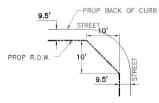


#### DRAINAGE EASEMENT

The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property mowed, clean, and free of debris, sill, 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 of the detention facility, drainage outfalls or the storm drainage pipe. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easer without the written approval of the City of Keller's Director of Public Works.



TYPICAL CORNER CLIP & VISIBILTY EASEMENT AT INTERIOR RESIDENTIAL STREET INTERSECTIONS



TYPICAL CORNER CLIP & VISIBILTY EASEMENT AT INTERSECTIONS WITH THOROUGHFARE N.T.S.

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

BEGINNING at a 5/8 inch iron rod found for corner, sold point being the southwest corner of sold Burtchell tract, same being the northwest corner of Eden Ooks Addition, an addition to the City of Keller, Tarrant County, Taxas, according to the plot thereof recorded in Volume 388-87, Page 4, of the Plot Records of Tarrant County, Texas, same being on the east right-of-way line of Roanoke Road (County Road No. 4060) (a variable width right-of-way);

THENCE South 00 deg. 17 min. 41 sec. East, along the common line of said Burtchell tract, and the west line of said Highland Terrace Mobile Home Park, a distance of 774.92 feet to a 1/2 inch iron pipe found for corner, sold point being the southwest corner of said Burtchell tract, same being the southwest corner of said Highland Terrace Mobile Home Park, same being on the north line of said Eden Oaks Addition;

THENCE North 90 deg. 00 min. 00 sec. West, along the common line of said Burtchell tract, and the north line of said Eden Oaks Addition, a distance of 753.06 feet to the POINT OF BEGINNING and containing 581,339 square feet or 13.35 acres of computed land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, Roscoe R. Burtchell & spouse, Justine M. Burtchell. Owners, do hereby adopt that plot designating the hereinabove described property as OAKBROOK HILLS SUBDIVISION, an addition to the City of Keller and to hereby dedicate to the public use forever the streets and alieys shown thereon and de hereby reserve the essement strips shown on this plot for the mutual use and accommodation of garbage collection agencies and plublic utilities desiring to use or using some. 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 accement strips and any public utility shall at all times have the right of ingress and egress to and form and upon the said essement strips for the purpose of constructing, reconstructing, inspecting, and patralling, 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, leaves.

Witness our hands at Tarrant County, Texas, this \_\_\_\_\_\_ day of \_\_\_\_\_ Roscoe R. Burtchell, Owner

luctine M. Burtchell, Owner

STATE OF TEXAS COUNTY OF TARRANT Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Roscoe R. Burtchell & spouse, Justine M. Burtchell, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_

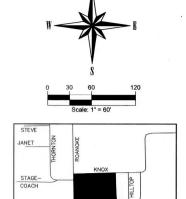
KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R. Mankin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal experience in accordance with the platting rules and regulations of the City of Keller, Texas.

## PRELIMINARY-FOR REVIEW

The second secon	
ARE	A REGULATIONS
MIN. LOT AREA	20,000 SF
MIN. LOT WIDTH	120' (90' AT UP TO 40' FRONT SETBACK W/FRONTAGE ON CURVED RADIUS)
MIN. LOT DEPTH	140'
MIN. FRONT YARD	35'
MIN. REAR YARD	15'
MIN. SIDE YARD	10% OF LOT WIDTH BUT NO MORE THAN 15'-10' MIN. 15' FROM STREET R.O.W.
MAX. LOT COVERAGE	30% BY MAIN BUILDING 50% INCLUDING ACCESSORY BLDGS., DRIVEWAYS & PARKING AREAS
MIN. DWELL. UNIT AREA	3500 SF

PLAN SUMMARY TABLE			
TOTAL ACREAGE:	13.35 ACRES		
TOTAL NUMBER OF LOTS:	20		
NUMBER OF LOTS PER PHASE:	20		
NUMBER OF LOTS PER ZONING CATEGORY:	20		
MINIMUM LOT SIZE:	20,001 SF		
MINIMUM DWELLING UNIT SIZE:	3500 SQ. FT.		
DENSITY PER ACRE:	1.50		
ZONING DESIGNATION:	PRO. PD-SF-20		

