



C.I.R.S.	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
R.M.	RECORD MONUMENT REFERENCED BY DEED
C.M.	CONTROLLING MONUMENT - USED TO REESTABLISH PROPERTY LINES AND CORNERS
PE	PEDESTRIAN EASEMENT
TE	TRANSFORMER EASEMENT
UE	UTILITY EASEMENT
BE	BUILDING EASEMENT
DE	DRAINAGE EASEMENT
SF	SQUARE FEET

LINE	RADIUS	DELTA	CHORD BEARING	CHORD LEN	ARC LEN
C1	640.00'	22'00"05"	S 79°01'57" E	244.25'	245.76'
C2	526.80'	07°54'01"	N 86°00'59" E	72.58'	72.64'
C3	526.80'	07°54'01"	N 86°00'59" E	72.58'	72.64'
C4	526.80'	07°54'01"	S 86°04'59" E	72.58'	72.64'
C5	526.80'	07°54'01"	S 86°04'59" E	72.58'	72.64'
C6	700.00'	25°48'00"	S 77°08'00" E	312.55'	315.21'
C7	540.00'	17°50'58"	S 55°18'31" E	167.55'	168.23'
C8	640.00'	48°23'26"	S 70°34'45" E	524.61'	540.53'

LINE	BEARING	DISTANCE
L1	N 04°58'26" E	73.44'
L2	N 62°35'34" E	66.79'
L3	N 14°35'01" W	74.92'
L4	N 59°28'33" W	112.96'
L5	N 44°47'50" W	90.09'
L6	N 74°23'02" W	122.58'
L7	S 00°02'34" W	23.52'
L8	S 75°08'29" W	96.44'
L9	N 66°52'24" W	74.15'
L10	S 39°59'16" W	115.50'
L11	S 53°58'53" W	162.16'
L12	N 84°58'30" W	96.88'
L13	N 17°00'53" W	90.61'
L14	N 84°44'08" W	158.00'
L15	S 54°30'31" W	25.91'
L16	N 00°16'40" W	36.00'
L17	S 79°14'11" W	158.32'
L18	S 50°33'11" W	120.38'
L19	N 58°01'48" W	126.22'
L20	S 81°09'11" W	124.41'
L21	S 67°19'11" W	166.16'
L22	N 89°56'46" W	53.84'
L23	N 89°58'00" E	129.24'
L24	N 89°58'00" E	360.19'
L25	N 89°58'00" E	300.09'
L26	S 64°14'00" E	272.53'
L27	N 85°13'32" E	76.94'

OWNER'S CERTIFICATE

STATE OF TEXAS X  
COUNTY OF TARRANT X

WHEREAS THE CITY OF KELLER IS THE SOLE OWNER OF A 69.063 ACRE TRACT OF LAND SITUATED IN THE PAMELA ALLEN SURVEY, ABSTRACT NO. 28, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO THE CITY OF KELLER, RECORDED IN VOLUME 10867, PAGE 388, VOLUME 13847, PAGE 268, VOLUME 13847, PAGE 269, VOLUME 13847, PAGE 270, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAID 69.063 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE INTERSECTION OF THE EAST LINE OF SAID CITY OF KELLER TRACTS AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BEAR CREEK PARKWAY (A VARIABLE WIDTH R.O.W.) RECORDED IN CABINET A, SLIDE 4781, OF THE PLAT RECORDED OF TARRANT COUNTY, TEXAS (P.R.T.C.T.):

THENCE S 00°10'19" W, ALONG THE EAST LINE OF SAID CITY OF KELLER TRACTS, A DISTANCE OF 969.97 FEET TO A 1" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID CITY OF KELLER TRACTS IN THE NORTH LINE OF BEAR RUN ESTATES, RECORDED IN CABINET A, PAGE 224, P.R.T.C.T.;

THENCE N 89°47'08" W, ALONG THE NORTH LINE OF SAID BEAR RUN ESTATES, A DISTANCE OF 998.71 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE, ALONG THE SOUTH LINE OF SAID CITY OF KELLER TRACTS AND THE APPROXIMATE CENTERLINE OF SAID CREEK, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

