

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 CREAT THREE LOTS (200H S 72-20) FROM A TRACTO F LAND.

3) THE SUBJECT PROPERTY IS IN ZOHE X, AN AREA DETERMINED TO BE OUTSIDE THE TOO-YEAR FLOODHAIN BASED ON THE FEDERAL LURERCHNY MANDELMENT ACTION THOO INSURANCE BRUME JUMP AND PAUD REASON, DATED ON THE FEDERAL LURERCHNY MANDELMENT ACTION THOO INSURANCE BRUME JUMP AND PAUD REASON, DATED THE TOO THE TOO THE CONTROLLED THE PROPERTY OF THE TOO THE PROPERTY OF THE TOO TH

ON THE TEDERAL EMPRICIEST MANAGEMENT AGENCY FLOOD INSURANCE RATE WAP, MAP NUMBER 48439C0080K, DATED SETTILEMER 2011, 2008.

4) AM ROMMERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AN EXELEMENT POR CONSTRUCTION BY THE PUBLIC WORK SCHOOLS CONSTRUCT, AND SUBMITTED AS DESCRIPTION TO SET WAS A DESCRIPTION OF THE PUBLIC WORK SCHOOLS CONSTRUCT, AS DESCRIPTION THE KELLER UNIFIED OF THE PUBLIC WORK SCHOOLS CONSTRUCT, AS DESCRIPTION THE KELLER UNIFIED OF A SEPARAT TAP AND LETTER ARE REQUIRED FOR THE SUPPLY LINES.

7) ANY NEW HOUSE 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 SPRINGLES.

8) THE DRAINAGE LEASEMENTS ARE DEDOCATED TO THE CITY OF KELLER FOR STORM WATER RUMOFF CONTROL. THESE SEASMENTS ARE THE PROPERTY CONTROLS RESPONSIBLE TO KEEP LANGE STORM WATER RUMOFF CONTROL. THE SEASMENTS ARE THE PROPERTY CONTROLS RESPONSIBLE TO KEEP LANGE STORM WATER RUMOFF CONTROL. THE SEASMENTS ARE TO ENTRY THE PUBLIC STORM WATER PROPERTY CONTROLS RESPONSIBLE TO KEEP AND THE CONTROLS. THE CITY OF KELLER SHALL HAVE THE ROBIN TO ENTRY AND THE SEASMENTS AND THE SEASMENTS AND THE CONTROLS. THE CITY OF KELLER SHALL HOTE OF THE CONTROL THE CITY OF KELLER SHALL HOTE OF THE CONTROL THE CITY OF KELLER SHALL HOTE OF THE CONTROL THE CITY OF KELLER SHALL HOTE OF THE CONTROL TO THE CONTROL THE C

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.

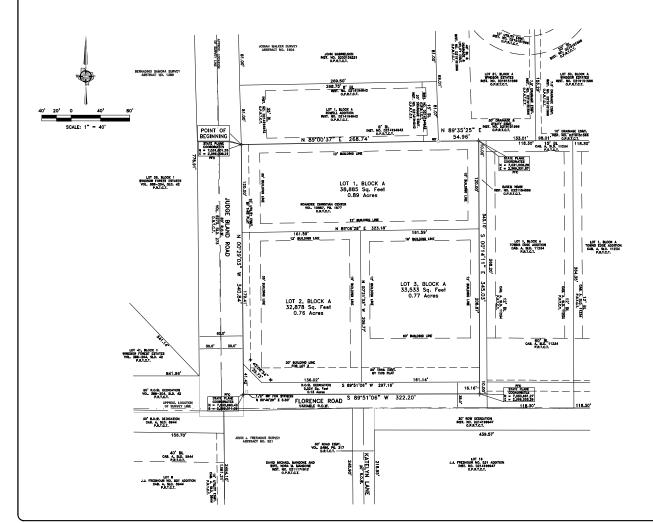
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DEED RECORDS, TARBANT COUNTY, TEXAS PLAY RECORDS, TARBANT COUNTY, TEXAS PLAY RECORDS, TARBANT COUNTY, TEXAS NORTHWARTH NUMBER ROUTHOUSE PAGE TO THE TOWN THE TOWN THE TOWN T D.R.T.C.T. = P.R.T.C.T. = 0.P.R.T.C.T. =

