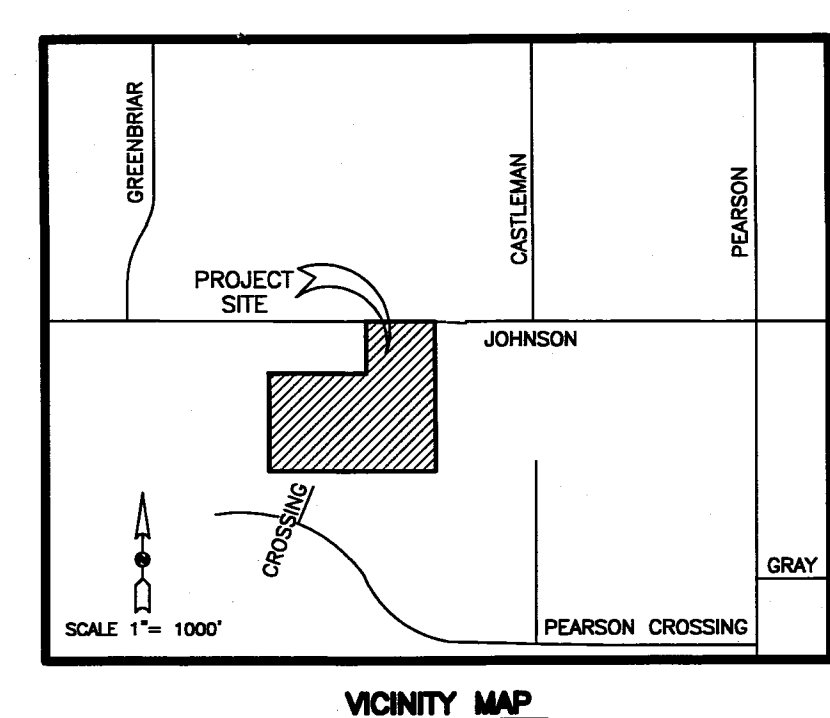
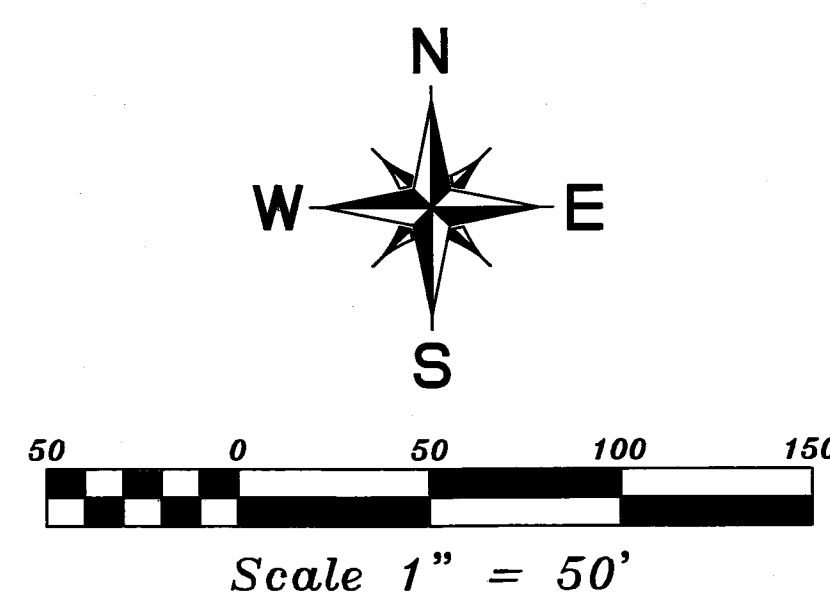


D213249753



- NOTES:
1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF ANY DESIGNATED 100 YEAR F.E.M.A. FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0080K, DATED 9-25-09
 2. 1/2" CAPPED IRON RODS 24" LONG SET (STAMPED LBS #3946) AT ALL INTERMEDIATE PROPERTY CORNERS AND OTHER SURVEY POINTS IN PLACE (ANGLE POINTS, PC AND PT'S OF CURVES) AND DRIVEN FLUSH WITH THE GROUND OR COUNTERSUNK IF NECESSARY, IN ORDER TO AVOID BEING DISTURBED.
 3. THIS SUBDIVISION IS SUBJECT TO ALL 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.
 4. PRIOR TO PERMITTING OR CONSTRUCTION OF ANY STRUCTURE, FIRE PROTECTION WATER SUPPLY SHALL BE REQUIRED TO BE EXTENDED AND HYDRANTS INSTALLED AT LOCATIONS PRESCRIBED BY THE FIRE DEPARTMENT AND PUBLIC WORKS DEPARTMENT. ALL EXPENSES TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 5. PARKS DEVELOPMENT FEE SHALL BE ASSESSED AND COLLECTED AT TIME OF FILING OF THIS PLAT.

OWNERS:
ZIP ENTERPRISES II, LTD.
J. BARRY CLARK
5801 PARK VISTA CIRCLE
KELLER, TEXAS 76244
817.741.4658
FAX: 817.741.4648

OWNERS REP.:
LARRY STEWART CUSTOM HOMES
LARRY STEWART
P.O. BOX 1497
COLLEVILLE, TEXAS 76034
817.251.5832
FAX: 817.251.5834

SURVEYOR:
LOYD BRANSON SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.854.3477
FAX 817.851.9818

DEVANE CLARKE PARTNERSHIP LTD
C.C. #D213097985
D.R.T.C.T.

N00°21'48"W 408.15

52.49
N89°33'28"W

LOT 14, BLOCK 3
PEARSON CROSSING
VOL. 388-202, PG. 56
P.R.T.C.T.

