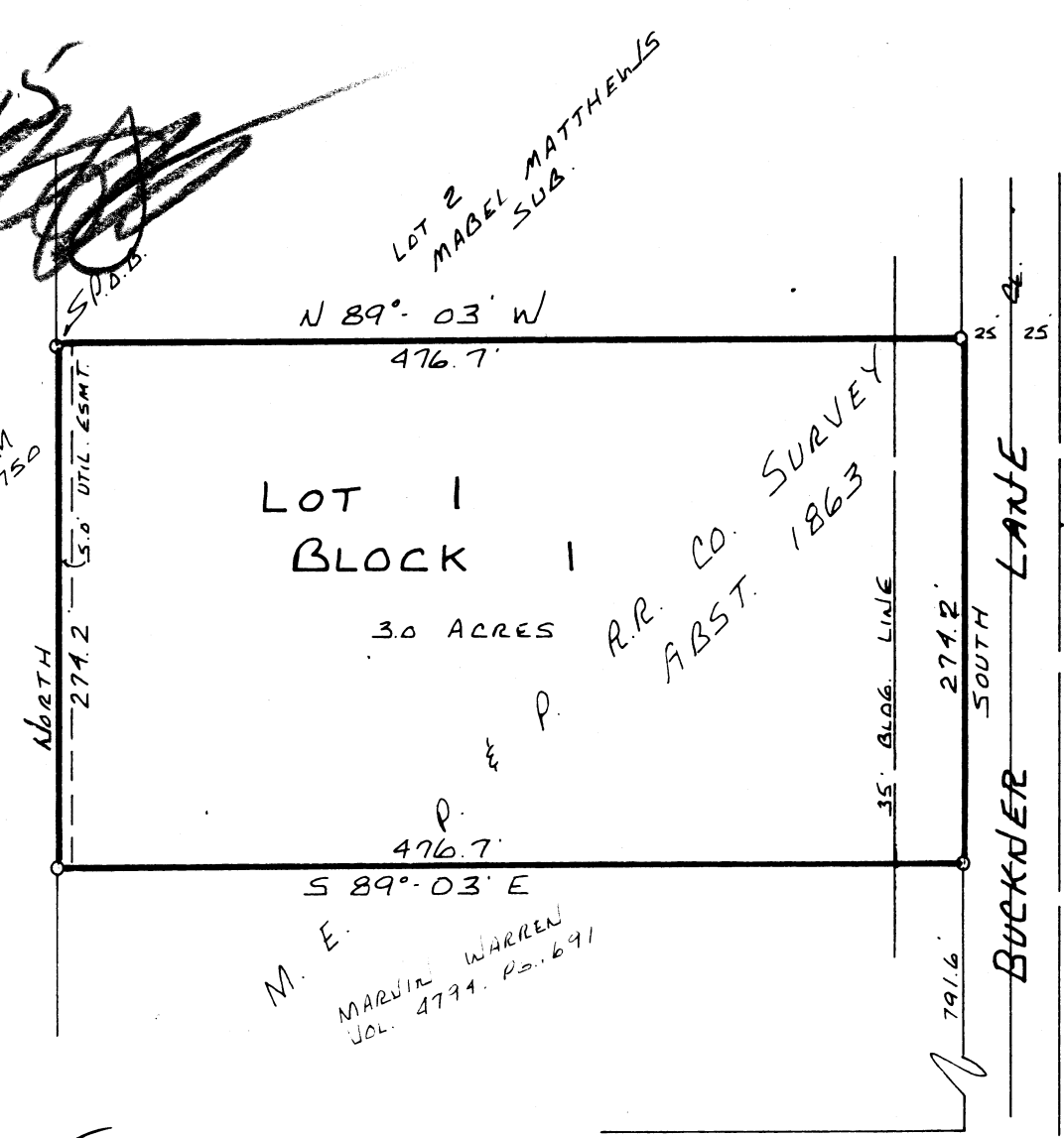


*Agenda*  
*6-10-85*



*Added to 6-10-85*

COUNTY ROAD 3001  
(SHADY GROVE RD)

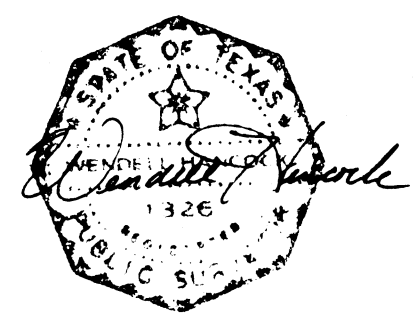
FINAL PLAT SHOWING

Lot 1, Block 1, BOYER ADDITION, an Addition out of M.E.P. & P. RR. CO. SURVEY, Abstract No. 1863, in the City of Keller, Tarrant County, Texas.

