

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, William Wade Warren & Gloria Clark Warren are the owners of a tract of land situated in the James C. Bradford Survey, Abstract No. 139, Tarrant County, Texas and being the same tract of land conveyed to Warren & Clark, a Texas General Partnership per the deed recorded as Volume 8934, Page 2329, Deed Records, Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the north line of Tarrant Parkway per the deed recorded in Volume Page 219, Official Public Records, Tarrant County, Texas (OPRTCT), and being the southeast corner of tract of land conveyed to William Wade Warren & Gloria Clark Warren, per the deed recorded in Volume 8934, Page 2329, Deed Records, Tarrant County, Texas, DRTCT;

THENCE N 89°24'34" W, with the north line of Tarrant Parkway a distance of 217.93 feet to a 1/2" iron rod with a cap with an illegible stamp found for the southeast corner of Lot 1, Block A, Country Home Acres per the plat recorded in Cabinet A, Slide 6370, Plat Records, Tarrant County, Texas (PRTCT);

THENCE N 0°41'38" E with the east line of Lot 1, Block A, a distance of 1198.98 feet to a 1/2" iron rod found for the northeast corner of said Country Home Acres, from which a 1" angle iron found the south east corner of Lot 8R2 Shady Grove Estates, bears N 78°03'08" E at a distance of 17.25 feet;

THENCE S 89°45'29" E with the north line of said Warren Tract, a distance of 215.84 feet to a 2" iron pipe found on the west line of Keller-Smithfield Road per the deed recorded as D211269051 from which a 4" iron pipe found for the southeast corner of Tract 9, Estes Farm Tracts as recorded in Volume 388-F, Page 381, PRTCT, bears N 9°01'15" E at a distance of 2.50 feet;

THENCE S 0°47'33" E, with the west line of Keller-Smithfield Road, a distance of 1200.30 feet to the **POINT OF BEGINNING** and containing a calculated area of 260,140 square feet or 5.972 acres.

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS,

That we, William Wade Warren & Gloria Clark Warren, do hereby adopt this plat designating the herein above referenced property as **LOT 1, BLOCK B, WARREN 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.

WITNESS OUR HANDS IN TARRANT COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2020.

William Wade Warren Gloria Clark Warren

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas; on this date personally appeared William Wade Warren & Gloria Clark Warren, 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.

Given under my hand and seal of office the ____ day of _____, 2020.

Notary Public for the State of Texas

SURVEYOR'S CERTIFICATION:

That I, Michael B H 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 H Davis
Texas Registered Professional Land Surveyor 5094
Firm Registration Certificate Number: 10135300



SURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

Non-Exclusive
Ingress-Egress Easmt
Vol. 5879, Pg. 424
DRTCT

Dedication Deed
Vol. 12538, Pg. 2137

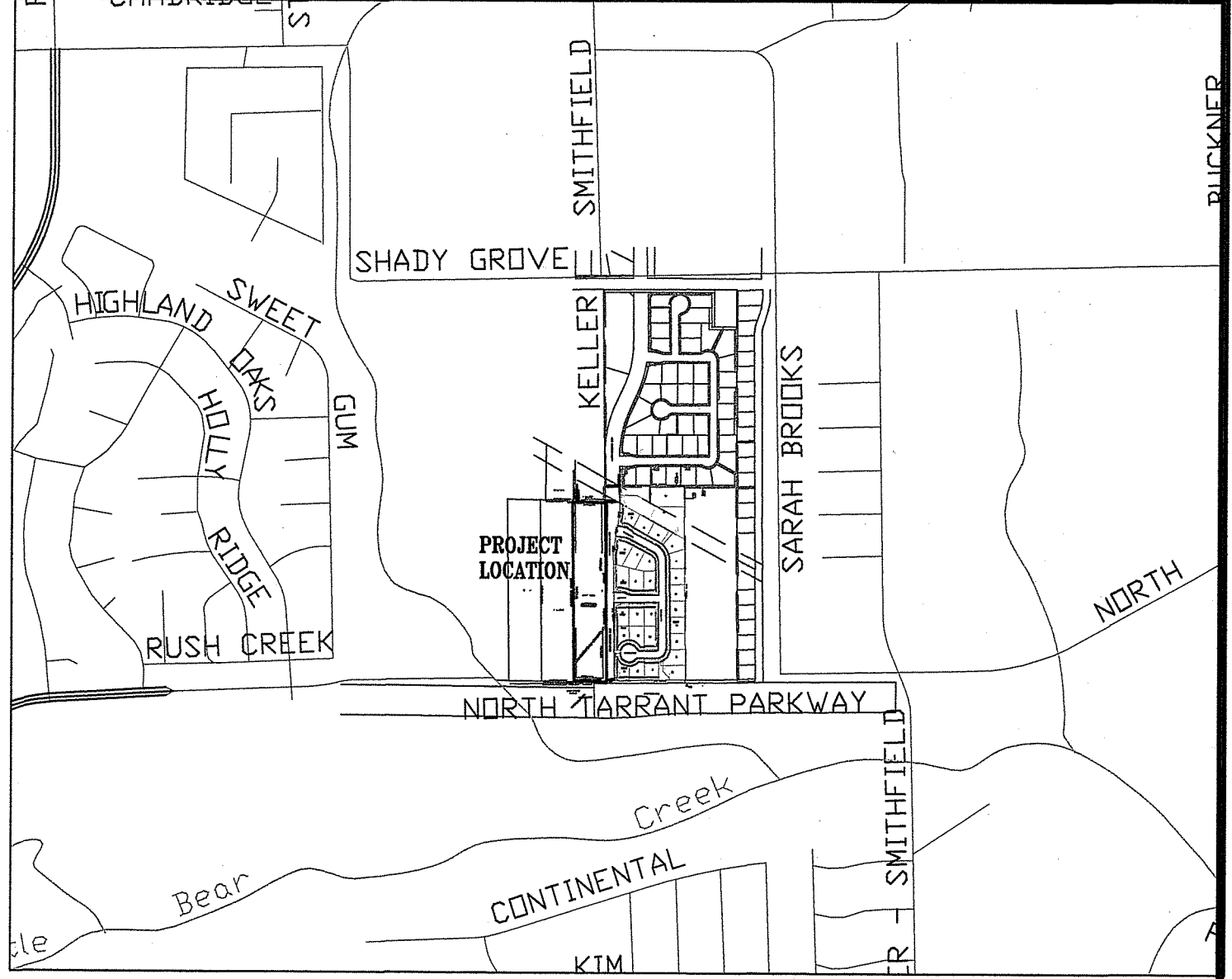
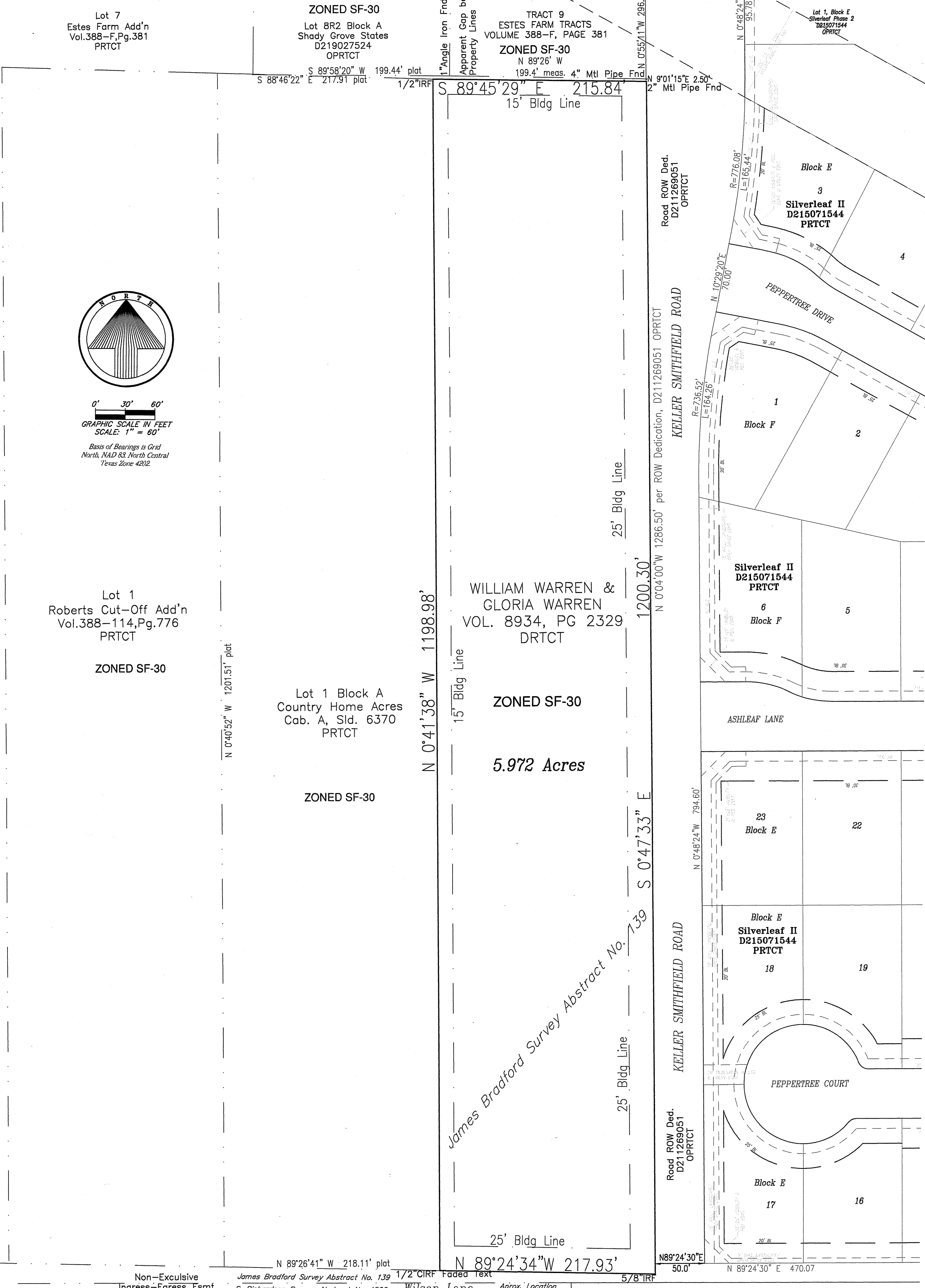
James Bradford Survey Abstract No. 139
City of Keller
City of North Richland Hills
North Tarrant

