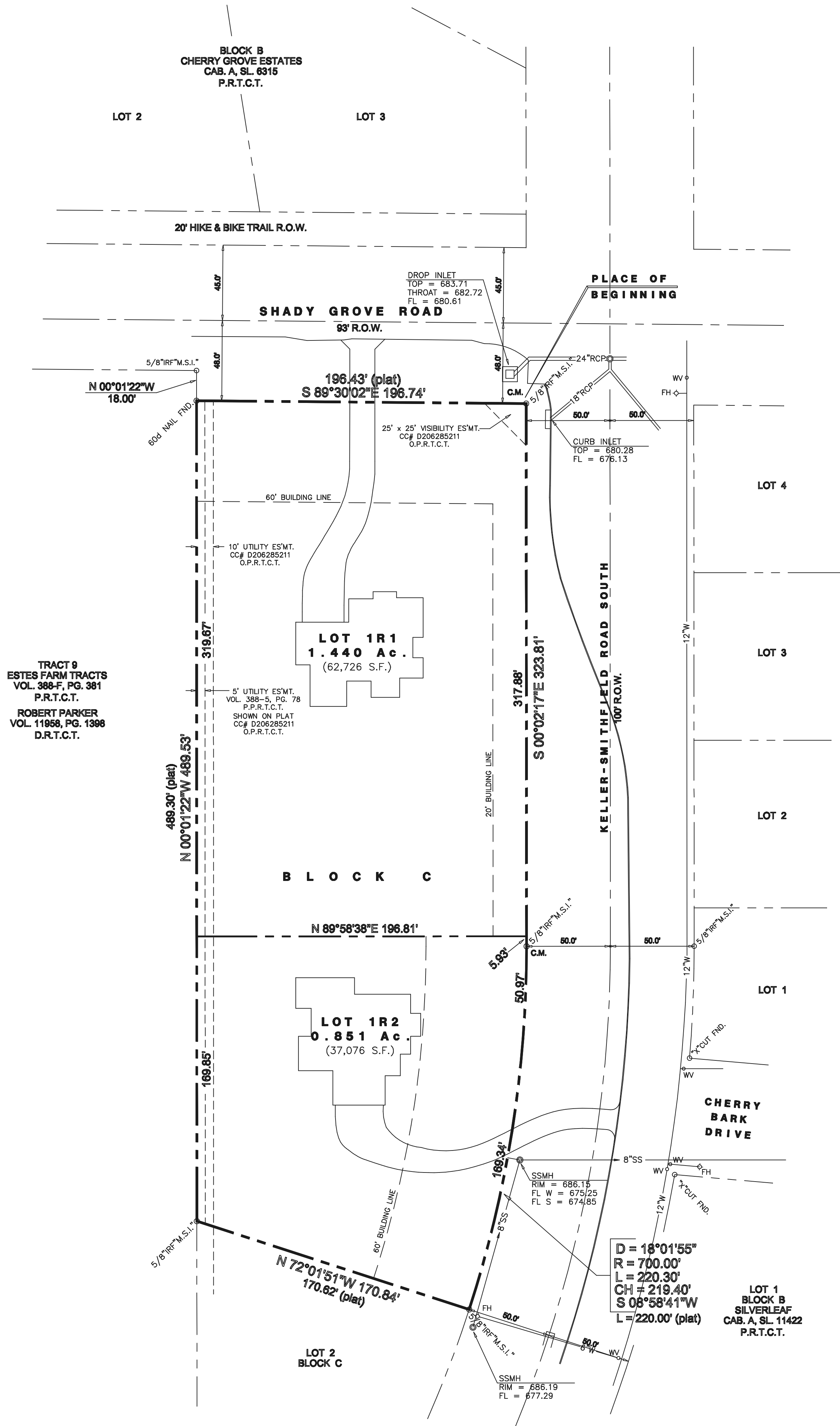


VICINITY MAP
SCALE: 1" = 1000'



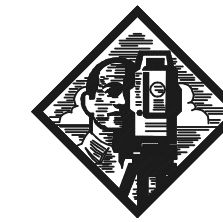
TRACT 9
ESTES FARM TRACTS
VOL. 388-F, PG. 381
P.R.T.C.T.
ROBERT PARKER
VOL. 11958, PG. 1398
D.R.T.C.T.

