

SURVEY PLAT

705 ELAINE STREET

FIELD NOTE DESCRIPTION:

BEING a 0.714 acre tract of land situated in the S. Elliot Survey, Abstract No. 460, in the City of Keller, Tarrant County, Texas, and being that same tract of land described by deed to David T. Hawkins and wife, Linda Louise Hawkins, as recorded in Volume 11417, Page 1515 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of the herein described tract, same point being the northwest corner of Lot 23, Block 3 of Bear Creek Estates, an addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-151, Page 65 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same point being in the east line of Elaine Street;

THENCE North 00 degrees 31 minutes 16 seconds East, with the east line of said Elaine Street, a distance of 160.58 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the south line of Lot 25, Block 3 of Bear Creek Estates, an addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-151, Page 55, P.R.T.C.T., same point from which a 5/8 inch iron rod found for the southwest corner of said Lot 25 bears South 88 degrees 36 minutes 40 seconds West, a distance of 2.42 feet;

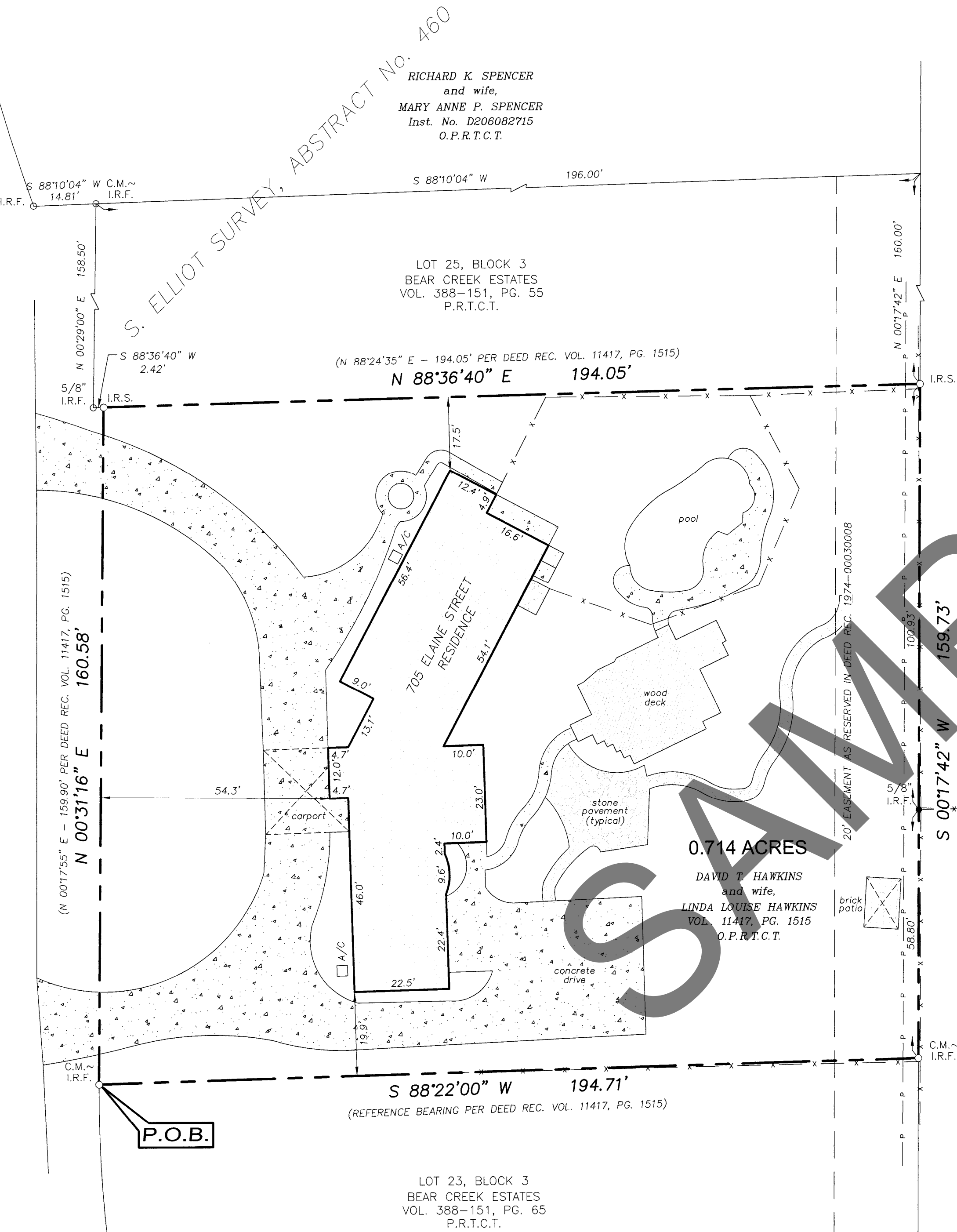
THENCE North 88 degrees 36 minutes 40 seconds East, with the south line of said Lot 25, a distance of 194.05 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the west line of a tract of land described by deed to Steven D. Stedman and wife, Janet C. Stedman, as recorded in Volume 9981, Page 1046, O.P.R.T.C.T.;

