

GENERAL NOTES:

1. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS), TEXAS NORTH CENTRAL ZONE (4202). ALL DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.

2. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48349C0080K, DATED SEPTEMBER 25, 2009. THE PROPERTY APPEARS TO LIE WITHIN ZONE "X" AND THE ENTIRE PROPERTY LIES WITHIN A "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS A PART OF THE "NFIP".

4. ALL IRON RODS SET (IRS) ARE 5/8-INCH WITH A PLASTIC CAP STAMPED "RPLS

5. THE SUBJECT PROPERTY IS CURRENTLY ZONED SF-LD (SINGLE FAMILY RESIDENTIAL - LOW DENSITY), ACCORDING TO THE ZONING MAP FOR THE CITY OF KELLER, TEXAS, DATED NOVEMBER 2013.

6. DEED RESTRICTIONS ARE RECORDED IN VOLUME 3781, PAGE 507 AND VOLUME 3835, PAGE 431, OF THE COUNTY CLERK'S OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS.

7. THIS SUBDIVISION IS SUBJECT TO ALL OF 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.

KNOW ALL MEN BY THESE PRESENTS:

BANNISTER ENGINEERING, LLC

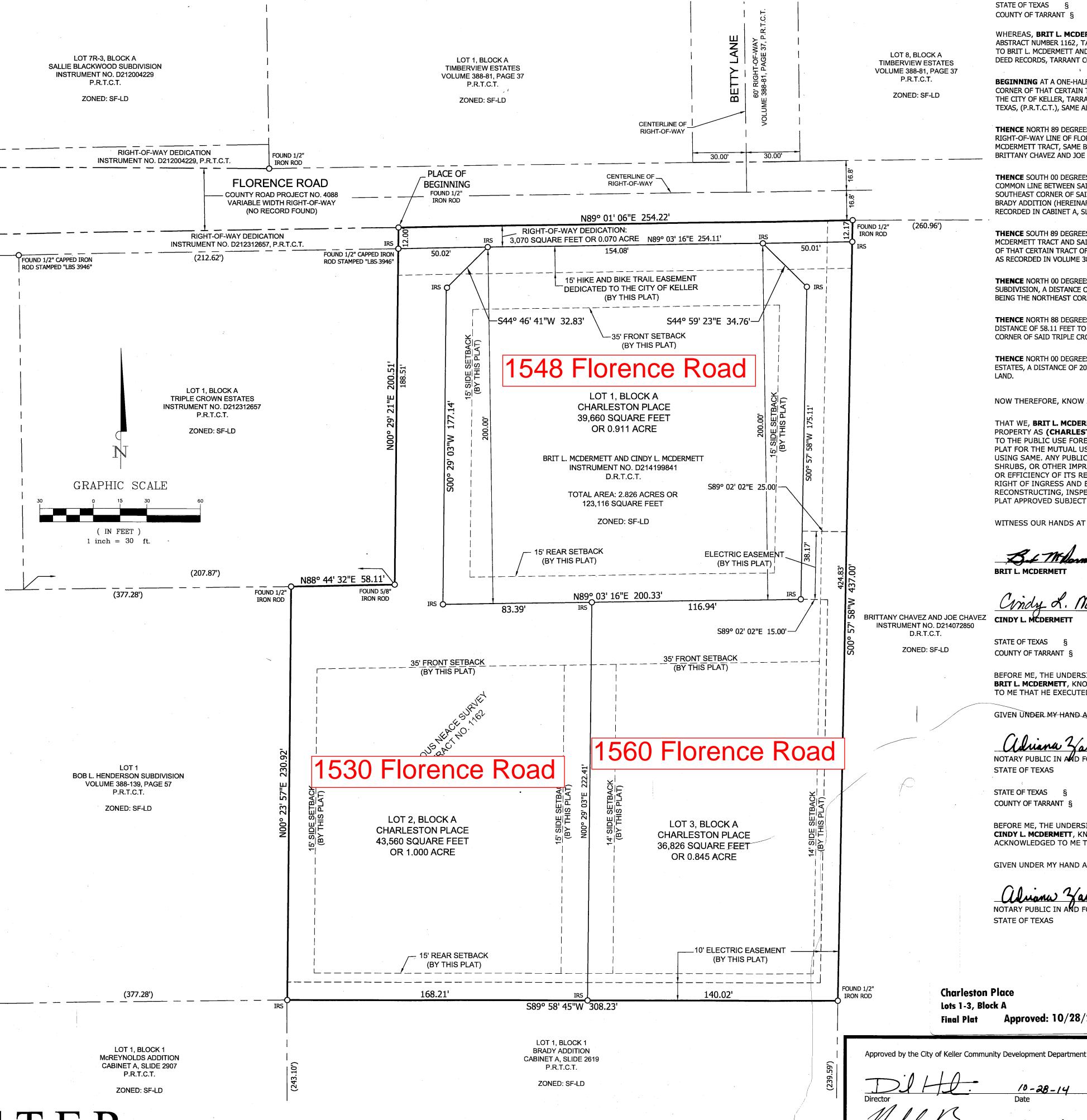
T.B.P.L.S. REGISTRATION NO. 10193823

THAT I, MICHAEL DAN DAVIS, DO HEREBY CERTIFY 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

ICHAEL DAN DAVIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4838

> NORTH SOUTH EAST WEST DEGREES MINUTES/FEET SECONDS/INCHES () RECORDED DISTANCES DEED RECORDS TARRANT COUNTY, TEXAS PLAT RECORDS TARRANT COUNTY, TEXAS RS = 5/8" IRON ROD WITH CÁP STAMPED "RPLS 4838" SET O = 5/8" IRON ROD WITH CAP STAMPED "RPL'S

4838" SET.