LOT 13, BLOCK 3
PEARSON CROSSING
VOL. 388-202, PG. 56
P.R.T.C.T.

**LOT 1
BLOCK A
7.788 ACRE**

S89°55'45"W 643.53

LOT 12, BLOCK 3
PEARSON CROSSING
VOL. 388-202, PG. 56
P.R.T.C.T.

LOT 11, BLOCK 3
PEARSON CROSSING
VOL. 388-202, PG. 56
P.R.T.C.T.

IRENEUS NEACE SURVEY
ABSTRACT NO. 1162

TRACT 1-R, BLOCK 2
MORELAND MANOR ADDITION
VOL. 388-188, PG. 68
P.R.T.C.T.

JOHNSON ROAD

JOHN MARTIN SURVEY
ABSTRACT NO. 1153

THOMAS SULTZER
VOL. 11356, PG. 1219
D.R.T.C.T.

ARCHIE SMITH
VOL. 11618, PG. 1152
D.R.T.C.T.

TOMMY P. RUSSELL
VOL. 4930, PG. 148
D.R.T.C.T.

POINT OF BEGINNING

N00°22'05"W 218.17

194.26

S89°52'28"E 286.81

R.O.W. DEDICATION TO THE CITY OF KELLER

N89°52'28"W 286.84

60' B.L.

S89°53'20"E 408.36

THOMAS R. MILLER
C.C. #D207289436
D.R.T.C.T.

S00°26'39"E 624.52
(BEARING CONTROL LINE)
600.61

LOT 1, BLOCK A
PEARSON POND
CAB. A, SLIDE 3031
P.R.T.C.T.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ZIP ENTERPRISES II, LTD., ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE JOHN MARTIN SURVEY, ABSTRACT NO. 1153, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D207215467, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE SOUTH LINE OF JOHNSON ROAD FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING LOCATED 51.09 FEET SOUTH 00 DEGREES 07 MINUTES 32 SECONDS WEST AND 574.45 FEET SOUTH 89 DEGREES 52 MINUTES 28 SECONDS EAST FROM THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, GREENBRIAR ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 619, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 52 MINUTES 28 SECONDS EAST 286.81 FEET ALONG THE SOUTH LINE OF SAID JOHNSON ROAD TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D207289436, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 26 MINUTES 39 SECONDS EAST 624.52 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D207289436 AND THE WEST LINE OF LOT 1, BLOCK A, PEARSON POND, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 3031, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A CAPPED IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11, BLOCK 3, PEARSON CROSSING, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-202, PAGE 56, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 55 MINUTES 45 SECONDS WEST 643.53 FEET ALONG THE NORTH LINE OF SAID BLOCK 3 PEARSON CROSSING AND THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. 213097885, DEED RECORDS, TARRANT COUNTY, TEXAS, TO A CAPPED IRON PIN (TQBURKS) FOUND FOR INSIDE CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D213097885 AND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST 408.15 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D213097885 TO A 1/2" IRON PIN FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 11356, PAGE 1219, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS EAST 408.36 FEET ALONG THE SOUTH LINE OF TRACTS OF LAND AS DESCRIBED IN DEEDS RECORDED IN VOLUME 11356, PAGE 1219, VOLUME 11618, PAGE 1152 AND VOLUME 4930, PAGE 148, DEED RECORDS, TARRANT COUNTY, TEXAS, TO A CAPPED IRON PIN (AW) FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED IN DEED RECORDED IN VOLUME 4930, PAGE 148 AND FOR AN INSIDE CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 00 DEGREES 22 MINUTES 05 SECONDS WEST 218.17 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 4930, PAGE 148 TO THE POINT OF BEGINNING AND CONTAINING 7.945 ACRES OF LAND, MORE OR LESS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ZIP ENTERPRISES II, LTD., OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LOT 1, BLOCK A, CLARK ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREET AND ALLEYS SHOWN THEREON AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR 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 THE 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. THE PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS OUR HANDS AT TARRANT COUNTY, TEXAS, THIS 13th DAY OF Sept, 2013

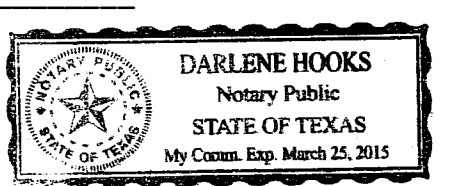
J. Barry Clark
ZIP ENTERPRISES II, LTD.
J. BARRY CLARK

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED J. BARRY CLARK, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF Sept, 2013

Darlene Hooks
NOTARY PUBLIC IN AND FOR TARRANT COUNTY
MY PRINTED NAME
3-25-13
MY COMMISSION EXPIRES:

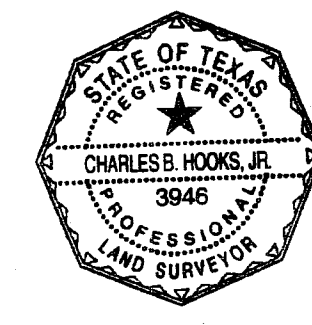


FINAL PLAT
OF
**LOT 1, BLOCK A
CLARK ESTATES**
AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND SITUATED IN THE JOHN MARTIN SURVEY, ABSTRACT NO. 1153, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D207215467, DEED RECORDS, TARRANT COUNTY, TEXAS

7.945 TOTAL ACRES

THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULE AND REGULATIONS OF THE CITY OF KELLER, TEXAS.



Charles B. Hooks, Jr.
CHARLES B. HOOKS, JR.

07-11-13
DATE

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT
9-5-13
DATE
DIRECTOR
9-5-13
DATE
SECRETARY

THIS PLAT FILED IN INSTRUMENT NO. D213249753, DATE 9/23/2013