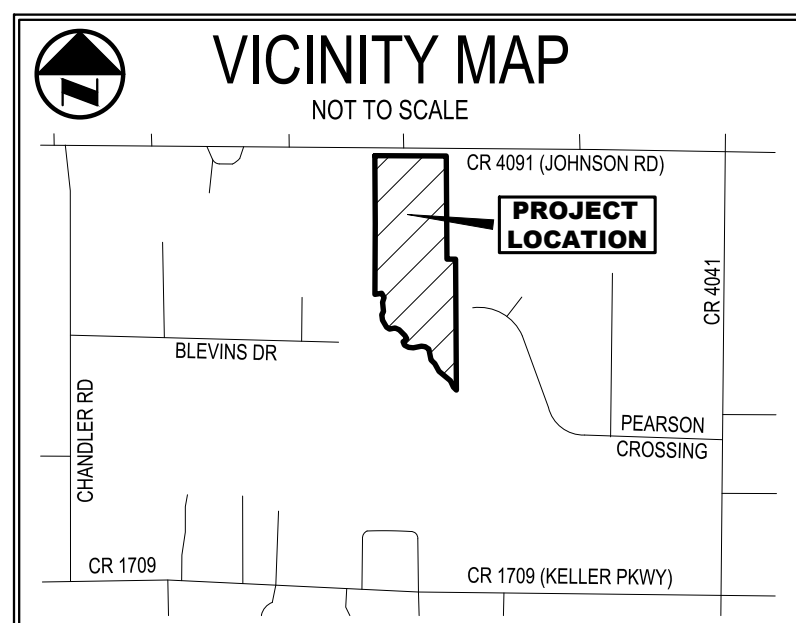
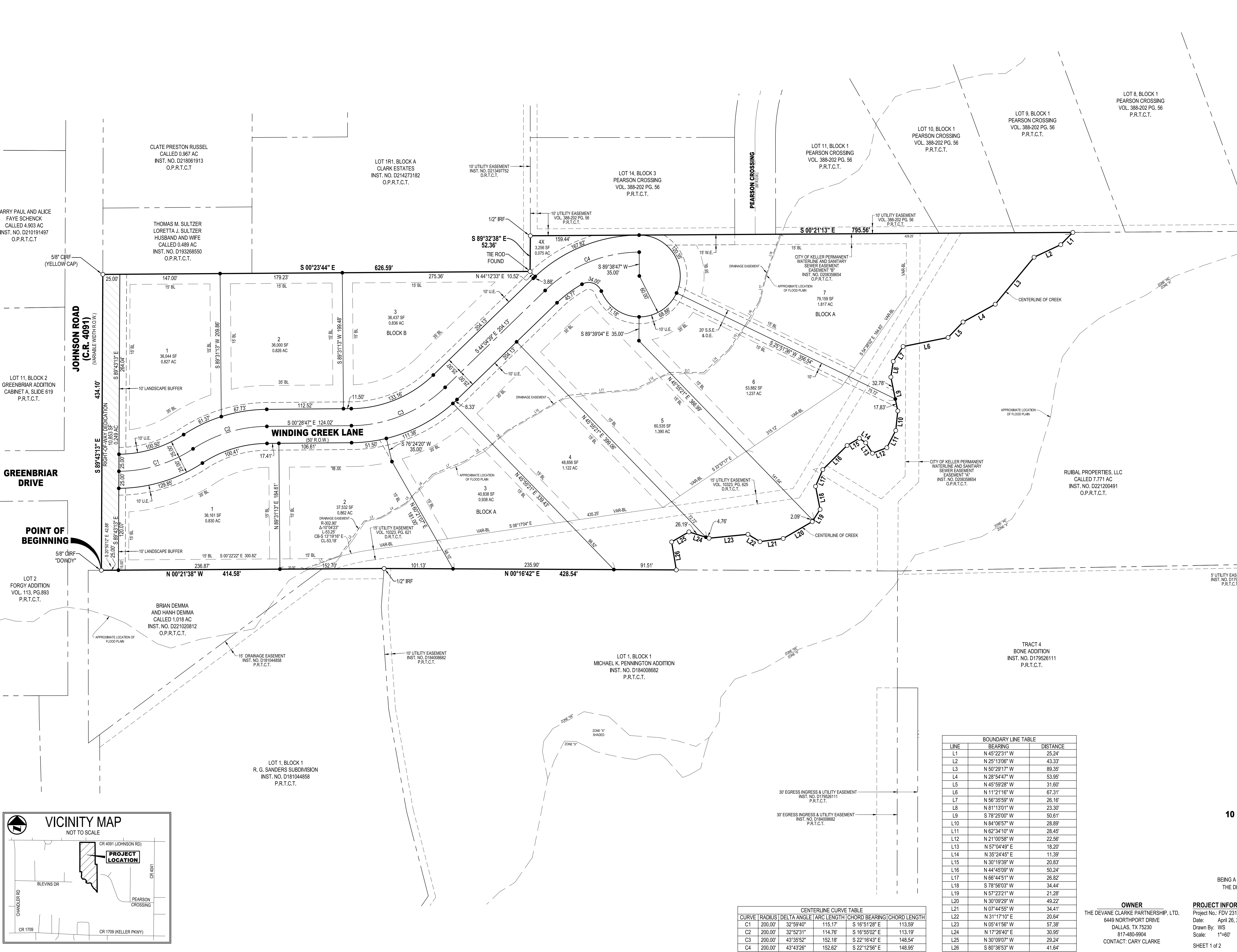


