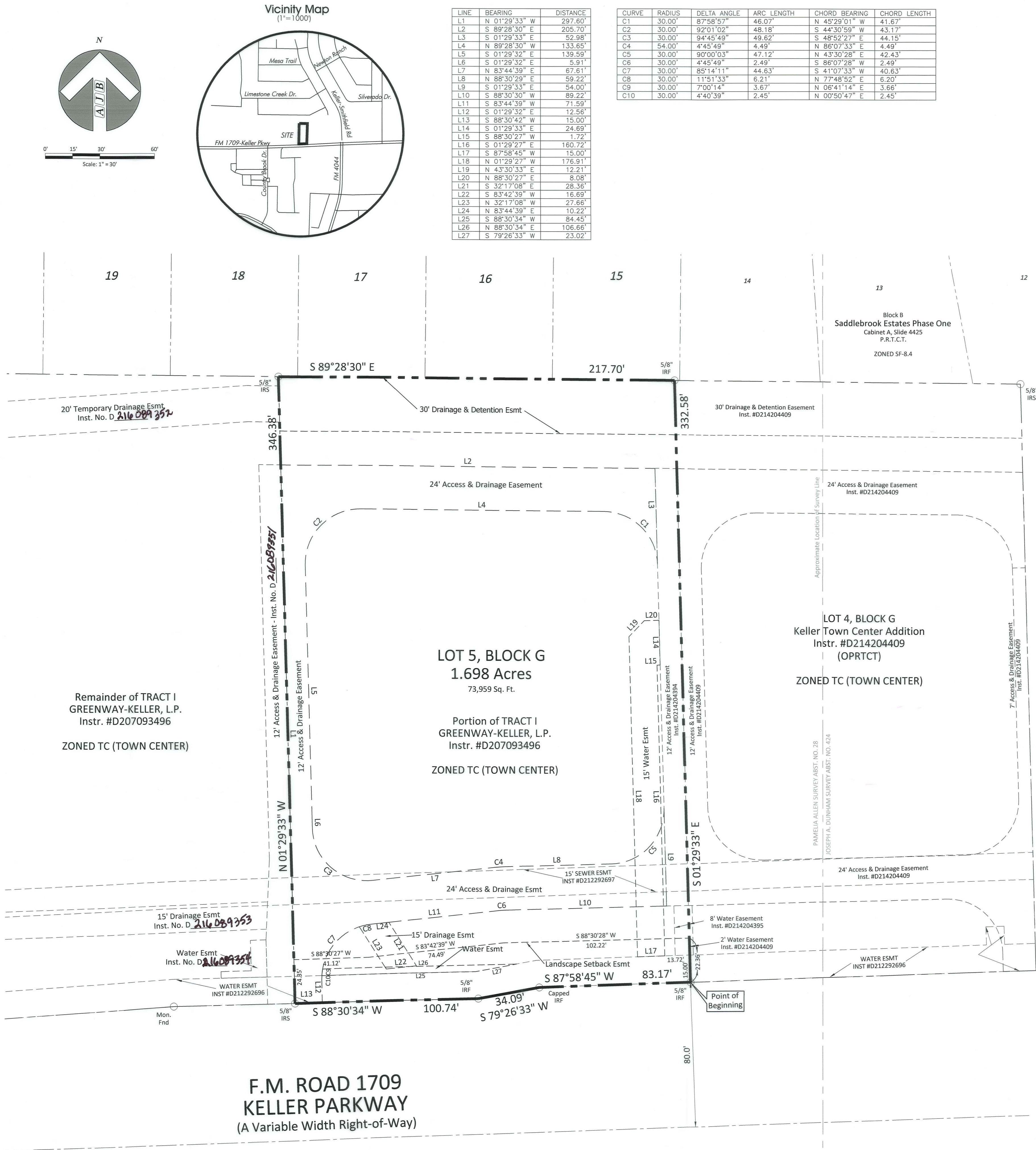


N:\ALL FILES\BANKIN\KELLER PARKWAY & KELLER CENTER\FIELD\Lot 5, Block G\Keller Lot 5 Plat 2016-01-05.dwg, 3/7/2016 9:55:20 AM



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, GREENWAY-KELLER, LP, is the owner of a 1.698 acre tract of land situated in the PAMELIA ALLEN SURVEY ABSTRACT NO. 28 in the City of Keller, Tarrant County, Texas and being portion of the property described as Tract I to Greenway-Keller, L.P., recorded in Instrument #D207093496 of the Official Public Records of Tarrant County, Texas (OPRTCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of called 1.425 acre tract of land described as Lot 4, Block G of the Keller Town Center Addition, an addition in the City of Keller, Tarrant County, Texas as recorded in Instrument #D214204409 of said records, and also being on the north line of F.M. 1709 (Keller Parkway - variable width right-of-way);

THENCE along the north line of said F.M. Road 1709 (Keller Parkway) as follows:

SOUTH 87°58'45" WEST a distance of 83.17 feet to a capped iron rod found for corner;

SOUTH 79°26'33" WEST a distance of 34.09 feet to a 5/8 inch iron rod found for corner;

SOUTH 88°30'34" WEST a distance of 100.74 feet to a 5/8 inch iron rod set for corner;

THENCE departing the north line of said F.M. Road 1709, NORTH 01°29'33" WEST a distance of 346.38 feet to a 5/8 inch iron rod set in the north line of said Tract 1 and the south line of Saddlebrook Estates Phase One as recorded in Cabinet A, Slide 4425 of the Plat Records of Tarrant County, Texas (PRCTC);

