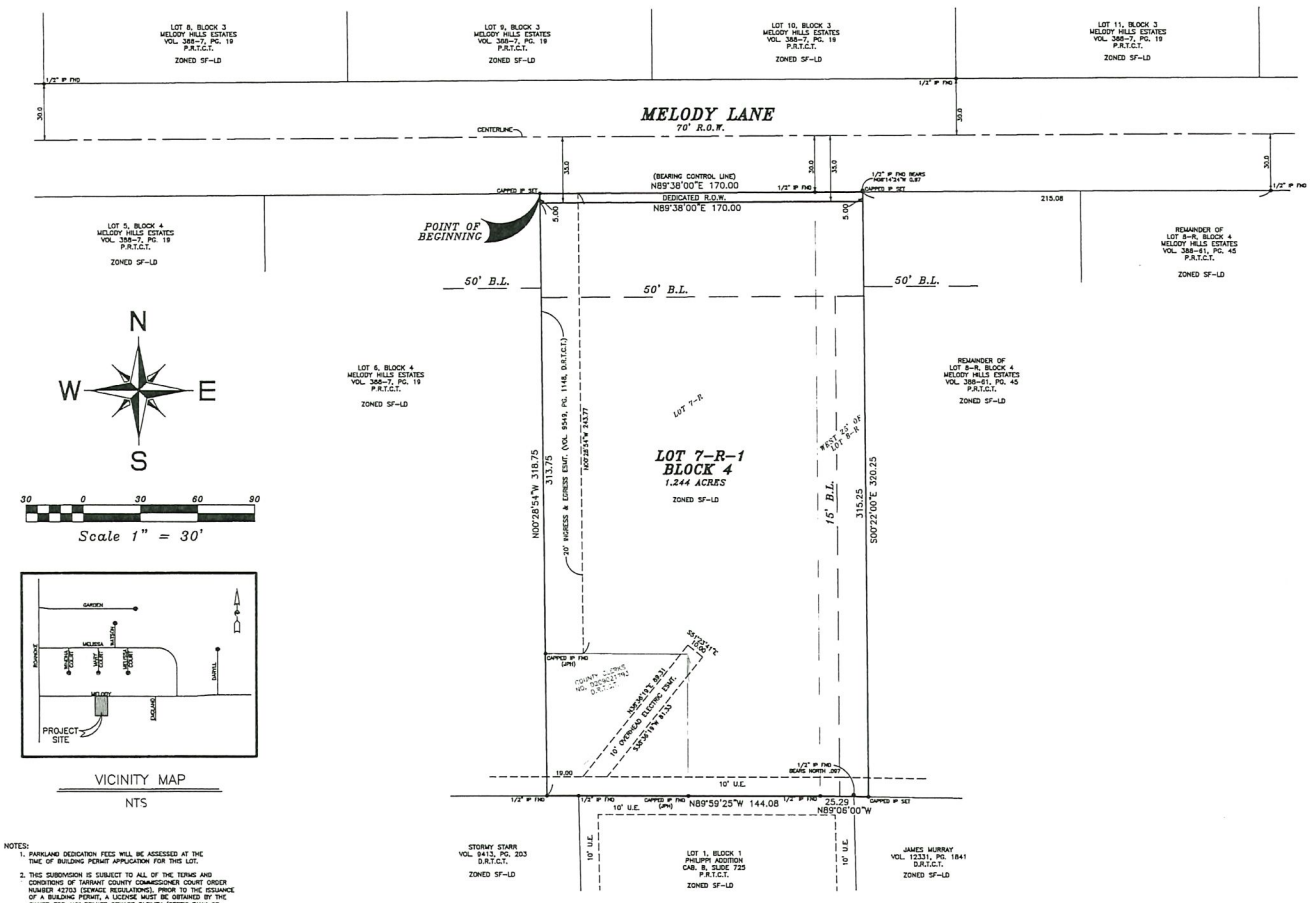


NOTES:

1. PARKLAND DEDICATION FEES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION FOR THIS LOT.
2. THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT COUNTY COMMISSIONER COURT ORDER NUMBER 92703 (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.
3. ALL IRON PINS SET ARE 1/2" IRON PINS CAPPED MARKED (LBSJ3940)
4. FEMA MAP NO. 48439C0180H, ZONE X, DATED 8-3-95 THE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR _____ DATE June 10, 2009

SECRETARY _____ DATE June 10, 2009

THIS PLAT WAS FILED ( INSTRUMENT # D209160397 _____ ON DATE 06/16/09

09-178
05-08-09
T. FAGAN

I, CHARLES B. HOOKS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF KELLER, TEXAS.

