

PLAN SUMMARY TABLE
TOTAL NUMBER OF LOTS
NUMBER OF LOTS PER ZONING CATEGORY
TOTAL ACREAGE PER PHASE
NUMBER OF LOTS PER PHASE
MINIMUM LOT SIZE
MINIMUM DWELLING UNIT SIZE
DENSITY PER ACRE

0.83 1 36,000. FT. 2400 SQ. FT. 1/0.83

PLAN SUMMARY TABLE
TOTAL NUMBER OF LOTS
NUMBER OF LOTS PER ZONING CATEGORY
TOTAL ACREAGE PER PHASE
NUMBER OF LOTS PER PHASE
MINIMUM LOT SIZE
MINIMUM DWELLING UNIT SIZE

DENSITY PER ACRE

1 0.66 1 20,000 SQ. FT. 2200 SQ. FT. 1/0.66

SF-20

ZONE SF-36

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

CHAIRMAN

DATE

DATE

DOCUMNET #______

DATE

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY/NOT FOR RECORDING

KENNETH JOHNSON, R.P.L.S. NO. 5819
SURVEYED ON THE GROUND

DATE:
10-20-2018

OPEN RANGE FIELD SERVICES, LLC.

5023 PRINCETON AVE, SUITE #17
MIDLAND, TEXAS 79703
kenneth.johnson@openrangefs.com
(D) 817 456 6587 (O) 806 665 0770
TBPLS FIRM 10194343 EXPIRES 12-31-2019

SURVEYORS NOTES

Reference corners are set on the East line of the property at 23' from East Line, and not 20.5'. the 20.5' was called out in recorded deeds and was referred to as the recognized Right of Way. No document recorded for road dedication was found. Only a statement at the end of the said Lewis deed "save and except that portion being used for public road or highway". No dimensions or acreage specified for such right of

Iron rods as shown being "set" will be set no later than 30 days after this plat is approved and recorded. Not all monuments shown, do in fact, exist

No Record Section corners were found on the exterior of the Ireneus Neace Survey or the adjoining Bernadio Samora Survey. Therefore, no statement will be made regarding the situated placement of this survey or it's relationship to the original Ireneus Neace survey. This survey has been done using existing monumentation and occupation determined by others. In our professional opinion, the subject 1.78 acres is where it belongs.

PLAT LIMITS

WHEREAS, Michael John Maguire. and Maria De La Luz Maguire, husbasnd and wife, are the Owner(s) of a tract of land situated in the Ireneus Neace Survey, Abstract Number 1162, Tract 6a, Tarrant County, Texas, having a portion of that same tract of land described by deed, Document Number D218152669, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) from hence forth to be known as the Maguire Estates, being more particularly described by metes and bounds as follows:

COMMENCING at a 2" Steel Fence Corner Post found on the occupied North Right Of Way line of Florence Road (CR 4088), being a variable width Public Right Of Way, being the Southeast corner of a Tract of land conveyed to Terry L. Thorne and wife, Deborah A. Thorne, recorded in Volume 13872, Page 180, O.P.R.T.C.T., known as Tract 6b01, and being the Southwest corner of said Maguire Tract 6A:

THENCE: North 00 Degrees 11 Minutes 09 Seconds West with an existing fence, on or near the East line of said Thorne tract, being the West line of the said Maguire tract, a distance of 3.50 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the East line of said Thorne tract, being the Southwest corner Lot 1, Block A, and being the Southwest corner of the said Maguire Estates, and being the POINT OF BEGINNING:

THENCE: Continuing North 00 Degrees 11 Minutes 09 Seconds West with a fence being at or near the East line of said Thorne tract, a distance of 206.50 feet passing a 4" Steel Fence Corner Post with a ½" Iron Rod at it's base (on the North side), being the Northeast corner of said Tract 6b01, being the Northerly Southeast corner of a 5.00 Acre Tract of land conveyed to Mark Kazewych and Connie Kazewych recorded as Document No. D218231714, O.P.R.T.C.T., being identified as Tract 6, continuing with the fence a total distance of 231.32 feet to a 1/2" Iron Rod found, being a point on the East line of said Tract 6, being the Southwest Corner of a 0.75 Acre tract conveyed to GTE SOUTHWEST INC. recorded in Volume 8948, Page 1414, O.P.R.T.C.T., and being the Northwest corner of Lot 1, and being the Northwest corner of said Maguire Estates;

THENCE: North 89 Degrees 41 Minutes 05 Seconds East with the South line of said GTE SOUTHWEST INC., being the North line of said Lot 1, a distance of 156.00 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the South line of said GTE tract, being the Northeast corner of said Lot 1, being the Northwest corner of Lot 2, both of Block A of said Maguire Estates Addition, continuing with the South line of said GTE tract, being the North line of said Lot 2 a total distance of 279.81 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being the Southeast corner of said GTE tract, being a point on the West Right Of Way of North Pearson Road (dedicated to the City of Keller by this plat), and being the Northeast corner of said Lot 2, and being the Northeast corner of the said Maguire Estates;

THENCE: South 00 Degrees 15 Minutes 49 Seconds East with the West right Of Way of North Pearson Road, being the East line of said Lot 2, a distance of 231.12 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being an angle point for an intersection of Right Of Way lines (dedicated to the City of Keller by this plat), being the Southeast corner of said Lot 2, and being the Southeast corner of the

THENCE: South 89 Degrees 38 Minutes 37 seconds West with the North Right Of Way of Florence Road, being the South line of said Lot 2, a distance of 124.13 feet to a 1/2" Iron Rod, being a point on the North line of said Right Of Way (dedicated to the City of Keller by this plat), being the Southwest corner of said Lot 2, being the Southeast corner of said Lot 1, continuing the same course with the North line of said Right Of Way a total distance of 280.13 feet to the POINT OF BEGINNING and containing 64,734.86 Square feet being 1.49 acres of land more or less.

