



Surveyor's Notes

1. This survey was performed without the benefit of a commitment for title insurance and there may be subsequent easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.
2. Bearings shown herein are geodesic north based on observations made in July 2007 using the Texas RTK Cooperative Network, whose reference frame is NAD83, CORS96, EPOCH 2002.0000.
3. 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.
4. Minimum finished floor elevation 660.0' (NAVD 88) - per the City of Keller.
5. The Drainage Easement shown herein is dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property owners shall keep these natural drainage ways on their property mowed, clear, 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 easements 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 be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that can not be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. 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.
6. Private Utility Easement - water & sanitary sewer located within this easement is to be owned and maintained by the property owner.
7. Waterline Easement - no water meters or private service connections are allowed on the fire hydrant load, unless an automatic flush valve is installed by owner per city details.

Legend

- D.R.T.C.T.Deed Records of Tarrant County, Texas
P.R.T.C.T.Plat Records of Tarrant County, Texas
C.R.S.1/2 Inch Capped Rebar Stamped "JPH LAND SURVEYING" Set

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown herein as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
Date: June 5, 2008



Owner & Developer:

Mike Harris and Carol Harris
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North arrow pointing up.

Scale: 1" = 30'

IPJ Job No. 2007.118.001
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**STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS, Michael Harris and Nancy C. Harris are the owners of that certain tract situated in the Pamela Allen Survey, Abstract Number 28, City of Keller, Tarrant County, Texas, said tract being the sum of two tracts described separately in the deed to Michael Harris and Nancy C. Harris recorded under Document Number 12007381650 of the Deed Records of Tarrant County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped rebar stamped "MORRIS RPLS 2426" found in a curve being concave to the southeast having a radius of 1,070.00 feet, said 1/2 inch capped being the southeast corner of Lot 1, Block 1 of Public Safety Addition according to the plat recorded in Cabinet A, Slide 273 of the Plat Records of Tarrant County, Texas, the northeast corner of said Tract II as described in the deed to said Michael Harris and Nancy C. Harris (hereinafter referred to as Tract II) recorded under Document Number 12007381650 of the Deed Records of Tarrant County, Texas, and the northwest corner of the tract described in the deed to the City of Keller recorded in Volume 9993, Page 1380 of the said Deed Records;

THENCE in a southeasterly direction, along the arc of the said curve and with the west line of the said City of Keller tract an arc length of 127.56 feet to short bearing of South 11 Degrees 38 Minutes 58 Seconds West a chord distance of 157.41 feet to a 1/2 inch capped rebar stamped "JPH LAND SURVEYING" set in the said curve at the southwest corner of the said City of Keller tract and at southeast corner of said Tract II;

THENCE South 87 Degrees 14 Minutes 47 Seconds West, with the south line of Tract II a distance of 428.71 feet to a 1/2 inch rebar stamped "T. VOIGT 1928" found at the southwest corner thereof;

THENCE North 00 Degrees 07 Minutes 52 Seconds West, with the west line of Tract II a distance of 68.81 feet to a 1/2 inch rebar stamped "T. VOIGT 1928" found at the southwest corner of a 10-foot-wide right-of-way dedication according to the plat of Pamela Allen Subdivision recorded in Volume 388-135, Page 56 of the said plat records;

THENCE North 88 Degrees 46 Minutes 20 Seconds East, with the south line of the said right-of-way dedication a distance of 10.00 feet to the southwest corner of Lot 1, Block 1 of the said Pamela Allen Subdivision (Tract I of said two Harris tracts), from which a 1/2 inch capped rebar stamped "PRISM" bears South 07 Degrees 30 Minutes East a distance of 0.26 feet;

THENCE North 00 Degrees 07 Minutes 52 Seconds West, with the west line of said Lot 1 a distance of 104.16 feet to a 1/2 inch capped rebar stamped "PRISM" found at the northwest corner thereof, from which a 5/8 inch rebar found at the northwest corner of the said right-of-way dedication bears South 88 Degrees 46 Minutes 20 Seconds West a distance of 10.00 feet;

THENCE North 88 Degrees 46 Minutes 20 Seconds East, passing at a distance of 198.91 feet a 1/2 inch rebar found at the northeast corner of Lot 1 (from which a 1/2 inch capped rebar stamped "PRISM" bears North 34 Degrees 52 Minutes West a distance of 1.99 feet), and continuing on said course, in all, a total distance of 151.24 feet to a 1/2 inch capped rebar stamped "MORRIS RPLS 2426" found at an angle point in the south line of Lot 1, Block 1 of the said Public Safety Addition;

THENCE South 86 Degrees 34 Minutes 46 Seconds East, with the south line of Lot 1, Block 1 of the Public Safety Addition a distance of 99.32 feet returning to the Place of Beginning and enclosing 1.667 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Michael Harris and Nancy C. Harris do hereby adopt this plat designating the hereinabove described property as **PECAN PARK** an addition in the City of Keller and do hereby dedicate to the public use (forever) the streets and alleys shown herein 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, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of those 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 maintaining, and 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 in Tarrant County, Texas, this 10th day of June, 2008.
Michael Harris Nancy C. Harris

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this 10th day of June, 2008, Michael Harris and Nancy C. Harris, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 10th day of June, 2008.
Notary Public in and for the State of Texas

**STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared Nancy C. Harris, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this 10th day of June, 2008.
Notary Public in and for the State of Texas

Prepared February 2008
Revised April 2008

**Final Plat
Pecan Park
Lot 1, Block A**
1.667 Acres
Being a replat of Lot 1, Block 1, Pamela Allen Subdivision & a 1.92-acre Tract Pamela Allen Survey, Abstract Number 28
City of Keller, Tarrant County, Texas
Zone: TC (Town Center)

Approved by the City of Keller Planning and Zoning Commission
Chairman: [Signature] Date: 6/10/08
Secretary: Richard C. Quake Date: 6-10-08
This plat filed in Cabinet A, Slide 2461, of the Plat Records of Tarrant County, Texas
Date: 07/23/2008