



VICINITY MAP
1" = 1000'

- GENERAL NOTES:
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 3. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, COMMUNITY NUMBER 480185 EFFECTIVE DATE 7-7-2014 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 245 K OF SAID MAP.
 4. THE PURPOSE OF THIS MAJOR SUBDIVISION PLAT IS TO CREATE 16 RESIDENTIAL LOTS OF RECORD.
 5. A LOT SPECIFIC ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED, AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 6. ANY NEW HOME BUILT ON PROPOSED BLOCK A, LOTS 1-7 AND BLOCK B, LOTS 1-7 SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLERS REGARDLESS OF SQUARE FOOTAGE.
 7. A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
- DRAINAGE EASEMENTS
THE DRAINAGE EASEMENT 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 UNOBSERVED AND MAINTAINED, INCLUDING EROSION CONTROL. 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 FOR CONFIRMATION OF CONDITION OF THE DRAINAGE WAY 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. THE OPEN CHANNEL AREAS LEFT IN 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.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	315.50'	113.82'	113.21'	N 10°51'53" W
C2	60.00'	323.16'	52.05'	N 15°34'35" E
C3	290.50'	101.07'	100.56'	N 10°29'48" W
C4	334.50'	7.35'	7.35'	N 19°50'03" W
C5	60.00'	303.16'	69.28'	N 74°45'33" W
C6	340.50'	117.37'	116.79'	N 10°24'15" W
C7	40.00'	125.66'	80.00'	N 01°15'14" W

LEGEND

POB = POINT OF BEGINNING
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
R.O.W. = RIGHT OF WAY
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
W.E. = WALL EASEMENT
S.E. = SEWER EASEMENT
U.E. = UTILITY EASEMENT
P.W.E. = PRIVATE WATER EASEMENT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS

_____ = R.O.W. CENTERLINE

PLAN SUMMARY TABLE	
TOTAL LOTS	16
NUMBER OF LOTS PER ZONING CATEGORY	16
TOTAL ACREAGE PER PHASE	16.50
NUMBER OF LOTS PER PHASE	16
MINIMUM LOT SIZE	36,000 SF
MINIMUM DWELLING UNIT SIZE	2,400 SF
DENSITY PER ACRE	30%

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
CONTACT: MIRANDA BUSSELL
TBPLS FIRM #10002100

OWNER:
JEMCOMBS REAL ESTATE, LTD
820 MAIN STREET
KELLER, TX 76248
CONTACT: JOSEPH E. MCCOMBS

ENGINEER:
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
PHONE: (817) 913-1350
CONTACT: THOMAS HOOVER
TBPE FIRM # 6009

RUTHA BAKER SURVEY,
ABSTRACT # 108
TARRANT COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°07'44" E	15.00'
L2	N 00°31'46" W	15.00'
L3	S 45°42'01" W	24.24'
L4	S 44°28'14" W	24.14'
L5	N 20°56'10" W	2.38'
L6	N 36°56'40" E	15.80'
L7	S 22°34'30" E	18.58'
L8	S 44°17'59" W	24.04'
L9	S 45°31'46" W	24.17'
L10	S 24°29'15" W	22.76'
L11	S 88°48'46" W	40.00'
L12	N 68°09'04" W	61.80'
L13	N 22°24'36" W	40.00'
L14	S 51°10'42" E	62.89'
L15	S 18°26'34" W	43.05'
L16	N 52°57'42" W	17.44'
L17	N 66°34'11" E	9.21'

CERTIFICATE OF SURVEYOR

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KELLER, TARRANT COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 DATE _____

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.



