



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, CALAIS CUSTOM HOMES, LLC, is the owners of a 3.31 acre tract of land out of the R.W. GIBSON SURVEY, ABSTRACT NUMBER 588, situated in the City of Keller, Tarrant County, Texas, being all of a called Three acre tract of land conveyed to Calais Custom Homes, LLC, by deed of record in Document Numbers D221133479 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of N. Pearson Lane (80-foot right-of-way), being the Northeast corner of a called 2.945 acre tract of land conveyed to Steven Lee Ward and Belinda Lee Smith by deed of record in Document Number D215245973 of said Official Public Records, also being the Southeast corner of said Three acre tract and hereof, from which a 5/8 inch iron rod found at the Northeast corner of Lot 1, Block 1 of Brook Addition, a subdivision of record in Cabinet A, Slide 338 of the Plat Records of Tarrant County, Texas bears S01°11'23"E, a distance of 217.30 feet and S88°34'17"W, a distance of 34.07 feet;

THENCE, S88°34'17"W, leaving the West right-of-way line of N. Pearson Lane, along the North line of said 2.945 acre tract, being the common South line of said Three acre tract, passing at a distance of 10.67 feet, a 3/8 inch iron rod found and continuing a total distance of 590.41 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 13, Block 1 of Treehouse Addition, a subdivision of record in Volume 388-155, Page 54 of said Plat Records, from which a 1/2 inch iron rod found at the Southwest corner of said 2.945 acre tract bears S01°11'23"E, a distance of 217.30 feet;

THENCE, N01°11'23"W, along the East line of said Lot 13 and Lot 12 of said Block 1 of Treehouse Addition, passing at a distance of 233.11 feet, a 1-1/4 inch iron pipe found at the Northeast corner of said Lot 12 and continuing a total distance of 244.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner of said Three acre tract and hereof;

THENCE, N88°34'17"E, along the North line of said Three acre tract, passing at a distance of 580.63 feet, a 6 inch metal fence post found and continuing a total distance of 590.41 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of N. Pearson Lane, being the Northeast corner of said Three acre tract and hereof;

THENCE, S01°11'23"E, along the West right-of-way line of N. Pearson Lane, being the common East line of said Three acre tract, a distance of 244.00 feet to the POINT OF BEGINNING and containing an area of 3.31 Acres, or (144,059 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, CALAIS CUSTOM HOMES, LLC, does hereby adopt this plat, designating herein described property as SCRIBNER ADDITION, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, 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 (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.)

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Keller, Texas.

BY: _____ Date _____
 Paul Rostron
 Co-Owner & Managing Partner

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL ROSTRON**, Co-Owner & Managing Partner of Calais Custom Homes, LLC, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
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I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Keller, Tarrant County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT
SCRIBNER ADDITION
 LOTS 1, 2 & 3, BLOCK 1
 3.31 ACRES

R.W. GIBSON SURVEY, ABSTRACT No. 588,
 CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: JULY 22, 2021

- GENERAL NOTES**
- 1.) The purpose of this plat is to create 3 lots of record from one tract of land.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0080K. The location of the flood zone shown hereon is approximate, as scaled from the FEMA Flood Insurance Rate Map.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - 7.) All setbacks shall be in accordance with zoning district, as described in the Keller Unified Development Code.
 - 8.) Any new home built on LOT 1 BLOCK 1, LOT 2 BLOCK 1 OR LOT 3 BLOCK 1, requires the installation of residential fire sprinklers for any home 6,000 SF or greater.
 - 9.) A separate tap and meter are required for fire supply lines.

LINE	BEARING	DISTANCE
L1	S 88°34'17" W	316.80'
L2	N 01°25'43" W	33.00'
L3	S 88°34'17" W	60.00'
L4	S 88°34'17" W	57.00'
L5	S 01°25'43" E	60.00'
L6	S 58°34'17" W	21.17'
L7	S 88°34'17" W	113.16'

SURVEYOR
 Eagle Surveying, LLC
 Contact: Tyler Rank
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

OWNER/DEVELOPER
 Calais Custom Homes, LLC
 Contact: Paul Rostron
 1206 N. Carroll Avenue
 Southlake, TX 76092
 (817) 481-6426

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
IPF	= IRON PIPE FOUND
CIRS	= CAPPED IRON ROD SET
VOL.	= VOLUME
CAB.	= CABINET
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PLAN SUMMARY TABLE

GROSS ACREAGE	3.31 ACRES
AREA OF PUBLIC STREETS	0.14 ACRES
NET ACREAGE	3.17 ACRES
TOTAL NUMBER OF LOTS	3
OVERALL DENSITY	0.95 DU/ACRE
AVERAGE AREA PER RESIDENTIAL LOT	46,016 SQ. FEET
PERCENTAGE OF OPEN SPACE	0.0%
ZONING:	SF-36

CERTIFICATE OF APPROVAL

APPROVED by the City of Keller Planning & Zoning Department:

Chairman _____	Date _____
Secretary _____	Date _____
Document # _____	Date _____