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF TARRAN

A:

That we, Michael J. and Maria D. Maguire, owners do hereby adopt this plat designating the hereinabove described property as Maguire Estates, 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 easements strips for the purpose of constructing, inspection, 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 resolution of the City of Keller,

Maria De La Luz Maquire

lexus.										
Witness	our	hands	at	xxxxxx	County,	XXXXX	this	day	of	

Michael John Maguire

STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County XXXXXX and State XXXXXX on the date personally appeared Michael J and Maria D. Maguire, Owners, known to me be the persons whose names are subscribed to the forgoing 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	day o	f	

Notary Public in and for the State of XXXXXX

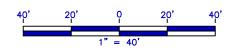
MAGUIRE ESTATES

BEING 1.78 ACRES TRACT 6A
LESS 0.29 ACRES FOR RIGHT OF WAY DEDICATION
1.49 ACRES FOR DEVELOPMENT 64,734.86 SQ. FT.
SITUATED IN THE IRENEUS NEACE SURVEY A-1162
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED SF-36 AND SF-20

OWNERS OF TRACT 6A

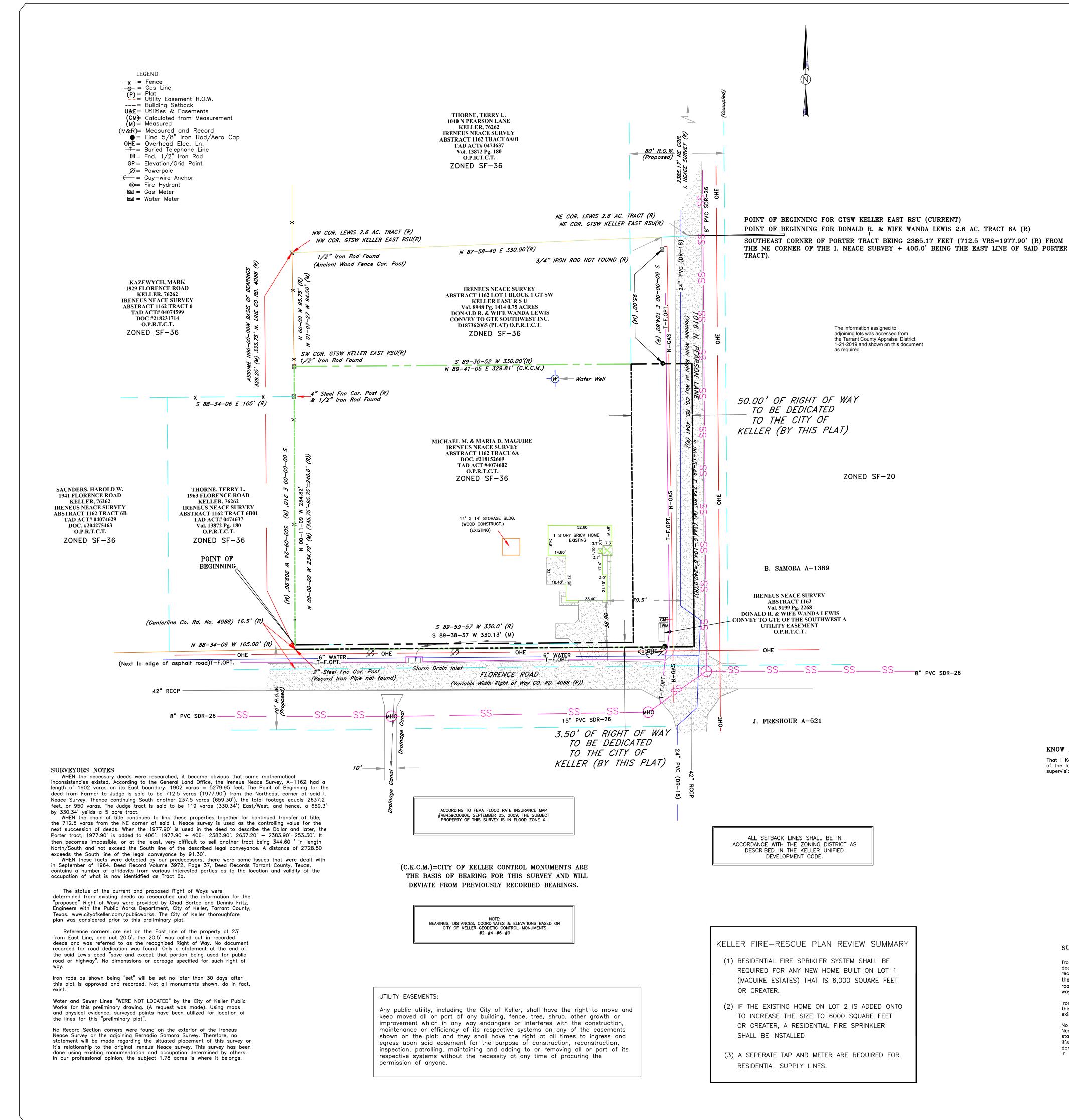
MICHAEL JOHN MAGUIRE AND MARIA DE LA LUZ MAGUIRE
1016 NORTH PEARSON LANE, KELLER, TEXAS 76262
(D) 213-458-1844 Maria.D.Maguire@usdoj.gov