OWNER'S CERTIFICATE: STATE OF TEXAS § COUNTY OF TARRANT S

LOT 8, BLOCK A

P.R.T.C.T.

ZONED: SF-LD

(260.96')

D.R.T.C.T.

ZONED: SF-LD

WHEREAS, BRIT L. MCDERMETT AND CINDY L. MCDERMETT ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE IRENEOUS NEACE SURVEY, ABSTRACT NUMBER 1162, TARRANT COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BRIT L. MCDERMETT AND CINDY L. MCDERMETT (HEREINAFTER REFERRED TO AS MCDERMETT TRACT), AS RECORDED IN INSTRUMENT NUMBER D214199841, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND FOR THE NORTHERLY NORTHWEST CORNER OF SAID MCDERMETT TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRIPLE CROWN ESTATES (HEREINAFTER REFERRED TO AS TRIPLE CROWN ESTATES), AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D212213657, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.), SAME ALSO BEING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 01 MINUTE 06 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD, A DISTANCE OF 254.22 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MCDERMETT TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BRITTANY CHAVEZ AND JOE CHAVEZ (HEREINAFTER REFERRED TO AS CHAVEZ TRACT), AS RECORDED IN INSTRUMENT NUMBER D214072850, D.R.T.C.T.;

THENCE SOUTH 00 DEGREES 57 MINUTES 58 SECONDS WEST, DEPARTING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF FLORENCE ROAD AND WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND SAID CHAVEZ TRACT, A DISTANCE OF 437.00 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MCDERMETT TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK 1, BRADY ADDITION (HEREINAFTER REFERRED TO AS LOT 1), AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 2619, P.R.T.C.T.;

THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, DEPARTING THE WEST LINE OF SAID CHAVEZ TRACT AND WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND SAID LOT 1, A DISTANCE OF 308.23 FEET TO THE SOUTHWEST CORNER SAID MCDERMETT TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BOB L. HENDERSON SUBDIVISION (HEREINAFTER REFERRED TO AS BOB L. HENDERSON SUBDIVISION), AS RECORDED IN VOLUME 388-139, PAGE 57, P.R.T.C.T.;

THENCE NORTH 00 DEGREES 23 MINUTES 57 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND SAID BOB L. HENDERSON SUBDIVISION, A DISTANCE OF 230.92 FEET TO A ONE-HALF INCH IRON ROD FOUND FOR THE WESTERLY NORTHWEST CORNER OF SAID MCDERMETT TRACT, SAME BEING THE NORTHEAST CORNER OF SAID BOB L. HENDERSON SUBDIVISION, SAME ALSO BEING THE SOUTH LINE OF THE AFORESAID TRIPLE CROWN ESTATES;

THENCE NORTH 88 DEGREES 44 MINUTES 32 SECONDS EAST WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND SAID TRIPLE CROWN ESTATES, A DISTANCE OF 58.11 FEET TO A FIVE-EIGHTS INCH IRON ROD FOUND FOR AN INNER-ELL CORNER OF SAID MCDERMETT TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID TRIPLE CROWN ESTATES;

THENCE NORTH 00 DEGREES 29 MINUTES 21 SECONDS EAST CONTINUE WITH THE COMMON LINE BETWEEN SAID MCDERMETT TRACT AND SAID TRIPLE CROWN ESTATES, A DISTANCE OF 200.51 FEET TO THE PLACE OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 2.826 ACRES (123,116 SQUARE FEET) OF

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRIT L. MCDERMETT AND CINDY L. MCDERMETT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS (CHARLESTON PLACE, LOT 1, LOT 2 and LOT 3, BLOCK A), AN ADDITION TO 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 OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, 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 OUR HANDS AT TARRANT COUNTY, TEXAS, 12 THIS DAY OF NOVERBER, 2014.

STATE OF TEXAS COUNTY OF TARRANT §

> BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED BRIT L. MCDERMETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, 12 this day of Normbru

STATE OF TEXAS

STATE OF TEXAS COUNTY OF TARRANT

Charleston Place

Lots 1-3, Block A

D214253198

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED CINDY L. MCDERMETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED

aliana Zambrano NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved: 10/28/2014

10-28-14

10-28-14

11-19-14

FINAL PLAT OF CHARLESTON PLACE

ADRIANA ZAMARANO State of Texas

LOT 1, LOT 2, AND LOT 3, BLOCK A BEING 2.826 acres out of the Ireneous Neace Survey, Abstract No. 1162 in the City of Keller, Tarrant County, Texas Current Zoning: SF-LD

Date Prepared: September 2014

3 Lots SHEET 1 OF 1

OWNER / DEVELOPER: BRIT L. MCDERMETT AND CINDY L. MCDERMETT 4808 STAFFORD DRIVE **COLLEYVILLE, TEXAS 76034**

ENGINEER: BANNISTER ENGINEERING, LLC 1696 COUNTRY CLUB DRIVE MANSFIELD, TEXAS 76063 CONTACT: T. JASON BANNISTER, P.E. PHONE: 817-842-2094 PROJECT NO.: 999-14-30

BANNISTER ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax TBPLS REGISTRATION NO. 10193823

This plat filed in Instrument No. _____, Date: ____