



PRIVATE SANITARY SEWER SERVICE LINE EASEMENTS AND PRIVATE DETENTION POND EASEMENT ARE TO BE PRIVATELY MAINTAINED.

DETAILED CONSTRUCTION PLANS FOR THIS PROJECT WILL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION, OR ARE CURRENTLY UNDER REVIEW. ANY CHANGES TO THE APPROVED SITE PLAN AND/OR PLAT RESULTING FROM THE CONSTRUCTION PLAN REVIEW SHALL BE REFLECTED ON THE SITE PLAN AND/OR PLAT AND IS THE SOLE RESPONSIBILITY AND THE COST OF THE DEVELOPER.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, WE, Legendary Properties, LLC, acting by and through the undersigned, being the owners of a 3.092 acre tract of land in the JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, City of Keller, Tarrant County, Texas, according to the deed recorded in County Clerk Document D207380402, Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found being the northwest corner of said Legendary tract and being in the existing west right-of-way line of the Texas and Pacific Railroad (100.0' right-of-way) and also being in the existing south right-of-way line of Bear Creek Parkway (70.0' right-of-way);

THENCE, South 02 degrees 26 minutes 06 seconds West, along the existing west right-of-way line of said Texas and Pacific Railroad. 378.56 feet to a 1/2" iron rod found for corner:

THENCE, North 74 degrees 44 minutes 06 seconds West, along the north line of a tract of land conveyed to Lotus Oil Tool Company, Inc. according to the deed recorded in Volume 10758, Page 1448, D.R.T.C.T., 430.37 feet to a 1/2" iron rod found for corner, being in the existing east right-of-way line of Chisholm Trail (60.0' right-of-way);

THENCE, North 02 degrees 26 minutes 06 seconds East, along the existing east right-of-way line of said Chisholm Trail, 245.00 feet to a 1/2" iron rod found for corner;

THENCE, North 47 degrees 26 minutes 06 seconds East, continuing along the existing east right—of—way line of said Chisholm Trail, 28.28 feet to a 1/2" iron rod found for corner, being in the existing south right-of-way line of said Bear Creek Parkway:

THENCE, South 87 degrees 33 minutes 54 seconds East, along the existing south right—of—way line of said Bear Creek Parkway, 42.00 feet to a 1/2" iron rod found for corner, being the beginning of a curve to the left with a radius of 1205.00 feet and a long chord bearing North 89 degrees 54 minutes 50 seconds East, 106.20 feet;

THENCE, along said curve to the left and continuing along the existing south right—of—way line of said Bear Creek Parkway, passing through a central angle of 05 degrees 02 minutes 33 seconds an arc length of 106.05 feet to a 1/2" iron rod found for corner:

THENCE, North 87 degrees 23 minutes 33 seconds East, continuing along the existing south right—of—way line of said Bear Creek Parkway, 101.74 feet to a 1/2" iron rod found for corner, being the beginning of a curve to the right with a radius of 1135.00 feet and a long chord bearing North 89 degrees 54 minutes 49 seconds East, 99.86 feet;

THENCE, along said curve to the right and continuing along the existing south right—of—way line of said Bear Creek Parkway, passing through a central angle of 05 degrees 02 minutes 33 seconds an arc length of 99.89 feet to a 1/2" iron rod found for corner:

THENCE, South 87 degrees 33 minutes 54 seconds East, continuing along the existing south right-of-way line of said Bear Creek Parkway, 50.61 feet to the POINT OF BEGINNING.

The tract of land herein described contains 3.092 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, Legendary Properties, LLC, do hereby adopt that plat designating the hereinabove described property as LOT 1, BLOCK A, BEAR CREEK OFFICE PARK, an addition to the City of Keller, Tarrant County, Texas 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, trees, shrubs, or other improvements or growths 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 said easement strips 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, Texas.

WITNESS my hand at Tarrant County, Texas this the 21 day of April, 2008.

Partner

STATE OF TEXAS COUNTY OF TARRANT

OWNERS: LEGENDARY PROPERTIES, LLC

GRAND PRAIRIE, TEXAS 75050

3559 Williams Road, Suite 107

Contact: Johnny D.L. Williams, R.P.L.S. No. 4818

2206 PRINCE JOHN DRIVE

(817) 423-3113

(817) 560-2916

ENGINEER: CivilSolutions Inc

P.O. Box 100247

(817) 423-0060

(817) 346-0520 fax

bill@civilsoltx.com

(817) 560-2996 fax

Fort Worth, Texas 76185

Contact: Bill Boomer, P.E.

(817) 423-3115 fax

SURVEYOR: Whitfield—Hall Surveyors

Fort Worth, Texas 76116

BEFORE ME, the undersigned authority, on this day personally appeared Peter Thomas, Partner, 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, in the capacity therein stated, and as an act and deed of said

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21 day of April, 2008.

Notary Public in and for The State of Texas

SURVEYOR'S CERTIFICATE

I, Johnny D.L. Williams, R.P.L.S. No. 4818, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

nny D.L. Williams, R.P.L.S. No. 4818



FINAL PLAT

LORI ANN TADDONIO MY COMMISSION EXPIRES

December 18, 2008

LOT 1, BLOCK A, BEAR CREEK OFFICE PARK

ONE LOT

BEING 3.092 ACRES OF LAND IN THE JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457. SITUATED IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS

CURRENT ZONING "O"

PREPARED NOVEMBER 29, 2007

CivilSolutions Inc

Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax

> THIS PLAT WAS FILED IN CABINET A , SLIDE 12657 DATE <u>04/29/08</u> P.R.T.C.T.

1. 1/2" IRON PINS SHALL BE SET AT ALL PROPERTY CORNERS AT THE CONCLUSION OF ALL CONSTRUCTION ACTIVITIES. 2. BUILDING LINES SET AS REQUIRED BY ZONING ORDINANCE.

BASIS OF BEARINGS:

SOUTH RIGHT-OF-WAY LINE OF BEAR CREEK ROAD PER DEED RECORDED IN VOL. 13117, PG. 340, D.R.T.C.T.

ALL OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0170 H. MAP REVISED AUGUST 2,1995

Approved by the City of Keller Community Development Department

4-28-08 Date

4-28-08 Date

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