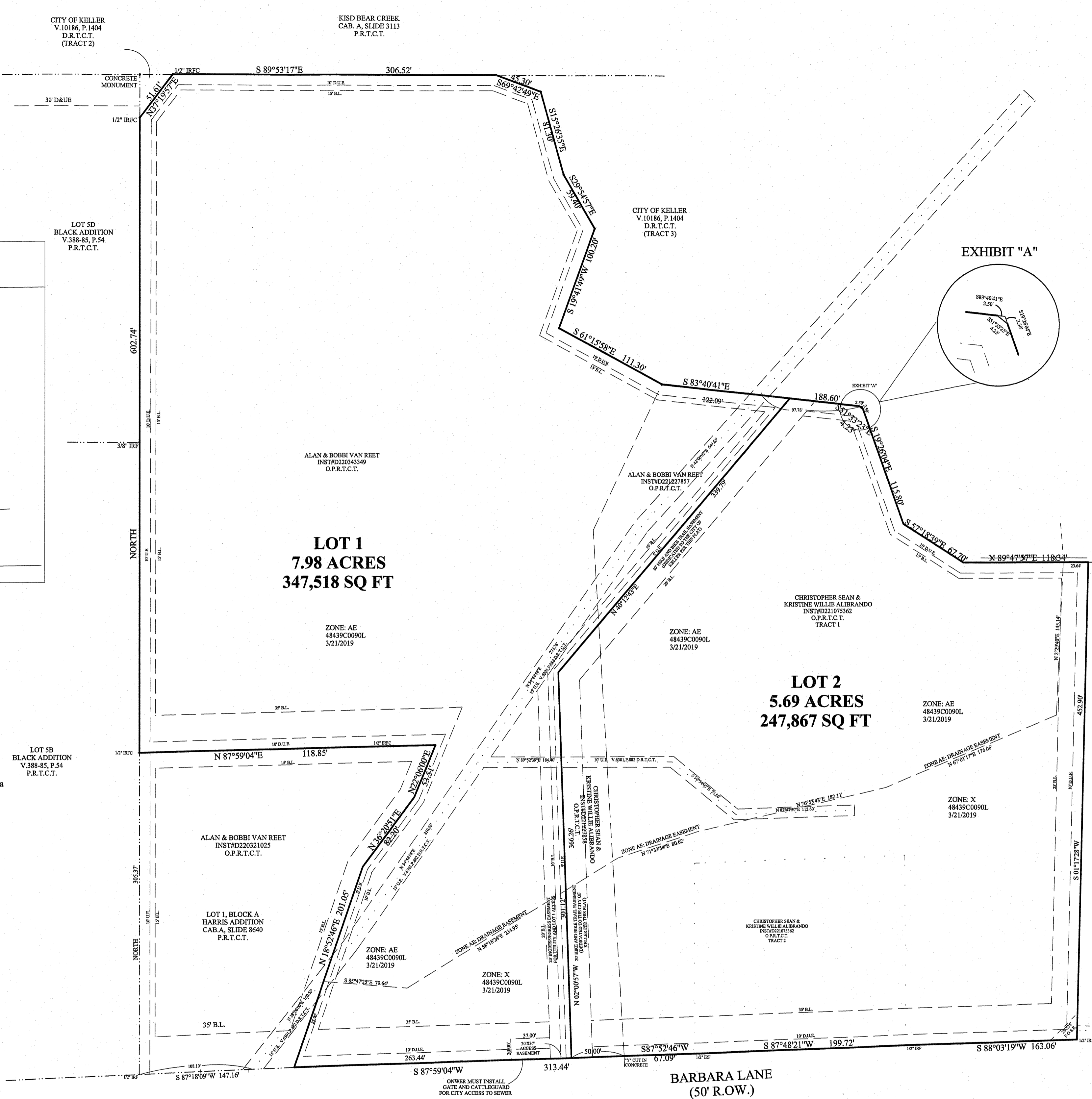
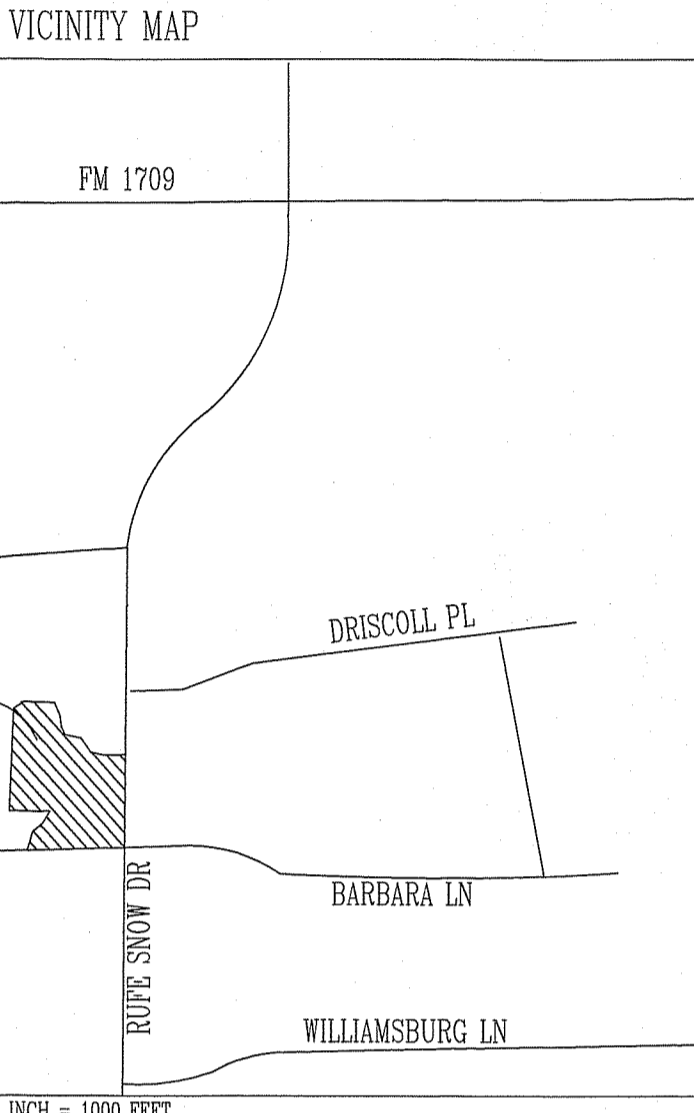


