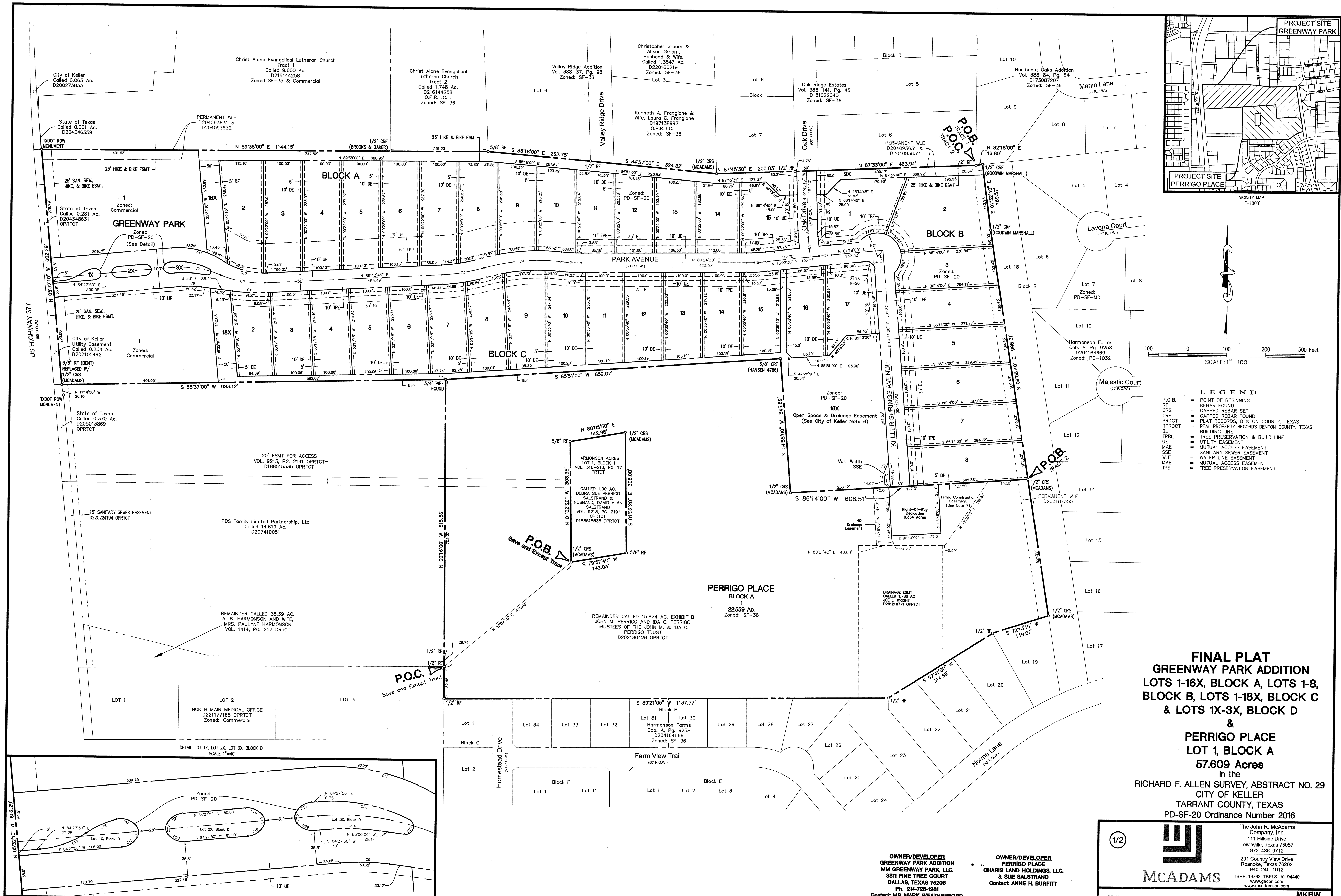


File: A:\Projects\2023\10146_33 Acres Keller (City-Ownership)\Survey\Draw\Main 202310146.PDF
Plotted: 3/7/2023 2:34 AM, by Austin Turner. Saved: 3/7/2023 2:33 AM, by danner



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WE MM Greenway Park, LLC., and Richard J. Gibson are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M. & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Gibson tract, being the most northerly northwest corner of said 25.483 acre tract, said point being the southeast corner of Lot 6, Block 3 of Oak Ridge Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 82°18'00" E, 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9, Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 643.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS);

THENCE S 86°14'00" W, passing at 153.54 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract a total distance of 608.14 feet to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre tract;

THENCE N 04°55'00" W, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract;

THENCE S 85°10'00" W, 859.07 feet with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 3/4" pipe found at the northeast corner of said 25.483 acre tract, being the northeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas;

