| Let 1, Block B Hamencon Farms Cubiest A, Slide 9256-9258 (Document #D204164669) P.R.T.C.T. | | FOUND 14 NOTI REBAR | | | | | |
|--|---|--|---|---|--|--|--|
| | | | | | | | STATE OF TEXAS COUNTY OF TARRANT § |
| Lavena Street 50° R.O.W. Cabinet A. Slide 9256-9258 (Document 90204-64669) P.R.T.C.T. | | (60° F | Lavena Street ,O.W Volume 388-O, Pages 213-214, P.R.T.C.T.) | | FOUND BENT 1/2 INCH REBAI | 3 | WHEREAS, Ron Holifield is the owner of that certain tract situated in Lots 1 o & 17 of Keller Heights North an addition in the City of Keller, 38&O, pages 213 & 214 of the Plat Records of Tarrant County, Texas 2 Document Number D208039342 of the Deed Records of Tarrant Count metes and bounds as follows: |
| | | FOUND 12 INCH REBAR | | FOUND BENT 5-8 INCH REBAR | | | BEGINNING at a 1/2 inch rebar found in the occupied east line of Ed I southwest corner of Lot 17 of Keller Heights North according to the pla of Tarrant County, Texas; |
| | | REBAR | | | | | THENCE NORTH 00 Degrees 50 Minutes 00 Seconds EAST (bearing of said Keller Heights North, a distance of 230.02 feet to a 1/2 inch cap corner of said Lot 16, from which a 1/2 inch relar found at morthwe Degrees 50 Minutes 00 Seconds East a distance of 85.00 feet; |
| Let I; Block A; Block | AMPAUX | 00-3fc00 | Zoned SF-LD Left 5 Keller Holgh Swift Volume 1884 Pane 2 D-2 14 PR-1 C. T. | 375.85 | | David J. Mathemy & Sharon A. Matheny Volume 1617, Page 98 D. N. C. T. | THENCE EAST, with the North line of said Lot 16 and the South line of stamped "JPH LAND SURVEYING" set at the northeast corner of said |
| | | z | | | | | THENCE SOUTH, with the East line of said Lot 16 and said Lot 17, a LAND SURVEYING' set at the southeast corner of said Lot 17; |
| | 80.4 | - : | | | - 48 | | THENCE WEST, with the South line of Lot 17 and the North line of Lot returning to the Place of Beginning and enclosing 1.993 acres. |
| | Ed Bourland Road Ed Bourland Road Point of Proposition 1997 | EAST | | SET | | | NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS |
| | | | 17 Safe Varid (per content content) Kall or English North Votation of Safe Safe Safe Safe Safe Safe Safe Saf | e number of the | | FOLISS 1.0 NoRI PERSAN | That, Ron Isolified does bereby adopt this plat designating the hereint ADDITION, LOT EM, an addition in the City of Keller and does here beroon and do hereby reserve the easement strips shown on this plat for and all public utilities desiring to use or unit general. Any public utility and all public utilities desiring to use or unit general. Any public utility transference or efficiency of its respective systems on any of these and surgers and expects on an from and upon the aid easement strips for the without the necessity at any time of procuring the permission of anyon regulations, and resolutions of the City of Keller. Teass. |
| | | | FASA-I. | yo Peen Yad (xy cantric norm) | of 30 Right-of-Way Conf of Keller D.R.T.C.T. (See Name 40) BOUNDOO BOU | | Witness my hand at Tarrant County, Texas, this 5th day of July, 2008 |
| | | | Lot 16R 1.993 Acre | į į | Volume August Au | | STATE OF TEXAS \$ COUNTY OF TARRANT \$ |
| | | 10 State of the Control of the Contr | Zoned SE-LD | ved by this Repliet | | Let 1 Block 1 Level Madina Level Madina (Decrease II D'02/21/95) FA T.C. 7 | Before me, the undersigned authority, on this day personally appeared subscribed to the above and foregoing instrument, and acknowledged texpressed and in the capacity therein stated. |
| Let 2, Rock A Heromond-Form Control (1998) (Document (1998) P.A.T. C.V. | | 18 St. 18 | Ron Hollfield Document #D2039342 D.R.T.C.T. | | | | Given under my hand my roy of office on this the Kth day of July, 20 Notary of His vo and for the State of Texas |
| | | | Loc 17: Kelber Heights North Volume 388-O. Pages 213-214 P.R.T.C.T. | | | | Notes Notes |
| | | | | ! | 3221 | 10" Unity & Drainage Ensement Cabinet B, Side 565, P.R.T.C.Y. | This survey was performed with the benefit of a commitment for a contract AT issued January 14, 2008 and effective January 01, 2 |
| | | | 15 Sale Yard (per coron nome) | 330.00 | FOUND 3/4 INCH REBAR | Coperact B, Shide Soo, P.R. C.U. C. | ocontoneous Listoneous annual year and a creed assements or se documents of record referred to in the Record Documents, and any o the property being surveyed and to which the survey shall make refe with the exception of those documents listed within Schedule B of st research. Therefore, casements, agreements, or other documents, eit that are not shown on this survey. |
| | | FOUND 379.20° | | SET WEST | Jackie I | c L. Ingrum & wife, Terosa Ann Ingram | The basis of bearings for this survey is the West line of Keller He according to the plat thereof recorded in Volume 388-O, Pages 213: |
| | Beginning | 1/2 INCH REBAR | | | | ckic L. Tegram & wife, Terous Anto Ingram. Volume 6548, Page 322 D.R.T.C.Ti | The subject property lies entirely within OTHER AREAS - ZON the National Flood Insurance Rate Map (FIRM) for Tarrant County, 48439C0180 H, Revised August 2, 1995 as published by the Federa |
| Let 3, Block A Hemousco Firms Cabor A, Side 255-9733 (Seven P.R.T. CT. | | | Zeroud SF-LD Loc 18 Kuffelle Noglet Nogle Votame SF Votame Sf Vota | | | | 4. The right-of-way described in the Warranty Deed for Right-of-Waped Records of Tarrant County, Texas was not able to be located a foot (30') by 315 feet tract and lies in the general vicinity as shown surveyed hereon and the West line of the properties to the East of sa be a discrepancy in ownerably lying within this area. |
| | | | PRICE | | | Legend | Selling a portion of any lot within this addition by metes and bot and withholding of utilities and building permits. |
| | | | | | D.F P.F | D.R.T.C.TDeed Records Tarrant County, Texas P.R.T.C.TPlat Records Tarrant County, Texas SETSet 1/2 inch orange capped rebar stamped "JPH Land Surveying, Inc." | An engineered grading plan will need to be submitted, reviewed, The purpose of this replat is to combine Lots 16 and 17 into a sit |
| | | | | | | | |
| N. I. | | Vicinity Map - 1*=1,000' Owner & | Developer: | Surv | eyor's Certificat | ion | |
| Sett Land | A | Fort Worth Mapsco 23-B Ron Holifield 517 Indian Cred 8632 Waterfront Trophy Club, 7: by 244-65-168 | , co | | 1. Jon Heebelheinieh, do hereby state, to the best of my knowledge and belief, that I prefat from an actual survey of the land and that the corner monuments shown bereon wer placed, or found, under my personal supervision in accordance with the platting rules at regulations of the City of Keller, Texas. | | Approved by the City of Keller Community Development Department Director Date |
| 1 6. | North | Email ron@gov | ernmentresource.com | E OF Tegulation | | | 1 |
| Survesites | 0 30 60 Scale: 1" = 30' | North Baird, Hampton 920 South Main Old Main Place | , & Brown, Inc. | JON P. HOEBELHENRICH) John P. H. Registen | toebetheinrich red Professional arveyor No. 5478 | | This plat filed in Cabinet A, Slide 12871, of the Plat Records of |
| 807 Bluebonnet Drive, Suite C Keller, Texas 76248 | JPH Job No. 2008.139.001 © 2008 JPH Land Surveying, Inc. | Beneroft Read Tel. (817) 251-8 Fax (817) 251-8 | 1550 | SURVE | ily 08, 2008 | | Date: 8 - 4 , 2008. |

