

VICINITY MAP  
SCALE: 1" = 1000'

**SITE DATA SUMMARY**

EXISTING ZONING - PD (SF-15)  
PROPOSED USE - SINGLE FAMILY RESIDENTIAL  
TOTAL SITE AREA OVERALL - 0.345 ACRES  
TOTAL LOTS WITHIN PD - (SF-15)  
OVERALL DENSITY - 16,479 S.F.  
AVERAGE LOT SIZE WITHIN PD (SF-15) - 15,009 S.F.  
LOT SIZE (REPLAT) - 0.345 ACRES  
OPEN SPACE AREAS (DETENTION AREA, LANDSCAPE/WALL ESM'T'S & ISLANDS WITHIN PD (SF-15)) - 1.00 ACRES (+/- 6.7%)

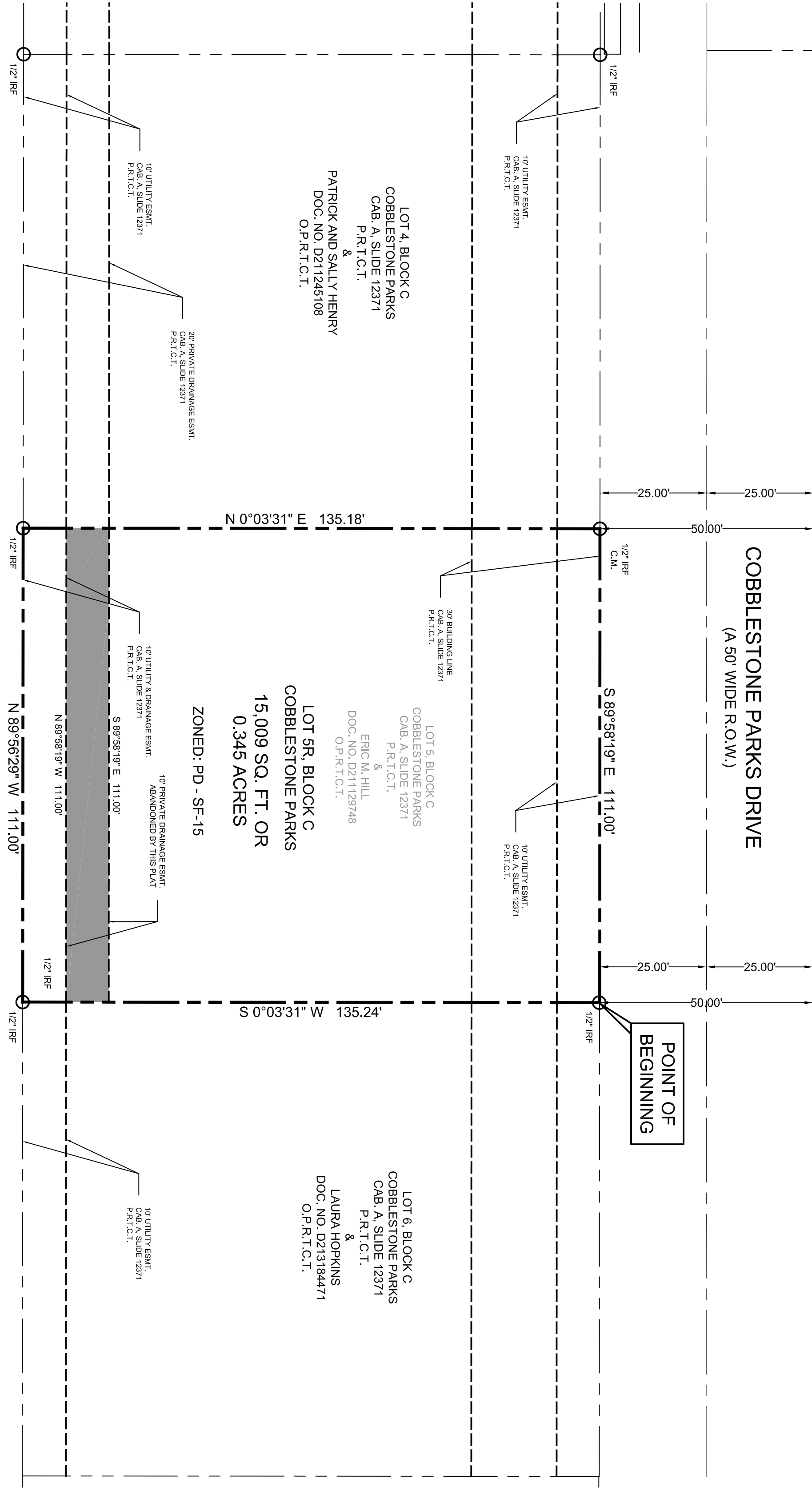
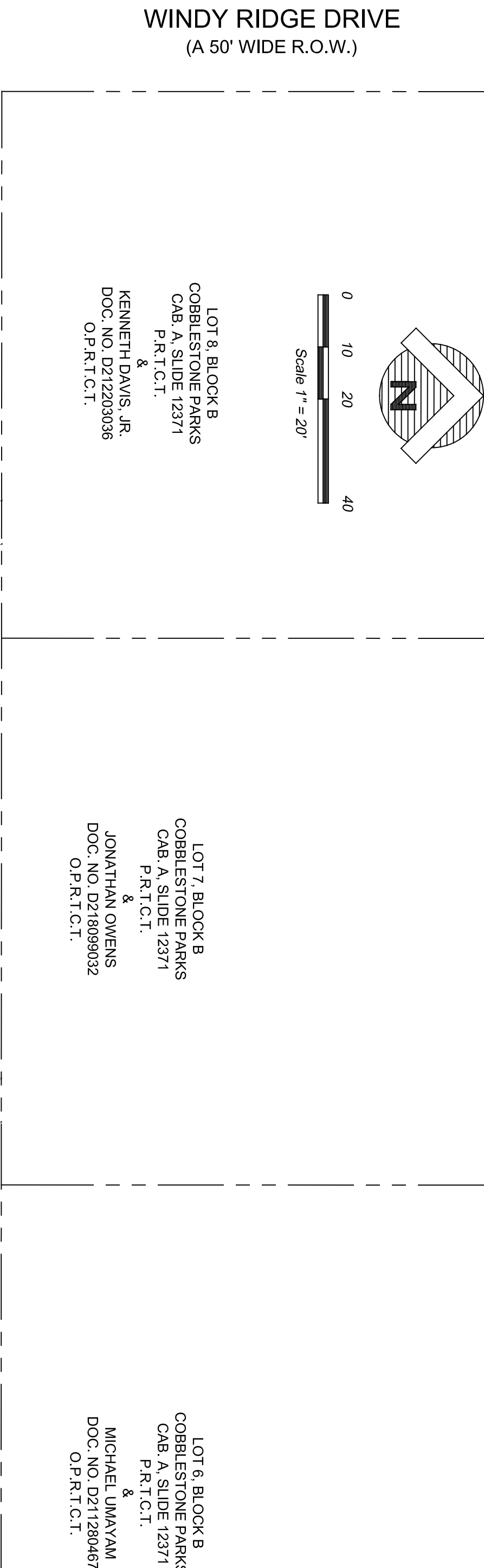
APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENT # \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER:**  
ERIC M. HILL & KELLI C. HILL  
918 COBBLESTONE PARKS DRIVE  
KELLER, TEXAS 76248  
817.354.1445 (CONTACT)  
erchillm@gmail.com



