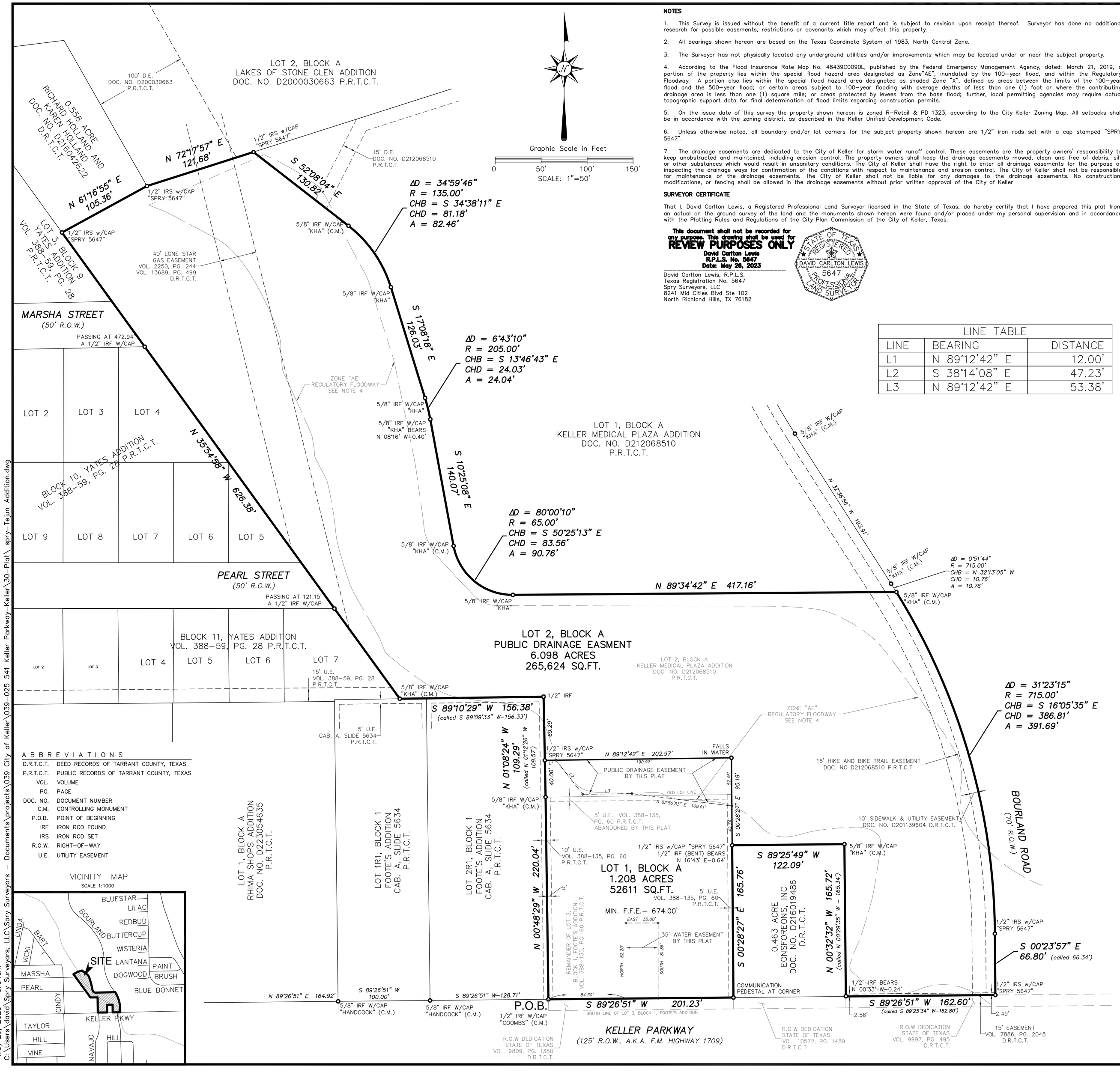

May 26, 2023 – 9:34am
C:\Users\david\Spry Surveyors, LLC\Spry Surveyors – Documents\projects\039 City of Keller\039-025 541 Keller Parkway-Keller\30-Plat\ spry-Tejun Addition.dwg

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.

3. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.

