

- A TRANSITION 6" BARRIER CURB TO 6" MOUNTABLE CURB OVER 5 LF
- B 6" MOUNTABLE CURB
RE: DTL. SHT. C3.2
- C PROP. HANDICAP RAMP
RE: SHT. C3.0
- D PROP. LANDSCAPE ISLAND
w/6" MOUNTABLE CURB
RE: DTL. SHT. C3.2
- E 10' WIDE BAND OF BRICK/CONCRETE PAVERS OR STAMPED CONCRETE CENTERED ON SIDEWALK. PAVERS SHALL BE ANTIQUE RED UNI-DECOR PAVERS IN HERRINGBONE PATTERN WITH HOLLAND STONE SOLDIER COURSE
- F PROP. BENCH
- G PROP. FIRE HYDRANT
RE: SHT C4.3 & C4.4
- H PROP. STREET LIGHT
RE: ARCH PLANS
- I PROP. PARKING LOT LIGHT
RE: ARCH PLANS
- J PROP. BIKE RACK
- K PROP. PILOT CHANNEL
RE: SHT. C3.0

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB UNLESS STATED OTHERWISE.
2. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL MEASUREMENTS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT TEXAS ONE CALL TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT CITY OF KELLER STANDARD SPECIFICATIONS FOR CONSTRUCTION, INCLUDING TxDOT SPECIFICATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY OF KELLER, INCLUDING PROVISIONS OF BONDS AND INSURANCE AS REQUIRED PRIOR TO CONSTRUCTION.

BEING A TRACT OF LAND IN THE PAMELA ALLEN SURVEY, ABSTRACT NO. 28, KELLER, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED TO GREENWAY-KELLER, L.P. AS RECORDED IN DOCUMENT NUMBER D207093496 COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS (C.C.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "P&C 100871" SET FOR CORNER IN THE NORTH LINE OF KELLER PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY), SAID ROD BEING THE SOUTHWEST CORNER OF SAID GREENWAY TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK M, SADDLEBROOK ESTATES, PHASE THREE, AN ADDITION TO THE CITY OF KELLER AS RECORDED IN DOCUMENT NUMBER D202124607 C.R.T.C.T.;

THENCE NORTH 00°30'45" WEST, ALONG THE COMMON LINE BETWEEN SAID GREENWAY TRACT AND SAID BLOCK M, FOR A DISTANCE OF 389.49 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF BLOCK B, SADDLEBROOK ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF KELLER AS RECORDED IN CABINET A, SLIDE 4425 PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89°28'30" EAST, ALONG THE SOUTH LINE OF SAID BLOCK B, FOR A DISTANCE OF 164.28 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "P&C 100871" SET FOR CORNER;

THENCE SOUTH 00°30'45" EAST, DEPARTING THE SOUTH LINE OF SAID BLOCK B AND TRAVELING OVER AND ACROSS AFOREMENTIONED GREENWAY TRACT, FOR A DISTANCE OF 383.40 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "P&C 100871" SET FOR CORNER IN THE AFOREMENTIONED NORTH LINE OF KELLER PARKWAY;

THENCE SOUTH 87°58'45" WEST, ALONG SAID NORTH LINE OF KELLER PARKWAY, FOR A DISTANCE OF 47.18 FEET TO A 3 INCH TXDOT BRASS MONUMENT FOUND, SAID MONUMENT BEING THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 5,664.58 FEET AND A CHORD WHICH BEARS SOUTH 88°34'17" WEST FOR A DISTANCE OF 117.10 FEET;

THENCE ALONG SAID CURVE AND THE NORTH LINE OF SAID KELLER PARKWAY THROUGH A CENTRAL ANGLE OF 01°11'04" FOR AN ARC LENGTH OF 117.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.458 ACRES, OR 63,526 SQUARE FEET OF LAND, MORE OR LESS.

REVIEWED BY THE CITY OF KELLER AND
RELEASED FOR CONSTRUCTION

DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

DATE _____

PROPOSED BLDG	6094 SF
REQUIRED PARKING	
2737 SQ. FT. RESTAURANT	28 SPACES
3357 SQ. FT. GROCERY	17 SPACES
TOTAL	45 SPACES
PARKING PROVIDED	47 SPACES

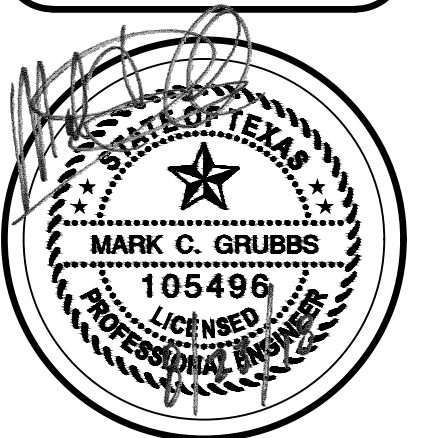
KELLER GEODETIC CONTROL NETWORK MONUMENT #9:
THE BERNSTEIN TOP SECURITY MONUMENT WITH
ACCESS COVER IS LOCATED 9.5' SOUTH OF THE
SOUTH EDGE OF A SIDEWALK ON THE SOUTH SIDE
OF BEARCREEK PARKWAY. THE MONUMENT IS 8.5'
WEST OF THE WEST END OF A BRICK WALL AND
±625' EAST OF THE CENTERLINE INTERSECTION OF
TOWN CENTER LANE AND BEARCREEK PARKWAY.

ELEVATION = 652.54 FEET

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM
OR OTHER UTILITY LOCATING SERVICES AT LEAST 48
HOURS PRIOR TO CONSTRUCTION.

NOTE:
REFER TO TxDOT PERMIT PLAN FOR
DRIVEWAYS AND TURN LANES LOCATED IN
STATE RIGHT-OF-WAY

RUBBS CONSULTING, LLC
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**BRAUM'S ICE CREAM
& DAIRY STORES**
R PARKWAY & KELLER-SMITHFIELD
KELLER, TEXAS

SIIIE PLAN

Proj. No.: 17-010					
Date: 07-06-18					
Scale: (Horiz.) 1"=30'					
(Vert.) N/A					
Drawn By: GPH					
Checked By: MCG					
Approved By: MCG					
REVISIONS					
NO.	DESCRIPTION	DATE			

SHEET NUMBER

C1.0