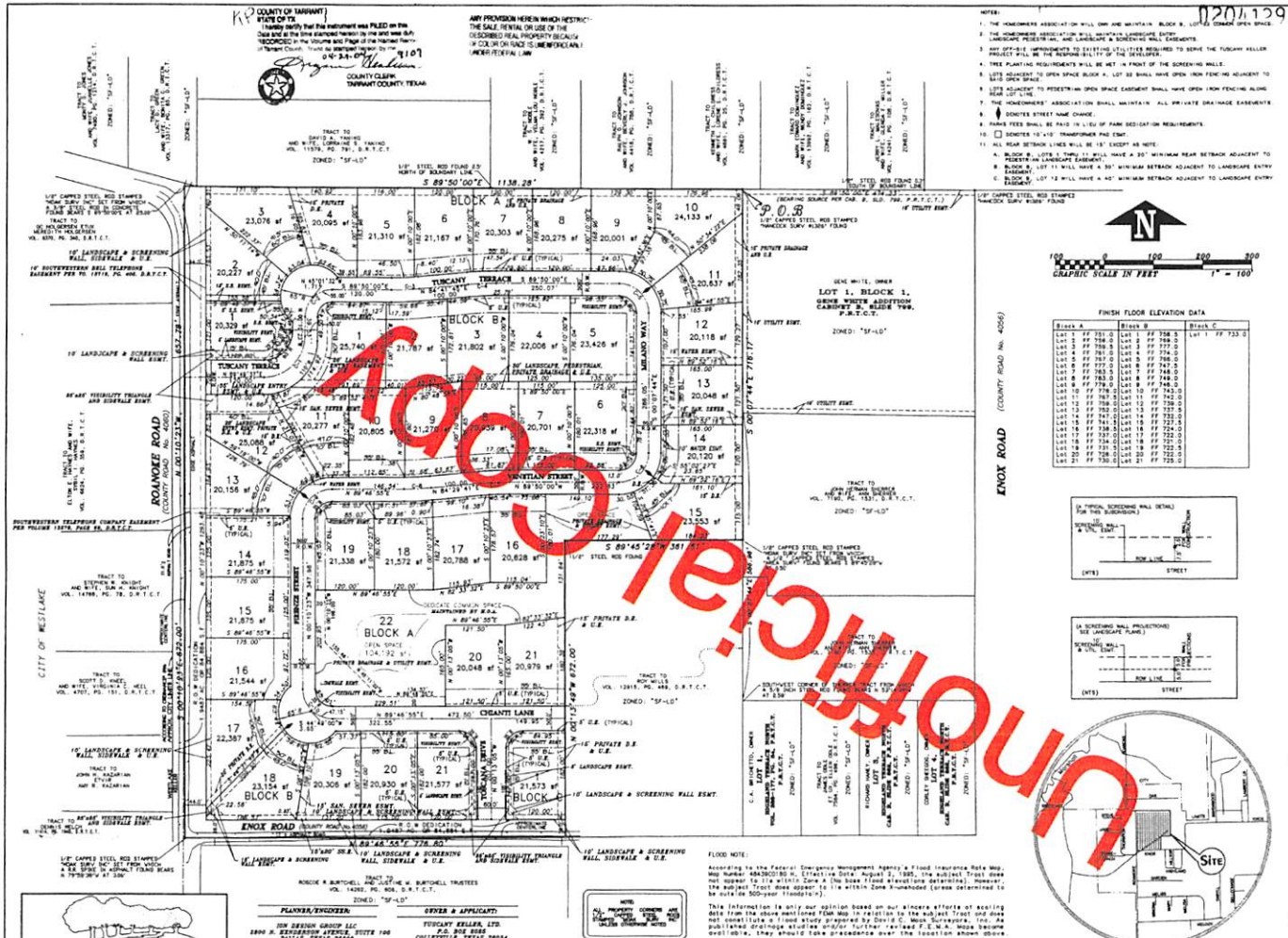
D204129216

SF-20 Standards per UDC	Tuscany Keller Standard PD SF-20
20,000 SF lots (minimum)	20,000 SF minimum
2,000 SF dwellings (minimum)	3,000 SF minimum
Minimum Lot width - 120'	115' width
Minimum Lot depth - 150'	165' Minimum
Minimum Front Setback - 35'	35' minimum
Minimum Rear Setback - 15'	15' minimum
Minimum Side Yard - 10' of lot width	10' of lot width
Minimum Front lot width at Building Line - 100'	90' at Building Line Attaching Block A Lots 2, 3, 10, 11, 18 Block B lots 11, 12, 13, 17, 18

