

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS **R2G INVESTMENTS, LTD.**, are the owners of a 1.65 acre tract of land being all of Lot 1, Block A of Mills Crossing according to the plat recorded in Cabinet A, Slide 2823, Plat Records Tarrant County, Texas, situated in the JOHN HIBBINS SURVEY, Abstract No. 640, City of Keller, Tarrant County, Texas, being all that certain tract of land described in deed to R2G Investments, LTD, recorded under Instrument Number D203395494, Official Public Records, Tarrant County, Texas, being more particularly described, as follows:
BEGINNING at a 2" metal fence post at the northeast corner of said Lot 1, being on the northwest right-of-way line of Davis Boulevard, having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7017594.43 and EAST: 2371206.26, for reference:
THENCE S 17°19'30" W, a distance of 115.76 feet to a "X-Cut" set in concrete at the southeast corner of said Lot 1 and northeast corner of Lot 2, Block A, CMPA Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 9552, Plat Records, Tarrant County, Texas;
THENCE S 89°51'56" W, with the common line of said Lot 1 and said Lot 2, passing a "X-Cut" found in concrete at the northwest corner of said Lot 2 and northeast corner of Lot 1R, Block A of CMPA Addition, according to the plat recorded in Cabinet A, Slide 9552, Plat Records, Tarrant County, Texas at a distance of 500.25 feet, with the common line of said Lot 1 and said Lot 1R of CMPA Addition, a total distance of 647.62 feet to a 1/2" iron rod found at southwest corner of said Lot 1;
THENCE N 01°41'40" W, continuing with the common line of said Lot 1 and said Lot 1R of CMPA Addition, a distance of 105.48 feet to a 1/2" iron rod found northwest corner of said Lot 1, being on the south line of certain tract of land described to George Richard Couch recorded in Volume 2883, Page 560, Deed Records, Tarrant County, Texas;
THENCE N 89°26'56" E, with the common line of said Lot 1 and said George Richard tract, a distance of 685.24 feet returning to the POINT OF BEGINNING and containing 1.65 acres (71,891 square feet) of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, **R2G INVESTMENTS, LTD.**, Owners, do hereby adopt this plat designating the hereinabove described property as **LOT 1R, AND LOT 2, BLOCK A, MILLS CROSSING**, 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, or other improvements 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. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at Tarrant County, Texas, this ____ day of _____, 2021.

R2G INVESTMENTS, LTD.

BY: R2G MANAGEMENT, L.L.C.

James E. Geltgey, Manager

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared **James E. Geltgey, Manager** of **R2G INVESTMENTS, LTD** known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

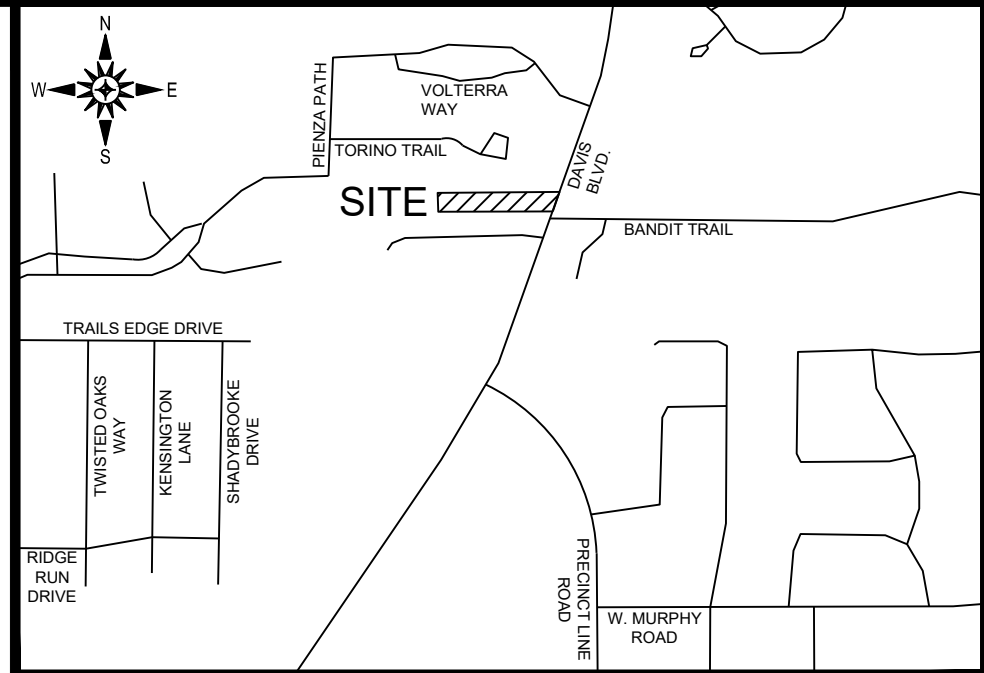
Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

