

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, Douglas W Hinds is the owner of a tract of land situated in the Hardin Weatherford Survey, Abstract Number 1651 and being all of Lot 1, Block A, Hinds Addition per the plat recorded as D217048375, Plat Records, Tarrant County, Texas (PRTCT); and being part of the tract of land sold to Douglas W Hinds per the deed recorded as D215184160, Official Public Records, Tarrant County, Texas (OPRTCT) and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped T VOGT RPLS 1926 found on the northerly line of Village Trail for the southwest corner of Lot 1-R, Block 3, Glen Forest Addition per the plat recorded in Cabinet B, Slide 615, PRTCT, and being on a curve to the right with a Radius of 372.00 feet and a chord bearing South 85° 01' 23" West for a chord length of 64.23 feet;

THENCE Southwesterly with the northerly line of Village Trail and said curve, an Arc Length of 64.30 feet to the point of tangency;

THENCE South 89° 58' 31" West, with the north line of Village Trail a distance of 40.82 feet to a point on the easterly line of Sendero Estates Addition per the plat recorded as D206119984, PRTCT;

THENCE North 15° 20' 47" West, departing the northerly line of Village Trail and with the easterly line of said Sendero Estates Addition, a distance of 529.92 feet to an angle point on the easterly line of Sendero Estates Addition;

THENCE North 4° 56' 49" West, with the easterly line of said Sendero Estates Addition, a distance of 272.07 feet to an angle point on the southerly line of Lot 1, Block 1, Carr Addition per the plat recorded in Volume 388-163, Page 14, PRTCT; from which 1/2" iron rod found for an angle point on the southerly line of Lot 1, Block 1, Carr Addition bears North 10° 06' 01" West at distance of 5.65 feet;

THENCE North 85° 25' 49" East, with the southerly line of said Carr Addition, a distance of 415.86 feet to a 1" iron pipe found for the southwest corner of Lot 15, Block 3, Glen Forest Addition, Phase II, per the plat recorded in Cabinet A, Slide 1968, PRTCT;

THENCE North 85° 32' 06" East, with the common line between said Hinds Addition and said Glen Forest Addition, a distance of 258.27 feet to an angle point the west line of said Glen Forest Addition;

THENCE South 0° 23' 36" East, with the common line between said Hinds Addition and said Glen Forest Addition, a distance of 174.65 to an angle point for said Glen Forest Addition;

THENCE South 85° 47' 56" West, with the common line between said Hinds Addition and said Glen Forest Addition, a distance of 255.34 feet to a 3/4" iron rod found for the northwest corner of Lot 8, Block 3, of said Glen Forest Addition;

THENCE South 1° 28' 12" East, with the common line between said Hinds Addition and said Glen Forest Addition, a distance of 100.80 feet to the northeast corner of Lot 1, Block 1, Raymond Ellis Addition per the plat recorded in Volume 388-191, Page 76, PRTCT;

THENCE South 82° 10' 02" West, with the common line between said Hinds Addition and said Raymond Ellis Addition, a distance 166.51 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, Block 1, Raymond Ellis Addition;

THENCE South 1° 30' 54" East, with the common line between said Hinds Addition and said Lot 1, Block 1, Raymond Ellis Addition, a distance of 263.88 feet to a 5/8" iron rod found for the northwest corner of Lot 1-R, Block 3, Glen Forest Addition, Phase I, per the plat recorded in Cabinet B, Slide 615, PRTCT;

THENCE South 1° 22' 38" West, with the common line between said Hinds Addition and said Lot 1-R, Block 3, Glen Forest Addition, a distance of 249.75 feet to the **POINT OF BEGINNING** and containing a calculated area of 5.620 Acres of land.

Bearings based on Grid North, NAD 83, North Central Texas Zone.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

That I, Douglas W Hinds do hereby adopt this plat designating the herein above referenced property as **LOTS 1R & 2, BLOCK A, HINDS ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements 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, 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 OUR HANDS IN TARRANT COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2022.

