**SURVEY NOTES:**

1. Bearings from Freese and Nichols right-of-way map.
2. Steel rods found at lot corners used for control.
3. use front property line for directional control.
4. All corners set with 1/2 inch steel rods capped T. VOGT.

LEGEND

S.R.F. °	STEEL ROD FOUND
S.R.S. •	STEEL ROD SET
—	CAPPED T. VOGT
---	PROPERTY LINE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

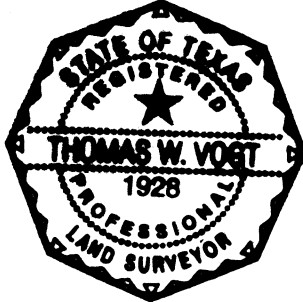
I, Thomas W. Vogt, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Thomas W. Vogt
Thomas W. Vogt

March 11, 2005
Date

Surveyed By:
Thomas W. Vogt
1852 Inwood Plaza, Suite 206
Hurst, Texas 76054
817-282-5004

EMAIL : tvogt@vogtsurveying.com

**OWNER-DEVELOPER**

Felipe Etux Sylia DeLaMora
1319 Whitley Road
Keller, Tx 76348
817-808-5949

Approved by the City of Keller Community Development Department

Richard E. Quade 3-16-05
Director Date

Paul Hunt 3-16-05
Secretary Date

THIS PLAT IS FILED IN CABINET "A" SLIDE 10008 DATE 3-16 2005

STATE OF TEXAS:

COUNTY OF TARRANT:

KNOW ALL MEN BY THESE PRESENTS THAT Felipe DeLaMora and Sylia DeLaMora are the owners of a tract of land as filed in Volume 12757, Page 323, Deed Records, Tarrant County, Texas; and platted as Lots 1 and 2, DeLaMora Addition to the City of Keller, Tarrant County, Texas, and filed in Cabinet A, Slide 4524, Plat Records, Tarrant County, Texas, and a portion of Park Trails Land as dedicated on said Plat and returned by City Council in Ordinance Number 1223 and filed in Volume _____, Page _____, Deed Records, Tarrant County, Texas:

and said combined tracts being described by metes and bounds as follows:

BEING a tract of land out of the JOHN EDMOND SURVEY, ABSTRACT NO. 457, Tarrant County, Texas;

BEGINNING at a 1/2 inch steel rod set at the southwest corner of said DeLaMora Addition;

THENCE South 88 degrees 56 minutes 06 seconds West, a distance of 14.0 feet to a 1/2 inch steel rod set capped T. Vogt for corner;

THENCE North 00 degrees 38 minutes 56 seconds West a distance of 504.48 feet to a 1/2 inch steel rod set capped T. Vogt for corner;

THENCE North 01 degrees 38 minutes 02 seconds East, a distance of 22.99 feet to a 1/2 inch steel rod set capped T. Vogt for corner and the beginning of a curve to the right with a radius of 430.0 feet and a chord of North 09 degrees 59 minutes 25 seconds East, 124.98 feet;

THENCE South 00 degrees 22 minutes West, a distance of 482.3 feet to a 1/2 inch steel rod for corner;

THENCE South 90 degrees West, passing a 1 1/2 inch pipe at 731.9 feet, a total distance of 751.2 feet to a P.K. nail in the centerline of Whitley Road;

THENCE North 00 degrees 22 minutes East, a distance of 690.3 feet to the Point of Beginning and containing 9.811 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Felipe and Sylia DeLaMora, do hereby adopt this plat designating the hereinabove described property as the Final Plat of Lots 1-R-1, 1-R-2 & 2-R, Block A, DeLaMora 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 of 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, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this 14th day of March, 2005.

Felipe DeLaMora
Felipe DeLaMora

Sylia DeLaMora
Sylia DeLaMora

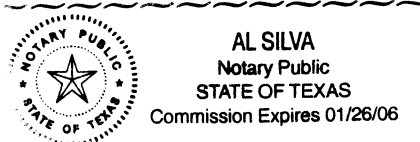
STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day personally appeared, Felipe DeLaMora and Sylia DeLaMora, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of March, 2005.

Al Silva
Notary Public - State of Texas

My Commission expires: Jan 26, 2006**NOTES:**

1. No residence shall be constructed farther than 220 feet from Whitley Road right of way line or nearer than 330 feet to Rapp Road without approval of sewer and drainage plans by the City of Keller.
2. Existing structures and/or additions to existing structures are considered conforming as outlined in Section 8.02 (A) (3) (e) of the Unified Development Code. Any new structures must conform to the 60-foot front setback and all other setbacks established on this final plat.

DRAINAGEWAY RESTRICTION

No construction, without the written approval of The City of Keller shall be allowed within a drainageway easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted in or adjacent to a drainageway, all finished floor elevations shall be minimum of one and one-half (1 1/2) foot above the 100-year flood elevation.

The drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Keller will not be responsible for the maintenance and operation of said drainageways or for the control of erosion. Each property owner shall keep the drainage channels traversing adjacent to his property clear and free from debris, silt, or any substance which would result in unsanitary conditions and the City shall have the right of ingress and egress for the purpose of in spection and supervision of maintenance work by the property owner to alleviate say undesirable conditions which may occur. The drainage channel, as in the case of all drainage channels, are subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City of Keller shall not be liable for damages of any nature resulting from the occurrence of such natural phenomena, not resulting from a failure of any structures(s) within the natural drainage channels. The drainage channel crossing each lot is shown by the drainage easement line as shown on the plat.

FINAL PLAT
OF
LOTS 1-R-1, 1-R-2 & 2-R
BLOCK A
DeLaMora ADDITION
AN ADDITION TO THE CITY OF KELLER
TARRANT COUNTY, TEXAS

BEING AN AMENDED PLAT OF
LOT 1 & LOT 2, DeLaMora Addition
As recorded in Cabinet A, Slide 4524,
Plat Records, Tarrant County, Texas
9.811 ACRES
SITUATED IN THE
JOHN EDMONDS SURVEY
ABSTRACT NO. 457
TARRANT COUNTY, TEXAS

ZONED SF-8.4. & SF-LD