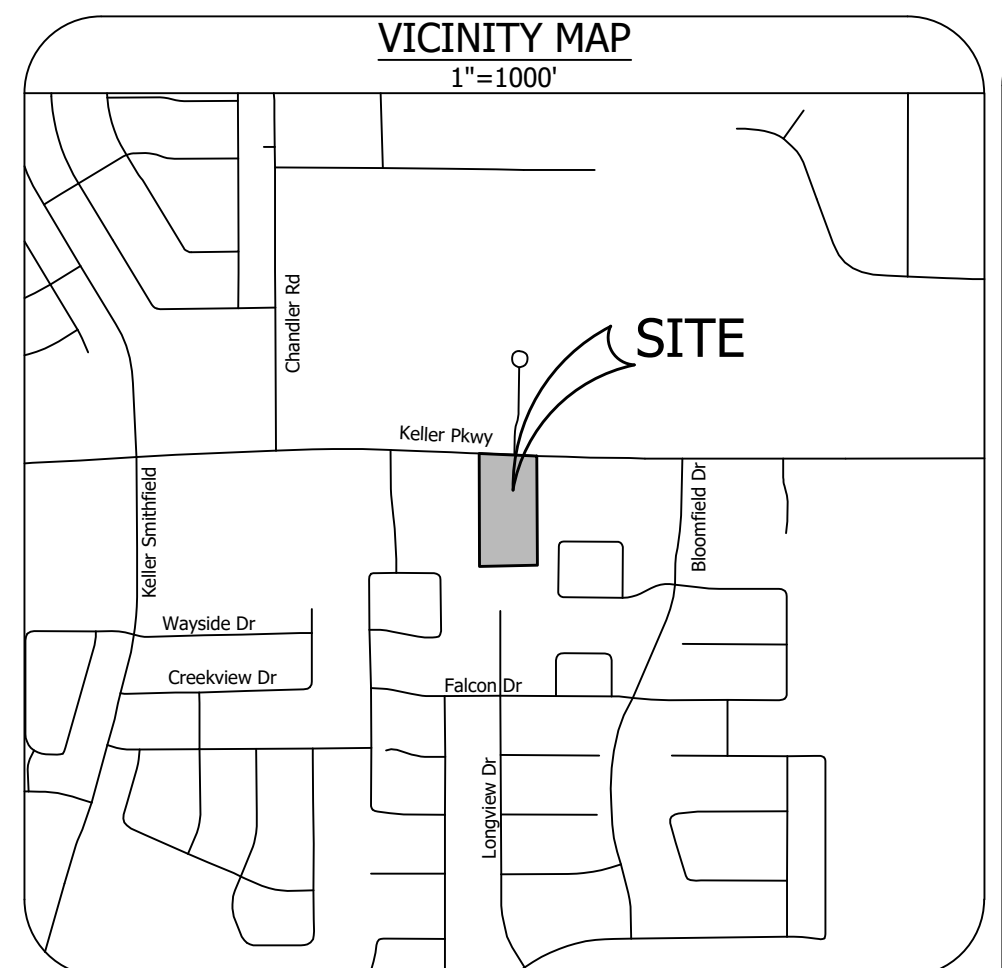


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	9.34'	30.02'	17°49'53"	S 09°37'41" W	9.30'
C3	52.01'	54.00'	55°10'51"	N 28°35'26" E	50.02'
C4	52.98'	54.00'	56°12'49"	S 28°04'28" W	50.88'
C5	29.43'	30.00'	56°12'49"	S 28°04'28" W	28.27'
C6	47.12'	30.00'	90°00'00"	N 44°58'04" E	42.43'
C7	47.12'	30.00'	90°00'00"	S 45°01'56" E	42.43'
C8	47.12'	30.00'	90°00'00"	S 44°58'04" E	42.43'
C9	22.75'	55.16'	23°37'45"	S 75°56'45" W	22.59'
C10	12.51'	30.00'	23°53'47"	N 78°01'10" E	12.42'
C11	22.52'	54.00'	23°53'47"	N 78°01'10" E	22.36'
C12	11.56'	31.56'	20°59'19"	S 75°28'11" W	11.50'
C13	47.12'	30.00'	90°00'00"	N 45°01'56" W	42.43'
C14	47.12'	30.00'	90°00'00"	N 44°58'04" E	42.43'
C15	47.12'	30.00'	90°00'00"	S 45°01'56" E	42.43'
C17	7.26'	29.86'	13°55'46"	N 49°16'16" E	7.24'
C18	32.13'	24.00'	76°42'41"	N 03°57'56" E	29.79'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 56°10'53" W	46.71'	L23	N 89°58'04" E	8.35'
L2	N 56°10'53" E	46.71'	L24	N 00°01'56" W	6.22'
L3	N 89°58'04" E	9.29'	L25	S 89°58'04" W	10.00'
L4	N 00°01'56" W	10.00'	L26	S 00°01'56" E	8.06'
L5	S 89°58'04" W	6.04'	L27	N 89°42'14" E	15.00'
L6	S 89°58'04" W	9.91'	L28	S 00°00'00" W	14.22'
L7	N 00°01'56" W	10.00'	L29	N 90°00'00" W	10.00'
L8	N 89°57'14" E	7.30'	L30	N 00°00'00" W	14.22'
L9	S 89°58'04" W	9.89'	L31	N 00°17'47" W	24.00'
L10	N 00°01'56" W	10.00'	L32	S 89°50'04" W	20.55'
L11	N 89°58'04" E	9.89'	L33	N 89°50'04" E	10.00'
L12	S 89°58'04" W	8.55'	L34	S 89°58'04" W	4.50'
L13	N 00°01'56" W	10.00'	L35	S 00°01'56" E	8.29'
L14	N 89°58'04" E	8.55'	L36	N 89°55'11" E	10.00'
L15	S 89°58'04" W	8.55'	L37	N 00°01'56" W	8.29'
L16	N 00°01'56" W	10.00'	L38	S 89°50'04" W	3.46'
L17	N 89°58'04" E	8.55'	L39	N 90°00'00" E	8.50'
L18	N 89°58'10" E	8.33'	L40	N 01°09'47" W	6.71'
L19	S 00°01'56" E	10.00'			
L20	S 89°58'10" W	8.33'			
L21	S 89°58'04" W	7.58'			
L22	N 00°01'56" W	10.00'			