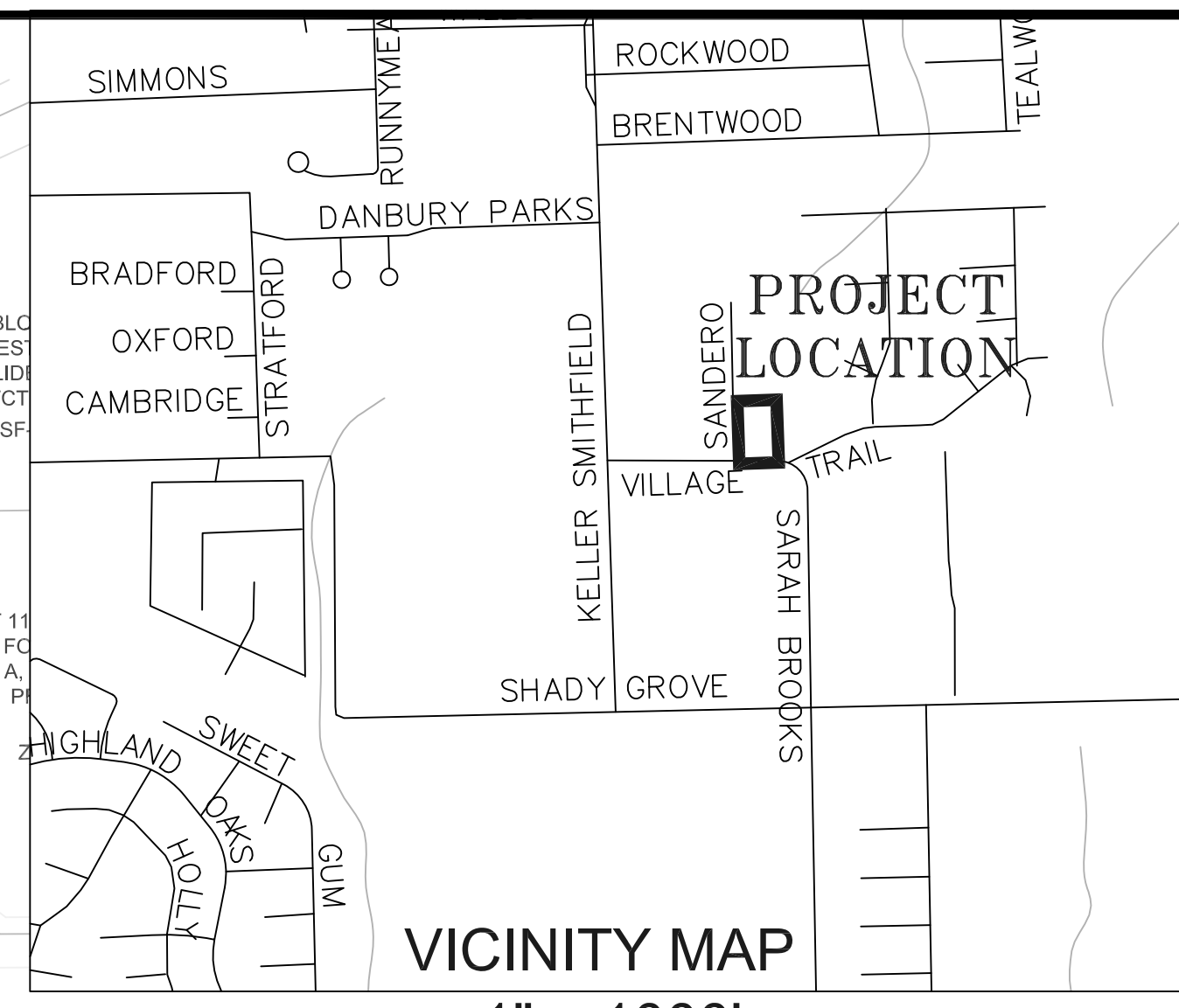
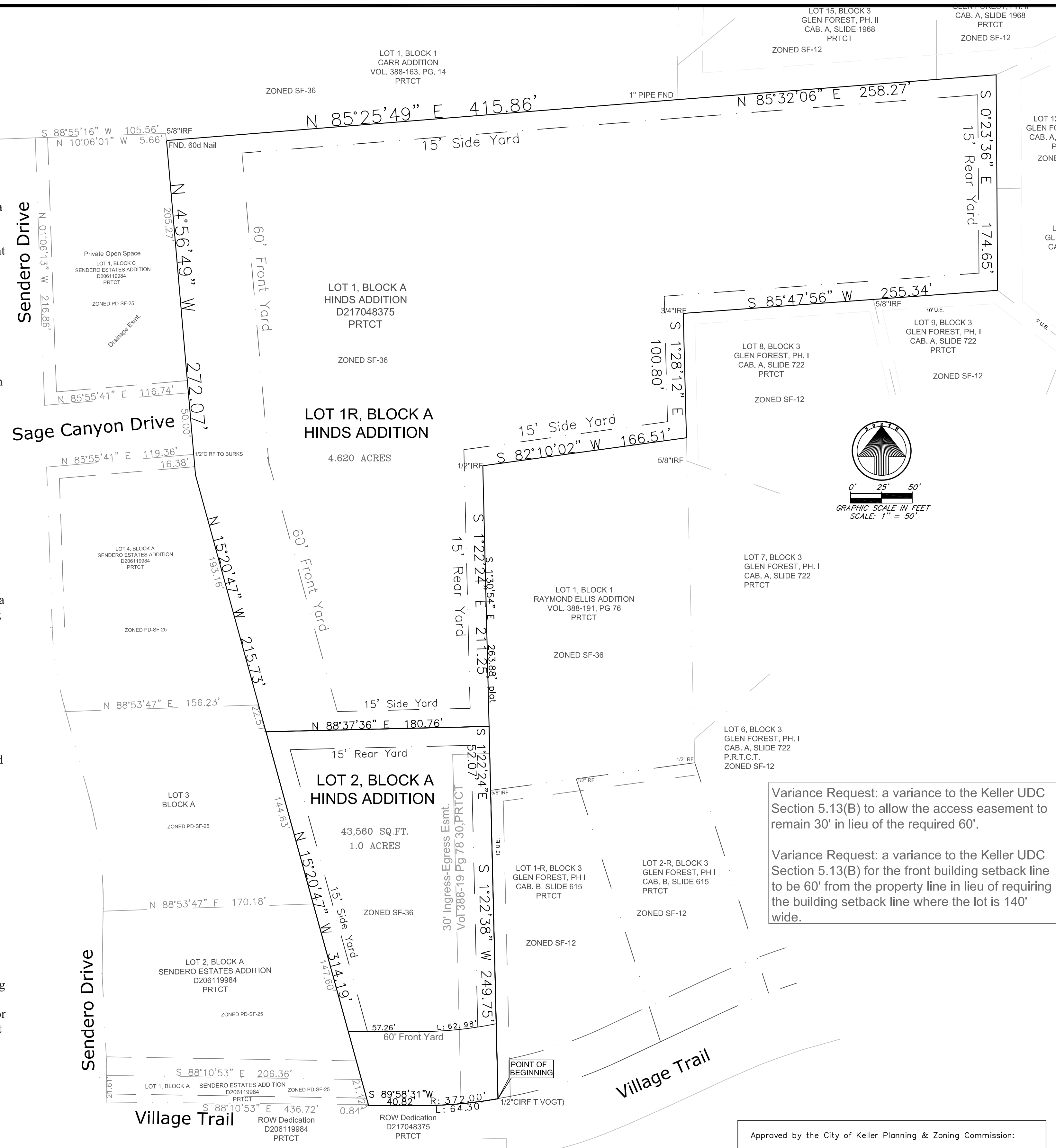
Douglas W Hinds