- UTILITY LEGEND**
- ① TELEPHONE RISER
 - Ⓜ UNDERGROUND CABLE
 - Ⓜ WATER METER
 - Ⓜ MALBOX
 - Ⓜ ELECTRIC TRANSFORMER PAD
 - Ⓜ GAS MANHOLE
 - Ⓜ POWER POLE
 - Ⓜ FIRE HYDRANT
 - Ⓜ IRON ROD FOUND
 - Ⓜ IRON ROD SET WITH A TO BURKS #5597 CAP
 - Ⓜ LIGHT POLE



The Drainage easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained. Property owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state, except when major erosion control or drainage projects are needed. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works or designee.

- PLAT NOTES**
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
 - THE SUBJECT PROPERTY DOES LIE WITHIN A 100 YEAR FLOODPLAIN OR OTHER MAPPED FLOOD HAZARD AREA ACCORDING TO FIRM MAP 4849C0090L, DATED MARCH 21, 2019, THE PROPERTY IS IN ZONE "X" AND "AE".
 - ANY MODIFICATIONS TO THE EXISTING HOME ON LOT 2 THAT INCREASES THE SQUARE FOOTAGE TO 6,000 SQUARE FEET OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS THROUGHOUT.
 - ANY NEW HOME BUILT ON LOT 1 THAT IS 6,000 SQUARE FEET OR GREATER REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
 - A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES
 - AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT

GENERAL NOTES:

- BEARINGS ARE BASED ON WEST LINE OF LOT 1, BLOCK A HARRIS ADDITION AS RECORDED IN CABINET A, SLIDE 8640 P.R.T.C.T.

KNOW ALL MEN BY THESE PRESENTS:

That I, Tommy Q. Burks, 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

Tommy Q. Burks 10/14/21
 Tommy Q. Burks
 Registered Professional Land Surveyor No. 5509
 Burks Land Surveying
 FIRM NO. 10069700



APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

[Signature] 09/24/2021
 DIRECTOR DATE

[Signature] 9/24/2021
 SECRETARY DATE

DOCUMENT NO. DATE

SITE SUMMARY

NUMBER OF LOTS: 2
 2 LOTS SF-36
 TOTAL ACREAGE 13.67 AC.
 MINIMUM LOT SIZE: 36,000 SF
 MINIMUM DWELLING SIZE: 2400 SF
 DENSITY: 0.64 DWELLING UNITS/AC.

DEVELOPED BY:
 SEAN ALIBRANDO
 901 Barbara Lane
 KELLER, TEXAS 76248
 801-989-1646
 E-MAIL: alibrandofamily@gmail.com

PREPARED BY:
 BURKS LAND SURVEYING
 223 CR 1260
 DECATUR, TEXAS 76234
 817-228-5577
 E-MAIL: blsurvey98@yahoo.com

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

BEING an 13.67 acre tract of land in the William H. Slaughter Survey, Abstract No. 1431, and being a portion of those certain tracts of land as described in deed to Alan and Bobbi Van Reet as recorded in Instruments #D22034349 & #D221227857 Official Public Records of Tarrant County, Texas and Kristine Willie Alibrando as recorded in Instrument #D221075362 & #D221227858 Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap and said point being plat call the northwest corner of Lot 1, Block A Harris Addition, an addition to the City of Keller, Tarrant County, Texas as recorded in Cabinet A, Slide 8640 of the Plat Records of Tarrant County, Texas and being in the east line of Lot 5 Black Addition, an addition to the City of Keller, Tarrant County, Texas as recorded in Volume 388-85, Page 54 P.R.T.C.T.;

THENCE North along the east line of said Black Addition a distance of 632.74 feet to a 1/2" iron rod found with a cap at the south corner of that certain tract of land as described in deed to the City of Keller (Tract 2) as recorded in Volume 10186, Page 1404 D.R.T.C.T.;

