

## **OWNERS CERTIFICATE**

STATE OF TEXAS COUNTY OF TARRANT }

WHEREAS FOUNDERS DEVELOPMENT COMPANY, LP is the owner of tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas and being a portion of a called 19.962 acre tract of land described by deed to The Devane Clarke Partnership, LTD. as recorded in Instrument Number D213097985 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "DOWDY" found on the south right-of-way, and the east line of a called 1.018 acre tract of land described by deed to Brian Demma and Hanh Demma as recorded in Instrument Number D221020812 of the Official Public Records of Tarrant County, Texas for the northwest corner of said 19.962 acre tract;

THENCE South 89 degrees 43 minutes 13 seconds East departing the east line of said 1.018 acre tract and along the south right-of-way of said Johnson Road and the north line of said 19.962 acre tract, a distance of 434.10 feet to a 5/8 inch iron rod with yellow cap found for the northeast corner of said 19.962 acre tract, same being the northwest corner of a called 0.489 acre tract of land described by deed to Thomas M. Sultzer and Loretta J. Sultzer, Husband and Wife as recorded in Instrument Number D193268550 of the Official Public Records of Tarrant County, Texas;

THENCE South 00 degrees 23 minutes 44 seconds East departing the south right-of-way of said Johnson Road and along the east line of said 19.962 acre tract, same being the west line of said 0.489 acre tract, and the west line of Lot 1R1, Block A of Clark Estates, a distance of 626.59 feet to a tie rod found for the southwest corner of said Lot 1R1, Block A, same being and easterly ell corner of said 19.962 acre tract;

THENCE South 89 degrees 32 minutes 38 seconds East along the south line of said Lot 1R1, Block A, same being the easterly line of said 19.962 acre tract a distance of 52.36 feet to a 1/2 inch iron rod found for the northwest corner of Pearson Crossing, an addition to the City of Keller as recorded in Volume 388-202, Page 56 of the Plat Records of Tarrant County, Texas;

THENCE South 00 degrees 21 minutes 13 seconds East along the west line of said Pearson Crossing, same being the east line of said 19.962 acre tract, a distance of 795.56 feet to a point in the center of a creek for the northeast corner of a called 7.771 acre tract described by deed to Ruibal Properties, LLC as recorded in Instrument Number D221200491 of the Official Public Records of Tarrant County, Texas;

THENCE departing the west line of said Pearson Crossing, same being the east line of said 19.962 acre, and along said creek, same being the northerly line of said 7.771 acre tract, the following courses and distances;

North 45 degrees 22 minutes 31 seconds West, a distance of 25.24 feet to a point for corner;

North 25 degrees 13 minutes 06 seconds West, a distance of 43.33 feet to a point for corner;

North 50 degrees 29 minutes 17 seconds West, a distance of 89.35 feet to a point for corner;

North 28 degrees 54 minutes 47 seconds West, a distance of 53.95 feet to a point for corner;

North 45 degrees 59 minutes 28 seconds West, a distance of 31.60 feet to a point for corner;

North 11 degrees 21 minutes 16 seconds West, a distance of 67.31 feet to a point for corner;

North 56 degrees 35 minutes 59 seconds West, a distance of 26.16 feet to a point for corner;

North 81 degrees 13 minutes 01 seconds West, a distance of 23.30 feet to a point for corner;

South 78 degrees 25 minutes 00 seconds West, a distance of 50.61 feet to a point for corner;

North 84 degrees 06 minutes 57 seconds West, a distance of 28.89 feet to a point for corner;

North 62 degrees 34 minutes 10 seconds West, a distance of 28.45 feet to a point for corner;

North 21 degrees 00 minutes 58 seconds West, a distance of 22.56 feet to a point for corner;

North 57 degrees 04 minutes 49 seconds East, a distance of 18.20 feet to a point for corner;

North 35 degrees 24 minutes 45 seconds East, a distance of 11.39 feet to a point for corner;

North 44 degrees 45 minutes 09 seconds West, a distance of 50.24 feet to a point for corner;

North 30 degrees 19 minutes 39 seconds West, a distance of 20.83 feet to a point for corner;

North 66 degrees 44 minutes 51 seconds West, a distance of 26.82 feet to a point for corner;

