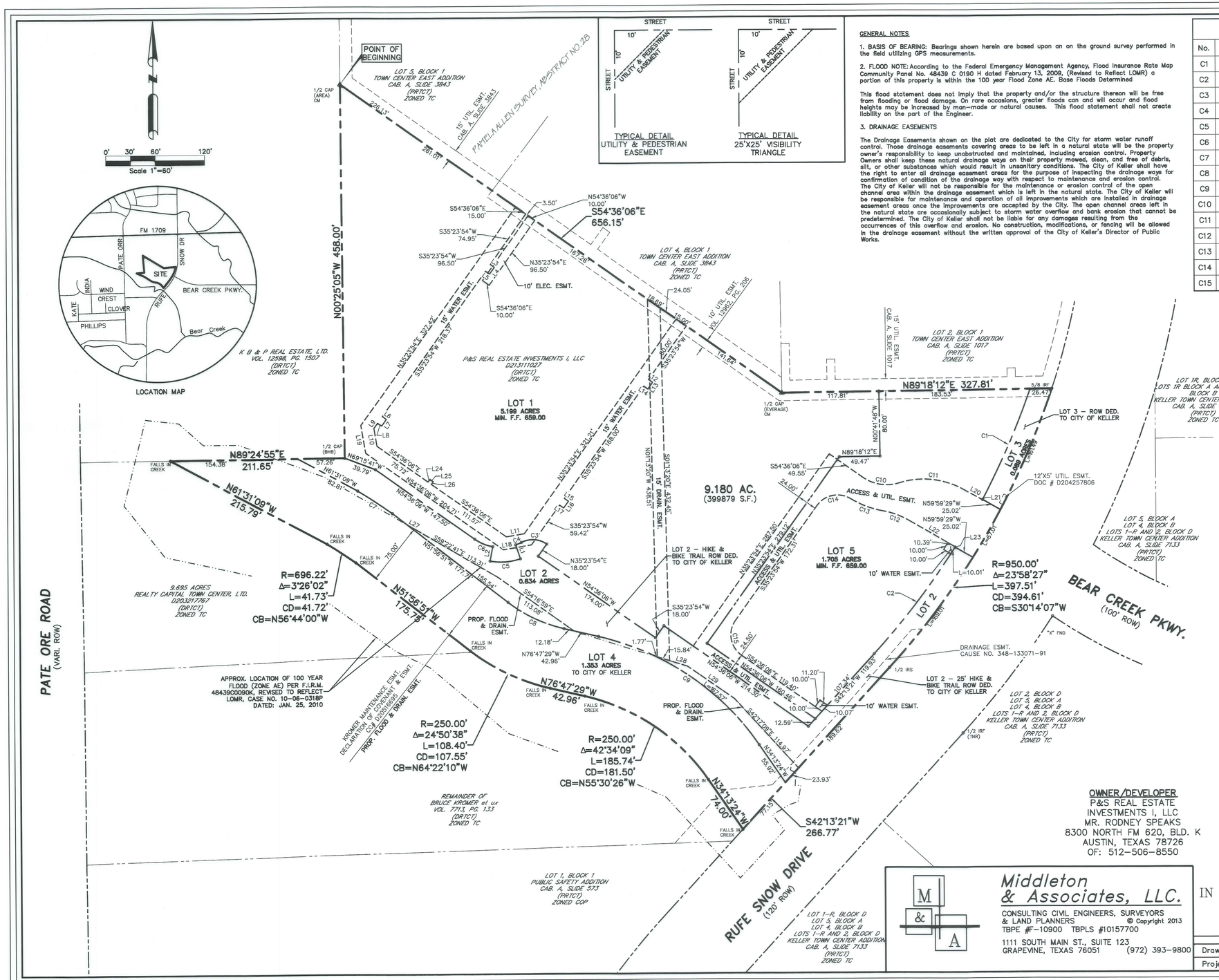

GENERAL NOTES

1. BASIS OF BEARING: Bearings shown herein are based upon an on the ground survey performed in the field utilizing GPS measurements.

2. FLOOD NOTE: According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48439 C 0190 H dated February 13, 2009, (Revised to Reflect LOMR) a portion of this property is within the 100 year Flood Zone AE. Base Floods Determined

This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the Engineer.

3. DRAINAGE EASEMENTS

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 City of Keller will be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. 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.

