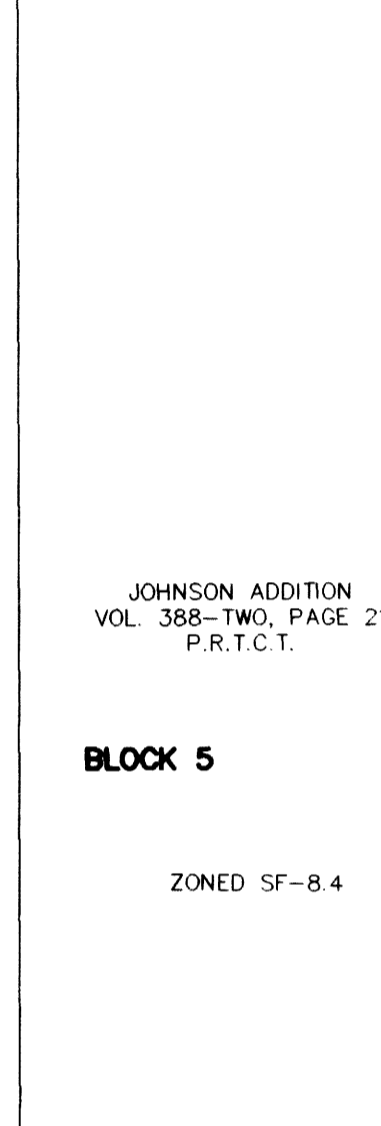


VICINITY MAP
NOT TO SCALE



BLOCK 5
ZONED SF-8.4

LORINE STREET
(60' R.O.W.)

LORINE STREET
(80' R.O.W.)

LORINE STREET
(60' R.O.W.)

COLLEGE AVENUE
(60' WIDTH R.O.W.)

COLLEGE AVENUE
(VARIABLE WIDTH R.O.W.)

COLLEGE AVENUE
(60' R.O.W.)

COLLEGE AVENUE
(60' R.O.W.)

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, First Baptist Church of Keller is the sole owner of all of the following tract of land herein proposed as LOT 1R, BLOCK 3, JOHNSON ADDITION and being a tract of land out of the Samuel Needham Survey, Abstract No. 1171, Tarrant County, Texas, and being all of Lots 1, 2, 14 and 15 of Block 3 of the Johnson Addition to the City of Keller as shown on the plat recorded in Volume 388-Two, Page 21, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of said Lot 2 and being in the east right-of-way line of Jessie Street (50 foot right-of-way) from which a 1/2 inch iron rod found for the common west corner of Lot 4 and Lot 5 of said Block 3 bears North 00°32'47" West, a distance of 139.88 feet:

THENCE, North 89°33'37" East, along the common boundary line of said Lot 2 and Lot 3 of said Block 3, a distance of 145.00 feet to a 1/2 inch iron rod found for the common east corner of said Lot 2 and said Lot 3 and being in the west boundary line of said Lot 14;

THENCE, North 00°26'23" West, along the common boundary line of said Lot 14 and said Lot 3, a distance of 20.00 feet to a 1/2 inch iron rod found for the common west corner of said Lot 14 and Lot 13 of said Block 3;

THENCE, North 89°33'37" East, along the common boundary line of said Lot 14 and said Lot 13, a distance of 125.00 feet to a 5/8 inch iron rod set with blue plastic cap stamped "TriTech DFW Surveying" (hereinafter called 5/8 inch iron rod set) for the common east corner of said Lot 14 and said Lot 13 and being in the west right-of-way line of College Avenue (80 foot right-of-way);

THENCE, South 00°26'23" East, along the common east boundary line of said Block 3 and the west right-of-way line of said College Avenue, a distance of 160.00 feet to a 5/8 inch iron rod set for the southeast corner of said Lot 15 and being the intersection of the west right-of-way line of said College Avenue with the north right-of-way line of Lorine Street (80 foot right-of-way);

THENCE, South 89°33'37" West, along the common south boundary line of said Block 3 and the north right-of-way line of said Lorine Street, a distance of 270.00 feet to a 5/8 inch iron rod set for the southwest corner of the aforesaid Lot 1 and being the intersection of the north right-of-way line of said Lorine Street with the east right-of-way line of said Jessie Street;

