



OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

Being a 13.35 acre tract of land situated in the William Y. Allen Survey, Abstract No. 14, City of Keller, Tarrant County, Texas, and being all that certain tract of land to Roscoe R. Burchell & spouse, Justine M. Burchell, by deed recorded in Volume 11235, Page 1467, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said point being the southwest corner of said Burchell tract, some being the northwest corner of Eden Oaks Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-87, Page 4, of the Plat Records of Tarrant County, Texas, some being on the east right-of-way line of Roanoke Road (County Road No. 4080) (a variable width right-of-way);

THENCE North 00 deg. 17 min. 06 sec. West, along the common line of said Burchell tract, and the east right-of-way line of said Roanoke Road, a distance of 769.16 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of said Burchell tract, some being the southeast intersection of the east right-of-way line of said Roanoke Road, and the south right-of-way line of Knox Road (County Road No. 4056) (a variable width right-of-way);

THENCE North 89 deg. 33 min. 43 sec. East, along the common line of said Burchell tract, and the south right-of-way line of said Knox Road, a distance of 752.93 feet to a 1/2 inch iron rod found, said point being the northeast corner of said Burchell tract, same being the northwest corner of Highland Terrace Mobile Home Park, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-55, Page 50, of said Plat Records;

THENCE South 00 deg. 17 min. 41 sec. East, along the common line of said Burchell tract, and the west line of said Highland Terrace Mobile Home Park, a distance of 774.92 feet to a 1/2 inch iron rod found, said point being the southeast corner of said Burchell 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 Burchell 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.

THENCE North 89 deg. 33 min. 43 sec. East, along the common line of said Burchell tract, and the south right-of-way line of said Knox Road, a distance of 752.93 feet to a 1/2 inch iron rod found, said point being the northeast corner of said Burchell tract, same being the northwest corner of Highland Terrace Mobile Home Park, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-55, Page 50, of said Plat Records;

THENCE South 00 deg. 17 min. 41 sec. East, along the common line of said Burchell tract, and the west line of said Highland Terrace Mobile Home Park, a distance of 774.92 feet to a 1/2 inch iron rod found, said point being the southeast corner of said Burchell 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 Burchell 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. Burchell & spouse, Justine M. Burchell, Owners, do hereby adopt that plat designating the hereinabove described property as **OAKBROOK HILLS SUBDIVISION**, 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 \_\_\_\_\_, 2014.

Roscoe R. Burchell, Owner

Justine M. Burchell, 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. Burchell & spouse, Justine M. Burchell, 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 \_\_\_\_\_, 2014.

Notary Public in and for the  
State of Texas

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 supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

### PRELIMINARY-FOR REVIEW

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

AREA 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

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

PARCEL TABLE		
BLOCK	LOT	AREA (ACRE)
A	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
B	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
C	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
D	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

**Final Plat**  
OF  
**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

Developer/Applicant:  
**SILVEROAK REAL ESTATE GROUP, LLC**  
8240 MID CITIES BOULEVARD  
NORTH RICHLAND HILLS, TEXAS, 76180  
(817)-793-8937  
Contact: JAMES T. DREILING

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

**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, 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 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 easement without the written approval of the City of Keller's Director of Public Works.

