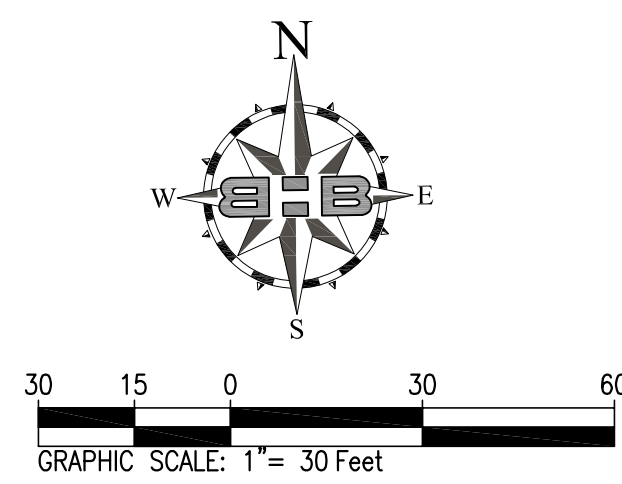




VICINITY MAP - 1"=1000'
CITY OF KELLER,
TARRANT COUNTY, TEXAS



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	1°31'47"	11394.16'	304.20'	N88°34'18"W	304.19'

Line Table		
Line #	Direction	Length
L1	N90°00'00"W	12.46
L2	N0°00'00"E	15.71

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS The Greater Keller Women's Club Foundation, Inc., are the owners of a tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas, being all of Lot 2, Block A, the Bowden Event Center Addition, an addition to the City of Keller, Tarrant County, Texas, as shown on plat thereof and recorded in Document No. D216075961, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (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.)

BEGINNING at a "X" cut found for the southeast corner of said Lot 2 and being common with the southwest corner of Lot 3, of said Block A, also being in the north right of way line of Farm to Market Highway No. 1709 (Keller Parkway), a 130 foot right of way, and being a PC of curve to the right having a radius of 11394.16 feet;

THENCE with said curve to the right, the north right of way line of said Farm to Market Highway No. 1709 and being common with the south line of said Lot 2, having a central angle of 01°31'47", a chord bearing and distance of North 88°34'18" West, a distance of 304.19 feet, an arc length of 304.20 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 2 and being common with the southeast corner of Lot 1R1, Block 1, Flower Addition, an addition to the City of Keller, Tarrant County, Texas, as shown on plat thereof and recorded in Document No. D218059515, (OPRTCT);

THENCE North 00°22'26" West, with the west line of the aforesaid Lot 2 and being common with the east line of said Lot 1R1, a distance of 276.48 feet to a 5/8-inch capped iron rod marked "BHB" found for the northwest corner of the aforementioned Lot 2 and being common with the southwest corner of Lot 1, of said Block A;

THENCE East, with the north line of said Lot 2 and being common with the south line of said Lot 1, a distance of 305.91 feet to an "X" cut found for the northeast corner of said Lot 2 and being common with the northwest corner of said Lot 3;

THENCE South, with the east line of said Lot 2 and being common with the west line of said Lot 3, a distance of 284.06 feet to the POINT OF BEGINNING and containing 85,684 square feet or 1.967 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Deborah A. Reynolds, President, Greater Keller Women's Club Foundation, Inc., Owner(s) do hereby adopt this plat designating the hereinabove described property as Lots 2R1 and 2R2 Block A, Bowden Event Center Addition, an addition to the City of Keller 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 the 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 our hands at Tarrant County, Texas, this _____ day of _____, 2020.

