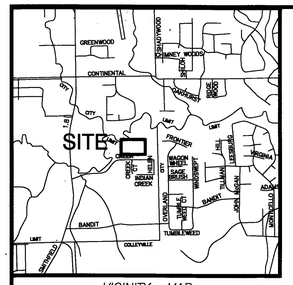
Exhibit "A"



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 01°13'35" W	68.71'
L2	N 88°42'27" E	89.94'
UTILITY EASEMENT		
LINE	BEARING	DISTANCE
D1	S 76°44'00" W	25.00'
D2	S 13°16'00" E	10.00'
D3	N 76°44'00" E	15.00'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
U.E.	UTILITY EASEMENT

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Keller, Texas.

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

Surveyor's Signature

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof.

2. The Surveyor has not physically located any underground utilities and/or improvements which may be located on, under or near the subject property.

3. According to the Flood Insurance Rate Map No. 48439C0095 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone"AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.Additionally a portion lines with the Floodway Area in Zone "AE". The Floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood height. further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.

4. Limits of the 100 year flood plain shown hereon are per the study prepared by DeOtte, Inc. for Creekview II, Dated June 22, 2012.

5. The variance request to allow a driveway pavement width of 22' was approved by Resolution No. 3413.

6. The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways 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 or erosion control of the open channel area within the drainage easement which is left in the natural state. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Keller shall not be liable for any damages resulting from the occurrences of this overflow and erosion. 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.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Roger H. and Donna Bohannan, are the owners of dl that certain 22.19 acres of land, which is Lots 1-3, Block A, Bohannan Addition, described on the plat recorded in Document Number D213254732, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone);
BEGINING at a 5/8" iron rod found for the southeast corner of said Lot 3, Block A, White Estates, common to the southwest corner of Lot 1, Block A, Casa Paradiso, described on the plat recorded in Cabinet A, Page 6519, in the P.R.T.C.T., which is in the north right of way line of Creek Road (60' R.O.W.), from which a 1/2" iron rod found for the southwest corner of Lot 1, Block A, of said White Estates bears, South 88° 43' 20" West – 459.69';
THENCE South 88° 43' 20" West – 60.11' along the north right of way line of said Creek Road to the common south corner Lots 2 and 3, Block A of said White Estates, from which a 5/8" iron rod with a cap stamped "MOAK" found bears North 24° 39' East – 0.61';
THENCE North 02° 12' 40" East – 303.85' along the common lot line of Lots 2 and 3, Block A, of said White Estates to a 1/2" iron rod with a cap stamped "MOAK" found for the common north corner of Lots 2 & 3, Block A, of said White Estates;
THENCE South 88° 42' 27" West – 408.12' to a 1/2" iron rod found for the southwest corner of said 6.993 acres, common to the northwest corner of Lot 1, Block A, of said White Estates, from which a 1/2" iron rod found for the southwest corner of Lot 1, Block A, of said White Estates bears, South 00° 36' 05" West – 303.35';
