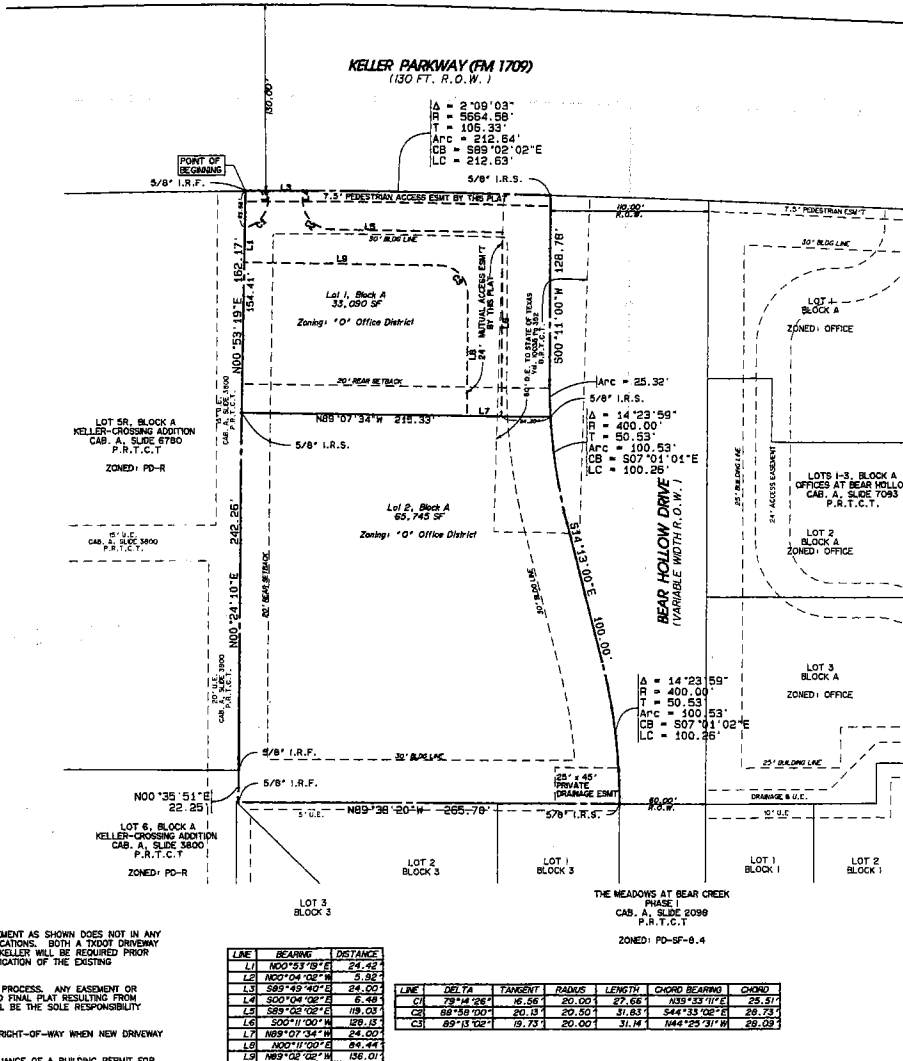
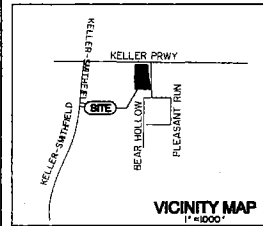
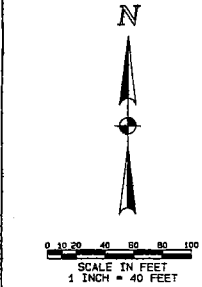


Jones - 1709 Addition
Final Plat
Approved: 2/1/05



- NOTES:
- APPROVAL OF THIS FINAL PLAT WITH THE ACCESS EASEMENT AS SHOWN DOES NOT IN ANY WAY IMPLY APPROVAL OF ANY PROPOSED DRIVEWAY LOCATIONS. BOTH A TYPED DRIVEWAY PERMIT AND A SITE PLAN APPROVED BY THE CITY OF KELLER WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF A NEW DRIVEWAY OR MODIFICATION OF THE EXISTING DRIVEWAYS.
 - CONSTRUCTION PLANS ARE CURRENTLY IN THE REVIEW PROCESS. ANY EASEMENT OR DEDICATED RIGHT-OF-WAY CHANGES ON THE APPROVED FINAL PLAT RESULTING FROM REQUIRED DESIGN/CONSTRUCTION PLAN CHANGES SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.
 - EXISTING DRIVEWAYS TO BE REMOVED FROM FM 1709 RIGHT-OF-WAY WHEN NEW DRIVEWAY IS CONSTRUCTED.
 - A DRAINAGE STUDY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 2, OR WITH THE REPLAT OF LOT 2, WHICHEVER OCCURS FIRST.

LINE	BEARING	DISTANCE
1	N 00° 33' 59" E	24.43
2	N 02° 04' 00" W	21.87
3	S 89° 49' 40" E	24.00
4	S 00° 04' 00" E	6.48
5	S 89° 02' 02" E	19.03
6	S 00° 11' 00" W	19.18
7	N 89° 07' 34" W	24.00
8	N 00° 11' 00" E	24.43
9	N 89° 12' 02" W	19.03

LINE	DELTA	TANGENT	RADIUS	LENGTH	CHORD BEARING	CHORD
1	78° 14' 26"	16.56	20.00	27.66	N 33° 33' 11" E	25.57
2	89° 59' 00"	20.13	20.00	31.83	S 44° 13' 02" E	28.73
3	89° 13' 02"	19.73	20.00	31.14	N 44° 25' 31" W	28.29

KELLIE
ENGINEERING, INC.

