



# VICINITY MAP 1" = 1000

### Owners Certificate Whereas Edward and Shearon Mito

Whereas Edward and Shearon Mitchell are the owners of a tract or parcel of land situated in the Josiah Walker Survey, Abstract No.1604, City of Keller, Tarrant County, Texas, being the same 0.56 acre tract conveyed to Edward and Shearon Mitchell by deed recorded in under County Clerk's File No. D220273476, Deed Records, Tarrant County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the west line of Randol Mill Avenue, being the northeast corner of Lot 2, Block 1, Blackburn Addition, an addition to the City of Keller, Tarrant County, Texas and the southeast corner of this tract;

Thence South 89°4570" West with the common line between said Lot 2 and this tract, generally along a pipe fence, a distance of 133.25 feet to a 1/2" iron rod found for corner, being the southeast corner of Lot 88, Block 3, Timber Knoll Estates, an addition to the City of Keller, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 6161, Plat Records, Tarrant County, Texas and the southeast corner of this tract;

Thence North 00°21'12" East with the common line between said Lot 88 and this tract, passing the northeast corner of said Lot 88 and the southeast corner of a 0.52 acre tract conveyed to Bhret Hassing and Shay Londo by deed recorded under County, Texas and 11.723 sq.ft. tract conveyed to Tarrant County Texas are continuing, generally along a wood fence, in all a distance of 207.49 feet to a 5/8" iron rod found for corner, being the southwest corner of a 11.723 sq.ft. tract conveyed to Tarrant County by deed recorded under County Clerk's File No. D206024730, Deed Records, Tarrant County, Texas, being the northwest corner of this tract;

Thence South 10°242730, Deed Records, Tarrant County, Texas, being the northwest corner of this tract; the left with a radius of 1864.00 feet, being the southeast corner of said Tarrant County tract and the northeast corner of this tract;

Thence South 10°2427" East with the corner of said Randol Mill Avenue, along said cu

# Now Therefore, Know All Men By These Presents:

That we, Edward and Shearon Mitchell, do hereby adopt this plat designating the herein described property as Mitchell Estate, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate to the public's use, forever all streets rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, 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, Tarrant County, Texas.

I Hand The day of , 2021.

dward	
Mitcheli	
l - Owner	

bearon Mitchell - Ollner

#### State of Texas County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Edward Mitchell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

under my hand and seal of office, this the \_\_\_\_day of \_\_\_\_\_\_\_ 2021.

### NOTAR

State of Texas
County of Tarrant
EEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Shearon Mitchell known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

my hand and seal of office, this the \_\_\_\_day of \_\_\_\_\_\_\_ 2021.

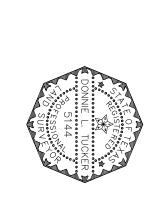
## NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

hereby declare that this true and accurate plat made from a survey under my pervision, in June, 2021, correctly shows the relation of the property lines of land vered by this survey, and that there are no protrutions or overlaps onto adjoining operty of property indicated hereon, except as shown, noted or described on the operty. This survey is subject to any easements not visible on the ground.

TABL:

 $\vec{\mathcal{T}}_{\mathcal{S}}^{\mathcal{O}}$ 



L. Tucker,

## FINAL PLAT OF Mitchell Estates Lot 1, Block A 0.56 Acres

Josia Walker Survey, Abstract No.1604

in the
City of Keller, Tarrant County, Texas

Zoned: SF-36

Distinguished Homes
5601 Bridge St., Suite 304A, Fort Worth, Texas 76112Contact Jermaine Kenerly
817-233-7186
Texas Surveyors

250 NW Tarrant Avenue, Suite B
Donnie Tucker, RPLS - 817-295-2999
Prepared 6/5/2021

**D**UR

EYORS

XAS

"LAND SURVEYING"
(ANY WHERE IN TEXAS)

P.O. Box 1855
rleson, Texas 76097
Ph: 817-295-2999
Fax: 817-295-3311
b No. 202106003

NOTE: Variance request to of a 60 setback

a 25' setback in lieu