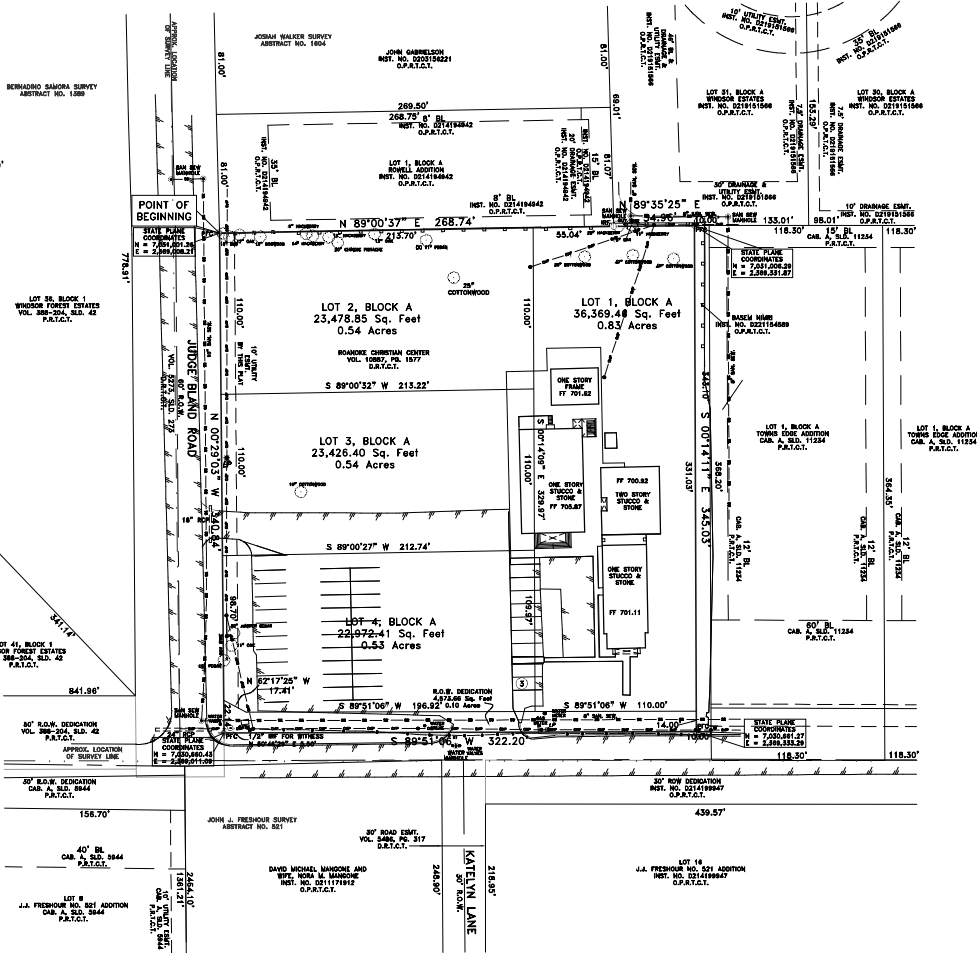
GENERAL NOTES

- 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 FOUR LOTS 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 48439C000K, DATED SEPTEMBER 25TH, 2009.
- 4) AN ENGINEERED DRAINAGE 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) ANY NEW HOME BUILT ON LOT 1, BLOCK A THAT 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 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 COULD 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 MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
- 9) VARIANCE REQUEST FOR UDC - LOT SIZE: FRONT LOT WIDTH MINIMUM IS 140'. WE ARE REQUESTING ON THE 4 LOTS FOR THE MINIMUM WIDTH TO BE 110' ACROSS VS. 140' REQUIREMENT. THIS ADJUSTMENT WILL ALLOW FOR BETTER LOT UTILIZATION AND OVERALL SITE LAYOUT WHILE MAINTAINING NEIGHBORHOOD CHARACTER.