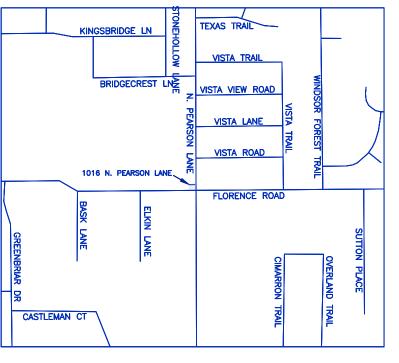
TITLE COMMITMENT-FIRST AMERICAN GUARANTY COMPANY
FILE NUMBER 2330591-DFW94



	FILE:_	ORFS-2600
ſ	DATE:	10-2-18

DATE:10-2-18	1016 N PEARSON LANE, KELLER, TX IRENEUS NEACE SURVEY A-1162 T-6A	
SURVEYED BY: C. NOLEN	1.78 ACRES TARRANT COUNTY, TEXAS	
DRAWN BY: _T. AHLSTRAND	5023 PRINCETON AVE., SUITE #17, MIDLAND, TX 79703 TBPLS No.: 10194343	
DRAWN BY: 1. ARLSTRAND	PEN 18PLS NO. 10194343 O: 817.456.6587 1503 S. BARNES, PAMPA, TX 79065	
CHECKED BY: K. JOHNSON	TBPLS No.: 10193994 O: 806.665.0770	





VICINITY MAP SCALF: 1"=1000'

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0.83 36,000. FT. 24,00 SQ. FT. 1/0.83

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DENSITY PER ACRE

0.66 20,000 SQ. FT.

SF-20

ZONE SF-36

2200 SQ. FT. 1/0.66

APPROVED BY THE CITY OF KELLER ZONING COMMISSION THE PREPARATION OF A FINAL PLAT: SECRETARY DOCUMNET #_

KNOW ALL MEN BY THESE PRESENTS

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

> PRELIMINARY/NOT FOR RECORDING KENNETH JOHNSON, R.P.L.S. NO. 5819 OPEN RANGE FIELD SERVICES, LLC. 5023 PRINCETON AVE, SUITE #17 MIDLAND, TEXAS 79703 kenneth.johnson@openrangefs.com (D) 817 456 6587 (O) 806 665 0770 TBPLS FIRM 10194343 EXPIRES 12-31-2019

SURVEYORS NOTES

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1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the East line of said Thorne tract,

being the Southwest corner Lot 1, Block A, and being the Southwest corner of the said Maguire

THENCE: Continuing North 00 Degrees 11 Minutes 09 Seconds West with a fence being at or near the East line of said Thorne tract, a distance of 206.50 feet passing a 4" Steel Fence Corner Post with a ½" Iron Rod at it's base (on the North side), being the Northeast corner of said Tract 6b01, being the Northerly Southeast corner of a 5.00 Acre Tract of land conveyed to Mark Kazewych and Connie Kazewych recorded as Document No. D218231714, O.P.R.T.C.T., being identified as Tract 6, continuing with the fence a total distance of 231.32 feet to a 1/2" Iron Rod found, being a point on the East line of said Tract 6, being the Southwest Corner of a 0.75 Acre tract conveyed to GTE SOUTHWEST INC. recorded in Volume 8948, Page 1414, O.P.R.T.C.T, and being the Northwest corner of Lot 1, and being

THENCE: North 89 Degrees 41 Minutes 05 Seconds East with the South line of said GTE SOUTHWEST INC., being the North line of said Lot 1, a distance of 156.00 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the South line of said GTE tract, being the Northeast corner of said Lot 1, being the Northwest corner of Lot 2, both of Block A of said Maguire Estates Addition, continuing with the South line of said GTE tract, being the North line of said Lot 2 a total distance of 279.81 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being the Southeast corner of said GTE tract, being a point on the West Right Of Way of North Pearson Road (dedicated to the City of Keller by this plat), and being the Northeast corner of said Lot 2, and being the Northeast corner of the said

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OWNER'S CERTIFICATE

Estates, and being the POINT OF BEGINNING

the Northwest corner of said Maguire Estates;

STATE OF TEXAS COUNTY OF TARRANT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Michael J. and Maria D. Maguire, owners do hereby adopt this plat designating the hereinabove described property as Maguire Estates, 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 easements strips for the purpose of constructing, inspection, 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 resolution of the City of Keller,

Witness our hands at XXXXXX County, XXXXXX this _____day of _____

Michael John Maquire Maria De La Luz Maguire

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for said County XXXXXX and State XXXXXX on the date personally appeared Michael J and Maria D. Maguire, Owners, known to me be the persons whose names are subscribed to the forgoing 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 _____

Notary Public in and for the State of XXXXXX

ZONING CHANGE CURRENT LOT & IMPROVEMENTS SUPPLEMENTAL DRAWING

MAGUIRE ESTATES LOT 1 & LOT 2, BLOCK A

BEING 1.78 ACRES TRACT 6A LESS 0.29 ACRES FOR RIGHT OF WAY DEDICATION 1.49 ACRES FOR DEVELOPMENT 64,734.86 SQ. FT. SITUATED IN THE IRENEUS NEACE SURVEY A-1162 CITY OF KELLER, TARRANT COUNTY, TEXAS ZONED SF-36 & SF-20

