

Field: JH
 Drafter: SGT | H3706
 Revision: JBN | 02-01-2021
 Revision: SGT | 03-29-2021
 Revision:

Plan Summary Table	
Total Number of Lots	2
Number of Lots per Zoning Category	2
Total Acreage per Phase	2.348 Acres
Number of Lots per Phase	2
Minimum Lot Size	1.163 Acres
R.O.W. Dedication	997 square feet

MONUMENTS / DATUMS / BEARING BASIS
 Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 ○ Vertex or common point (not a monument)
 Coordinate values, if shown, are US.SyFt. TxCS, '83, NCZ
 Bearings are based on grid north (TxCS, '83, NCZ)

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
 P.R.T.C.T. Plat Records of Tarrant County, Texas
 O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
 D.R.T.C.T. Deed Records of Tarrant County, Texas
 VOL/PAGE/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 R.O.W. Right of Way
 F.K.A. Formerly Known As

FLOOD ZONE CLASSIFICATION
 This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

SURVEYOR'S NOTES:

- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
- Monuments are found, unless marked CRS or MNS.
- Bearings are Grid North based on Texas Coordinate System of 1983, North Central Zone.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- Zoning District shown hereon are based on the City of Keller Zoning Map Dated September 2015.
- The fieldwork was completed on January 19, 2021.
- This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.
- Any new homes built on Lot 1-R, Block A or Lot 2-R, Block A that are 6,000 square feet or larger shall have residential fire sprinklers installed.
- A separate Tap and Meter are required for fire supply lines.
- An engineered grading plan is required to be submitted, reviewed and released for construction by the Public Works engineering department prior to issuance of a building permit.

SURVEYOR'S CERTIFICATION:
 KNOW ALL MEN BY THESE PRESENTS:

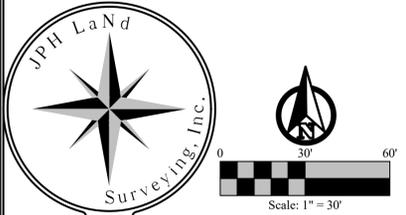
That I, Jose B. Najarro III, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jose B. Najarro III
 Registered Professional
 Land Surveyor No. 6736
 jose@jphls.com
 Date: TBD

Approved by the City of Keller Planning and Zoning Commission

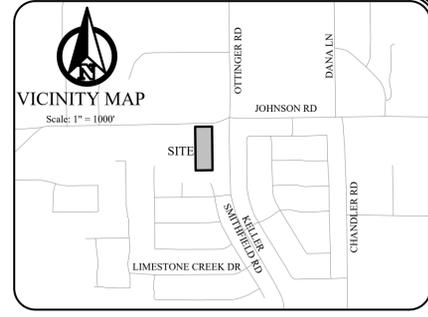
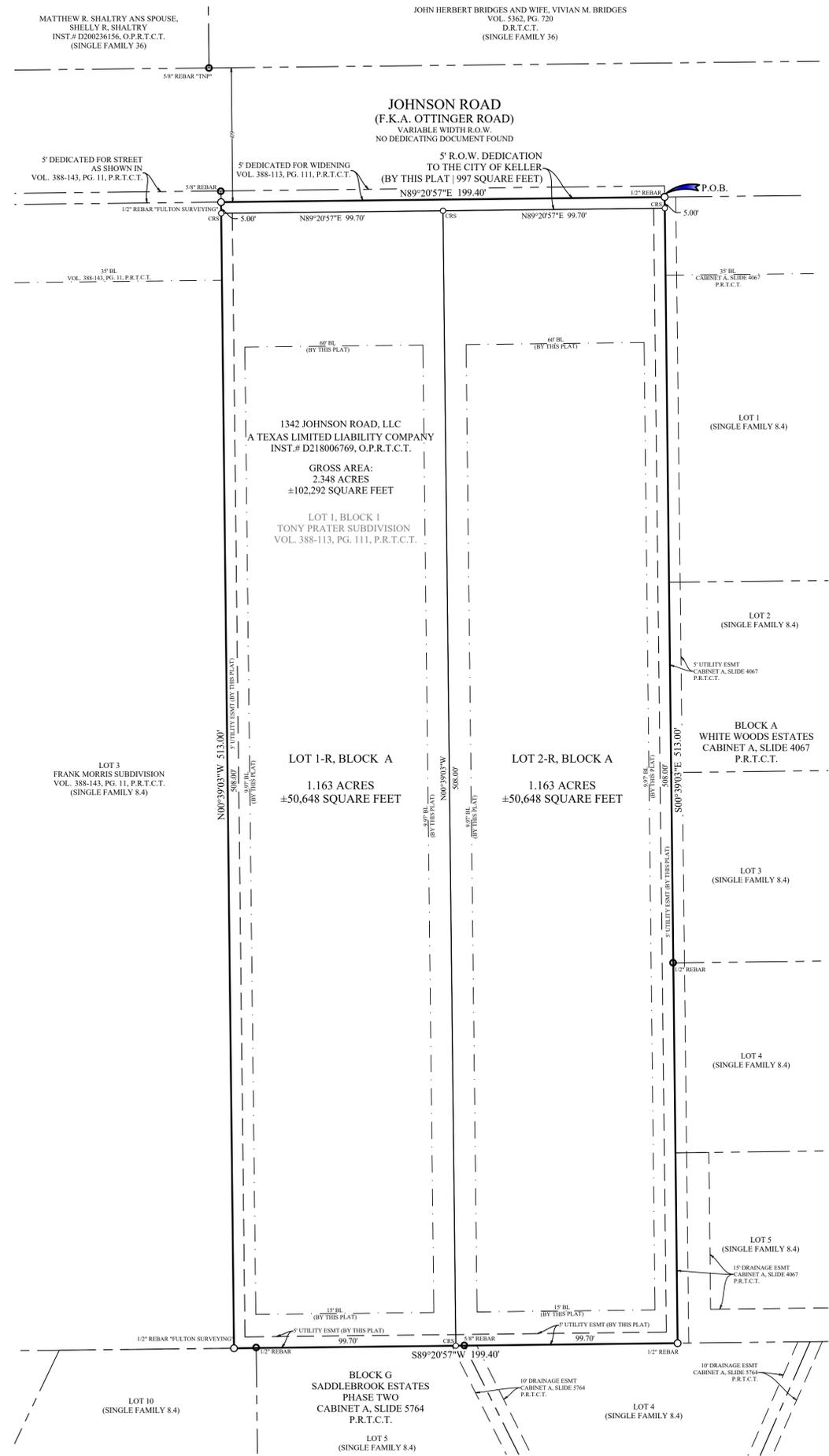
Chairman	_____	Date	_____
Secretary	_____	Date	_____
Document #	_____	Date	_____



