

Drafter: J.H.B.
Drafter/Revision:MM/RS - revise lots (10/25/16)
Drafter/Revision: JC 2018-01-12
Drafter/Revision: SG 2018-01-23
Drafter/Revision: SG 2018-02-08
Drafter/Revision: SG 2018-02-12
Drafter/Revision:

FLOOD ZONE CLASSIFICATION

This property lies within NON-SHADED ZONE X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0080K, dated 09/25/2009, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

MONUMENTS / BEARING BASIS

CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
Monuments are found if not marked MNS or CRS.
Bearings are based on grid north (TXCS;83,NCZ)

LEGEND OF ABBREVIATIONS

US.Syft. United States Survey Feet
TxCS;83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/P.G/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line

SURVEYOR'S NOTES:

This survey was performed without the benefit of a commitment for title insurance and there may be easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

PLAT NOTES:

- 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 and withholding of utilities and building permits.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- According to the Zoning Map of the City of Keller, subject tract lies in "SF-36" zoning.
- The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance of the detention facility, drainage outfalls or the storm drainage pipe. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.
- Lot 1, Block A, if the home currently on this lot is added on to, or demolished and re-built, residential fire sprinklers shall be installed.
- Lots 2 and 3, Block A, any home built anywhere on the lot that is 6,000 sf or greater, shall have residential fire sprinklers installed.
- A separate water tap and meter are required for residential fire sprinkler systems.

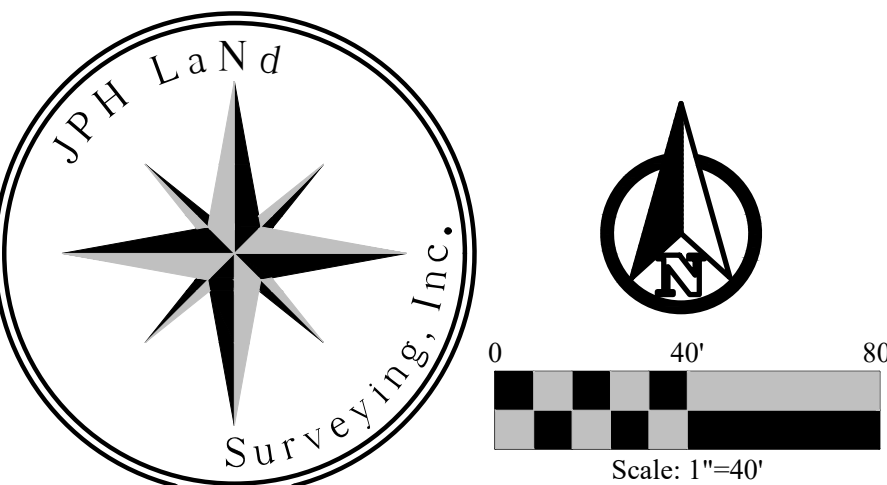
SURVEYOR'S CERTIFICATION:
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert W. Bryan, 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.