Curve Table

No.	Delta	Radius	Length	Ch. Dist.	Bearing
C1	9°09'09"	925.00'	147.76'	147.60'	N23°21'25"E
C2	10°08'18"	925.00'	163.68'	163.46'	S37°09'12"W
C3	62°10'09"	30.00'	32.55'	30.98'	N85°41'15"W
C4	7°50'11"	55.00'	7.52'	7.52'	S67°08'47"W
C5	29°20'08"	73.00'	37.38'	36.97'	S85°51'38"W
C6	24°52'11"	55.00'	23.87'	23.69'	N67°02'12"W
C7	3°44'24"	771.22'	50.34'	50.33'	N56°44'00"W
C8	24°50'38"	175.00'	75.88'	75.29'	N64°22'10"W
C9	42°34'09"	325.00'	241.46'	235.95'	N55°30'26"W
C10	52°48'23"	50.50'	46.54'	44.91'	S81°00'18"E
C11	47°25'01"	99.50'	82.34'	80.01'	S83°41'59"E
C12	19°23'37"	100.50'	34.02'	33.86'	N69°41'17"W
C13	21°02'38"	115.00'	42.24'	42.00'	N68°51'47"W
C14	86°15'38"	30.50'	45.92'	41.70'	S78°31'43"W
C15	90°00'00"	30.50'	47.91'	43.13'	S9°36'06"E

Line Table

Line #	Bearing	Distance
L1	S18°24'53"E	18.00
L2	N10°31'42"E	18.00
L3	S54°36'06"E	6.00
L4	S35°23'54"W	10.00
L5	N54°36'06"W	6.00
L6	S54°36'06"E	6.00
L7	S35°23'54"W	10.00
L8	N54°36'06"W	6.00
L9	S35°23'54"W	7.89
L10	S9°36'06"E	22.07
L11	N80°23'54"E	22.07
L12	S54°36'06"E	6.00
L13	S35°23'54"W	10.00
L14	N54°36'06"W	6.00
L15	S54°36'06"E	6.00
L16	S35°23'54"W	10.00
L17	N54°36'06"W	6.00
L18	S80°23'54"W	34.50
L19	N9°36'06"W	34.50
L20	S59°59'29"E	24.39
L21	N30°00'31"E	0.50
L22	N59°59'29"W	64.56
L23	N30°00'31"E	0.50
L24	S35°23'54"W	4.00
L25	N54°36'06"W	5.00
L26	N35°23'54"E	4.00
L27	S59°51'06"E	14.91
L28	S72°29'11"E	40.27
L29	S54°48'41"E	69.55

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION

CHAIRMAN — DATE: 8-12-13

DIRECTOR — DATE: 8-12-13

DOCUMENT # D213297729 — DATE: 11-19-13

OWNER/DEVELOPER
P&S REAL ESTATE
INVESTMENTS I, LLC
MR. RODNEY SPEAKS
8300 NORTH FM 620, BLD. K
AUSTIN, TEXAS 78726
OF: 512-506-8550

Middleton & Associates, LLC.
CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

© Copyright 2013

TBPE #F-10900 TBPLS #10157700
1111 SOUTH MAIN ST., SUITE 123
GRAPEVINE, TEXAS 76051 (972) 393-9800

FINAL PLAT OF MOVIEHOUSE ADDITION
5 LOTS – 9.180 ACRES
PAMELA ALLEN SURVEY, ABSTRACT NO. 28
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED TC
LOTS 1–5, BLOCK A

Drawing File: 0034003FPT.DWG	DATE: 10-10-13	SCALE: 1"=60'	SHEET NO: 1 / 2
Project No. 0034003			

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, P&S Real Estate Investments I, LLC is the owner of a tract of land situated in the Pamela Allen Survey, Abstract No. 28, Tarrant County, Texas and being all of a tract of land as described in a deed to P&S Real Estate Investments I, LLC and recorded in County Clerks No. D213111027 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic cap stamped "Arec" for the most southwesterly corner of Lot 5, Block 1 of Town Center East Addition, an addition to the City of Keller, Texas as recorded in Cabinet A, Slide 3843 of the Plat Records of Tarrant County, Texas (PRTCT);

THENCE along the southerly line of said Lot 5 South 54 deg 36 min 06 sec East, passing the most southwesterly corner of Lot 4, Block 1 of said Town Center East Addition at 226.13 feet, and along the southerly line of said Lot 4 for a total distance of 656.15 feet to a 1/2 inch iron rod found with a plastic cap stamped "Everage" for the most southwesterly corner of Lot 2, Block 1 of Town Center East Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 1017 (PRTCT);

THENCE departing the southerly line of said Lot 4 and along the southerly line of said Lot 1 North 89 deg 18 min 12 sec East a distance of 327.81 feet to a 5/8 inch iron rod found for the most southeasterly corner of said Lot 1, said iron rod also being in the westerly right-of-way line of Rufe Snow Drive (a 120' right-of-way) and the beginning of a non-tangent curve to the right having a radius of 950.00 feet, a chord bearing South 30 deg 14 min 07 sec West and a chord distance of 394.61 feet;