4. According to the Flood Insurance Rate Map No. 48439C0090L, published by the Federal Emergency Management Agency, dated: March 21, 2019, a portion of the property lies within the special flood hazard area designated as Zone"AE", inundated by the 100-year flood, and within the Regulatory Floodway. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.

5. On the issue date of this survey the property shown hereon is zoned R-Retail & PD 1323, according to the City Keller Zoning Map. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

6. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

7. The drainage easements are dedicated to the City of Keller for storm water runoff control. These easements are the property owners' responsibility to keep unobstructed and maintained, including erosion control. The property owners shall keep the drainage easements mowed, clean and free of debris, silt or other substances which would result in unsanitary conditions. The City of Keller shall have the right to enter all drainage easements for the purpose of inspecting the drainage ways for confirmation of the conditions with respect to maintenance and erosion control. The City of Keller shall not be responsible for maintenance of the drainage easements. The City of Keller shall not be liable for any damages to the drainage easements. No construction, modifications, or fencing shall be allowed in the drainage easements without prior written approval of the City of Keller

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Keller, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for
REVIEW PURPOSES ONLY
David Carlton Lewis
R.P.L.S. No. 5647
Date: May 26, 2023

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°12'42" E	12.00'
L2	S 38°14'08" E	47.23'
L3	N 89°12'42" E	53.38'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS the City of Keller is the owner of all that certain 7.036 acres, which is the remainder of Lot 3, Block 1, Foote's Addition, recorded in Volume 388-135, Page 60 in the Plat Records of Tarrant County, Texas (P.R.T.C.T), and which is all of Lot 2, Block A, Keller Medical Plaza Addition, recorded in Document Number D212068510 P.R.T.C.T., in the S. Needman Survey, A-1171, City of Keller Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod with a cap stamped "Coombs" found for the southwest corner of the herein described tract, common northwest corner the right-of-way dedication to the State of Texas, recorded in Volume 9809, Page 1350 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the west line of said Lot 3, Block 1, Foote's Addition, and common to the southeast corner of Lot 2R1, Block 1, Foote's Addition, recorded in Cabinet A, Slide 5634 P.R.T.C.T., and in the north right-of-way line of Keller Parkway (125' R.O.W., also known as F.M. Highway 1709);

THENCE North 00° 48' 29" West – 220.04' to a 5/8" iron rod with a cap stamped "KHA" found for the northwest corner of said Lot 3, Block 1, Foote's Addition, common to a point for corner of said Lot 2R1, Block 1, Foote's Addition, and common to a point of corner of said Lot 2, Block A, Keller Medical Plaza Addition;

THENCE North 01° 08' 24" West – 109.29' (called N 01° 12' 26" West – 109.57') to a 1/2" iron rod found for and angle corner of the herein described tract, common to the northeast corner of said Lot 2R1, Block 1, Foote's Addition;

THENCE South 89° 10' 29" West – 156.38' (called South 89° 09' 33" West – 156.33') to a 5/8" iron rod with a cap stamped "KHA" found the most westerly southwest corner of said Lot 2, Block A, Keller Medical Plaza Addition, and in the northeast line of Yates Addition, recorded in Volume 388-59, Page 28 P.R.T.C.T.;

THENCE North 35° 54' 58" West, along the northeast line of said Yates Addition, passing at a distance of 121.15' a 1/2" iron rod with a cap in the south right-of-way line of Pearl Street (a 50' R.O.W.), and passing at a distance of 472.94' a 1/2" iron rod with a cap found in the south right-of-way line of Marsha Street (a 50' R.O.W.), and continuing along the northeast line of said Yates Addition, for a total distance of 626.38' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the southwest corner of the 0.558 acre tract described in the deed to Richard Holland and Kren Holland, recorded in Document Number D216042622 D.R.T.C.T.;

THENCE North 61° 16' 55" East – 105.36' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, common to the southeast corner of said 0.558 acre tract and common to the southwest corner of Lot 2, Block A, Lakes of Stone Glen Addition, recorded in Document Number D2000030663. P.R.T.C.T.;

THENCE North 72° 17' 57" East – 121.68' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most northerly northeast corner of the herein described tract, common to the northwest corner of Lot 1, Block A, of said Keller Medical Plaza Addition;

THENCE along the common line of the herein described tract and Lot 1, Block A, Keller Medical Plaza Addition, the following courses and distances:

South 52° 08' 04" East – 130.82' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the right, having a central angle of 34° 59' 43", a radius of 135.00', and a chord bearing and distance of South 34° 38' 11" East – 81.18';

