

- GENERAL NOTES**
- 1.) The purpose of this plat is to create two lots of record from one lot of record and one tract of land.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0090L. The location of the flood zone shown hereon is approximate, as scaled from the FEMA Flood Insurance Rate Map.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 7.) All setbacks shall be in accordance with zoning district, as described in the Keller Unified Development Code.
 - 8.) Any additions or modifications to the existing home built on Lot 2R-1, Block A Restivo Addition requires the installation of residential fire sprinklers throughout the home.
 - 9.) Any new homes built on Lots 1 and 2R, Block A, Restivo Addition shall be protected by the installation of residential fire sprinklers regardless of square footage.
 - 10.) A separate tap and meter are required for fire supply lines.
 - 11.) An 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.
 - 12.) The lot width for Lot 2 is 120' at the building line and is in accordance with the Unified Development Code.
- DRAINAGE EASEMENTS**
- The Drainage Easements 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 unobstructed 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 the 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, 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 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Keller, Tarrant County, 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

Matthew Raabe, R.P.L.S. # 6402

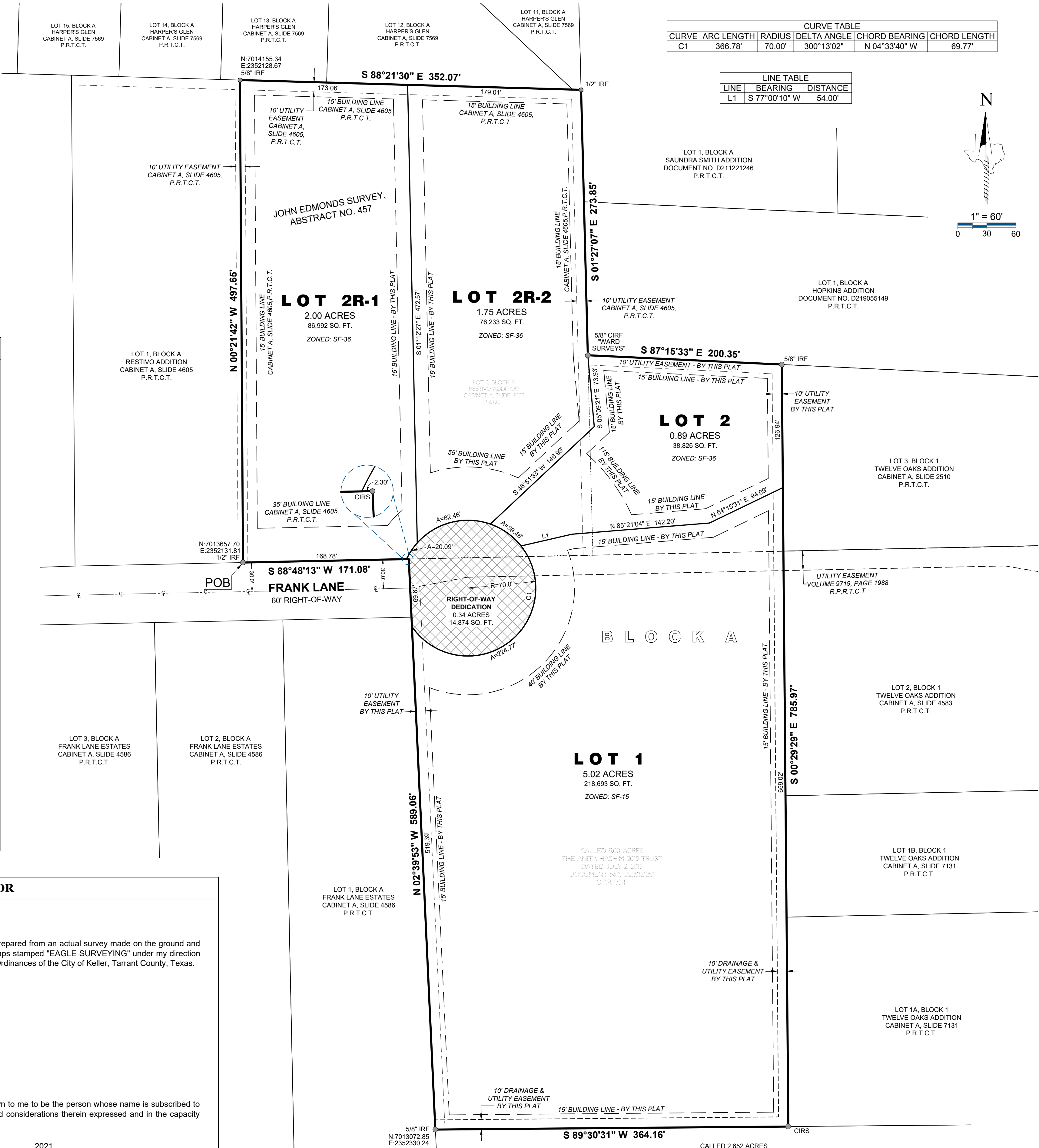
Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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.