OWNERS OF TRACT 6A

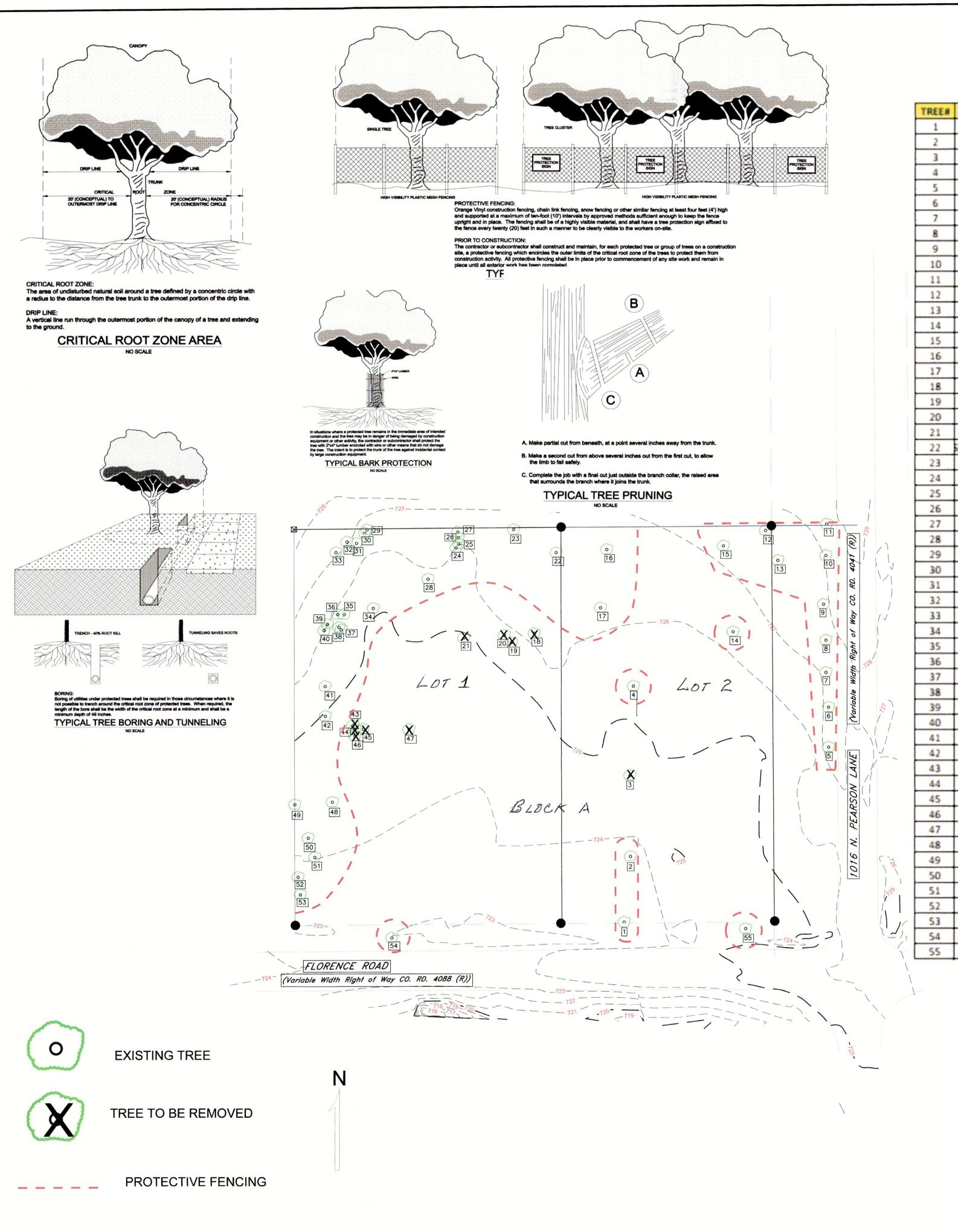
MICHAEL JOHN MAGUIRE AND MARIA DE LA LUZ MAGUIRE 1016 NORTH PEARSON LANE, KELLER, TEXAS 76262 (D) 213-458-1844 Maria.D.Maguire@usdoj.gov TITLE COMMITMENT-FIRST AMERICAN GUARANTY COMPANY FILE NUMBER 2330591-DFW94

FILE: ORFS-2600

CHECKED BY: K. JOHNSON

DATE: 10-2-18 SURVEYED BY: C. NOLEN DRAWN BY: T. AHLSTRAND

1016 N PEARSON LANE, KELLER, TX	REVISION:						
IRENEUS NEACE SURVEY A-1162 T-6A							
1.78 ACRES TARRANT COUNTY, TEXAS							
·							
600 W. FRANCIS AVE. PAMPA, TX 79065 TBPLS No.: 10193994							
O: 806.665.0770							



