

Vicinity map 1"=1000'

Total number of lots	3
Number of lots per zoning category	3
Total acreage per phase	3.5146 Acre
Number of lots per phase	3
Minimum lot size	36,000 SF
Minimum dwelling unit size	2,400 SF
Density per acre	0.5 acre

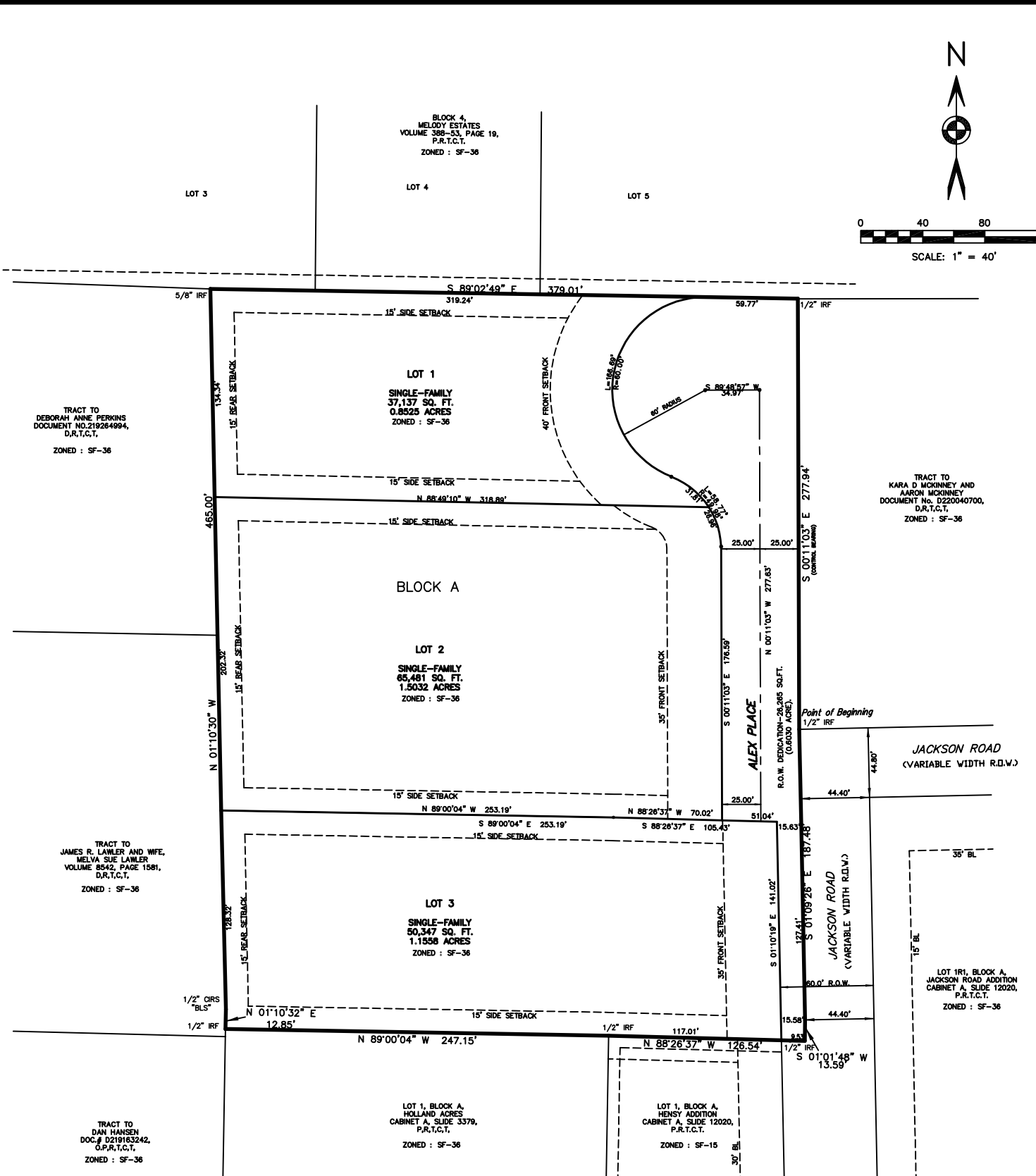
FIRE MARSHALL NOTES:

1. ANY NEW HOMES BUILT ON LOT 1, LOT 2 AND LOT 3 REQUIRES THE INSTALLATION OF RESIDENTIAL FIR SPRINKLERS REGARDLESS OF SQUARE FOOTAGE.
2. A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.

