

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, James Heath Malone is the Owner's of a tract of land situated in the I. Neace Survey, Abstract Number 1162, Tarrant County, Texas and being that same tract of land described in Inspired Ranch an addition to the City of Keller, Tarrant County, Texas, according to plat thereof recorded in Document No. D223060859 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEING a 5.183 acre tract of land situated in the I. Neace Survey, Abstract No. 1162, in the City of Keller, Tarrant County, Texas being all of that certain called Lot 1, Block A, of Inspired Ranch, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Document No. D223060859 of the Deed Records of Tarrant County, Texas to be more particularly described by metes and bonds as follows;

BEGINNING at a concrete monument found for corner at the Northeast corner of Lot 1, Block A, Goodwin Acres, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 3923, of said Deed Records and the Northwest corner of said Inspired Ranch and also being tin the South line of Ottinger Road a variable width Right-of-Way that bears North 00°41'50" West with said East line a distance of 7.13 feet to a 1/2" iron rod capped set for corner at the Northwest corner of Lot 1, Block A, Inspired Ranch and being in the East line of said Lot 1 of Goodwin Acres;

Thence South 00°42'33" East with the East line of said Goodwin Acres and the West line of Inspired Ranch at a distance of 384.73 feet passing the North west corner of Lot 1A and continuing a total distance of 584.73 feet to a 1/2" iron rod found for corner at the Southwest corner of inspired Ranch and the Southeast corner of said Goodwin Acres and being the Northwest corner of Lot 5, Block A, of Timberview Estates, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-81, Page 37, of said Deed Records;

Thence South 89°52'46" East with the South line of said Inspired Ranch and the North line of said Lot 5 passing a 1/2" iron rod capped set for corner in the South line of said Inspired Ranch and the North line of said Lot 5 a distance of 190.00 feet for the Southeast corner of Lot 1A and continuing a total distance of 595.20 feet to point for corner that a 3/8" iron rod found for corner bears North 07°50'43" West a distance of 1.76 feet and also being at the Southwest corner of Lot 1, Block 1, of Mills Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2276, of said Deed Records;

Thence North 00°19'02" West with the East line of Lot 1, Block A, of Inspired Ranch and the West line of said Lot 1, Block 1 of said Mills Addition a distance of 228.35 feet to a 3/8" iron rod found for corner at the Northwest corner of said Mills Addition and at an ell corner of said Lot 1, Block 1, of Inspired Ranch and also being in the South line of Lot 2, Block A of Inspired Ranch;

Thence North 89°42'06" West with the North line of said Lot 1, Block 1 of Inspired Ranch and the South line of said Lot 2, Block A, of said Inspired Ranch a distance of 150.68 feet to a 1/2" iron rod found for corner at an angle corner in said North and South lines;

Thence North 48°06'16" West with said North and South lines a distance of 571.82 feet to a 1/2" iron rod capped set for corner at the Northeast corner of said Lot 1 and the Northwest corner of said Lot 2 and being in the South line said above mentioned Ottinger Road;

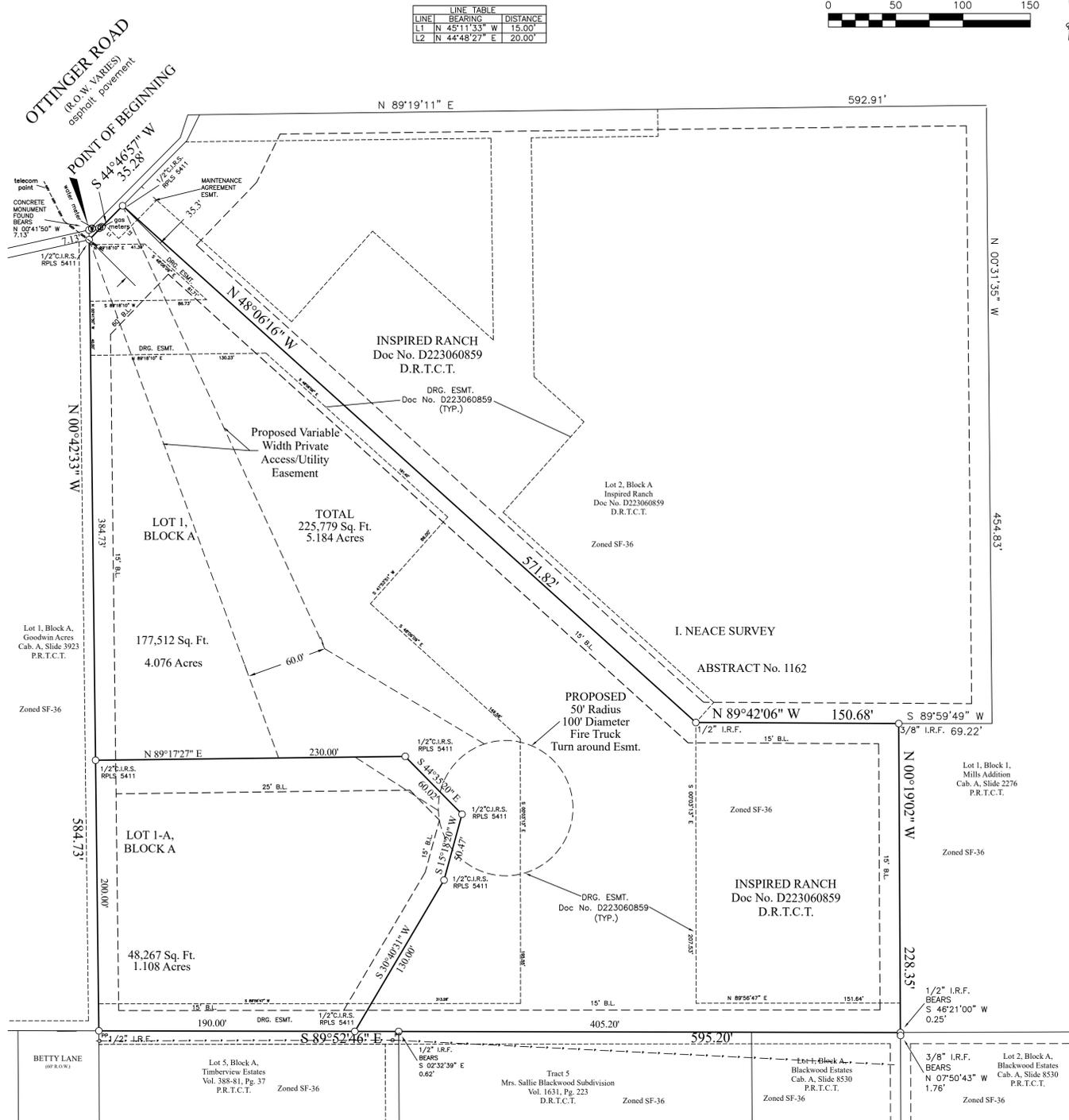
Thence South 44°46'57" West with North line Lot 1 and the South line of said Ottinger Road a distance of 35.28 feet back to the Point of Beginning and containing 225,779 square feet or 5.184 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, James Heath Malone, Owner, do hereby adopt this plat designating the herein above described property as Inspired Ranch, Lot 1 and Lot 1A, 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 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 our hands at Tarrant County, Texas, this ____ day of _____.