THENCE departing the southerly line of said Lot 1 and along the westerly right-of-way line of Rufe Snow Drive as follows:

Along said non-tangent curve to the right through a central angle of 23 deg 58 min 27 sec for an arc length of 397.51 feet to a 1/2 inch iron rod set for corner;

South 42 deg 13 min 21 sec West a distance of 266.77 feet to a point in the approximate centerline of a creek channel for Bear Creek;

THENCE departing the westerly right-of-way line of Rufe Snow Drive and along the approximate centerline of Bear Creek as follows:

North 34 deg 13 min 24 sec West a distance of 74.00 feet to a point for the beginning of a curve to the left having a radius of 250.00 feet, a chord bearing North 55 deg 30 min 26 sec West and a chord distance of 181.50 feet;

Along said curve to the left through a central angle of 42 deg 34 min 09 sec for an arc length of 185.74 feet to a point for corner;

North 76 deg 47 min 29 sec West a distance of 42.96 feet to a point for the beginning of a curve to the right having a radius of 250.00 feet, a chord bearing North 64 deg 22 min 10 sec West and a chord distance of 107.55 feet;

Along said curve to the right through a central angle of 24 deg 50 min 38 sec for an arc length of 108.40 feet to a point;

North 51 deg 56 min 51 sec West a distance of 175.75 feet to a point for the beginning of a non-tangent curve to the left having a radius of 696.22 feet, a chord bearing North 56 deg 44 min 00 sec West and a chord distance of 41.72 feet;

Along said non-tangent curve to the left through a central angle of 03 deg 26 min 02 sec for an arc length of 41.73 feet to a point for corner;

North 61 deg 31 min 09 sec West a distance of 215.79 feet to a point for corner in the southerly line of a tract of land as described in a deed to K B & P Real Estate Ltd. and recorded in Volume 12598, Page 1507 (DRTCT);

THENCE departing the approximate centerline of Bear Creek and along the southerly line of said K B & P Real Estate Ltd. tract North 89 deg 24 min 55 sec East a distance of 211.65 feet to a 1/2 inch iron rod found with a plastic cap stamped "BHB" for the most southeastery corner of said K B & P Real Estate Ltd. Tract;

THENCE departing the southerly line of said K B & P Real Estate Ltd. Tract and along the easterly line of said K B & P Real Estate Ltd. tract North 00 deg 25 min 05 sec West a distance of 458.00 feet to the Point of Beginning;

Containing within these metes and bounds 9.180 acres or 399,879 square feet of land more or less.

Bearings shown herein are based upon an on the ground survey performed in the field utilizing GPS measurements.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That I, Leslie Perry Sloan, Managing Member, do hereby adopt this plat designating the hereinabove described property as Lots 1-5, Block A, MOVIEHOUSE 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 mutual use and accommodation of the 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 permissions of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our hands at Dallas County, Texas, this 11th day of October, 2013.

P&S Real Estate Investments I, LLC

By: _____
Name: Leslie Perry Sloan
Managing Member

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Leslie Perry Sloan, 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 the 11th day of October, 2013.

_____
Notary Public, State of Texas

ANDREA BUCKLEY
Notary Public, State of Texas
My Commission Expires
June 28, 2017

KNOW ALL MEN BY THESE PRESENTS:

That I, B.J. Elam, do hereby certify that I prepared this plat from an actual and accurate survey 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.

_____
B. J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Middleton & Associates, LLC
1111 South Main Street, Suite 123
Grapevine, Texas 76051
972-393-9800

STATE OF TEXAS
REGISTERED
B J ELAM
4581
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared B.J. Elam, 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 the 16 day of October, 2013.

_____
Notary Public, State of Texas

JENNIFER ANN KERN
Notary Public, State of Texas
My Commission Expires
March 12, 2016

FINAL PLAT OF
MOVIEHOUSE ADDITION
5 LOTS -- 9.180 ACRES
PAMELA ALLEN SURVEY, ABSTRACT NO. 28
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED TC
LOTS 1-5, BLOCK A

Middleton & Associates, LLC.
CONSULTING CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
TBPE #F-10900 TBPLS #10157700
1111 SOUTH MAIN ST., SUITE 123
GRAPEVINE, TEXAS 76051 (972) 393-9800

© Copyright 2013

Drawing File: 0034003FP1.DWG	DATE:	SCALE:	SHEET NO: 2
Project No. 0034003	10-10-13	1"=60'	2