

CHERRY GROVE ESTATES
CABINET A, SLIDE 6315
ZONED: PD-SF-15

I, STEVE MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT
FROM AN ACTUAL GROUND SURVEY OF THE LAND AND THAT THE
CORNER MONUMENTS SHOWN HEREON WERE PROPERTY LOCATED UNDER
MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES
AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

Steve Miller 8-18-06
STEVE MILLER DATE
R. P. L. S. 4224



LOT 1, BLOCK 1
SHADY GROVE ADDITION
CABINET A, SLIDE 440
ZONED: SF-LD

COURSE	BEARING	DISTANCE
L-1	N89°57'43"E	35.00'
L-2	S66°27'04"W	38.27'
L-3	N60°34'45"W	40.06'
L-4	S79°26'02"W	32.04'
L-5	N78°48'20"W	32.04'
L-6	N73°48'09"W	20.73'
L-7	N00°29'58"E	15.00'

LOT	WIDTHS MEASURED ALONG BUILDING LINE ON CUL-DE-SAC	LOT	WIDTHS MEASURED ALONG BUILDING LINE ON CUL-DE-SAC
LOT 9, BLOCK A	90.00'	LOT 9, BLOCK B	90.00'
LOT 10, BLOCK A	90.00'	LOT 10, BLOCK B	90.00'
LOT 18, BLOCK A	90.00'	LOT 18, BLOCK B	90.00'
LOT 8, BLOCK A	90.00'	LOT 8, BLOCK B	90.00'
LOT 9, BLOCK B	90.00'	LOT 9, BLOCK B	90.00'
LOT 10, BLOCK B	90.00'	LOT 10, BLOCK B	90.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	750.00'	338.03'	25°48'25"	335.18'	N12°53'21"E
C-2	750.00'	338.23'	25°50'20"	335.37'	N12°52'53"E
C-3	750.00'	240.82'	18°23'52"	239.79'	N16°36'07"E
C-4	750.00'	97.41'	7°26'29"	97.34'	N03°40'57"E
C-5	440.00'	33.61'	4°22'37"	33.61'	S87°13'39"E
C-6	110.00'	20.26'	10°33'08"	20.23'	S84°42'36"W
C-7	110.00'	21.46'	11°10'47"	21.43'	S85°01'26"W
C-8	110.00'	20.26'	10°33'08"	20.23'	N84°04'54"W
C-9	113.00'	21.46'	10°52'58"	21.43'	N84°23'44"W
C-10	30.00'	20.40'	52°19'48"	26.46'	N63°31'15"W
C-11	30.00'	27.40'	52°19'49"	26.46'	S64°08'57"W
C-12	30.00'	40.40'	77°09'38"	37.42'	N38°32'51"E
C-13	100.00'	26.49'	15°10'43"	26.41'	S82°57'14"W
C-14	120.00'	40.56'	19°22'04"	40.37'	S85°14'59"W
C-15	100.00'	27.48'	15°44'50"	27.40'	N61°32'33"W
C-16	110.00'	21.93'	11°25'23"	21.89'	N79°16'11"W

NOTES:

