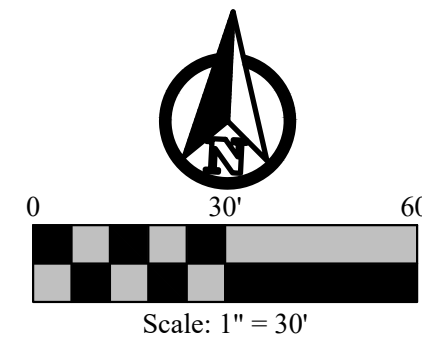
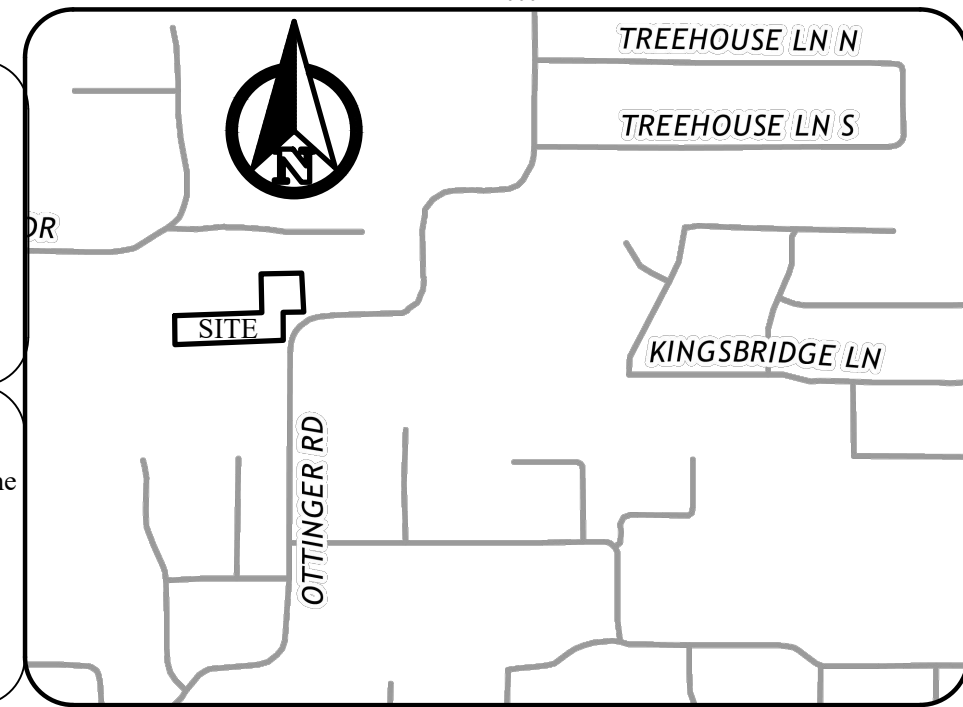


Field: FC
Drafter: ML - DFW5894
Revision:
Revision:

VICINITY MAP



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
"4" ○ "4" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/'83,NCZ
Bearings are based on the TxCS/'83,NCZ
Distances & areas shown are represented in surface values

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/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

FLOOD ZONE CLASSIFICATION
This property lies within ZONE(S) X(UNSHADED) (Unshaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, dated 2009/09/25, & 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>.

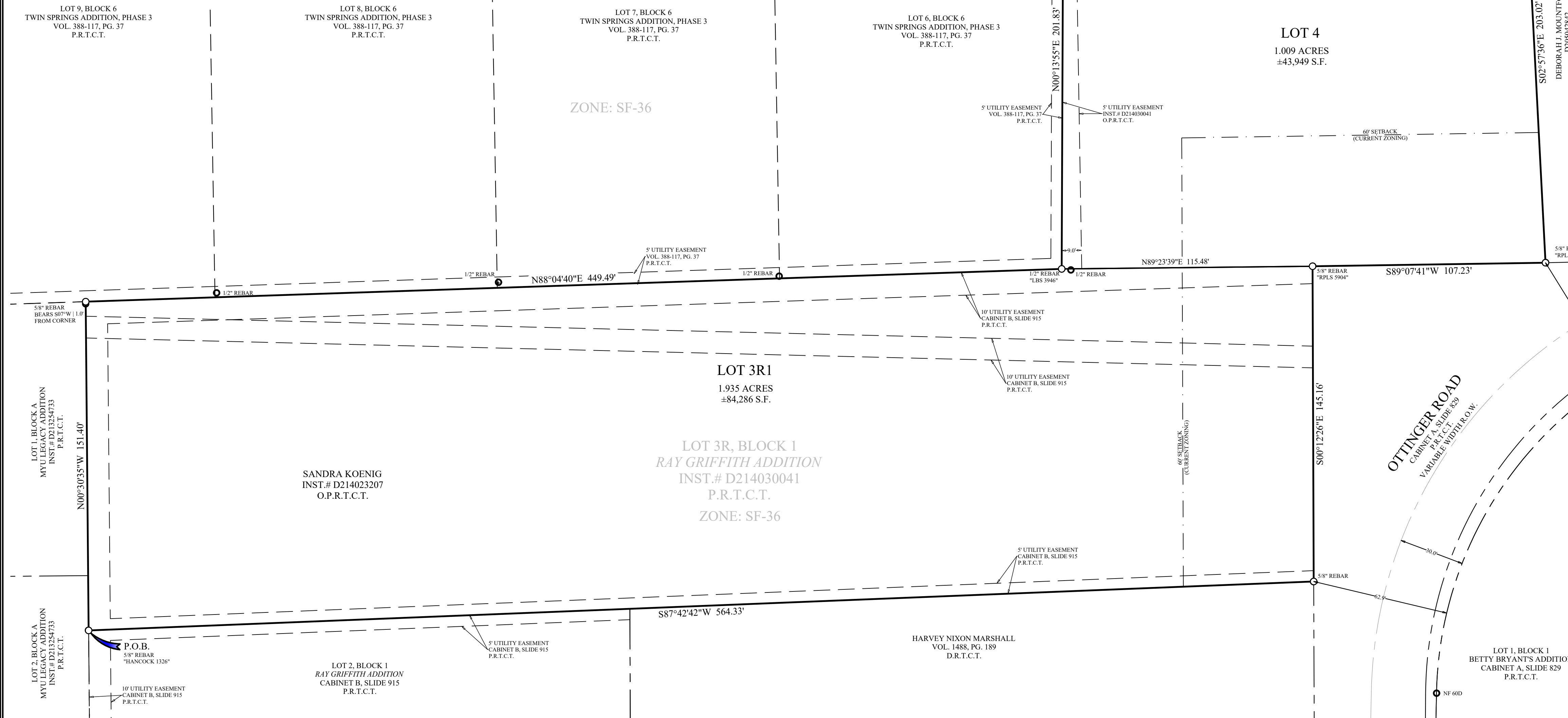
LOT 9, BLOCK 6
TWIN SPRINGS ADDITION, PHASE 3
VOL. 388-117, PG. 37
P.R.T.C.T.