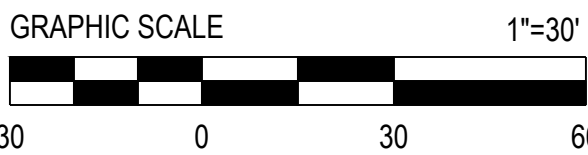
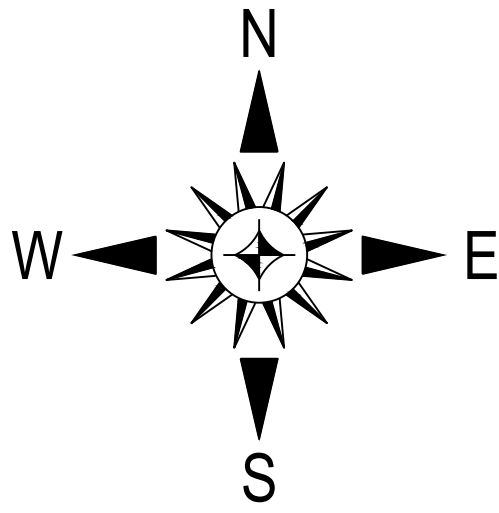
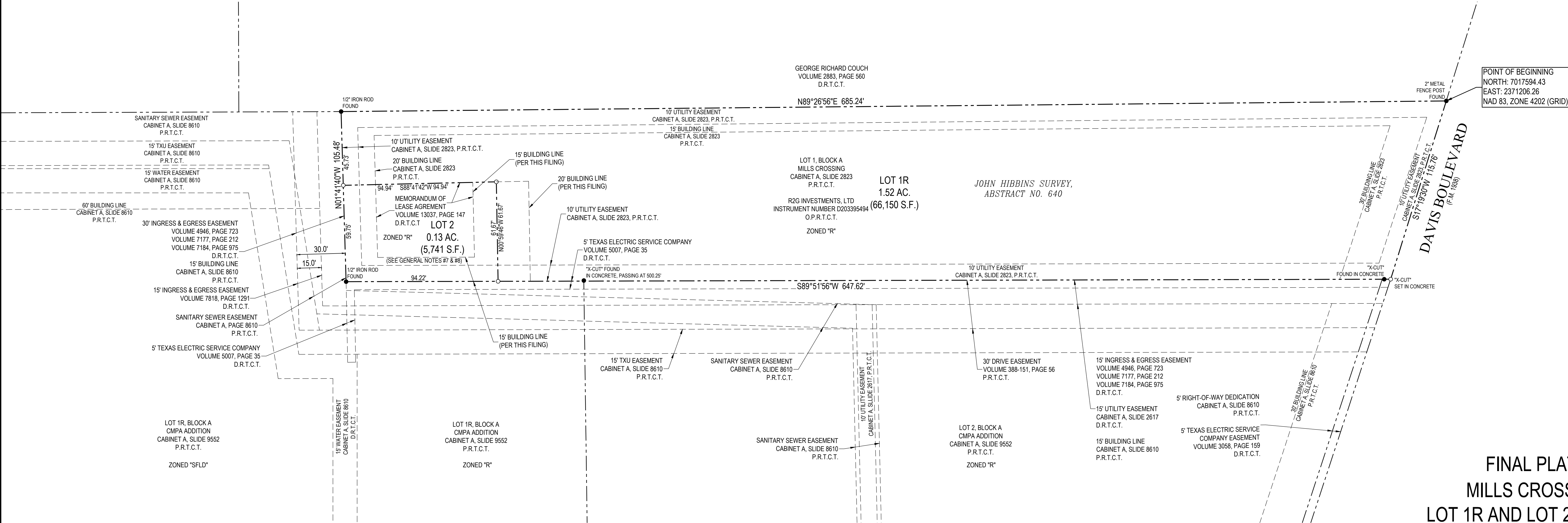
| CERTIFICATE OF APPROVAL | |
|--|------|
| APPROVED by the City of Keller Planning and Zoning Commission: | |
| Chairman | Date |
| APPROVED by the City of Keller City Council: | |
| Mayor | Date |
| City Secretary | Date |

NOTES:

- 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
- 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED MARCH 21, 2019 MAP NO. 48439C0090L, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- 3.) NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR.
- 4.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO OFFICIAL LOTS OF RECORD.
- 5.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6.) ALL SETBACKS SHALL BE IN ACCORDANCE WITH ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.
- 7.) LOT 2 IS ZONED "R" BUT SHALL BE LIMITED TO COMMUNICATION FACILITIES ONLY.
- 8.) VARIANCES REQUESTED REGARDING LOT 2 MINIMUM LOT SIZE, MINIMUM LOT WIDTH, AND MINIMUM FRONT YARD SETBACK REQUIREMENTS.



VICINITY
SCALE 1:1000



NOTE:

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "C.F. STARK, RPLS 5084" UNLESS OTHERWISE NOTED
- SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

KNOW ALL MEN BY THESE PRESENTS:

That I, **Charles F. Stark**, 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.

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.



Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared **Charles F. Stark** known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT
MILLS CROSSING
LOT 1R AND LOT 2, BLOCK A

1.62 ACRES

being a Replat of
LOT 1, BLOCK A
MILLS CROSSING
Cabinet A, Slide 2823
P.R.T.C.T.

JOHN HIBBINS SURVEY,
ABSTRACT NO. 640

City of Keller, Tarrant County, Texas
ZONED "R" - RETAIL

PROJECT NO. 388-9749

APRIL 2021



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Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
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Woodlands, Texas 77381
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