City of NRH
Vol. 11699, Pg. 219
DRTCT

OWNERS:
William Wade Warren &
Gloria Clark Warren
1912 Marlene Dr
Euless Texas 76040-4872
Ph: 817-_____-_____-

Zoned: SF-30

Revised: 8/29/2020



VICINITY MAP

1" = 1000'

NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE.

DISTANCES MEASURED PERPENDICULAR OR RADIAL TO LOT LINES UNLESS NOTED OTHERWISE.

5/8" CAPPED IRON RODS STAMPED RPLS 5094 SET AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48439C0090K, 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).

RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE REQUIRED FOR ANY NEW HOME BUILT ON LOT 1, BLOCK B, WARREN ADDITION OR IF THE EXISTING HOME IS ADDED ON TO IN ORDER TO INCREASE THE CURRENT SQUARE FOOTAGE TO 6,000 SQUARE FEET OR GREATER.

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

DRAINAGE EASEMENTS

The Drainage Easements 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, silt, or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in the natural state. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot 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.

Approved by the City of Keller Community Development Department
Director _____ Date _____
Secretary _____ Date _____
Document # _____

FINAL PLAT

Showing
LOT 1, BLOCK B, WARREN ADDITION
being a

5.972 acre tract out of the James C. Bradford
Survey, Abstract No. 139, Keller, Tarrant County,
Texas

Zoned: SF-30

Revised: 8/29/2020