TEXAS WNER'S CERTIFICATION: VISTA TR STATE OF TEXAS Lot 2 ILUCIAN OVISTA VIEW ! Lot 2 COUNTY OF TARRANT § \bigcirc BRENDA VISTA L FLORENCE Whereas, Malcom Platt is the owner of Lot 4R, Block 2, Arabian Horse Addition per the deed recorded - VISTA R as D217088470, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and Michael B Davis is **FLORENCE** the owner of Lot 5R, Block 3, Arabian Horse Addition per the deed recorded as D207281695, and being NCE PL more particularly described as follows: 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: **BEGINNING** at a 5/8 " iron rod found for the southeast corner of Lot 5R, Block 3, Arabian Horse ·d: SF-36 Addition, said point being on the north line of the Pearson Place Addition per the plat recorded in Zonedi SF-36 Volume 338-135, Page 70, PRTCT; THENCE South 89° 59' 48" West with the common line between said Arabian Horse & Pearson Place 102NHDL ∞ Additions, passing the southwest corner of Lot 5R at a distance of 435.06 feet, in all, a total distance of Lot 3 610.06 feet to a 5/8" iron rod with a blue plastic cap stamped RPLS 5094 set for the southeast corner of Lot 3 Lot 6, Block 2, Arabian Horse Addition; \circ THENCE North 0° 09' 24" West, departing the north line of Pearson Place Addition, and with the Zoned: SF-36 common line between Lots 4R & 6, Block 2, passing the southeast corner of Lot 7, Block 2, Arabian ARABIAN HORSE ADDITION Horse Addition at a distance of 162.90 feet, in all, a total distance of 325.80 feet to a 5/8" iron rod found **VICINITY MAP** Vol. 388-134 Pg. 27 5/8"IRF for the southwest corner of Lot 3, Block2, Arabian Horse Addition; P.R.T.C.T. THENCE North 89° 56' 33" East, with the common line between Lots 4R & 3, Block 2, a distance of 1" = 1000' N 89°56'33" E 300.56 300.56 feet to a 5/8" iron rod found for a corner on the west line of Elkin Lane; 5/8"IRF 14' Bldg Line THENCE South 0° 03' 27" East, with east line of Elkin Lane, a distance of 134.15 feet to beginning of a curve to the right having a Radius of 60.00 feet and a Chord bearing North 89° 56' 02" East, with a THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, NAD 83, TEXAS NORTH ned: SF-36 Chord Length of 60.00 feet; CENTRAL ZONE. Zoned: SF-36 DISTANCES MEASURED PERPENDICULAR OR RADIAL TO LOT LINES UNLESS NOTED THENCE with said curve to the right, an Arc Distance of 314.16 feet to a MAG nail with a washer ARABIAN HORSE ADDITION Lot 4R1 Vol. 388-134 Pg. 27 stamped RPLS 5094 set for the end of said curve and being on the east line of Elkin Lane; _ot 4 P.R.T.C.T. 5/8" CAPPED IRON RODS STAMPED RPLS 5094 SET AT ALL LOT CORNERS, UNLESS Gross Area NOTED OTHERWISE. 41,990 Sq.Ft. THENCE North 45° 58' 56" West with the east line of Elkin Lane, a distance of 8.72 feet to a MAG Zoned: SF-36 0,964 Acres Nail with a washer stamped RPLS 5094 set for the southwest corner of Lot 6, Block 3, Arabian Horse THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY Addition per the plat recorded in Volume 388-134, Page 27, PRTCT; LOT 4R, BLOCK 3 O FLOOD INSURANCE RATE MAP MAP NUMBER 48439C0080K, DATED SEPTEMBER 25, ARABIAN HORSE ADDITION 40' Drainage Esmt. Vol.388—134,Pg.27 P.R.T.C.T. Vol. 388-155 Pg. 1 THENCE South 89° 56' 33" East, departing the east line of Elkin Lane and with the common line 50' Drainage Esmt. Vol.388—155, Pg.1 P.R.T.C.T THIS SUBDIVISION IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF TARRANT between said Lots 4 & 5R, Block 3, a distance of 250.06 feet to a 5/8" iron rod with a blue plastic cap COUNTY COMMISSIONER COURT ORDER NUMBER 42703 (SEWAGE REGULATIONS). PRIOR s 0°03′27″ E\ N 89°56[33″ 250.06 stamped RPLS 5094 set for the northwest corner of Lot 6, Block 3; Arabian Horse Addition; 5/8" CIRS TO THE ISSUANCE OF A BUILDING PERMIT, A LICENSE MUST BE OBTAINED BY THE N 90°00'00" W 291.92' NEW LOT LINE OWNER FOR ANY PRIVATE SEWAGE FACILITY (SEPTIC TANK OR AEROBIC SYSTEM) TO BE Utility Esmt. Vol.12132, Pg. 1727,D.R.T.C.T. CONSTRUCTED IN THE SUBDIVISION. A SEWAGE DISPOSAL PLAN WILL BE FILED WITH **THENCE** South 0° 03' 27" East, with the common line between said lots 4R & 6, a distance of 200.94 S 85'47'40"E 162.23' by this plat R: 148 12.22' 147 43' deed L: 82.78' TARRANT COUNTY AND AREAS SUITABLE FOR SEPTIC TANKS OR AEROBIC SYSTEMS WILL feet to the POINT OF BEGINNING and containing a calculated area of 148,624 square feet or 3.412 BE DEFINED. nage Esmt & ALL SETBACK LINES SHALL BE ACCORDANCE WITH THE ZONING DISTRICT, AS O ARABIAN HORSE ADDIT \$ 85*47'40"E 150.71 by this plat 125.69' deed 20'San St Bearings based on Grid North, NAD 83, North Central Texas Zone. DESCRIBED IN THE CITY OF KELLER'S UNIFIED DEVELOPMENT CODE (UDC) Vol. 388-134 Pg. 27 20'San Sewer & ANY HOME BUILT ON LOTS 4R2 BLOCK 2 AND 5R1 BLOCK 3 SHALL HAVE Utility Esmt. Variable Width 500 Sanitary/Vtilizy Vol.12132, Pg. 1632, D.R.T.C.T. RESIDENTIAL FIRE SPRINKLERS INSTALLED REGARDLESS OF SQUARE FOOTAGE. IF THE LOT 5R, BLOCK 3 ARABIAN HORSE ADDITION EXISTING HOME ON LOT 4R1 BLOCK 2 IS MODIFIED IN ANY WAY, RESIDENTIAL FIRE Esmt. Vol./12132, Zonedi SF-36 Pg.1727/D.R.T.C.T.O.Z. Vol. 388–155 Pg. 1 P.R.T.C.T. SPRINKLERS SHALL BE INSTALLED. Zonedi SF-36 Replaced by: 1. J. (1. 388–134 F. P.R.T.C.T. LOT 6 BLOCK 2 0.09'24" W 1 N 0.09'52" W 1 N 0.09'52" W 1 S' Utility Esmt D203398984 THESE PROPERTIES A GREATER THAN 600' FROM THE ENTRANCE TO THE SINGLE POINT Lot 4R2 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, OF ACCESS STREET, AS MEASURED FROM THE CENTERLINE OF FLORENCE RD. Lot 5R1 Lot 6 A SEPERATE WATER TAP AND METER IS REQUIRED FOR RESIDENTIAL FIRE SPRINKLER That we, Malcom Platt & Michael B Davis, do hereby adopt this plat designating the herein above 8/8"CIRS Lot 4R2 Gross Area referenced property as LOTS 4R1, 4R2, BLOCK 2 & 5R1, BLOCK 3, ARABIAN HORSE 0.03'27" 87.18 Block 2 61,986 Sq.Ft. ADDITION, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the Gross Area AN ENGINEERED GRADING PLAN IS REQUIRED TO BE SUBMITTED, REVIEWED AND 1.423 Acres \bigcirc Zoned: SF-36 RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS ENGINEERING DEPARTMENT public use forever the streets and easements shown thereon and do hereby reserve the easement strips 44,605 Sq.Ft. PRIOR TO ISSUANCE OF A BUILDING PERMIT. 1,024 Acres Lot 5R1 shown on this plat for the mutual use and accommodation of garbage collection agencies and all public 15 Utility Esmt utilities desiring to use or using same. Any public utility shall have the right to remove and keep Vol.388-134 DRAINAGE EASEMENTS Pg.27,P.R.T.C.T. removed all or part of any buildings, fences, trees, shrubs, or other Vol.388-155, Pg.1 15' Bldg Line The Drainage Easements shown on the plat are dedicated to the City for storm 13' Bldg Line improvements or growths which in any way endanger or interfere with the construction, maintenance, water runoff control. Those drainage easements covering areas to be left in a 5' Utility Esmt. or efficiency of its respective systems on any of these easement strips and any public utility shall at all natural state will be the property owner's responsibility to keep unobstructed and times have the right of ingress and egress to and from and upon the said easement strips