**SURVEYORS CERTIFICATION**

I, WILLIAM P. PRICE, REGISTERED PROFESSIONAL SURVEYOR NO. 3047 IN THE STATE OF TEXAS, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

WILLIAM P. PRICE  
REGISTERED PROFESSIONAL SURVEYOR NO. 3047  
STATE OF TEXAS  
COUNTY OF TARRANT :  
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared William P. Price, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public  
State of Texas

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS NO. 101733-00

**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PARKWAY, STE 217  
MANSHFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

DATE: FEBRUARY 18, 2019  
SCALE: 1" = 20'  
DRAWN BY: R.M.

WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431  
IN THE CITY OF KELLER, TEXAS  
ZONED PD - SF-15

**NOTARY PUBLIC**  
STATE OF TEXAS  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

KELLI C. HILL  
STATE OF TEXAS  
COUNTY OF TARRANT :  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KELLI C. HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

**NOTARY PUBLIC**  
STATE OF TEXAS  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ERIC M. HILL  
STATE OF TEXAS  
COUNTY OF TARRANT :  
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ERIC M. HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

STATE OF TEXAS  
COUNTY OF TARRANT  
WHEREAS, LOREN ABATE IS THE SOLE OWNER OF 1.345 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. SLAUGHTER SURVEY, ABSTRACT NO. 1431, IN THE CITY OF KELLER, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO LOREN ABATE BY DEED AS RECORDED IN DOCUMENT NO. 0213020395, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK C, SAME POINT BEING THE NORTHWEST CORNER OF LOT 6, BLOCK C, COBBLESTONE PARKS, AN ADDITION IN THE CITY OF KELLER, BEING IN THE SOUTH LINE OF COBBLESTONE PARKS DRIVE (A 50.0 FOOT WIDTH RIGHT-OF-WAY);  
THENCE SOUTH 00 DEGREES 03 MINUTES 31 SECONDS, WEST DEPARTING THE SOUTH LINE OF SAID COBBLESTONE PARKS DRIVE AND ALONG THE COMMON LINE OF SAID LOT 5, BLOCK C, AND THE LOT 6, BLOCK C, A DISTANCE OF 135.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK C, SAME POINT BEING THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK C, SAID POINT ALSO BEING IN THE NORTH LINE OF WILLIAM SLAUGHTER ADDITION, AN ADDITION IN THE CITY OF KELLER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-188, PAGE 51, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS, WEST ALONG THE COMMON LINE OF SAID WILLIAM SLAUGHTER ADDITION AND LOT 5, BLOCK 1, A DISTANCE OF 111.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK C, SAME POINT BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK C, COBBLESTONE PARKS, AN ADDITION IN THE CITY OF KELLER, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 12371, PLAT RECORDS, TARRANT COUNTY, TEXAS;  
THENCE NORTH 00 DEGREES 03 MINUTES 31 SECONDS, EAST ALONG THE COMMON LINE OF SAID LOT 4, BLOCK C, AND LOT 5, BLOCK C, A DISTANCE OF 135.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK C, SAME POINT BEING THE NORTHEAST CORNER OF LOT 4, BLOCK C, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID COBBLESTONE PARKS DRIVE;  
THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS, EAST ALONG THE SOUTH LINE OF SAID COBBLESTONE PARKS DRIVE, A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,009 SQUARE FEET OR 0.345 ACRES OF COMPUTED LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT I, ERIC M. HILL, AND KELLI C. HILL, DO HEREBY AGREE THAT PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS COBBLESTONE PARKS, AN ADDITION IN THE CITY OF KELLER, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO LOREN ABATE BY DEED AS RECORDED IN DOCUMENT NO. 0213020395, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OF USING SAME, ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR 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.