
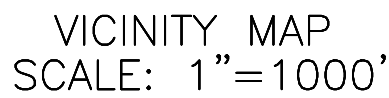


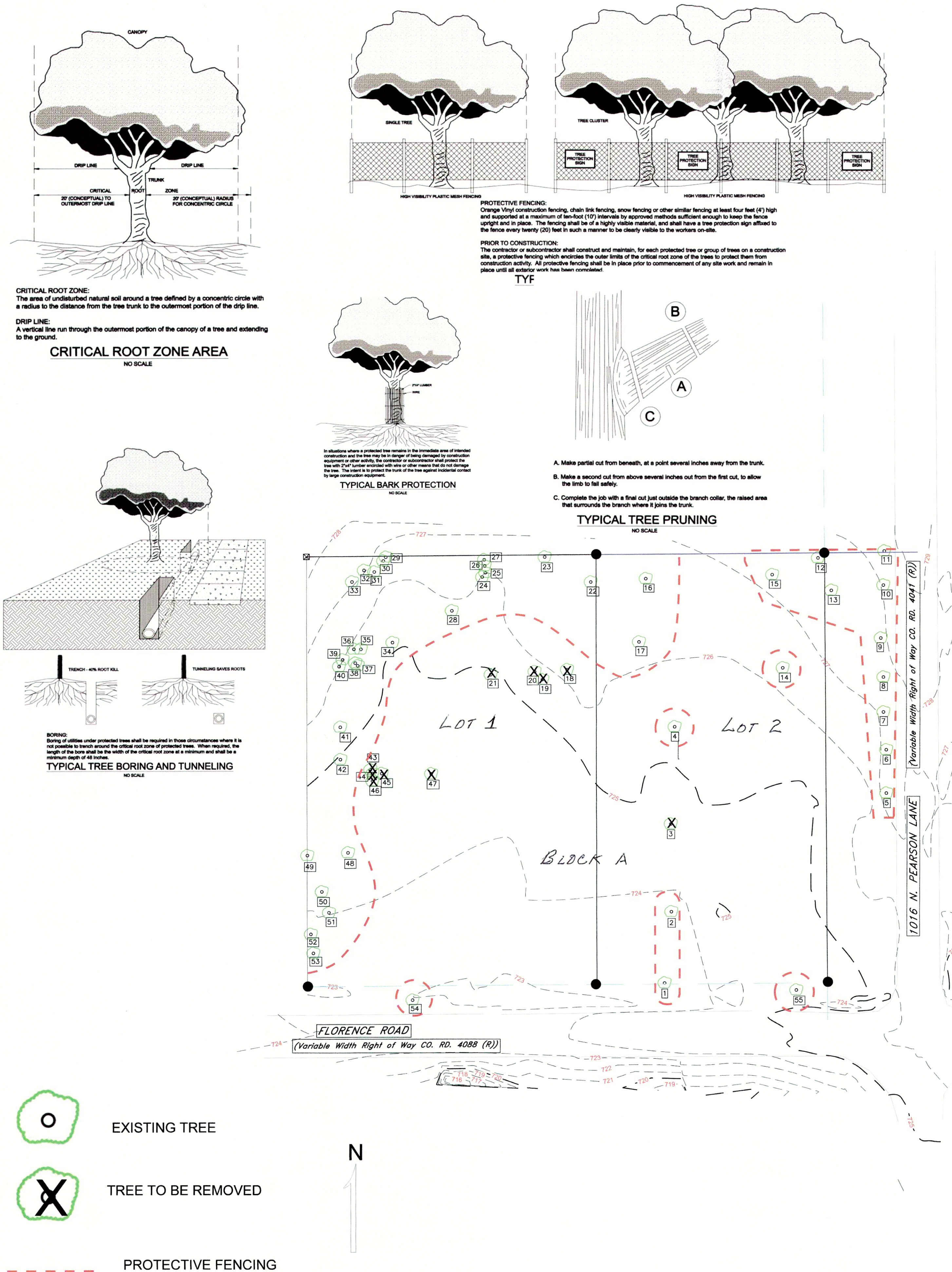
DATE: 10-2-18	1016 N PEARSON LANE, KELLER, TX IRENEUS NEACE SURVEY A-1162 T-8A 1.78 ACRES TARRANT COUNTY, TEXAS	REVISION:
SURVEYED BY: C. NOLEN	5023 PRINCETON AVE, SUITE #17, MIDLAND, TX 79703 TIPS 86, 10716343 TIP 87 496-5887	
DRAWN BY: T. AHLSTRAND	 1503 S. BARBERS, PAMPA, TX 79065 TIPS 85, 10715294 C 806-660-0779	
CHECKED BY: K. JOHNSON		



Notary Public in and for the State of XXXXXX

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.