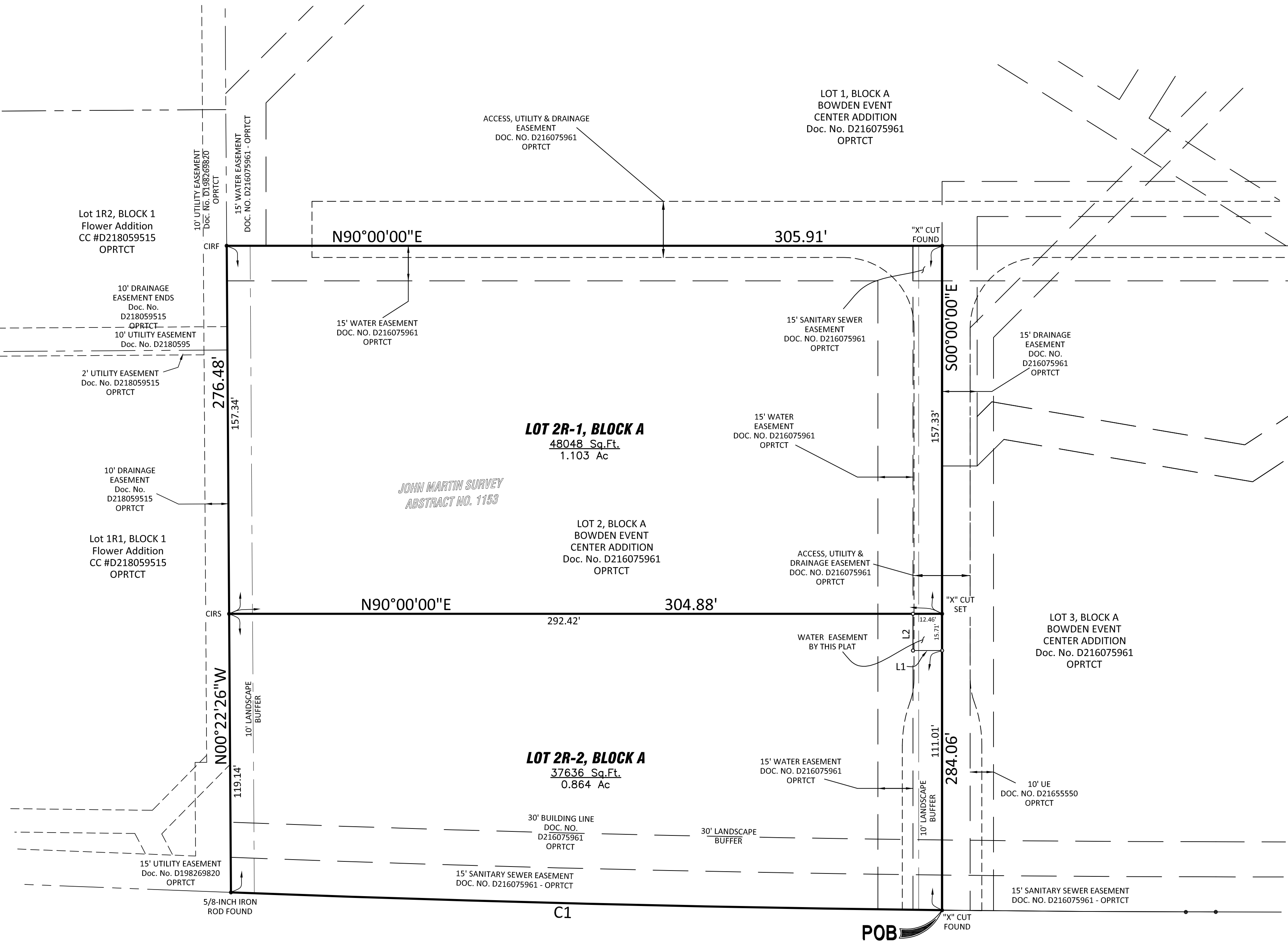
Deborah A. Reynolds, President,
Greater Keller Women's Club Foundation, Inc.

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Deborah A. Reynolds, President, Greater Keller Women's Club Foundation, Inc., Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas



LEGEND

CIRF.....5/8-Inch Capped Iron Rod Marked "BHB" Found
CIRS.....5/8-Inch Capped Iron Rod Marked "BHB" Set
OPRTCT.....OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
POB.....Point of Beginning

SURVEYOR'S NOTES

- This survey has been prepared under the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
- Horizontal Datum and coordinates shown hereon are 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.
- By scaled location of FEMA FIRM Number 48439C0090L, revised date of March 21, 2019, this lot is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

Approved by the City of Keller Planning and Zoning Commission

Chairman _____ Date _____

Secretary _____ Date _____

Document # _____ Date _____

DRAINAGE EASEMENT

The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property 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 easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Keller will not be responsible for the maintenance of the detention facility, drainage outfalls or the storm drainage pipe. The City of Keller shall not be liable for any damages to the detention pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, 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 Fort Worth, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 04-07-2020

John G. Margotta
State of Texas Professional Land Surveyor
RPLS No. 5956
April 07, 2020

**FINAL PLAT OF
LOTS 2R1 AND 2R2, BLOCK A
1.967 ACRES OR 85,684 SQUARE FEET
BEING A REPLAT OF LOT 2, BLOCK A,
OF THE BOWDEN EVENT CENTER ADDITION,
RECORDED IN DOC. NO. D216075961, OPRTCT,
JOHN MARTIN SURVEY, ABSTRACT No. 1153
CITY OF KELLER
TARRANT COUNTY, TEXAS
APRIL 2020**



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TBPE Firm #44 • TBPLS FIRM #10011300