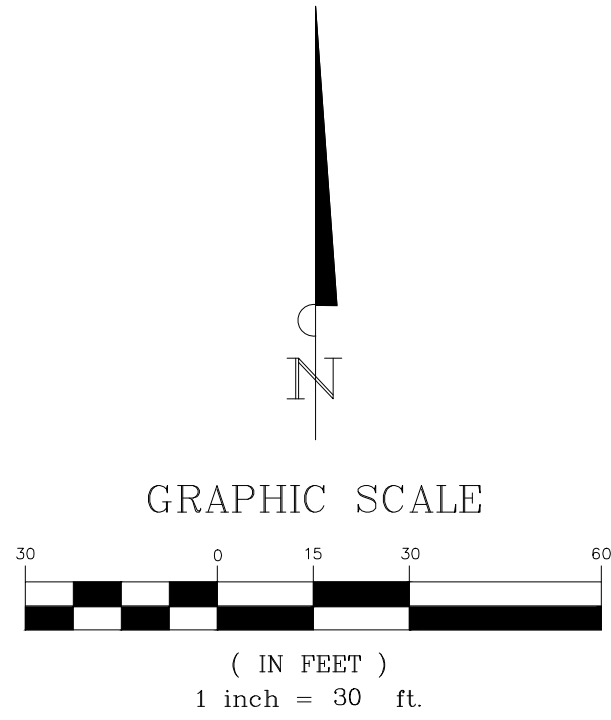


VICINITY MAP  
SCALE 1" = 1000'  
KELLER, TEXAS



GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0080K, 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.
- 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".
- All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

LEGEND

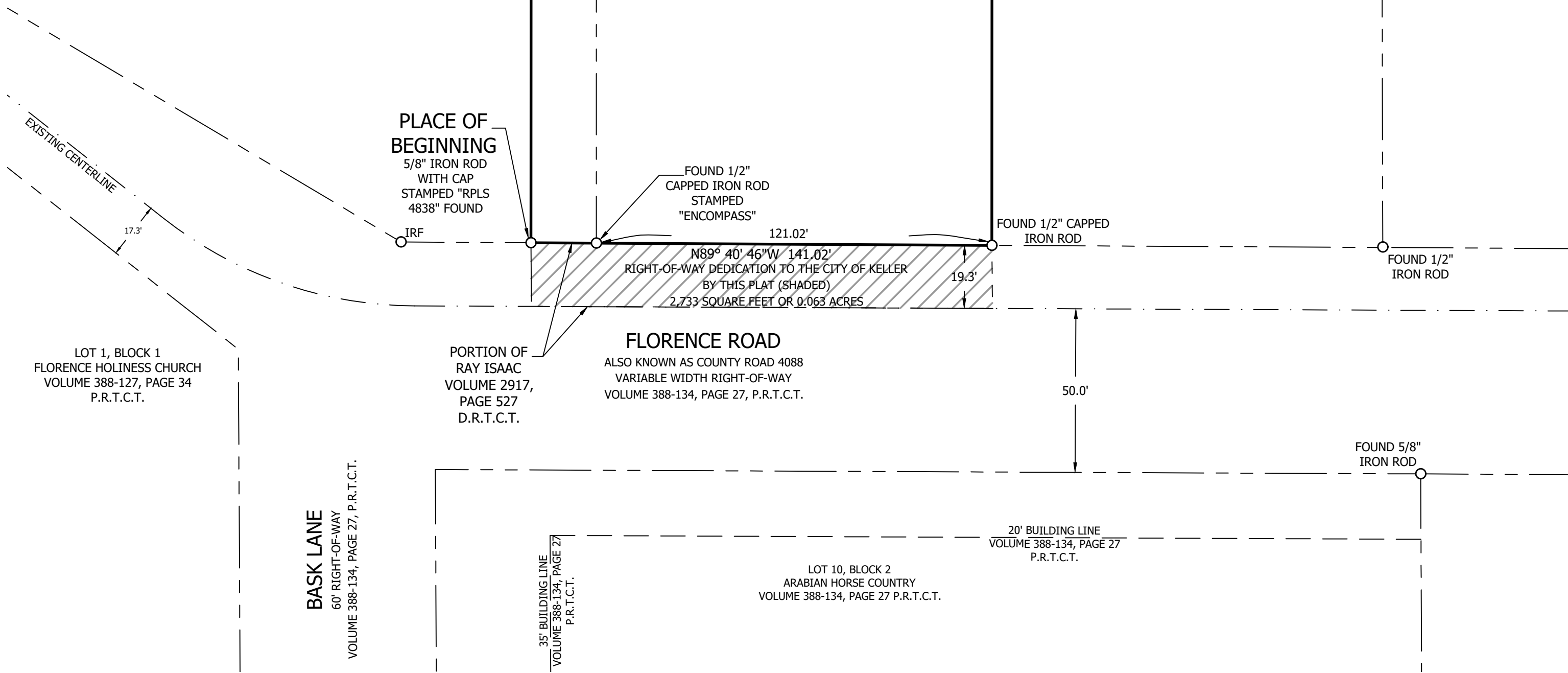
Δ CENTRAL ANGLE  
N NORTH  
S SOUTH  
E EAST  
W WEST  
° DEGREES  
' MINUTES/FEET  
" SECONDS/INCHES

