

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	0°35'19"	11394.16'	117.03'	N89°3'51"W	117.03'
C2	0°03'52"	11394.16'	12.81'	N89°53'34"W	12.81'
C3	0°31'27"	11394.16'	104.22'	N89°35'55"W	104.22'
C4	0°07'53"	11364.16'	26.08'	N89°51'34"W	26.08'
C5	0°27'31"	11364.16'	90.99'	N89°33'51"W	90.99'

Line #	Direction	Length
L1	N90°00'00"E	26.17
L2	S0°00'00"E	15.00
L3	N90°00'00"W	26.17
L4	N45°05'23"E	8.89
L5	S0°00'00"E	21.18
L6	S45°05'23"W	8.89
L7	N90°00'00"W	15.00

Line #	Direction	Length
L8	S60°00'00"W	23.80
L9	N60°00'00"W	24.17
L10	N45°05'23"E	7.22
L11	S45°00'00"W	32.41
L12	N45°00'00"W	15.00
L13	N45°00'00"E	26.19

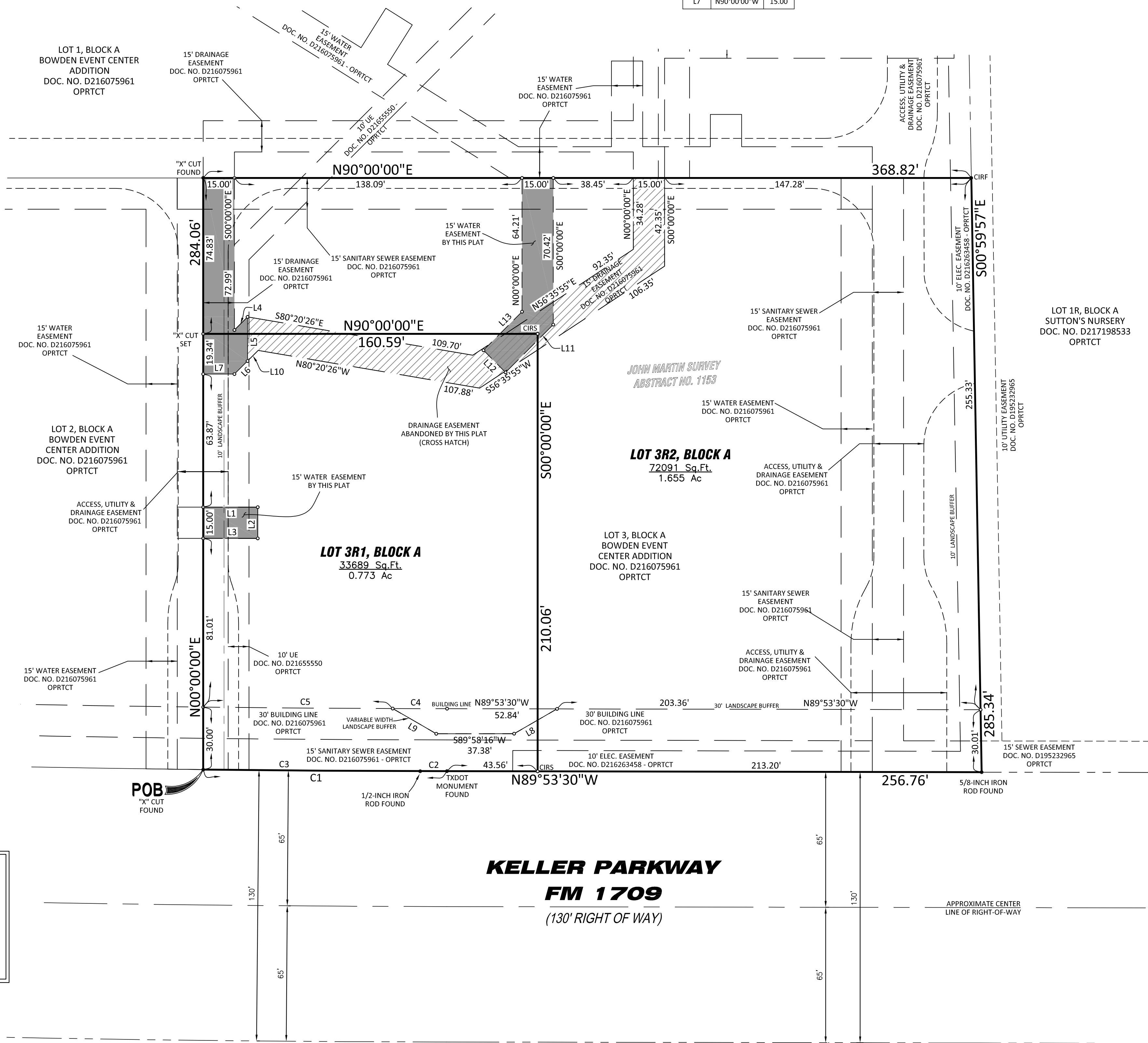
VICINITY MAP - 1" = 1000'
CITY OF KELLER, TARRANT COUNTY, TEXAS

LEGEND

CIRF.....5/8-Inch Capped Iron Rod Marked "BHB INC" Found
CIRS.....5/8-Inch Capped Iron Rod Marked "BHB INC" Set
OPRTCT.....Official Public Records, Tarrant county, Texas
POB.....Point of Beginning
UE.....Utility Easement

SURVEYOR'S NOTES

- This survey has been prepared without 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.
- This plat does not alter or remove any existing covenants, restrictions and easements that affect this property except as shown.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS The Greater Keller Women's Club Foundation, Inc., is the owner of a tract of land situated in the John Martin Survey, Abstract No. 1153, City of Keller, Tarrant County, Texas, same being all of Lot 3, Block A, 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, (OPRTCT), 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 found "X" cut for the southwest corner of said Lot 3 and being common with the southeast corner of Lot 2, of said Block A, also being in the north right of way line of Farm to Market Road No. 1709 (Keller Parkway), a 130 foot right of way;

THENCE North 00°00'00" East with the west line of said Lot 3 and being common with the east line of said Lot 2, a distance of 284.06 feet to a found "X" cut for the northwest corner of said Lot 3 being common with the northeast corner of said Lot 2 and being in the south line of Lot 1, of said Block A;