NOTES:
1. THE HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN BLOCK B, LOT 23, COMMON OPEN SPACE.
2. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN LANDSCAPE ENTRY, LANDSCAPE PEDESTRIAN, AND LANDSCAPE & SCREENING WALL EASEMENTS.
3. ANY OFF-SITE IMPROVEMENTS TO EXISTING UTILITIES REQUIRED TO SERVE THE TUSCANY KELLER PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. TREE PLANTING REQUIREMENTS WILL BE MET IN FRONT OF THE SCREENING WALLS.
5. LOTS ADJACENT TO OPEN SPACE BLOCK A, LOT 22 SHALL HAVE OPEN IRON FENCING ADJACENT TO SAID OPEN SPACE.
6. LOTS ADJACENT TO PEDESTRIAN OPEN SPACE EASEMENT SHALL HAVE OPEN IRON FENCING ALONG REAR LOT LINE.
7. THE HOMEOWNERS' ASSOCIATION SHALL MAINTAIN ALL PRIVATE DRAINAGE EASEMENTS.
8. ◆ DENOTES STREET NAME CHANGE.
9. PARK FEES SHALL BE PAID IN LIEU OF PARK DEDICATION REQUIREMENTS.
10. □ DENOTES 10'x10' TRANSFORMER PAD ESMT.
11. ALL REAR SETBACK LINES WILL BE 15' EXCEPT AS NOTE:
   A. BLOCK B, LOTS 1 THRU 11 WILL HAVE A 30' MINIMUM REAR SETBACK ADJACENT TO PEDESTRIAN LANDSCAPE EASEMENT.
   B. BLOCK B, LOT 11 WILL HAVE A 30' MINIMUM SETBACK ADJACENT TO LANDSCAPE ENTRY EASEMENT.
   C. BLOCK B, LOT 12 WILL HAVE A 40' MINIMUM SETBACK ADJACENT TO LANDSCAPE ENTRY EASEMENT.

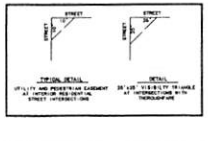
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

COUNTY OF TARRANT
STATE OF TX
I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named Records of Tarant County, Texas as stamped hereon by me.
04-34-04 9107
COUNTY CLERK
TARRANT COUNTY, TEXAS



FINISH FLOOR ELEVATION DATA

Block A	Block B	Block C
Lot 1 FF 751.0	Lot 1 FF 758.5	Lot 1 FF 733.0
Lot 2 FF 754.0	Lot 2 FF 758.0	
Lot 3 FF 759.5	Lot 3 FF 777.0	
Lot 4 FF 761.0	Lot 4 FF 778.0	
Lot 5 FF 767.0	Lot 5 FF 768.0	
Lot 6 FF 772.0	Lot 6 FF 765.0	
Lot 7 FF 763.5	Lot 7 FF 748.0	
Lot 8 FF 779.5	Lot 8 FF 745.0	
Lot 9 FF 779.0	Lot 9 FF 743.0	
Lot 10 FF 759.0	Lot 10 FF 743.0	
Lot 11 FF 759.0	Lot 11 FF 745.0	
Lot 12 FF 759.0	Lot 12 FF 736.0	
Lot 13 FF 759.0	Lot 13 FF 724.0	
Lot 14 FF 747.0	Lot 14 FF 733.0	
Lot 15 FF 738.5	Lot 15 FF 724.0	
Lot 16 FF 738.5	Lot 16 FF 721.0	
Lot 17 FF 734.0	Lot 17 FF 721.0	
Lot 18 FF 734.0	Lot 18 FF 721.0	
Lot 19 FF 734.0	Lot 19 FF 721.0	
Lot 20 FF 730.0	Lot 20 FF 722.0	
Lot 21 FF 730.0	Lot 21 FF 725.0	



