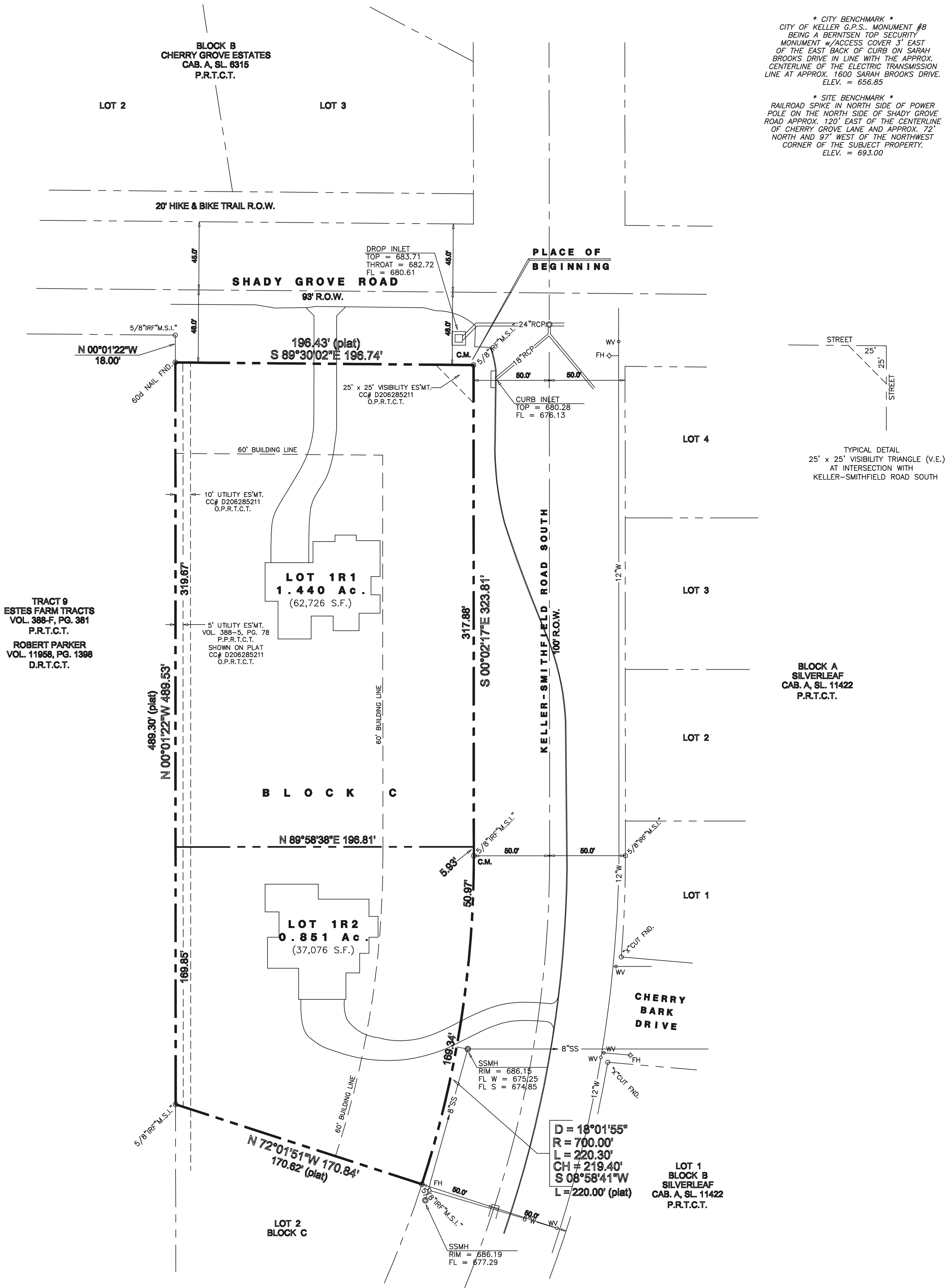


VICINITY MAP  
SCALE: 1" = 1000'