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

Approved by the City of Keller Community Development Department	
DIRECTOR	DATE
SECRETARY	DATE
DOCUMENT NUMBER	DATE



SUMMARY TABLE:

NUMBER OF LOTS = 4
110,820.78 SQUARE FEET
ZONING (SF-36)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Roanoke Christian Center is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarrant County, Texas, same being that tract of land conveyed to Roanoke Christian Center by deed recorded in Volume 10087, Page 1377, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying along the East Right-of-Way line of Judge Bland Road (a 60 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 221154589, 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 point for corner, said corner being the Southwest 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 221154589, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 25 seconds East, along the South line of said Lot 31, a distance of 54.96 feet to a point for corner, said corner lying along the South line of said Lot 31, same being the Northwest corner of a tract of land conveyed to Basem Mimri by deed recorded in Instrument Number 221154589, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 11 seconds East, along the West line of said Mimri tract, a distance of 345.03 feet to a point for corner, said corner being the Southwest corner of said Mimri tract, same lying along the North Right-of-Way line of Florence Road (a public Right-of-Way);

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 lying in the intersection of the North Right-of-Way of said Florence Road and the East Right-of-Way line of said Judge Bland Road, from which a 1/2 inch iron rod found bears North 50 degrees 46 minutes 28 seconds East, a distance of 5.50 feet for witness;

THENCE North 00 degrees 28 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 OF BEGINNING and containing 110,820.78 square feet or 2.54 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Roanoke Christian Center, and Heather Kanopka acting as a representative, do hereby adopt this plat designating the herein above described property as ROANOKE CHRISTIAN 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 leave 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 easement strips for the purpose of 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 plotting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

Roanoke Christian Center (Owner)
Heather Kanopka (Representative)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Heather Kanopka, 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 _____, 2024.

Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

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 plotting rules and regulations of the City of Keller, Texas.

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW 11/11/2024 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 Connolly
Texas Registered Professional Land Surveyor No. 5513

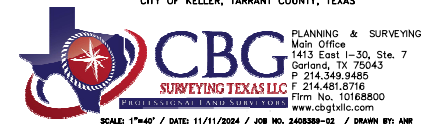
STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

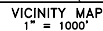
EXISTING CONDITIONS SURVEY
ROANOKE CHRISTIAN CENTER ADDITION
ZONING SF-36
2257 FLORENCE ROAD
110,820.78 SQ. FT. / 2.54 ACRES
JOSHUA WALKER SURVEY, ABSTRACT NO. 1604
CITY OF KELLER, TARRANT COUNTY, TEXAS



OWNER: SARA MATIN
220 HUFFMAN BLVD.
KELLER, TEXAS 75248
817-645-4080

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Gorland, TX 75043
P 214.349.0455
F 214.481.8716
T 214.481.8700
www.cbgllc.com

SCALE: 1"=40' / DATE: 11/11/2024 / JOB NO. 2405389-02 / DRAWN BY: AMR



- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATA OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM A TRACT OF LAND DESCRIBED AS:
- 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'S (FEMA) FLOOD INSURANCE RATE MAP NO. 17093C00000R, DATED SEPTEMBER 23TH, 2009.
- 4) AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF HOUSTON'S PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 5) ALL SETBACKS SHALL BE MAINTAINED WITH THE EXISTING DISTRICT, AS SHOWN ON THE PLAT.
- 6) A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
- 7) ANY NEW HOME BUILT ON LOT 1, BLOCK A THAT IS 6,000 SQUARE FEET OR MORE SHALL BE REQUIRED TO HAVE TWO STORM WATER RUNOFF CISTERNS.
- 8) THE DRAINAGE EASEMENTS ARE DESIGNATED AS THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO MAINTAIN AND PRESERVE.

INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOVED, CLEAN AND FREE OF DEBRIS, SILT OR OTHER OBSTRUCTIONS. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE CITY OF KELLER SHALL HAVE THE RIGHT TO ENTER ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF INSPECTION, MAINTENANCE AND REPAIR. THE PROPERTY OWNER AGREES TO MAINTAIN THE EASEMENTS IN ACCORDANCE WITH THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE PROPERTIES OR THE EASEMENTS. THE CITY OF KELLER WILL NOT BE LIABLE FOR DAMAGES TO THE EASEMENTS. NO CONSTRUCTION, MODIFICATIONS OR FENCING SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN

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

= DEED RECORDS, TARRANT COUNTY, TEXAS
= PLAT RECORDS, TARRANT COUNTY, TEXAS
T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
= INSTRUMENT NUMBER
= VOLUME, PAGE
CONTROLLING MONUMENT
RIGHT-OF-WAY
POINT FOR CORNER

Approved by the City of Keller Community Development Department

DIRECTOR	DATE
SECRETARY	DATE
DOCUMENT NUMBER	DATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Roanoke Christian Center is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarrant County, Texas, same being that tract of land conveyed to Roanoke Christian Center by deed recorded in Volume 10887, Page 1577, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying along the East Right-of-Way line of Judge Bond Road (a 60 foot Right-of-Way), same being the Southwest corner of Lot 1, Block A, Rawlind Addition, an addition to the City of Kaller, 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 Lot 1, same being the Southwest corner of Lot 51, Block A, Windsor Estates, an addition to the City of Kaller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D219151568, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 25 seconds East, along the South line of said Lot 31, a distance of 54.96 feet to a point for corner, said corner lying along the South line of said Lot 31, same being the Northwest corner of a tract of land conveyed to Basem Nimri by deed recorded in Instrument Number D221154589, 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 being the Southwest corner of said Nimri tract, same lying along the North Right-of-Way line of Florence Road (a public Right-of-Way);

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 lying in the intersection of the North Right-of-Way of said Florence Road and the East Right-of-Way line of said Judge Blund Road, from which a 1/2 inch iron rod found bears North 50 degrees 46 minutes 29 seconds East, a distance of 5.50 feet for witness;

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 OF BEGINNING and containing 110,820.78 square feet or 2.54 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ronalds Christian Center, and its/her Konaka acting as a representative, do hereby adopt this plan designating the herein above described property as **RONALDS CHRISTIAN CENTER ADDITION**, on 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 thereon for the mutual and exclusive use of garbage trucks, operations, and all public utilities, and do hereby reserve the right to use the City of Keller's streets and alleys for the purpose of installing any building, structure, or improvements which in any way endanger or interfere with the construction, maintenance, and occupancy of its respective systems of any of these easement strips, and do hereby reserve the right to use the City of Keller's streets and alleys for the purpose of installing any building, structure, or improvements for constructing, reconstructing, inspecting, and pot-holing, without the necessity of any time of procuring the permission of anyone. Trees and shrubs further from the street from the utility lines shall remain. This plot approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

Roanoke Christian Center (Owner)
Heather Konopka (Representative)

STATE OF TEXAS
COUNTY OF TARRANT

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 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 _____, 2024.

Notary Public in and for Dallas County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

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.
Registered Professional Land Surveyor.

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW 10/08/2024 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 Connolly
Texas Registered Professional Land Surveyor No. 5513

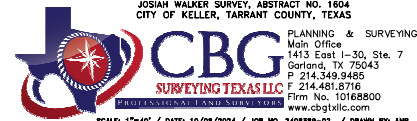
STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024

Notary Public In and for the State of Texas

TREE SURVEY OF
LOTS 1-4, BLOCK A
ROANOKE CHRISTIAN CENTER ADDITION
ZONING SF-36
2257 FLORENCE ROAD
110,820.78 SQ.FT. / 2.54 ACRES
JOSIAH WALKER SURVEY, ABSTRACT NO. 1604
CITY OF KELLER, TARRANT COUNTY, TEXAS



OWNER: SARA MATIN
220 HUFFMAN BLUFF,
KELLER, TEXAS 76248
972-948-4090

SCALE: 1"=40' / DATE: 10/08/2024 / JOB NO. 2408389-02 / DRAWN BY: ANR

SUMMARY TABLE:

NUMBER OF LOTS = 1
38,976 SQUARE FEET
ZONING (SF-36)