Any public utility, including the City of Keller, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plot; and they shall have the right at all times to ingress and egress the property for the purpose of construction, reconstruction, repair or inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



TREE#	SPECIES	DBH	SQFT	COND	STATUS
1	PECAN	16	805	GOOD	PRESERVE
2	PECAN	22	1521	GOOD	PRESERVE
3	MAPLE	23	1663	POOR/HAZARD	REMOVE
4	BLACKJACK OAK	22	1521	GOOD/MULTI	PRESERVE
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	GOOD	PRESERVE
9	TX ASH	11	380	GOOD	PRESERVE
10	TX ASH	10	314	GOOD	PRESERVE
11	CATALPA	19	1135	GOOD	PRESERVE
12	POST OAK	32	3218	GOOD/MULTI	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	GOOD	PRESERVE
40	POST OAK	16	805	GOOD/MULTI	PRESERVE
41	POST OAK	15	707	DAMAGED	PRESERVE
42	POST OAK	20	1257	GOOD	PRESERVE
43	POST OAK	22	1521	GOOD/MULTI	REMOVE
44	POST OAK	15	707	GOOD	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	PRESERVE
51	POST OAK	17	908	GOOD	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	2125	NOT PROTECTED	PRESERVE

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:

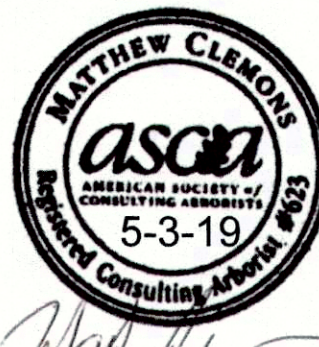
MAGUIRE MICHAEL J

PREPARED BY:

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

MC@REGISTEREDARBORIST.COM

817-471-6945



REVISIONS

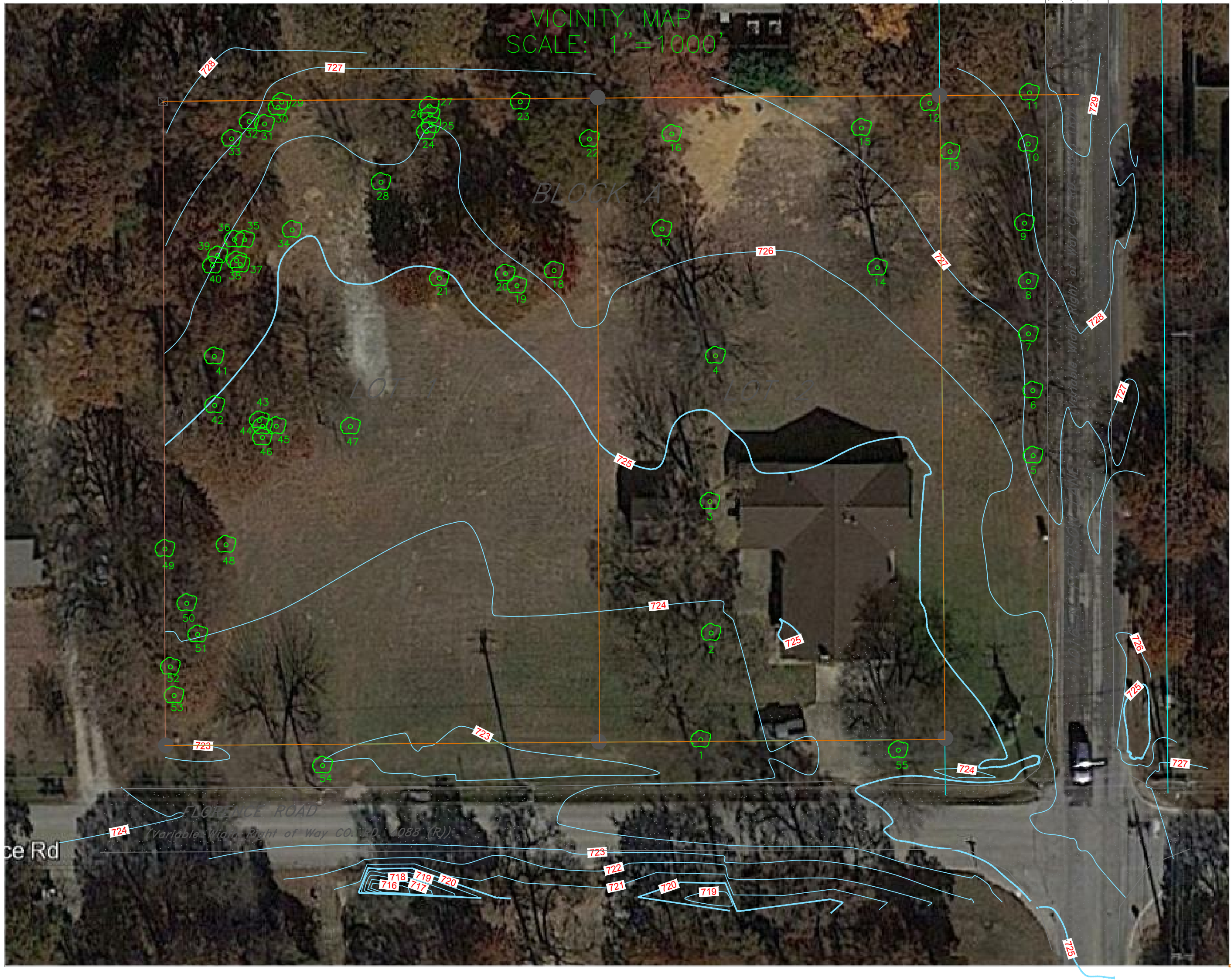
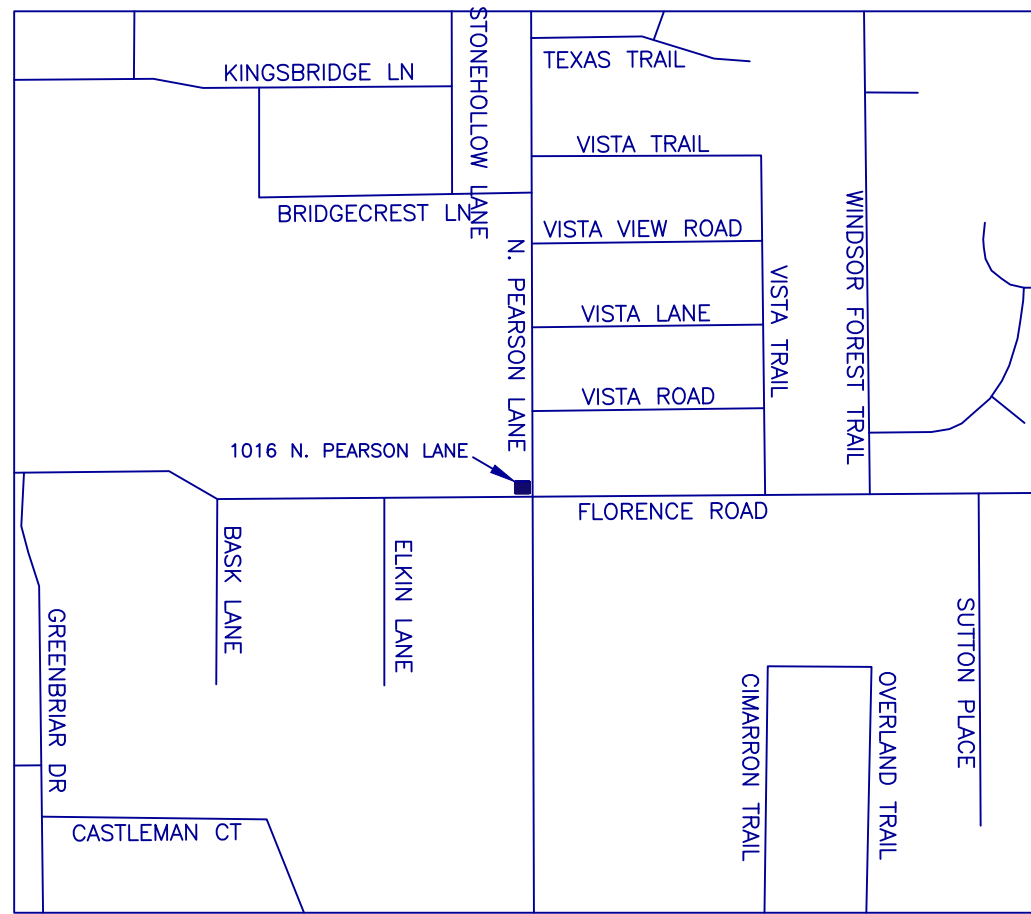
DATE	DESCRIPTION
5-3-19	FIRST DRAFT - MC