- This property does not lie within any designated Federal Emergency Management Agency (F.E.M.A.) Flood Hazard Areas as shown on the Flood Insurance Flood Maps for Tarrant County, Texas (48439C0188 H, 48439C0189 H and 48439C0190 H all dated August 2, 1995).
- A Homeowners Association will be organized to assure the proper maintenance of the landscaped/irrigated areas, open space areas, entry features and all fencing. The Homeowners Association shall be responsible for owning and maintaining open space areas Lot 16, Block A and Lot 14, Block B. The Homeowners Association shall also be responsible for enforcement of deed restrictions for Silverleaf.
- The Homeowners Association shall be responsible for maintaining all storm drainage detention facilities and associated private drainage easements within Silverleaf.
- The developer will dedicate the entire 100-foot right of way for Keller Smithfield Road South and the right of way (approximately 18 feet along Shady Grove Road) necessary for future widening of Shady Grove Road. The total amount of right of way dedication is approximately 3.31 acres (i.e. 0.31 of an acre for Shady Grove Road and 3.00 acres for Keller Smithfield Road South). The developer will be responsible for designing and constructing the east lane (i.e. which will be 25-foot from back of curb to back of curb) and the 5-foot sidewalk along the east side of Keller Smithfield Road South and 5-foot along the south side of Shady Grove Road.
- The Roadway Impact Fee will be credited to the developer at the time of the development agreement with the City of Keller. The total Roadway Impact Fee credited to the developer shall not exceed the total cost of construction of the Keller Smithfield Road South roadway.
- In lieu of constructing street widening on frontage abutting Shady Grove Road, the developer shall make a lump sum payment to the City of Keller as specified in the development agreement with the City of Keller.
- The City's Water System Master Plan calls for a 12-inch water line to be constructed in Keller Smithfield Road South. Upon completion and final acceptance of the 12-inch water line in Keller Smithfield Road South by the City of Keller Public Works Department, the City of Keller will reimburse the developer for the water line over sizing (from an 10-inch to 12-inch).
- Park fees will be paid for all residential lots.
- All recording information shown on this plat is per the Deed and Plat Records, Tarrant County, Texas.
- The plat of Cherry Grove Estates (as shown on this plat) and the irons found along its southerly line (the northerly line of Shady Grove) were used as the basis for bearing for this plat.
- Lot 1, Block D to be sold to the owner of Lot 5-R-1, Smithkell Acres upon filing of this plat.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

Whereas Wilbur Silverleaf Development Corp., Michael G. Sofio and Amanda J. Sofio are owners of the following described property:

Being all of Lots 1-4 and a portion of Lot 5, Smithkell Acres, an addition to the City of Keller as shown on the map recorded in Volume 388/5, Page 76, Plat Records, Tarrant County, Texas and being more particularly described as follows:

Beginning at a 5/8" iron with cap found at the northeast corner of said Lot 1, being in the southerly line of Shady Grove Road and in the easterly line of Tract 9, Estes Farm Tracts, an addition to the City of Keller as shown on the map recorded in Volume 388/5, Page 381, said plat records:

Thence S 89 degrees 30 minutes 02 seconds E with the northerly line of said Lots 1-5 and the southerly line of Shady Grove Road, 736.37 feet to a 5/8" iron with cap found at the northeast corner of Lot 5-R-1, Smithkell Acres, an addition to the City of Keller as shown on the map recorded in Volume 388/5, Page 76, said plat records:

Thence S 00 degrees 02 minutes 13 seconds W with the westerly line of said Lot 5-R-1, 245.51 feet to a 5/8" iron with cap found at the southwest corner of said Lot 5-R-1;

Thence S 89 degrees 19 minutes 57 seconds E with the southerly line of said Lot 5-R-1, 145.77 feet to a 5/8" iron with cap found in the easterly line of said Lot 5, at the southeast corner of said Lot 5-R-1 and in the westerly line of Sarah Brooks Estates, an addition to the City of Keller as shown on the map recorded in Volume 388/201, Page 93, said plat records:

Thence S 00 degrees 18 minutes 51 seconds W with the easterly line of said Lot 5 and the westerly line of Sarah Brooks Estates, 1,046.80 feet to a 5/8" iron with cap found at the southeast corner of said Lot 5 and at the northeast corner of Lot 6R, Block A, Bear Creek Bible Church Addition, an addition to the City of Keller as shown on the map recorded in Cabinet A, Slide 7917, said plat records:

Thence N 89 degrees 57 minutes 49 seconds W with the southerly line of said Lot 5 and the northerly line of said Lot 6-R, 174.90 feet to a 5/8" iron found at the southwest corner of said Lot 5 and the southeast corner of said Lot 4;

Thence N 89 degrees 29 minutes 36 seconds W with the southerly line of said Lot 4 and the northerly line of said Lot 6-R, 174.91 feet to a 1/2" iron found at the southwest corner of said Lot 4, the southeast corner of said Lot 3, the northwest corner of said Lot 6R and the northeast corner of Lot 8, said Smithkell Acres:

Thence N 89 degrees 40 minutes 30 seconds W with the southerly line of said Lot 3 and the northerly line of said Lot 8, 174.56 feet to a 5/8" iron with cap found at the southwest corner of said Lot 3, the southeast corner of said Lot 2, the northwest corner of said Lot 8 and the northeast corner of Lot 9, said Smithkell Acres:

