

Drainage Easements

The Drainage Easement shown on the plat is dedicated to the City for storm water runoff control. These 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 with 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 written approval of the City of Keller's Director of Public Works.

This plat was filed in Instrument No. _____ of the Official Public Records of Tarrant County, Texas on _____, 2012.

NORTH RUFÉ SNOW DRIVE
VARIABLE RIGHT-OF-WAY

PATE-ORR RD.
VARIABLE RIGHT-OF-WAY

KELLER PARKWAY (FM 1709)
VARIABLE RIGHT-OF-WAY

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, KELLER SQUARE LLC is the Owner of a tract of land situated in the P. Allen Survey, Abstract No. 28, being all of Lot 3R-1R1, Block 8, Bluebonnet Trails, an Addition in the City of Keller, Texas according to the Plat thereof recorded in Instrument No. D212136795, Official Public Records, Tarrant County, Texas and being a portion of that certain tract of land conveyed to Keller Square LLC by General Warranty Deed recorded in Instrument No. D207336927, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, stamped "ARES", in the North ROW line of Keller Parkway (FM 1709) (a variable ROW), being at a Southeast corner of said Lot 3R-1R1 and the Southwest corner of Lot 1R, Block 8, Bluebonnet Trails, recorded in Instrument No. D212136795, Official Public Records, Tarrant County, Texas;

THENCE: South 89 degrees 48 minutes 37 seconds West, along the North ROW line of Keller Parkway (FM 1709) and the South line of said Lot 3R-1R1, a distance of 273.75 feet to a 1/2 inch iron rod set at the Southeast corner of Lot 3R-1R2 of said Block 8;

THENCE: North 00 degrees 13 minutes 45 seconds East, continuing along the common line of Keller Parkway (FM 1709) and along the common line of said Lot 3R-1R1 and said Lot 3R-1R2, a distance of 236.64 feet to a cross found at the Northeast corner of said Lot 3R-1R2;

THENCE: South 89 degrees 44 minutes 37 seconds West, along said common line, a distance of 158.91 feet to a cross found at the Northwest corner of said Lot 3R-1R2;

THENCE: South 00 degrees 13 minutes 45 seconds East, continuing along said common line, a distance of 236.45 feet to a 1/2 inch iron rod set in the North ROW line of Keller Parkway (FM 1709), being at the Southwest corner of said Lot 3R-1R2;

THENCE: South 89 degrees 48 minutes 37 seconds West, along the North ROW line of Keller Parkway (FM 1709) and the South line of said Lot 3R-1R1, a distance of 151.88 feet to a 1/2 inch iron rod set for corner at the Southeast corner of Lot 1R, Block 1, Wayne Lee Addition, recorded in Instrument No. D207336927, Official Public Records, Tarrant County, Texas;

THENCE: North 00 degrees 09 minutes 56 seconds West, along the common line of said Lot 3R-1R1 and said Lot 1R, Block 1, a distance of 162.63 feet to a 1/2 inch iron rod found at the Northeast corner of said Lot 1R;

THENCE: South 89 degrees 50 minutes 04 seconds West, along said common line, a distance of 260.76 feet to a cross found in the East ROW line of Pate Orr Boulevard (an 80' ROW), being at the Northwest corner of said Lot 1R, Block 1, said cross also being in a curve to the right, having a central angle of 22 degrees 38 minutes 18 seconds, a radius of 519.81 feet and a chord bearing North 18 degrees 28 minutes 20 seconds East, a distance of 204.05 feet;

THENCE: Northeastly, along the East ROW line of Pate Orr Boulevard, the West line of said Lot 3R-1R1 and along said curve to the right, on an arc distance of 205.38 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: North 29 degrees 47 minutes 29 seconds East, along the East ROW line of Pate Orr Boulevard and the West line of said Lot 3R-1R1, a distance of 100.00 feet to a 5/8 inch iron rod found at the beginning of a curve to the left, having a central angle of 12 degrees 28 minutes 57 seconds, a radius of 386.41 feet and a chord bearing North 23 degrees 32 minutes 06 seconds East, a distance of 83.79 feet;