- LEGEND**
- IRF - IRON ROD FOUND
 - CRF - CAPPED IRON ROD
 - VL - VOLUME
 - PG - PAGE
 - INST. - INSTRUMENT
 - NO. - NUMBER
 - BL - BUILDING LINE
 - VAR-BL - VARIABLE WIDTH BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - W.E. - WATER EASEMENT
 - SF - SQUARE FEET
 - AC - ACRES
 - P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- PLAT NOTES:**
1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 402, NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TARRANT COUNTY CENTRAL RYMET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000148415.
 2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO THE FLOODING BY THE 100-YEAR FLOOD DETERMINED IN A FLOOD INSURANCE STUDY BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4843C0080K DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 3. ALL CORNERS ARE A 5/8 INCH IRON ROD FOUND OR SET WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED, (WITH THE EXCEPTION OF POINT FOR CORNERS ALONG THE CREEK.)
 4. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 5. THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND NOT LOCATED ON THE GROUND.
 6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
 7. ANY NEW HOME BUILT ON LOTS 1 THROUGH 5, BLOCK A WINDING CREEK ADDITION THAT ARE 6,000 SQUARE FEET OR GREATER, REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS.
 8. ANY NEW HOME BUILT ON LOTS 6 AND 7, BLOCK A WINDING CREEK ADDITION REQUIRES THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLERS, REGARDLESS OF SQUARE FOOTAGE.
 9. A SEPARATE TAP AND METER ARE REQUIRED FOR FIRE SUPPLY LINES.
 10. THE DRAINAGE EASEMENTS ARE DEDICATED TO THE CITY OF KELLER FOR STORM WATER RUNOFF CONTROL. THESE EASEMENTS ARE THE PROPERTY OWNERS' RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNERS SHALL KEEP THE DRAINAGE EASEMENTS MOVED, 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 EASEMENTS FOR THE PURPOSE OF INSPECTING THE DRAINAGE WAYS FOR CONFIRMATION OF THE CONDITIONS WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENTS. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DRAINAGE EASEMENTS, NO CONSTRUCTION, MODIFICATIONS OR FENCINGS SHALL BE ALLOWED IN THE DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF KELLER.
 11. SUBDIVISION WILL BE RE-PLATTED UPON FEMA APPROVAL OF LOMR FOR DEVELOPMENT.
 12. NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 3-7, BLOCK A UNTIL FEMA APPROVAL OF LOMR AND RE-PLAT OF SUBDIVISION.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°22'31" W	25.24
L2	N 25°13'06" W	43.33
L3	N 50°29'17" W	89.35
L4	N 28°54'47" W	53.95
L5	N 45°59'28" W	31.60
L6	N 11°21'16" W	67.31
L7	N 56°35'59" W	26.16
L8	N 81°13'01" W	23.30
L9	S 78°25'00" W	50.61
L10	N 84°06'57" W	28.89
L11	N 62°34'10" W	28.45
L12	N 21°00'58" W	22.56
L13	N 57°04'49" E	18.20
L14	N 35°24'45" E	11.39
L15	N 30°19'39" W	20.83
L16	N 44°45'09" W	50.24
L17	N 66°44'51" W	26.82
L18	S 78°56'03" W	34.44
L19	N 57°23'21" W	21.28
L20	N 30°09'29" W	49.22
L21	N 07°44'55" W	34.41
L22	N 31°17'10" E	20.64
L23	N 05°41'56" W	57.38
L24	N 17°26'40" E	30.95
L25	N 30°09'07" W	29.24
L26	S 80°36'53" W	41.64

CENTERLINE CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	32°59'40"	115.17'	S 16°51'28" E	113.59'
C2	200.00'	32°52'31"	114.76'	S 16°55'02" E	113.19'
C3	200.00'	43°35'52"	152.18'	S 22°16'43" E	148.54'
C4	200.00'	43°43'26"	152.62'	S 22°12'56" E	148.95'

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

OWNER
 THE DEVANE CLARKE PARTNERSHIP, LTD.
 6449 NORTHPORT DRIVE
 DALLAS, TX 75230
 CONTACT: CARY CLARKE

PROJECT INFORMATION
 Project No.: FDV 23142
 Date: April 26, 2024
 Drawn By: WS
 Scale: 1"=60'

SURVEYOR
 TEAGUE HALL & PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpinc.com