THENCE North 90°00'00" East with the north line of the aforesaid Lot 3 and being common with the south line of said Lot 1, a distance of 368.82 feet to found 5/8-inch capped iron rod marked "BHB INC" for the northeast corner of the aforementioned Lot 3, being common with the southeast corner of said Lot 1, and being in the west line of Lot 1R, Block A, Sutton's Nursery Addition, an addition to the City of Keller, Tarrant County, Texas, as shown on plat thereof and recorded in Document No. D217198533, (OPRTCT);

THENCE South 00°59'57" East with the east line of said Lot 3 and being common with the west line of said Lot 1R, a distance of 285.34 feet to a found 5/8-inch iron rod for the southeast corner of said Lot 3 and being common with the southwest corner of said Lot 1R, also being in the north right of way line of aforementioned Farm to Market Road No. 1709;

THENCE North 89°53'30" West with the south line of said Lot 3 and being common with the north right of way line of said Farm to Market Road No. 1709, a distance of 256.76 feet to a found TXDOT Monument;

THENCE continuing with the said south line of Lot 3 and being common with the north right of way line of said Farm to Market Road No. 1709 and along a curve to the right having a central angle of 00°35'19", a radius of 11394.16, an arc length of 117.03 feet and a chord which bears North 89°37'51" West, a distance of 117.03 feet to the POINT OF BEGINNING and containing 105,780 square feet or 2.428 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, **Janna Clarke** (authorized representative of The Greater Keller Women's Club Foundation), Owner(s) do hereby adopt this plat designating the hereinabove described property as **Lots 3R1 and 3R2 Block A, Bowden Event Center Addition**, 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 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.

Janna Clarke
(Authorized Representative, The Greater Keller Women's Club Foundation)

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 **Janna Clarke** (Authorized Representative of The Greater Keller Women's Club Foundation), 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

Approved by the City of Keller Community Development Department

Director _____ 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
BOWDEN EVENT CENTER ADDITION
LOTS 3R1 AND 3R2, BLOCK A
2.428 ACRES OR 105,781 SQUARE FEET
BEING A REPLAT OF LOT 3, BLOCK A,
OF THE BOWDEN EVENT CENTER ADDITION,
RECORDED IN CC# 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