FLOOD STATEMENT

According to Community Panel Number 48439C0090K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this 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 statement shall not create liability on the part of the Surveyor.

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.

LEGAL DESCRIPTION

BEING a 3.998 acre tract of land situated in the Joseph A. Dunham Survey, Abstract Number 424, Tarrant County, Texas, and being all of a called 3.9946 acre tract of land described by deed to 170 Players, LLC, recorded in County Clerk's File Number D207097569, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 iron rod found at the northeast corner of said called 3.9946 acre tract, same being the northwest corner of Lot 1, Block C, Adalina at Bloomfield, an addition to the City of Keller, according to the plat recorded in County Clerk's File Number D207097569, Plat Records, Tarrant County, Texas, and being on the South right-of-way line of Keller Parkway (F.M. Highway No. 1709), a variable width public right-of-way;

THENCE South 00 Degrees 17 Minutes 46 Seconds East, along the West line of said called 3.9946 acre tract, being common with the West line of said Adalina Addition, at a distance of 546.46 passing a 1/2" capped iron rod found stamped "RPLS 3688", and continuing in all 569.58 feet, to a 1/2" iron rod found at the southeast corner of said called 3.9946 acre tract, same being the northeast corner of Lot 9, Block L, Bloomfield at Hidden Lakes, an addition to the City of Keller, according to the plat recorded in Cabinet A, Slide 4292, Plat Records, Tarrant County, Texas;

THENCE South 88 Degrees 50 Minutes 13 Seconds West, departing said common line and along the South line of said called 3.9946 acre tract, being common with the North line of said Block L, a distance of 301.55 feet, to a 1/2" iron rod found at the southwest corner of said called 3.9946 acre tract, being on the East line of Block 1, The Meadows at Bear Creek, an addition to the City of Keller, according to the plat recorded in Cabinet A, Slide 2098, Plat Records, Tarrant County, Texas;

THENCE North 00 Degrees 09 Minutes 56 Seconds West, departing said common line and along the East line of said Block 1, and along the East line of Lot 1, Block A, Cambridge Woods, an addition to the City of Keller, according to the plat recorded in Cabinet A, Slide 4778, Plat Records, Tarrant County, Texas, a distance of 588.02 feet, to the northwest corner of said called 3.9946 acre tract, same being the northeast corner of said Lot 1, Block A, and being on the South right-of-way line of said Keller Parkway;

THENCE South 87 Degrees 39 Minutes 00 Seconds East, departing said common line and along said South right-of-way line, a distance of 300.50 feet, to the POINT OF BEGINNING, and containing 3.998 acres or 174,134 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That 170 Players, LLC does hereby adopt this plat designating the herein above property as LOTS 1 THRU 8, BLOCK 1, BLOOMFIELD ADDITION, an addition to 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 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 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 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 my hand this the _____ day of _____, 2018.

Notary Public for the State of Texas

My Printed Name: _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby state 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.

Executed this the _____ day of January, in the year of our Lord 2018.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

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

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jde@realsearch.org, www.realsearch.org
Thou shalt not remove thy neighbor's landmark Deut. 19:14
TSPS Firm Registration # 1015000 TSPS Firm Registration # 17968

ENGINEER
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Ph. 972-701-9636

OWNER
170 Players, LLC
170 Players Court
Southlake, Texas 76092
Ph. 817-944-4980

NOTES

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. IRS = 5/8 Inch Iron Rod With Cap Stamped "REALSEARCH" Set.
3. D.R.T.C.T. = Deed Records, Tarrant County, Texas.
4. P.R.T.C.T. = Plat Records, Tarrant County, Texas.
5. All easements shown hereon are "By this plat" unless noted otherwise.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

THIS PLAT FILED IN DOCUMENT NUMBER _____, DATED _____.

Project Number: 170098 Date: January 30, 2018
Revised Date: February 20, 2018
Revision Notes: Adjusted Easement Linework and tags
Sheet 1 of 1

FINAL PLAT OF
Lots 1 thru 8, Block 1
BLOOMFIELD ADDITION
BEING 3.998 acres of land situated in the
Joseph A. Dunham Survey, Abstract Number 424,
Tarrant County, Texas.
Zoned: PD-1036 - OFFICE
Prepared: January 25, 2018