			Cl	JRVE TABLE		
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CH DIRECTION	CH LENGTH
C1	125.00'	142.32'	80.00	65'14'08"	N21*12'56"W	134.76
C2	230.49'	117.76'	60.20	29'16'25"	S08'21'36"W	116.49
C3	235.00'	80.62	40.71	19'39'18"	N81'08'22"W	80.22
C4	225.00'	136.19	70.25	34'40'47"	S88'39'07"E	134.12
C5	215.00'	63.90'	32.19	17'01'42"	S89*55'55"E	63.66
C6	225.00'	117.29'	60.01	29'52'08"	N03'45'13"E	115.97
C7	155.00'	271.74	186.19	100'26'52"	S39'02'35"W	238.25
C8	125.00'	51.19'	25.96	23'27'49"	S16'01'32"W	50.83
C9	110.00'	47.18'	23.96	24'34'26"	S86*17'43"W	46.82
C10	60.00'	29.84	15.23	28'29'25"	N13'30'44"E	29.53



LOCATION MAP

1. ALL IMPROVEMENTS (LANDSCAPING, RETAINING WALLS, ETC) WITHIN LOTS 7, 8, 9, BLOCK A AND LOTS 15, 16, 17, BLOCK B SHALL BE MAINTAINED BY AND OWNED BY THE HOMEOWNER'S ASSOCIATION.

- 2. ALL LANDSCAPED MEDIANS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 3. LANDSCAPING AND SCREENING WALLS WITHIN 10' LANDSCAPE/SCREENING WALL EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 4. FOR LOTS 10-14, BLOCK B, ALL FENCING ACROSS THE 15' DRAINAGE EASEMENT SHALL BE WROUGHT IRON AND SHALL NOT IMPEDE STORM WATER RUNOFF

### 5. ALL NEW EASEMENTS TO BE DEDICATED BY PLAT.

ORDINANCE NO. 1420:

- . THE SOUTH BOUNDARY OF THE DEVELOPMENT SHALL INCORPORATE FIFTEEN-FOOT (15') WIDE PRAINAGE EASEMENT WITH A MINIMUM CAPACITY TO CAPTURE OVERLAND FLOWS OF THE 100 YR. STORM EVENT AND SHAL INCLUDE A SWALE, STORM DRAIN PIPE, AND A MINIMUM FIFTEEN-INCH (15" DROP INLET WITHIN EACH LOT.
- FENCING ACROSS THE DRAINAGE EASEMENT ALONG THE SOUTH BOUNDARY OF THE DEVELOPMENT SHALL BE WROUGHT IRON STYLE OPEN FENCING.
- THE PLANNED COMMUNITY DEVELOPEMENT IS SUBJECT TO ALL CONDITIONS AS OUTLINED IN THE ATTACHED EXHIBITS.

APPROVED BY THE CITY OF KELLER PLANNING AND	ZONING COMMISSION
CHAIRMAN	DATE
SECRETARY	DATE
DOCUMENT #	DATE .

BLOCK	LOT	(SQ. FT.)	(ACRE)
Α	1	20,018	0.45
	2	20,024	0.45
	3	20,754	0.47
	4	20,422	0.46
	5	20,020	0.45
	6	20,014	0.45
	7	2,144	0.05
	8	17,797	0.41
	9	8,029	0.18
	10	18,411	0.42
В	1	20,026	0.45
	2	20,003	0.46
	3	21,315	0.49
	4	20,222	0.46
	5	20,706	0.48
	6	20,029	0.46
	7	20,922	0.48
	8	21,199	0.49
	9	20,016	0.46
	10	20,750	0.48
	11	20,001	0.46
	12	20,006	0.46
	13	20,024	0.46
	14	20,033	0.46
	15	9,009	0.21
	16	21,207	0.49
	17	2,378	0.05
	18	2,630	0.06

AREA AREA

### SURVEYOR. PEISER & MANKIN SURVEYING, LLC 623 EAST DALLAS ROAD

GRAPEVINE, TEXAS 76051 (817)-481-1806 TRPLS FIRM #100999-00

# Final Plat

OAKBROOK HILLS SUBDIVISION BEING 20 RESIDENTIAL LOTS

& 7 OPEN SPACE LOTS & 3 HIKE/BIKE TRAIL LOTS TOTAL 13.35 ACRES IN THE WILLIAM Y. ALLEN SURVEY, ABSTRACT NO. 14 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS

Zoned PD-SF-20

SILVEROAK REAL ESTATE GROUP, LLC 8240 MID CITIES BOULEVARD NORTH RICHLAND HILLS, TEXAS, 76180 (817)-793-6937 Contact: JAMES T. DREILING

ENGINEED

CRANNELL, CRANNELL & MARTIN ENGINEERING 2570 Justin Road, Suite 209 Highland Village, Texas 75077 (972)-691-6633 TBPE FIRM #605

September 5, 2014

Sheet 1 of 1