South 78 degrees 56 minutes 03 seconds West, a distance of 34.44 feet to a point for corner;

North 57 degrees 23 minutes 21 seconds West, a distance of 21.28 feet to a point for corner;

North 30 degrees 09 minutes 29 seconds West, a distance of 49.22 feet to a point for corner;

North 07 degrees 44 minutes 55 seconds West, a distance of 34.41 feet to a point for corner;

North 31 degrees 17 minutes 10 seconds East, a distance of 20.64 feet to a point for corner;

North 05 degrees 41 minutes 56 seconds West, a distance of 57.38 feet to a point for corner;

North 17 degrees 26 minutes 40 seconds East, a distance of 30.95 feet to a point for corner;

North 30 degrees 09 minutes 07 seconds West, a distance of 29.24 feet to a point for corner;

South 80 degrees 36 minutes 53 seconds West, a distance of 41.64 feet to a point on the east line of Lot 1, Block 1 of Michael K. Pennington Addition, an addition to the City of Keller as recorded in Instrument Number D184008682 of the Official public Records of Tarrant County, Texas for the northwest corner of said 7.771 acre tract;

19.962 acre tract, a distance of 428.54 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1, Block 1 of Michael K. Pennington Addition, same being the southeast corner of Lot 1, Block 1 of R.G. Sanders Subdivision, an addition to the City of Keller as recorded in Instrument Number D181044858 of the Official Public Records of Tarrant County, Texas;

THENCE North 00 degrees 16 minutes 42 seconds East departing the center of said creek, same being the north line of said 7.771 acre tract, and along the east line of said Lot 1, Block 1 of Michael K. Pennington Addition, same being the west line of said

THENCE North 00 degrees 21 minutes 38 seconds West continuing along the west line of said 19.962 acre tract, same being the east line of said Lot 1, Block 1 of R.G. Sanders Subdivision, and the east line of a called 1.018 acre tract of land described by deed to Brian Demma and Hanh Demma as recorded in Instrument Number D221020812 of the Official Public Records of Tarrant County, Texas, and a distance of 414.58 feet to the POINT OF BEGINNING containing 531,704 square feet, or 12.206 acres of land.

# SURVEYOR'S CERTIFICATE

Dated this the \_\_\_\_ day of \_\_\_\_

That I, Brian J. Maddox, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of New Fairview, Texas.

Brian J. Maddox Texas Registered Professional Land Surveyor No. 5430

STATE OF TEXAS COUNTY OF TARRANT }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument

and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

#### OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT }

### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE DEVANE CLARKE PARTNERSHIP, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as WINDING CREEK ADDITION, an addition to the City of Keller, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Devane Clark Partnership, Ltd. does herein certify the following:

- The Streets are dedicated for Street purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Keller.
- 5. The City of Keller is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Keller's use thereof.
- 7. The City of Keller and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- 8. The City of Keller and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- 9. All modifications to this document shall be by means of plat and approved by the City of Keller.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS, my hand, this the \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2024.

BY: THE DEVANE CLARKE PARTNERSHIP, LTD.

Authorized Signature

Printed Name and Title The Devane Clarke Partnership, Ltd.

STATE OF TEXAS

COUNTY OF TARRANT }

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ , known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day, of \_\_\_\_\_, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL Approved this by the City of Keller City Council City Secretary Document #

# FINAL PLAT WINDING CREEK ADDITION 10 RESIDENTIAL LOTS & 1 COMMON AREA LOT

**531,704 SQUARE FEET** OR 12.206 ACRES

> SITUATED IN THE JOHN MARTIN SURVEY, ABSTRACT NO. 1153 CITY OF KELLER, TARRANT COUNTY, TEXAS

BEING A PORTION OF A CALLED 19.962 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE DEVANE CLARKE PARTNERSHIP, LTD. AS RECORDED IN INST. NO. D213197985 OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS

PROJECT INFORMATION THE DEVANE CLARKE PARTNERSHIP, LTD. Scale:

SHEET 2 of 2

**OWNER** 

6449 NORTHPORT DRIVE DALLAS, TX 75230

817-480-9904

CONTACT: CARY CLARKE

SURVEYOR TEAGUE NALL & PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381

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