



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **FIRST BAPTIST CHURCH KELLER**, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVE, DOES HEREBY DESIGNATE THE FOREGOING AS **LOT 1-R-1-A, BLOCK 3, JOHNSON ADDITION**, TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, AND DEDICATE ALL NEW EASEMENTS AND RIGHTS OF WAY INDICATED HEREON TO THE PUBLIC.

WITNESS MY HAND AT WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, THIS THE ___ DAY OF ___, 2021.

FIRST BAPTIST CHURCH KELLER

BY: _____

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 _____, 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, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 2021.

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

THIS IS TO CERTIFY THAT I, JAMES L. BRITAIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERTY MARKED ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

JAMES L. BRITAIN, R.P.L.S.
STATE OF TEXAS NO. 1674

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

DOCUMENT # _____ DATE _____

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0090 K, MAP REVISED SEPTEMBER 25, 2009.

OWNER/DEVELOPER/APPLICANT

FIRST BAPTIST CHURCH KELLER
225 KELLER PARKWAY
KELLER, TX 76248
817-431-2545

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STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, **FIRST BAPTIST CHURCH KELLER**, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVE IS THE SOLE OWNER OF THE TRACTS OF LAND LOCATED IN BLOCK 3, JOHNSON ADDITION, ACCORDING TO THE DEED RECORDED VOLUME 14706, PAGE 252, AND THE DEEDS RECORDED IN COUNTY CLERK'S DOCUMENT NO'S. D206409002, D207007942, D206289929, D211083533, D208070174, D207409092, D208117365, D208010910, D205086834, D207287125, D216118767, D204381692, D220323466 AND D207045167, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

BEING 3.471 ACRES OF LAND COMPRISED OF ALL OF LOT 1-R-1 AND LOT 4, BLOCK 3, JOHNSON ADDITION, TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S DOCUMENT NO. D220329939 AND VOLUME 388-2, PAGE 21, RESPECTFULLY OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID 3.471 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1-R-1, AND SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JESSIE STREET AND THE NORTH RIGHT-OF-WAY LINE OF LORINE STREET;

THENCE N 00° 23' 59" W 560.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JESSIE STREET, TO A 1/2" IRON ROD MARKED 'BRITAIN & CRAWFORD' SET AT THE NORTHWEST CORNER OF LOT 1-R-1;

THENCE N 89° 36' 01" E 270.00 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGH STREET AND THE NORTH BOUNDARY LINE OF SAID BLOCK 3, TO A 3/4" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1-R-1, OF SAID BLOCK 3, LYING IN THE WEST RIGHT-OF-WAY LINE OF COLLEGE AVENUE;

THENCE S 00° 23' 59" E 560.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE AND THE EAST BOUNDARY LINE OF LOT 1-R-1, OF SAID BLOCK 3, TO A 1/2" IRON ROD MARKED 'BRITAIN & CRAWFORD' SET AT THE SOUTHEAST CORNER OF SAID LOT 1-R-1, LYING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID LORINE STREET;

THENCE S 89° 36' 01" W 270.00 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1-R-1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID LORINE STREET, TO THE POINT OF BEGINNING CONTAINING 3.471 ACRES OF LAND.

LOT 1-R-1-A, BLOCK 3
BEING A REPLAT OF
LOT 1-R-1, BLOCK 3
JOHNSON ADDITION
AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT# D220329939 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS
AND
LOT 4, BLOCK 3
JOHNSON ADDITION
AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 21 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

3.471 ACRES

JANUARY 12, 2021