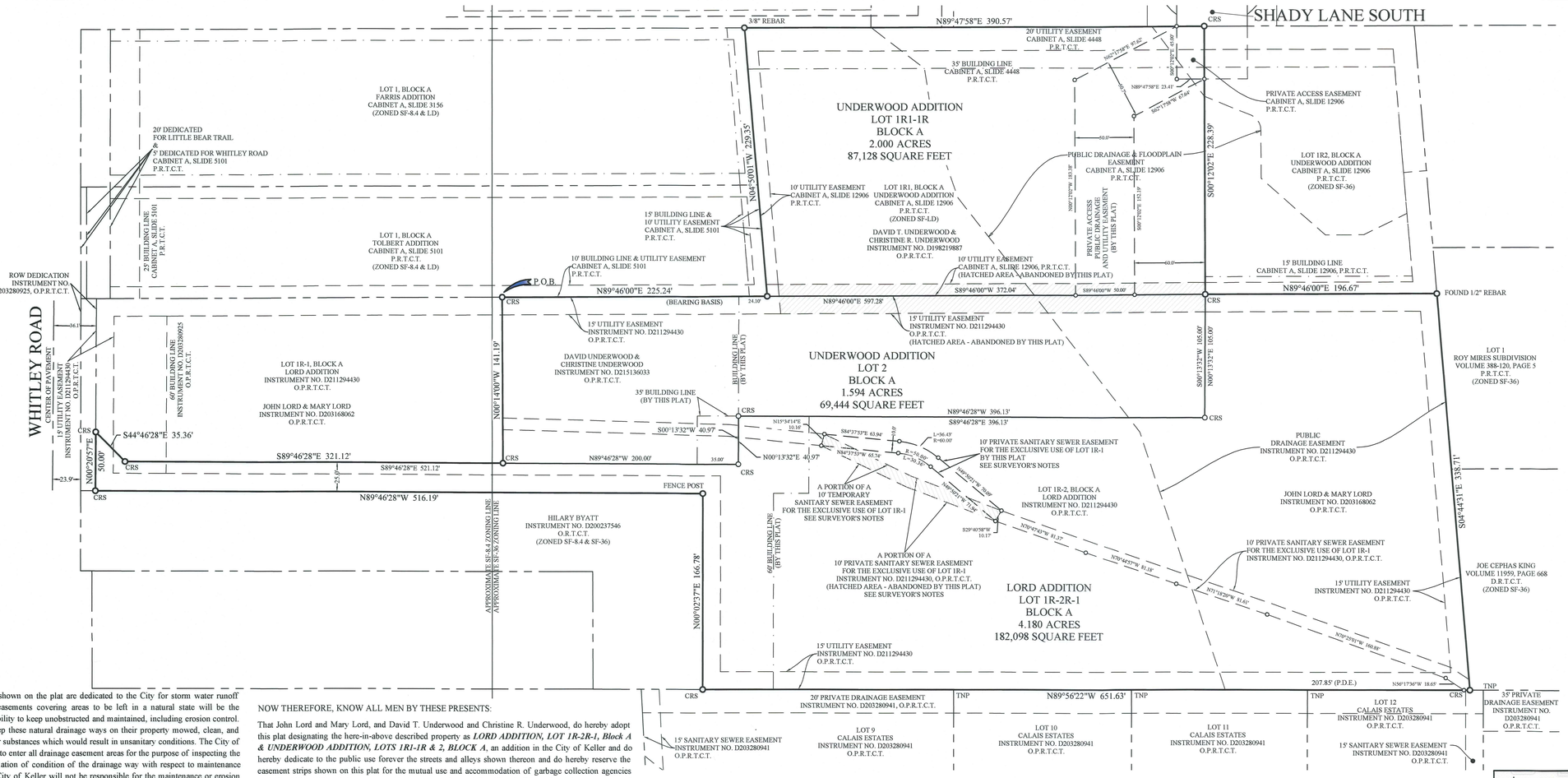

PLAT NOTES:

1. 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 City of Keller will be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. 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.
2. Any Structure built on either Lot 1R-2R-1 Block A, Lord Addition or Lot 2, Underwood Addition shall be protected by residential fire sprinklers regardless of size. A separate water tap and meter for the fire suppression lines is required.
3. In each case all points of any structure or combustible storage area on the lots shall be within a 500-foot hose lay of a Fire Hydrant. Fire hydrants shall have a Hydra-Storz connection for 5-inch diameter hose on the pumper connection. In addition, fire flow requirements of the International Fire Code must be met.
4. The bearing basis is the north line of Lot 1R-2, Lord Addition - NORTH 89°46'00" EAST.
5. Building lines are per Zoning Ordinances.
6. Paving and utilities (Fire Hydrant) for Lot 2, Underwood Addition shall be installed at the time of Building Permit.
7. Resolution No. 3760: The variance request to allow the fifty-foot (50') access easement in lieu of the required sixty-foot (60') access easement from Shady Lane South to Lot 2, Underwood Addition shall be allowed.