THENCE N 37°19'57" E along the southeast line of said Tract 2 a distance of 51.61 feet to a point in the centerline of a creek;

THENCE S 89°53'17" E along said centerline and the north line of said Harris tract a distance of 306.52 feet to a point at the intersecting point of the centerline of two creeks and said point being the northwest corner of that certain tract of land as described in deed to the City of Keller (Tract 3) as recorded in Volume 10186, Page 1404 D.R.T.C.T.;

THENCE S 69°42'49" E along the centerline of a creek and the west line of said Tract 3 a distance of 45.30 feet to a point;

THENCE S 15°28'35" E along the centerline of a creek and the west line of said Tract 3 a distance of 81.30 feet to a point;

THENCE S 29°54'57" E along the centerline of a creek and the west line of said Tract 3 a distance of 59.40 feet to a point;

THENCE S 19°41'49" W along the centerline of a creek and the west line of said Tract 3 a distance of 100.20 feet to a point;

THENCE S 61°15'58" E along the centerline of a creek a distance of 111.30 feet to a point;

THENCE S 83°40'41" E along said creek a distance of 188.60 feet to a 1/2" iron rod set by bike trail;

THENCE S 61°33'23" E a distance of 4.23 feet to a 1/2" iron rod set by bike trail;

THENCE S 19°28'04" E along said creek a distance of 115.80 feet;

THENCE S 67°18'39" E along said creek a distance of 67.70 feet;

THENCE N 89°47'57" E leaving said creek a distance of 118.34 feet to a 1/2" iron rod in the west line of Rufe Snow Road;

THENCE S 01°17'28" W along said Rufe Snow Road a distance of 452.90 feet to an iron rod at the northwest corner of intersection of said Rufe Snow Road and Barbara Lane;

THENCE S 88°03'19" W along said Barbara Lane a distance of 163.06 feet to a 1/2" iron rod found;

THENCE S 87°48'21" W along said Barbara Lane a distance of 199.72 feet to a 1/2" iron rod found;

THENCE S 87°52'48" W along said Barbara Lane a distance of 67.09 feet to a "Y" found out in the concrete;

THENCE S 87°59'04" W along said Barbara Lane a distance of 313.44 feet to a point in the creek and being by plat call the southeast corner of said Lot 1, Block A Harris Addition;

THENCE N 18°52'46" E along the east line of said Lot 1 a distance of 201.05 feet to a point in the creek;

THENCE N 36°20'51" E along the east line of said Lot 1 a distance of 82.20 feet to a point in the creek;

THENCE N 22°06'00" E along the east line of said Lot 1 a distance of 63.51 feet to a point in the creek at the northeast corner of said Harris Addition;

THENCE S 88°27'19" W along the north line of said Lot 1 a distance of 281.00 feet to the Point of Beginning and containing in all 595,381 square feet or 13.67 acres of land.

And designated herein as Lot 1, Block A VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared Alan Van Reet, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 12 day of October, 2021.

NOTARY PUBLIC Tarrant County, Texas
 Commission expires: 9/2/2024

[Signature]
 Alan Van Reet
 10/12/2021
 Date

[Signature]
 Maribeth Schwartzhoff
 Notary Public, State of Texas
 Comm. Expires 09-02-2024
 Notary ID 13069567

And designated herein as Lot 1, Block A VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared Bobbi Van Reet, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 12 day of October, 2021.

NOTARY PUBLIC Tarrant County, Texas
 Commission expires: 9/2/2024

[Signature]
 Bobbi Van Reet
 10/12/21
 Date

[Signature]
 Maribeth Schwartzhoff
 Notary Public, State of Texas
 Comm. Expires 09-02-2024
 Notary ID 13069567

And designated herein as Lot 2, Block A VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Sean Alibrando, 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 purposes and considerations therein stated.

Given under my hand and seal of office this 13 day of October, 2021.

NOTARY PUBLIC Tarrant County, Texas
 Commission expires: 8-25-2022

[Signature]
 Christopher Sean Alibrando
 10/13/21
 Date

[Signature]
 Kristen Lanell
 Notary Public, State of Texas
 MY COMM. EXP. 08-25-2022
 NOTARY ID 12817944

And designated herein as Lot 2, Block A VRA ADDITION, a subdivision to the City of Keller, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

BEFORE ME, the undersigned authority, on this day personally appeared Kristine Willie Alibrando, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 13 day of October, 2021.

NOTARY PUBLIC Tarrant County, Texas
 Commission expires: 8-25-2022

[Signature]
 Kristine Willie Alibrando
 10/13/21
 Date

[Signature]
 Kristen Lanell
 Notary Public, State of Texas
 MY COMM. EXP. 08-25-2022
 NOTARY ID 12817944

MINOR PLAT
 OF
 LOTS 1 & 2, BLOCK A
 VRA ADDITION
 IN THE
 WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431
 TARRANT COUNTY, TEXAS

BEING
 13.67 ACRES
 2 RESIDENTIAL LOTS
 ZONED: SF-36

OCTOBER 4, 2021