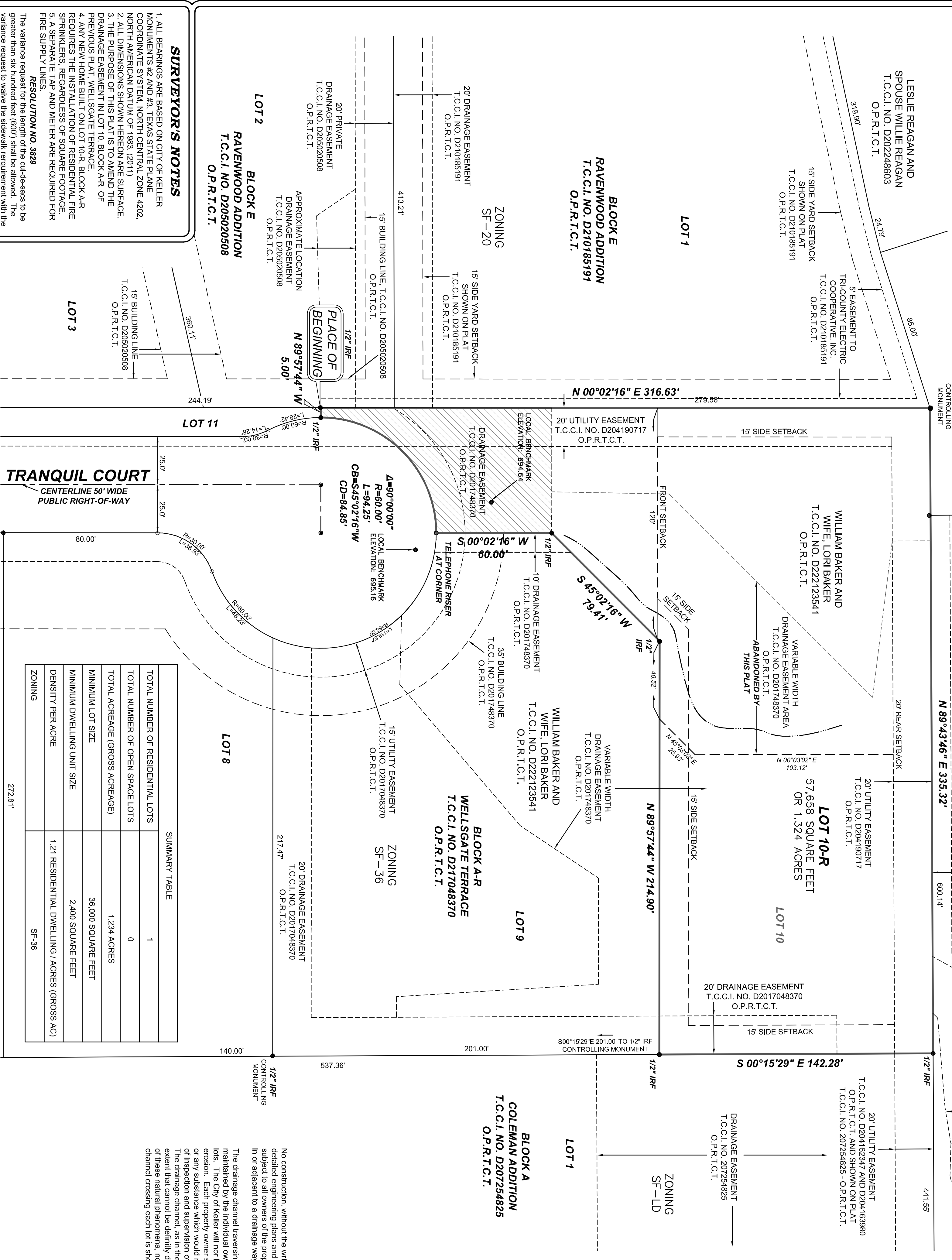


**BLOCK V, SECTION II
RAVENWOOD SUBDIVISION
(UNRECORDED)**

MARY MAY
T.C.C.I. NO. D203346813
O.P.R.T.C.T.