THENCE S 88°37'00" W, 983.12 feet continuing with the south line of said Gibson tract and the north line of said 15.874 acre tract to a 5/8" rebar found bent, replaced with 1/2" capped rebar set (MCADAMS) on the east line of U. S. Highway 377, being the southeast corner of that certain called 0.281 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204346359 of the Official Public Records of Tarrant County, Texas, and being the southwest corner of that certain called 9.000 acre tract of land described as Tract 1 in deed in favor of Christ Alone Evangelical Lutheran Church, recorded in Instrument Number D216144258 of the Official Public Records of Tarrant County, Texas;

THENCE N 05°32'10" W, 602.29 feet with the east line of said U. S. Highway 377 and the east line of said 0.281 acre tract to a Texas Department of Transportation monument found on the north line of said Gibson tract at the northeast corner of said 0.281 acre tract, and being the southeast corner of that certain called 0.001 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204346359 of the Official Public Records of Tarrant County, Texas, and being the southwest corner of that certain called 9.000 acre tract of land described as Tract 1 in deed in favor of Christ Alone Evangelical Lutheran Church, recorded in Instrument Number D216144258 of the Official Public Records of Tarrant County, Texas;

THENCE N 89°38'00" E, with the north line of said Gibson tract and the south line of said 9.000 acre tract, passing at 892.9 feet a 5/8" capped rebar found (BROOKS BAKER) at the southeast corner of said 9.000 acre tract, being the southwest corner of that certain called 1.748 acre tract of land described as Tract 2 in said Christ Alone Evangelical Lutheran Church deed, continuing with the south line of said 1.748 acre tract a total distance of 1,144.15 feet to a 5/8" rebar found at the southeast corner thereof, and being the southwest corner of Lot 6 of Valley Ridge Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-37, Page 98 of the Plat Records of Tarrant County, Texas;

THENCE S 85°18'00" E, 262.75 feet with the south line of said Valley Ridge Addition to a 1/2" rebar found at the southeast corner of said Lot 6, being the southeast corner of Oak Drive as evidenced by said Valley Ridge Addition plat;

THENCE S 84°57'00" E, 324.32 feet continuing with the north line of said Gibson tract and the south line of said Valley Ridge Addition to a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Valley Ridge Addition, and being the southwest corner of Lot 7, Block 1 of the aforementioned Oak Ridge Estates;

THENCE N 87°45'30" E, 200.83 feet continuing with the north line of said Gibson tract and the south line of said Lot 7, Block 1 to a 1/2" rebar found at the southeast corner of said Lot 7, Block 1;

THENCE N 87°33'00" E, 463.94 feet continuing with the north line of said Gibson tract and the south line of said Oak Ridge Estates to the POINT OF BEGINNING and containing approximately 34.686 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MM Greenway Park, LLC., and Richard J. Gibson, do hereby adopt this plat designating the hereinabove described property as Greenway Park Addition, 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 rent 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 this the 7th day of March, 2023.

Mark Weatherford
Mark Weatherford
Authorized Representative

STATE OF TEXAS
COUNTY OF ~~TARRANT~~ DENTON

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Mark Weatherford, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of March, 2023.

Mandy Morn
Mandy Morn
Notary Public
State of Texas

My commission expires the 30th day of September, 2025.

WITNESS MY HAND this the 7th day of March, 2023.

Richard J. Gibson
Richard J. Gibson
Owner

STATE OF Texas :
COUNTY OF Denton :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Richard J. Gibson, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this 7th day of MARCH, 2023.

Mandy Morn
Mandy Morn
Notary Public
State of Texas

My commission expires the 30th day of September, 2025.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, WE, Charis Land Holdings, LLC., and Sue Salstrand are the Owners of all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M. & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the most northerly northwest corner of said 25.483 acre tract, being the northeast corner of that certain tract of land described in deed in favor of Richard J. Gibson recorded in Volume 6080, Page 45 (Document Number D176545907) of the Deed Records of Tarrant County, Texas, and being the southeast corner of Lot 6, Block 3 of Oak Ridge Estates, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-141, Page 45 (Document Number D181022040) of the Plat Records of Tarrant County, Texas, and being the southwest corner of Lot 9, Block 1 of Northeast Oaks Addition, an addition to Tarrant County, Texas, according to the plat thereof recorded in Volume 388-84, Page 54 (Document Number D173087207) of the Plat Records of Tarrant County, Texas;

THENCE N 82°18'00" E, 16.80 feet with the north line of said 25.483 acre tract and the south line of said Lot 9, Block 1 to a 1/2" capped rebar found (Goodwin-Marshall) at the northeast corner of said 25.483 acre tract, being the northwest corner of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas;

THENCE S 07°32'40" E, 169.57 feet with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar found (Goodwin-Marshall) at an angle point;

THENCE S 09°08'40" E, 663.49 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING;

