

Final Plat Showing

Lot 1, Block 1, CEDAR CREEK ADDITION, being a revision of a portion of the I. Neace Survey, Abstract No. 1162 in the city of Keller, Tarrant County, Texas

This subdivision is subject to all terms and conditions of Tarrant County Commissioners Court order No. 42703 "Sewage Regulation? a license must be obtained by the owner of each lot for any private sewage facility (septic tank) constructed in this subdivision. A subdivision sewage disposal plan has been filed and the areas suitable for septic tanks have been defined.

Approved _____ 1985
Planning and Zoning Commission

Chairperson _____

Secretary _____

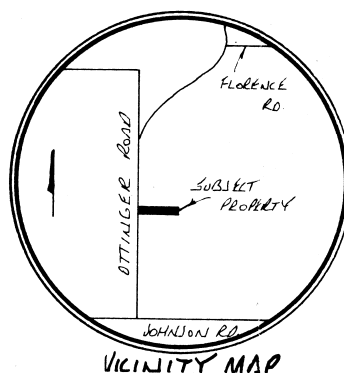
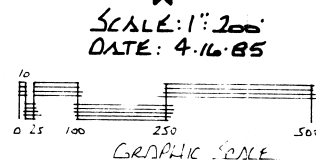
Approved _____ 1985
City Council of Keller

Mayor _____

City Secretary _____

*PE & Z Approved
Recommended
4-22-85
[Signature]*

TEMP ID
CEDAR



VICINITY MAP

Staff Attachment

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENT:

WHEREAS DON FISHER being the owner of the following described property:

BEING a portion of the I. NEACE SURVEY, abstract No. 1162, Tarrant County, Texas, and being a portion of a tract described in a partition deed to F. C. Bates of record in Volume 4162, Page 559, Deed Records, Tarrant County, Texas, and described by meter and bounds as follows:
BEGINNING at an iron pin in the East line of above referenced tract and the West line of Country Place Estates as shown on plat recorded in Volume 388-89, Page 43, Plat Records, Tarrant County, Texas, said point being the Northeast corner of Lot 9, Crossroads Addition, an addition to the city of Keller, Tarrant County, Texas, as shown on plat of record in Volume 388-168, Page 1, Plat Records, Tarrant County, Texas;
THENCE North 89 degrees-24 minutes West along the North line of Crossroads Addition at 641.29 feet passing an iron pin at the Northeast corner of a tract described in deed to the J. S. A. of record in Volume 3933, Page 477 Deed Records, Tarrant County, Texas, and continuing in all 979.29 feet to an iron pin at the East line of Ottinger Road;
THENCE North 0 degrees-36 minutes-10 seconds East 200.27 feet along the East line of Ottinger Road to an iron pin for corner;
THENCE South 89 degrees-24 minutes East 938.71 feet to an iron pin for corner;
THENCE South 0 degrees-19 minutes-23 seconds West 200.27 feet to the point of Beginning and containing 4.50 acres of land.

does hereby dedicate the same to be known as LOT 1, BLOCK 1, CEDAR CREEK ADDITION, being a revision of a portion of the I. Neace Survey, abstract No. 1162, in the city of Keller, Tarrant County, Texas, and does hereby dedicate to the public use forever, all streets, roads, easements, and public ways as shown on plat attached hereto.

EXECUTED this 17th day of APRIL 1985.

[Signature]
DON FISHER

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared DON FISHER, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of April 1985

[Signature]
Notary Public, Tarrant County,
Texas

Surveyed on the ground April, 1985, the corners were marked as shown on survey and there are no encroachments or protrusions except as shown.

WENDELL HANCOCK
Registered Public Surveyor
1721 Haltom Road
Ft. Worth, Texas
834-6243





BEING all of Lot 1, Block 1, CEDAR CREEK ADDITION, an addition to the City of Keller, Texas, according to the plat thereof recorded in Volume 388-168, Page 19, Map Records of Tarrant County, Texas.

Flood Certificate
As determined by the Flood Insurance Rate Maps for the City of Keller Texas, the subject property Does lie within a Flood Zone Area, map date: 9/30/32 Community Plan No. 480822 0005 B. Subject is located in 98.18
The plot hereon is a true, correct and accurate representation of the property as determined by or on the ground survey, subject to any and all easements, reservations and right-of-way that may be of record, the lines and dimensions of said property as indicated by the plot, the site, location and type of buildings and improvements are as shown, all improvements within the boundaries of the property are back from property lines the distance indicated, and the distance from the nearest intersection, street or road as indicated is as shown on said plot. There are no visible encroachments, conflicts or protrusions except as shown.