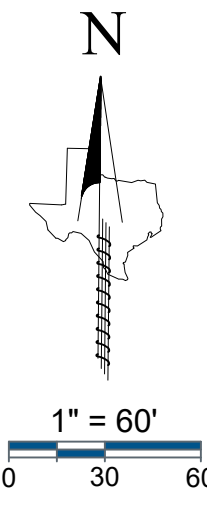
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	366.78'	70.00'	300°13'02"	N 04°33'40" W	69.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°00'10" W	54.00'



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **BAR H ESTATES, LLC**, is the owner of a 10.00 acre tract of land out of the John Edmonds Survey, Abstract Number 457, situated in the City of Keller, Tarrant County, Texas, being all of a called 6.00 acre tract of land conveyed to Bar H Estates, LLC, by Special Warranty Deed of record in Document Number D220228710 of the Official Public Records of Tarrant County, Texas, and all of Lot 2, Block A, of Restivo Addition, a subdivision of record in Cabinet A, Slide 4605 of the Plat Records of Tarrant County, Texas, conveyed to Bar H Estates, LLC by Special Warranty Deed of record in Document Number D220230274 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found in the North right-of-way line of Frank Lane (60' right-of-way), being the Southeast corner of Lot 1 of said Block A, of Restivo Addition, also being the Southwest corner of said Lot 2;

THENCE, N00°21'42"W, leaving the North right-of-way line of Frank Lane, along the East line of said Lot 1, Block A of Restivo Addition, being the common West line of said Lot 2, Block A of Restivo Addition, a distance of 497.65 feet to a 5/8 inch iron rod found in the South line of Lot 13, Block A of Harpers Glen, a subdivision of record in Cabinet A, Slide 7569 of said Plat Records, being the Northeast corner of said Lot 1, Block A, of said Restivo Addition, also being the Northwest corner of said Lot 2, Block A of Restivo Addition;

THENCE, S88°21'30"E, along the North line of said Lot 1, Block A, of said Restivo Addition, being in part, the common South line of said Lot 13 and in part, the common South line of Lots 12 and 11 of said Block A, of Harper's Glen, a distance of 352.07 feet to a 1/2 inch iron rod found in the West line of Lot 1, Block A of Saundra Smith Addition, a subdivision of record in Document Number D219055149 of said Plat Records, being the Southeast corner of said Lot 11, also being the Northeast corner of said Lot 2, Block A of Restivo Addition;

THENCE, S01°27'07"E, along the East line of said Lot 2, Block A of Restivo Addition, being in part, the common West line of said Lot 1, Block A of Saundra Smith Addition, in part, the common West line of Lot 1, Block A of Hopkins Addition, a subdivision of record in Document Number D219055149 of said Plat Records, being the Northwest corner of Lot 3, Block 1 of Twelve Oaks Addition, a subdivision of record in Cabinet A, Slide 2510 of said Plat Records, also being the Northeast corner of said 6.00 acre tract;