* CITY BENCHMARK *
CITY OF KELLER G.P.S., MONUMENT #8
BEING A BERNISEN TOP SECURITY
MONUMENT W/ACCESS COVER 3' EAST
OF THE EAST BACK OF CURB ON SARAH
BROOKS DRIVE IN LINE WITH THE APPROX.
CENTERLINE OF THE ELECTRIC TRANSMISSION
LINE AT APPROX. 1600 SARAH BROOKS DRIVE.
ELEV. = 656.85

* SITE BENCHMARK *
RAILROAD SPIKE IN NORTH SIDE OF POWER
POLE ON THE NORTH SIDE OF SHADY GROVE
ROAD APPROX. 120' EAST OF THE CENTERLINE
OF CHERRY GROVE LANE AND APPROX. 72'
NORTH AND 9' WEST OF THE NORTHWEST
CORNER OF THE SUBJECT PROPERTY.
ELEV. = 693.00

BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF
KELLER-SMITHFIELD ROAD SOUTH AS SHOWN ON PLAT
RECORDED IN CABINET A, SLIDE 11422, P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 17-0046
GF No. 1700651-140

* NOTE *
ALL SUBJECT PROPERTY - BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

LEGAL DESCRIPTION

BEING all of Lot 1, Block C, Silverleaf, an addition to the City of Keller, Texas according to the plat recorded in Cabinet A, Slide 11422 of the Plat Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Northeast corner of said Lot 1, lying in the West right-of-way line of Keller-Smithfield Road South (a 100-foot wide right-of-way) at its intersection with the South right-of-way line of Shady Grove Road (a 93-foot wide right-of-way);

THENCE along the East boundary line of said Lot 1 with the said West right-of-way line of Keller-Smithfield Road South as follows:

S 00° 02' 17" E, 223.81 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Beginning of a Curve to the Right;

SOUTHWESTERLY, 220.30 feet along said Curve to the Right, having a radius of 700.00 feet, a central angle of 18° 01' 55" and a chord bearing S 08° 58' 41" W, 219.40 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the End of said Curve, being the Southeast corner of aforesaid Lot 1 and the Northeast corner of Lot 2, said Block C;

THENCE N 72° 01' 51" W, 170.84 feet along the common boundary line between said Lots 1 and 2 to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Southwest corner of said Lot 1, lying in the East boundary line of Tract 9, Estes Farm Tracts, an addition tot he City of Keller, Texas according to the plat recorded in Volume 388-F, Page 381 of the Plat Records of Tarrant County, Texas;

THENCE N 00° 01' 22" W, 489.53 feet along the common boundary line between said Lot 1 and said Tract 9 to a 60D nail found at the Northwest corner of said Lot 1, lying in the aforesaid South right-of-way line of Shady Grove Road;

THENCE S 89° 30' 02" E, 196.74 feet along the North boundary line of said Lot 1 with the said South right-of-way line of Shady Grove Road to the PLACE OF BEGINNING, containing 2.291 acres of land.



PD PLAN FOR PROPOSED LOTS 1R1 AND 1R2, BLOCK C SILVERLEAF

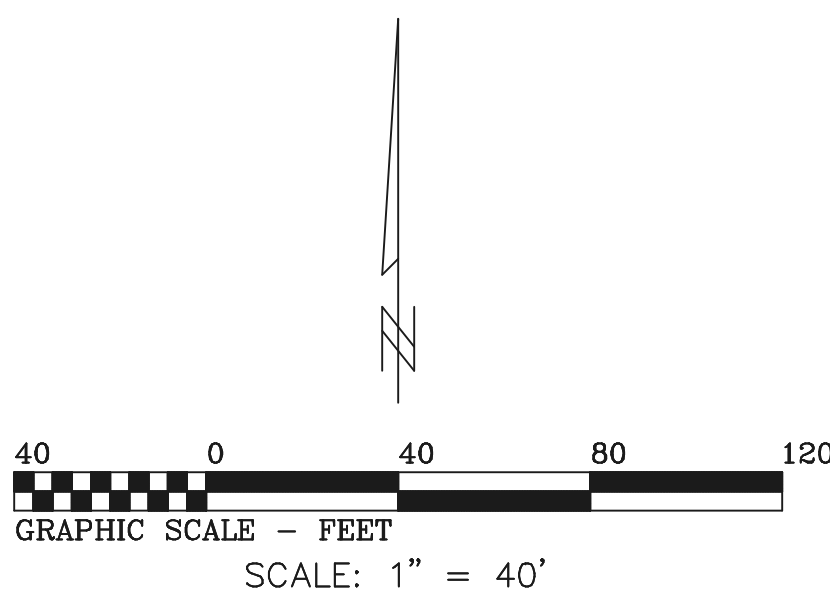
AN ADDITION TO THE CITY OF KELLER, TEXAS
BEING A REVISION OF LOT 1, BLOCK C, SILVERLEAF,
AN ADDITION TO THE CITY OF KELLER,
TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET A, SLIDE 11422 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS
ZONING "SF-15"