1016 N PEARSON

TPP - 1

TREE SURVEY

- LEGEND
- ✕ = Fence
 - = Gas Line
 - (P) = Plat
 - = Utility Easement R.O.W.
 - SB = Building Setback
 - U&E = Utilities & Easements
 - (CM) = Calculated from Measurement
 - (M) = Measured
 - (M&R) = Measured and Record
 - OHE = Overhead Elec. Ln.
 - = Buried Telephone Line
 - ⊠ = Fnd. 1/2" Iron Rod
 - ⊙ = Elevation/Grid Point
 - = Tree



NOTE:
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.



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

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

05-09-2019
DATE:
10-20-2018

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



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
1/2" 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
said Maguire 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	BIGNONIODES	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	GOOD
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	9"	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	DAMGD
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	16"	QUERCUS	STELLATA	GOOD/MULTI
54	TEXAS ASH	21"	FRAXINUS	TEXENSIS	GOOD
55	HACKBERRY	55"	CELTIS	OCCIDENTALIS	NOT PROTECTED

TREE SURVEY (CERTIFIED)
MINOR SUBDIVISION PLAT

MAGUIRE ESTATES

LOT 1 & LOT 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	RESIDENCE AT 1016 N PEARSON LANE, KELLER, TX OUT OF THE IRENEUS NEACE SURVEY A-1162 T-6A 1.78 ACRES TARRANT COUNTY, TEXAS	REVISION: XX XX XX
SURVEYED BY: C. NOLEN		
DRAWN BY: T. AHLSTRAND		
CHECKED BY: K.L. JOHNSON		



1503 S. BARNES PAMP, TX 79065
TBPLS No. 10193894
O: 800.665.0770
5023 PRINCETON AVE SUITE #17
MIDLAND, TEXAS 79703
TBPLS 10194343
O: 817.456.6587