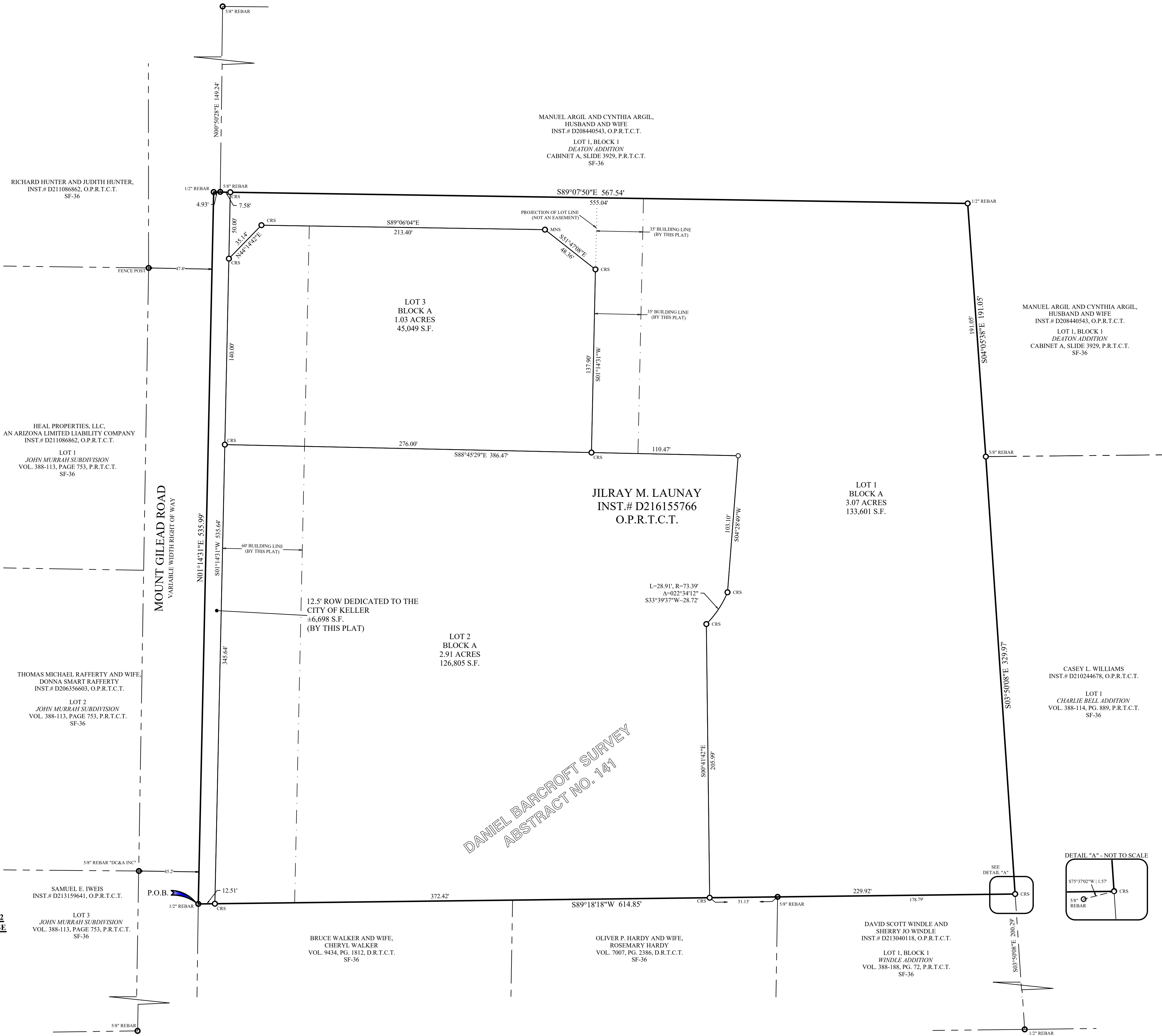
Robert W. Bryan
Registered Professional
Land Surveyor No. 5508
robertb@jphls.com

PRELIMINARY, FOR REVIEW ONLY
RELEASED TO CITY OF KELLER 2018-02-12
NOT TO BE RECORDED FOR ANY PURPOSE

Re-released to the City of Keller 2018-10-02



JPH Job No.
2016.200.033 1515 Mt.Gilead Road, Keller, Tarrant Co, TX - PLAT.dwg
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TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Jilray M. Launay is the owner of a tract of land in the Daniel Barcroft Survey, Abstract Number 141, in the City of Keller, Tarrant County, Texas, according to the deed to said Jilray M. Launay recorded under Instrument Number D216155766, of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the southwest corner of the herein described tract, same being the southwest corner of the said Launay tract, also being the northwest corner of a tract of land described in the deed to Bruce Walker, and wife, Cheryl Walker, recorded in Volume 9434, Page 1812, Deed Records, Tarrant County, Texas;

THENCE with the perimeter and to the corners of the Launay tract, the following courses and distances;

- NORTH 01 degree 14 minutes 31 seconds EAST, a distance of 535.99 feet to a 1/2 inch rebar found;
- SOUTH 89 degrees 07 minutes 50 seconds EAST, passing at a distance of 4.93 feet a 5/8 inch rebar found at the most westerly southwest corner of Lot 1, Block 1, Deaton Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 3929, Plat Records, Tarrant County, Texas, continuing with the most westerly south line of said Lot 1, Block 1 for a total distance of 567.54 feet to a 1/2 inch rebar found at an interior corner of said Lot 1, Block 1;
- SOUTH 04 degrees 05 minutes 38 seconds EAST, with the most southerly west line of said Lot 1, Block 1, Deaton Addition, a distance of 191.05 feet to a 5/8 inch rebar found at the most southerly southwest corner of said Lot 1, Block 1, Deaton Addition, same being the northwest corner of Lot 1, Charlie Bell Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-114, Page 889, Plat Records, Tarrant County, Texas;
- SOUTH 03 degrees 50 minutes 08 seconds EAST, with the west line of said Lot 1, Charlie Bell Addition, a distance of 329.97 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of Lot 1, Block 1, Windle Addition, an addition in the City of Keller, Tarrant County, Texas, according to the plat thereof, recorded in Volume 388-188, Page 72, Plat Records, Tarrant County, Texas, from which a 5/8 inch rebar found bears SOUTH 75 degrees 37 minutes 02 seconds WEST, a distance of 1.57 feet

