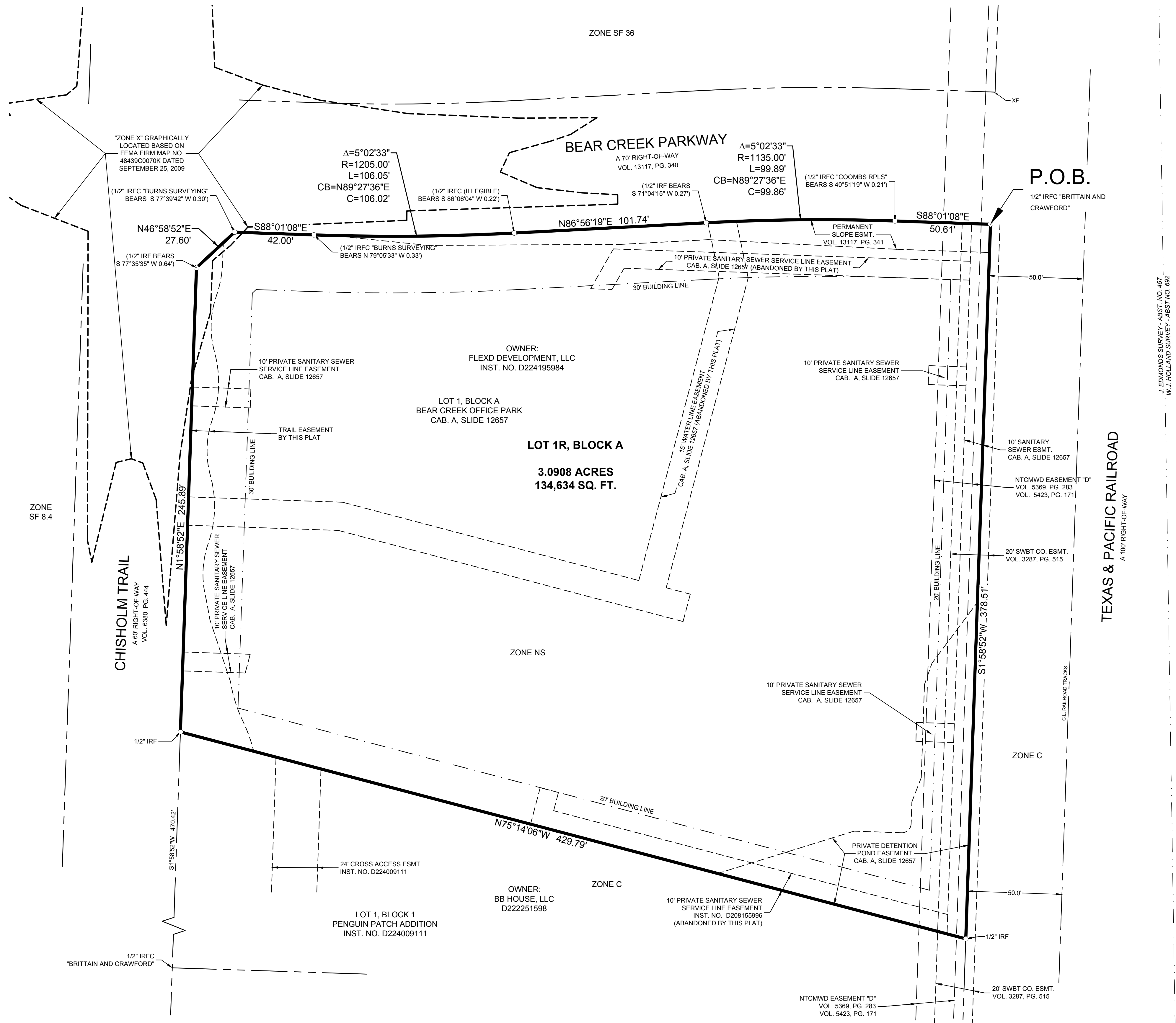
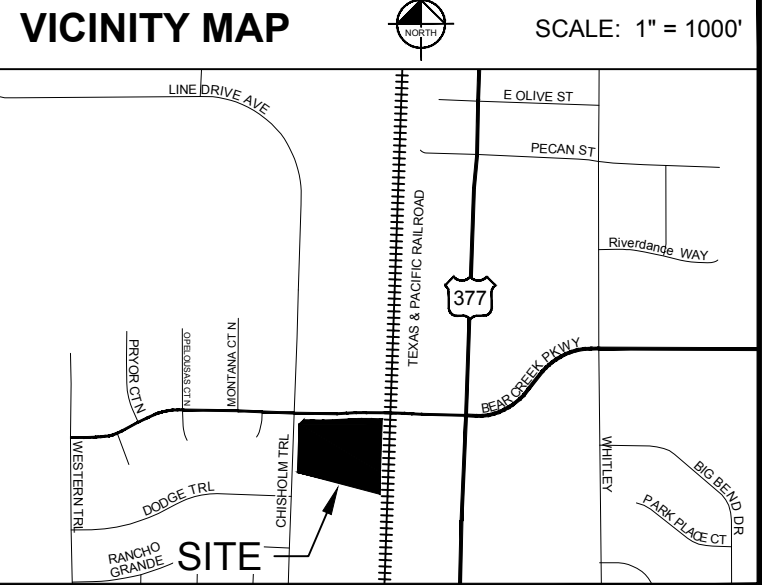


LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE



FINAL PLAT
LOT 1R, BLOCK A
BEAR CREEK OFFICE PARK
BEING A REPLAT OF LOT 1 OF BLOCK A OF THE
BEAR CREEK OFFICE PARK SUBDIVISION
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
CABINET A, SLIDE 12657
3.0908 ACRES
J. EDMONDS SURVEY, ABSTRACT NO. 457
TARRANT COUNTY, TEXAS
ZONE PD (PLANNED DEVELOPMENT - TECH FLEX)

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	SB	JDW	3/5/2025	060015803	1 OF 2

Applicant:
Azimuth: Architecture
501 S. 2nd Ave., Ste. 500
Dallas, TX 75226
Ph. 214-261-9060
Contact: Cole Williams

Developer:
Cardinal Residential Ventures
3131 Turtle Creek Blvd., 11th Floor
Dallas, TX 75219
Ph. 317-491-5434
Contact: J. Jordan Rymer

Engineer:
Kimley-Horn & Associates
2600 N. Central Expressway, Ste. 400
Richardson, TX 75080
Ph. 469-914-8735
Contact: Nader Ainehsazian, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FLEXD Development, LLC is the Owner of a tract of land situated in the J. Edmonds Survey, Abstract Number 457, Tarrant County, Texas and being that same tract of land described in General Warranty Deed recorded in Instrument No. D224195984, Official Public Records, Tarrant County, Texas, and being all of Lot 1, Block A, Bear Creek Office Park, an Addition to the City of Keller, Tarrant County, Texas as recorded in the plat thereof in Cabinet A, Slide 12657, Plat Records, Tarrant County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "BRITTAIN AND CRAWFORD" found for the northeast corner of said Lot 1, being at the intersection of the south right-of-way line of Bear Creek Parkway, a 70-foot right-of-way, and the west line of Texas & Pacific Railroad, a 100-foot right-of-way;

THENCE South 01°58'52" West, departing said south right-of-way line and along said west line, a distance of 378.51 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1;

THENCE North 75°14'06" West, departing said west line, a distance of 429.79 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 1, being on the east right-of-way line of Chisholm Trail, a 60-foot right-of-way, from which a 1/2-inch iron rod with cap stamped "BRITTAIN AND CRAWFORD" found for the southwest corner of Lot 1, Block 1, Penguin Patch Addition, an Addition to the City of Keller, Tarrant County, Texas as recorded in the plat thereof in Instrument No. D224009111, Official Records, Tarrant County, Texas, bears South 01°58'52" West, a distance of 470.42 feet;

THENCE North 01°58'52" East, along said east line, a distance of 245.89 feet to a point for corner, from which a 1/2-inch iron rod found bears South 77°35'35" West, a distance of 0.64 feet;

THENCE North 46°58'52" East, continuing along said east line, a distance of 27.60 feet to a point for corner, from which a 1/2-inch iron rod with cap stamped "BURNS SURVEYING" found bears South 77°39'42" West, a distance of 0.30 feet, said corner being in the said south right-of-way line of Bear Creek Parkway;

THENCE South 88°01'08" East, along said south line, a distance of 42.00 feet to a point at the beginning of a tangent curve to the left with a radius of 1,205.00 feet, a central angle of 05°02'33", and a chord bearing and distance of North 89°27'36" East, 106.02 feet, from which a 1/2-inch iron rod with cap stamped "BURNS SURVEYING" found bears North 79°05'33" West, a distance of 0.33 feet;

THENCE in an easterly direction and along said south line, with said tangent curve to the left, an arc distance of 106.05 feet to a point for corner, from which a 1/2-inch iron rod with cap found bears South 86°06'04" West, a distance of 0.22 feet;

THENCE North 86°56'19" East, continuing along said south right-of-way line, a distance of 101.74 feet to a point at the beginning of a tangent curve to the right with a radius of 1,135.00 feet, a central angle of 05°02'33", and a chord bearing and distance of North 89°27'36" East, 99.86 feet, from which a 1/2-inch iron rod found bears South 71°04'15" West, a distance of 0.27 feet;

THENCE in an easterly direction and continuing along said south line, with said tangent curve to the right, an arc distance of 99.89 feet to a point for corner, from which a 1/2-inch iron rod with cap stamped "COOMBS RPLS" found bears South 40°51'19" West, a distance of 0.21 feet;

THENCE South 88°01'08" East, continuing along said south right-of-way line, a distance of 50.61 feet to the POINT OF BEGINNING and containing 134,634 square feet or 3.0908 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FLEXD Development, LLC, does hereby adopt this plat designating the herein described property as Lot 1R, Block A, Bear Creek Office Park, 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, or other improvements 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. Trees and shrubs further than five- feet from the utility lines shall remain. 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 _____.

FLEXD Development, LLC, Owner

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 (owner), Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 based on observations made on January 15, 2025.
- According to Map No. 48439C0070K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code and the Development Standards of the approved Planned Development for FLEXD.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
josh.wargo@kimley-horn.com

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

Approved by the City of Keller Planning and Zoning Commission

Chairman

Date

Secretary

Date

Document#

Date

FINAL PLAT
LOT 1R, BLOCK A
BEAR CREEK OFFICE PARK
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N/A	SB	JDW	3/5/2025	060015803	2 OF 2

Applicant:
Azimuth: Architecture
501 S. 2nd Ave., Ste. 500
Dallas, TX 75226
Ph. 214-261-9060
Contact: Cole Williams

Developer:
Cardinal Residential Ventures
3131 Turtle Creek Blvd., 11th Floor
Dallas, TX 75219
Ph. 317-491-5434
Contact: J. Jordan Rymer

Engineer:
Kimley-Horn & Associates
2600 N. Central Expressway, Ste. 400
Richardson, TX 75080
Ph. 469-914-8735
Contact: Nader Aiinehsazian, P.E.