STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT 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 WHEREAS, Leslie Virginia Sagar, is the sole owner of all that certain tract, parcel, or lot of land under my personal supervision in accordance with the platting rules and regulations of the City located in the Jesse Gibson Survey, Abstract No. 592, County of Tarrant, Texas, being all of the of Keller, Texas. 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 Preliminary, this document shall V. Sagar, recorded in County Clerk's Instrument No. D215020552, Deed Records, Tarrant County, Texas purpose and shall not be used as a final survey document. 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 DICK S. JONES Dick S. Jones ્રૈજ 552**4** ડ SURVE Registered Professional Commencing at a point located at the northwest corner of said Jessie Gibson Survey; Land Surveyor No. 5524 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: I AMBERT LANE 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, WINDY OAKS Parcel 2 Texas according to the plat recorded in County Clerk's Instrument No. D214242136, Deed Leslie V. Sagar CC# D215020552 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 Zoned SF-36 Lot 8, Block B, County Clerk's Instrument No. D207254825, Deed Records, Tarrant County, Texas; Ravenwood Addition 324.59 CC# D214242136 D.R.T.C.T. THENCE N89°22'34"E, along said Lot 1 north line, at 90.98 feet passing a 5/8" iron rod stamped Parcel 4 "Dowdy" found at the northeast corner of said Lot 1, in all a distance of 120.98 feet to a 1/2" POINT OF Zoned SF-36 Leslie V. Sagar iron rod found at the northwest corner of said Tract 1 and lying in the centerline of Lambert BEGINNING CC# D215020552 -Lane, said iron rod found being the POINT OF BEGINNING; " D.R.T.C.T. N 00°02'51" S 89°31'21" E 5/8"IRF 497.83 THENCE S89°31'21"E, along the north lines of said Tract 1, Parcel 5 and Parcel 6 and the south ··467:83' 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; Δ=105'45'53' Area dedicated for public R = 50.00NOTES: THENCE along the east, south and west lines of said Parcel 6 as follows: right-of-way. √L=92.30 All setbacks shall be in accordance with the zoning district, as described LC=N 00°04'38" E in the Keller Unified Development Code. 1). S02°03'00"E, a distance of 623.09 feet to a 1/2" iron rod stamped "Beasley 6066" set; Any new how built on Lot 1, Block A, requires the installation of residential 2). S88°27'40"W, a distance of 78.08 feet to a 1/2" iron rod stamped "Beasley 6066" set; fire sprinklers for any home 6,000 SF or greater. Lot 4 Cuny Addition Curry Addition If the existing home on Lot 1, Block A is enlarged to 6,000 SF or greater, Zoned SF-36 3). THENCE NOO°53'14"W, a distance of 145.98 feet to a 5/8" iron rod found; V.388-146, P.375 V.388-146, P.375 residential fire sprinklers hall be installed throughout D.R.T.C.T. D.R.T.C.T. 4.). S63°35'52"W, a distance of 260.90 feet to a 3/8" iron rod found at the northeast corner A separate tap and meter are require for fire supply lines. of a tract of land described as Tract 1, in the deed to Marcus Wayland, recorded in Volume 15934, Curtis E. Wayne Zoned SF-36 CC# D220250292 D.R.T.C.T. Page 220, Deed Records, Tarrant County, Texas; Zoned SF-36 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; Parcel 5 Parcel 6 Leslie V. Sagar CC# D215020552 Leslie V. Sagar CC# D215020552 D.R.T.C.T. Leslie V. Sagar V.13872, P.305 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 Lot 1, Block A, 15'PAE two tracts of land described in the deed to Martin D. Mosley, recorded in Volume 5061, Page 814, Coleman Addition 15'PAE Cab. A, Sld. 12063 Deed Records, Tarrant County, Texas; (CC# D207254825) D.R.T.C.T. THENCE N00°04'12"E, along said Mosley east line, a distance of 206.00 feet to a /2" iron rod LOT 1, BLOCK A stamped "Beasley 6066" set; Zoned SF-36 6.150 Gross Acres W. Ray Brown V.6033, P.815 D.R.T.C.T. 5.809 Net Acres THENCE NO0°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; Private Access Easement (PAE) recorded in V.8455, Page 1152 and V.388-1465, P.375 THENCE S88'48'39"W, along the south line of Sagar Tract 1, a distance of 195.50 feet to a point D.R.T.C.T. is hereby Abandoned by this 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 Lot 2 Cuny Addition V.388-146, P.375 feet to the point of beginning, containing 6.150 acres of land. Curry Addition V.388-146, P.375 D.R.T.C.T. D.R.T.C.T. The bearings recited hereon are oriented to NAD83 Texas North Central Zone. NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: |S 88*48'39" W 195.50' 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, APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT or efficiency of its respective systems on any of these easement strips and any public utility DEPARTMENT. Zoned SF-36 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 Tract 2 Martin D. Mosley five—feet from the utility lines shall remain. This plat approved subject to all platting V.5061, P.814 ordinances, rules, regulations, and resolutions of the City of Keller, Texas. 254 D.R. WITNESS MY HAND AT City of Keller, Tarrant County, Texas, this the ___ day of _____, 2022. .T.C. 1/2"IRS S 88°27'40" W By: LESLIE VIRGINIA SAGAR 1/2"IRS STATE OF TEXAS COUNTY OF TARRANT Zoned SF-36 Zoned SF-36 Zoned SF-36 Tract 1 Tract 2 Before me, the undersigned authority, a Notary Public in and for said County and State on this Larry G. Foster Marcus Wayland 15' Ingress and Egress Easement, recorded Marcus Wayland date personally appeared Leslie Virginia Sagar, Owner, known to me to be the persons whose CC# D212052667 in V.7439, Page 1967, D.R.T.C.T. is hereby V.15934, P.220 V.15934, P.220 name is subscribed to the foregoing instrument and acknowledged to me that she executed the D.R.T.C.T. Abandoned by this Plat. D.R.T.C.T. same for the purpose and considerations therein expressed. Zoned SF-36 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022. Thealtus R. Alberts Trust The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone V.10346, P.571 AE (base flood elevations determined,) Zone X (Areas of Martin D. Mosley 0.2% annual chance flood; areas of 1% annual chance flood V.5061, P.814 with average depths of less than 1 foot or with drainage NOTARY PUBLIC TARRANT COUNTY, TEXAS D.R.T.C.T. areas less than 1 square mile; and areas protected by levees from 1% annual chance flood,) and Zone X (Areas Final Plat determined to be outside the 0.2% annual chance flood -plain); according to the National Flood Insurance Program MOUNTAIN BLUE ADDITION Flood Insurance Rate Map of Tarrant County, Texas and Area dedicated for public Incorporated areas, Map No. 48439C0080 K, Community—Panel right-of-way. No. 480602 080K, dated 25 September 2009. LOT 1, BLOCK A 168.9<u>1'</u> Being a Replat of all of Lots 1-4, Block 1, Cuny Addition an addition to the City of Keller, Tarrant County, Texas (60' ROW) 30' Right-Of-Way Dedication S 89°48'00" W V.4904, P.254 & V.5718, P.996= <u> 16.88'</u> according to the plat recorded in Vol. 388-146, Pg. 375, Plat LAMBERT LANE EAST DRT.C.T. Records, Tarrant County, Texas an Two tracts of land 5' ROW by CC# D212004162 Zoned SF-36 described 1/2"IRF Lot 3-R, Block 1 Melissa Ann Feilmeier 145.74 CM — Control Monument IRF — Iron Rod Found IRS — Iron Rod Set stamped Block ' in the deed to Leslie V. Sagar, recorded in Vol. 13872, Page Zoned SF-36 Lloyd Addition CC# D220296987 Zoned SF-36 Lloyd Addition Zoned SF-36 D.R.T.C.T. LOT 2R2-1 305 and CC# D215020552, Deed Records, Tarrant County, CC# D212004162 LOT 2R3 "Beasley RPLS 6066" Annette S. Proffitt BL — Building Line Setback.
UE — Utility Easement.
PAE — Private Access Easement. Zoned SF-36 Texas. V.9961, P.75 Joshua S. Doty D.R.T.C.T. Lot 2, Block A CC# D217144035 Landes Rocky Top Addition **ENGINEER:** 1 Residential Lot Basis of Bearing — NAD 83 (2011)(Epoch: 2010.0000) Geoid 18, Texas North Central Zone. Grid bearings and Surface distances. Grid Scale Factor: 0.999843124134 CC# D218203731 DCG ENGINEERING LESLIE V. SAGAR HERBERT S. BEASLEY LAND SURVEYORS L.P. 6.150 Gross Acres 1668 KELLER PARKWAY, STE: 100 2190 OTTINGER ROAD P.O.BOX 8873 5.809 Net Acres KELLER, TEXAS 76248 FORT WORTH, TEXAS, 76124 KELLER, TEXAS 76262 PH: (817) 201-4477 PH: (817) 430-4099 PH: 817-429-0194 CONTACT: Logan McWhorter, P.E. EMAIL: hsbeaslev@msn.com CONTACT: LESLIE V. SAGAR Prepared June 2022 EMAIL: logan@dcgengineering.com CONTACT: DICK S. JONES. SCALE 1"=60' EMAIL: LSagar@lesliesagar.com Mountain Blue 1—1 FP.dwg