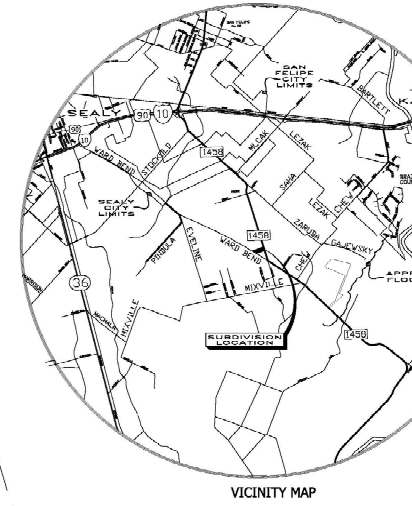
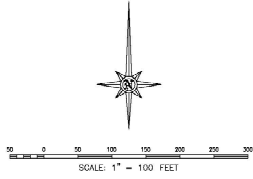


FINAL PLAT KEYES ESTATES

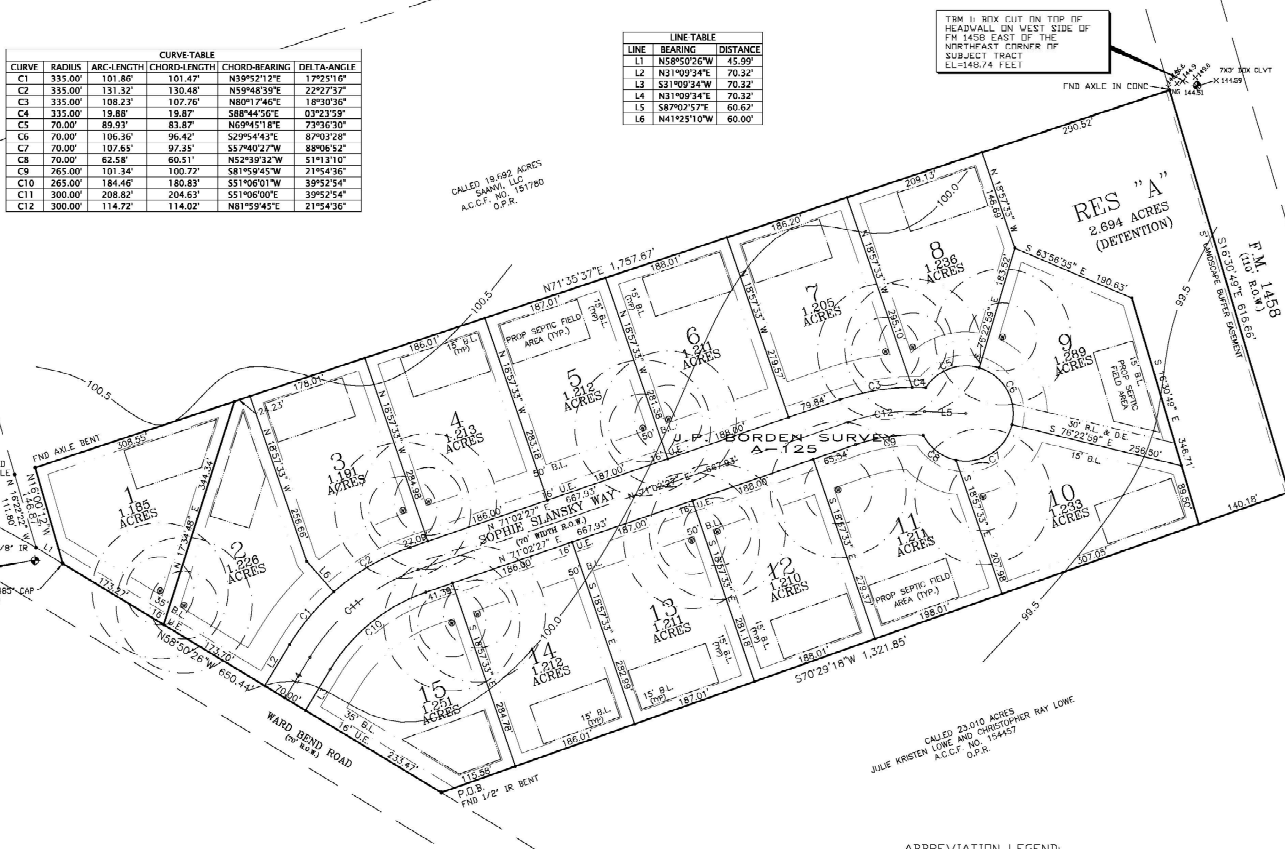
15 RESIDENTIAL LOTS - 1 BLOCK - 1 RESERVE

A 23.0381 ACRE SUBDIVISION CONSISTING OF FIFTEEN (15) RESIDENTIAL LOTS, ONE (1) BLOCK AND ONE (1) RESERVE, BEING A PLAT OF ALL OF THAT CALLED 23.0381 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN CLERK FILE NO. 162676, AUSTIN COUNTY OFFICIAL RECORDS, SAID 23.010 ACRES OF LAND BEING IN THE JOHN P. BORDEN SURVEY, ABSTRACT 125, CITY OF GLOSTER, AUSTIN COUNTY, TEXAS.



