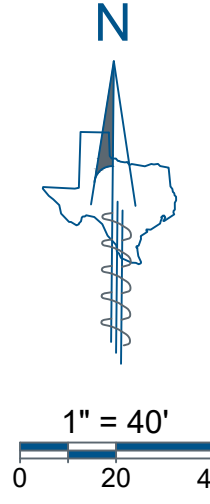


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°36'03" E	205.00'
L2	S 00°54'17" W	133.35'
L3	N 88°52'40" W	33.44'
L4	S 01°07'20" W	57.05'



N.A. ROBERTS SURVEY,
ABSTRACT NO. 1276

M.E.P. & P. R.R. CO. SURVEY,
ABSTRACT NO. 1863

CALLED 2.000 ACRES
JONATHAN HATCH AND SPOUSE KRISTEN HATCH
DOCUMENT NO. D215196776, O.P.R.T.C.T.

LAWRENCE A. ROACH
VOLUME 6987, PAGE 1286
D.R.T.C.T.

- GENERAL NOTES**
- The purpose of this plat is to create two official lots of record.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated March 21, 2019 as shown on Map Number 48439C0090L. The location of the flood zone shown hereon is approximate, as scaled from the FEMA Flood Insurance Rate Map.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - All setbacks shall be in accordance with zoning district, as described in the Keller Unified Development Code.

- KELLER FIRE-RESCUE NOTES**
- Any new home built on Lot 1, Block A, Boyer Addition that is 6,000 sf or larger shall be protected by residential fire sprinklers.
 - If the existing home on Lot 2, Block A, Boyer Addition is increased in size by any square footage, residential fire sprinklers shall be installed.
 - If primary access to Lot 1, Block A, Boyer Addition is off of Buckner lane, residential fire sprinklers are required regardless of square footage.
 - A separate tap and meter are required for fire supply lines.

SEWER NOTE

Lots 1 & 2 are subject to all of the terms and conditions of Tarrant County Commissioner Court order number 42706 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner of any private sewage facility (septic tank or aerobic system) to be constructed on the lot. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Keller, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

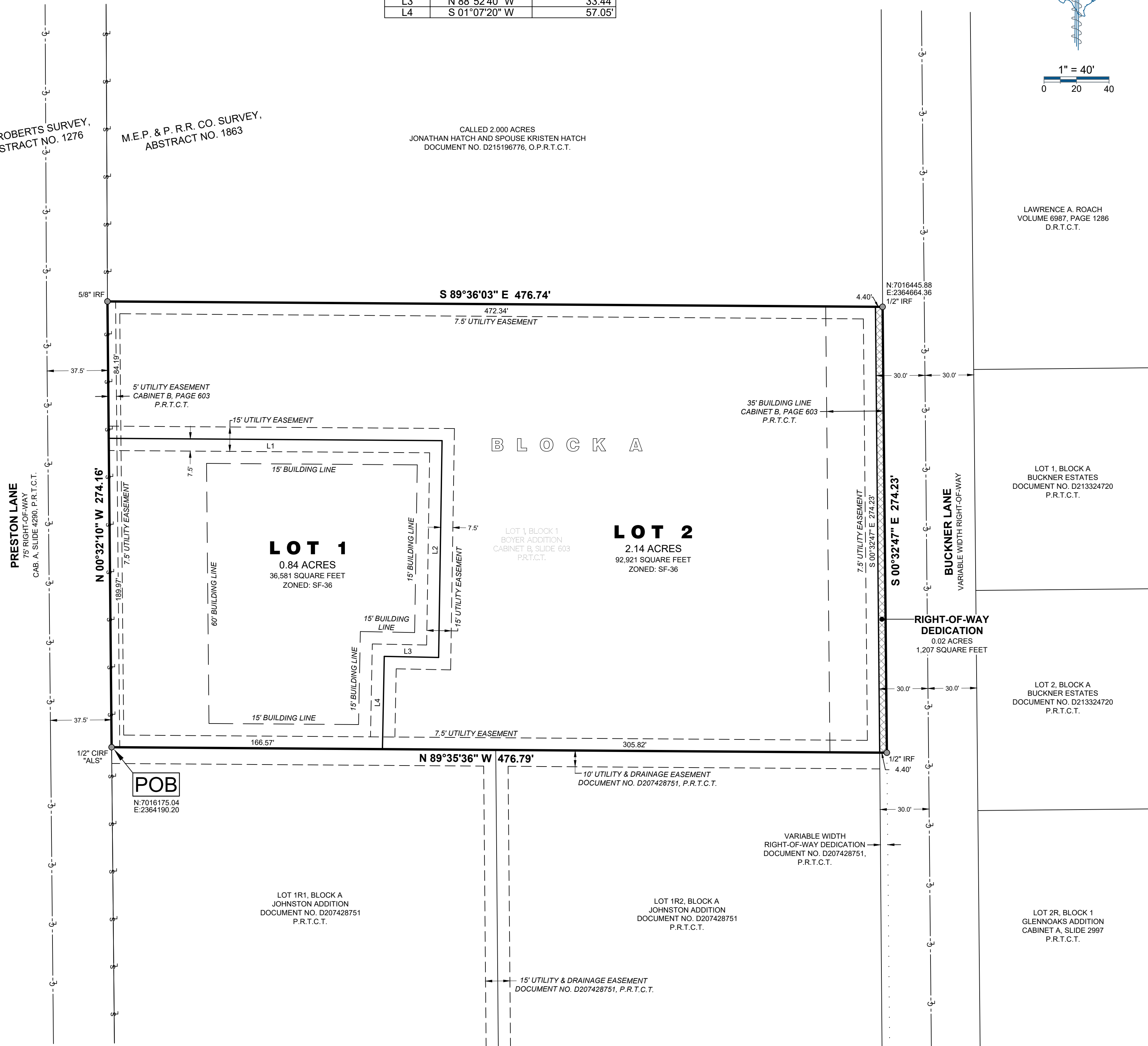
Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas



LEGEND

POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.T.C.T.	= PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	= DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PLAN SUMMARY TABLE

GROSS ACREAGE	3.00 ACRES
AREA OF PUBLIC STREETS	0.02 ACRES
NET ACREAGE	2.98 ACRES
TOTAL NUMBER OF LOTS	2
OVERALL DENSITY	0.7 DU/ACRE
AVERAGE AREA PER RESIDENTIAL LOT	64,751 SQ. FEET
PERCENTAGE OF OPEN SPACE	0.0%
ZONING:	SF-36

CERTIFICATE OF APPROVAL

APPROVED by the City of Keller Planning and Zoning Commission:

Chairman	_____	Date	_____
Secretary	_____	Date	_____
Document Number	_____	Date	_____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **RANDY J. MCALISTER AND WIFE, KEREN MCALISTER**, are the owners of a 3.00 acre tract of land out of the M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NUMBER 1863, situated in the City of Keller, Tarrant County, Texas and being all of Lot 1, Block 1 of Boyer Addition, a subdivision of record in Cabinet B, Slide 603, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being a tract of land conveyed by Warranty Deed with Vendor's Lien to Randy J. McAlister and wife, Keren McAlister, recorded in Volume 14028, Page 244 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

BEGINNING, at a 1/2 inch iron rod with cap stamped "ALS" found in the East right-of-way line of Preston Lane (75' right-of-way), being the Northwest corner of Lot 1R1, Block A, Johnston Addition, a subdivision of record in Document Number D207428751, P.R.T.C.T., also being the southwest corner of said Boyer Addition;

THENCE, N00°32'10"W, along the East right-of-way line of Preston Lane, being the common West line of said Boyer Addition, a distance of 274.16 feet to a 5/8 inch iron rod found at the Southwest corner of a called 2.000 acre tract of land conveyed to Jonathan Hatch and spouse Kristen Hatch by deed of record in Document Number D215196776 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), also being the Northwest corner of said Boyer Addition;

THENCE, S89°36'03"E, along the South line of said Hatch tract, being the common North line of said Boyer Addition, a distance of 476.74 feet to a 1/2 inch iron rod found in the West right-of-way line of Buckner Lane (right-of-way varies), being the Southeast corner of said Hatch tract, also being the Northeast corner of said Boyer Addition;

THENCE, S00°32'47"E, along the West right-of-way line of Buckner Lane, being the common East line of said Boyer Addition, a distance of 274.23 feet to a 1/2 inch iron rod found at the Northeast corner of a variable width right-of-way dedication of record in Document Number D207428751, P.R.T.C.T., also being the Southeast corner of said Boyer Addition;

THENCE, N89°35'36"W, along the South line of said Boyer Addition, being in part, the common North line of said variable width right-of-way dedication and in part, the common North line of said Johnston Addition, a distance of 476.79' to the **POINT OF BEGINNING** and containing an area of 3.00 Acres or (130,708 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **RANDY J. MCALISTER AND WIFE, KEREN MCALISTER**, do hereby adopt this plat, designating herein described property as **BOYER ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service require or ordinarily performed by that utility.)

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

The plat approved subject to all ordinances, rules, regulation and resolutions of the City of Keller, Texas.

OWNERS: **RANDY J. MCALISTER AND WIFE, KEREN MCALISTER**

BY: _____ Date _____
Randy J. McAlister

BY: _____ Date _____
Keren McAlister

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **Randy J. McAlister**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared **Keren McAlister**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

**REPLAT
BOYER ADDITION
LOTS 1 & 2, BLOCK A**

A REPLAT OF LOT 1, BLOCK 1 OF BOYER ADDITION,
RECORDED IN CABINET B, SLIDE 603, P.R.T.C.T.,
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 1863,
CITY OF KELLER, TARRANT COUNTY, TEXAS

Project	2009.054
Date	1/13/2021
Drafter	CHM/TMR

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNERS
Randy J. McAlister
and Keren McAlister
8605 Buckner Lane
Keller, TX 76180