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas; on this date personally appeared Douglas W Hinds, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office the _____ day of _____, 2022.

Notary Public for the State of Texas



NOTES:
THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE.
DISTANCES MEASURED PERPENDICULAR OR RADIAL TO LOT LINES UNLESS NOTED OTHERWISE.
5/8" CAPPED IRON RODS STAMPED RPLS 5094 SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0080K, DATED SEPTEMBER 25, 2009.

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.

ALL SETBACK LINES SHALL BE ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE CITY OF KELLER'S UNIFIED DEVELOPMENT CODE (UDC).
RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE REQUIRED FOR ANY NEW HOME BUILT ON LOTS 1R & 2, BLOCK A, HINDS ADDITION WITH A SQUARE FOOTAGE OF 6,000 SQUARE FEET OR GREATER.
A SEPARATE WATER TAP AND METER IS REQUIRED FOR RESIDENTIAL FIRE SPRINKLER SYSTEMS.

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.

DRAINAGE EASEMENTS
The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways 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 or erosion control of the open channel area within the drainage easement which is left in the natural state. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. 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.

Variance Request: a variance to the Keller UDC Section 5.13(B) to allow the access easement to remain 30' in lieu of the required 60'.

Variance Request: a variance to the Keller UDC Section 5.13(B) for the front building setback line to be 60' from the property line in lieu of requiring the building setback line where the lot is 140' wide.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B H Davis, 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.

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - 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. Registered Professional Land Surveyor 5094 Firm Registration Certificate Number: 10135300 **FOR REVIEW ONLY**

Michael B H Davis, Registered Professional Land Surveyor
Texas Registration Number 5094
Firm Registration Certificate Number: 10135300

ENGINEER: David Gregory, P.E., DCG Engineering, Inc., 1668 Keller Parkway Suite 100 Keller TX 76248
OWNER: Douglas W Hinds, 1241 Village Trail Keller Texas 76248
SURVEYOR: ALPHA LAND SURVEYING, INC., 969 ELKIN LANE KELLER, TEXAS 76262-4941
PH 817-614-8017 FAX 817-379-5696 CONTACT: MIKE B DAVIS mbd7@gte.net
Ph: (817) 874-2941

Approved by the City of Keller Planning & Zoning Commission:
Chairman _____ Date _____
Approved by the City of Keller City Council
Mayor _____ Date _____
City Secretary _____ Date _____
Document Number: D_____ Date _____

FOR REVIEW ONLY
FINAL PLAT

Showing
Lots 1R & 2, Block A, Hinds Addition
being a Replat of
LOT 1, BLOCK A
HINDS ADDITION
being a
5.62 acre tract out of the
Hardin Weatherford Survey
Abstract Number 1651, City of Keller
Tarrant County, Texas
Zoned: SF-36
Resubmitted: October 27, 2022 SHEET 1 of 1