LOT 8, BLOCK 6
TWIN SPRINGS ADDITION, PHASE 3
VOL. 388-117, PG. 37
P.R.T.C.T.

LOT 7, BLOCK 6
TWIN SPRINGS ADDITION, PHASE 3
VOL. 388-117, PG. 37
P.R.T.C.T.

LOT 6, BLOCK 6
TWIN SPRINGS ADDITION, PHASE 3
VOL. 388-117, PG. 37
P.R.T.C.T.

ZONE: SF-36



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Sandra Koenig, is the owner of Lot 3R, Block 1, Ray Griffith Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D214030041, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tracts described in the General Warranty Deed to said Sandra Koenig, recorded under Instrument Number D212056675 and Instrument Number D214023307, Official Public Records, Tarrant County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar stamped "HANCOCK" found at the southwest corner of the said Lot 3R;

THENCE with the perimeter and to the corners of Lot 3R, the following calls:

1. NORTH 00°30'35" WEST, a distance of 151.40 to a northwest corner of Lot 3R, from which a found 5/8 inch rebar bears SOUTH 07° WEST, a distance of 1.0 feet;
2. NORTH 88°58'40" EAST, a distance of 449.49 feet to a found 1/2 inch capped rebar stamped "LBS 3946";
3. NORTH 00°13'55" WEST, a distance of 201.83 feet to a found 1/2 inch rebar;
4. NORTH 88°58'40" EAST, a distance of 211.42 feet to a found 5/8 inch rebar;
5. SOUTH 02°57'36" EAST, a distance of 203.02 feet to a found 5/8 inch capped rebar stamped "RPLS 5904";
6. SOUTH 89°07'41" WEST, a distance of 107.23 feet to a found 5/8 inch capped rebar stamped "RPLS 5904";
7. SOUTH 00°12'26" EAST, a distance of 145.16 feet to a found 5/8 inch rebar;
8. SOUTH 87°42'42" WEST, a distance of 564.33 feet returning to the **POINT OF BEGINNING** and enclosing 2,944 acres (±128,235 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Sandra Koenig, do hereby adopt this plat designating the hereinabove described property as Lots 3R1 & 4, Block 1, **Ray Griffith Addition**, an addition in 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 my hand at Tarrant County, Texas, this _____ day of _____, 20__.

By: _____
Sandra Koenig, Owner

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 **Sandra Koenig**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, 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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Date: TBD

GENERAL NOTES:

1. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
2. Selling a portion of the 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.
3. Zoning information acquired from the City of Keller Unified Development Code. (www.cityofkeller.com)
4. The fieldwork was completed on September 22, 2022.
5. 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.

PLAT NOTES:

1. If the existing home on Lot 3R1 is increased in size to 6,000 square feet, or greater, residential fire sprinklers are required.
2. If the existing home on Lot 3R1 is demolished and a new home is built, residential fire sprinklers are required if the home is 6,000 square feet or greater.
3. Any new home built on Lot 4 that is 6,000 square feet, or greater, requires the installation of residential fire sprinklers.
4. A separate tap and meter are required for fire supply lines.

APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KELLER, TEXAS

CHAIRMAN _____ SECRETARY _____

APPROVAL DATE _____

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____



JPH Job/Drawing No. (see below)
2022.342.001 1238 Ottinger, Keller, Tarrant Co., Tx - PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

OWNER
SANDRA KOENIG
1238 Ottinger Rd.
Roanoke, Texas 76262

SURVEYOR
JPH LAND SURVEYING, INC.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: 817-431-4971

FINAL PLAT
LOTS 3R1 & 4, BLOCK 1
RAY GRIFFITH ADDITION
BEING A REPLAT OF LOT 3R, BLOCK 1, RAY GRIFFITH ADDITION AND ADDITION IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NUMBER D214030041, P. R.T.C.T.
TOTAL ACRES: 2.944 ACRES
CURRENT ZONING: SINGLE FAMILY RESIDENTIAL - 36,000 SQUARE FEET LOTS (SF-36)

PREPARED: MARCH 2023