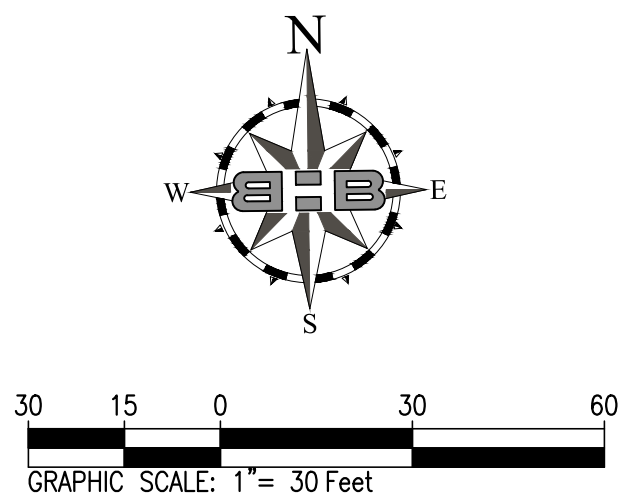


VICINITY MAP KELLER, TEXAS
SCALE 1" = 1000'



Curve Table				
Curve #	Delta	Radius	Arc Length	Chord Length
C1	28°21'39"	374.93'	185.59'	N13°50'54"E 183.70'
C2	12°59'46"	862.00'	195.53'	S8°09'12"E 195.11'
C3	14°16'00"	775.00'	192.98'	S7°31'05"E 192.48'
C4	2°06'55"	775.00'	28.61'	S13°35'37"E 28.61'
C5	12°09'05"	775.00'	164.36'	S6°27'37"E 164.05'
C6	38°30'15"	27.75'	18.65'	N19°26'03"W 18.30'
C7	51°20'09"	27.75'	24.86'	S64°21'15"E 24.04'
C8	89°52'28"	15.00'	23.53'	S45°30'16"E 21.19'
C9	89°59'55"	30.00'	47.12'	S44°39'42"W 42.43'
C10	39°08'06"	54.00'	36.88'	N70°05'42"E 36.17'
C11	39°01'50"	30.00'	20.44'	S70°02'35"W 20.04'
C12	1°23'43"	374.93'	9.13'	N0°21'55"E 9.13'

Line Table		
Line #	Direction	Length
L1	S01°59'54"E	14.03'
L2	S89°40'06"W	46.00'
L3	N0°20'15"W	18.00'
L4	S89°39'45"W	11.60'
L5	N0°16'18"E	4.92'
L6	N33°15'27"W	27.76'
L7	N0°20'15"W	15.00'
L8	S0°20'15"E	15.00'
L9	N89°39'45"E	9.47'
L10	S0°20'15"E	15.00'
L11	S89°39'45"W	8.09'
L12	N89°33'30"E	15.46'

LEGEND

IRF.....Found 1/2" Iron Rod
 O IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
 DRTCT.....Deed Records, Tarrant County, Texas
 PRCTCT.....Plat Record, Tarrant County, Texas

GENERAL NOTES

- Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
- All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
- The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and roadway locations and minimum finished floor elevations data placed on this survey.
- This plat does not alter or remove any deed restrictions, covenants or restrictions that may affect this property.
- This plat does not alter or remove any existing easements that affect this property and may not be shown.
- The property as platted is subject to any documents pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Tarrant County Clerk's Office.
- Selling a portion of this addition by metes and bounds could be a violation of City Ordinance and State Law.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- This plat is subject to Variance to Section 8.16 - R - Retail 4.a.2) Minimum Lot Width - One hundred fifty feet (150'). Provided lot width - 123.46'

