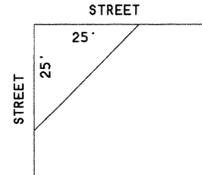
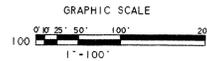
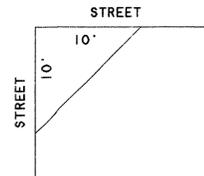


DETAIL:
25' X 25' VISIBILITY TRIANGLE
AT INTERSECTIONS WITH
THOROUGHFARE



TYPICAL DETAIL
UTILITY AND PEDESTRIAN
EASEMENT AT INTERIOR
RESIDENTIAL STREET
INTERSECTIONS



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, COY QUINE, acting as agent for BEAR CREEK PLAZA, LTD., is the sole owner of a tract of land situated in the W. J. Holland Survey, Abstract No. 692 and the J. Edmonds Survey, Abstract No. 457, City of Keller, Tarrant County, Texas and being part of that certain tract of land conveyed to Bear Creek Plaza, Ltd. by deed recorded in Volume 16298, Page 240, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of Texas and Pacific M. K. T. Railroad line of U. S. Highway No. 377 (a variable ROW), said iron rod being at the Northeast corner of said Bear Creek Plaza tract:

THENCE: S 87° 39' 44" E, a distance of 274.66 feet to a 1/2 inch iron rod found in the West ROW of U. S. Highway No. 377 (a variable ROW), said iron rod being at the Northeast corner of said Bear Creek Plaza tract:

THENCE: S 02° 19' 13" W, along the West ROW line of U. S. Highway No. 377, a distance of 994.00 feet to a 5/8 inch iron rod found in a curve to the right, having a central angle of 05° 11' 51" a radius of 5664.58 feet and a chord bearing S 04° 51' 54" W, a distance of 513.67 feet:

THENCE: along the West ROW line of U. S. Highway No. 377 and said curve to the right, an arc distance of 513.85 feet to a 5/8 inch iron rod found for corner:

THENCE: S 07° 30' 01" W, along the West ROW line of U. S. Highway No. 377, a distance of 109.69 feet to a 1/2 inch iron rod found for corner in the West ROW line of U. S. Highway No. 377:

THENCE: S 87° 40' 34" W, 242.05 feet to a 1/2 inch iron rod found for corner in the East ROW line of said Texas and Pacific M. K. T. Railroad:

THENCE: N 02° 19' 26" E, along the East ROW line of said Texas and Pacific M. K. T. Railroad, a distance of 1616.47 feet to the PLACE OF BEGINNING and containing 10.036 acres of land.

THAT I, COY QUINE, acting as agent for BEAR CREEK PLAZA, LTD., a Texas limited partnership, does hereby adopt this plat designating the hereinabove described property as, BEAR CREEK PLAZA ADDITION, Lots 4, 5, and 6 Block A, an Addition in the City of Keller, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements 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 construction, 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, Tarrant County, Texas.

Witness my hand and seal at Richardson, TX, this the 16th day of May, 2005.

BEAR CREEK PLAZA, LTD., a Texas limited partnership

By: Bear Creek Plaza General Partner, Inc., a Texas corporation, general partner

By: Quine & Associates, Inc., a Texas corporation

By: COY QUINE, Agent

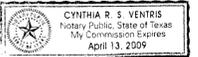
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared COY QUINE, 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.

GIVEN under my Hand and Seal of Office the 16th day of May, 2005.

NOTARY PUBLIC in and for the State of Texas
My Commission Expires: 11/13/07



SURVEYOR'S CERTIFICATE

NOV KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. LANE, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Keller, Texas.

GIVEN under my Hand and Seal of Office the 19th day of May, 2005.

J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. L. LANE, 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.

GIVEN under my Hand and Seal of Office the 19th day of May, 2005.