James Heath Malone, Owner



OWNER
James Heath Malone
1293 Ottinger Road
Keller, Tx 76262
PH: (214) 529-8340

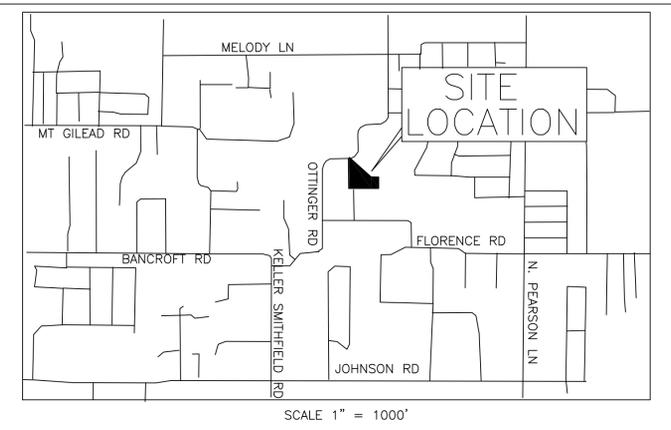
SURVEYOR
J. Scott Cole
422 Willow Way.
Highland Village, Tx 7077
PH: 214-919-7883
jcole@ssctx.net

LEGEND
These standard symbols will be found in the drawing.

- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- PROPERTY LINE
- Property Corner
- 1/2" C.I.R.S. 1/2" CAPPED IRON ROD SET
- 1/2" IRF 1/2" IRON ROD FOUND
- CM CONTROL MONUMENT
- BL BUILDING LINE
- DRG DRAINAGE
- ESMT EASEMENT

APPROVED BY THE CITY OF KELLER
CITY COUNCIL

Mayor _____ Date _____
City Secretary _____ Date _____



- NOTES:**
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
 - This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restriction or covenants which may affect this property.
 - All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
 - According to the Flood Insurance Rate Map No. 48439C0080K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - Any new home built on the property described as Lot 1 and Lot 1A, Block A, Inspired Ranch, that is 6,000 square feet or greater requires the installation of residential fire sprinklers.
 - A separate tap and meter are required for fire supply lines.
 - The drainage easement are for storm water runoff control. These easements are the property owners' responsibility to keep unobstructed and maintained, including erosion control. The property owners shall keep the drainage easements 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 easements for the purpose of inspecting the drainage ways for conformation of the condition with respect to maintenance and erosion control, The City of Keller shall not be responsible for maintenance of the drainage easements. The City of Keller shall not liable for any damages to the drainage easements. No. construction, modifications or fencing shall be allowed in the drainage easements without prior written approval of the City of Keller.
 - Maintenance responsibilities of the shared access easement are that of the respective lot owners.

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 Jon Savas and Courtney Savas, 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 _____.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Scott Cole, 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.

J. Scott Cole

**MINOR PLAT OF
LOT 1 & LOT 1A
BLOCK A, INSPIRED RANCH**
SF-36, SINGLE FAMILY RESIDENTIAL 36,000 S.F.
an Addition to the City of Keller,
WHICH IS 5.172 ACRES
IN THE I. NEACE SURVEY, A-1162
CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE: JULY 2025