FLOOD ZONE NOTE

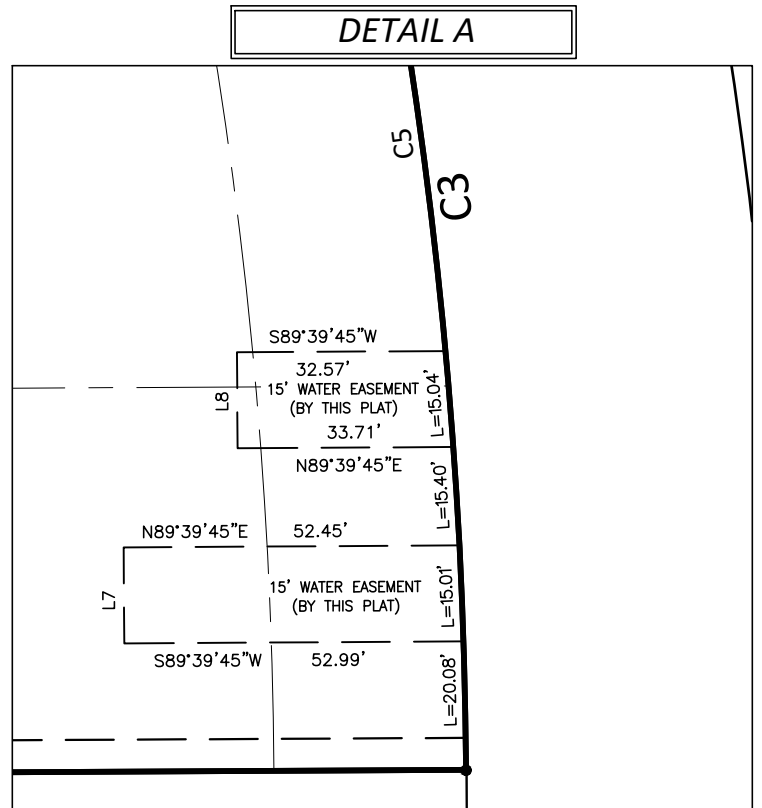
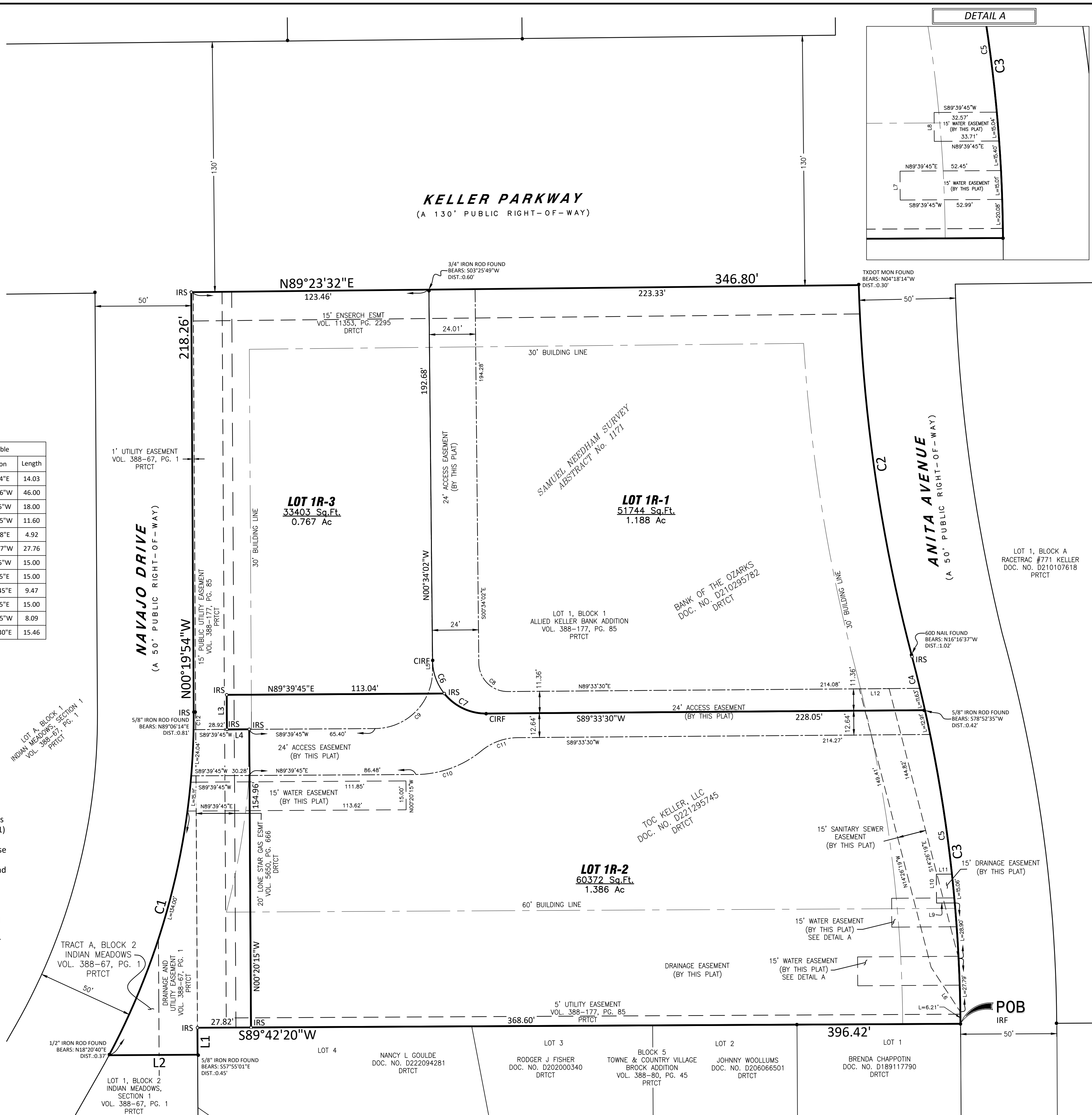
By scaled location of FEMA FIRM Map NoS. 48439C0090L effective date March 21, 2019 the subject property lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare 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 direct supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: **Review**
 Surveyor: Robert A. Lee
 Registered Professional Land Surveyor No. 6895
 Release Date: 05-22-2024
 Robert A. Lee
 State of Texas Registered Professional Land Surveyor
 No. 6895
 May 22, 2024



OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS, Bank of the Ozarks and TOC Keller, LLC, acting by and through their undersigned, duly authorized agents, are the sole owner of a tract of land situated in the Samuel Needham Survey, Abstract Number 1171, City of Keller, Texas, as described by deed to the Bank of the Ozarks in Document Number D210295782, Deed Records, Tarrant County, Texas (DRTCT), and as described by deed to TOC Keller, LLC in Document Number D221295745, DRTCT and being more particularly described as follows:

BEING a tract of land situated in the Samuel Needham Survey, Abstract Number 1171, City of Keller, Tarrant County, Texas, same being all of Lot 1, Block 1, Allied Keller Bank Addition, an addition to the City of Keller, Tarrant County, Texas as shown on the plat recorded in Volume 388-177, Page 85, PRCTCT, and being all of Tract A, Block 2, Indian Meadows, an addition to the City of Keller, Tarrant County, Texas as shown on the plat recorded in Volume 388-67, Page 1, PRCTCT and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch iron rod for the southeast corner of said Lot 1, same being the northeast corner of Lot 1, Block 5, Towne & Country Village Brock Addition, an addition to the City of Keller, Tarrant County, Texas as shown on the plat recorded in Volume 388-80, Page 45, PRCTCT, and being in the west right-of-way line of Anita Avenue (a 50' public right-of-way);

THENCE South 00°19'54" East, with the common line between said Tract A and said Lot 4, a distance of 14.03 feet to a point for the southeast corner of said Tract A, same being the northeast corner of Lot 1 of the aforementioned Block 2 from which a found 5/8-inch iron rod bears South 57°55'01" East, a distance of 0.45 feet;

THENCE South 89°42'20" West, with the common line between said Lot 1, Block 1 and said Block 5, a distance of 396.42 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the southwest corner of said Lot 1, Block 1, same being the northwest corner of Lot 4 of said Block 5, and being in the east line of the aforesaid Tract A;

THENCE South 00°19'54" East, with the common line between said Tract A and said Lot 4, a distance of 14.03 feet to a point for the southeast corner of said Tract A, same being the northeast corner of Lot 1 of the aforementioned Block 2 from which a found 5/8-inch iron rod bears South 57°55'01" East, a distance of 0.45 feet;

THENCE South 89°40'06" West, with the common line between said Tract A and said Lot 1, Block 2, a distance of 46.00 feet to a point for the southwest corner of said Tract A, same being the northwest corner of said Lot 1, Block 2, and being in the east right-of-way line of Navajo Drive (a 50' public right-of-way) from which a found 1/2-inch iron rod bears North 18°20'40" East, a distance of 0.37 feet;