THENCE South 00 degrees 17 minutes 42 seconds West, with the west line of said Stedman tract, passing at a distance of 100.93 feet to a 5/8 inch iron rod found for the northwest corner of Lot 2, Block 1 of H. M. Doran Subdivision, an addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-151, Page 54, P.R.T.C.T., continuing on said course for a total distance of 159.73 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 23;

THENCE South 88 degrees 22 minutes 00 seconds West, with the north line of said Lot 23, a distance of 194.71 feet to the POINT OF BEGINNING and containing a total of 0.714 acres of land, more or less, and being subject to any and all easements that may affect.

CERTIFICATION: The undersigned does hereby certify to LAWYERS TITLE COMPANY - G.F. No. 2012004269X, that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon IS NOT within the 100-Year Flood Zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480602 0190 H, present effective date of map AUG. 2, 1995, herein property situated within Zone X (UNSHADED).



RICHARD K. SPENCER
and wife,
MARY ANNE P. SPENCER
Inst. No. D206082715
O.P.R.T.C.T.

LOT 25, BLOCK 3
BEAR CREEK ESTATES
VOL. 388-151, PG. 55
P.R.T.C.T.

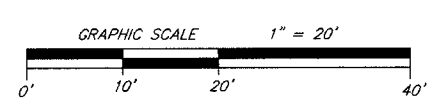
0.714 ACRES
DAVID T. HAWKINS
and wife,
LINDA LOUISE HAWKINS
VOL. 11417, PG. 1515
O.P.R.T.C.T.

STEVEN D. STEDMAN
and wife,
JANET C. STEDMAN
VOL. 9981, PG. 1046
O.P.R.T.C.T.

LOT 2, BLOCK 1
H. M. DORAN SUBDIVISION
VOL. 388-151, PG. 54
P.R.T.C.T.

LEGEND			
X	FENCE	WM	WATER METER
P	OVERHEAD POWER	WV	WATER VALVE
PP	POWER POLE	ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE	TCM	TELEPHONE CABLE MARKER
←	GUY WIRE(S)	TMH	TELEPHONE MAN HOLE
I.R.F.	IRON ROD FOUND	CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
I.R.S.	IRON ROD SET	CONCRETE	CONCRETE
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	EDGE OF ASPHALT	EDGE OF ASPHALT
F.C.P.	FENCE CORNER POST	COVERED AREA	COVERED AREA
FH	FIRE HYDRANT		
SS/CO	SANITARY SEWER CLEAN-OUT		
SSMH	SANITARY SEWER MAN HOLE		

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP MARKED "ARTHUR SURVEYING COMPANY".



Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4875

DRAWN BY: SWIM DATE: 09/16/09 SCALE: 1"=20' CHECKED BY: ASC NO.: 290967

0.714 Acres out of the
S. Elliot Survey, Abstract No. 460
City of Keller
Tarrant County, Texas