Preliminary Site Evaluation Approved by the City of Keller Planning and Zoning Commission for Preparation of a Final Plat:

Chairman _____ Date _____

Secretary _____ Date _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Mackay Investments LLC, is the owner of a tract of land situated in the R. SABER SURVEY, A-108, Tarrant County, Texas, as described in the deed to George Paul Potwin recorded in Document D221231632, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the west line and north line of Jackson Road, (50 foot right-of-way), and being the east line of said Potwin Tract, and being the southwest corner of a tract of land described in deed to Kara McKinney in Document No. D220040700, D.R.T.C.T.;

THENCE South 01°09'06" East along said west right-of-way line of said Jackson Road, a distance of 187.48 feet to a 1/2 inch iron rod found;

THENCE South 01°01'48" West, continuing along said west right-of-way line, a distance of 13.59 feet to a 1/2 inch iron rod capped stamped "BLS" set in the said west right-of-way line of said Jackson Road and south line of Potwin tract;

THENCE North 88°26'37" West, with said south line, a distance of 126.54 feet to a 1/2 inch iron rod found for the northwest corner of Lot 1, Block A, Hensy Addition, an addition to the City of Keller as recored in Cabinet A, Slide 12020, Plat Records, tarrant County, Texas;

HENCE North 88°00'04" West, continuing with said south line, a distance of 247.15 feet to a 1/2 inch iron rod found for the southwest corner of said Potwin tract;

North 01°10'32" East with the west line of same, a distance of 12.85 feet to a 1/2 inch capped iron rod stamped "BLS" set for corner;

THENCE North 01°10'30" West, continuing with the west line of same, a distance of 465.00 feet a 5/8 inch iron rod found for the northwest corner of said Potwin tract and being in the South line of Lot 3, Block 4, Melody Hills Addition to the City of Keller, Texas, Volume 388-53, Page 19, P.R.T.C.T.;

THENCE South 89°02'49" East, with the north line of same, a distance of 379.01 feet to a 1/2" iron rod found in the south line of Lot 5, Block 4, of said Melody Hills Addition, and being the northeast corner of said Potwin tract, and same being the northwest corner of said McKinney tract;

THENCE South 00°11'03" East with the east line of Potwin tract and west line of said McKinney tract, a distance of 277.94 feet to the Point of Beginning, and containing 4.120 Acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, Antoine Jerard Bryant, agent for Mackay Investments LLC, Owner, does hereby adopt that plat designating the hereinabove described property as LOTS 1, 2 AND 3, BLOCK A, JACKSON SUBDIVISION, 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 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 at Tarrant County, Texas, _____ this day of _____

Antoine Jerard Bryant, agent for Mackay Investments LLC, Owner

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 Antoine Jerard Bryant, agent for Mackay Investments LLC, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Ricky L. Gentry, 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.
Registered Professional Land Surveyor

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. Released date 9-06-2022.

Ricky L. Gentry, R.P.L.S.
Texas Registration No. 5519 _____ Date _____

PRELIMINARY PLAT OF
JACKSON SUBDIVISION
LOTS 1, 2 AND 3, BLOCK A
3 Lots Total
4.12 Acres
R. SABER SURVEY, Abstract-108
in the City of Keller, Tarrant County, Texas
Current Zoning "SF-36"

BEARING SOURCE
BEARINGS ARE BASED ON UTILIZING (RTK NET) OBSERVATIONS ON TEXAS NORTH CENTRAL ZONE 4202 NAD 83.

"FLOOD CERTIFICATION"
Subject property is located in Zone "X" (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48439C0195 L, Dated: March 21, 2019

"Zone X (unshaded)"
Areas determined to be outside the 0.2% annual chance floodplain.

This Flood statement does not create liability on part of the surveyor and/or surveying company. Determination based on graphically scaling the above listed map, only.

ENGINEER
ARMED ZIGUAR, PE
ARM ENGINEERING
7135 CHASE LANE
RICHMOND, TEXAS 77407
PH: (832) 406-5441

APPLICANT/OWNER:
ANTOINE JERARD BRYANT
3271 JERICHO STREET
LAS VEGAS, NV 89102
PH: (714) 204-2885
CONTACT: TONY KO

09/08/2022-ADDRESSED CITY COMMENTS
09/06/2022-ADDRESSED CITY COMMENTS
08/11/2022-ADDRESSED CITY COMMENTS

SURVEY DATE: 09/23/2021

SCALE: 1" = 40'

DRAWN BY: RLG

PH JOB #

BLS JOB # 211099005

Platting / Residential / Commercial
3970 SANDSHILL DRIVE
FORT WORTH, TEXAS, 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700

BARROW
LANDSURVEYING