

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Ron Holifield is the owner of that certain tract situated in the City of Keller, Tarrant County, Texas, said tract being all of Lots 16 & 17 of Keller Heights North an addition in the City of Keller, Tarrant County, Texas according to the plat recorded in Volume 388-O, Pages 213 & 214 of the Plat Records of Tarrant County, Texas and described in the deed to said Ron Holifield recorded under Document Number D200809342 of the Deed Records of Tarrant County, Texas; the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found in the occupied east line of Ed Bourland Road (no dedicating document found) and at the southwest corner of Lot 17 of Keller Heights North according to the plat recorded in Volume 388-O, Pages 213 & 214 of the Plat Records of Tarrant County, Texas;

THENCE NORTH 00 Degrees 50 Minutes 00 Seconds EAST (bearing basis), with the West line of said Lot 17 and the West line of Lot 16 of said Keller Heights North, a distance of 230.00 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the northwest corner of said Lot 16, from which a 1/2 inch rebar found at the northwest corner of Lot 15 of said Keller Heights North bears North 00 Degrees 50 Minutes 00 Seconds East a distance of 85.00 feet;

THENCE EAST, with the North line of said Lot 16 and the South line of said Lot 15, a distance of 375.85 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the northeast corner of said Lot 16;

THENCE SOUTH, with the East line of said Lot 16 and said Lot 17, a distance of 230.00 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set at the southeast corner of said Lot 17;

THENCE WEST, with the South line of Lot 17 and the North line of Lot 18 of said Keller Heights North, a distance of 379.20 feet returning to the Place of Beginning and enclosing 1.993 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ron Holifield does hereby adopt this plat designating the hereinabove described property as **KELLER HEIGHTS NORTH ADDITION, LOT 16R**, in addition in the City of Keller and does hereby dedicate to the public use forever the streets and alleys shown herein 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 planning ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at Tarrant County, Texas, this 15<sup>th</sup> day of July, 2008.

Ron Holifield

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Before me, the undersigned authority, on this day personally appeared **Ron Holifield**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 15<sup>th</sup> day of July, 2008.

Notary Public and for the State of Texas



Notes

- This survey was performed with the benefit of a commitment for title insurance provided by Amerititle Title Company, Inc. OF No. 08-000480A-1, issued January 14, 2008 and effective January 01, 2008. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey with the exception of those documents listed within Schedule B of said commitment. Said commitment was relied upon for encumbrance research. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
- The basis of bearings for this survey is the West line of Keller Heights North, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-O, Pages 213 and 214, Plat Records, Tarrant County, Texas.
- The subject property lies entirely within OTHER AREAS - ZONE X - Areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas, Panel 180 of 595, Map Number 4440C0180 H, Revised August 2, 1995 as published by the Federal Emergency Management Agency (FEMA).
- The right-of-way described in the Warranty Deed for Rights-of-Way to the City of Keller recorded in Volume 10445, Page 664 of the Deed Records of Tarrant County, Texas was not able to be located accurately on the ground. The description of this tract describes a thirty foot (30') by 315 foot tract and lies in the general vicinity as shown on this survey. The distances between the East corners of the lots surveyed herein and the West line of the property to the East of said right-of-way, are greater than thirty feet (30'). Therefore, there may be a discrepancy in ownership lying within this area.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- An engineered grading plan will need to be submitted, reviewed, and released for construction at the time of building permit.
- The purpose of this replat is to combine Lots 16 and 17 into a single lot - Lot 16R.

Legend

D.R.T.C.T. ....Deed Records Tarrant County, Texas  
P.R.T.C.T. ....Plat Records Tarrant County, Texas  
SET .....Set 1/2 inch orange capped rebar stamped "JPH Land Surveying, Inc."

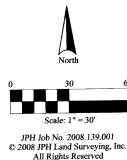
Surveyor's Certification

I, Jon Hoebeleinreich, do hereby state, to the best of my knowledge and belief, that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed, or found, under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.



Jon P. Hoebeleinreich  
Registered Professional  
Land Surveyor No. 5478

Date: July 08, 2008



Vicinity Map - 1"=1,000'  
Fort Worth Mapco 23-B



Owner & Developer:

Ron Holifield  
517 Indian Creek  
8622 Waterfront Ct.  
Trophy Club, TX 76248  
Ph. 214-676-1691  
Email: ron@governmentresources.com

Engineer:

Baird, Hampton, & Brown, Inc.  
620 South Main Street  
Old Main Place, Suite 190  
Grapevine, Texas 76051  
Tel. (817) 251-8550  
Fax (817) 251-8810

Approved by the City of Keller Community Development Department

Director

Richard E. Luecke

Secretary

Date: 8-4-08

This plat filed in Cabinet A, Slide 128-31, of the Plat Records of Tarrant County, Texas

Date: 8-4-2008

Final Plat  
Keller Heights North Addition

Lot 16R  
1.993 Acres - Zoned SF-LD  
Being a Replat of Lots 16 & 17  
Keller Heights North  
City of Keller Tarrant County, Texas