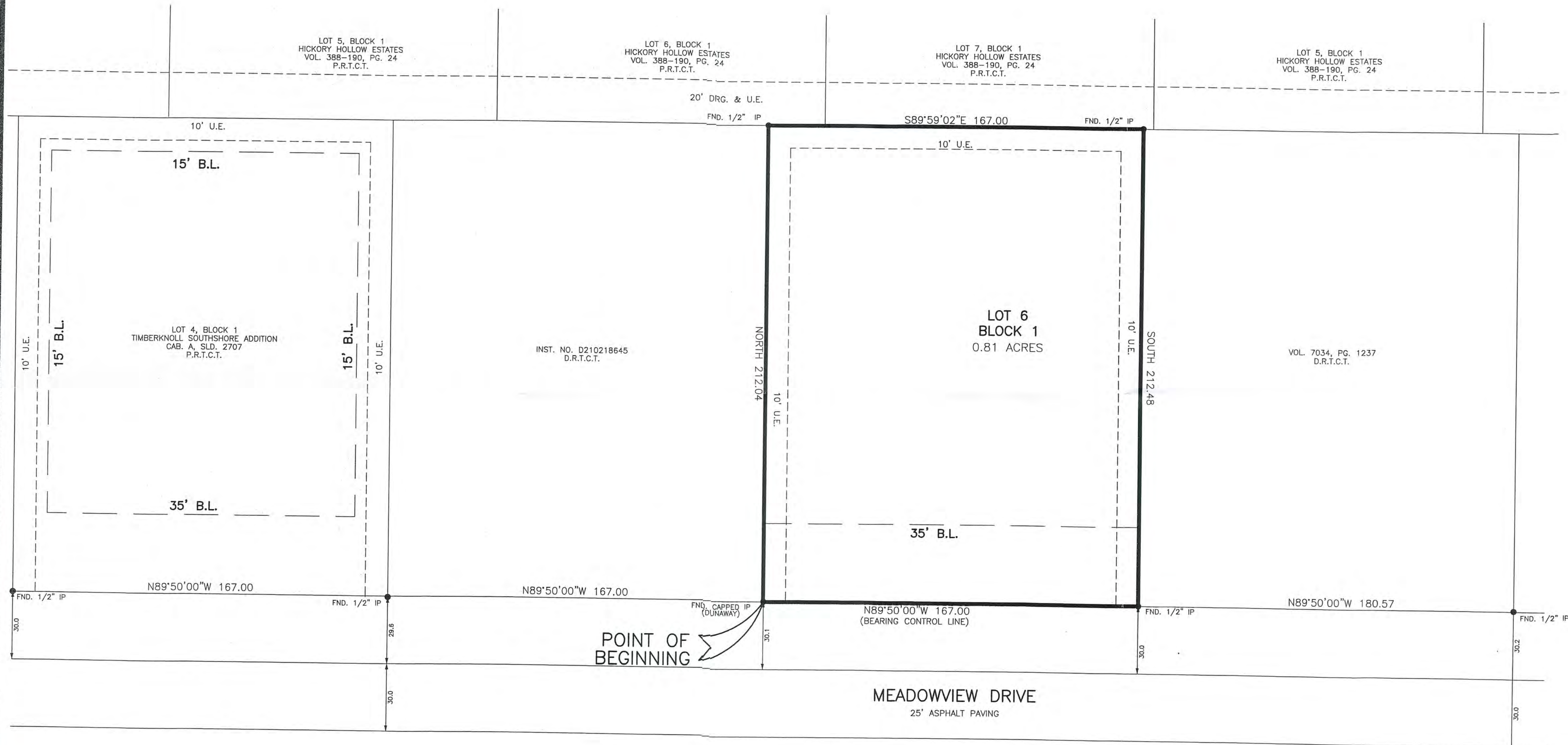
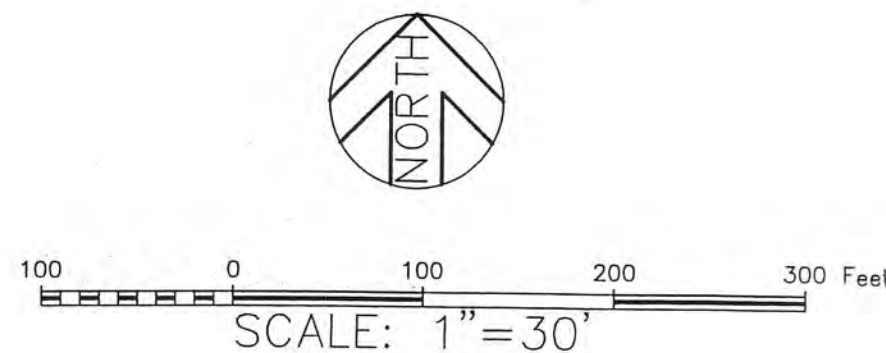
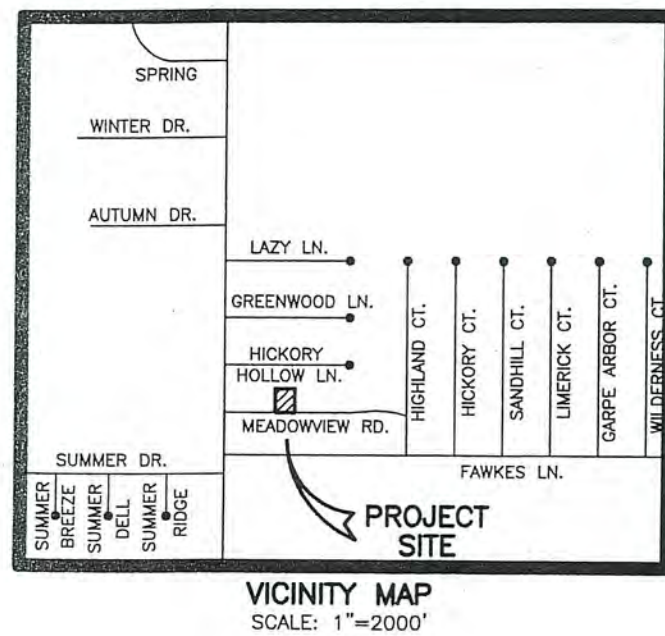




ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
P.O. BOX 47898
FORT WORTH, TEXAS 76147
817.455.1396
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477

OWNERS:
DEBORAH RAMSAY
2051 MEADOWVIEW DRIVE
KELLER, TEXAS 76262
817.965.8787

OWNERS REP:
DW DISTINCTIVE PROPERTIES
5532 MIDWAY ROAD
HALTOM CITY, TEXAS 76117
817.980.0577

NOTE:
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.

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE _____
SECRETARY _____ DATE _____
DOCUMENT NO. _____ DATE _____

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
THAT I, DEBORAH RAMSAY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY,
TO WIT:
BEING A TRACT OF LAND OUT OF THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1604, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D212277800, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED IRON PIN (DUNAWAY) FOUND IN THE NORTH LINE OF MEADOWVIEW DRIVE FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D210218645, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING LOCATED 167.00 FEET SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, TIMBERKNOLL SOUTHSORE ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 2707, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 212.04 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D210218645 TO A 1/2" IRON PIN FOUND IN THE SOUTH LINE OF LOT 6, BLOCK 1, HICKORY HOLLOW ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-190, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS EAST 167.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 1, HICKORY HOLLOW ESTATES TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 7034, PAGE 1237, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE SOUTH 212.48 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 7034, PAGE 1237 TO A 1/2" IRON PIN FOUND IN THE NORTH LINE OF SAID MEADOWVIEW DRIVE FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 7034, PAGE 1237 AND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 167.00 FEET ALONG THE NORTH LINE OF SAID MEADOWVIEW DRIVE TO THE POINT OF BEGINNING AND CONTAINING 0.81 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I, DEBORAH RAMSAY, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 6, BLOCK 1, TIMBERKNOLL SOUTHSORE ADDITION, 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 OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, 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.

EXECUTED THIS THE _____ DAY OF _____ 2017

DEBORAH RAMSAY

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH RAMSAY, 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 CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PERSON.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

FINAL PLAT
OF
**LOT 6, BLOCK 1
TIMBERKNOLL SOUTHSORE
ADDITION**

AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS
BEING A TRACT OF LAND OUT OF THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1604, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. D212277800, DEED RECORDS, TARRANT COUNTY, TEXAS
ZONING SF-20

