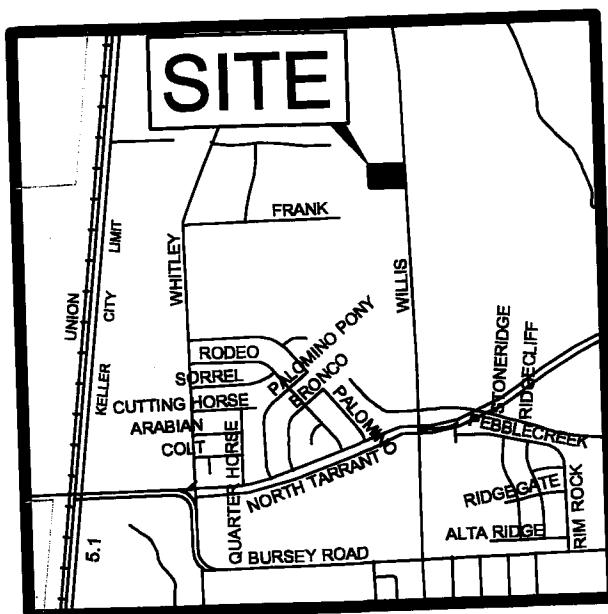
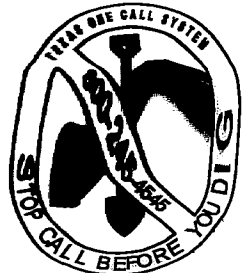




LOCATION MAP
SCALE 1"=1000'

GRAPHIC SCALE SCALE IN FEET 1"=30'
A-WARD PROJECT NO: 2018-1143 WILLIS

JOHN EDMONDS SURVEY
ABSTRACT NO. 457

ZONE SF-36
CALLED 1.991 ACRES
JOSEPH C. HOPKINS AND SHARON L.
HOPKINS, TRUSTEES
THE HOPKINS FAMILY LIVING TRUST
INSTRUMENT NO. D214025910
OPRTCT

**1.9888 ACRES
86,633 SQ. FT.
LOT 1, BLOCK A
HOPKINS ADDITION**

ZONE SF-36
LOT 3, BLOCK 1
TWELVE OAKS ADDITION
CABINET A, SLIDE 2610

ZONE SF-36
CALLED 1.000 ACRES
CHRIS SHEPHERD AND
AMY M. SHEPHERD
DOCUMENT NO.
D20918189
OPRTCT

LOT 10, BLO
ASHLEY ALDEN ADD
VOLUME 377-175, PP
48

ZONE SF-36
LOT 8, BLOCK 1
ASHLEY ALDEN ADD
VOLUME 377-175, PP
48

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Joseph C. Hopkins and Sharon L. Hopkins are the Owners of a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457, Tarrant County, Texas and being that same tract of land described as a called 1.991 acres described in the deed to Joseph C. Hopkins and Sharon L. Hopkins, trustees of THE HOPKINS FAMILY LIVING TRUST, as recorded in Instrument No. D214025910 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of said 1.991 acre tract, the northeast corner of Lot 3 in Block 1 of TWELVE OAKS ADDITION; an addition to the City of Keller, Tarrant County, Texas according to the map thereof recorded in Cabinet A, Slide 2510 of the Deed Records of Tarrant County, Texas and being in the west right-of-way line of Willis Lane, having an 85 foot right-of-way;

THENCE North 87°16'21" West, along the common line of said 1.991 acre tract and said Lot 3, to and along the north line a called 6.00 acre tract described in the deed to David R. Miller and wife, Ellen R. Miller as recorded in Volume 10561, Page 2045 of said Deed Records, a distance of 543.51 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of said 1.991 acre tract, the northwest corner of said 6.00 acre tract and being in the east line of Lot 2, Block A of RESTIVO ADDITION, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4605 of said Deed Records;