Along said curve to the right, an arc distance of 82.46' to a 5/8" iron rod with a cap stamped "KHA" found for the end of curve;

South 17° 08' 18" East – 126.03' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the right, having a central angle of 06° 43' 10", a radius of 205.00', and a chord bearing and distance of South 13° 46' 43" East – 24.03'

Along said curve to the right, an arc distance of 24.04' to the end of curve, from which a found 5/8" iron rod with a cap stamped "KHA" bears North 08° 16' West – 0.40';

South 10° 25' 08" East – 140.07' to a 5/8" iron rod with a cap stamped "KHA" found for the Point of Curvature of a curve to the left, having a central angle of 80° 00' 10", a radius of 65.00', and a chord bearing and distance of South 50° 25' 13" East – 83.56';

Along said curve to the left, an arc distance of 90.76' to a 5/8" iron rod with a cap stamped "KHA" found for the end of curve;

North 89° 34' 42" East – 417.16' to a 5/8" iron rod with a cap stamped "KHA" found for most northerly northeast corner of the described tract, common to the southeast corner of said Lot 1, Block A, Keller Medical Plaza Addition, and in the west right-of-way line of Bourland Road (70' R.O.W.), which is a point on a curve to the right, having a central angle of 31° 23' 15", a radius of 715.00', and a chord bearing and distance of South 16° 05' 35" East – 386.81';

THENCE along said curve to the right, along west right-of-way line of said Bourland Road, an arc distance of 391.69' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the end of curve;

THENCE South 00° 23' 57" East – 66.80' (called 66.34'), continuing along the west right-of-way line of said Bourland Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, at the intersection of said Bourland Road and Keller Parkway;

THENCE South 89° 26' 51" West – 162.60' (called South 89° 25' 34" West – 162.80') along the north right-of-way line of said Keller Parkway, to an angle corner of the herein described tract, common to the southeast corner of the 0.463 acre tract described in the deed to Eonsforeons, Inc, recorded in Document Number D216019486 D.R.T.C.T., from which a found 1/2" iron rod bears North 00° 33' West – 0.24';

THENCE North 00° 32' 32" West – 165.72' (called North 00° 29' 35" West – 165.34') to a 5/8" iron rod with a cap stamped "KHA" found for an angle corner of the herein described tract, common to the northeast corner of said 0.463 acre tract;

THENCE South 89° 25' 49" West – 122.09' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract, from which point a 1/2" iron rod found (bent) bears North 16° 43' East – 0.64';

THENCE South 00° 28' 27" East – 165.76' along the west line of said 0.463 acre tract, to an angle corner of the herein described tract (communication pedestal at corner), common to the southwest corner of said 0.463 acre tract, and in the north right-of-way line of said Keller Parkway;

THENCE South 89° 26' 51" West – 201.23' along the north right-of-way line of said Keller Parkway, to the POINT OF BEGINNING and containing 7.306 acres (318,235 sq. ft.) of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That the **City of Keller**, the Owner, does hereby adopt this plat designating the hereinbefore described property as **Lot 1& Lot 2, Block A, Tejun Addition**, an addition to the City of Keller, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and 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, Texas.

Witness our hands this _____ day of _____, 2023.

_____
Person Name to be added/representing the City of Keller

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

_____
Notary Public in and for Tarrant County

My Printed Name_____

My Commission expires: _____

APPROVED BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT	
Director	Date
Secretary	Date
Document Number	Date

OWNERS:
City of Keller
1100 Bear Creek Parkway
Keller, TX 76248

ENGINEER:
Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number: 074-047-30

FINAL PLAT
LOT 1 & LOT 2, BLOCK A
TEJUN ADDITION

AN ADDITION TO THE CITY OF KELLER, WHICH IS A REPLAT OF LOT 3, BLOCK A, FOOTE'S ADDITION RECORDED IN VOLUME 388-135, PAGE 60 P.R.T.C.T. & ALL OF LOT 2, BLOCK A, KELLER MEDICAL PLAZA ADDITION RECORDED IN DOCUMENT NUMBER D212068510 P.R.T.C.T., WHICH IS 7.304 ACRES
IN THE SAM NEEDHAM SURVEY, A-1171
CITY OF KELLER, TARRANT COUNTY, TEXAS

DATE: MAY 2023