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(817) 920-7617 FAX
EMAIL: ron.coombs@sbcglobal.net

OWNER:
KHALED OBAID
5363 NATCHIEZ TRAIL
FORT WORTH, TEXAS 76137
(817) 896-2448
EMAIL: kevin-2003@live.com

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

OCTOBER 6, 2020



NOTES:

1. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0090 K, MAP REVISED SEPTEMBER 25, 2009
2. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMANT CODE.

Existing Conditions Survey

LOT 1, BLOCK C

SILVERLEAF

an addition to the City of Keller,

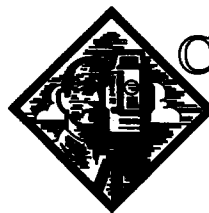
Tarrant County, Texas

according to the Plat recorded in

Cabinet A, Slide 11422

Plat Records, Tarrant County, Texas.

PROPERTY IS SUBJECT TO
DECLARATION RECORDED IN
CLERK'S FILE No.
D207133865, O.P.R.T.C.T.



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 17-0046

GF No. 1700651-140

* NOTE *
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
PLAT & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF
KELLER-SMITHFIELD ROAD SOUTH AS SHOWN ON PLAT
RECORDED IN CABINET A, SLIDE 11422, P.R.T.C.T.

7240 SHADY GROVE ROAD

ASPHALT PAVEMENT
93' R.O.W.

DROP INLET
TOP = 683.71
THROAT = 682.72
FL = 680.61

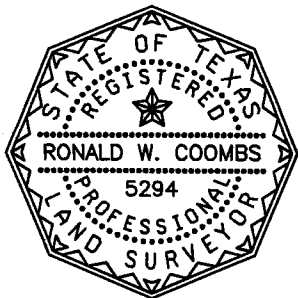
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

* NOTE *

NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP FOR THE CITY OF
KELLER, TARRANT COUNTY,
TEXAS, COMMUNITY PANEL No.
48439C0090 K, MAP REVISED
SEPTEMBER 25, 2009

TRACT 9
ESTES FARM TRACTS
VOL. 388-F, PG. 381
P.R.T.C.T.

ROBERT PARKER
VOL. 11958, PG. 1398
D.R.T.C.T.



SURVEYED ON THE GROUND
JUNE 28, 2017

Ronald W. Coombs

RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

* CITY BENCHMARK *
CITY OF KELLER G.P.S. MONUMENT #8
BEING A BERNTSEN TOP SECURITY
MONUMENT w/ACCESS COVER 3' EAST
OF THE EAST BACK OF CURB ON SARAH
BROOKS DRIVE IN LINE WITH THE APPROX.
CENTERLINE OF THE ELECTRIC TRANSMISSION
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* SITE BENCHMARK *
RAILROAD SPIKE IN NORTH SIDE OF POWER
POLE ON THE NORTH SIDE OF SHADY GROVE
ROAD APPROX. 120' EAST OF THE CENTERLINE
OF CHERRY GROVE LANE AND APPROX. 72'
NORTH AND 97' WEST OF THE NORTHWEST
CORNER OF THE SUBJECT PROPERTY.
ELEV. = 693.00

489.30' (plat)
N 00°01'22"W 489.53'

LOT 1
BLOCK C
2.291 Ac.

S 00°02'17"E 323.81'

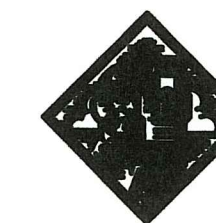
KELLER-SMITHFIELD ROAD SOUTH
CONCRETE PAVEMENT w/CURB
100' R.O.W.

CHERRY
BARK
DRIVE

D = 18°01'55"
R = 700.00'
L = 220.30'
CH = 219.40'
S 08°58'41"W
L = 220.00' (plat)

CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

SCALE: 1" = 50'



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AERIAL MAP TO ACCOMPANY
PD PLAN FOR PROPOSED
LOTS 1R1 AND 1R2, BLOCK C
SILVERLEAF

AN ADDITION TO THE CITY OF KELLER, TEXAS
BEING A REVISION OF LOT 1, BLOCK C, SILVERLEAF,
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