

LOCATION MAP
SCALE 1"=1000'

GRAPHIC SCALE SCALE IN FEET 1"=30'
A-WARD PROJECT NO: 2018-1143 WILLIS

JOHN EDMONDS SURVEY
ABSTRACT NO. 457

ZONE SF-36
CALLED 1.991 ACRES
JOSEPH C. HOPKINS AND SHARON L.
HOPKINS, TRUSTEES
THE HOPKINS FAMILY LIVING TRUST
INSTRUMENT NO. D214025910
OPRTCT

1.9888 ACRES
86,633 SQ. FT.
LOT 1, BLOCK A
HOPKINS ADDITION

General notes:

Property is currently Zoned SF-36

One lot in one phase. Lots size is 1.991 acres.

This subdivision is subject to all of 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 be 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.

All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

If the home currently on this lot is added on to, or demolished and re-built, residential fire sprinklers shall be installed if the home is 6,000 sf or larger

According to Map No. 48439C0090K dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

P-19-0003
1804 Willis Ln
Hopkins Addition
Final Plat Approved 2/27/19

Approved by the City of Keller Community Development Department

Lucia Spina Director Date *13 March* 2019
Dee Bruch Secretary Date *13 March* 2019
Document # *D219055149* Date *22 March* 2019

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Joseph C. Hopkins and Sharon L. Hopkins are the Owners of a tract of land situated in the JOHN EDMONDS SURVEY, Abstract No. 457, Tarrant County, Texas and being that same tract of land described as a called 1.991 acres described in the deed to Joseph C. Hopkins and Sharon L. Hopkins, trustees of THE HOPKINS FAMILY LIVING TRUST, as recorded in Instrument No. D214025910 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of said 1.991 acre tract, the northeast corner of Lot 3 in Block 1 of TWELVE OAKS ADDITION; an addition to the City of Keller, Tarrant County, Texas according to the map thereof recorded in Cabinet A, Slide 2510 of the Deed Records of Tarrant County, Texas and being in the west right-of-way line of Willis Lane, having an 85 foot right-of-way;

THENCE North 87°16'21" West, along the common line of said 1.991 acre tract and said Lot 3, to and along the north line a called 6.00 acre tract described in the deed to David R. Miller and wife, Ellen R. Miller as recorded in Volume 10561, Page 2045 of said Deed Records, a distance of 543.51 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the southwest corner of said 1.991 acre tract, the northwest corner of said 6.00 acre tract and being in the east line of Lot 2, Block A of RESTIVO ADDITION, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4605 of said Deed Records;

THENCE North 1°35'09" West, along the common line of said 1.991 acre tract and said Lot 2, a distance of 158.27 feet to a capped 5/8" iron rod set marked "AWARD SURV RPLS 5606" for the northwest corner of said 1.991 acre tract and the southwest corner of a Lot 1, Block A of SAUNDRA SMITH ADDITION, an addition to the City of Keller, Tarrant County, Texas according to the plat thereof recorded in Instrument No. 211221246 of the Official Public Records of Tarrant County, Texas;

THENCE South 87°29'18" East, along the common line of said 1.991 acre tract and said Lot 1, a distance of 547.09 feet to a 1/2" iron rod found for the northeast corner of said 1.991 acre tract and being in the said west right-of-way line of Willis Lane;

THENCE South 0°15'18" East, along the common line of said 1.991 acre tract and said west right-of-way line of Willis Lane, a distance of 160.10 feet to the PLACE OF BEGINNING, and containing 1.9888 acre tract or 86,633 square feet. Bearings are based on the Texas Coordinate System of the North American Datum of 1983 (2011) Epoch 2010, North Central Zone 4202 (US survey feet) from GPS observations using the RTK cooperative network.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Joseph C. Hopkins and Sharon L. Hopkins, Owners, do hereby adopt this plat designating the hereinabove described property as

LOT 1, BLOCK 1
HOPKINS ADDITION

an addition to the City of Keller and do hereby dedicate to the public 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 our hands at Tarrant County, Texas, this *14* day of *March*, 2019.

Joseph C. Hopkins
Joseph C. Hopkins

Sharon L. Hopkins
Sharon L. Hopkins

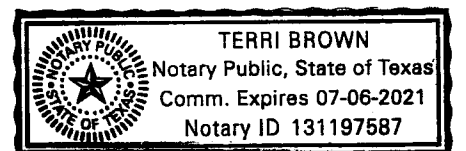
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Joseph C. Hopkins, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this *14* day of *March*, 2019.

Notary Public in and for the
State of Texas

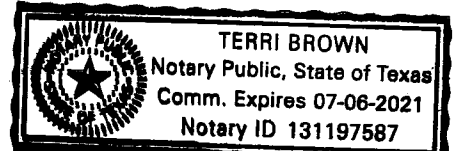
Terri Brown
Terri Brown
Notary Public in and for the
State of Texas
COUNTY OF TARRANT



Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Sharon L. Hopkins, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this *14* day of *March*, 2019.

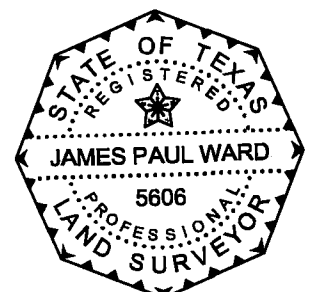
Terri Brown
Terri Brown
Notary Public in and for the
State of Texas



KNOW ALL MEN BY THESE PRESENTS:

That I, James Paul Ward, 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.

James Paul Ward
James Paul Ward
Texas Registered Professional Land Surveyor No. 5606



FINAL PLAT
LOT 1, BLOCK A
HOPKINS ADDITION,
an addition to the City of Keller, Tarrant County,
Texas, being a part of the JOHN EDMONDS SURVEY, Abstract
No. 457 Plat Records of Tarrant County, Texas.
1.991 acres in one lot in one phase.
Zone SF-36
March, 2019

OWNER/DEVELOPER:
JOSEPH C. HOPKINS AND SHARON L. HOPKINS
1804 WILLIS LANE, KELLER, TX 76248
ATTN: JOSEPH C. HOPKINS

SURVEYOR:
AWARD SURVEYING, INC.
252 WEST MAIN STREET, SUITE F
AZLE, TX 76020
ATTN: PAUL WARD
817-332-9273
peu@awardsurveying.com

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survey@awardsurveying.com TPLS Firm No. 10194435