

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS (X)
COUNTY OF COLLIN (X)

PROPERTY DESCRIPTION

WHEREAS BAYLOR HEALTHCARE SYSTEM, A TEXAS NON-PROFIT ORGANIZATION IS THE OWNER OF A 3.595 ACRE TRACT ACRES TRACT OF SITUATED IN THE S. NEEDHAM SURVEY, ABSTRACT NO. 1171, CITY OF KELLER, TARRANT COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED IN DEED TO BAYLOR HEALTHCARE SYSTEM AS RECORDED IN VOLUME 16426, PAGE 196 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BAYLOR HEALTHCARE SYSTEM TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF KELLER AS RECORDED IN VOLUME 10957, PAGE 767 OF SAID DEED RECORDS AND BEING IN THE WEST RIGHT-OF-WAY LINE OF ELM STREET (A 50 FOOT RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 06 MINUTES 30 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 103.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BAYLOR HEALTHCARE SYSTEM TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WCJ BEAR CREEK 97 LTD. AS RECORDED IN VOLUME 16285, PAGE 194 OF SAID DEED RECORDS;

THENCE, NORTH 87 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE COMMON SOUTH LINE OF SAID BAYLOR HEALTHCARE SYSTEM TRACT AND THE NORTH LINE OF SAID WCJ BEAR CREEK 97 TRACT, A DISTANCE OF 576.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BAYLOR HEALTHCARE SYSTEM TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET/US HIGHWAY NO. 377 (A 130 FOOT RIGHT-OF-WAY);

THENCE, NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID BAYLOR HEALTHCARE SYSTEM TRACT, A DISTANCE OF 428.54 FEET TO A 5/8 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "TRI-TECH DFW SURVEYING" (HEREINAFTER CALLED 5/8 INCH IRON ROD SET) FOR THE NORTHWEST CORNER OF SAID BAYLOR HEALTHCARE SYSTEM AND SOUTHWEST CORNER OF AFORSAID CITY OF KELLER TRACT;

THENCE, NORTH 85 DEGREES 06 MINUTES 41 EAST, ALONG THE COMMON LINE OF SAID BAYLOR HEALTHCARE SYSTEM TRACT AND SAID CITY OF KELLER TRACT, A DISTANCE OF 21.85 FEET TO A 5/8 INCH IRON ROD SET;

THENCE, SOUTH 56 DEGREES 51 MINUTES 41 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID BAYLOR HEALTHCARE SYSTEM TRACT AND SAID CITY OF KELLER TRACT, A DISTANCE OF 640.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 156,580 SQUARE FEET OR 3.595 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, JASON CLARK DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BAYLOR MEDICAL PLAZA ADDITION, AN ADDITION TO THE CITY OF KELLER, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC AND PRIVATE UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC OR PRIVATE 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 OR PRIVATE UTILITY SHALL, AT ALL TIMES, HAVE A RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

WITNESS MY HAND THIS 23rd DAY OF March, 2005.

JASON SIGNOR
K. DODD

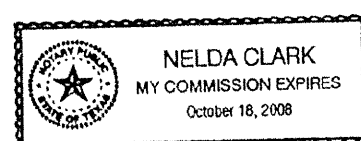
STATE OF TEXAS (X)
COUNTY OF TARRANT (X)
Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Jason K. Dodd, KNOWN TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF March, 2005.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY APPOINTMENT EXPIRES

Nelda Clark



TARRANT COUNTY TAX OFFICE A-10046
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

TAX CERTIFICATE FOR ACCOUNT: 00040217655
AD NUMBER: A1171 19B06
CERTIFICATE NO: 38470898
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
CORGAN ASSOCIATES

501 ELM ST. SUITE 500
DALLAS TX 75202

DATE: 3/29/2005
FEE: \$10.00
PROPERTY DESCRIPTION
NEEDHAM, SAMUEL SURVEY
A1171 TR 19B06

0000000 S MAIN ST
3.5949 ACRES

PROPERTY OWNER
BAYLOR HEALTH CARE SYSTEM.

2001 BRYAN ST STE 2200
DALLAS TX 752010000

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2004	CITY OF KELLER	0.00
2004	JPS HEALTH NETWORK	0.00
2004	KELLER ISD	0.00
2004	Tarrant County	0.00
2004	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: CORGAN ASSOCIATES
ACCOUNT NUMBER: 00040217655
TOTAL CERTIFIED TAX: \$0.00

BY: Nelda Clark TARRANT COUNTY TAX OFFICE
BY: Jason W. Price TARRANT COUNTY TAX OFFICE

REVISED 10/26

D205087844

2093

CITY OF KELLER
POB 770

KELLER TX 76244

Submitter: CITY OF KELLER

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 03/31/2005 03:03 PM
Instrument #: D205087844
PLAT A 4 PGS \$65.00



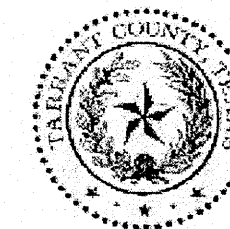
D205087844

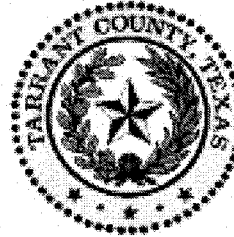
ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CABINET A SLIDE 10046
Baylor Medical Plaza

D205087844

A-10046
3093





CITY OF KELLER
POB 770

KELLER TX 76244

Submitter: CITY OF KELLER

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 03/31/2005 03:03 PM
Instrument #: D205087844
PLAT A 4 PGS \$65.00

By: _____



D205087844

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

CABINET A SLIDE 10046
Baylor Medical Plaza