THENCE South 89 degrees 18 minutes 18 seconds West, with the north line of said Lot 1, Block 1, Windle Addition, passing at a distance of 178.79 feet a 5/8 inch rebar found for the northwest corner of said Lot 1, Block 1, Windle Addition, also being the northeast corner of a tract of land described in the deed to Oliver P. Hardy and wife Rosemary Hardy, recorded in Volume 7007, Page 2386, Deed Records, Tarrant County, Texas, continuing along said course for a total distance of 614.85 feet, returning to the point of beginning and enclosing 7.16 acres (±312,152 square feet).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Jilray M. Launay**, Owner, does hereby adopt this plat designating the hereinabove described property as **LOT 1, 2, and 3, BLOCK A of LAUNAY ADDITION**, an addition in the City of Keller and does hereby dedicate to the public use forever the streets and alleys shown hereon and does 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, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its 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 our hands at Tarrant County, Texas, this ____ day of _____, 2018.

Jilray M. Launay

STATE OF TEXAS §
COUNTY OF TARRANT §

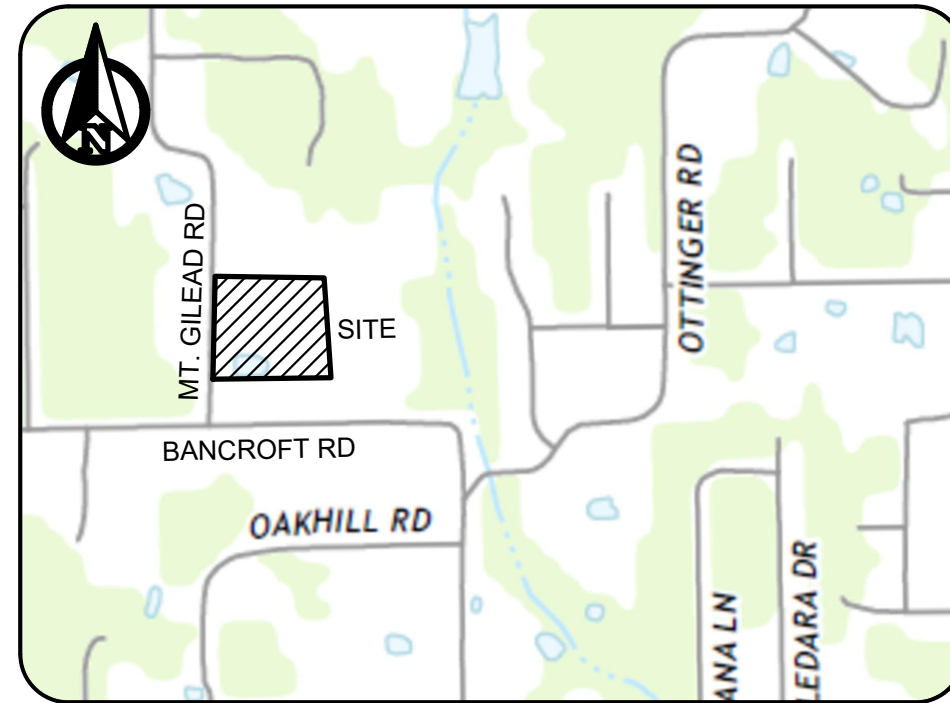
Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared **Jilray M. Launay**, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office on this the ____ day of _____, 2018.

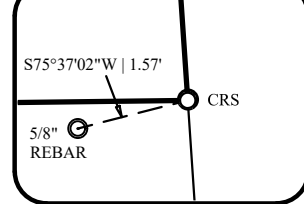
Notary Public in and for the State of Texas

VICINITY MAP

SCALE: 1" = 1000'



DETAIL "A" - NOT TO SCALE



Approved by the City of Keller Community Development Department

Director _____ Date _____

Secretary _____ Date _____

Document # _____ Date _____

FINAL PLAT
LAUNAY ADDITION
3 LOTS
LOT 1, 2, AND 3, BLOCK A

7.16 ACRES IN THE
DANIEL BARCROFT SURVEY
ABSTRACT NO. 141
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED SF-36
PREPARED ON OCTOBER 26, 2016
REVISED ON JANUARY 24, 2018

APPLICANT/DEVELOPER:

Jilray Launay
1515 Mt. Gilead Road
Keller, Texas 76248

PREPARED BY:

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
(817) 431-4971

Document # _____ Date _____