for the purpose maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other 5' Utility Esmt. of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of substances which would result in unsanitary conditions. The City of Keller shall have procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, the right to enter all drainage easement areas for the purpose of inspecting the Lot 1 Lot 8 regulations, and resolutions of the City of Keller, Texas. drainage ways for confirmation of condition of the drainage way with respect to Lot 2 Block 2 maintenance and erosion control. The City of Keller will not be responsible for the Lot 7 Block 2 Block 2 maintenance or erosion control of the open channel area within the drainage Zonedi SF-36 WITNESS OUR HANDS IN TARRANT COUNTY, TEXAS, THIS THE _____ DAY easement which is left in the natural state. The open channel areas left in the Zoned: SF-36 natural state are occasionally subject to storm water overflow and bank erosion PEARSON PLACE ADDITION that cannot be predetermined. The City of Keller shall not be liable for any Zonedi SF-36 PEARSON PLACE ADDITION Vol. 388–135 Pg. 70 P.R.T.C.T. damages resulting from the occurrences of this overflow and erosion. No Vol. 388-135 Pg. 70 P.R.T.C.T. 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. PEARSON PLACE ADDITION Vol. 388-135 Pg. 70 Michael B Davis Malcom Platt P.R.T.C.T. STATE OF TEXAS § FOR REVIEW ONLY COUNTY OF TARRANT § KNOW ALL MEN BY THESE PRESENTS: PLAN SUMMARY TABLE This project consists of 3 Residential Lots in SF-36 Zoning Approved by the City of Planning & Zoning Commission Before me, the undersigned authority, a Notary Public in and for the State of Texas; on this date That I, Michael B Davis, do hereby certify that I prepared this plat from an containing 148,624 sq. ft. or 3.412 acres REPLAT personally appeared Malcom Platt & Michael B Davis, known to me to be the persons whose name is actual and accurate survey of the land and that the corner monuments shown SF-36 requires a minimum lot size of 36,000 sq.ft. or 0.8264 subscribed to the foregoing instrument and acknowledged to me that they executed the same for the Date thereon as set were properly placed under my personal supervision in Showing purpose and considerations therein expressed. accordance with the platting rules and regulations of the City of Keller, Texas. LOTS 4R, BLOCK 2 & 5R, BLOCK 3 Secretary Per Texas Administrative Code, TBPLS RULE §663.18: Certification — Preliminary, this document shall not be Given under my hand and seal of office the _____ day of _ ARABIAN HORSE ADDITION Document Number: recorded for any purpose and shall not be used or being a viewed or relied upon as a final survey document. Registered Professional Land Surveyor 5094 3.412 acre tract out of the Ireneus Neace Survey, Firm Registration Certificate Number: 10135300 FOR REVIEW ONLY Abstract No. 1161, Keller, Tarrant County, Texas <u>OWNER:</u> Malcom Platt SURVEYOR: ALPHA LAND SURVEYING, INC. ENGINEER: OWNER: Michael B Davis Notary Public for the State of Texas Thomas Hoover Michael B Davis, Registered Professional Land Surveyor Engineering, Inc. P O Box 1808 978 Elkin Ln 969 Elkin Ln 969 ELKIN LANE KELLER, TEXAS 76262-4941 Keller Texas 76262 Registered Professional Land Surveyor 5094 Keller, Texas Keller TX 76244 PH 817-614-8017 76262-4941 Ph: 817-416-2570 Firm Registration Certificate Number: 10135300 FAX 817-379-5696 Ph: 817-614-8017 Zoned: SF-36 Ph: 817-913-1350

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Resubmitted: July 1, 2020

CONTACT: MIKE B DAVIS

mbd7@gte.net