YOL. PG. =

oved 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 TARRAN

WHEREAS Pentovia Custom Homes, LLC. Is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, obstract number 1804, Torrant County, Texas, same being that tract of land conveyed to Pentovia Custom Homes, LLC. by deed recorded in Instrument No. D225023486, Deed Records, Tarrant County, Texas, and being more particularly described by meter and bounds or follows:

BECINNING of a point for corner, sold corner lying along the East Right-of-Way line of Judge Bland Road (a 80 fool Right-of-Way), some 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 2014/194422, 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 288.74 feel to a 1/2 inch Iron rad found for corner, said corner being the Southeast corner of said Lot 1, some being the Southeast corner of Lot 31, Block A, Withdare Earlotes, an addition to the City of Kaller, Tarent County, Texas, according to the plat Inherer recorded in Instrument Mumber 02/1913/1956, Official Public Agreed, Tarrant County, Texas, and the County Texas, and the County Texas are the County Texas and the County Texas are the County Texas and the County Texas are the County Texas are the County Texas are the County Texas and the County Texas are the Coun

THENCE South 89 degrees 51 degrees 06 seconds West, clong the Morth Right-of-Way line of sold Florence Road, a distance of 322.20 fee corner, sold corner lying in the intersection of the North Right-of-Way of sold Florence Road and the East Right-of-Way line of sold Judge from which a 1/2 line hiran rod found bears North 50 degrees 46 minutes 29 seconds East, a distance of 5.0 defended for witness;

THENCE Morth 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 BEDINNING and containing 110,820.78 square feet or 2.54 acres of land.

:NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Peninsia Custom Homes, LLC., and Curl Dubase acting as a Agent, do hereby adopt this plot designating the herein above described property as ROANDEC CHRISTIAN CONTEX ADDITION, an addition to the City of Keiler and do hereby dedicate to the public use forever the streets and alleys shown thereor and do hereby reserve the ecosement wifes shown on this polit for the mutuate use and occumendation of grobes calculation agents and public utilities desiring to use or using some. Any public utility short have the right to remove and teep removed all or part of any buildings and the contraction of the contraction of

controlling, reconstructing, inspecting, and partiting, without the executive of early investing the investing of corporation of corporations. These and shocks from the feel from the utility lines shall remain. This plot opproved subject to all plotting ordinances, rules, regulations, and resolutions of the CI Texas.	fu
WITNESS, my hand at Dallas, Texas, this the day of, 2025.	
Pentovio Custom Homes, LLC. (Owner) Curl Dubose (Agent)	
STATE OF TEXAS COUNTY OF TARRANT	
BEFORE ME, the undersigned, a Motary Public in and for said County and State on this day appears Heather Konopko, known to me to be the per name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations the expressed.	
GIYEN UNDER MY HAND AND SEAL OF OFFICE, this the day of, 2025.	
Notary Public in and for Dallas County, Texas.	
That I, Bryon Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Tex Registered Professional Land Surveyor.	
Dated this the day of, 2025.	
Bryan Connally Texas Registered Professional Land Surveyor No. 5515	
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 Motary Public in and for the sold County and State, on this day personally appeared Bryan Connailly known to me person whose name is absorbled to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expres under oral stated that the statements in the foregoing certificate are true.	fo sed
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of, 2025.	
Notary Public In and for the State of Texas	