**BLOCK B
RAVENWOOD ADDITION
T.C.C.I. NO. D214242136
O.P.R.T.C.T.**

LEGEND
T.C.C.I. Tarrant County Clerk's Instrument
O.P.R.T.C.T. Official Public Records, Tarrant County, Texas
IRF Iron rod found



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS William Baker and wife, Lori Baker are the sole owners of a tract of land located in the JESSE GIBSON SURVEY, Abstract No. 592, Keller, Tarrant County, Texas, and being Lot 10, Block A-R, of Wellsgate Terrace, an Addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument No. D217048370, Official Public Records, Tarrant County, Texas, and being the same tract of land described in Deed to William Baker and Lori Baker, recorded in Tarrant County Clerk's Instrument No. D222123541, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of Lot 2, Block E of Ravenwood Addition, an addition to the City of Keller, Tarrant County, Texas, according to Tarrant County Clerk's No. D20520508, Official Public Records, Tarrant County, Texas;

THENCE North 00°02'16" East, a distance of 316.63' to a 1/2" iron rod found at an interior corner of a tract of land described to have been recorded in Tarrant County Clerk's Instrument No. D203495, Official Public Records, Tarrant County, Texas, and being Lot 11, Block E of Ravenwood Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument No. D210185191, Official Public Records, Tarrant County, Texas;

THENCE North 89°43'46" East, a distance of 335.32' to a 1/2" iron rod found in the South line of Lot 8, Block B of Ravenwood Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument No. D214242136, Official Public Records, Tarrant County, Texas, at the Northwest corner of Lot 1, Block A of Coleman Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Tarrant County Clerk's Instrument No. D207254825, Official Public Records, Tarrant County, Texas;

THENCE South 00°15'29" East, along the West line of said Lot 1, Block A of Coleman Addition, a distance of 142.28' to a 1/2" iron rod found at the Northeast corner of Lot 9 of said Block A-R of Wellsgate Terrace;

THENCE North 89°57'44" West, a distance of 214.90' to the Northernly exterior all corner of said Lot 9;

THENCE South 45°02'16" West, a distance of 79.41' to a 1/2" iron rod found in the Southernly exterior all corner of said Lot 9;

THENCE South 00°02'16" West, a distance of 60.00' to a telephone riser found in the Northernly line of Tranquil Court, a 50' wide public right-of-way, at the Westernly, Southernly corner of said Lot 9, at the beginning of a non-hungry curve to the left having a central angle of 90°00'00", a radius of 60.00' and a chord bearing and distance of South 45°02'16" West, 84.55';

THENCE Southwesterly along said curve to the left and said Northernly line of Tranquil Court, an arc distance of 94.25' to a 1/2" iron rod found at the Northeast corner of Lot 11 of said Block A-R;

THENCE North 89°57'44" West, a distance of 5.00' to the Northwest corner of said Lot 11 and the PLACE OF BEGINNING and containing 57,658 square feet or 1.324 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown herein were found and properly placed by my special supervision in accordance with the Platting Rules and Regulations of the City of Keller, Texas.

Witness my hand at Mesquite, Texas, _____ day of _____, 20____.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, a P.L.S. No. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, William Baker and Lori Baker, Owners, do hereby adopt this plat dedicating the heretofore described property as **WELLSGATE TERRACE, LOT 10-R, BLOCK A-R**, 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 the 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 of any time of procuring the permission of anyone. Trees and shrubs further than the 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 our hands at Tarrant County, Texas, this _____ day of _____, 2023.

William Baker, Owner
Lori Baker, 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 William Baker and Lori Baker, 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 _____, 2023.

Notary Public in and for the State of Texas

According to the Flood Insurance Rate Map published by the Federal Emergency Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on map 48439C 0080K; map revised September 25, 2009 for Tarrant County and incorporated areas. This flood map statement does not imply that the property and / or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.

