



STATE OF TEXAS  
COUNTY OF TARRANT  
OWNER'S CERTIFICATE

WHEREAS ALL LOT OWNERS OF THIS TRACT OF LAND SITUATED IN THE SITUATED IN THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1604, CITY OF KELLER, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 7597, PAGE 1240, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 36, BLOCK A, EAST PROPERTY LINE AND BEING THE WEST R.O.W. LINE OF MARVIN DRIVE, BEING 60' ROAD AND UTILITY EASEMENT AS RECORDED IN VOLUME 7597, PAGE 1242, PLAT/DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE S00°38'00"E ALONG LOT 36 & 27, BLOCK A, EAST PROPERTY LINE A DISTANCE OF 455.01 FEET TO 1/2" IRON PIN AT THE SOUTHEAST CORNER OF LOT 27, BLOCK A FOR CORNER;

THENCE S89°26'00"E ALONG LOT 27 SOUTH PROPERTY LINE A DISTANCE OF 108.96 FEET TO A 1/2" IRON PIN AND BEING AT THE SOUTHWEST CORNER FOR CORNER;

THENCE N00°05'40"E ALONG LOT 27 WEST PROPERTY LINE A DISTANCE OF 43.92 FEET TO A 1/2" IRON PIN AND BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK A, FOR CORNER;

THENCE S89°59'00"W ALONG THE SOUTH PROPERTY LINES OF LOTS 28, 29, AND 30, FOR A A DISTANCE OF 357.42 FEET TO 1/2" IRON PIN AT SOUTHWEST CORNER OF LOT 30, BLOCK A, FOR CORNER;

THENCE S89°35'25"W ALONG THE SOUTH PROPERTY LINES OF LOT 31, FOR A DISTANCE OF 64.96' FEET TO A 1/2" IRON PIN AND BEING THE SOUTHWEST CORNER OF LOT 31, FOR CORNER;

THENCE N00°37'40"W ALONG THE WEST PROPERTY LINES OF LOTS 31, AND 32 FOR A DISTANCE OF 405.81' FEET TO A 1/2" IRON PIN AT THE NORTHWEST CORNER LOT 32 FOR CORNER;

THENCE N89°22'00"E ALONG THE NORTH PROPERTY LINE OF LOTS 32,33,34,35,AND36, A DISTANCE OF 528.22' FEET FOR CORNER AND BEING THE POINT OF BEGINNING AND CONTAINING 219801.41 SQUARE FEET OR 5.0459 ACRES MORE OR LESS.

NOW, THEREFORE KNOWN ALL MEN THESE PRESENTS, THAT

THAT ALL LOT OWNERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY FOR LOTS 27, 28, 30, 31, 32, 33, 34, 35, BLOCK A, (FINAL PLAT), WINDSOR ESTATES AND LOTS 29, 34, 36, BLOCK A, (REPLAT) WINDSOR ESTATES, TO THE CITY OF KELLER AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS SHOWN THERON 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 GROTHS 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.

ZONED: SF-36

# FINAL PLAT FOR WINDSOR ESTATES LOTS 27, 28, 30, 31, 32, 33, 34, 35, BLOCK A REPLAT FOR LOTS 29, 34, 36, BLOCK A

AN ADDITION TO THE CITY OF KELLER,  
TARRANT COUNTY, TEXAS.

BEING TRACTS OR LOTS OF LAND OUT OF THE JOSIAH WALKER SURVEY, ABSTRACT NO. 1604, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACTS OR LOTS OF LAND AS DESCRIBED IN DEED RECORDED IN VOL. 7597, PG. 1240, D.R.T.C.T.

5.0459 ACRES

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

RICKY BALTHROP & KERRY BALTHROP OWNER OF LOT 27

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 RICKY BALTHROP OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATLANTIC LUXURY HOMES INC. OWNER OF LOT 28

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 OMAR OWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATLANTIC LUXURY HOMES INC. OWNER OF LOT 29

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 OMAR OWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SAMUEL IWEIS OWNER OF LOT 30

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 SAMUEL IWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BASEM NIMRI OWNER OF LOT 31

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 BASEM NIMRI OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

PACIFIC LUXURY HOMES INC. OWNER OF LOT 32

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 OMAR OWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SAMUEL IWEIS OWNER OF LOT 33

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 SAMUEL IWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BASEM NIMRI OWNER OF LOT 34

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 BASEM NIMRI OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ATLANTIC LUXURY HOMES INC. OWNER OF LOT 35

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 OMAR OWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SAMUEL IWEIS OWNER OF LOT 36

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 SAMUEL IWEIS OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY \_\_\_\_\_, 2019

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF TARRANT  
SURVEYOR'S CERTIFICATE

I ERNEST HEDGCOTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

*Ernest Hedgcoth*  
ERNEST HEDGCOTH, R.L.P.S. #2804  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 2804

The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE 05/13/2019



ERNEST HEDGCOTH ENGINEER & SURVEYOR  
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