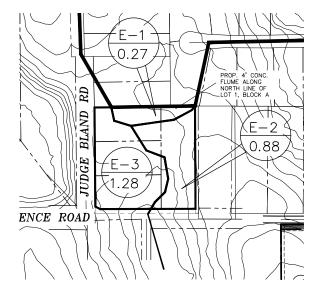
MINOR PLAT OF MINON PLAI OF A

ROANOKE CHRISTIAN CENTER ADDITION
ZONING STZONING ST2257 FLORENCE ROAD
110,820.75 SQ.FT. / 2.54 ACRES
JOSIAN WALKER SURVEY, ABSTRACT NO. 1804
CITY OF KEILER, TARRANT COUNTY, TEXAS

PLANNING & SURVEYING Moin Office Moin Office Grand, 1X 75043 P. 214-349, 3465 F. 214-340, 3465 F. 214-340, 3 ED SURVIYORS www.cbgtxllc.com SCALE: 1"=40" / DATE: 05/28/2025 / JOB NO. 2408389-02 / DRAWN BY: ANR

OWNER: PENTAVIA CUSTOM HOMES 1900 W. KIRKWOOD BLYD. #4500C SOUTHLAKE, TEXAS 76092 817-768-3884







No. REVISIONS/ SUBMISSIONS

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ROANOKE CH	IRISTIA	N CEN	TER
October 9, 2024			

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15	1.28	0.50	3.32	2.12	5.53	3.54	7.98	5.11	CRAINS TO JUDGE BLAND ROAD
				2.12		3.54		5.11	
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25	0.88	0.50	2.47	1.09	4.30	1.89	6.33	2.79	CRAINS TO LOT TO EAST
\rightarrow			_	68.17		118.68		178.35	TOTAL FROM PROJECT AND OFF-SITE TO FLORENCE
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PRELIMINARY FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493 Date <u>10-09-24</u>

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.
1.B.P.E. FIRM REGISTRATION NO. 006009

PENTAVIA

PENIAVIA

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		PROJECT NO.	SHEET
DRAWN	SDS	1"=40'		l DS-
		DATE		of
CHECKED	TLH	10-09-24		







GENERAL NOTES

GENERAL NULES

19 BEARINGS DE BAREO ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OT 1882 (2014)
4202, NORTH AMERICAN DATUM OT 1882 (2014)
50 THE SUBJECT PROPERTY IS IN ZONE X, AN AREA CHEERINGTO OF SE OUTSIDE THE 100-YEAR
FLOODY-AIR BAREO ON THE FEDERAL EMPRICANT MANAGEMENT AGENCY FLOOD INSURANCE PAIR
MAY PARMENT AMASSCOROM, DATES SPITHMEN 2911, 2000.

10 THE STATE OF THE PROPERTY OF THE STATEMENT OF THE STATEMENT OF THE PROPERTY OF THE PROPERTY OF THE PUBLIC WORKS ENGINEERING DEPARTMENT PROPERTY OF SISLANCE OF BUILDING PERMIT.

CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING FERRALT.