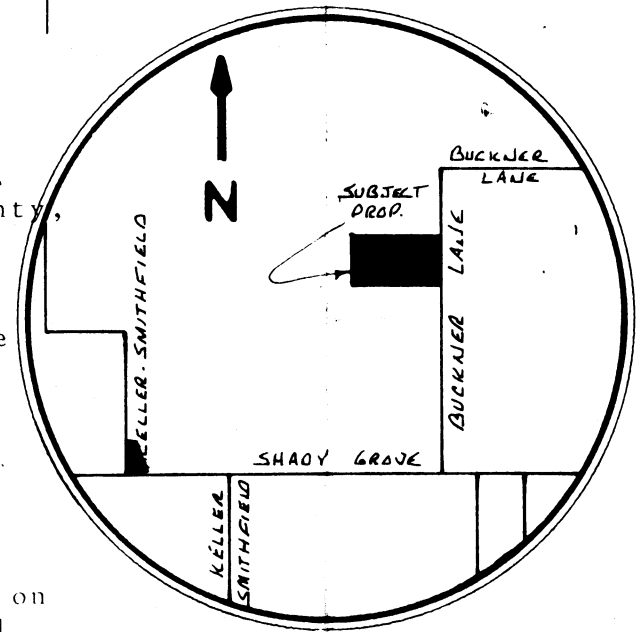
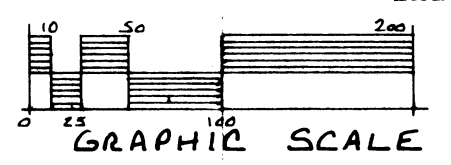
NOTE: This subdivision is subject to all terms and conditions of Tarrant County Commissioners Court Order No. 42702, "Sewage Regusation". A license must be obtained by the owner of each lot for any private sewage facility (Septic Tank) constructed in the Subdivision. A Subdivision sewage disposal plan has been filed and the areas suitable for septic tanks have been defined.

This is to certify that this plat represents a survey made on the ground under my supervision. Iron pins were set at all property corners and there are no encroachments or protrusions except as shown.

WENDELL HANCOCK SURVEYORS  
Registered Public Surveyor #1326  
1721 Haltom Road  
Fort Worth, Texas 76117  
817-834-6243



DATE: 3-28-85  
SCALE: 1"=100'



VICINITY MAP

THE STATE OF TEXAS  
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENT:  
WHEREAS, GEORGE SCOTT BOYER, being the owner of the following described property:  
BEING 3.0 acres of land out of the M.E.P. & P. RR. CO. SURVEY, Abstract No. 1863, in Tarrant County, Texas and described by metes and bounds as follows;  
BEGINNING at an iron pin for corner 639.8 feet South of the Northeast corner of the N.A. ROBERTS SURVEY, and being in the West line of the M.E. P. & P. RR. CO. SURVEY;  
THENCE North 89 degrees, 03 minutes West, 476.7 feet to an iron pin for corner in the West line of Buckner Lane;  
THENCE South 274.2 feet, along the West line of Buckner Lane to an iron pin for corner;  
THENCE South 89 degrees, 03 minutes East, 476.7 feet to an iron pin for corner in the West line of said M.E.P. & P. RR.CO. SURVEY:  
THENCE North, along the West line of said Survey, 274.2 feet to the POINT OF BEGINNING;

do hereby dedicate the same to be known as: Lot 1, Block 1, BOYER ADDITION, an Addition to the City of Keller, out of the M.E.P. & P. RR. CO. SURVEY, Abstract No. 1863, in Tarrant County, Texas, and do hereby dedicate to the public use forever, all streets, roads, and public ways as shown on the plat attached hereto.

EXECUTED THIS 24<sup>th</sup> day of April, 1985.

*George Scott Boyer*  
George Scott Boyer

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, personally appeared GEORGE SCOTT BOYER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24<sup>th</sup> day of April, 1985.

*Renee Killingsworth*  
Notary Public, State of Texas.

APPROVED  
City Council, Keller, Texas.

APPROVED  
Planning Commission, Keller, Texas

Mayor

Chairman

City Secretary

Secretary

D192084523

Boyer Addition

BOYER ADDITION

CABINET B

SLIDE 603 Pg. 1 of 1

B-603

THE STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, GEORGE SCOTT BOYER and KANDY SUE BOYER are the owners of the following described property:

BEING a portion of the M. E. P. & P. RR. CO. SURVEY, Abstract #1863, in the City of Keller, Tarrant County, Texas, and being that same tract of land conveyed to George Scott Boyer et ux Kandy Sue Boyer, and described by metes and bounds as follows;

BEGINNING at the Northwest corner of said Boyer tract, by deed call 639.8 feet South from the Northwest corner of said M. E. P. & P. RR. CO. SURVEY, and the Northeast corner of the N. A. Roberts Survey, Abstract #1276;

THENCE South 89 degrees-03 minutes East, 476.7 feet to the West line of Buckner Lane;

THENCE South, with the West line of Buckner Lane, 274.2 feet;

THENCE North 89 degrees-03 minutes West, 476.7 feet to the West line of said M. E. P. & P. RR. CO. SURVEY and the East line of said N. A. Roberts Survey;

THENCE North, 274.2 feet to the POINT OF BEGINNING and containing 3.0 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That we, George Scott Boyer and Kandy Sue Boyer, Owners, do hereby adopt this plat designating the herein above described property as LOT 1, BLOCK 1, BOYER ADDITION, an Addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public use, forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accomodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right of remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or groths which in any way endanger or interfere with the construction, maintence or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to ingress and egress to and from and upon the said easement strips for the purpose of constructing, re-constructing, 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 at Tarrant County, Texas this 16<sup>th</sup> day of April 1992.

George Scott Boyer  
George Scott Boyer, Owner

Kandy Sue Boyer  
Kandy Sue Boyer, Owner

THE STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, in for said County and State, on this day personally appeared George Scott Boyer and Kandy Sue Boyer, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and consideration therein expressed.

WEN UNDEER MY HAND AND SEALOF OFFICE this 16<sup>th</sup> day of April 1992.

Wendell Hancock  
Notary Public in and for the  
State of Texas.