TREEN	SPECIES	DBH	SQFT	COND	STATUS
1	PECAN	16	805	GOOD	PRESERVE
2	PECAN	22	1521	GOOD	PRESERVE
3	MAPLE	23	1663	POOR/HAZARD	
4	BLACKJACK OAK	22	1521	GOOD/MULTI	
5	TX ASH	15	707	GOOD	PRESERVE
6	TX ASH	23	1663	GOOD	PRESERVE
7	TX ASH	14	616	GOOD	PRESERVE
8	TX ASH	14	616		PRESERVE
9		The state of the s	-	G000	
-	TX ASH	11	380	GOOD	PRESERVE
10	TX ASH	10	314	GOOD	PRESERVE
11	CATALPA	19	1135	GOOD	PRESERVE
12	POST OAK	32	3218		PRESERVE
13	TX ASH	10	314	GOOD	PRESERVE
14	PECAN	15	707	GOOD	PRESERVE
15	TX ASH	7	154	GOOD	PRESERVE
16	TX ASH	5	79	GOOD	PRESERVE
17	POST OAK	10	314	GOOD	PRESERVE
18	BLACKJACK OAK	10	314	GOOD	REMOVE
19	POST OAK	16	805	GOOD	REMOVE
20	BLACKJACK OAK	14	616	GOOD	REMOVE
21	BLACKJACK OAK	11	380	GOOD	REMOVE
22	ST OAK, QUERCUS STELLA	32	3218	GOOD/MULTI	PRESERVE
23	BLACKJACK OAK	16	805	GOOD	PRESERVE
24	POST OAK	14	616	GOOD	PRESERVE
25	POST OAK	13	531	GOOD	PRESERVE
26	POST OAK	11	380	GOOD	PRESERVE
27	POST OAK	11	380	GOOD	PRESERVE
28	CHINABERRY	8	201	NOT PROTECTED	PRESERVE
29	POST OAK	10	314	GOOD	PRESERVE
30	POST OAK	9	255	GOOD	PRESERVE
31	POST OAK	15	707	GOOD	PRESERVE
32	POST OAK	15	707	GOOD	PRESERVE
33	POST OAK	15	707	GOOD	PRESERVE
34	POST OAK	9	255	GOOD	PRESERVE
35	POST OAK	8	201	GOOD	PRESERVE
36	POST OAK	9	255	GOOD	PRESERVE
37	POST OAK	13	531	GOOD	PRESERVE
38	POST OAK	13	531	GOOD	PRESERVE
39	POST OAK	12	453		PRESERVE
40	POST OAK	16	805		PRESERVE
41	POST OAK	15	707	DAMAGED	PRESERVE
42	POST OAK	20	1257	GOOD	PRESERVE
43	POST OAK	22	1521		REMOVE
44	POST OAK	15	707	GOOD/MOLTI	REMOVE
45					
	POST OAK	15	707	GOOD	REMOVE
46	POST OAK	7	154	GOOD	REMOVE
47	TX ASH	13	531	GOOD	REMOVE
48	POST OAK	12	453	DEAD	PRESERVE
49	POST OAK	17	908	GOOD	PRESERVE
50	POST OAK	31	3020	GOOD/MULTI	
51	POST OAK	17	908	G000	PRESERVE
52	POST OAK	15	707	GOOD	PRESERVE
53	BLACKJACK OAK	15	707	GOOD/MULTI	PRESERVE
54	TX ASH	21	1386	GOOD	PRESERVE
55	HACKBERRY	26	-	NOT PROTECTED	

ARTICLE 8.19 KELLER UNIFIED DEVELOPMENT CODE

The following activities shall be prohibited within the limits of the critical root zone of any protected tree subject to the requirements of this Code:

a. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree. However, this restriction shall not apply to material storage in areas exempt from the tree protection and replacement requirements (e.g., building pad, driveway, patios, parking lot, etc.)

b. Equipment Cleaning/Liquid Disposal: No equipment shall be cleaned or other liquids deposited or allowed to flow overland within the limits of the critical root zone of a protected tree. This includes, without limitation, paint, oil, solvents, asphalt, concrete, mortar or similar materials.

c. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature, shall be attached to any protected tree. Fencing attached to a tree via "U" nails or bent nails when only at points of tangency with the trees are allowed. d. Vehicular Traffic: No vehicular and/or construction equipment traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on an existing street pavement. This restriction does not apply to single incident access within the critical root zone for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

e. Grade Changes: No grade changes shall be allowed within the limits of the critical root zone of any protected tree unless adequate construction methods are approved by the Development Review Committee or if grading is as directed by the City's drainage inspector.

f. Impervious Paving: No paving with asphalt, concrete or other impervious materials in a manner that may reasonably be expected to kill a tree shall be placed within the limits of the critical root zone of a protected tree. If a protected tree die within five (5) years of issuance of a Certificate of Occupancy for non-residential construction or final building inspection for residential construction, due to construction activity or impervious paving around the critical root zone of the tree, the property owner shall submit a mitigation plan and tree replacement in accordance with this Code shall be required.

The following procedures shall be followed on all types on construction projects (i.e. residential subdivisions, commercial, multi-family, industrial developments, residential builders and municipal/public).

a. Tree Flagging or Marking: Trees that are shown on an approved plan by the City for preservation/protection shall be flagged with bright fluorescent orange vinyl tape or ribbon wrapped around the main trunk at a height of four and one-half feet (4.5') or more such that it is very visible to workers operating construction equipment. Trees that are marked for preservation/protection shall have protective fencing in accordance with the requirements of this Code.

b. Protective Fencing: In those situations where a protected tree is so close to the construction area that construction equipment might infringe on the root system or is within twenty feet (20') of the construction area, a protective fencing shall be required between the outer limits of the critical root zone of the tree and the construction activity area. Four feet (4') high protective fencing shall be supported at a maximum of ten feet (10') intervals by approved methods. At regular intervals, signs shall be required that states in English and in Spanish, "Tree Protection Area. No grading, parking vehicles, or storing equipment permitted. Violators may be fined." All protective fencing shall be in place prior to commencement of any major site work involving heavy equipment for construction of utilities and roadways and shall remain in place until all site work has been completed. This provision does not apply to clearing the right-of-way for the purpose of access to the site for site preparation. (Amended by Ord. No. 1818 on October 18, 2016)

c. Protective fencing shall not be required for clearing the rights-of-way for the purpose of access to the site. Once the site is accessible by heavy equipment, protective fencing shall be placed in accordance with this Code.

TOTAL EXISTING CANOPY: 45,495 SQFT CANOPY PRESERVED: 38,096 SQFT CANOPY REMOVED: 5,736 SQFT

EXEMPT CANOPY REMOVED: 1,663 SQFT

PROJECT ADDRESS:

1016 N PEARSON KELLER. TX

LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK A MAGUIRE ESTATES ADDITION

OWNER NAME:

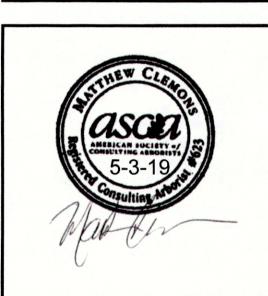
MAGUIRE MICHAEL J

PREPARED BY:

MATTHEW CLEMONS, RCA 3000 S HULEN ST SUITE 124 - 401 FORT WORTH, TX 76109

MC@REGISTEREDARBORIST.COM

817-471-6945



REVISIONS

TE DESCRIPTION

5-3-19 FIRST DRAFT - MC

TREE PRESERVATION PLAN - PRELIM

1" = 16' 0"