THENCE with the common line between said Tract A and the said east right-of-way line the following courses and distances:

along a curve to the left having a central angle of 28°21'39", a radius of 374.93 feet, an arc length of 185.59 feet and a chord which bears North 13°50'54" East, a distance of 183.70 feet to an IRS from which a found 5/8-inch iron rod bears North 89°06'14" East, a distance of 0.81 feet;

North 00°19'54" West, 218.26 feet to an IRS for the northwest corner of said Tract A, same being the southeast corner of the intersection between said Navajo Drive and Keller Parkway (a 130' public right-of-way)

THENCE North 89°23'32" East, with the common line between said Tract A and the south right-of-way line of said Keller Parkway, passing the northeast corner of said Tract A, same being the northwest corner of the aforementioned Lot 1, Block 1 at a distance of 1.00 feet, and now continuing with the common line between said Lot 1, Block 1 and the said south right-of-way line in all for a total distance of 346.80 feet to a point for the northeast corner of said Lot 1, Block 1, same being the southwest corner of the intersection between said Keller Parkway and the aforementioned Anita Avenue from which a found 4-inch aluminum disc marked "TXDOT" bears North 04°18'14" West, a distance of 0.30 feet;

THENCE with the common line between said Lot 1, Block 1 and the west right-of-way line of Anita Drive the following courses and distances:

along a curve to the left having a central angle of 12°59'46", a radius of 862.00 feet, an arc length of 195.53 feet, and a chord which bears South 08°09'12" East, a distance of 195.11 feet to an IRS from which a found 60d nail bears North 16°16'37" West, a distance of 1.02 feet;

along a curve to the right having a central angle of 14°16'00", a radius of 775.00 feet, an arc length of 192.98 feet, and a chord which bears South 07°31'05" East, a distance of 192.48 feet to the POINT OF BEGINNING and containing 145,520 square feet or 3.341 acres of land more or less.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §

THAT, Bank of the Ozarks thru its authorized agent _____ and Keller TOC, LLC thru its authorized agent _____ do hereby adopt this plat designating the above described property as **LOT 1R1, 1R2 AND 1R3, BLOCK 1, ALLIED KELLER BANK ADDITION**, an addition to the City of Keller, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements as shown.

WITNESS UNDER MY HAND THIS the ____ day of _____, 2024.

Authorized Agent
 Bank of the Ozarks

Authorized Agent
 Keller TOC, LLC

State of Texas Notary Public

**STATE OF TEXAS §
 COUNTY OF TARRANT §**

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

State of Texas Notary Public

WITNESS UNDER MY HAND THIS the ____ day of _____, 2024.

Authorized Agent

Keller TOC, LLC

**STATE OF TEXAS §
 COUNTY OF TARRANT §**

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

State of Texas Notary Public

FINAL PLAT
LOTS 1R-1, 1R-2, 1R-3, BLOCK 1
ALLIED KELLER BANK ADDITION

BEING A REPLAT OF
LOTS 1, BLOCK 1, ALLIED KELLER BANK ADDITION
AS RECORDED IN DOCUMENT NUMBER VOL. 388-177, PG 85, PRCTCT
AND TRACT A, BLOCK 2, INDIAN MEADOWS, SECTION 1
AS RECORDED IN VOL. 388-67, PG. 1, PRCTCT
3.341 ACRES
SAMUAL NEEDHAM SURVEY, ABSTRACT NO. 1171
CITY OF KELLER, TARRANT COUNTY, TEXAS
MAY 2024

Approved by the City of Keller Planning and Zoning Commission

Chairman _____ Date _____

Approved by the City of Keller City Council

Chairman _____ Date _____

City Secretary _____ Date _____

Document # _____ Date _____

Approved by the City of Keller Community Development Department

Director _____ Date _____

Secretary _____ Date _____

Document # _____

Surveyor



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
 ree@bhbc.com • 817.338.1277 • bhbcinc.com
 TBPELS Firm #44, #10011300

Owner / Applicant / Developer
 TOC Keller, LLC
 365 Miron Street, Suite A
 Southlake, Texas 76092
 817-416-3981