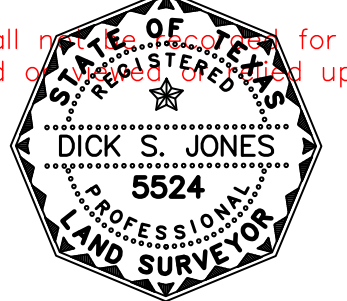


KNOW ALL MEN BY THESE PRESENTS:
That I, Dick S. Jones, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations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

Preliminary, this document shall not be used for any purpose and shall not be used as a final survey document.

Dick S. Jones
Registered Professional
Land Surveyor No. 5524



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Leslie Virginia Sagar, is the sole owner of all that certain tract, parcel, or lot of land located in the Jesse Gibson Survey, Abstract No. 592, County of Tarrant, Texas, being all of the tract of land described in the deed to Leslie V. Sagar (Tract 1), recorded in Volume 13872, Page 305, Deed Records, Tarrant County, Texas and all of Parcel 5 and Parcel 6, described in the deed to Leslie V. Sagar, recorded in County Clerk's Instrument No. D215020552, Deed Records, Tarrant County, Texas and a portion of Parcel 4, described in the deed to Leslie V. Sagar, recorded in County Clerk's Instrument No. D215020552, Deed Records, Tarrant County, Texas and being more fully described as follows:

- Commencing at a point located at the northwest corner of said Jesse Gibson Survey;
- THENCE S00°36'18"W, a distance of 2,638.91 feet to a point;
 - THENCE S89°23'42"E, a distance of 1,319.46 feet to a point;
 - THENCE S00°16'17"E, a distance of 1,344.90 feet to a 1/2" iron rod found at the southeast corner of Lot 8, Block B, Ravenwood Addition, an addition to the City of Keller, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D214242136, Deed Records, Tarrant County, Texas and lying in the north line of Lot 1, Block A, Coleman Addition, an addition to the City of Keller, Tarrant County, Texas according to the plat recorded in County Clerk's Instrument No. D207254825, Deed Records, Tarrant County, Texas;
 - THENCE N89°22'34"E, along said Lot 1 north line, at 90.98 feet passing a 5/8" iron rod stamped "Dowdy" found at the northeast corner of said Lot 1, in all a distance of 120.98 feet to a 1/2" iron rod found at the northwest corner of said Tract 1 and lying in the centerline of Lambert Lane, said iron rod found being the POINT OF BEGINNING;
 - THENCE S89°31'21"E, along the north lines of said Tract 1, Parcel 5 and Parcel 6 and the south line of said Parcel 4, a distance of 497.83 feet to a 1/2" iron rod stamped "Beasley 6066" set;
 - THENCE S00°02'51"W, along the east line of said Parcel 4, a distance of 1.85 feet to a 5/8" iron rod found at the northeast corner of said Parcel 6;
 - THENCE along the east, south and west lines of said Parcel 6 as follows:
 - 1). S02°03'00"E, a distance of 623.09 feet to a 1/2" iron rod stamped "Beasley 6066" set;
 - 2). S88°27'40"W, a distance of 78.08 feet to a 1/2" iron rod stamped "Beasley 6066" set;
 - 3). THENCE N00°53'14"W, a distance of 145.98 feet to a 5/8" iron rod found;
 - 4). S63°35'52"W, a distance of 260.90 feet to a 3/8" iron rod found at the northeast corner of a tract of land described as Tract 1, in the deed to Marcus Wayland, recorded in Volume 15934, Page 220, Deed Records, Tarrant County, Texas;
 - THENCE S00°00'58"E, along the east line of said Wayland Tract 1, a distance of 66.67 feet to a 5/8" iron rod found;
 - THENCE S00°27'46"E, continuing along Wayland east line, a distance of 205.95 feet to a 5/8" iron rod stamped "G&A" found;
 - THENCE S89°48'00"W, a distance of 16.88 feet to a 5/8" iron rod found lying in the east lines of two tracts of land described in the deed to Martin D. Mosley, recorded in Volume 5061, Page 814, Deed Records, Tarrant County, Texas;
 - THENCE N00°04'12"E, along said Mosley east line, a distance of 206.00 feet to a 1/2" iron rod stamped "Beasley 6066" set;
 - THENCE N00°57'39"E, continuing along said Mosley east line, a distance of 221.02 feet to a 1/2" iron rod stamped "JPH" found at the southeast corner of said Sagar Tract 1;
 - THENCE S88°48'39"W, along the south line of Sagar Tract 1, a distance of 195.50 feet to a point lying in said Lambert Lane centerline;
 - THENCE N00°04'38"E, along said centerline and Sagar Tract 1 west line, a distance of 450.58 feet to the point of beginning, containing 6.150 acres of land.

NOTES:
All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
Any new home built on Lot 1, Block A, requires the installation of residential fire sprinklers for any home 6,000 SF or greater.
If the existing home on Lot 1, Block A is enlarged to 6,000 SF or greater, residential fire sprinklers shall be installed throughout.
A separate tap and meter are require for fire supply lines.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leslie Virginia Sagar, do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, MOUNTAIN BLUE ADDITION, an addition to the City of Keller and does hereby dedicate to the public use forever the streets and alleys shown thereon and does 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, or other improvements 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. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

WITNESS MY HAND AT City of Keller, Tarrant County, Texas, this the ____ day of _____, 2022.

By: LESLIE VIRGINIA SAGAR

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 Leslie Virginia Sagar, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

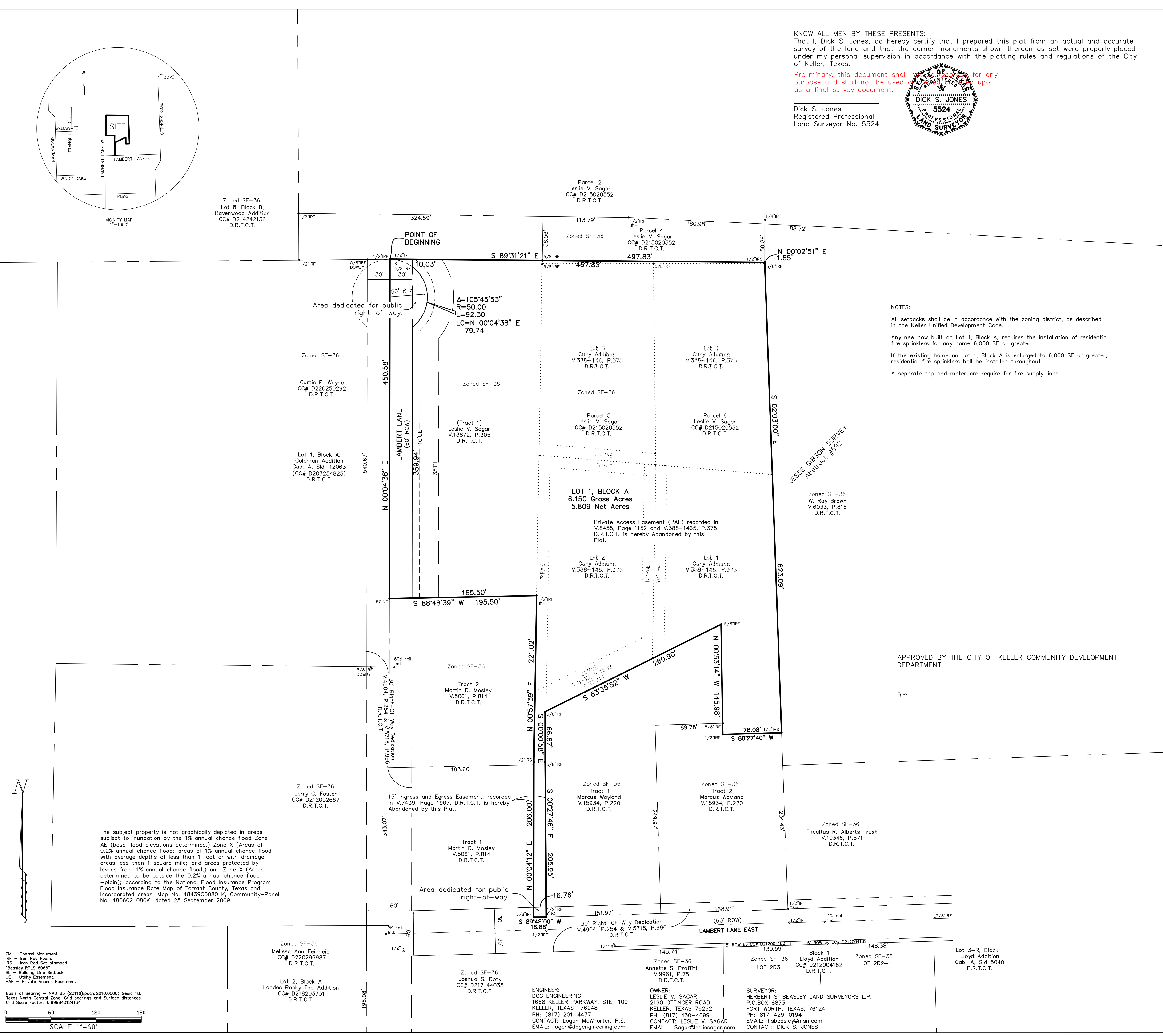
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2022.

NOTARY PUBLIC TARRANT COUNTY, TEXAS

Final Plat
of
MOUNTAIN BLUE ADDITION
LOT 1, BLOCK A
Being a Replat of all of Lots 1-4, Block 1, Cuny Addition
an addition to the City of Keller, Tarrant County, Texas
according to the plat recorded in Vol. 388-146, Pg. 375, Plat
Records, Tarrant County, Texas on Two tracts of land
described
in the deed to Leslie V. Sagar, recorded in Vol. 13872, Page
305 and CC# D215020552, Deed Records, Tarrant County,
Texas.

1 Residential Lot
6.150 Gross Acres
5.809 Net Acres

Prepared June 2022



CM - Control Monument
IRF - Iron Rod Found
IRS - Iron Rod Set stamped
"Beasley 6066"
BL - Building Line Setback
UE - Utility Easement
PAE - Private Access Easement.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000) Geoid 18, Texas North Central Zone, Grid bearings and Surface Distances.
Grid Scale Factor: 0.99983214134

0 60 120 180
SCALE 1"=60'

ENGINEER:
DCG ENGINEERING
1668 KELLER PARKWAY, STE. 100
KELLER, TEXAS 76248
PH: (817) 201-4477
CONTACT: Logan McWhorter, P.E.
EMAIL: logan@dcgengineering.com

OWNER:
LESLIE V. SAGAR
2190 OTTINGER ROAD
KELLER, TEXAS 76262
PH: (817) 430-4099
CONTACT: LESLIE V. SAGAR
EMAIL: LSagar@lesliesagar.com

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
PH: 817-429-0194
EMAIL: hbeasley@bman.com
CONTACT: DICK S. JONES