



| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | N 01°13'35" W | 68.71'   | L21  | S 52°58'34" W | 14.25'   |
| L2   | NOT USED      |          | L22  | N 35°32'13" W | 17.49'   |
| L3   | N 88°42'27" E | 89.94'   | L23  | N 70°05'50" W | 27.38'   |
| L4   | N 79°47'59" E | 60.09'   | L24  | N 70°22'28" W | 35.63'   |
| L5   | S 13°16'00" E | 51.07'   | L25  | N 71°55'34" W | 43.88'   |
| L6   | N 79°47'59" E | 30.99'   | L26  | N 82°47'31" W | 26.53'   |
| L7   | N 10°12'01" W | 60.00'   | L27  | N 85°26'29" W | 15.90'   |
| L8   | N 79°47'59" E | 27.78'   | L28  | N 74°42'37" W | 59.28'   |
| L9   | S 02°12'40" W | 4.48'    | L29  | N 85°08'44" W | 41.24'   |
|      | D.E.          |          | L30  | N 85°58'05" W | 55.96'   |
| L10  | S 27°22'05" W | 27.61'   | L31  | N 83°20'28" W | 47.83'   |
| L11  | S 46°37'20" W | 27.68'   | L32  | N 66°59'18" W | 43.03'   |
| L12  | S 25°36'31" W | 24.96'   | L33  | S 57°12'57" W | 25.64'   |
| L13  | S 12°53'21" W | 24.82'   | L34  | N 75°25'30" W | 50.27'   |
| L14  | S 36°35'06" W | 3.86'    | L35  | N 63°13'00" W | 49.67'   |
| L15  | S 53°32'31" W | 19.83'   | L36  | N 69°51'21" W | 38.89'   |
| L16  | S 55°01'09" W | 27.17'   | L37  | N 56°24'32" W | 84.98'   |
| L17  | S 56°55'41" W | 22.73'   | L38  | N 61°34'22" W | 58.18'   |
| L18  | N 82°12'00" W | 6.83'    | L39  | N 71°44'03" W | 61.49'   |
| L19  | S 88°40'51" W | 30.89'   | L40  | N 81°13'27" W | 47.90'   |
| L20  | S 71°41'33" W | 23.68'   |      |               |          |

ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- U.E. UTILITY EASEMENT
- ASPH. ASPHALT
- CONC. CONCRETE

**SURVEYOR CERTIFICATE**

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Keller, Texas.