- N 04°58'26" E, A DISTANCE OF 73.44 FEET TO A POINT FOR CORNER;
- N 62°35'34" E, A DISTANCE OF 66.79 FEET TO A POINT FOR CORNER;
- N 14°35'01" W, A DISTANCE OF 74.92 FEET TO A POINT FOR CORNER;
- N 59°28'33" W, A DISTANCE OF 112.96 FEET TO A POINT FOR CORNER;
- N 44°47'50" W, A DISTANCE OF 90.09 FEET TO A POINT FOR CORNER;
- N 74°23'02" W, A DISTANCE OF 122.58 FEET TO A POINT FOR CORNER;
- S 00°02'34" W, A DISTANCE OF 23.52 FEET TO A POINT FOR CORNER;
- S 75°08'29" W, A DISTANCE OF 96.44 FEET TO A POINT FOR CORNER;
- N 66°52'24" W, A DISTANCE OF 74.15 FEET TO A POINT FOR CORNER;
- S 39°59'16" W, A DISTANCE OF 115.50 FEET TO A POINT FOR CORNER;
- S 53°58'53" W, A DISTANCE OF 162.16 FEET TO A POINT FOR CORNER;
- N 84°58'30" W, A DISTANCE OF 96.88 FEET TO A POINT FOR CORNER;
- N 17°00'53" W, A DISTANCE OF 90.61 FEET TO A POINT FOR CORNER;
- N 84°44'08" W, A DISTANCE OF 158.00 FEET TO A POINT FOR CORNER;
- S 54°30'31" W, A DISTANCE OF 25.91 FEET TO A POINT FOR CORNER;
- N 00°16'40" W, A DISTANCE OF 36.00 FEET TO A POINT FOR CORNER;
- S 79°14'11" W, A DISTANCE OF 158.32 FEET TO A POINT FOR CORNER;
- S 50°33'11" W, A DISTANCE OF 120.38 FEET TO A POINT FOR CORNER;
- N 58°01'48" W, A DISTANCE OF 126.22 FEET TO A POINT FOR CORNER;
- S 81°09'11" W, A DISTANCE OF 124.41 FEET TO A POINT FOR CORNER;
- S 67°19'11" W, A DISTANCE OF 166.16 FEET TO A POINT FOR CORNER;
- N 89°56'46" W, A DISTANCE OF 53.84 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID CITY OF KELLER TRACTS, IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD), RECORDED IN VOLUME 3392, PAGE 132, D.R.T.C.T.;

THENCE N 00°24'27" E, ALONG THE WEST LINE OF SAID CITY OF KELLER TRACTS AND THE COMMON EAST LINE OF SAID NTMWD TRACT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF KELLER, RECORDED IN VOLUME 8918, PAGE 896, D.R.T.C.T., AND THE COMMON EAST LINE OF ANIMAL MEDICAL CENTER, RECORDED IN CABINET A, PAGE 3032, P.R.T.C.T., A DISTANCE OF 1327.56 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR THE INTERSECTION OF THE WEST LINE OF SAID CITY OF KELLER TRACTS AND THE SOUTH R.O.W. LINE OF SAID BEAR CREEK PARKWAY;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID BEAR CREEK PARKWAY AND ALONG THE COMMON NORTH LINE OF SAID CITY OF KELLER TRACTS THE FOLLOWING THIRTEEN COURSES AND DISTANCES:

- ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 22°00'05", A LONG CHORD THAT BEARS S 79°01'57" E, A DISTANCE OF 244.25 FEET, AN ARC DISTANCE OF 245.76 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 89°58'00" E, A DISTANCE OF 129.24 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 526.80 FEET, A DELTA ANGLE OF 07°54'01", A LONG CHORD THAT BEARS N 86°00'59" E, A DISTANCE OF 72.58 FEET, AN ARC DISTANCE OF 72.64 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 526.80 FEET, A DELTA ANGLE OF 07°54'01", A LONG CHORD THAT BEARS S 86°04'59" E, A DISTANCE OF 72.58 FEET, AN ARC DISTANCE OF 72.64 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 89°58'00" E, A DISTANCE OF 360.19 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 526.80 FEET, A DELTA ANGLE OF 07°54'01", A LONG CHORD THAT BEARS S 86°04'59" E, A DISTANCE OF 72.58 FEET, AN ARC DISTANCE OF 72.64 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 526.80 FEET, A DELTA ANGLE OF 07°54'01", A LONG CHORD THAT BEARS S 86°04'59" E, A DISTANCE OF 72.58 FEET, AN ARC DISTANCE OF 72.64 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 89°58'00" E, A DISTANCE OF 300.09 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A DELTA ANGLE OF 25°48'00", A LONG CHORD THAT BEARS N 77°08'00" E, A DISTANCE OF 312.55 FEET, AN ARC DISTANCE OF 315.21 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- S 64°14'00" E, A DISTANCE OF 272.53 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A DELTA ANGLE OF 17°50'58", A LONG CHORD THAT BEARS S 55°18'31" E, A DISTANCE OF 167.55 FEET, AN ARC DISTANCE OF 168.23 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A DELTA ANGLE OF 48°23'26", A LONG CHORD THAT BEARS S 70°34'45" E, A DISTANCE OF 524.61 FEET, AN ARC DISTANCE OF 540.53 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" SET FOR CORNER;
- N 85°13'32" E, A DISTANCE OF 76.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.063 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

I, GARY S. VEDRO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND, UPON COMPLETION OF CONSTRUCTION, 5/8 INCH IRON RODS CAPPED "CARTER & BURGESS" SHALL BE SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

DATED: 8/10/99

GARY S. VEDRO  
REGISTERED PROFESSIONAL LAND SURVEYOR



THAT THE CITY OF KELLER, ACTING HEREIN AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THEREIN ABOVE DESCRIBED PROPERTY AS KELLER TOWN CENTER, LOT 1, BLOCK D, AN ADDITION TO THE CITY OF KELLER, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS THEREON; AND DO HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. 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 SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM 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 THIS 27 DAY OF AUGUST, 1999.

CITY OF KELLER

DAVID PHILIPS, MAYOR

STATE OF TEXAS X  
COUNTY OF TARRANT X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PHILIPS, MAYOR, CITY OF KELLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF AUGUST, 1999.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 01/16/2000

SHEILA STEPHENS  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 01/16/2000

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KELLER, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

BY:  
APPROVED BY: JUSTIN M. MURPHY, CHAIRMAN  
DENNIS WILKINSON, SECRETARY

PLANNING AND ZONING COMMISSION CITY OF KELLER  
7-12-99  
DATE  
7-12-99  
DATE

A  
FINAL PLAT  
OF  
LOT 1, BLOCK D  
KELLER TOWN CENTER

OUT OF THE  
PAMELA ALLEN SURVEY, ABSTRACT NO. 28  
IN THE  
CITY OF KELLER, TARRANT COUNTY, TEXAS

69.063 ACRES  
ZONED TOWN CENTER

OWNER/DEVELOPER  
CITY OF KELLER  
158 S. MAIN ST.  
KELLER, TEXAS 76248  
(817)-431-1517

ENGINEER/SURVEYOR



Consultants in Planning, Engineering, Architecture  
Construction Management and Related Services

CARTER & BURGESS, INC.  
7950 ELMBROOK DR, SUITE 250  
DALLAS, TEXAS 75247-4961  
(214) 638-0145  
CONTACT: JAY MARSH P.E.  
GARY S. VEDRO R.P.L.S.

- SURVEYOR'S NOTES:
- ALL BOUNDARY CORNERS SET ARE MONUMENTED WITH 5/8" IRON RODS CAPPED "CARTER & BURGESS", UNLESS OTHERWISE NOTED.
  - BEARING BASIS IS THE SOUTH R.O.W. LINE OF F.M. HWY NO. 1709, RECORDED IN VOLUME 10148, PAGE 1450 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.