

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, Jason R. Paige, is the owner of Being a tract of land out of the Josiah Walker Survey, Abstract Number 1604, and the unrecorded Timber Knoll Estates subdivision, as conveyed to Jason R Paige, per the deed recorded as County Clerk's Document D216138898, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of a tract of land conveyed to Colleen T Cooper per the deed recorded as D204219596, OPRTCT and being on the north line of Lot 5, Block 3, Windsor Forest Estates, Phase 3 per the plat recorded in Volume 388-196, Page 53, Plat Records, Tarrant County, Texas:

THENCE South 89° 36' 31" West, with common line between said Paige Tract and Windsor Forest Estates, passing the northwest corner of said Lot 5, Block 3 at 151.66 feet, in all, a total distance of 177.91 feet to a 1/2" iron rod found for the southeast corner of a tract of land conveyed to Guillermo Agüero and wife Adeline Agüero per the deed recorded in Volume 8196, Page 1275, Deed Records, Tarrant County, Texas (DRTCT);

THENCE North 0° 21' 29" West departing the north line of said Windsor Forest Estates and with common line between said Paige & Agüero tracts, a distance of 191.60 feet to a 1/2" iron rod with a yellow cap stamped "CBG Surveying" found for the southwest corner of a tract of land conveyed to the City of Keller, Texas per the deed recorded in Volume 10103, Page 1105, DRTCT:

THENCE North 89° 22' 31" East, with common line between said Paige & City of Keller tracts, a distance of 50.00 feet to a "X Set" for the beginning of a curve to the left having a Radius of 399.00 feet and a Chord bearing North 81° 51' 59" East with a Chord Length of 104.28 feet;

THENCE Northeasterly with said curve an Arc distance of 104.58 feet to a 1/2" iron rod with a yellow cap stamped "CBG Surveying" found for the point of curvature for a curve to the right having a Radius of 322.79 feet and a Chord bearing North 74° 35' 40" East with a Chord Length of 24.92 feet;

THENCE Northeasterly with said curve an Arc distance of 24.93 feet to a 1/2" iron rod found for the northwest corner of said Colleen T Cooper tract;

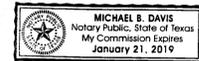
THENCE South 0° 21' 29" East, with common line between said Paige & Cooper tracts, a distance of 212.31 feet to the POINT OF BEGINNING and containing a calculated area of 34,982 square feet or 0.8031 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

That I, Jason R. Paige, do hereby adopt this plat designating the herein above referenced property as Lot 1, Block 1, Timber Knoll Addition, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public's use forever the streets and easements 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 the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fence, 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 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 ordinance, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS MY HAND IN TARRANT COUNTY, TEXAS, THIS THE 12th DAY OF January, 2017.

Signature of Jason R. Paige, owner.

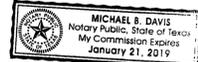


STATE OF TEXAS §
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Before me, the undersigned authority, a Notary Public in and for the County of Tarrant and the State of Texas on this date personally appeared Jason R. Paige, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office the 12th day of January, 2017

Signature of Notary Public for the State of Texas.



SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, 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 property placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Signature of Michael B H Davis, Registered Professional Land Surveyor, Texas Firm Registration Certificate Number: 10135300

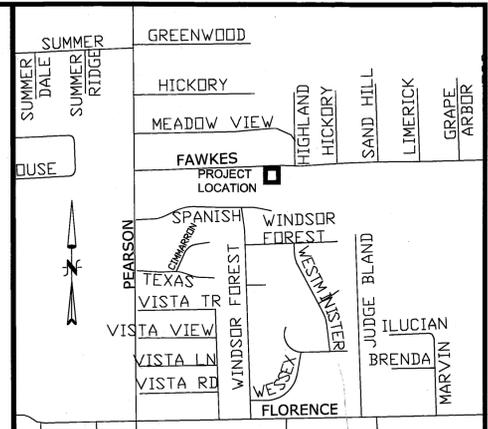
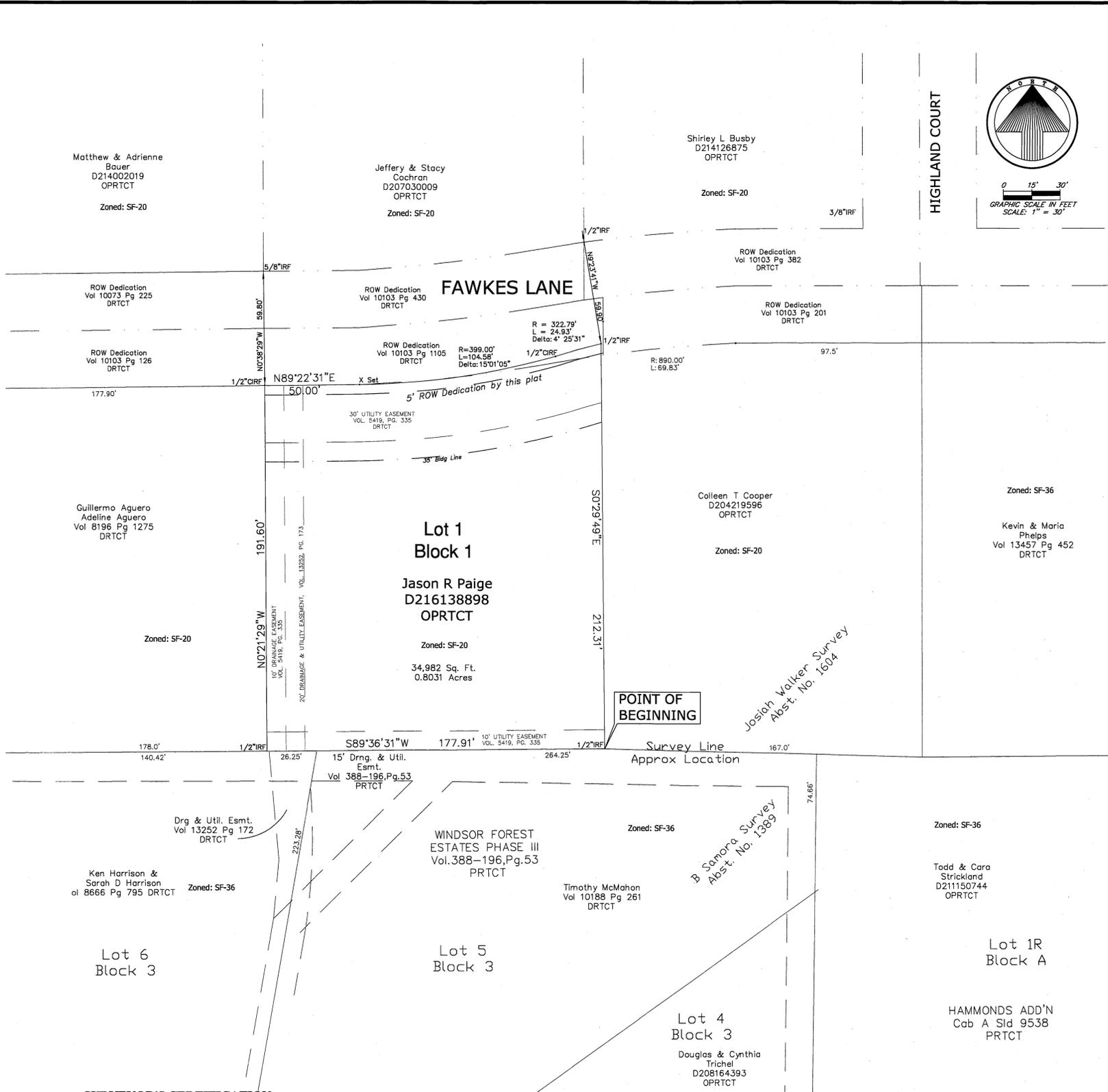


SURVEYOR: Alpha Land Surveying, Inc. 969 Elkin Lane Keller, Texas 76262-4941 Ph 817-614-8017 Fax 817-379-5696 Contact: Mike B Davis mbd7@gte.net

Approval stamp from City of Keller Community Development Department, dated 12/30/2016, signed by Director and Secretary.

OWNER: Jason Paige 2130 Fawkes Lane Keller, Texas 76262 Ph: 817-374-2628

Zoned: SF-20 0.8031 Acres Submitted: January 9, 2017 P-16-0047



NOTES: The Basis of Bearings is Grid North, NAD 83, North Central Texas Zone. 5/8" capped iron rods stamped RPLS 5094 will be set at all lot corners, unless noted otherwise. The subject property is in Zone X, an area determined to be outside the 500-year flood plain based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map number 48439C0080 K, dated September 25, 2009. Zoning and FEMA/FIRM Flood information shown on this plat is only valid for the date of this plat. Please refer to the appropriate entity for current information and data. Detailed construction plans are required with the building permit application. Any easement or dedicated right-of-way changes on the approved final plat resulting from required design/construction plan changes shall be the sole responsibility and cost of the developer. All setbacks shall be in accordance with the Zoning District as described in the Keller Unified Development Code. Any home built on this lot that is 6,000 square feet or larger requires residential fire sprinkler installation. A separate water tap and meter is required for residential fire sprinklers.

FINAL PLAT SHOWING 1 LOT LOT 1, BLOCK 1 Timber Knoll Estates

and being out of the JOSIAH WALKER SURVEY, ABSTRACT No. 1604 CITY OF KELLER, TARRANT COUNTY, TEXAS