State of Texas
County of Tarrant

Know All Men by These Presents:

OWNERS' ACKNOWLEDGMENT

That Robert Flynn, Manager of Flynn Land Development, LLC, General Partner for Tuscany Keller, Ltd., being the owner of the following described tract of land to wit:

ALL that certain tract or parcel of land situated in the WILLIAM Y. ALLEN SURVEY, ABSTRACT NO. 14, Tarrant County, Texas and containing that some 11.979 acre tract described in the deed to Tuscany Keller, Ltd. as recorded in Volume 15805, Page 112, Page 662, Deed Records of Tarrant County, Texas and 12.808 acre tract described in the deed to Tuscany Keller, Ltd. recorded in Volume 15805, Page 109 of said Deed Records and a 4.0234 acre tract described in the deed to Tuscany Keller, Ltd. as recorded in Volume 15805, Page 104 of said Deed Records being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped steel rod stamped "HANCOCK SURV #1326 found for the northeast corner of said 12.808 acre tract and being the northeast corner of Lot 1, Block 1, Gross White Addition, passing the southeast corner of same at 457.51 feet and being a point for corner in the west line of John Sherrer and wife, Ann Sherrer as recorded in Volume 7190, Page 153 of said Deed Records, from which a 5/8 inch capped steel rod bears N 89°50'00"E a total distance of 719.17 feet to a 1/2 inch capped steel rod stamped "WOAK SURV INC" set;

THENCE South 89 degrees 45 minutes 28 seconds West passing a 1/2 inch capped steel rod stamped "WOAK SURV INC" found at 361.41 feet and continuing a total distance of 381.51 feet to a 1/2 inch steel rod found in the southerly boundary line of the tract described to William E. Page as recorded in Volume 7077, Page 1420 of said Deed Records;

THENCE North 00 degrees 13 minutes 49 seconds West with the easterly boundary line of said Page tract, 805.81 feet to a 1/2 inch steel rod with cap stamped "WOAK SURV INC" found in the northerly right-of-way line of Knox Road (County Road No. 4056);

THENCE South 89 degrees 46 minutes 55 seconds West with said northerly right-of-way line, 776.80 feet to a 1/2 inch steel rod with cap stamped "WOAK SURV INC" found for the southeast corner of same, being in the easterly right-of-way line of Roanoke Road (County Road No. 4060);

THENCE North 89 degrees 46 minutes 55 seconds East with said northerly right-of-way line, 1329.76 feet to a 1/2 inch steel rod stamped "WOAK SURV INC" for the southeast corner of same;

THENCE North 00 degrees 10 minutes 23 seconds West with said easterly right-of-way line, 1329.76 feet to a 1/2 inch steel rod with cap stamped "WOAK SURV INC" found for the northeast corner of said 12.808 acre tract;

THENCE South 89 degrees 50 minutes 00 seconds East with the northerly boundary line of said 12.808 acre tract, 1138.28 feet to the PLACE OF BEGINNING and containing 29.612 acres of land, save and except.

That I, Robert Flynn, do hereby adopt this plat designating the hereinabove described property as TUSCANY KELLER, an Addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown hereon 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 the 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 full right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Robert J. Flynn, General Partner
Tuscany Keller, Ltd.
4-16-04
Date

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned a Notary Public in and for said County and State, on this date personally appeared Robert Flynn, General Partner to the person whose name is subscribed to this instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Notary Public for the State of Texas
Printed Name: Ricky L. Gentry
Commission Expires: 8-07-04

RICKY L. GENTRY
Notary Public, State of Texas
My Commission Expires
August 02, 2004

City of KELLER
FINAL PLAT APPROVAL
BY THE CITY OF KELLER, PLANNING AND ZONING COMMISSION

CHAIRMAN — DATE 12/08/03
SECRETARY — DATE 12/08/03

This plat is recorded Cabinet A, Slide 9169
Tarrant County Plat Records, dated _____