THENCE, North 00°26'23" West, along the common west boundary line of said Block 3 and the east right-of-way line of said Jessie Street, at 70.00 feet pass a 1/2 inch iron rod found for the common west corner of said Lot 1 and the aforesaid Lot 2, continuing in all a distance of 140.00 feet to the POINT OF BEGINNING and containing a calculated area of 0.925 acres (40,300 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, we, The First Baptist Church of Keller, acting by and through Edward Nelson duly authorized so to act, do hereby adopt that plat designating the herein above described property as LOT 1R, BLOCK 3, JOHNSON 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 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 at Tarrant County, Texas, this the 26th day of March, 2008

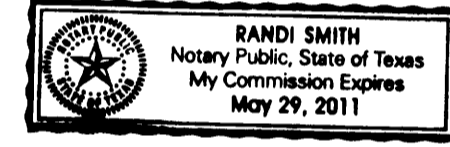
STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME the undersigned authority, a Notary Public in and for the State of Texas, on this day did personally appear Ed Nelson, 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 herein expressed and in the capacity stated.

Given under my hand and seal this the 26 day of March, 2008

Wandi Smith
Notary Public in and for the State of Texas

May 29, 2011
My Commission Expires



Note:

- The City of Keller shall not be held liable for any damages of any nature resulting from the occurrences to natural phenomena, nor resulting from the failure of any structure or structures, within the detention area or subdivision storm drainage system.
- Drainage easement- The detention pond contained with the drainage easement shall be maintained by the property owner.
- Detailed Construction plans for this project will be submitted at the time of building permit application, or are currently under review. Any changes to the approved site plan and/or plat resulting from the construction plan review shall be reflected on the site plan and/or plat and is the sole responsibility and cost of the developer.

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION
Richard C. Quade 4/14/08
CHAIRMAN
Richard C. Quade 4-14-08
SECRETARY
THIS PLAT WAS FILED IN CABINET A SLIDE# 12632 ON DATE 04/18/08



LOT 1R, BLOCK 3
BEING A REPLAT OF
LOTS 1, 2, 14 AND 15, BLOCK 3
JOHNSON ADDITION
AN ADDITION TO THE
CITY OF KELLER
TARRANT COUNTY, TEXAS

MARCH, 2008 / 1 LOT
ZONED SF-8.4
0.925 ACRES, 40,300 SQ.FT.

ENGINEER
Adams
ENGINEERING
225 KELLER PARKWAY
KELLER, TX 76248
(972) 923-4631
CONTACT: ROB ADAMS, P.E.

OWNER/DEVELOPER/APPLICANT
FIRST BAPTIST CHURCH
OF KELLER
225 KELLER PARKWAY
KELLER, TX 76248
(972) 923-4631
CONTACT: EDWARD NELSON
BUSINESS ADMINISTRATOR

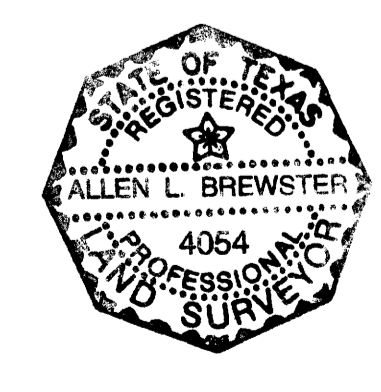
SURVEYOR
TRI-TECH DFW
SURVEYING COMPANY L.P.
WWW.SURVEYINGCOMPANY.COM
2825 EXCHANGE BLVD., STE 104 Phone: (817) 442-5511
SOUTH LAKE TX, 76092 Fax: (817) 416-9198

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Allen L. Brewster, 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.

Allen L. Brewster
Allen L. Brewster
Registered Professional Land Surveyor
Texas Registration No. 4054



LINE	BEARING	DISTANCE
L1	S 89°33'37" W	15.00'
L2	SOUTH	19.10'
L3	S 89°33'37" W	28.70'
L4	SOUTH	20.00'
L5	S 89°33'37" W	30.40'
L6	SOUTH	14.82'