RECEIVED
JUL 26 2017

BY: _____

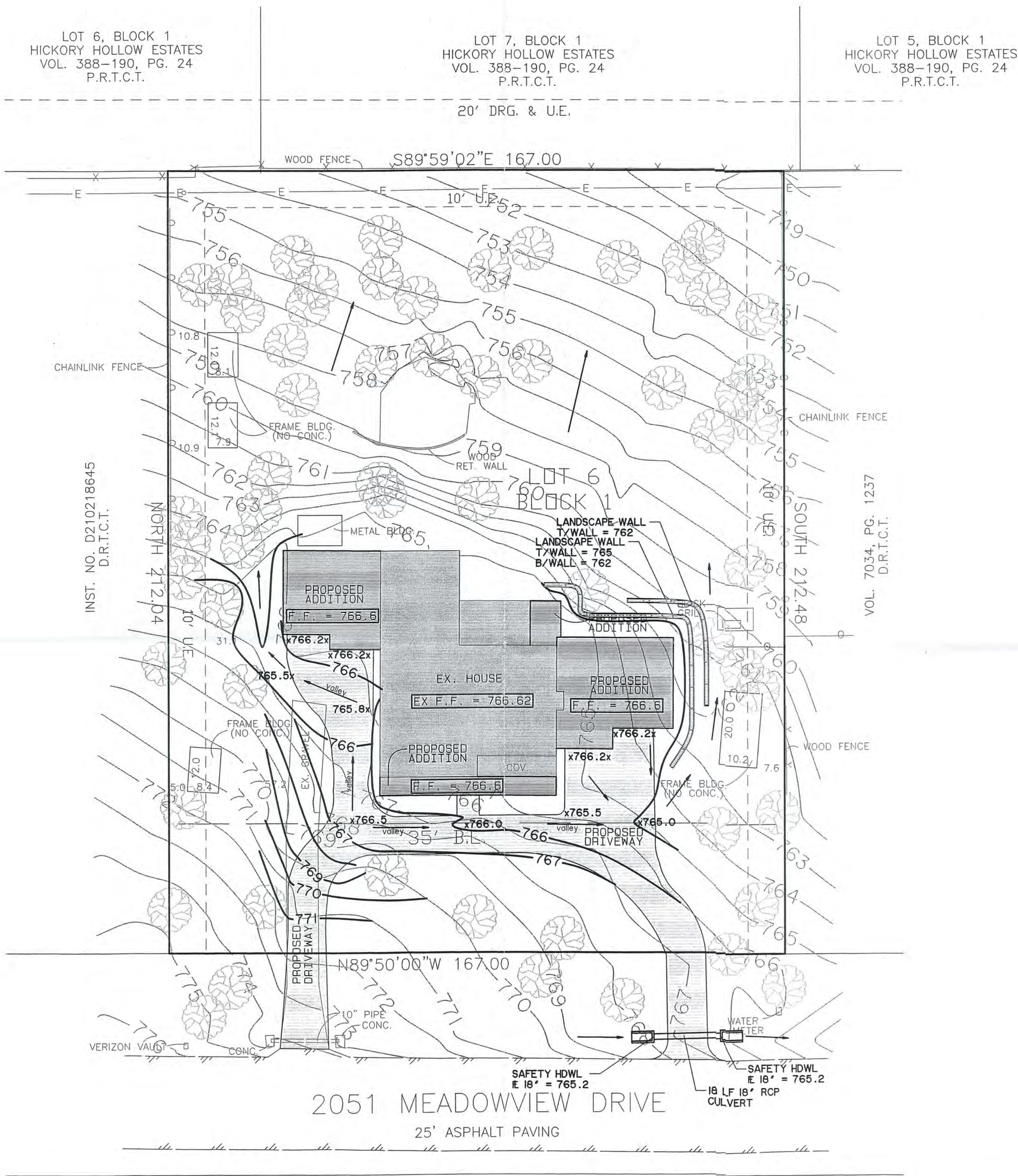


THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.
CHARLES B. HOOKS, JR.
06-16-17
DATE

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

GRADING PLAN

AREA DRAINAGE MAP



SCALE IN FEET
1 INCH = 100 FEET

LEGEND

x 632.40	PROPOSED SPOT GRADE
x 632.13	EXISTING SPOT GRADE
-x-x-	EXISTING FENCE
-633-	EXISTING CONTOUR
-633-	PROPOSED CONTOUR
->	FLOW DIRECTION
F.P. FINISHED PAD	F.F. FINISHED FLOOR

PREPARED FOR:
DW DISTINCTIVE PROPERTIES
5532 MIDWAY ROAD
HALTOM CITY, TEXAS 76117
817.980.0577

PREPARED BY:
KELLIE
ENGINEERING, INC.
EDWARD T. KELLIE, P.E.
P.O. Box 471898
Fort Worth, TX 76147
Tel. 817.455.1396
ekellie@kellie-engineering.com
F-7585



GRADING & DRAINAGE PLAN
FOR A NEW ADDITION AT
2051 Meadowview Drive
Lot 6, Block 1
Timberknoll Southshore Addition
SITUATED IN THE
CITY OF KELLER, TARRANT COUNTY, TEXAS
Issued: July 21, 2017

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JUL 26 2017