PLANNER/ENGINEER:
JBN DESIGN GROUP LLC
2800 N. KENNEDY AVENUE, SUITE 106
DALLAS, TEXAS 75204
(214) 520-0122
CONTACT: BRYAN D. KLEIN
FAX (214) 370-3083

OWNER & APPLICANT:
TUSCANY KELLER, LTD.
P.O. BOX 8088
COLLEYVILLE, TEXAS 76034
(817) 308-1741
FAX (817) 488-1161
CONTACT: ROBERT FLYNN

NOTED
ALL PROPERTY CORNERS ARE SET WITH 1/2" STEEL RODS UNLESS OTHERWISE NOTED

FLOOD NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0180 H, Effective Date: August 3, 1995, the subject Tract does not appear to lie within Zone A (No base flood elevations determine). However, the subject Tract does appear to lie within Zone X(unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts at scaling data from the above mentioned FEMA Map in relation to the subject Tract and does not constitute a flood study prepared by David C. Moak Surveyors, Inc. As published drainage studies and/or further revised F.E.M.A. Maps become available, they should take precedence over the location shown above.

CENTERLINE CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	CENTRAL ANGLE	DEGREE	CHORD	CH. BEARING
C-1	85.00'	85.00'	133.52'	90°00'00"	67°24'34"	120.21'	N 44°49'37"E
C-2	25.00'	25.00'	39.27'	90°00'00"	229°10'59"	35.36'	N 45°10'23"W
C-3	25.00'	25.00'	39.27'	90°00'00"	229°10'59"	35.36'	S 44°49'37"W
C-4	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 84°55'16"E
C-5	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 85°05'48"E
C-6	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 84°55'16"E
C-7	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 85°05'48"E
C-8	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 84°55'16"E
C-9	800.00'	68.67'	137.34'	9°50'32"	7°09'43"	137.17'	S 85°05'48"E
C-10	60.00'	60.05'	94.30'	90°02'42"	95°29'34"	84.82'	N 44°48'15"E
							S 45°11'44"E

SITE DATA

EXISTING ZONING	– PD-SF20
PROPOSED LAND USE	– SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA	– 29.612 ACRES
R.O.W. DEDICATION (ROANOKE ROAD & KNOX ROAD)	– 1.91 ACRES (6.46%)
TOTAL PD (SF20) DEVELOPMENT AREA	– 27.698
TOTAL NUMBER OF LOTS	– 43 RESIDENTIAL LOTS
TOTAL OPEN SPACE (INC. LAKE)	– 3.43 ACRES (12.4%)
DEDICATE COMMON SPACE (LOT 22, BLOCK A)	– 2.25 ACRES (7.61%)
OVERALL DENSITY (43 LOTS-29.612 ACRES)	– 1.45 LOTS/ACRE
AVERAGE LOT SIZE	– 21,740 S.F.
MINIMUM LOT SIZE	– 20,000 S.F.
MINIMUM DWELLING UNIT SIZE	– 3,500 S.F.

FINAL PLAT OF

TUSCANY KELLER

AN ADDITION TO THE CITY OF
KELLER, TEXAS
BEING 29.612 ACRES OUT OF THE
WILLIAM Y. ALLEN SURVEY, ABSTRACT NO. 14
SITUATED IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
43 RESIDENTIAL LOTS AND 1 OPEN SPACE LOT
ZONED PD-SF20

I, Ricky L. Gentry, a Registered Professional Land Surveyor of the State of Texas do hereby certify that I have platted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve are properly marked on the ground, and that this plat accurately represents that survey made under my supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Ricky L. Gentry, R.P.L.S. 5519

SCALE 1" = 100'

LEGEND
FOUND STEEL ROD
SET CAPPED STEEL ROD
CROSS CUT IN CONCRETE
FOUND STEEL PIPE
FOUND BOIS D'ARC STAKE
UTILITY LINE
CENTERLINE FENCE

AMENDED 8-18-2004
AMENDED 1-25-2006

DAVID C. MOAK Surveyors, Inc.
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 1504, KEMP, TEXAS 75143
METRO (817)268-2211 • FAX (817)202-0401

COORDINATE FILE 03-033
DATE 08-22-2003
JOB# 03-033F

Official Copy

A 9169