

Point of Beginning

N 02°21'04" E
75.64'

Arc - 382.75'
Radius - 2794.79'
Delta - 7°50'48"
Chord - N 02°02'48" W
382.45'

N MAIN STREET
(US Highway 377 - a variable width public right-of-way)

Arc - 169.60'
Radius - 2804.93'
Delta - 3°27'51"
Chord - N 09°11'03" W
169.57'

N 50°19'05" W
31.63'

S 88°35'32" E 292.31'

S 88°33'00" E 479.48'

JOHNSON ROAD
(A 60 foot public right-of-way)

FLOOD STATEMENT: Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48439C0090L, Effective 3/21/2019, said tract lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.

DEVELOPMENT NOTES:

1: All Open Space lots shall be owned and maintained by the Home Owners' Association.

2: Unless otherwise shown on the final plat, a four (4') foot wide drainage easement shall exist along all common lot lines, the common lot line being the centerline of the easement. In those cases where the rear lot line is not a common lot line, the private drainage easement shall be four feet (4') in width along such rear lot line.

NOTES PER CITY OF KELLER:

- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- Suppression systems shall be installed in the homes that are more than 600 feet from the single access point

DEVELOPMENT SUMMARY

11.6362 ACRES
1 PHASE
26 TOTAL LOTS:

21 RESIDENTIAL LOTS
2 COMMERCIAL LOTS
3 OPEN SPACE LOTS

SMALLEST RESIDENTIAL LOT: 8,426 SF
MINIMUM DWELLING SIZE:

DENSITY: 2.23 LOTS PER ACRE

APPROVED BY THE CITY OF KELLER PLANNING & ZONING COMMISSION

Chairman

Date

Secretary

Date

Document No.

Date

OWNER/APPLICANT:

David Washington, Jr.
DW Commercial, L.L.C.
817-991-2647 mobile
david@dwcommercial.com

SURVEYOR'S CERTIFICATION:

I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Jason B. Rawlings, RPLS No. 5665

STATE OF TEXAS:
COUNTY OF TARRANT:

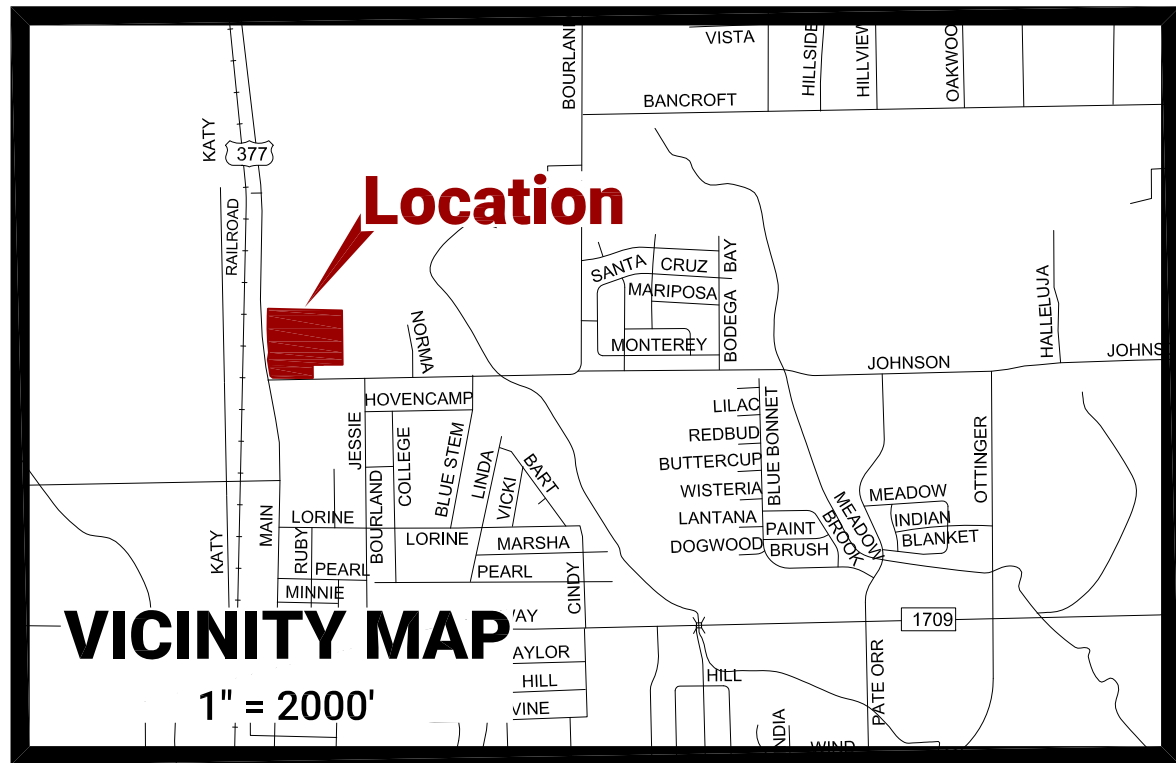
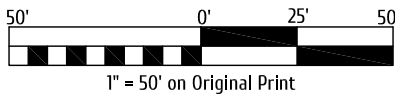
Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Jason B. Rawlings, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public for the State of Texas

