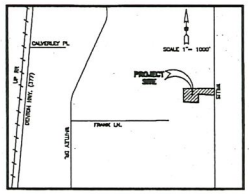
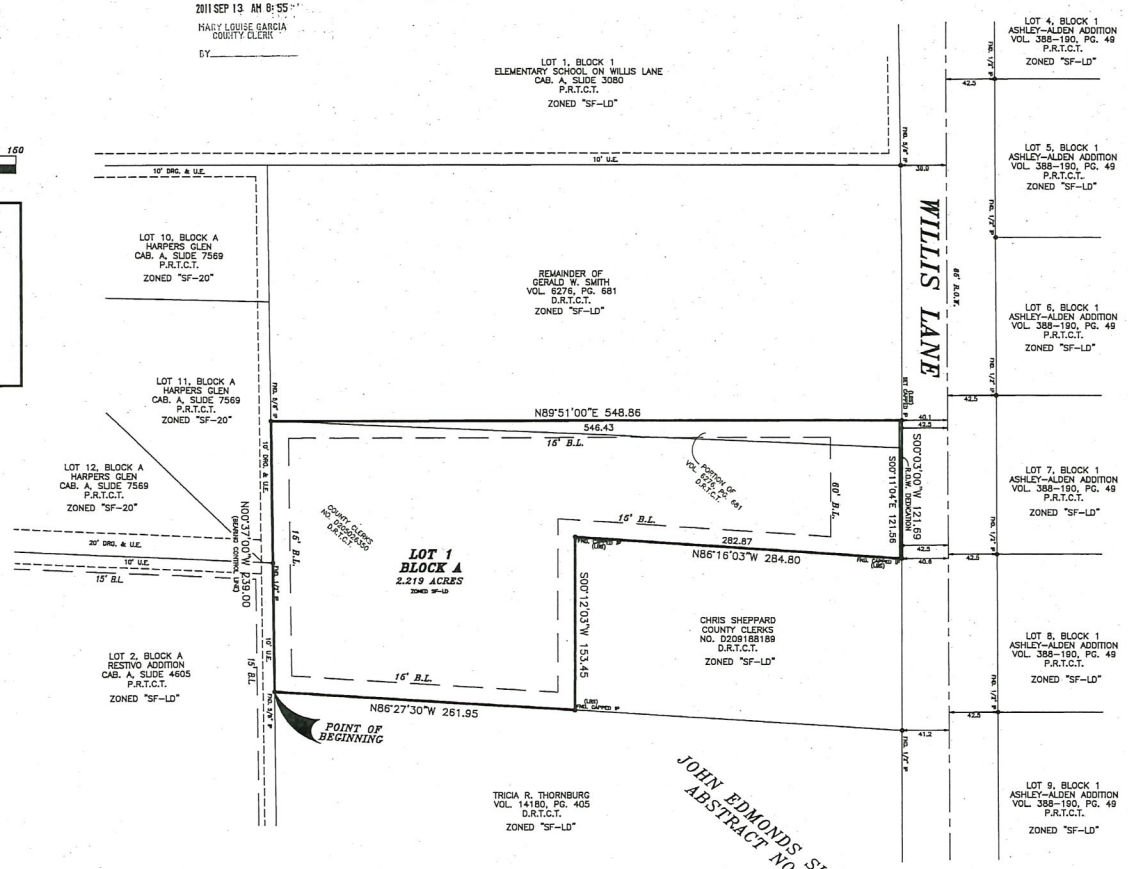
FILED
TARRANT COUNTY TEXAS
2011 SEP 13 AM 8:55
MARY LOUISE GARCIA
COUNTY CLERK
BY



VICINITY MAP



NOTES:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF ANY DESIGNATED 100 YEAR F.E.M.A. FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NUMBER 48439C0000K, DATED 9-25-09
2. 1/2" CAPPED IRON RODS 24" LONG SET (STAMPED LBS #3946) AT ALL INTERMEDIATE PROPERTY CORNERS AND OTHER SURVEY POINTS IN PLACE (ANGLE POINTS, PC AND PT'S OF CURVES) AND DRIVEN FLUSH WITH THE GROUND OR COUNTERSUNK IF NECESSARY, IN ORDER TO AVOID BEING DISTURBED.
3. THIS SUBDIVISION IS SUBJECT TO ALL 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 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.
4. PRIOR TO PERMITTING OR CONSTRUCTION OF ANY STRUCTURE, FIRE PROTECTION WATER SUPPLY SHALL BE REQUIRED TO BE EXTENDED AND HYDRANTS INSTALLED AT LOCATIONS PRESCRIBED BY THE FIRE DEPARTMENT AND PUBLIC WORKS DEPARTMENT. ALL EXPENSES TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR — DATE 9/13/11