TREE SURVEY

_x = Fence

-SB = Building Setback
U&E = Utilities & Easements

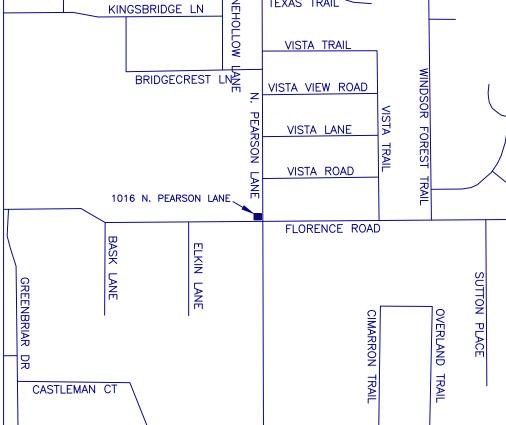
(CM)= Calculated from Measurement
(M)= Measured (M&R)= Measured and Record

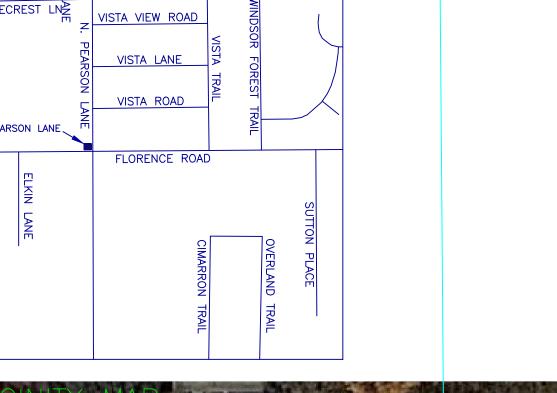
●= Set 1/2" Iron Rod Cap TX 5819

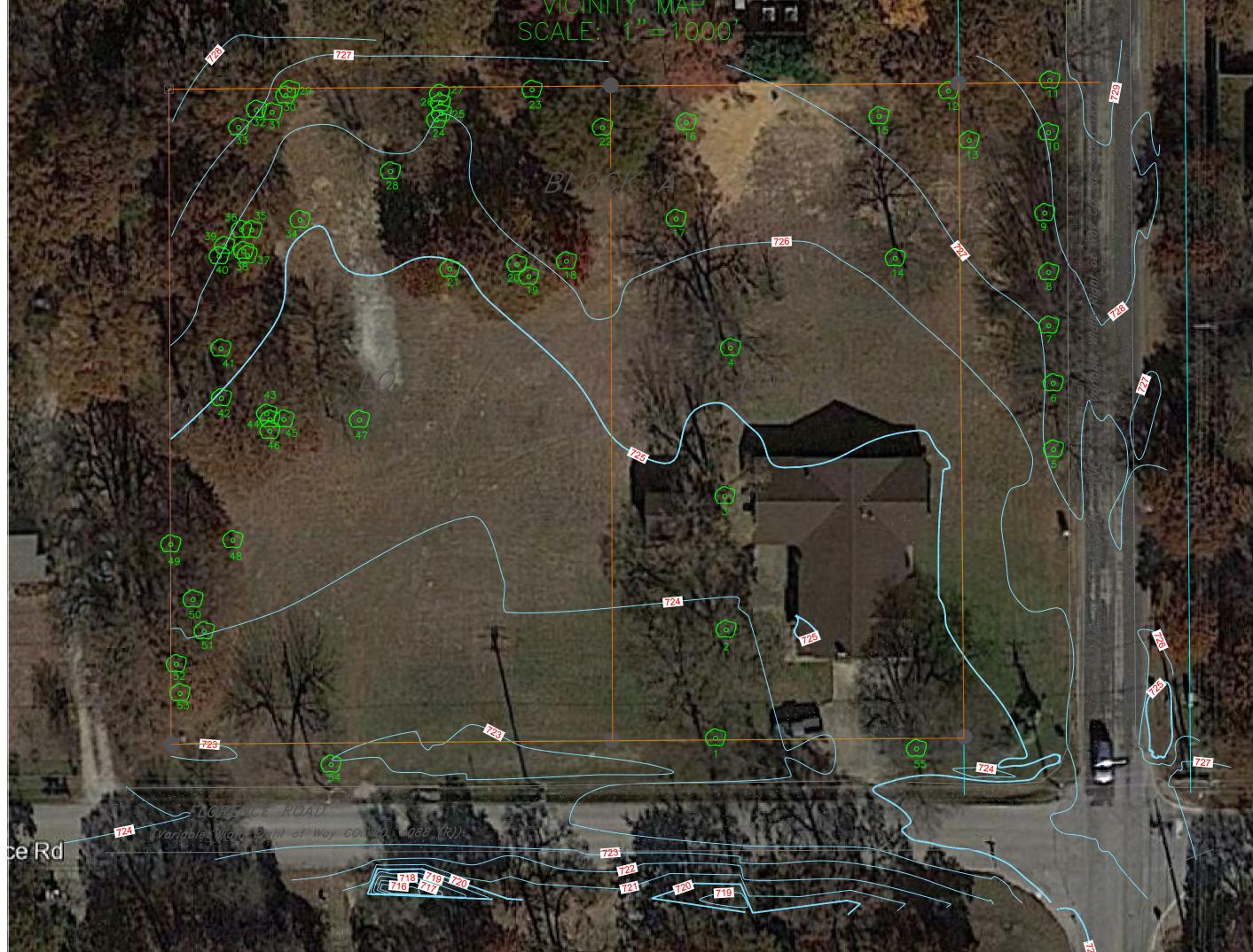
OHE= Overhead Elec. Ln.