NOTARY PUBLIC in and for the State of Texas
My Commission Expires: 12/11/07



Addressed Copy

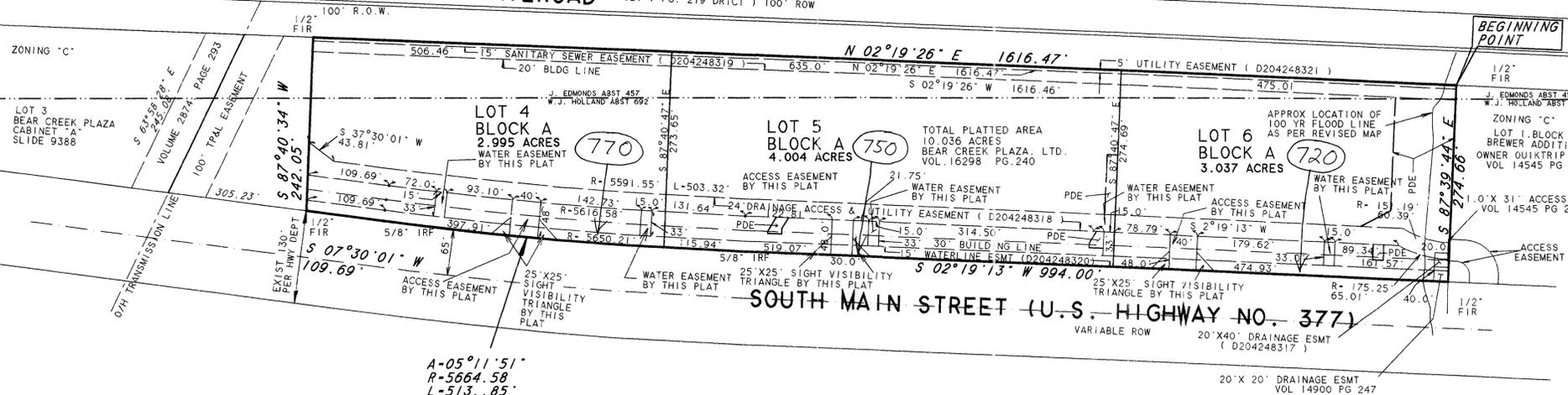
FINAL PLAT OF
BEAR CREEK PLAZA ADDITION
LOTS 4, 5, 6 BLOCK A

10.036 ACRE TRACT
W. J. HOLLAND SURVEY (A-692)
J. EDMONDS SURVEY (A-457)
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONING -- C-COMMERCIAL

JIM LANE
LANE'S SOUTHWEST SURVEYING, INC.
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TEXAS 75150
(972) 681-4442
PREPARED: JANUARY 27, 2005

REVISIONS
2-11-05
5-18-05

TEXAS AND PACIFIC MKT RAILROAD (VOL. Y PG. 219 DRCT) 100' ROW



A-05°11'51"
R-5664.58
L-513.85
T-257.10
CB-S 04°51'54"E
LC-513.67'

NOTES:

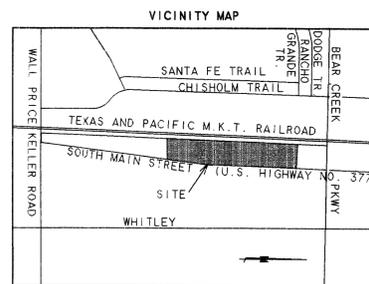
- PART OF THIS PROPERTY IS LOCATED IN THE FEMA FLOOD AREA AS PER OVERLAY SHOWN ON FEMA COMMUNITY PANEL # 480602 0170H, DATED AUGUST 12, 1995
- NO DEDICATION FOR PARKS OR TRAILS

ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE. NO PUBLIC DRAINAGE EASEMENTS ON THIS PLAT.

CONSTRUCTION PLANS INCLUDING A DRAINAGE STUDY SHALL BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. ANY EASEMENT OR DEDICATED RIGHT-OF-WAY CHANGES ON THE APPROVED FINAL PLAT RESULTING FROM REQUIRED DESIGN/ CONSTRUCTION PLAN CHANGES SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.

BASIS OF BEARING:
BEING THE EAST R.O.W. LINE OF THE TEXAS AND PACIFIC MKT RAILROAD BY DEED RECORDED IN VOLUME 14674, PAGE 272, D.R.T.C.T.

PDE- PRIVATE DRAINAGE EASEMENT



1"=1000'

Approved by the City of Keller Director of Community Development

Richard C. Duedel
Director
Date: 5-24-05
City Secretary
Date: 5-24-05

OWNER / DEVELOPER/ APPLICANT

BEAR CREEK PLAZA, LTD.
C/O COY QUINE
QUINE & ASSOCIATES, INC.
301 S. SHERMAN, SUITE 100
RICHARDSON, TEXAS 75081
(972) 669-8440

ENGINEER

MARC BENTLEY
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A-250
GARLAND, TEXAS 75043
(972) 240-4821

ZONED C- COMMERCIAL

PROPOSED LOT USE
RETAIL

SET BACK
FRONT 30' ALL YARDS ADJACENT TO STREET
SIDE NONE
REAR 20'

This Plat filed in Cabinet A Slide 10209 on 5-24-05