THENCE S 86°14'00" E, 352.82 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at most easterly southeast corner of said 25.483 acre tract, being the northeast corner of Lot 19, Block B of said Harmonson Farms;

THENCE S 72°13'15" W, 149.07 feet with the south line of said 25.483 acre tract and the north line of said Lot 19 to a 1/2" rebar found at the northwest corner of said Lot 19, being the most northerly corner of Lot 20, Block B of said Harmonson Farms;

THENCE S 57°41'00" W, continuing with the south line of said 25.483 acre tract and the northwesterly line of said Lot 20, passing at 120.0 feet a 1/2" capped rebar found (PRECISE) at the most westerly corner of said Lot 20, being the most northerly corner of Lot 21, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 21, passing at 232.9 feet a 1/2" rebar found at the most westerly corner of said Lot 21, being the most northerly corner of Lot 22, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 22 a total distance of 314.89 feet to a 1/2" rebar found at the most northerly northwest corner of said Lot 22, being the most northerly northeast corner of Lot 23, Block B of said Harmonson Farms;

THENCE S 89°21'05" W, 1,137.77 feet continuing with the south line of said 25.483 acre tract and the north line of said Harmonson Farms to a 1/2" rebar found at the southwest corner of said 25.483 acre tract and the most westerly northwest corner of said Harmonson Farms, being on the east line of Lot 3, Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant County, Texas;

THENCE N 00°18'00" W, with the west line of said 25.483 acre tract and the east line of said Lot 3, passing at 82.45 feet a 1/2" rebar found at the northeast corner of said Lot 3, being the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, continuing with the east line of said 15.874 acre tract a total distance of 815.56 feet to a 3/4" pipe found at the northwest corner of said 25.483 acre tract, being the northeast corner of said 15.874 acre tract and being on the south line of said Gibson tract;

THENCE N 85°15'00" E, 859.07 feet continuing with the south line of said Gibson tract and the north line of said 25.483 acre tract to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Gibson tract, being a salient corner in the north line of said 25.483 acre tract;

THENCE S 04°55'00" E, 343.89 feet with the southerly west line of said Gibson tract and the northerly line of said 25.483 acre tract to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Gibson tract and being the westerly reentrant corner in the north line of said 25.483 acre tract;

THENCE N 86°14'00" E, passing at 454.96 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Gibson tract, being the easterly reentrant corner in the north line of said 25.483 acre tract, continuing a total distance of 608.14 feet to the POINT OF BEGINNING and containing approximately 23.923 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

TRACT ONE

Being all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and husband, David Allen Salstrand recorded in Volume 9213, Page 2191 (Document Number D188515535) of the Deed Records of Tarrant County, Texas, same being all of Lot 1, Block 1, Harmonson Acres, an addition to the City of Keller according to the plat thereof recorded in Volume 316-216, Page 17 of the Plat Records of Tarrant County, Texas, and being the northeast corner of Lot 18, Block B of said Harmonson Farms, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D188022091 of the Official Public Records of Tarrant County, Texas), being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the southeast corner of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Instrument D202180426 of the Official Public Records of Tarrant County, Texas, being on the east line of that certain called 25.483 acre tract of land described in deed in favor of John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust, recorded in Instrument Number D214156521 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of Lot 3, Block A of North Texas Medical Office, an addition to the City of Keller, according to the plat thereof recorded in Instrument Number D221177168 of the Official Public Records of Tarrant County, Texas, from which a 3/4" pipe found at the northeast corner of said 15.874 acre tract and the northwest corner of said 25.483 acre tract bears N 00°16'00" W, 733.12 feet;

THENCE N 50°07'25" E, 420.83 feet to a 1/2" capped rebar set (MCADAMS) at the POINT OF BEGINNING, being the southwest corner of said Lot 1 and the southwest corner of said 1.00 acre Salstrand tract, being on the north line of said 1.00 acre Perrigo tract;

THENCE N 01°02'20" W, 308.35 feet with the west line of said Lot 1 and the west line of said 1.00 acre Salstrand tract to a 5/8" rebar found at the northwest corner thereof;

THENCE N 80°05'50" E, 142.98 feet with the north line of said Lot 1 and the north line of said 1.00 acre Salstrand tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner thereof;

THENCE S 01°02'20" E, 308.00 feet with the east line of said Lot 1 and the east line of said 1.00 acre Salstrand tract to a 5/8" rebar found at the southeast corner thereof;

THENCE S 79°57'40" W, 143.03 feet with the south line of said Lot 1 and the south line of said 1.00 acre Salstrand tract to the POINT OF BEGINNING and containing approximately 1.000 acre of land.

Leaving a net area of approximately 22.923 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Charis Land Holdings, LLC. and Sue Salstrand, do hereby adopt this plat designating the hereinabove described property as Perrigo Place, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and lying within the property described as Perrigo Place; and do hereby reserve the easement strips shown to lie within the confines of Perrigo Place 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 this the 16 day of March, 2023.