Thence N 89 degrees 42 minutes 40 seconds W with the southerly lines of said Lots 1 and 2 and the northerly lines of Lots 9 and 10 said Smithkell Acres, 351.33 feet to a 5/8" iron with cap found at the southwest corner of said Lot 1 and being in the easterly line of said Tract 9;

Thence N 00 degrees 01 minute 22 seconds W with the westerly line of said Lot 1 and the easterly line of said Tract 9, 1,295.89 feet to the point of beginning and containing 25.312 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Wilbur Silverleaf Development Corp., Michael G. Sofio and Amanda J. Sofio do hereby adopt this plat designating the hereinabove property as Silverleaf, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown herein 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 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 upon said easement strips for the purpose of constructing, reconstructing, inspecting and potrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Michael G. Sofio 6 Sept 2006
Date

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles E. Fitzgerald, 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 purpose and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office this 6th day of Sept, 2006.

Margaret A. Cady
Notary Public in and for the State of Texas

Commission expires: 05-30-2008

Michael G. Sofio 8/24/06
Date

Amanda J. Sofio 8-24-06
Date

Before me, the undersigned authority and Civil Law Notary of Saba B. Eustatius, on this day personally appeared Michael G. Sofio and Amanda J. Sofio, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 24 day of 8, 2006.

Civil Law Notary of Saba B. Eustatius

Commission expires: _____

PLANNED DEVELOPMENT STANDARDS FOR ORDINANCE NO. 1314

- MINIMUM LOT SIZE 13,500 S.F. W/AVERAGE LOT SIZE 15,000 S.F.
- MINIMUM LOT WIDTH 100 FEET
100 FEET EXCEPT IN SOME CUL-DE-SAC LOTS WHERE WIDTH IS 90 FEET AS MEASURED AT THE BUILDING LINE
- MINIMUM LOT DEPTH 125 FEET
- MINIMUM FLOOR AREA 2,800 S.F.
- MINIMUM HEIGHT 2 & 1/2 STORIES-35 FEET
- MINIMUM FRONT YARD 30 FEET
- MINIMUM REAR YARD 15 FEET
- MINIMUM SIDE YARD 10% OF LOT WIDTH
- MINIMUM SIDE YARD (ADJ. TO ST.) 15 FEET

PLANNED DEVELOPMENT STIPULATIONS PER ORDINANCE NO. 1314

- THE MINIMUM LOT WIDTH OF ONE HUNDRED FEET (100') TO BE ALLOWED.
- A THIRTY-FIVE FOOT (35') FRONT SETBACK FOR LOT 2, BLOCK C TO BE ALLOWED.
- FENCING ALONG THE EAST PROPERTY LINE OF THE COMMON OPEN SPACE LOT (LOT 16, BLOCK A) SHALL BE A SIX-FOOT (6') WROUGHT IRON FENCE.
- FRONT SETBACK FOR LOT 1, BLOCK C TO BE SIXTY FEET (60').

SITE DATA SUMMARY

EXISTING ZONING : PD (SF-15) PER ORDINANCE NO. 1314
PROPOSED USE : SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 25.31 ACRES
TOTAL LOTS WITHIN PD (SF-15) = 43 RESIDENTIAL LOTS,
1 OPEN SPACE LOT FOR DETENTION, 1 OPEN SPACE LOT FOR PARK AND ONE NON-DESIGNATED LOT.
OVERALL DENSITY: 1.70 LOTS/ACRE
AVERAGE LOT SIZE WITHIN PD (SF-15): 1,826.5 S.F.
OPEN SPACE AREAS (DETENTION AREA, PARK, LANDSCAPE/
WALL EASEMENTS WITHIN PD (SP-15) = 1.303 ACRES (5.15%)
R.O.W. DEDICATION (KELLER-SMITHFIELD ROAD SOUTH & SHADY GROVE ROAD = 3.31 ACRES (13%).

FINAL PLAT FOR LOTS 1-24, BLOCK A, LOTS 1-19, BLOCK B,
LOT 1 & LOT 2, BLOCK C AND LOT 1, BLOCK D

SILVERLEAF

BEING A REPLAT OF ALL OF LOTS 1-4 AND A PORTION OF LOT 5, SMITHKELL ACRES, AN ADDITION TO THE CITY OF KELLER AS SHOWN ON THE MAP RECORDED IN VOLUME 388/5, PAGE 76, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING IN THE JAMES C. BRADFORD SURVEY, TARRANT COUNTY, TEXAS AND BEING 25.312 ACRES CONTAINING 43 RESIDENTIAL, 2 COMMON OPEN SPACE LOTS AND ONE NON-DESIGNATED LOT (LOT 1, BLOCK D)

MILLER SURVEYING, INC.

