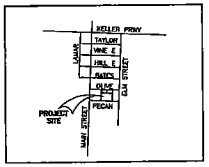
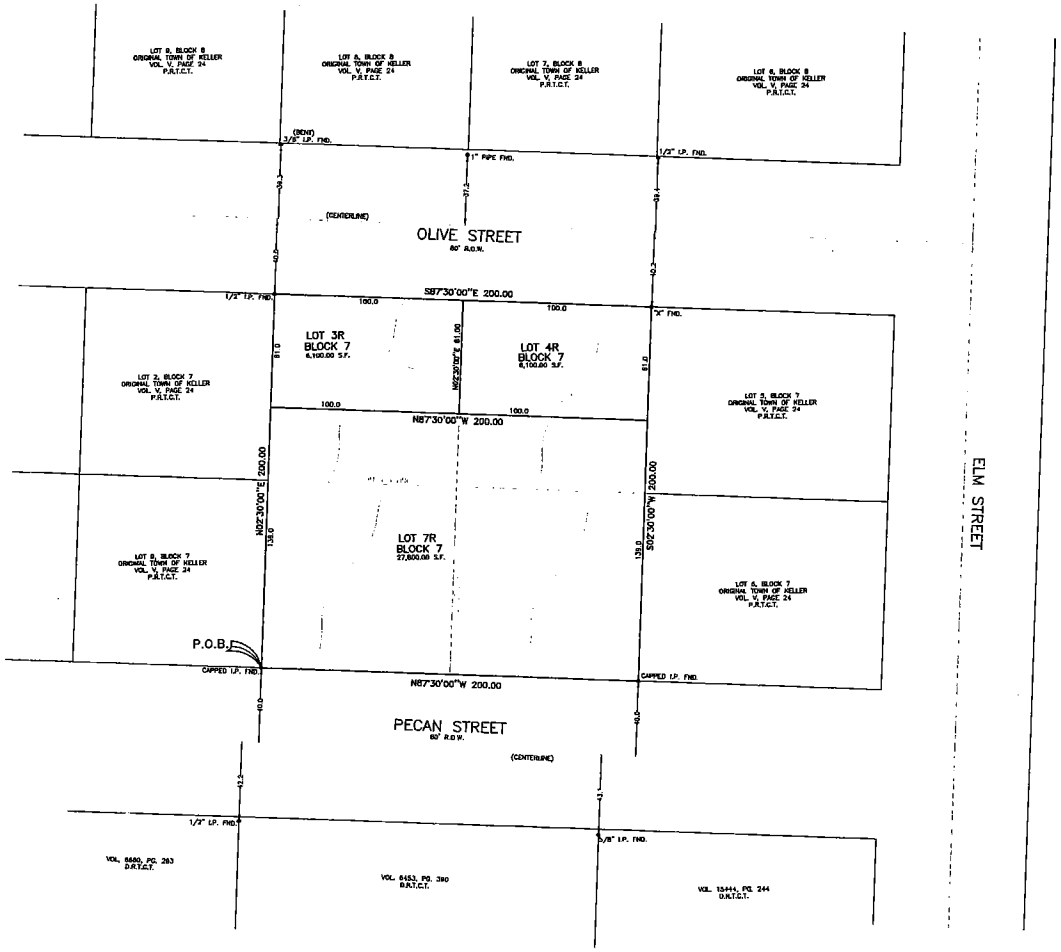
30 0 30 60 90

SCALE: 1"=30'



VICINITY MAP
SCALE 1" = 1000'



NOTES: 1) NO BUILDING(S) SHALL BE WITHIN 10-FEET OF ANY ADJACENT BUILDING(S) OR STRUCTURE(S) ON ANY ADJACENT LOT.
2) THE VARIANCE REQUEST TO ALLOW LOT DEPTHS OF 61 FEET FOR LOTS 3R AND 4R HAS BEEN APPROVED.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN — DATE 4-26-04

SECRETARY — DATE 4-26-04

THIS PLAT WAS FILED CABINET A SLIDE #9325 ON DATE 6-18-04

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS

THAT WE, REX LAKE AND JANIE M. LAKE, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING LOTS 3, 4, 7 AND 8, BLOCK 7, ORIGINAL TOWN OF KELLER, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME V, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED IRON PIN SET IN THE NORTH R.O.W. LINE OF PECAN STREET FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF LOT 9, SAID BLOCK 7, ORIGINAL TOWN OF KELLER;
THENCE NORTH 02 DEGREES 30 MINUTES 00 SECONDS EAST 200.00 FEET ALONG THE COMMON LINE BETWEEN LOTS 8 AND 9 AND LOTS 9 AND 2, SAID BLOCK 7, ORIGINAL TOWN OF KELLER TO A 1/2" IRON PIN FOUND IN THE SOUTH R.O.W. LINE OF OLIVE STREET FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 87 DEGREES 30 MINUTES 00 SECONDS EAST 200.00 FEET ALONG THE SOUTH R.O.W. LINE OF OLIVE STREET TO AN "X" FOUND CUT FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF LOT 5, SAID BLOCK 7, ORIGINAL TOWN OF KELLER;
THENCE SOUTH 02 DEGREES 30 MINUTES 00 SECONDS WEST 200.00 FEET ALONG THE COMMON LINE BETWEEN LOTS 4 AND 7 AND LOTS 5 AND 6, SAID BLOCK 7, ORIGINAL TOWN OF KELLER TO A CAPPED IRON PIN FOUND IN THE NORTH R.O.W. LINE OF SAID PECAN STREET FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE NORTH 87 DEGREES 30 MINUTES 00 SECONDS WEST 200.00 FEET ALONG THE NORTH R.O.W. LINE OF SAID PECAN STREET TO THE POINT OF BEGINNING AND CONTAINING 40000.00 SQUARE FEET OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, REX LAKE AND JANIE M. LAKE, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOTS 3R, 4R AND 7R, BLOCK 7, ORIGINAL TOWN OF KELLER, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND ALLEYS SHOWN THEREON AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON 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 MY HAND AT TARRANT COUNTY, TEXAS, THIS 11 DAY OF June, 2004

Rex A. Lake
REX LAKE, OWNER

Janie M. Lake
JANIE M. LAKE, OWNER

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REX LAKE & JANIE M. LAKE, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PERSON.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 11 DAY OF June, 2004

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES 2/22/05

OWNERS:
REX AND JANIE M. LAKE
EDWARD T. KELLIE, P.E.
PO BOX 1655
KELLER, TEXAS 76244

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD T. KELLIE, P.E.
204 S. MAIN STREET S-250
KELLER, TEXAS 76244
817.379.1225
FAX 817.379.1244

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE.
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818

FINAL PLAT SHOWING
OF
LOTS 3R, 4R AND 7R
BLOCK 7

ORIGINAL TOWN OF KELLER

AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOTS 3, 4, 7 AND 8, BLOCK 7, ORIGINAL TOWN OF KELLER, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME V, PAGE 24, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

40,000.0 S.F.

STATE OF TEXAS
REGISTERED
CHARLES B. HOOKS, JR.
3946
PROFESSIONAL LAND SURVEYOR

I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

CHARLES B. HOOKS, JR. — DATE 05-09-04

01-340A (D-74)
5-5-04
RJW

Original Town of Keller
Lots 3R, 4R & 7R, Block 7