

**STATE OF TEXAS                   §**  
**COUNTY OF TARRANT         §**

Being a tract of land in the Ireneus Neace Survey, Abstract Number 1162, and being all of Lots 4R, Block 2 and 5R, Block 3, Arabian Horse Addition, per the replat recorded in Volume 388-155, Page 1, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

**THENCE** South 89° 59' 48" West with the common line between said Arabian Horse & Pearson Place Additions, passing the southwest corner of Lot 5R at a distance of 435.06 feet, in all, a total distance of 610.06 feet to a 5/8" iron rod with a blue plastic cap stamped RPLS 5094 set for the southeast corner of Lot 6, Block 2, Arabian Horse Addition;

**THENCE** North 89° 56' 33" East, with the common line between Lots 4R & 3, Block 2, a distance of 300.56 feet to a 5/8" iron rod found for a corner on the west line of Elkin Lane;

**THENCE** with said curve to the right, an Arc Distance of 314.16 feet to a MAG nail with a washer stamped RPLS 5094 set for the end of said curve and being on the east line of Elkin Lane;

**THENCE** South 89° 56' 33" East, departing the east line of Elkin Lane and with the common line between said Lots 4 & 5R, Block 3, a distance of 250.06 feet to a 5/8" iron rod with a blue plastic cap stamped RPLS 5094 set for the northwest corner of Lot 6, Block 3; Arabian Horse Addition;

Bearings based on Grid North, NAD 83, North Central Texas Zone

That we, Malcom Platt & Michael B Davis, do hereby adopt this plat designating the herein above referenced property as **LOTS 4R1, 4R2, BLOCK 2 & 5R1, BLOCK 3, ARABIAN HORSE ADDITION**, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public use forever the streets and easements 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.

**Malcom Platt**

**Michael B Davis**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Malcom Platt & Michael B Davis, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Notary Public for the State of Texas

That I, Michael B Davis, 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.

Michael B Davis, Registered Professional Land Surveyor  
Registered Professional Land Surveyor 5094  
Firm Registration Certificate Number: 10135300

**PLAN SUMMARY TABLE**

This project consists of 3 Residential Lots in SF-36 Zoning containing 148,624 sq. ft. or 3.412 acres.

SF-36 requires a minimum lot size of 36,000 sq.ft. or 0.8264 acres.

Approved by the City of Planning & Zoning Commission.