CHARLES B. HOOKS, JR. 03-09-09 DATE

FILED
TARRANT COUNTY, TEXAS
2009 JUN 16 PM 4:54

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ROBERT R. & LUCINDA B. LICALSI, BEING THE OWNERS OF A TRACT OF LAND SITUATED IN THE R. BAKER SURVEY, ABSTRACT NO. 108, TARRANT COUNTY, TEXAS AND BEING A PORTION OF LOTS 7-R AND 8-R, BLOCK 4, MELODY HILLS ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-61, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209034111, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN SET IN THE SOUTH R.O.W. LINE OF MELODY LANE FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 7-R, BLOCK 4, MELODY HILLS ESTATES AND ALSO BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 4, MELODY HILLS ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-7, PAGE 19, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 170.00 FEET ALONG SAID R.O.W. TO A CAPPED IRON PIN SET FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS EAST 320.25 FEET TO A CAPPED IRON PIN SET IN THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12331, PAGE 1841, DEED RECORDS, TARRANT COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST 25.29 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 12331, PAGE 1841 AND THE NORTH LINE OF LOT 1, BLOCK 1, PHILIPPI ADDITION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 725, PLAT RECORDS, TARRANT COUNTY, TEXAS, TO A 1/2" IRON PIN FOUND;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST 144.08 FEET CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, PHILIPPI ADDITION AND THE NORTH LINE OF TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 8413, PAGE 203, DEED RECORDS, TARRANT COUNTY, TEXAS TO A 1/2" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 7-R, BLOCK 4, MELODY HILLS ESTATES AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 4, MELODY HILLS ESTATES;

THENCE NORTH 00 DEGREES 28 MINUTES 54 SECONDS WEST 318.75 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 8 AND LOT 7-R, BLOCK 4, MELODY HILLS ESTATES TO THE POINT OF BEGINNING AND CONTAINING 1.244 ACRES OF LAND, MORE OR LESS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT R. & LUCINDA B. LICALSI, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED REAL PROPERTY AS LOT 7-R-1, BLOCK 4, MELODY HILLS ESTATES, 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 THE MUTUAL USE AND ACCOMODATION 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 10 DAY OF June, 2009

ROBERT R. LICALSI

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT R. LICALSI, OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PERSONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 10 DAY OF June, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES 11-09-09

LUCINDA B. LICALSI

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUCINDA B. LICALSI, OWNER, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PERSONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 10 DAY OF June, 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES 11-09-09

# *FINAL PLAT SHOWING*
# *LOT 7-R-1, BLOCK 4*
# *MELODY HILLS ESTATES*

BEING A REPLAT OF

PORTION OF LOTS 7-R AND 8-R, BLOCK 4, MELODY HILLS ESTATES, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388-61, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN COUNTY CLERKS NO. D209034111, DEED RECORDS, TARRANT COUNTY, TEXAS.

*AN ADDITION TO THE CITY OF KELLER,*
*TARRANT COUNTY, TEXAS*

1.244 ACRES
ZONED SF-LD
DATE: 06-05-09

OWNERS:
ROBERT R. & LUCINDA B. LICALSI
1200 SUNRISE DRIVE
KELLER, TEXAS 76248

OWNERS REP:
TAHOE CUSTOM HOME BUILDERS INC.
JAY BROWN
1413 DREAM DUST LANE
KELLER, TEXAS 76248
817.253.4011
FAX 817.427.4304

ENGINEER:
KELLIE ENGINEERING, INC.
EDWARD KELLIE, PE
1301 E. WEATHERFORD STREET, SUITE 109
FORT WORTH, TEXAS 76102
817.379.1225
FAX: 817.704.4458

SURVEYOR:
LOYD BRANSOM SURVEYORS, INC.
CHARLES B. HOOKS, JR. RPLS
1028 N. SYLVANIA AVE
FORT WORTH, TEXAS 76111
817.834.3477
FAX 817.831.9818