THENCE along the north line of said Tract 1 and the south line of Saddlebrook Estates Phase One, SOUTH 89°28'30" EAST a distance of 217.70 feet to a 5/8 inch iron rod found for the northwest corner of said as Lot 4, Block G of the Keller Town Center Addition;

THENCE along the east line of the described tract and the west line of Lot 4, Block G of the Keller Town Center Addition, SOUTH 01°29'33" EAST a distance of 332.58 feet to the POINT OF BEGINNING;

CONTAINING 1.698 acres, or 73,959 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Greenway-Keller LP, does hereby adopt this plat designating the hereinabove described property as KELLER TOWN CENTER ADDITION, LOT 5, BLOCK G, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and fo 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 same. Any public utility shall have the right to remove or keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endangers 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 purposes 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 of the of the City of Keller, Texas.

Witness our hand at Dallas County, Texas, this the 9th day of May, 2016.

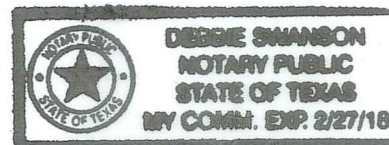
By: GREENWAY-KELLER, L.P., a Texas limited partnership
By: KELLER GP, LLC, a Texas limited liability company, its General Partner

By: Todd Petty, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 9, 2016, by Todd Petty, Vice President of KELLER GP, LLC, a Texas limited liability company, on behalf of said company acting in the capacity of general partner of GREENWAY-KELLER, L.P., a Texas limited partnership.

Debbie Shannon
Notary Public in and for the State of Texas



CONSENT AND SUBORDINATION BY LIENHOLDER

The undersigned, Lienholder, holder of a lien on the tracts described and shown on the Final Plat of Keller Town Center Addition, Lot 5, Block G (the "Plat"), or any part thereof, hereby consents to the Plat, and Lienholder subordinates its lien to the rights and interests of the parties to the Plat so that the documents relating to the lien are subject to the Plat and that a foreclosure of the lien will not extinguish the rights and interests of the holders of the easements and other rights granted in the Plat.

LIENHOLDER:

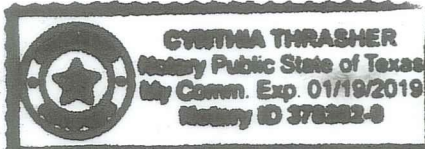
MERIDIAN BANK

By: John Vanon
Name: SVP John Vanon
Title:

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on the 13 day of May, 2016, by John Vanon, the SVP of Meridian Bank, on behalf of said bank.

Cynthia Thraasher
Notary Public, State of Texas



APPROVED by the City of Keller Community Development Department

Director D.H.H. Date 3-1-16
Secretary Thaddeus Date 3-1-16
DZ16120748 Date 6-6-16
Document #

GENERAL NOTES:

- BASIS OF BEARING: Bearings cited herein are based upon the deed to Greenway-Keller, LP as recorded in instrument #D207093496 of the Official Public Records of Tarrant County, Texas.
- FLOOD STATEMENT: According to Community Panel No. 480602C0090 C, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 statement shall not create liability on the part of the Surveyor
- Town Center Front Building Setbacks on Keller Parkway:
 - For buildings with a drive aisle and double loaded parking between the building and Keller Parkway, the minimum front building setback shall be 90' and the maximum shall be 110' measured from the building to the right of way.
 - For buildings with no parking provided between the building and Keller Parkway, the minimum shall be 30' and the maximum shall be 60' measured from the building to the right of way line.
 - All other setback requirements shall be determined on the building and site design at the time of site plan review provided that all building and fire code requirements are met at the time of construction.
 - Minimum setback from adjacent single family district shall be 60'. For structures over 35', the minimum 60' setback shall be increased 1' for each additional 2' in building height above 35'.

The Drainage Easements is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility 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 of the detention facility, drainage outfalls or the storm drainage pipe. The City of Keller shall not be liable for any damages to the detention area pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainages easement without the written approval of the City of Keller's Director of Public Works

KNOW ALL MEN BY THES PRESENTS:

That I Austin J. Bedford, do hereby certify that I prepared this plat from an actual on the ground 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A. J. Bedford Group, Inc.
301 Alamo Road
Rockwall, Texas 75087



NOTE: NO PROTECTED TREES EXIST ON LOT 5

GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FINAL PLAT OF
KELLER TOWN CENTER ADDITION
LOT 5, BLOCK G

BEING ONE LOT CONSISTING OF 1.698 ACRES - ZONED TC (Town Center)
PAMELIA ALLEN SURVEY ABSTRACT NO. 28
City of Keller, Tarrant County, Texas

Owner: GREENWAY-KELLER LP
2808 FAIRMOUNT, SUITE 100
DALLAS, TEXAS 75201
214-880-9009

ENGINEER:
DR RANKIN, PLLC
2321 DAYBREAK TRAIL
PLANO, TX 75093
972-378-0683

Scale: 1" = 30'
Date: January 5, 2016
Technician: Elom
Drawn By: Elom

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: Keller Lot 5G Plat 2016-01-05
Job: No. 457-008
GF No. ?

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Keller Town Center Addition
Lot 5, Block G
Final Plat

Approved: 03/01/2016

TBPLS REG#10118200