THENCE North 00° 36' 05" East passing at a distance of 316.18' a 4"x4" concrete monument found for the northwest corner of said 6.993 acre tract common to the most south southwest corner of 16.825 acre tract, continuing for a total distance of 996.48' to, common to the northeast corner of Remainder of 1.61 acres, Dwight D. Baron, described in the deed recorded in Document Number D207457513 in the D.R.T.C.T., from which a 5/8" iron rod with a cap stamped "NELSON" found for the southwest corner of Lot 9, Block 1, Country Walk, described on the plat recorded in Cabinet A, Page 2394, in the P.R.T.C.T., bears South 8° 04' 22" West – 23.47';
THENCE North 89° 04' 22" East passing at a distance of 527.83' a 5/8" iron rod found for the southeast corner of Remainder of 43.2217 acres, Country Walk Limited Partnership, described in the deed recorded in Volume 11830, Page 675, in the D.R.T.C.T., continuing for a total distance of 947.11' to a 5/8" iron rod found for the northeast corner of the said Remainder of 16.825 acres;
THENCE South 01° 13' 35" East – 68.71' to a 1/2" iron rod with a cap stamped "SPRY" set for a point for corner of the herein described tract;
THENCE South 0° 07' 35" East – 618.30' to a 3/8" iron rod found for the southwest corner of Lot 47, Block 4, Western Trails, Section Two, described on the plat recorded in Volume 388-80, Page 56, in the P.R.T.C.T., in the north right-of-way line of Frontier Court (50' R.O.W.);
THENCE South 00° 51' 35" East passing at a distance of 50.09', a 1/2" iron rod with a cap stamped "3946" found for the northwest corner of Lot 48R-1A, Block 4, Amended Plat Western Trails, Section Two, described in plat recorded in Cabinet A, Page 11836, in the P.R.T.C.T., in the south right-of-way line of said Frontier Court, then passing at a distance of 175.02' a 1/2" iron rod with a cap stamped "MOAK" found for the common west corner of Lot 48R-1A and 48R-2A, Block 4, of said Amended Plat Western Trails, Section Two, then passing at a distance of 285.35' a 1/2" iron rod with a cap stamped "3946" found for the southwest of Lot 48R-2A, Block 4, of said Amended Plat Western Trails, Section Two, for a total distance of 618.30' to the southeast corner of the herein described tract, common to the northwest corner of Lot 1, Block 1, Botik Addition, described on the plat recorded in Volume 388-161, Page 97, in the P.R.T.C.T., from which a 1/2" iron rod found bears South 8° 32' West – 1.05', and from which a 1/2" iron rod found bears South 03° 01' West – 2.90';
THENCE South 88° 32' 22" West passing at a distance of 298.74' a 1/2" iron rod with a cap stamped "AREA" found for the northwest corner of Estate of Virgil Truett Cox, described in the deed recorded in Document Number D206000029, in the D.R.T.C.T., for a total distance of 406.91' to a 1/2" bent iron rod found for a point for corner of the herein described tract;
THENCE North 88° 42' 27" East – 89.94' to a 1/2" iron rod found for the northeast corner of Lot 3, Block A, of said White Estates, common to the northwest corner of Lot 1, Block A, of said Casa Paradiso;
THENCE South 02° 12' 40" West – 303.87' to the POINT OF BEGINING and containing 22.19 acres of land.