THENCE: Northeastly, along the East ROW line of Pate Orr Boulevard, the West line of said Lot 3R-1R1 and along said curve to the left, on an arc distance of 83.96 feet to a PK nail found at the Northwest corner of said Lot 3R-1R1 and the Southwest corner of Block 3, Bluebonnet Trails, recorded in Instrument No. D212136795, Official Public Records, Tarrant County, Texas;

THENCE: South 81 degrees 00 minutes 00 seconds East, along the North line of said Lot 3R-1R1 and the South line of said Block 3, a distance of 457.80 feet to a cross found for angle point;

THENCE: South 85 degrees 00 minutes 00 seconds East, continuing along the North line of said Lot 3R-1R1 and the South line of said Block 3, a distance of 457.80 feet to a PK nail found in the North line of said Lot 1R, Block 8, being at the most Northerly Southeast corner of said Lot 3R-1R1;

THENCE: South 89 degrees 45 minutes 24 seconds West, along the common line of said Lot 3R-1R1 and said Lot 1R, Block 8, a distance of 184.94 feet to a 1/2 inch iron rod found, stamped "MOAK", at the Northwest corner of said Lot 1R;

THENCE: South 00 degrees 52 minutes 15 seconds West, along the common line of said Lot 3R-1R1 and said Lot 1R, Block 8, a distance of 199.73 feet to the PLACE OF BEGINNING and containing 256,234 square feet or 8.178 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KELLER SQUARE LLC, does hereby adopt this plat designating the hereinabove described property as BLUEBONNET TRAILS, LOT 3R-1R3, 3R-1R4, 3R-1R5, 3R-1R6 AND 3R-1R7, BLOCK 8, an addition to the City of KELLER, and does 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 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 strip for the purpose of constructing, reconstructing, inspecting, and pot-holing, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of KELLER, Texas.

Witness our hands at Oklahoma County, Oklahoma, this 12 day of DEC, 2012.

KELLER SQUARE LLC
By: John Roddy Bates, Manager

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

BEFORE ME, the undersigned, a Notary Public in and for the State of Oklahoma, personally appeared, John Roddy Bates, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my Hand and Seal of Office this 12 day of December, 2012.

John Roddy Bates
Notary Public, State of Oklahoma

SURVEYOR'S CERTIFICATE

That I, J. L. LANE, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the plotting and regulations of the City of Keller, Texas.

Dated this the 12 day of December, 2012.

J. L. Lane
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

STATE OF TEXAS
COUNTY OF DALLAS

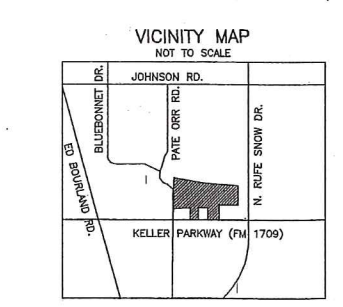
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Heather L. Matteson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my Hand and Seal of Office this the 12 day of December, 2012.

Heather L. Matteson
NOTARY PUBLIC, State of Texas

Approved by the City of Keller Planning and Zoning Commission

Chairman: John Roddy Bates
Secretary: John Roddy Bates
Document No. D212312656



Addressed Copy

FINAL PLAT
BLUEBONNET TRAILS

LOTS 3R-1R3, 3R-1R4, 3R-1R5, 3R-1R6 AND 3R-1R7, BLOCK 8
BEING A REPLAT OF
LOT 3R-1R1, BLOCK 8
BLUEBONNET TRAILS ADDITION
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
RECORDED IN INSTRUMENT NO. D212136795, OPRTCT
8.178 ACRES
CURRENT ZONING: TC (TOWN CENTER)

OWNER:
KELLER SQUARE LLC
6307 WATERFORD BLVD., SUITE 155
OKLAHOMA CITY, OK
PH: (405) 361-8774
CONTACT: JOHN RODDY BATES

SURVEYOR:
LANE'S SOUTHWEST SURVEYING, INC.
2717 MOTLEY DRIVE, SUITE B
MESQUITE, TEXAS 75150
PH: (972) 681-4442
CONTACT: JIM LANE

SCALE 1" = 50'

FILE No. RP-897