THENCE, S87°15'33"E, along the South line of Lot 1, Block A of Hopkins Addition, being a North line of said 6.00 acre tract, a distance of 200.35 feet to a 5/8 inch iron rod found in the South line of Lot 1, Block A of Hopkins Addition a subdivision of record in Document Number D219055149 of said Plat Records, being the Northwest corner of Lot 3, Block 1 of Twelve Oaks Addition, a subdivision of record in Cabinet A, Slide 2510 of said Plat Records, also being the Northeast corner of said 6.00 acre tract;

THENCE, S00°29'29"E, along the East line of said 6.00 acre tract, being the West line of Lot 3, Block 1 of Twelve Oaks Addition in part, also being the West line of Lot 2, Block 1 of Twelve Oaks Addition, a subdivision of record in Cabinet A, Slide 4583 of said Plat Records in part, also being the West line of Lots 1A and 1B of Twelve Oaks Addition, a subdivision of record in Cabinet A, Slide 7131 of said Plat Records in part, a distance of 785.97 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 2.652 acre tract of land conveyed to Michael Lynn and Julie Ann Watson by deed of record in Document Number D216131664 of said Official Public Records, being the Southwest corner of said Lot 1A, Block 1 of Twelve Oaks Addition, also being the Southeast corner of said 6.00 acre tract;

THENCE, S89°30'31"W, along the North line of said 2.652 acre tract, being the South line of said 6.00 acre tract, a distance of 364.16 feet to a 5/8 inch iron rod found in the East line of Lot 1, Block A of Frank Lane Estates, a subdivision of record in Cabinet A, Slide 4586 of said Plat Records, being the Southwest corner of said 6.00 acre tract;

THENCE, N02°39'53"W, along a West line of said 6.00 acre tract, being the East line of Lot 1, Block A of Frank Lane Estates in part, also being the East line Frank Lane in part, a distance of 589.06 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 1, Block A of Restivo Addition, a subdivision of record in Cabinet A, Slide 4605 of said Plat Records, being the Northeast corner of Frank Lane, also being a Northwest corner of said 6.00 acre tract;

THENCE, S88°48'13"W, along the South line of said Lot 2, Block A of Restivo Addition and the common North right-of-way line of Frank Lane, a distance of 171.08 feet to the **POINT OF BEGINNING** and containing an area of 10.00 Acres (435,618 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **BAR H ESTATES, LLC** does hereby adopt this plat, designating herein described property as **BAR H ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installment and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Keller, Texas.

OWNER: **BAR H ESTATES, LLC**

BY: _____
Paul Hashim Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT
BAR H ADDITION
LOTS 1, 2, 2R-1 & 2R-2, BLOCK A

BEING 10.00 ACRES OF LAND SITUATED IN THE
JOHN EDMONDS SURVEY, ABSTRACT No. 457,
CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: JUNE 15, 2021

CERTIFICATE OF APPROVAL	
APPROVED by the City of Keller Planning and Zoning Commission:	
Chairman _____	Date _____
Secretary _____	Date _____
Document # _____	Date _____

PLAN SUMMARY TABLE	
GROSS ACREAGE	10.00 ACRES
AREA OF PUBLIC STREETS	0.34 ACRES
NET ACREAGE	9.66 ACRES
TOTAL NUMBER OF LOTS	4
OVERALL DENSITY	0.4 DU/ACRE
AVERAGE AREA PER RESIDENTIAL LOT	106,056 SQ. FEET
PERCENTAGE OF OPEN SPACE	0.0%
ZONING:	SF-15 & SF-36

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

Project	2006.039-15	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/15/2021	
Drafter	TAR	

SURVEYOR Eagle Surveying, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009	OWNER Bar H Estates, LLC 13645 Liberty School Road Azle, TX 76020
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