NOW THEREFORE, KNOW ALL PEOPLE BY THESE PRESENTS:

That we Roger H. and Donna M. Bohannan, Owners, do hereby adopt this plat designating the herein above described property as, **LOTS 1R, 2R, & 3R, BLOCK A, BOHANNAN ADDITION**, an addition to the City of Keller, 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 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 any any public utility shall at all times have the right of ingress and egress to and from an upon the said easement strips for the purpose of constructing, reconstruction, 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 5 day of August, 2014.

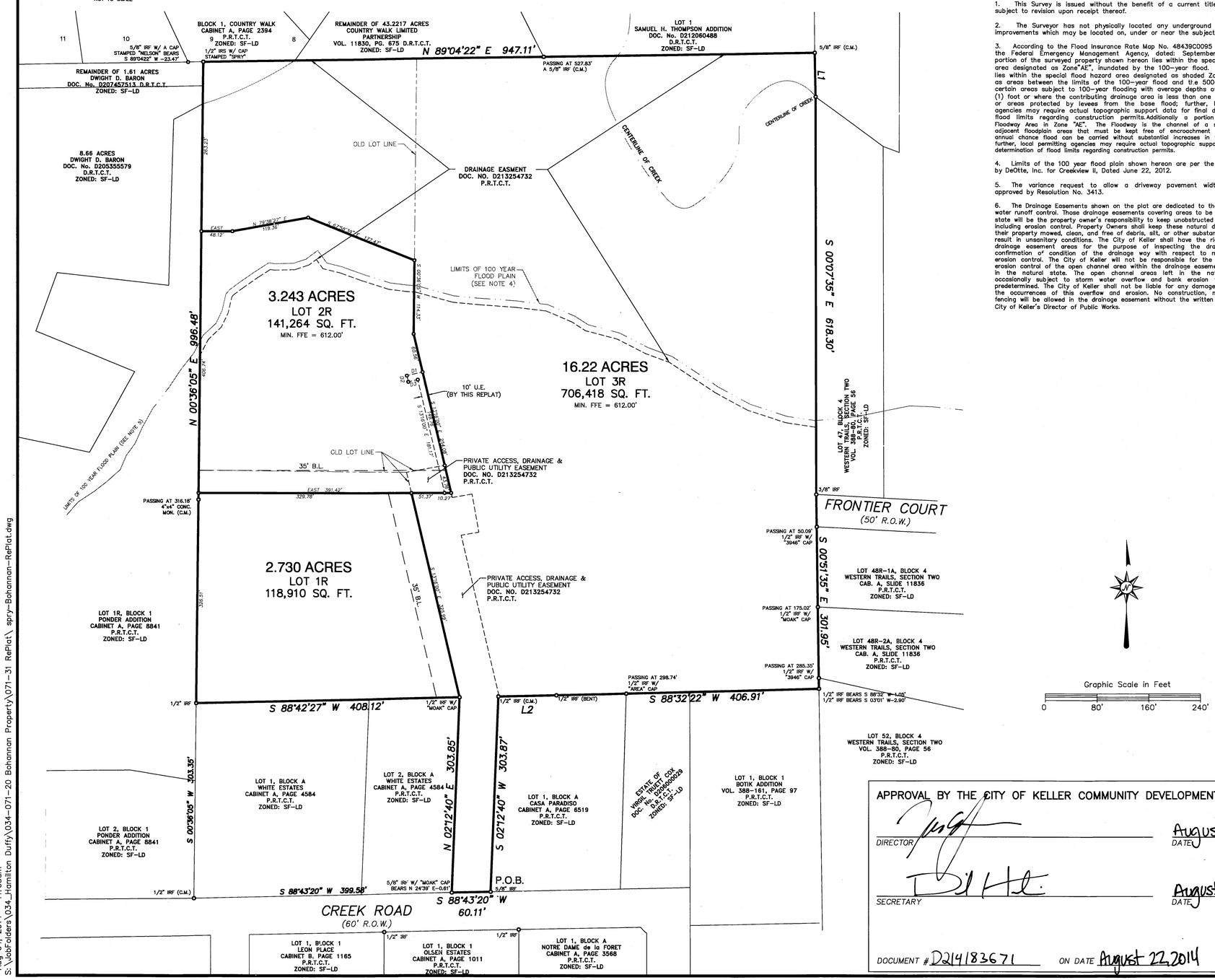
Roger H. Bohannan — Donna M. Bohannan

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Robert H. and Donna M. Bohannan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 5 day of August, 2014.

Notary Signature — Notary Stamp:



APPROVAL BY THE CITY OF KELLER COMMUNITY DEVELOPMENT DEPARTMENT

DIRECTOR — DATE August 1, 2014

SECRETARY — DATE August 1, 2014

DOCUMENT # D214183671 ON DATE August 22, 2014

Bohannan Addition
LOTS 1-3, Block A
Final Plat **Approved: 08/01/2014**

A REPLAT OF
LOTS 1-3, BLOCK A
BOHANNAN ADDITION

Three Lots. 22.19 acres in the Samuel Thompson Survey, A-1504, City of Keller, Tarrant County, Texas

Prepared JULY 2014

Being a replat of Lots 1-3, Block A, Bohannan Addition, an addition to the City of Keller, Tarrant County, Texas, recorded in Document Number D213254732, in the plat records of Tarrant County, Texas, situated in the S. Thompson Survey, A-1504, City of Keller, Tarrant County, Texas.

ZONED: SF-LD

SPRY PROJECT NO. 034-071-30
DATE: AUGUST 2014

OWNER: Roger H. & Donna M. Bohannan, 3347 Creek Rd, Keller, TX 76248, Ph:

ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408 Fax: 817-284-8408

SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-896-6150 Firm Reg. No. 10112000

THIS PLAT WAS FILED IN DOCUMENT NO. D214183671 ON DATE August 22, 2014

Aug 04, 2014 – 11:05am
S:\JobFolders\034_Hamilton Duffy\034-071-20 Bohannan Property\071-31 RePlat\ spry-Bohannan-RePlat.dwg