*[Signature]* 9/17/2013  
Surveyor's Signature

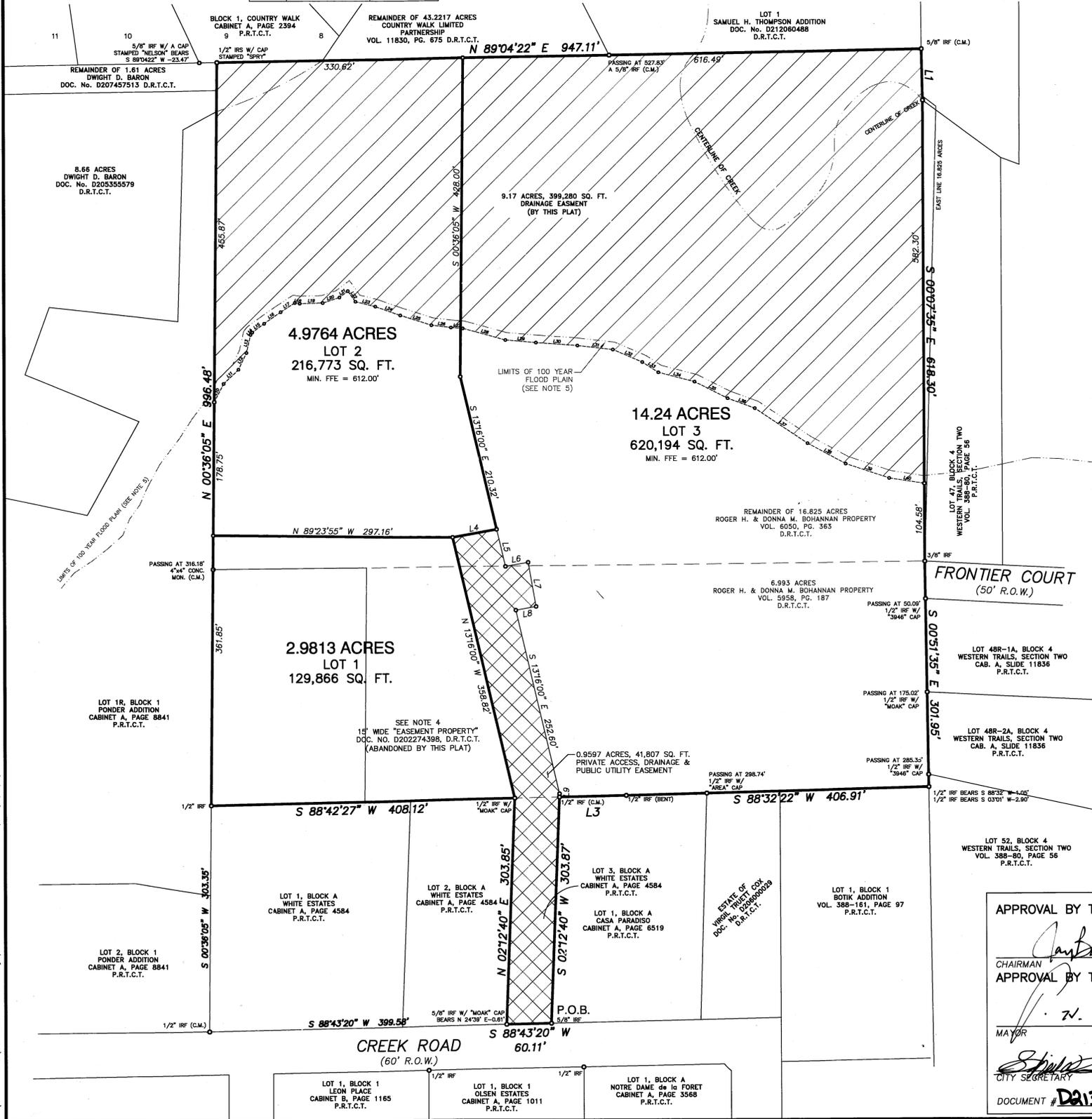
**OWNER'S DEDICATION**

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

WHEREAS, Roger H. and Donna Bohannon, are the owners of all that certain 22.19 acres of land, which is Lot 3, Block A, White Estates, described on the plat recorded in Cabinet A, Page 4584, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), the 6.993 acres, Roger H. & Donna M. Bohannon Property described in the deed recorded in Volume 5958, Page 187 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and the remainder of 16.825 acres, Roger H. & Donna M. Bohannon Property described in the deed recorded in Volume 6050, Page 363 in the D.R.T.C.T. and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone);

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0095 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone "AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits. Additionally, a portion lies within the Floodway Area in Zone "AE". The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood height. Further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- 15' Easement described in Document Number D202274398 as Exhibit B, in the D.R.T.C.T. shall be abandoned by this plat.
- Limits of the 100 year flood plain shown hereon are per the study prepared by DeOtte, Inc. for Creekview II, Dated June 22, 2012.
- The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property Owner's responsibility to keep unobstructed and maintained. The property owner shall keep this drainage facility on their property clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage structures for confirmation of the condition of the drainage structures with respect to maintenance and functionality. The City of Keller will not be responsible for the maintenance of the detention facility, drainage outfalls or the drainage pipe. The City of Keller shall not be liable for any damages to the detention facility or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.
- The variance request to allow a driveway pavement width of 22' was approved by Resolution No. 3413.



NOW THEREFORE, KNOW ALL PEOPLE BY THESE PRESENTS:

That we Roger H. and Donna M. Bohannon, Owners, do hereby adopt this plat designating the herein above described property as, **LOTS 1-3, BLOCK A, BOHANNAN ADDITION**, an addition to the City of Keller, Texas, 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 the 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 any public utility shall at all times have the right of ingress and egress to and from an 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 12 day of Sept, 2013.

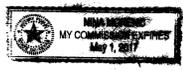
*[Signature]* Roger H. Bohannon  
*[Signature]* Donna M. Bohannon

**NOTARY CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert H. and Donna M. Bohannon, 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 purposes 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 12 day of September, 2013.

*[Signature]* Notary Signature  
Notary Stamp:



A FINAL PLAT OF  
LOTS 1-3, BLOCK A  
**BOHANNAN ADDITION**

Three Lots. 22.19 acres in the Samuel Thompson Survey, A-1504,  
City of Keller, Tarrant County, Texas  
Prepared August, 2013

Being a replat of Lot 3, Block A, White Estates, an addition to the City of Keller, Tarrant County, Texas, recorded in Cabinet A, Slide 4584, in the plat records of Tarrant County, Texas; 16.825 acres of Roger H. & Donna M. Bohannon Property tract; and 6.993 acres of Roger H. & Donna Bohannon Property tract, situated in the S. Thompson Survey, A-1504, City of Keller, Tarrant County, Texas.  
SPRY PROJECT NO. 034-071-30  
DATE: AUGUST 2013

OWNER: Roger H. & Donna M. Bohannon  
3347 Creek Rd  
Keller, TX 76248  
Ph: \_\_\_\_\_

ENGINEER: Hamilton Duffy, P.C.  
E.S.&C.M., Inc.  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-268-0408  
Fax: 817-264-8408

SURVEYOR: Spry Surveyors  
8241 Mid-Cities Blvd., Ste.100  
North Richland Hills, TX 76182  
Phone: 817-896-6150

**APPROVAL BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION**

*[Signature]* DATE 8/26/2013  
CHAIRMAN

**APPROVAL BY THE CITY OF KELLER CITY COUNCIL**

*[Signature]* DATE 9/3/2013  
MAYOR

*[Signature]* DATE 9/3/2013  
CITY SECRETARY

DOCUMENT # D213254732 ON DATE 9/27/2013