SURVEYOR'S NOTES:

1. The hatched portion of the 10' Private Sanitary Sewer Easement recorded under Instrument Number D203168062, O.P.R.T.C.T., is hereby replaced by a Temporary 10' Private Sanitary Sewer Easement. The Temporary 10' Private Sanitary Sewer Easement will become vacated/abandond when the sanitary sewer line in the 10' Private Sanitary Sewer Easement dedicated by this plat is constructed and connected to the existing sanitary sewer line.

JPH LaNd Surveying, Inc.
TBPLS Firm #100195-00
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
jphlandsurveying.com
Tel (817)431-4971

North
0 50' 100'
Scale: 1" = 50'

JPH Job No. 2011.201.013
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NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Lord and Mary Lord, and David T. Underwood and Christine R. Underwood, do hereby adopt this plat designating the here-in-above described property as ***LORD ADDITION, LOT 1R-2R-1, Block A & UNDERWOOD ADDITION, LOTS 1R1-1R & 2, BLOCK A***, an addition in 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 of 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 under my hand at Tarrant County, Texas.

John Lord 6-21-2016 Date — Mary Lord 6.21.2016 Date

State of Texas §
County of Tarrant §

Before me, the undersigned notary public, State of Texas, on this day personally appeared **John Lord**, known to me by the presentation of a Texas Driver's License, to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 21th day of June, 2016.

Notary Public, State of Texas

Glenda Jaynes Notary Public STATE OF TEXAS 10/26/19

State of Texas §
County of Tarrant §

Before me, the undersigned notary public, State of Texas, on this day personally appeared **Mary Lord**, known to me by the presentation of a Texas Driver's License, to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 21th day of June, 2016.

Notary Public, State of Texas

Glenda Jaynes Notary Public STATE OF TEXAS 10/26/19

Witness under my hand at Tarrant County, Texas.

David T. Underwood 6/9/2016 Date — Christine R. Underwood 6-22-16 Date

State of Texas §
County of Tarrant §

Before me, the undersigned notary public, State of Texas, on this day personally appeared **David T. Underwood**, known to me by the presentation of a Texas Driver's License, to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 9th day of June, 2016.

Notary Public, State of Texas

Glenda Jaynes Notary Public STATE OF TEXAS 10/26/19

State of Texas §
County of Tarrant §

Before me, the undersigned notary public, State of Texas, on this day personally appeared **Christine R. Underwood**, known to me by the presentation of a Texas Driver's License, to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this 22nd day of June, 2016.

Notary Public, State of Texas

Glenda Jaynes Notary Public STATE OF TEXAS 10/26/19

LEGEND
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
CRS = 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET
TNP = FOUND 5/8 INCH CAPPED REBAR STAMPED "TNP"

SURVEYOR'S STATEMENT

I, Jewel Chadd, do hereby state, to the best of my knowledge and belief, 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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
June 6, 2016

STATE OF TEXAS REGISTERED JEWEL CHADD 5754 PROFESSIONAL LAND SURVEYOR

Approved by the City of Keller Planning and Zoning Commission

Chairman — Date 5/9/2016

Approved by the City of Keller City Council

Mayor — Date 5/17/2016

City Secretary — Date 5/17/2016

Document # D216157570 — Date 7/14/16

OWNER'S CERTIFICATE

State of Texas §
County of Tarrant §

WHEREAS, John Lord and Mary Lord, and David Underwood and Christine Underwood according to the deeds recorded under Instrument Number D203168062 and D215136033, respectively, of the Official Public Records of Tarrant County, Texas, are the owners of Lot 1R-2, Block A of Lord Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat recorded under Instrument Number D211294430 of the Official Public Records of Tarrant County, Texas, and said David Underwood and Christine Underwood according to the deed recorded under Instrument Number D198219887 of the Official Public Records of Tarrant County, Texas, are the owners of Lot 1R1, Block A, Underwood Addition an addition in the City of Keller, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 12906 of the Plat Records of Tarrant County, Texas; The subject tract, being all of said Lot 1R-2, Block A of Lord Addition and Lot 1R1, Block A of Underwood Addition, is more particularly described as follows:

Beginning at a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set on the northwest corner of Lot 1R-2, Block A of the Lord Addition, an addition in the City of Keller, Tarrant County, Texas recorded under Instrument Number D211294430 of the Official Public Records of Tarrant County, Texas (hereinafter referred to as Lot 1R-2);

THENCE NORTH 89 degrees 46 minutes 00 seconds EAST, with the north line of said Lot 1R-2, a distance of 225.24 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southwest corner of Lot 1R1, Block A of the Underwood Addition, an addition in the City of Keller, Tarrant county, Texas according to the plat recorded in Cabinet A, Slide 12906 of the Plat Records of Tarrant County, Texas (hereinafter referred to as Lot 1R1);

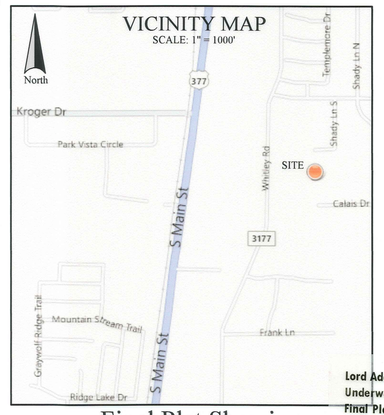
THENCE with the perimeter and to the corners of said Lot 1R1, the following calls:

1. NORTH 04 degrees 50 minutes 01 second WEST, a distance of 229.35 to a found 3/8 inch rebar;
2. NORTH 89 degrees 47 minutes 58 seconds EAST, a distance of 390.57, to a set 1/2 inch capped rebar stamped "JPH Land Surveying"
3. SOUTH 00 degrees 12 minutes 03 seconds EAST, a distance of 328.39 feet 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of Lot 1R1;

THENCE NORTH 89 degrees 46 minutes 00 seconds EAST, with the north line of Lot 1R-2, a distance of 196.67 to a 1/2 inch rebar found at the northeast corner of Lot 1R-2;

THENCE with the perimeter and to the corners of Lot 1R-2, the following calls:

1. SOUTH 04 degrees 44 minutes 31 seconds EAST, a distance of 338.71 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
2. NORTH 89 degrees 56 minutes 22 seconds WEST, a distance of 651.63 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
3. NORTH 00 degrees 02 minutes 37 seconds EAST, a distance of 166.78 feet to a fence post;
4. NORTH 89 degrees 46 minutes 28 seconds WEST, a distance of 516.19 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
5. NORTH 00 degrees 20 minutes 57 seconds EAST, a distance of 50.00 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
6. SOUTH 44 degrees 46 minutes 28 seconds EAST, a distance of 35.36 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
7. SOUTH 89 degrees 46 minutes 28 seconds EAST, a distance of 321.12 feet to a set 1/2 inch capped rebar stamped "JPH LAND SURVEYING";
8. NORTH 00 degrees 14 minutes 00 seconds WEST, a distance of 141.19 feet returning to the Point of Beginning and enclosing 7.775 acres (338,670± square feet).



Lord Addition, Lot 1R-2R-1, Block A & Underwood Addition, Lots 1R1-1R & 2, Blk A
Final Plat Approved: 05/17/2016

Final Plat Showing
LORD ADDITION, LOT 1R-2R-1, BLOCK A
&
UNDERWOOD ADDITION, LOTS 1R1-1R & 2, BLOCK A

7.775 Acres (±338,670 square feet)
being a replat of
Lot 1R-2, Block A, Lord Addition, Inst.# D211294430, O.P.R.T.C.T.
Lot 1R1, Block A, Underwood Addition, Cabinet A, Slide 12906, P.R.T.C.T.
City of Keller, Tarrant County, Texas
Zoned SF-36 and SF-8.4 - 3 Lots

Applicant/Developer: Mary Lord, 1453 Whitley Road, Keller, Texas Tel (817)821-0958
Applicant/Developer: David T. Underwood, 1324 Shady Lane South, Keller, Texas Tel (817)291-9800
Plat Prepared by: JPH Land Surveying, Inc., 807 Bluebonnet Drive, Suite C, Keller, Texas 76248 Tel (817)431-4971