OWNER:
 1342 Johnson Road, LLC
 a Texas limited liability company
 302 Eastwood Drive
 Keller, Texas 76248
 Phone: (817) 975-9748

SURVEYOR:
 Jose B. Najarro III
 JPH Land Surveying, Inc.
 785 Lonesome Dove Trail
 Hurst, Texas 76054
 Phone: (817) 431-4971

JPH Job/Drawing No. (see below)
 2021.194.001 1342 Johnson Rd., Keller, Tarrant Co., Tx. FINAL PLAT.dwg
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 785 Lonesome Dove Trail, Hurst, Texas 76054
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500 #10194073 #10193867
 DFW-Houston | Central Texas | West Texas



STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS 1342 Johnson Road, LLC, a Texas limited liability company, is the owner of that certain tract of land situated in the P. Allen Survey, Abstract No. 28, Tarrant County, Texas, said tract of land being all of Lot 1, Block 1, TONY PRATER SUBDIVISION, an addition in the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Volume 388-113, Page 111, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being all of the tract described in the deed to 1342 Johnson Road, LLC, a Texas limited liability company, recorded under Instrument Number D218006769, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 rebar found at the northeast lot corner of said Lot 1, same being the northwest lot corner Lot 1, Block A, WHITE WOODS ESTATES, an addition in the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4067, P.R.T.C.T., and being on the southeast right-of-way corner of a Right-of-Way Dedication as shown on and being dedicated by said TONY PRATER SUBDIVISION, being the right-of-way of Johnson Road (formerly known as Ottinger Road), being a variable width right-of-way;

THENCE SOUTH 00° 39' 03" EAST, with the east lot line of said Lot 1 (TONY PRATER SUBDIVISION) and with the west line of said Block A, (WHITE WOODS ESTATES), a distance of 513.00 feet to a 1/2 inch rebar found at the southeast lot corner of Lot 1 (TONY PRATER SUBDIVISION), being on the north lot line of Lot 4, Block G, SADDLEBROOK ESTATES, an addition in the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 5764, P.R.T.C.T.;

THENCE SOUTH 89° 20' 57" WEST, with the south lot line of said Lot 1 (TONY PRATER SUBDIVISION) and with the north line of said Block G (SADDLEBROOK ESTATES), a distance of 199.40 feet to a 1/2 inch capped rebar stamped "FULTON SURVEYING" found at the southwest lot corner of Lot 1 (TONY PRATER SUBDIVISION), being the southeast lot corner of Lot 3, FRANK MORRIS SUBDIVISION, an addition in the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Volume 388-143, Page 11, P.R.T.C.T.;

THENCE NORTH 00° 39' 03" WEST, with the west lot line of Lot 1 (TONY PRATER SUBDIVISION) and with the east lot line of said Lot 3 (FRANK MORRIS SUBDIVISION), a distance of 513.00 feet to a 1/2 inch capped rebar stamped "FULTON SURVEYING" found at the northwest lot corner of Lot 1 (TONY PRATER SUBDIVISION), being the southwest right-of-way corner of aforementioned Right-of-Way Dedication;

THENCE NORTH 89° 20' 57" EAST, with the north line of Lot 1 (TONY PRATER SUBDIVISION), and with the south right-of-way line of the said Right-of-Way Dedication, a distance of 199.40 feet returning to the POINT OF BEGINNING and enclosing 2.348 acres (±102,292 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That I, 1342 Johnson Road, LLC, a Texas limited liability company, Owner, do hereby adopt this plat designating the hereinabove described property as Lots 1-R and 2-R, Block A, Edge Rock Legacy Subdivision, an addition in the City of Keller and do hereby dedicate to the public use forever the streets and alleys 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 or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, 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 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. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at _____ County, Texas, this ____ day of _____, 2021.

Authorized Agent for
 1342 Johnson Road, LLC,
 a Texas limited liability company

STATE OF TEXAS §
 COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared _____, Authorized Agent for 1342 Johnson Road, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

FINAL PLAT SHOWING
LOTS 1-R AND 2-R, BLOCK A
EDGE ROCK LEGACY SUBDIVISION
 BEING A REPLAT OF
 LOT 1, BLOCK 1, TONY PRATER SUBDIVISION
 IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
 RECORDED IN VOL. 388-113, PG. 111, P.R.T.C.T.
 2.348 ACRES
 ZONED SF-8.4
 PREPARED: MARCH 2021