Anne H. Burgett
Anne H. Burgett
Manager of Charis Land Holdings, LLC

STATE OF SC :
COUNTY OF Granville :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Anne H. Burgett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 16th day of March, 2023.

Tonya Treibing
Tonya Treibing
Notary Public
State of South Carolina

My commission expires the 14th day of May, 2025.

Sue Salstrand
Sue Salstrand
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 Sue Salstrand, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 10th day of March, 2023.

Mandy Morn
Mandy Morn
Notary Public
State of Texas

My commission expires the 30 day of September, 2023.

GREEN WAY PARK LOT/BLOCK ANALYSIS

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	104,881	2.408
2	BLOCK A	28,714	0.659
3	BLOCK A	28,561	0.656
4	BLOCK A	28,052	0.644
5	BLOCK A	27,542	0.632
6	BLOCK A	27,031	0.621
7	BLOCK A	26,490	0.608
8	BLOCK A	24,949	0.573
9	BLOCK A	22,434	0.515
10	BLOCK A	21,403	0.491
11	BLOCK A	20,827	0.478
12	BLOCK A	20,037	0.460
13	BLOCK A	20,037	0.460
14	BLOCK A	20,098	0.461
15	BLOCK A	24,199	0.556
16X	BLOCK A	53,064	1.218

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK B	30,056	0.690
2	BLOCK B	43,735	1.004
3	BLOCK B	25,213	0.579
4	BLOCK B	26,790	0.615
5	BLOCK B	27,555	0.633
6	BLOCK B	28,320	0.650
7	BLOCK B	29,085	0.668
8	BLOCK B	29,850	0.685
9X	BLOCK B	12,260	0.281
1	BLOCK C	94,937	2.179
2	BLOCK C	21,192	0.487
3	BLOCK C	21,483	0.493
4	BLOCK C	21,816	0.501
5	BLOCK C	22,148	0.508
6	BLOCK C	22,481	0.516
7	BLOCK C	22,789	0.523

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
8	BLOCK C	23,815	0.547
9	BLOCK C	25,301	0.581
10	BLOCK C	24,100	0.553
11	BLOCK C	23,265	0.534
12	BLOCK C	22,644	0.520
13	BLOCK C	22,023	0.506
14	BLOCK C	21,401	0.491
15	BLOCK C	20,980	0.482
16	BLOCK C	22,789	0.523
17	BLOCK C	25,700	0.590
18X	BLOCK C	129,952	2.983
1X	BLOCK D	1,826	0.042
2X	BLOCK D	2,700	0.062
3X	BLOCK D	2,926	0.067

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	260.00'	27°43'23"	125.80'	S 81°40'28" E, 124.58'
C2	260.00'	25°28'28"	115.60'	S 80°33'01" E, 114.65'
C3	485.00'	12°56'45"	109.58'	N 80°14'22" E, 109.35'
C4	515.00'	21°57'20"	197.35'	N 84°44'40" E, 196.14'
C5	485.00'	61°9'00"	53.47'	S 87°28'10" E, 53.44'
C6	485.00'	60°0'50"	50.91'	N 86°23'55" E, 50.88'
C7	2000.00'	0°55'31"	32.29'	N 83°51'15" E, 32.29'
C8	210.00'	43°11'16"	17.78'	N 04°10'52" E, 17.78'
C9	230.00'	12°32'10"	50.32'	S 89°16'05" E, 50.22'
C10	510.00'	101°71'5"	91.57'	S 88°08'38" E, 91.45'
C11	210.00'	25°27'04"	93.28'	S 82°48'38" E, 92.92'
C12	190.00'	28°41'41"	95.15'	S 75°54'08" E, 94.16'
C13	20.00'	56°37'59"	19.77'	S 56°08'51" W, 18.97'
C14	10.00'	66°44'02"	11.65'	S 05°32'10" E, 11.00'
C15	20.00'	66°10'50"	23.10'	S 71°59'36" E, 21.84'
C16	100.00'	19°28'17"	33.98'	N 69°10'51" E, 33.82'
C17	100.00'	29°01'08"	50.65'	N 69°57'16" E, 50.11'
C18	20.00'	56°37'59"	19.77'	S 56°08'51" W, 18.97'
C19	10.00'	66°44'02"	11.65'	S 05°32'10" E, 11.00'
C20	20.00'	56°37'59"	19.77'	S 67°13'10" E, 18.97'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	20.00'	56°37'59"	19.77'	N 56°08'51" E, 18.97'
C22	10.00'	66°44'02"	11.65'	N 05°32'10" W, 11.00'
C23	20.00'	56°37'59"	19.77'	N 67°13'10" W, 18.97'
C24	255.00'	12°32'10"	55.79'	N 89°1