5) ALL STRANCES SHALL BE M ACCORDANCE WITH THE ZORNED DISTRICT, AS DESCRIBED IN THE FORTH THE PUBLIC PROPERTY OF THE PUBLIC PROPERTY OF THE STRANGE OF THE AND METER ARE EXCURISED FOR THE SUPPLY LINES.
7) ANY NEW HOME BUILD ON LOT 1, BLOCK A THAT IS 6,000 SOURCE TEST OR LARGER REQUIRES OF THE INSTALLATION OF RESIDENTIAL FOR SYNDRICHES.
8) THE ORANADE EASEMENTS ARE DIDUCATED TO THE THE TOP OF KILLES FOR SYNDRICHES OF THE PUBLIC PROPERTY OWNERS SHALL REET THE CHARACE EASEMENTS MOVED, CLEAR AND FREE OF DEBRIS, SLIT OR OTHER SUBSTRUCES WHICH COULD RESIDENT THE CONTINUE AND FREE OF DEBRIS, SLIT OR OTHER SUBSTRUCES WHICH COULD RESIDENT THE CONTINUE AND FREE OF DEBRIS, SLIT OR OTHER SUBSTRUCES WHICH COULD STANDARD STRANGE AND FREE OF DEBRIS, SLIT OR OTHER SUBSTRUCES WHICH COULD NOT THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSING CONTROL. THE GROTT OF KELLES SHALL HOT BE RESPONDING FOR MAINTENANCE AND EROSING CONTROL. THE CITY OF KELLES SHALL HOT BE RESPONDING FOR MAINTENANCE AND EROSING CONTROL. THE CITY OF KELLES SHALL HOT BE RESPONDING FOR MAINTENANCE AND EROSING CONTROL. THE CITY OF KELLES SHALL HOT BE RESPONDING FOR MAINTENANCE AND EROSING CONTROL. THE CITY OF KELLES SHALL HOT THE STREET OF THE DAMADE EASEMENTS WITHOUT PRIOR WHITEH APPROACH OF THE CITY OF KELLES SHALL HOT THE CANADAGE LASEMENTS WITHOUT PRIOR WHITEH APPROACH OF THE CITY OF KELLES SHALL HOT THE CANADAGE ASSESSMENT OF THE COULD THE CITY OF KELLES SHALL HOT THE CANADAGE ASSESSMENT OF THE COULD THE COULD THE CITY OF KELLES SHALL HOT THE CANADAGE ASSESSMENT OF THE CANADAGE ASSESSMEN

DEED RECORDS, TARRANT COUNTY, TEXAS PLAT RECORDS, TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS INSTRUMENT NUMBER D.R.T.C.T. = P.R.T.C.T. = 0.P.R.T.C.T. =

O.P.R.T.C.T. =
INST. NO. =
VOL., PG. =
CM =
R.O.W. =
PFC = VOLUME, PAGE CONTROLLING MONUMENT

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

40' 20' 0 40' 80' SCALE: 1" = 40'	POINT OF BERNINGS	299.50 200.77 E Millered 200.7	1000 a state of the state of th	Desired Chir. Desire
NOT TO SERVICE A	TRASTI	N 88700'37" E 288.74" 24.5700	LOT 1, BLOCK A 36,369,44 Sq. Feet One crow	118.30° CAL D' BE 11224 P. R. T.C.Y. P. R. T.C.Y. 118.30° P. R. T.C.Y. 118.30°
	10.00 H 20.00	LOT 3, BLOCK A 25,426.40 Sq. Feet 0.54 Acres See Sec. Sec. Sec. Sec. Sec. Sec. Sec.	77 700.43 (1) 25	1000 10 8000 A on the control of the
SALON SECURITIES OF EAST CONTROL OF EAST CONTR	B. S.	22,972-41 Sq. Feet	\$ 89°51'06" W 110.00'	CAL #50_EE 11234
SUMMARY TABLE: A DE CAMPA DE	5944	W. 200 DEMONSTRATE STORY	J.A. FREEDOM R NO. 501 ASSISTANCE NOT. 16. D. 22 ASSISTANCE NOT. 16. D	

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRAN

WHEREAS Roenoke Christian Center is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarrant County, Taxas, some being that tract of land conveyed to Roenoke Christian Center by deed recorded in Yolume 10887, Page 1577, Deed Records, Tarrant County, Taxas, and being more particularly described by makes and bounds or follows:

BEGINNING of a point for corner, sold corner tying along the East Right-of-Way line of Judge Bland Road (a 60 fool 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 2014/19442, O'fficial Public Records, Tarrant County, Texas;

THENCE North 89 degrees 00 minutes 37 seconds East, clong the South line of sold Lot 1, a clintonce of 268.74 feet to a 1/2 linch Iron rad found for comer, sold comer being the Southeast corner of sold Lot 1, some being the Southeast corner of Lot 31, Block A, Windows Lotter, and Configuration of Kaller, Turnari County, Texas, according to the pile Inherent recorded in Instrument Number 2019151556, ORIGIA Public Recording County, Texas, according to the pile Inherent recorded in Instrument Number 2019151556, ORIGIA Public Recording County, Texas, according to the pile Inherent Recorded Instrument Number 2019151556, ORIGIA Public Public Recording County, Texas, according to the pile Instrument Number 2019151556, ORIGIA Public Recording County, Texas, and Texas,