_____	_____
Chairman	Date
_____	_____
Secretary	Date
Document Number: # _____, Date _____	

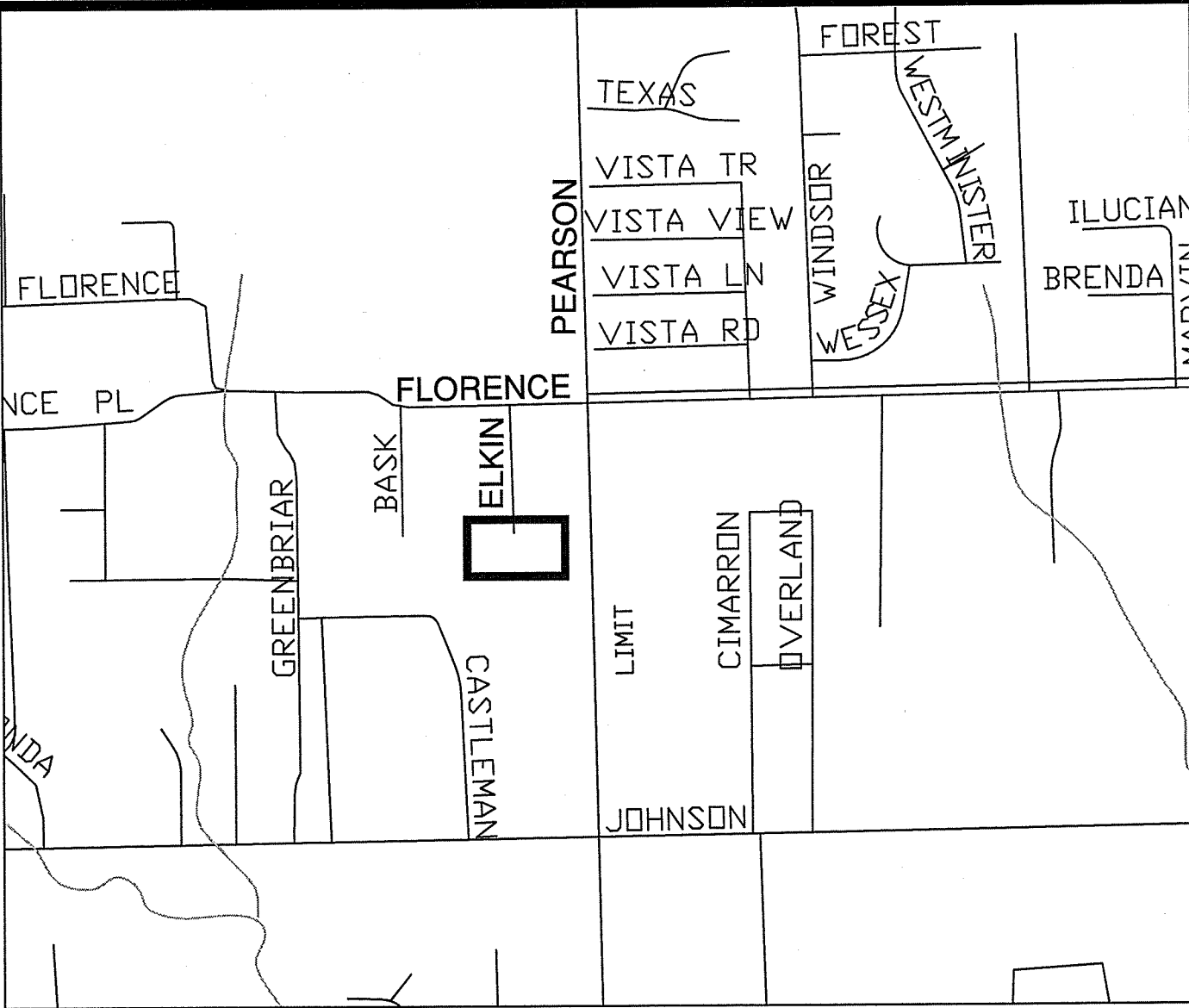
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$$1'' = 1000'$$

THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NUMBER 48439C0080K, DATED SEPTEMBER 25, 2009.

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 SETBACK LINES SHALL BE ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE CITY OF KELLER'S UNIFIED DEVELOPMENT CODE (UDC).

ANY HOME BUILT ON LOTS 4R2 BLOCK 2 AND 5R1 BLOCK 3 SHALL HAVE RESIDENTIAL FIRE SPRINKLERS INSTALLED REGARDLESS OF SQUARE FOOTAGE. IF THE EXISTING HOME ON LOT 4R1 BLOCK 2 IS MODIFIED IN ANY WAY, RESIDENTIAL FIRE SPRINKLERS SHALL BE INSTALLED.

THESE PROPERTIES A GREATER THAN 600' FROM THE ENTRANCE TO THE SINGLE POINT OF ACCESS STREET, AS MEASURED FROM THE CENTERLINE OF FLORENCE RD.

A SEPERATE WATER TAP AND METER IS REQUIRED FOR RESIDENTIAL FIRE SPRINKLER SYSTEMS.

AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

The Drainage Easement shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, stumps, or other obstructions. The City of Keller shall not be responsible for the maintenance or erosion control of the open channel areas within the drainage easement which is left in the natural state. The open channel areas left in the natural state are not subject to the City of Keller's erosion control or erosion that resulting not be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

3.412 acre tract out of the Ireneus Neace Survey,  
Abstract No. 1161, Keller, Tarrant County, Texas

Resubmitted: July 1, 2020

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