T== Buried Telephone Line

 \boxtimes = Fnd. 1/2" Iron Rod ©= Elevation/Grid Point

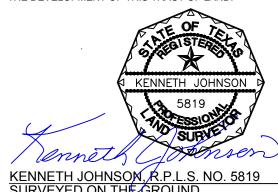






BEARINGS, DISTANCES, COORDINATES & ELEVATIONS BASED ON CITY OF KELLER GEODETIC CONTROL-MONUMENTS #2-#4-#6-#9

CERTIFICATION I, KENNETH JOHNSON, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL MEASUREMENTS, SHOWING THE POSITION OF INDIVIDUAL TREES, OR STANDS OF TREES, IS IS ACCURATE TO THE EXTENT THAT THE DATA SHOWN WILL FACILITATE THE DEVELOPMENT OF THIS TRACT OF LAND.



05-09-2019

OPEN RANGE FIELD SERVICES, LLC. 5023 PRINCETON AVE, SUITE #17 MIDLAND, TEXAS 79703 kenneth.johnson@openrangefs.com (D) 817 456 6587 (O) 806 665 0770 TBPLS FIRM 10194343 EXPIRES 12-31-2019 CERTIFICATION



MATTHEW CLEMONS 2/28/2019 FORT WORTH ARBORIST COMPANY 7605 WAGNON STREET FORT WORTH, TX. 76108 817 975 0810 (O) 817 720 6187 (FAX) fortwortharborist.arborgold.net

APPROVED BY THE CITY OF KELLER ZONING COMMISSION THE PREPARATION OF A FINAL PLAT: DATE CHAIRMAN SECRETARY DOCUMNET #_____

55 HACKBERRY

PLAT LIMITS

WHEREAS, Michael John Maquire. and Maria De La Luz Maquire, husbasnd and wife, are the Owner(s) of a tract of land situated in the Ireneus Neace Survey, Abstract Number 1162, Tract 6a, Tarrant County, Texas, having a portion of that same tract of land described by deed, Document Number D218152669, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.) from hence forth to be known as the Maguire Estates, being more particularly described by metes and bounds as follows:

COMMENCING at a 2" Steel Fence Corner Post found on the occupied North Right Of Way line of Florence Road (CR 4088), being a variable width Public Right Of Way, being the Southeast corner of a Tract of land conveyed to Terry L. Thorne and wife, Deborah A. Thorne, recorded in Volume 13872, Page 180, O.P.R.T.C.T., known as Tract 6b01, and being the Southwest corner of said Maguire Tract 6A:

THENCE: North 00 Degrees 11 Minutes 09 Seconds West with an existing fence, on or near the East line of said Thorne tract, being the West line of the said Maguire tract, a distance of 3.50 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the East line of said Thorne tract, being the Southwest corner Lot 1, Block A, and being the Southwest corner of the said Maguire Estates, and being the POINT OF BEGINNING:

THENCE: Continuing North 00 Degrees 11 Minutes 09 Seconds West with a fence being at or near the East line of said Thorne tract, a distance of 206.50 feet passing a 4" Steel Fence Corner Post with a ½" Iron Rod at it's base (on the North side), being the Northeast corner of said Tract 6b01, being the Northerly Southeast corner of a 5.00 Acre Tract of land conveyed to Mark Kazewych and Connie Kazewych recorded as Document No. D218231714, O.P.R.T.C.T., being identified as Tract 6, continuing with the fence a total distance of 231.32 feet to a 1/2" Iron Rod found, being a point on the East line of said Tract 6, being the Southwest Corner of a 0.75 Acre tract conveyed to GTE SOUTHWEST INC. recorded in Volume 8948, Page 1414, O.P.R.T.C.T, and being the Northwest corner of Lot 1, and being the Northwest corner of said Maguire Estates;

THENCE: North 89 Degrees 41 Minutes 05 Seconds East with the South line of said GTE SOUTHWEST INC., being the North line of said Lot 1, a distance of 156.00 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being a point on the South line of said GTE tract, being the Northeast corner of said Lot 1, being the Northwest corner of Lot 2, both of Block A of said Maguire Estates Addition, continuing with the South line of said GTE tract, being the North line of said Lot 2 a total distance of 279.81 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being the Southeast corner of said GTE tract, being a point on the West Right Of Way of North Pearson Road (dedicated to the City of Keller by this plat), and being the Northeast corner of said Lot 2, and being the Northeast corner of the said

THENCE: South 00 Degrees 15 Minutes 49 Seconds East with the West right Of Way of North Pearson Road, being the East line of said Lot 2, a distance of 231.12 feet to a 1/2" Iron Rod W/Cap marked ORFS TX 5819, being an angle point for an intersection of Right Of Way lines (dedicated to the City of Keller by this plat), being the Southeast corner of said Lot 2, and being the Southeast corner of the said Maquire Estates;

THENCE: South 89 Degrees 38 Minutes 37 seconds West with the North Right Of Way of Florence Road, being the South line of said Lot 2, a distance of 124.13 feet to a 1/2" Iron Rod, being a point on the North line of said Right Of Way (dedicated to the City of Keller by this plat), being the Southwest corner of said Lot 2, being the Southeast corner of said Lot 1, continuing the same course with the North line of said Right Of Way a total distance of 280.13 feet to the POINT OF BEGINNING and containing 64,734.86 Square feet being 1.49 acres of land more or less.