430 MID-CITIES BOULEVARD, HURST, TEXAS 76054
PHONE: METRO (817) 577-1052 FAX: METRO (817) 577-0972
DRAWN BY: S.M. DATE: 4-12-06 JOB NO.: 05070 PLAT FILE: 05070H
REVISED:

OWNER/DEVELOPER:

Wilbur Silverleaf Development Corp.
4131 N. Central Express
Suite 1140, L.B. 13
Dallas, TX 75204

OWNER:

MICHAEL G. SOFIO
AMANDA J. SOFIO
7240 SHADY GROVE ROAD
KELLER, TEXAS 76248
817-581-5018

ENGINEER:

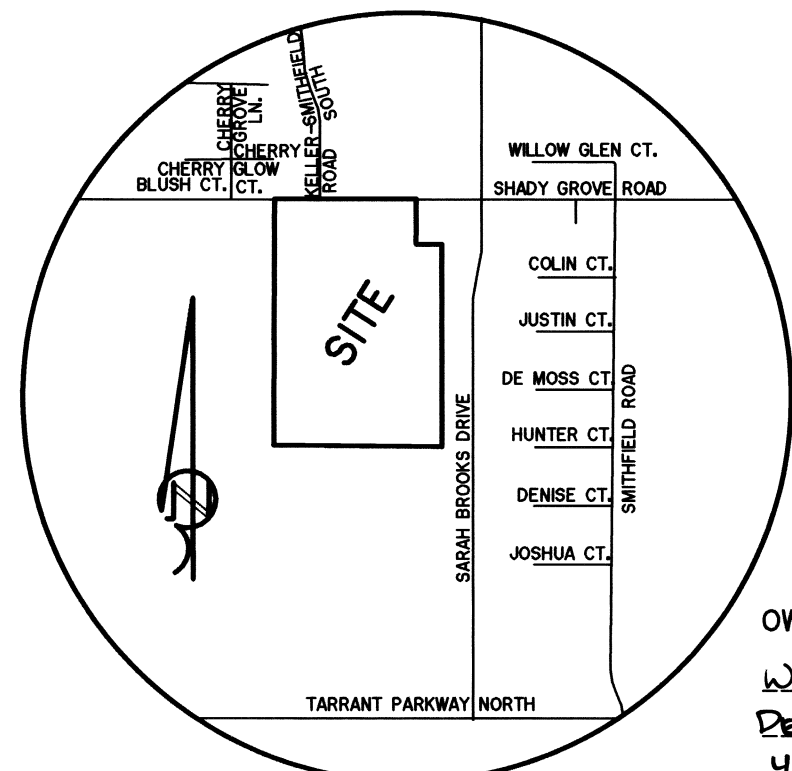
GSWW, INC.
3950 FOSSIL CREEK BLVD.
SUITE 210
FORT WORTH, TEXAS 76137
817-306-1444
FAX: 817-306-1555
CONTACT: JOSEPH REUE, P.E.

APPROVED BY:
PLANNING AND ZONING COMMISSION, CITY OF KELLER

BY: Janey Brown 9/11/06
CHAIRMAN DATE

BY: Richard E. Zuedke 9-11-06
SECRETARY DATE

FILED IN CABINET A, SLIDE 11422, DATED 9-12-06



VICINITY MAP
1" = 1000'

BENCHMARKS TO BE USED FOR MINIMUM FINISH FLOOR DETERMINATION:

BENCHMARK NO. 1:
RAILROAD SPIKE IN POWER POLE ON THE NORTH SIDE OF SHADY GROVE ROAD ABOUT 120 FEET EAST OF THE CENTERLINE OF CHERRY GROVE LANE. ELEVATION = 693.30'.

BENCHMARK NO. 2
NORTH RM OFF SANITARY SEWER MANHOLE ON THE SOUTH SIDE OF SHADY GROVE ROAD JUST EAST OF THE EAST CURB OF SARAH BROOKS DRIVE. ELEVATION = 673.81'.