This survey was prepared without the benefit of any Title Commitment prepared by a Title Company. The easements shown hereon are the only easements known by A&W Surveyors, Inc. and does imply that any other easements, covenants, restrictions or other matters of record do not affect the subject property. No other research was performed by A&W Surveyors, Inc.

All property corners are 1/2" iron rods found unless otherwise noted.

Lot 11 and the PLACE OF BEGINNING and containing 57,658 square feet or 1.324 acres of land.

- Homeowner's Association.
- Park fees to be paid for each residential lot at the time of building permit.
- All building setbacks shall be in accordance with the zoning district, as designed in the Keller Unified Development Code.

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.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

Chairman _____ Date _____

Approved by the City of Keller City Council

Mayor _____ Date _____

City Secretary _____ Date _____

Document No. _____ Date _____

REPLAT
WELLSGATE TERRACE
LOT 10-R, BLOCK A-R

BEING A REPLAT OF LOT 10, BLOCK A-R OF WELLSGATE TERRACE, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D217048370, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, JESSE GIBSON SURVEY, ABSTRACT NO. 592.

ONE RESIDENTIAL LOT
1.324 ACRES IN ZONE SF-36
JULY 24, 2023

SURVEYOR'S NOTES

1. ALL BEARINGS ARE BASED ON CITY OF KELLER MONUMENTS #2 AND #3, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

2. ALL DIMENSIONS SHOWN HEREON ARE SURFACE DIMENSIONS.

3. THE PURPOSE OF THIS PLAT IS TO AMEND THE DRAINAGE EASEMENT IN LOT 10, BLOCK A-R OF PREVIOUS PLAT, WELLSGATE TERRACE.

4. ANY NEW HOME BUILT ON LOT 10, BLOCK A-R OF THIS PLAT SHALL BE CONSIDERED TO BE A REPLAT OF THE ORIGINAL HOME AND SHALL BE SUBJECT TO THE SAME RESTRICTIONS, REGULATIONS, AND REQUIREMENTS AS THE ORIGINAL HOME.

5. A SEPARATE MAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.

RESOLUTION NO. 3829

The variance request for the length of the cut-de-secs to be greater than six hundred feet (600') shall be allowed. The variance request to waive the sidewalk requirement with the construction of residential streets abutting open space Lot 11 shall be allowed.

LOT 1
BLOCK E
RAVENWOOD ADDITION
T.C.C.I. NO. D210185191
O.P.R.T.C.T.

LOT 2
BLOCK E
RAVENWOOD ADDITION
T.C.C.I. NO. D20520508
O.P.R.T.C.T.

LOT 3

LOT 8

LOT 9

LOT 10

LOT 11

TRANQUIL COURT
CENTERLINE 50' WIDE
PUBLIC RIGHT-OF-WAY

WELLSGATE TERRACE
T.C.C.I. NO. D217048370
O.P.R.T.C.T.

COLEMAN ADDITION
T.C.C.I. NO. D207254825
O.P.R.T.C.T.

WELLSGATE TERRACE
T.C.C.I. NO. D214242136
O.P.R.T.C.T.

RAVENWOOD ADDITION
T.C.C.I. NO. D203346813
O.P.R.T.C.T.

SUMMARY TABLE

TOTAL NUMBER OF RESIDENTIAL LOTS	1
TOTAL ACREAGE (GROSS ACREAGE)	1.234 ACRES
TOTAL ACREAGE (NET OPEN SPACE)	0
MINIMUM LOT SIZE	36,000 SQUARE FEET
MINIMUM DWELLING UNIT SIZE	2,400 SQUARE FEET
DENSITY PER ACRE	1.21 RESIDENTIAL DWELLING / ACRES (GROSS AC)
ZONING	SF-36

PLACE OF BEGINNING
N 89°57'44" W
5.00'

DRAINAGE EASEMENT
T.C.C.I. NO. D201748370
O.P.R.T.C.T.

DRAINAGE EASEMENT
T.C.C.I. NO. D201748370
O.P.R.T.C.T.

DRAINAGE EASEMENT
T.C.C.I. NO. D201748370
O.P.R.T.C.T.

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