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Keller, Texas 76248 Tel (817)431-4971 Fax (866)290-4

TE OF TEXAS NTY OF TARRANT §

PEREAS. Ross Holifield is the owner of that certain trust situated in the City of Keller, Tarrant County, Texas, said trast being all of 16.8 1 or Keller Heights North an addition in the City of Keller. Tarrant County, Texas according to the plat recorded in Volume 10, Dega 2118, 24.10 of the Plat Records of Trust County, Texas and described in the deep and soft on Heidliche Hercords under mem Number 1003003942 of the Deed Records of Tarrant County, Texas, the subject tract being more particularly described by an about has 10010 to a new the subject tract being more particularly described by

INNING at a 1/2 inch relar found in the occupied east line of 6d Bourland Road (no dedicating document found) and at the west corner of Let 17 of Keller Heights North according to the plat recorded in Volume 388-Q, Pages 213 & 214 of the Plat Records rank Courty, Pessa.

CE 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 & Keller Heights North, a distance of 23 002 feet to a [2] minh capped rebut stamped 3PH LAND SURVEYING? set at the northwest of said Lot 16, from which a 12 inch rebut found at the northwest corner of Lot 15 of said Keller Heights North bears North 00 so 50 Minutes 00 Seconds Earn a distance of 85.00 feet;

NCE 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 U2 inch capped rebar sed *JPH LAND SURVEYING* set at the northeast corner of said Lot 16;

NCE 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 D SURVEYING" set at the southeast corner of said Lot 17;

NCE 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 sing to the Place of Beginning and enclosing 1.993 acres.

V THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Ren Intified does heavly adopt this pile designating the herinahove described property as RELLER HIGHTS NORTH

NORTH AND A STATE AND A STA

ATE OF TEXAS § UNITY OF TARRANT §

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

on under my hand and sea of office on this the Bthday of July, 2008.

This way and for the State of Texas



lotes

- This surery was performed with the benefit of a commitment for title insurance provided by Ameristar Title Company, Inc., GF No. 400408001, F. issued January 14, 2008 and effective January 01, 2008. Complete copies of the record description of the property, now of a comments or a revisition of the record description of the property. Inc. of the comments or a revisition and coverants affecting the property (Feecond Documents), and support for the record in the Record Documents, and support for the record and to which the survey shall make reference surmants. Said commitments was reful upon the comments of the companies of the co 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, cording 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 at shown on the National Flood Insurance Rate Many (FIRM) for Tarnat County, Texas and Incorporated Areas, Panel 180 of 595, Map Number 404/SOCI0814, Received August 2, 1995 as qualished to the Federal Energiency Management Agency (EEAA).
- The right-of-way described in the Warrany Deed for Right-of-Way to the City of Keller recorded in Volume 10445, Page 664 of the old Records of Tarmat County, Texas was not able to be located accurately on the ground. The description of this tract describes a fluiry of 107 by 13 foct meta and lies in the general visionly as shown on the survey. The distances between the fact some of the lock reyes of beroon and the West line of the properties to the fast of said right-of-way, are greater than they feet (197). Therefore, there may a discrepancy in controlled by long with the lock.
- 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 ad 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.

notor Jul Date V

This plat filed in Cabinet A, Slide 12871, 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