THENCE North 1°35'09" West, along the common line of said 1.991 acre tract and said Lot 2, a distance of 158.27 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said 1.991 acre tract and the southwest corner of a Lot 1, Block A of SAUNDRA SMITH ADDITION, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Instrument No. 211221246 of the Official Public Records of Tarrant County, Texas;

THENCE South 87°29'18" East, along the common line of said 1.991 acre tract and said Lot 1, a distance of 547.09 feet to a 1/2" iron rod found for the northeast corner of said 1.991 acre tract and being in the said west right-of-way line of Willis Lane;

THENCE South 0°15'18" East, along the common line of said 1.991 acre tract and said west right-of-way line of Willis Lane, a distance of 160.10 feet to the PLACE OF BEGINNING, and containing 1.9888 acre tract or 86,633 square feet. Bearings are based on the Texas Coordinate System of the North American Datum of 1983 (2011) Epoch 2010, North Central Zone 4202 (US survey feet) from GPS observations using the RTK cooperative network.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Joseph C. Hopkins and Sharon L. Hopkins, Owners, do hereby adopt this plat designating the hereinabove described property as

**LOT 1, BLOCK 1
HOPKINS ADDITION**

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 14 day of March, 2019.

Joseph C. Hopkins
Joseph C. Hopkins

Sharon L. Hopkins
Sharon L. Hopkins

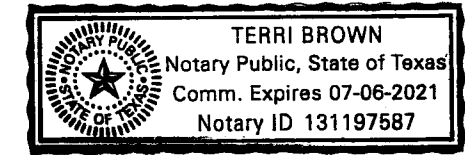
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Joseph C. Hopkins, known to me to be the persons whose names are 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 14 day of March, 2019.

Notary Public in and for the
State of Texas

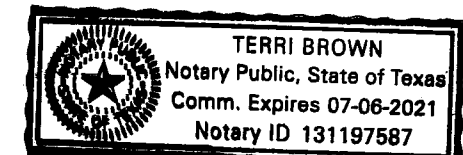
Terri Brown
Terri Brown
Notary Public in and for the
State of Texas
COUNTY OF TARRANT



Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sharon L. Hopkins, known to me to be the persons whose names are 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 14 day of March, 2019.

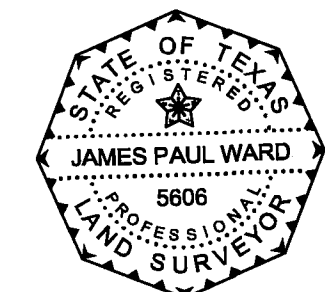
Terri Brown
Terri Brown
Notary Public in and for the
State of Texas



KNOW ALL MEN BY THESE PRESENTS:

That I, James Paul Ward, 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.

James Paul Ward
James Paul Ward
Texas Registered Professional Land Surveyor No. 5606



**FINAL PLAT
LOT 1, BLOCK A
HOPKINS ADDITION,**
an addition to the City of Keller, Tarrant County,
Texas, being a part of the JOHN EDMONDS SURVEY, Abstract
No. 457 Plat Records of Tarrant County, Texas.
1.991 acres in one lot in one phase.
Zone SF-36
March, 2019

Approved by the City of Keller Community Development Department

Luisa Garcia 13 March 2019
Director Date
Steve Brund 13 March 2019
Secretary Date
D219055149 22 March 2019
Document # Date

**P-19-0003
1804 Willis Ln
Hopkins Addition
Final Plat Approved 2/27/19**

OWNER/DEVELOPER:
JOSEPH C. HOPKINS AND SHARON L. HOPKINS
1804 WILLIS LANE, KELLER, TX 76248
ATTN: JOSEPH C. HOPKINS

SURVEYOR:
AWARD SURVEYING, INC
252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
ATTN: PAUL WARD
817-332-9273
peu@awardsurveying.com

WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-332-9273
survey@awardsurveying.com TPLS Firm No. 10194435