SECRETARY — DATE 9-13-11

OWNERS:
SAUNDRA SMITH
KEVIN SMITH (CONTACT)
1600 WILLIS LANE
KELLER, TEXAS 76248
817.703.2367

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR., RPLS
1028 N. SYLVANIA AVE.
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.8818

11-556
09-12-11
T.FAGAN

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS

THAT I, SAUNDRA SMITH, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEING A TRACT OF LAND OUT OF THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D205028350, DEED RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN DEED RECORDED IN VOLUME 6276, PAGE 681, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND IN THE EAST LINE OF LOT 2, BLOCK A, RESTIVO ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 4605, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BY DEED
BEING LOCATED 375.00 FEET NORTH 89 DEGREES 31 MINUTES EAST AND 366.3 FEET NORTH 00 DEGREES 37 MINUTES WEST FROM A RE-ENTRANT CORNER OF TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1273, PAGE 150, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14180, PAGE 405, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 00 DEGREES 37 MINUTES 00 SECONDS WEST 114.13 FEET ALONG THE EAST LINE OF SAID LOT 2, BLOCK A, RESTIVO ADDITION TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, RESTIVO ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK A, HARPERS GLEN, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 7569, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 11, BLOCK A, HARPERS GLEN IN ALL 239.00 FEET TO A 5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 6276, PAGE 681, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS EAST 548.86 FEET TO A CAPPED IRON PIN SET IN THE WEST LINE OF WILLIS LANE FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;
THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST 121.69 FEET ALONG THE WEST LINE OF WILLIS LANE TO A CAPPED IRON PIN (LIRS) FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209188189, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 86 DEGREES 16 MINUTES 03 SECONDS WEST 284.80 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209188189 TO A CAPPED IRON PIN (LIRS) FOUND FOR CORNER OF TRACT BEING DESCRIBED AND FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED COUNTY CLERKS NO. D209188189;
THENCE SOUTH 00 DEGREES 12 MINUTES 03 SECONDS WEST 153.45 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209188189 TO A CAPPED IRON PIN (LIRS) FOUND IN THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14180, PAGE 405 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF TRACT BEING DESCRIBED AND FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209188189;
THENCE NORTH 86 DEGREES 27 MINUTES 30 SECONDS WEST 261.95 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 14180, PAGE 405 TO THE POINT OF BEGINNING AND CONTAINING 2.224 ACRES OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAUNDRA SMITH, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK A, SAUNDRA SMITH ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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, 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 MY HAND AT TARRANT COUNTY, TEXAS, THIS 12th DAY OF September, 2011

Saundra Smith
SAUNDRA SMITH

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED SAUNDRA SMITH, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PERSON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 12th DAY OF September 2011

Darlene Hooks
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES 3-25-15

DARLENE HOOKS
Notary Public
STATE OF TEXAS
My Comm. Exp. March 25, 2015

FINAL PLAT
OF
LOT 1, BLOCK A
SAUNDRA SMITH ADDITION
AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS

BEING A TRACT OF LAND OUT OF THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D205028350, DEED RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN DEED RECORDED IN VOLUME 6276, PAGE 681, DEED RECORDS, TARRANT COUNTY, TEXAS

2.224 TOTAL ACRES
ZONED SF-LD

STATE OF TEXAS
REGISTERED
CHARLES B. HOOKS, JR.
3946
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT I, CHARLES B. HOOKS, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED WITH IRON RODS, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE PLATTING RULE AND REGULATIONS OF THE CITY OF KELLER, TEXAS

Charles B. Hooks
CHARLES B. HOOKS, JR. — 08-04-11 DATE

THIS PLAT FILED IN CABINET D211221246, SLIDE ____, DATE 9-13-11