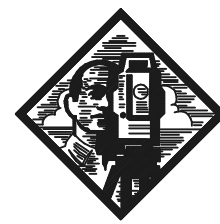


\* CITY BENCHMARK \*  
CITY OF KELLER G.P.S. MONUMENT #8  
BEING A BERNITSEN TOP SECURITY  
MONUMENT w/ACCESS COVER 3' EAST  
OF THE EAST BACK OF CURB ON SARAH  
BROOKS DRIVE IN LINE WITH THE APPROX.  
CENTERLINE OF THE ELECTRIC TRANSMISSION  
LINE AT APPROX. 1600 SARAH BROOKS DRIVE.  
ELEV. = 656.85

\* 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 97' 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

\* N O T E \*  
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:

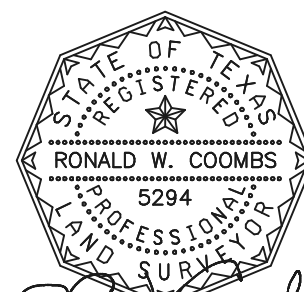
S 00° 02' 17" E, 223.81 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "M.S.I." at the Beginning of a Curve to the Right;

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 to the 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

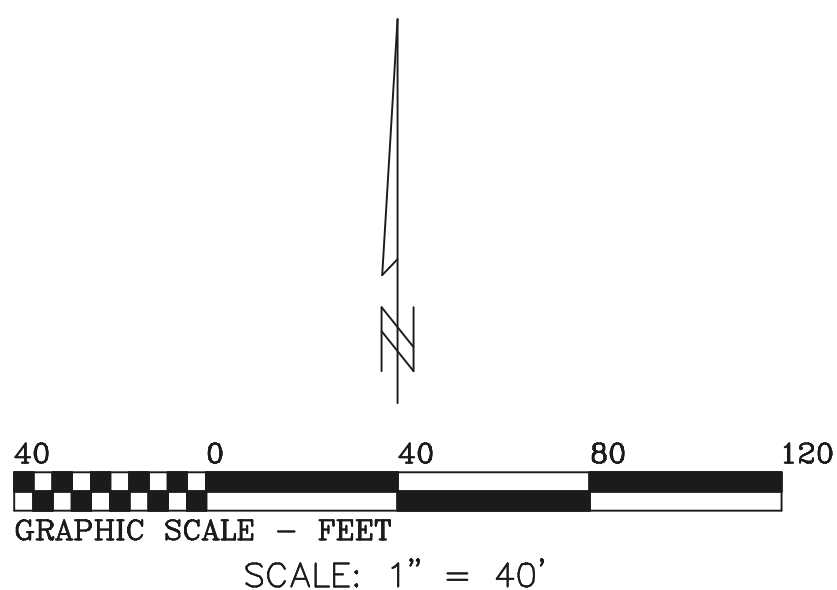
AN ADDITION TO THE CITY OF KELLER, TEXAS  
BEING A REVISION OF LOT 1, BLOCK C, SILVERLEAF,  
AN ADDITION TO THE CITY OF KELLER,  
TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT  
RECORDED IN CABINET A, SLIDE 11422 OF THE  
PLAT RECORDS OF TARRANT COUNTY, TEXAS  
ZONING "SF-15"

SURVEYOR:  
COOMBS LAND SURVEYING, INC.  
P.O. BOX 11370  
FORT WORTH, TEXAS 76110  
(817) 920-7600  
(831) 920-7617 FAX  
EMAIL: ron.coombs@sbcglobal.net

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

THIS PLAT RECORDED IN INSTRUMENT # \_\_\_\_\_ DATE \_\_\_\_\_

NOVEMBER 3, 2020



#### NOTES:

- 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
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT, AS DESCRIBED IN THE KELLER UNIFIED DEVELOPMENT CODE.