1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 150854
DRAWN BY: MLB
DATE: 10-19-2020
R.P.L.S.
KENNETH A. ZOLLINGER

OWNER'S CERTIFICATE

WHEREAS, JEMCOMBS REAL ESTATES, LTD, is the owner of all that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Rutha Baker Survey, Abstract Number 108, and also being all of a tract of land described in a deed to JEMCombs Real Estate, LTD, recorded in Instrument Number D217297002, Official Public Records, Tarrant County, Texas, and being more fully described by metes and bound as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said JEMCombs tract, being the Southeast corner of Lot 4-R, Block 5, Melody Hills Estates, recorded in Volume 388-61, Page 45, Plat Records, Tarrant County, Texas, same being in the West line of Lot 24, Melody Hills East Addition, recorded in Volume 388-125, Page 94, Plat Records, Tarrant County, Texas;

THENCE South 03 degrees 22 minutes 38 seconds East, along the common line of said Lot 24 and said JEMCombs tract, a distance of 69.58 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 24, same being the Westerly Northwest corner of a tract of land described in a deed to Steven F. Hinchey, recorded in Volume 12266, Page 745, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 52 minutes 26 seconds East, along the common line of said JEMCombs tract and said Hinchey tract and along the West line of Lot 1, Block 1, Richard E. Williams Addition, recorded in Volume 388-168, Page 63, Plat Records, Tarrant County, Texas, a distance of 579.99 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 1, Block 1, Richard E. Williams Addition;

THENCE South 00 degrees 13 minutes 11 seconds East, a distance of 68.40 feet to a 1/2 inch iron rod found for the Southeast corner of said JEMCombs tract;

THENCE South 89 degrees 28 minutes 14 seconds West, a distance of 603.15 feet to a fence corner found in the South line of said JEMCombs tract;

THENCE South 89 degrees 03 minutes 56 seconds West, passing a capped iron rod found stamped "CBC" at 20.00 feet, continuing for a total distance of 522.59 feet to a capped iron rod found stamped "WARD" for the Southwest corner of said JEMCombs tract, same being the Southeast corner of Lot 2, Block A, Jackson Road Addition, recorded in Instrument Number D201156364, Plat Records, Tarrant County, Texas;

THENCE North 01 degree 15 minutes 14 seconds West, along the common line of said JEMCombs tract and said Lot 2, Block A, Jackson Road Addition, and along a tract of land described in a deed to James S. Murray and Christy L. Murray, recorded in Volume 12331, Page 1841, Deed Records, Tarrant County, Texas, a distance of 577.96 feet to a 5/8" iron rod found for the Northwest corner of said JEMCombs tract;

THENCE North 86 degrees 18 minutes 24 seconds East, along the common line of said JEMCombs tract and Lot 4, Melody Hills Estates, recorded in Volume 388-61, Page 45, Plat Records, Tarrant County, Texas, a distance of 86.52 feet to a 5/8" iron rod found;

THENCE North 83 degrees 49 minutes 18 seconds East, continuing along said common line, a distance of 303.35 feet to a 5/8" iron rod found;

THENCE North 80 degrees 08 minutes 11 seconds East, continuing along said common line, a distance of 21.74 feet to a 1/2 inch iron rod found;

THENCE North 82 degrees 03 minutes 13 seconds East, continuing along said common line, a distance of 118.05 feet to a 1/2 inch iron rod found;

THENCE North 83 degrees 31 minutes 52 seconds East, continuing along said common line, a distance of 168.21 feet to a 1/2 inch iron rod found;

THENCE North 79 degrees 01 minute 28 seconds East, continuing along said common line, a distance of 140.70 feet to a 1/2 inch iron rod found;

THENCE North 80 degrees 19 minutes 27 seconds East, continuing along said common line, a distance of 297.80 feet to the POINT OF BEGINNING and containing 16.50 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That the, JEMCombs Real Estate, LTD, does hereby adopt this Final Plat designating the herein above described property as Lots 1-8, Block A and Lots 1-8, Block B, of Samantha Springs 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 our hands at Tarrant County, Texas, this _____ day of _____, 2020.

Signatory _____ Title _____

STATE OF TEXAS COUNTY OF TARRANT

Before me on this day personally appeared _____, known to me through his driver's license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 2020.

Notary Signature _____

Approved by the City of Keller Planning and Zoning Commission

Chairman _____ Date _____

Secretary _____ Date _____

Document # _____ Date _____

FINAL PLAT LOTS 1-8, BLOCK A LOTS 1-8, BLOCK B SAMANTHA SPRINGS ADDITION ZONED SF-36

BEING 16.50 ACRES IN THE RUTHA BAKER SURVEY,
ABSTRACT NUMBER 108, IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS