

\\JOMEGA\Backups\MBD\_RPL\57\1150 Randol Mill Rd\Replat Rev3.dwg modified by mbd at Feb 24, 2016 - 1:16pm

OWNER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF TARRANT §

Whereas, Gecko Realty, Inc. is the owner of Lot 1, Block 1, Aspen Oaks as recorded in Cabinet A, Slide 2512, Plat Records, Tarrant County, Texas (P.R.T.C.T.), per the deed recorded as D212304448, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bearings based on Grid North, NAD 83, North Central Texas Zone, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped GOODWIN-MARSHALL found on west line of Randol Mill Road for the Northeast corner of Lot 1, Block A, Wildwood Addition, Phase One, per the plat recorded in Cabinet A, Slide 6221, P.R.T.C.T.,

THENCE South 89° 18' 22" West with the common line between Aspen Oaks and Wildwood Additions, a distance of 574.94 feet to a 1/2" iron rod found for the southeast corner of Lot 4R, Block 1, Godsey Addition, per the replat recorded in file D212254716, O.P.R.T.C.T.;

THENCE North 00° 49' 31" West, with the common line between said Aspen Oaks and Godsey Additions, a distance of 115.93 feet to a 5/8" iron rod with a cap stamped T THOMPSON 1237 found for the point of curvature for a curve to the right having a Radius of 225.00 feet and a Chord Bearing North 12° 19' 37" East for a chord distance of 100.88 feet;

THENCE Northeasterly with said curve, an Arc Distance of 101.74 feet to a 5/8" iron rod with a cap stamped T THOMPSON 1237 found for the point of tangency;

THENCE North 25° 11' 16" East, with the common line between said Aspen Oaks and Godsey Additions, a distance of 70.02 feet to the southwest corner of a tract of land conveyed to Jerry V. Ritchie and Linda Ann Ritchie per the deed recorded in D21109492, O.P.R.T.C.T.;

THENCE North 89° 46' 31" East, with the common line between said Aspen Oaks and Ritchie, a distance of 239.07 feet to a 1/2" iron rod with a cap stamped CBG found for the southeast corner of said Jerry V. Ritchie and Linda Ann Ritchie tract;

THENCE North 00° 20' 00" West, with the common line between said Aspen Oaks and Ritchie, a distance of 45.72 feet to a 5/8" iron rod found for the southwest angle point of the remainder of Lot 2, Block 2, Brook Forest Estates, Phase One, per the plat recorded in Cabinet A, Slide 1533, P.R.T.C.T.;

THENCE North 89° 46' 31" East, with the common line between said Aspen Oaks and Brook Forest Estates Additions, a distance of 284.01 feet to a point on the west line of Randol Mill Road, from which a 5/8" iron rod bears North 89° 46' 31" East at a distance of 5.75 feet;

THENCE South 00° 26' 05" East, with the west line of said Randol Mill Road, a variable width Right-of-Way, a distance of 318.65 feet to the POINT OF BEGINNING and containing a calculated area of 168,316 square feet or 3.824 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

That, Gecko Realty, Inc., does hereby adopt this plat designating the herein above referenced property as **LOTS 1R1 & 1R2, BLOCK 1, ASPEN OAKS ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public's use forever the streets and easements shown hereon, 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 the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fence, 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 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 ordinance, rules, regulations and resolutions of the City of Keller, Texas.

Witness my hand in Baltimore, County, Maryland, this the 17<sup>th</sup> day of March, 2016.

Kelly Heubeck  
Name

Red Asset Manager  
Title

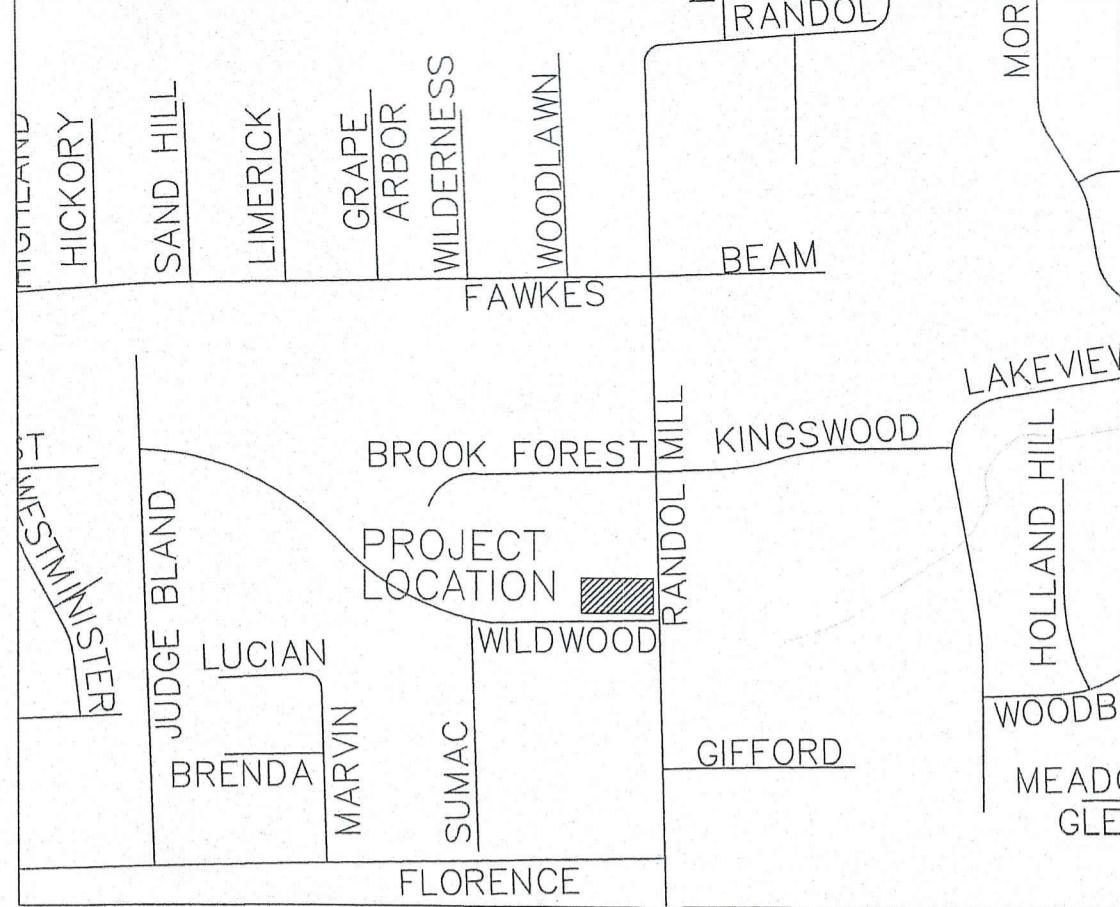
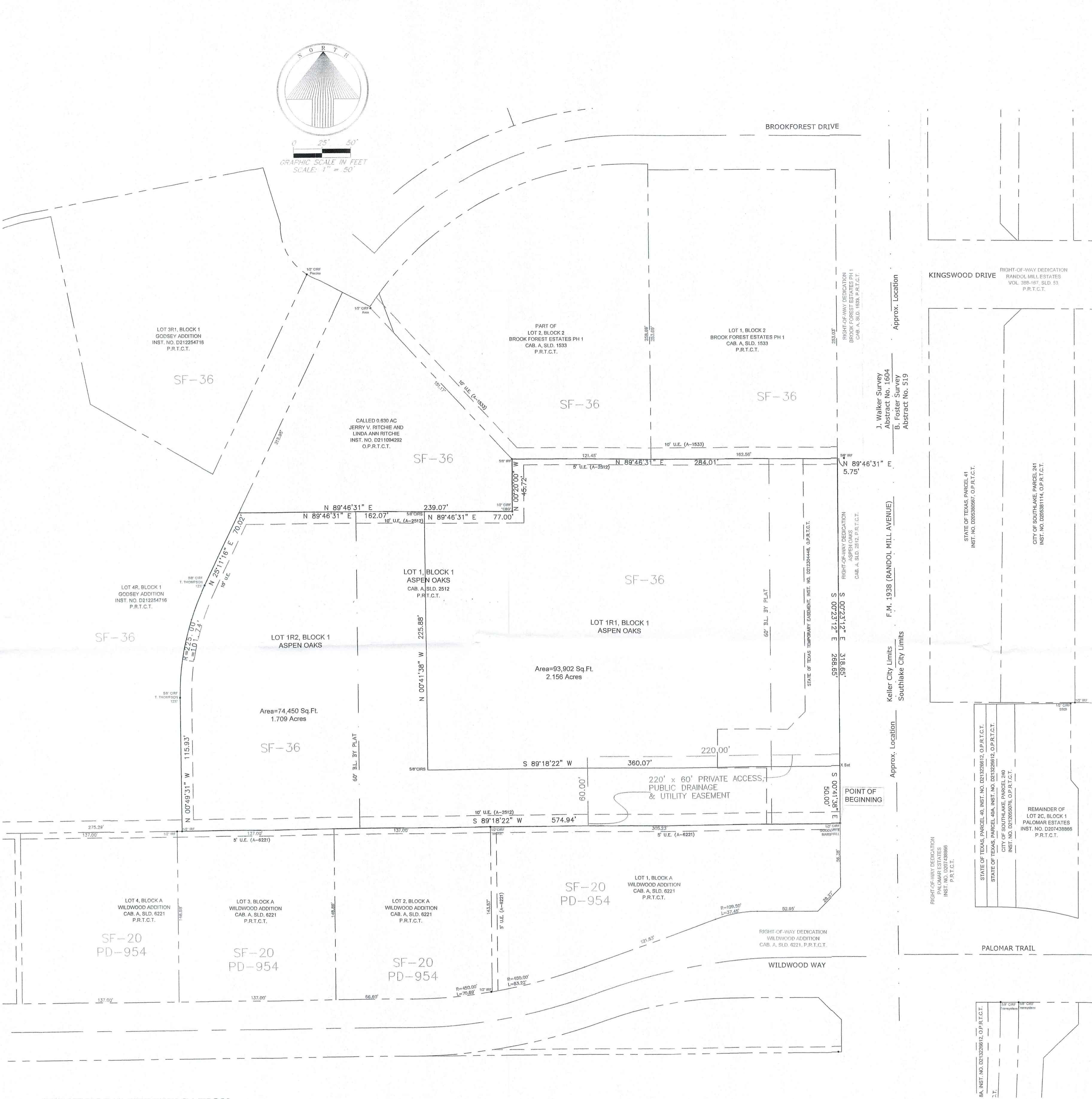
STATE OF Maryland §  
COUNTY OF Carroll §