D.R.T.C.T.  
DEED RECORDS  
TARRANT COUNTY, TEXAS

O.P.R.T.C.T.  
OFFICIAL PUBLIC RECORDS  
TARRANT COUNTY, TEXAS

P.R.T.C.T.  
PLAT RECORDS  
TARRANT COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH  
CAP, STAMPED "RPLS  
4838" FOUND



SURVEYOR'S CERTIFICATION:

That I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Keller, Tarrant County, Texas

PRELIMINARY,

THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT

Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, 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 purposes and consideration therein expressed, in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

WHEREAS, **BILLY RAY ISAAC** is the sole owner of the following described tract of land to wit:

BEING 1.003 acres (43,697 square feet) of land situated in the Ireneus Neace Survey, Abstract Number 1162, City of Keller, Tarrant County, Texas; said 1.003 acres (43,697 square feet) of land being a portion of that certain tract of land described in a deed to Billy Ray Isaac (hereinafter referred to as Kazewych tract), as recorded in Instrument Number D217218858, Official Public Records, Tarrant County, Texas (D.R.T.C.T.), said 1.003 acres (43,697 square feet) also being a portion of that certain tract of land described in a deed to Ray Isaac (hereinafter referred to as Ray Isaac tract), as recorded in Volume 2917, Page 527, D.R.T.C.T.; said 1.003 acres (43,697 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the most Southerly Southeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Mark Kazewych and wife, Connie Kazewych (hereinafter referred to as Kazewych tract), as recorded in Instrument Number D217218858, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same being the Southwest corner of said Ray Isaac tract, same being in the apparent North right-of-way line of Florence Road also known as County Road 4088 (a variable width right-of-way);

**THENCE** North 00 degrees 01 minute 53 seconds East, with the common line between said Ray Isaac tract and said Kazewych tract, a distance of 310.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for an interior Southeast corner of said Kazewych tract, same being the Northwest corner of said Ray Isaac tract;

**THENCE** South 89 degrees 34 minutes 11 seconds East, continue with the common line between said Ray Isaac tract and said Kazewych tract, passing at a distance of 20.00 feet the Northeast corner of said Ray Isaac tract, same being the Northeast corner of said Billy Ray Isaac tract, continue same course with the common line between said Billy Ray Isaac tract and said Kazewych tract for a total distance of 141.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of said Billy Ray Isaac tract, same being the Northwest corner of the remainder of that certain tract described in a deed to Jack Jacobs and wife, Betty Ruth Jacobs (hereinafter referred to as Jacobs tract), as recorded in Volume 3563, Page 371, D.R.T.C.T.;

**THENCE** South 00 degrees 01 minute 48 seconds West, with the common line between said Billy Ray Isaac tract and said Jacobs tract, a distance of 309.73 feet to a one-half inch capped iron rod found for the Southeast corner of said Billy Ray Isaac tract, same being the Southwest corner of said Jacobs tract, same being in the apparent North right-of-way line of said Florence Road;

**THENCE** North 89 degrees 40 minutes 46 seconds West, with the common line between said Billy Ray Isaac tract and the apparent North right-of-way line of said Florence Road, passing at a distance of 121.02 feet a one-half inch capped iron rod stamped "ENCOMPASS" found for the Southwest corner of said Billy Ray Isaac tract, same being the Southeast corner of said Ray Isaac tract, continue same course with the common line between said Ray Isaac tract and the apparent North right-of-way line of said Florence Road for a total distance of 141.02 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.003 acres (43,697 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, BILLY RAY ISAAC, owner, does hereby adopt this plat designating the herein above described property as **Lot 1, Block A, ISAAC ADDITION**, an addition to the City of Keller and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other 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 platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas

WITNESS MY HAND at Tarrant County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Billy Ray Isaac, Owner

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Billy Ray Isaac, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the \_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

FINAL PLAT  
ISAAC ADDITION  
LOT 1, BLOCK A  
Being 1.003 acres out of the  
Ireneus Neace Survey, Abstract Number 1162  
Tarrant County, Texas  
Zoned SF-36  
One Lot  
Preparation Date: June 2018  
SHEET 1 OF 1

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MICHAEL DAVIS, RPLS  
PHONE: 817-842-2094  
Mike@bannistereng.com

OWNER / DEVELOPER:  
BILLY RAY ISAAC  
1907 FLORENCE ROAD  
ROANOKE TEXAS, 76262  
PHONE: 817-431-1713

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 999-18-066

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_