

PLAN SUMMARY TABLE:

4. THERE IS NO PHASING

1. TOTAL NUMBER OF LOTS = 4

5. MINIMUM LOT SIZE = 43,634 SF

7. DENSITY PER ACRE = 0.848

2. ALL LOTS WILL COMPLY WITH SF-36 ZONING

MIMIUM DWELLING UNIT SIZE = XXXXX SF

3. TOTAL ACREAGE = 5.173 ACRES GROSS (4.72 NET)

RICHARD C. MAKI

4587

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AND THE STREET OF THE SURVEY

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APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

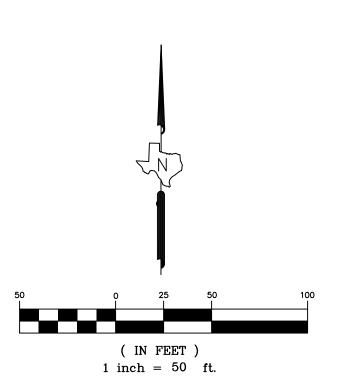
CHAIRMAN

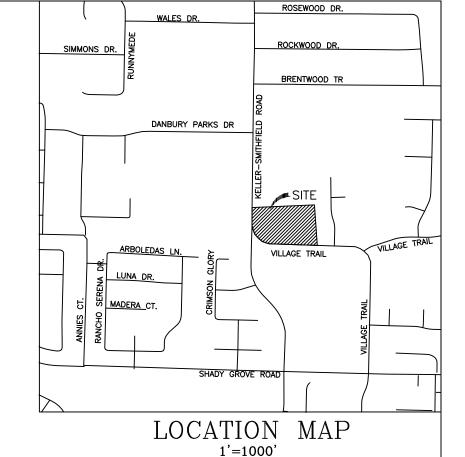
DATE

SECRETARY

DATE

THIS PLAT FILED IN DOCUMENT No._____ON DATE_____





STATE OF TEXAS
COUNTY OF TARRANT

LEGEND

CIRF 1/2" CAPPED IRON ROD FOUND
IRF 1/2" IRON ROD FOUND
U.E. UTILITY EASEMENT
W.L.E. WATER LINE EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
ROW RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING

WHEREAS, Brian and April Adams are the owners of Lot 1, Block 1, Gary Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat recorded in Volume 388—161, Page 98, Plat Records, Tarrant County, Texas, and also a tract of land situated in the H. Weatherford Survey, Abstract No. 1651, in the City of Keller, Tarrant County, Texas, and being all that certain tract of land as recorded in Document No. 207023996, Deed Records, Tarrant County, Texas, (DRTCT), and being more particularly described by metes and bounds as follows:

Beginning at a point in Keller—Smithfield Road, said point being the in the West line of said H. Weatherford Survey, and being North 00 deg. 53 min. 01 sec. West, a distance of 396.22 feet from the Southwest corner of said H. Weatherford Survey, said point also being the Northwest corner of said Adams tract, and the Southwest corner of a tract of land described in a deed to Harvey Ray Hall and wife, Janice S. Hall, recorded in Volume 8067, Page 2213, DRTCT;

Thence North 87 deg. 33 min. 24 sec. East, along the common line between said Adams and Hall tracts, passing a 5/8 inch iron rod found at a distance of 26.0 feet, continuing on in all a distance of 604.46 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of said Adams tract, the Southeast corner of said Hall tract, and being in the West line of Sendera Estates Addition, according to the plat recorded in Cabinet A, Page 11063, Plat Records, Tarrant County, Texas, (PRTCT);

Thence South 04 deg. 03 min. 25 sec. East, along the common line between said Adams tract, and said Sendera Estates, a passing a 1/2 inch iron rod found at a distance of 392.90 feet, continuing on in all a distance of 411.76 feet to a point in Village Trail, said point being the Southeast corner of said Adams tract, and in the South line of said H. Weatherford Survey;

Thence South 88 deg. 58 min. 29 sec. West, along the Village Trail and the South line of said Adams tract, a distance of 374.54 feet to a point for corner;

Thence North 00 deg. 03 min. 01 sec. West, a distance of 29.82 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of Lot 1, Block 1, Gary Addition, according to the plat recorded in Volume 388—161, Page 98, PRTCT;

Thence South 89 deg. 56 min. 59 sec. West, along the South line of said lot 1, a distance of 22.88 feet to 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right, said curve having a radius of 203.00 feet;

Thence in a Northwesterly direction along said curve to the right, a distance of 315.92 feet to a 5/8 inch iron rod found at the end of said curve, said curve having a chord bearing of North 45 deg. 28 min. 01 sec. West, and a chord length of 284.99 feet;

Thence North 00 deg. 53 min. 01 sec. West, along the West line of said Lot 1, a distance of 22.51 feet to a 5/8 inch iron rod found for corner, said point being the Northwest corner of said Lot 1; Thence South 89 deg. 06 min. 59 sec. West, a distance of 30.00 feet to a point in said Keller—Smithfield Road;

Thence North 00 deg. 53 min. 01 sec. West, along said Keller—Smithfield Road, and the West line of said Adams tract, a distance of 139.96 feet to the Point of Beginning, and containing 5.173 acres of land, more or less.

Save and Except and portion thereof contained within any and all public and or private road, street or right-of-way.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Brian & April Adams, do hereby adopt this plat designating the herein above described property as:

That we, Brian and April Adams, Owners, do hereby adopt this plat designating the hereinabove described property as Gary Addition, Lots 1R, 2,3, & 4, an addition to the City of Keller 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 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 or other improvements 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, with the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five—feet from the utility lines shall remian. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of th City of Keller, Texas.

Witness our hands at Tarrant County, Texas, this ____ day of ____, 2021.

Brian Adams April Adams

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Nootary Public in and for said County and State on this date personally appeared Brian and Amy Adams, Owners, known to me to be the persons whose names are submscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ___ day of _____, 2021.

Notary Public in and for the State
My Commission Expires _____

KNOW ALL ME BY THE PRESENTS

That I, Richard C. Maki, a Registered Professional Land Surveyor licensed in the State of Texas, 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 superision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY

RELEASED ---- FOR REVIEW PURPOSES ONLY. THIS
DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED

UPON AS A FINAL SURVEY DOCUMENT
RICHARD C. MAKI, R.P.L.S. No. 4587

A FINAL PLAT OF
LOTS 1R, 2, 3, & 4, BLOCK A
GARY ADDITION

AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, H. WEATHERFORD SURVEY, ABSTRACT NO. 1651, AND CONTAINING 5.173 ACRES OF LAND TOTAL

OWNER:
BRIAN & APRIL ADAMS
800 GLENMONT ROAD
KELLER, TEXAS
817-994-6555

SURVEYOR

TICHARD C. MAKI
REGISTRATION NO. 4587
MAKI AND ASSOCIATES, INC.
P.O. BOX 14293
ARLINGTON, TEXAS 76094-1293
TEL: 817-274-6883

DATE: 01/18/21