Before me, the undersigned authority, a Notary Public in and for the State of Maryland; on this date personally appeared Kelly Heubeck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office the 17<sup>th</sup> day of March, 2016.

Lisa M. Curren  
Notary Public for the State of Maryland

Lisa M. Curren  
Notary Public-Maryland  
Carroll County  
My commission expires  
08/04/2019



VICINITY MAP

1" = 1000'

NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE.

DISTANCES MEASURED PERPENDICULAR OR RADIAL TO LOT LINES UNLESS NOTED OTHERWISE.

5/8" CAPPED IRON RODS STAMPED RPLS 5094 WILL BE SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NUMBER 48439C0080K, DATED SEPTEMBER 25, 2009.

AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER COURT ORDER NUMBER 42703 (SEWAGE REGULATIONS). PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A LICENSE MUST BE OBTAINED BY THE OWNER FOR ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK OR AEROBIC SYSTEM) TO BE CONSTRUCTED IN THE SUBDIVISION. A SEWAGE DISPOSAL PLAN WILL BE FILED WITH TARRANT COUNTY AND AREAS SUITABLE FOR SEPTIC TANKS OR AEROBIC SYSTEMS WILL BE DEFINED.

ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.

THE MAINTENANCE OF THE SHARED ACCESS AREA SHALL BE THE SHARED RESPONSIBILITY OF BOTH LOT OWNERS.

DRAINAGE EASEMENTS

The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, 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 ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. 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.

Approved by the City of Keller Planning & Zoning Commission:

2/22/16  
Chairperson Date

2/22/16  
Secretary Date

This Plat was filed as Document Number: 0216062142

3/29/16

FINAL PLAT

Showing LOTS 1R1 & 1R2, BLOCK 1  
ASPEN OAKS ADDITION

being a replat of

Lot 1, Block 1, Aspen Oaks Addition

recorded in Cabinet A, Slide 2512, Plat Records,  
Tarrant County Texas and being out of the Joshiah  
Walker Survey, Abstract No. 1604, Keller, Tarrant  
County, Texas

3.865 Acres

Zoned: SF-36

Revised: February 24, 2016

SHEET 1 of 1

SURVEYOR'S CERTIFICATION:

That I, Michael B Davis, 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.

Michael B Davis  
Michael B Davis, Registered Professional Land Surveyor  
Registered Professional Land Surveyor 5094  
Firm Registration Certificate number: 10135300



OWNER:

Gecko Realty, Inc.  
11350 McCormick Rd, Ste 200  
Hunt Valley MD 21031-1002  
Phone: 443-326-5668

SURVEYOR:

ALPHA LAND SURVEYING, INC.  
969 ELKIN LANE  
KELLER, TEXAS 76262-4941  
PH 817-614-8017  
FAX 817-379-5696  
CONTACT: MIKE B DAVIS  
mbd7@gte.net

Aspen Oaks Replat

Lots 1R1 & 1R2, Block 1

Final Plat

Approved: 02/22/2016