P.O. Box 2553
204 S. Main Street, #250
Keller, TX 76244-2553
Tel. 817.379.1225
Fax. 817.379.1244

ALPHA LAND SURVEYING

890 Eldin Lane
Kennebunk, Maine 04041
Tel. 617-84-8017
Fax. 617-357-9712

I, MICHAEL B. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

MICHAEL B. DAVIS
TX RPLS NO. 5024
ALPHA LAND SURVEYING CO.

1-26-2005
DATE



OWNED BY:
ROBERT & JANICE JONES
1825 ROANOKE ROAD
ROANOKE, TX 78262
817-430-3768

APPROVED BY THE CITY OF KELLER, DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
DIRECTOR
[Signature]
SECRETARY
THIS PLAT WAS FILED CABINET A, SLIDE 19896, ON DATE 2-2-05

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

That I, ROBERT & JANICE JONES, being the owners of the following described property, being a portion of a tract of land in the City of Keller, in the J. Durham Survey, Abstract 424, and recorded in Instrument Number D204333284, Deed Records of Tarrant County, Texas, (D.R.T.C.T.) and being more particularly described as will:

Commencing at the Point of Beginning; said point being a 5/8 inch rod found at the northwest corner of said tract to Robert and Janice Jones as described in Instrument Number D204333284, Deed Records of Tarrant County, Texas, (D.R.T.C.T.), said point also being the northeast corner of Lot 5R, Block A, Keller-Crossing Addition as recorded in Cabinet A, Slide 6780, Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE easterly along the south right-of-way line of Keller Parkway (FM 1709) a distance of 212.64 feet along a curve to the right, having a radius of 5684.56 feet and a central angle of 2°09'15", and having a chord bearing South 89°02'02" East a distance of 212.63 feet to a 5/8 inch rod set with cap;

THENCE South 00°11'00" West, a distance of 128.78 feet along the west right-of-way line of Bear Hollow Drive as recorded in Cabinet A, Slide 2098, P.R.T.C.T. to the beginning of a tangent curve left;

THENCE southerly a distance of 100.53 feet along a tangent curve left along the west right-of-way line of said Bear Hollow Drive having a radius of 400.00 feet and a central angle of 14°23'59" to a point;

THENCE South 14°13'00" East tangent to said curve, a distance of 100.00 feet along the west right-of-way line of said Bear Hollow Drive to a point;

THENCE southerly a distance of 100.53 feet along a tangent curve right to the west, having a radius of 400.00 feet and a central angle of 14°23'59" along the west right-of-way line of said Bear Hollow Drive to a 5/8 inch rod set with cap, said point also being the northeast corner of Lot 1, Block 3, The Meadows at Bear Hollow as recorded in Cabinet A, Slide 2098, P.R.T.C.T.

THENCE North 89°59'50" West, a distance of 265.70 feet along the north line of said The Meadows at Bear Hollow to a 5/8 inch rod found, said point being on the east line of Lot 6, Block A, Keller-Crossing Addition as recorded in Cabinet A, Slide 3800, P.R.T.C.T.

THENCE North 07°35'51" East, a distance of 22.25 feet along the east line of said Lot 6, Block A, Keller-Crossing to the northeast corner of said Lot 6, Block A, Keller-Crossing to a 5/8 inch rod found;

THENCE North 02°24'10" East, a distance of 242.28 feet along the east line of Lot 5R, Block A, Keller-Crossing Addition as recorded in Cabinet A, Slide 6780, P.R.T.C.T. to a point;

THENCE North 07°33'18" East, a distance of 162.17 feet along the east line of said Lot 5R, Block A, Keller-Crossing Addition returning to the Point of Beginning and containing 3.288 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT & JANICE JONES, OWNERS, HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBORE DESCRIBED REAL PROPERTY AS LOTS 1 AND 2, JONES-1709 ADDITION, AN ADDITION TO THE CITY OF KELLER, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND ALLEYS SHOWN HEREON AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF GARAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES PERTAINING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH 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 SAID EASEMENT STRIPS FOR THE PURPOSES OF CONSTRUCTION, 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 26th DAY OF January, 2005, A.D.

[Signature]
ROBERT JONES, OWNER

[Signature]
JANICE JONES, OWNER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ROBERT & JANICE JONES, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF ADULT AND PERSONS.

GIVEN UNDER MY HAND AND SEAL ON THE 26th DAY OF January, 2005, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1-1-2007

FINAL PLAT
FOR
Lots 1 and 2, Block A
Jones - 1709 Addition
BEING A 2.27 ACRE TRACT OF LAND
SITUATED IN THE
J. DURHAM SURVEY, ABSTRACT NO. 424
THE CITY OF KELLER
TARRANT COUNTY, TEXAS
ZONED - "O" OFFICE
DECEMBER 2004

Jones - 1709 Addition
Final Plat
Approved: 2/1/05