Line	Bearing	Distance
CL-1	N 36°50'19" E	15.87'
CL-2	N 45°26'19" W	20.81'
CL-3	S 44°19'45" E	6.90'
CL-4	S 01°11'07" E	125.00'

Curve	Arc	Radius	Central Angle	Chord Bearing	Chord Dist.
CC-1	7.28'	825.00'	0°30'21"	S 88°33'42" W	7.28'
CC-2	92.58'	975.00'	5°26'25"	S 88°58'15" E	92.54'
CC-3	64.78'	825.00'	4°29'57"	S 88°30'01" E	64.77'



STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas Mark Keel, and DW Commercial, LLC, acting by and through the undersigned, its duly authorized agent, are the owners of a tract of land out of the Richard Allen Survey, Abstract No. 29, and situated in the City of Keller, Tarrant County, Texas, said tract being all of Lot 1R and a portion of Lot 2, Block 1, L. L. McDonnell Addition, an addition to the City of Keller, Texas according to the plat thereof recorded in Cabinet A, Slide 10208 of the Plat Records of Tarrant County, Texas, and also including the same tract of land described in the deed to Mark Keel et ux recorded as Document No. D204343827 of the Official Public Records of said County and being more particularly described by metes and bounds as follows:

Beginning at a TxDot monument found for the northwest corner of said Keel tract, said monument being in the easterly right-of-way line of N Main Street (US Hwy. 377);

Thence South 88 degrees 35 minutes 32 seconds East with the northerly boundary line of said Keel tract a distance of 292.31 feet to a 1/2 inch steel rod found for the northeast corner thereof and the most northerly northwest corner of said Lot 2;

Thence South 88 degrees 33 minutes 00 seconds East with the northerly boundary line of said Lot 2 a distance of 479.48 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner thereof;

Thence South 00 degrees 45 minutes 00 seconds East with the easterly boundary line of said Block 1 a distance of 564.64 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly southeast corner of said Lot 1R;

Thence North 89 degrees 43 minutes 00 seconds West with the southerly boundary line of said Lot 1R a distance of 200.30 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence South 23 degrees 05 minutes 15 seconds West continuing with said southerly boundary line a distance of 2.22 feet to a 1/2 inch capped steel rod found for an angle point therein;

Thence South 89 degrees 57 minutes 54 seconds West continuing with said southerly boundary line a distance of 109.80 feet to a nail found for an inner corner of said Lot 1R;

Thence South 00 degrees 40 minutes 36 seconds East with the easterly boundary line of said Lot 1R a distance of 137.35 feet to a 1/2 inch steel rod found for the most southerly southeast corner thereof, said rod being in the northerly right-of-way line of Johnson Road;

Thence North 89 degrees 43 minutes 00 seconds West with the southerly boundary line of said Lot 1R and with said northerly right-of-way line a distance of 419.21 feet to a cross in concrete found for the most southerly southwest corner of said Lot 1R, said cross being the southeasterly end of a corner clip for said northerly right-of-way and the easterly right-of-way line of N Main Street (US Hwy 377);

Thence North 50 degrees 19 minutes 05 seconds West with the westerly boundary line of said Lot 1R and with said corner clip a distance of 31.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly southwest corner of said Lot 1R and the northeasterly end of said corner clip, said rod being in a curve to the right with a radius of 2804.93 feet and whose chord bears North 09 degrees 11 minutes 03 seconds West at 169.57 feet;

Thence northerly with the westerly boundary line of said Lot 1R and said easterly right-of-way line and with said curve along an arc length of 169.60 feet and through a delta angle of 03 degrees 27 minutes 51 seconds to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 08 degrees 46 minutes 56 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 75.64 feet to a TxDot monument found for the beginning of a curve to the right with a radius of 2794.79 feet and whose chord bears North 02 degrees 02 minutes 48 seconds West at 382.45 feet;

Thence northerly with said westerly boundary line and said easterly right-of-way line and with said curve along an arc length of 382.75 feet and through a delta angle of 07 degrees 50 minutes 48 seconds to a TxDot monument found for the end of said curve;

Thence North 02 degrees 21 minutes 04 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 75.64 feet to the **point of beginning** and containing 11.6362 acres of land, more or less;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That we, Mark Keel, and DW Commercial, LLC, acting by and through the undersigned, its duly authorized agent, Owner, do hereby adopt this plat designating the hereinabove described property as **ROSEBURY 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, 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 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand this ____ day of _____, 20____.

Rosebury Partners, LTD.
By: DW Commercial, L.L.C. it's General Partners
David R. Washington, Jr., President

David Washington, Jr. President

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared David Washington, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public for the State of Texas

Witness my hand this ____ day of _____, 20____.

Mark Keel

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and for said County and State on this date appeared Mark Keel, known to me to be the person whose name is subscribed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public for the State of Texas

FINAL PLAT

ROSEBURY ADDITION

AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS BEING 11.6362 ACRES OUT OF THE RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29, AND BEING A REPLAT OF LOT 1-R AND LOT 2, L. L. McDONNELL ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10208 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

JANUARY 2026