CURVE	RADIUS	ARC-LENGTH	CHORD-LENGTH	CHORD-BEARING	DELTA-ANGLE
C1	335.00'	101.86'	101.47'	N89°52'12"E	179°51'6"
C2	335.00'	131.32'	130.48'	N59°48'59"E	222°23'37"
C3	335.00'	108.23'	107.76'	N80°17'46"E	18°30'36"
C4	335.00'	19.88'	19.87'	S88°44'56"E	0°32'39"
C5	70.00'	89.93'	81.87'	S69°45'18"E	73°36'30"
C6	70.00'	106.35'	96.42'	S29°54'47"E	87°03'28"
C7	70.00'	107.65'	97.35'	S57°40'27"W	89°08'52"
C8	70.00'	62.58'	60.51'	N52°39'32"W	51°13'10"
C9	265.00'	101.34'	100.73'	S81°04'25"W	21°54'36"
C10	265.00'	184.46'	180.83'	S51°06'01"W	39°52'54"
C11	300.00'	208.82'	204.63'	S51°06'00"E	39°52'54"
C12	300.00'	114.72'	114.02'	N81°59'45"E	21°54'36"

LINE	BEARING	DISTANCE
L1	N58°02'16"W	45.99'
L2	N43°00'34"E	70.32'
L3	S21°09'34"W	70.32'
L4	N31°09'34"E	70.32'
L5	S87°00'37"E	60.62'
L6	N41°29'10"W	60.60'



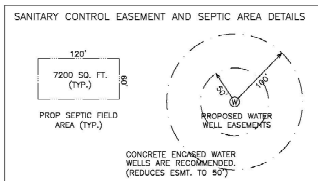
TO BE SIGNED
BY THE PERSON WHOSE NAME IS PERSONALLY APPEARED HEREON AND ACKNOWLEDGED TO ME THAT THEY EXERCISED THE NECESSARY AUTHORITY TO SIGN AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC
IN AND FOR AUSTIN COUNTY, TEXAS

CITY OF GLOSTER
STATE OF TEXAS

TO BE SIGNED
BY THE MAYOR
CITY SECRETARY

NOTES:
1. One of these lots will be single home residential. No mobile homes, trailers or commercial vehicles will be permitted within this subdivision. The lot will be zoned residential.
2. Have private water wells and on-site septic systems. Generally, the well in the front and the septic system will be in the back. The area for septic systems only. Septic systems will need individual construction. It is recommended that all water wells be not to reduce the septic treatment to 60' instead of 100'.
3. Water will be provided by CenterPoint Energy. We propose to have electrical service within the front utility easements.
4. Flood insurance will be provided within the proposed detention pond along the FM 1458 road. The pond will release water at the pre-developed rate and will be approved. This approval will be required prior to final plat approval.
5. No evidence of existing pipelines or pipeline easements within this subdivision plat.
6. Maintenance of detention facilities shall be the responsibility of the property owners' association, or equivalent, with the authority to lease, maintain and operation.
7. The plat hereon is prepared in nature and relative to the site only, and into the IRS's depicted hereon.
8. All floor elevations shall be twelve inches (12") above the base flood elevation (12") above immediate adjacent natural ground within five feet of structure, or twelve inches (12") above the centerline of the road or private frontage if the area is generally level or if the area around the structure is level, or twelve inches (12") above the top of any structure downstream of the structure, whichever is higher.



CERTIFICATE OF RECORDING

THE STATE OF TEXAS)
COUNTY OF AUSTIN)
I, _____ COUNTY CLERK OF AUSTIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED IN _____ PAGE _____ OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT SEALY, AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
BY _____ DEPUTY
CLERK OF OFFICE CLERK OF AUSTIN COUNTY, TEXAS

ABBREVIATION LEGEND

- BL = BUILDING LINE
- FRM = FLOOD INSURANCE RATE MAP
- R/W = RIGHT OF WAY
- RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
- ACDF = AUSTIN COUNTY CLERK FILE
- ACDR = AUSTIN COUNTY DEED RECORDS
- OPR = OFFICIAL PUBLIC RECORDS
- S.F. = SQUARE FEET
- U.F. = UTILITY FASHPMENT
- DF = DRAINAGE FASHPMENT
- V.L. = VOLUME
- PD. = PAGE
- CSMT = CASHEMENT
- P.P. = PINEK HULL
- IR = IRON ROD
- FD = FINDER

APPROVAL BY PLAT ROOM RECORDER

DATE _____ PLAT BOOK RECORDER _____
COUNTY CLERK'S HILL NO. _____
PLAT CABINET NO. _____ PAGE NO. _____

PROPERTY OWNER/DEVELOPER:
THE KEYES FAMILY TRUST
ERIC KEYES
807 SOUTH WEATHERED DRIVE
RICHARDSON, TX 75080
940-208-9004

FINAL PLAT
KEYES ESTATES
23.0381 ACRES - 15 LOTS - 1 RESERVE
JOHN P. BORDEN SURVEY, A-125,
CITY OF GLOSTER,
AUSTIN COUNTY

KM Surveying, LLC
3902C REESE ROAD - SUITE 100
ROSENBERG, TEXAS 77471
713-234-6827
www.kmsurveying.com

WILSON ENGINEERING COMPANY, PLLC.
TxDaE Firm No. F-7678

Engineer: SAW Drafter: DWR Date: 9-27-2019 Job Number: 208 P
Surveyor: KDM Scale: 1"=100' Field Work Sheet