THEMCE Morth 89 degrees 35 minutes 25 seconds East, along the South line of sold Lot 31, a distance of 54,96 feet to a point for corner, sold corner tying along the South line of sold Lot 31, same being the Northwest corner of a fract of land conveyed to Basem Nilmit by deed recorded in instrument Number D221154869, Official Public Records, Torrall County, Teoxis.

THEMCE South 00 degrees 14 minutes 11 seconds East, along the West line of sold Nimri tract, a distance of 345.03 feet to a point for corner, sold corner being the Southwest corner of sold 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 Morth Right-of-Way line of sold Florence Road, a distance of 322.20 feet to a point for corner, sold corner lying in the Intersection of the North Right-of-Way of sold Florence Road and the East Right-of-Way line of sold Judge Bland Road, from which a 1/2 lank line not found bears North 50 degrees 46 milentee 29 seconds East, a distance 5.30 Celet for without 50.00 feets of which are 1/2 to the land of the Control Research 1/2 to 1/2

THENCE North 00 degrees 29 minutes 03 seconds West, along the East Right-of-Way line of sold Judge Bland Road, a distance of 340.84 feet to the POINT OF BEGINNING and containing 110,820.78 square feet or 2.54 cores of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Thei, Roonole Christian Center, and Heather Konspica acting as a representative, do hereby adopt this plot designating the herein above described property on ROANGC CHRISTIAN CCRITER ADDITION, on addition to the City of Kaller and do hereby decident is the public use forever the stress and dileys shown in the plot of the mutual use and accommodation of gerbage collections and of public improvements which in any way and agree to the stress of the

IBAUS.
WITNESS, my hand at Dallas, Texas, this the day of, 2024.
Roanoke Christian Caster (Owner) Hearther Konopka (Representative)
STATE OF TEXAS COUNTY OF TARRANT
BEFORE ME, the undersigned, a Motory Public in and for sold County and State on this day appears Healther Konopka, known to me to be the person who name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein suppressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of, 2024.
Notary Public in and for Dalles County, Texas.
KNOW ALL MEN BY THESE PRESENTS: That I, Bryan Connolly, do hereby certify that I prepared this plot from an octual and occurate 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 Surveys.
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 TEMAS COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the solid County and State, on this day personally appeared Bryan Connelly known to me to be the person whose norms is subscribed to the toregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under corth article that the statements in the foregoing certificate are they.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of, 2024.
Notory 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
JOSIAH WALKER SURVEY, ABSTRACT NO. 1604
CITY OF KELLER, TARRANT COUNTY, TEXAS







SUMMARY TABLE:

ZONING (SF-36)

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

2) THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM A TRACT OF LAND.

3) THIS SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100-THER PLADOPHAIN BASED ON THE TEDRAL EMPERISOR OF THE PROPERTY OWNERS SHALL KEEP THE PROPERTY OWNERS

LEGEND

DEED RECORDS, TARRANT COUNTY, TEXAS PLAT RECORDS, TARRANT COUNTY, TEXAS OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS INSTRUMENT NUMBER YOLLIME, PAGE CONTROLLING, MONUMENT D.R.T.C.T. = P.R.T.C.T. = O.P.R.T.C.T. =

INST. NO. = VOL., PG. = CM =

approved by the City of Keller Community Devel	opment Department
DIRECTOR	DATE
SECRETARY	DATE
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OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF TARRAN

WHEREAS Roonoke Christian Center is the owner of a 2.54 acre tract of land situated in the Josiah Walker Survey, abstract number 1604, Tarront County, Texas, some being that fract of land conveyed to Roonoke Christian Center by deed recorded in Volume 10887, Page 1577, Deed Records, Tarront County, Texas, and being more particularly described by makes and bounds or follows:

BEGINNING of a point for corner, sold corner tying along the East Right-of-Way line of Judge Bland Road (a 60 fool 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 D214154424, Official Public Records, Tarrant County, Texas;

THENCE North 89 degrees 00 minutes 37 seconds East, clong the South line of sold Lot 1, a clintonce of 268.74 feet to a 1/2 linch Iron rad found for comer, sold comer being the Southeast corner of sold Lot 1, some being the Southeast corner of Lot 31, Block A, Windows Lotter, and Configuration County, Texas, according to the pilet hereof recorded in Instrument Number 2019151556, Official Public Recording County, Texas, according to the pilet hereof recorded in Instrument Number 2019151556, Official Public Recording County, Texas, according to the pilet hereof recorded in Instrument Number 2019151556, Official Public Recording County, Texas, according to the pilet hereof recorded in Instrument Number 2019151556, Official Public Recording County, Texas, and Texas and

THENCE Morth 89 degrees 35 minutes 25 seconds East, clong the South line of sold Lot 31, a distance of 54,96 feet to a point for corner, sold corner lying along the South line of sold Lot 31, same being the Northwest corner of a fract of land conveyed to Basem Nilmit by deed recorded in instrument Number 0221154880, Official Public Records, Torroll County, Teors:

THENCE South 00 degrees 14 minutes 11 seconds East, along the West line of solid Nimri tract, a distance of 345.03 feet to a point for corner, solid corner being the Southwest corner of solid 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 Morth Right-of-Way line of sold Florence Road, a distance of 322.20 feet to a point for corner, sold corner lying in the Intersection of the North Right-of-Way of sold Florence Road and the East Right-of-Way line of sold Judge Bland Road, from which a 1/2 lank line not found bears North 50 degrees 46 milentee 29 seconds East, a distance 5.30 Celet for "without 50". Soll feet for "without 50". Soll feet for "without 50" and bears North 50" degrees 46 milentee 29 seconds East, a distance 5.30 Celet for "without 50".

THENCE North 00 degrees 29 minutes 03 seconds West, along the East Right-of-Way line of sold Judge Bland Road, a distance of 340.84 feet to the POINT OF BEGINNING and containing 110,820.76 square feet or 2.54 cores of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Roucks Christian Cartier and isenting transpis calling as a representative, do keeply adopt this paid despecting his hinds show described property and RAMCHC CHRISTIAN CENTER ADMINISTRATION. An oddfined to the City of faller and do heaving decided to the public use forewer the stress collection operates and dipublic impressions with the contraction, making an experiment of the public impressions and only public impressions and only public impressions and only public unity shall of all times have the right of logous and expressions and only public utility shall of all times have the right of logous and expression and only public utility shall of all times have the right of logous and expressions.

WITNESS, my hand of Delice, 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 Konopia, known to me to be the person whose name is subscribed to this 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 doy of, 2024.
Notary Public in and for Dalles County, Texas.
KNOW ALL MEN BY THESE PRESENTS:
That I, Bryan Connolly, do hereby certify that I prepared this pilal from an octual and occurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the pilatting rules and regulations of the City of Keller, Texas. Registered Proteoscorol Land Survey.
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 Connailly Texas Registrered 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 forespella instrument and ocknowledged to me that he executed the same for the purpose therein expressed and under cost stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of, 2024.
Notory Public in and for the State of Texas

TREE SURVEY OF INCE SURVET UP

LOCK A

ROANOKE CHRISTIAN CENTER ADDITION
ZONING STZONING ST2257 FLORENCE ROAD

110,820.75 SQ.FT. / 2.54 ACRES
JOSIAN WALKER SURVEY, ABSTRACT NO. 1804
CITY OF KELLER, TARRANT COUNTY, TEXAS

PLANNING & SURVEYING Moin Office 1-30, Sta. 7 (14) East 1-30, Sta. 7

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