NO.	COMMON NAME	SIZE	GENUS	SPECIE	CONDITION
1	PECAN	16"	CARYA	ILLINOINENSIS	GOOD
2	PECAN	22"	CARYA	ILLINOINENSIS	GOOD
3	SILVER MAPLE	23"	ACER	SACCHARINUM	POOR, HAZZARD
4	BLACK JACK OAK	22"	QUERCUS	MARILANDICA	GOOD/MULTI
5	TEXAS ASH	15"	FRAXINUS	TEXENSIS	GOOD
6	TEXAS ASH	23"	FRAXINUS	TEXENSIS	GOOD
7	TEXAS ASH	14"	FRAXINUS	TEXENSIS	GOOD
8	TEXAS ASH	14"	FRAXINUS	TEXENSIS	GOOD
9	TEXAS ASH	11"	FRAXINUS	TEXENSIS	GOOD
10	TEXAS ASH	10"	FRAXINUS	TEXENSIS	GOOD
11	CATALPA	19"	CATALPA	BIGNONIOIDES	GOOD
12	POST OAK	32"	QUERCUS	STELLATA	GOOD/MULTI
13	TEXAS ASH	10"	FRAXINUS	TEXENSIS	GOOD
14	PECAN	15"	CARYA	ILLINOINENSIS	GOOD
15	TEXAS ASH	7"	FRAXINUS	TEXENSIS	GOOD
16	TEXAS ASH	4"	FRAXINUS	TEXENSIS	GOOD
17	POST OAK	9"	QUERCUS	STELLATA	GOOD
18	BLACK JACK OAK	10"	QUERCUS	MARILANDICA	GOOD
19	POST OAK	16"	QUERCUS	STELLATA	GOOD
20	BLACK JACK OAK	14"	QUERCUS	MARILANDICA	GOOD
21	BLACK JACK OAK	11"	QUERCUS	MARILANDICA	GOOD
22	POST OAK	32"	QUERCUS	STELLATA	GOOD/MULTI
23	BLACK JACK OAK	16"	QUERCUS	MARILANDICA	GÓOD
24	POST OAK	11"	QUERCUS	STELLATA	GOOD
25	POST OAK	10"	QUERCUS	STELLATA	GOOD
26	POST OAK	9"	QUERCUS	STELLATA	GOOD
27	POST OAK	9"	QUERCUS	STELLATA	GOOD
28	CHINABERRY	8"	MELIA	AZEDERACH	NOT PROTECTED
29	POST OAK	10"	QUERCUS	STELLATA	GOOD
30	POST OAK	9"	QUERCUS	STELLATA	GOOD
31	POST OAK	15"	QUERCUS	STELLATA	GOOD
32	POST OAK	15"	QUERCUS	STELLATA	GOOD
33	POST OAK	15"	QUERCUS	STELLATA	GOOD
34	POST OAK	9"	QUERCUS	STELLATA	GOOD
35	POST OAK	8"	QUERCUS	STELLATA	GOOD
36	POST OAK	9"	QUERCUS	STELLATA	GOOD
37	POST OAK	13"	QUERCUS	STELLATA	GOOD
38	POST OAK	13"	QUERCUS	STELLATA	GOOD
39	POST OAK	12"	QUERCUS	STELLATA	GOOD
40	POST OAK	16"	QUERCUS	STELLATA	GOOD/MULTI
41	POST OAK	15"	QUERCUS	STELLATA	DAMAGED
42	POST OAK	20"	QUERCUS	STELLATA	GOOD
43	POST OAK	30"	QUERCUS	STELLATA	GOOD/MULTI
44	POST OAK	15"	QUERCUS	STELLATA	GOOD
45	POST OAK	15"	QUERCUS	STELLATA	GOOD
46	POST OAK	7"	QUERCUS	STELLATA	GOOD
47	TEXAS ASH	13"	FRAXINUS	TEXENSIS	GOOD
48	POST OAK	12"	QUERCUS	STELLATA	DEAD
49	POST OAK	17"	QUERCUS	STELLATA	GOOD
50	POST OAK	31"	QUERCUS	STELLATA	GOOD
51	POST OAK	17"	QUERCUS	STELLATA	GOOD
52	POST OAK	15"	QUERCUS	STELLATA	ALIVE
53	POST OAK	15"	QUERCUS	STELLATA	GOOD/MULTI
54	TEXAS ASH	21"	FRAXINUS	TEXENSIS	GOOD

TREE SURVEY (CERTIFIED) MINOR SUBDIVISION PLAT

OCCIDENTALIS NOT PROTECTED

MA	GUIRE		ESTATES
	LOT 1 & LOT 2	2,	BLOCK A

1.78 ACRES TRACT 6A LESS 0.29 ACRES FOR RIGHT OF WAY DEDICATION 1.49 ACRES FOR DEVELOPMENT 64,734.86 SQ. FT. SITUATED IN THE IRENEUS NEACE SURVEY A-1162 CITY OF KELLER, TARRANT COUNTY, TEXAS ZONED SF-36 & SF-20

OWNERS OF TRACT 6A

MICHAEL JOHN MAGUIRE AND MARIA DE LA LUZ MAGUIRE 1016 NORTH PEARSON LANE, KELLER, TEXAS 76262 (D) 213-458-1844 Maria.D.Maguire@usdoj.gov TITLE COMMITMENT-FIRST AMERICAN GUARANTY COMPANY FILE NUMBER 2330591-DFW94

ORFS-2600
DATE: 10-2-18
SURVEYED BY: C. NOLEN
OUTVETED DI:

DRAWN BY: T. AHLSTRAND

CHECKED BY: K.L. JOHNSON

RESIDENCE AT 1016 N PEARSON LANE, KELLER, TX 1.78 ACRES TARRANT COUNTY, TEXAS 1503 S. BARNES PAMPA, TX 79065 TBPLS No.: 10193994 O: 806.665.0770 5023 PRINCETON AVE SUITE #17 MIDLAND, TEXAS 79703 TBPLS 10194343 O:817.456.6587

