

2010 AUG 31 PM 3:35

SUZANNE HENDERSON  
COUNTY CLERK

BY \_\_\_\_\_

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, Keller Independent School District is the owner of a 13.189 acre tract of land situated in the GUSTAVO GILBERT SURVEY, Abstract No. 577, Tarrant County, Texas, and being all that certain tract of land described to Keller I.S.D. by deed recorded in County Clerk's File No. D210048495, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found for the southwest corner of Lot 1, Block K, Marshall Ridge, Phase 3B, an addition to the City of Keller, Tarrant County, Texas recorded in Cabinet A, Slide 13090, Plat Records, Tarrant County, Texas, and being in the east right-of-way line of Marshall Ridge Parkway (a 70 feet wide public right-of-way), said point being in a curve to the left;

THENCE North 89°51'59" East with the south line of said Block 3B a distance of 951.58 feet to the southeast corner of Lot 15 of said Block 3B and being the northeast corner tract of land described in the deed to Meritage Homes of Texas, LLC as recorded in County Clerk's File No. D209204382 of said Deed Records, said point being in the west right-of-way line of Bradford Grove Trail (a 50 feet wide right-of-way);

THENCE South 00°46'07" East to the end of said west right-of-way at 13.56 feet and continuing a total distance of 599.99 feet to a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found for the southeast corner of said Meritage Homes tract;

THENCE South 89°51'36" West with the south line of same, 974.61 feet the the southwest corner of same and being in the east right-of-way line of said Marshall Ridge Parkway, said point being in a curve to the right;

THENCE northeasterly with east right-of-way line and said curve to the right, having a radius of 765.00 feet, an central angle of 04° 17'43", an arc length of 57.35 feet, and a long chord of North 04°02'18" East at 57.33 feet a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found;

THENCE North 06°15'53" East continuing with said east right-of-way line, 63.08 feet to the beginning of a curve to the left a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found;

THENCE northeasterly continuing with said east right-of-way line and curve to the left, having a radius of 835.00 feet, an central angle of 06° 22'32", an arc length of 92.92 feet, and a long chord of North 03°01'24" East at 92.87 feet a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found;

THENCE North 00°07'54" West continuing with said east right-of-way line a distance of 373.88 feet to a 5/8 inch capped stamped "BROOKS BAKER SURVEYORS" found for the beginning of a curve to the right

THENCE northeasterly with said curve to the right, having a radius of 765.00 feet, an central angle of 01° 01'02", an arc length of 13.58 feet, and a long chord of North 00°04'18" East at 13.58 feet to the POINT OF BEGINNING and containing 13.189 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Keller Independent School District, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, KELLER ELEMENTARY SCHOOL, No. 22, 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 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 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 our hand at Tarrant County, Texas, this day 20 of August, 2010.

Dr. James Veitenheimer, Superintendent of  
Keller Independent School District

STATE OF TEXAS

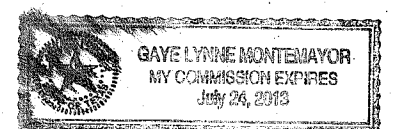
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in for said County and State, on this day personally appeared James Veitenheimer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day 20 of August, 2010.

Mary Lynn Montague

Notary Public in and for the State of Texas.

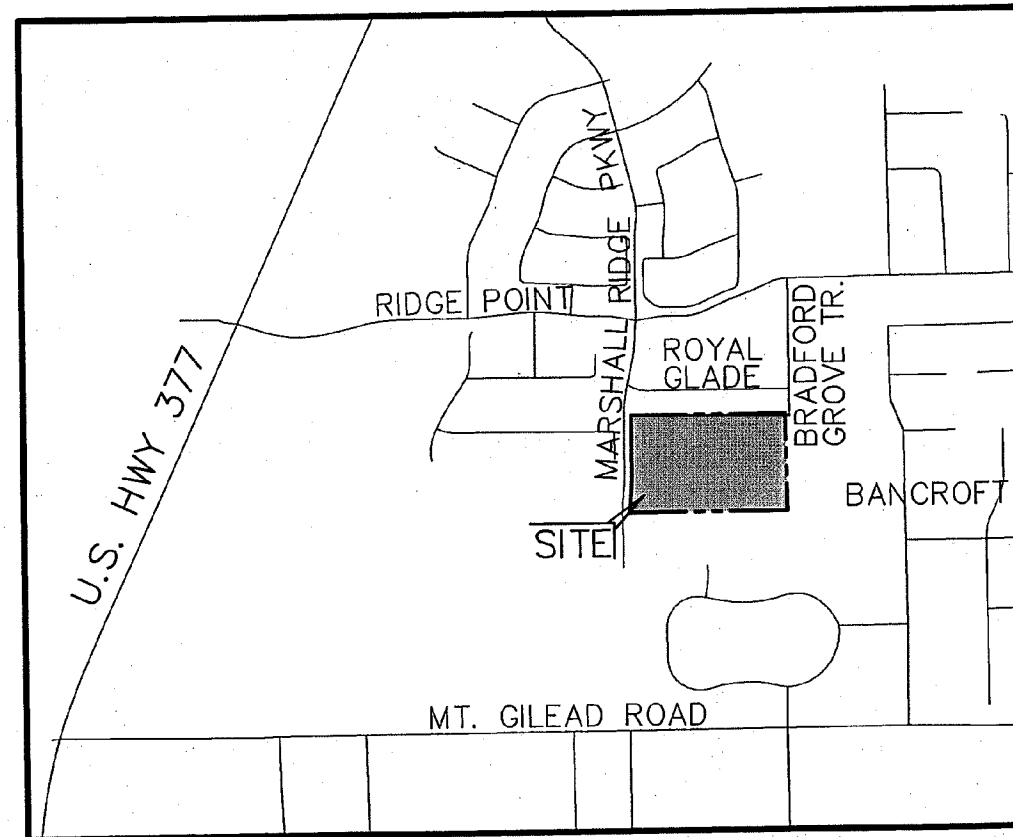


FINAL PLAT of  
LOT 1, BLOCK A,  
KELLER ELEMENTARY SCHOOL  
No. 22

an Addition to the City of Keller,  
Tarrant County, Texas  
and being 13.189 acres situated in the  
Daniel Barcroft Survey, Abstract No. 141  
Located within  
in the City of Keller, Tarrant County, Texas  
Currently Zoned "PH-6.5"

Surveyed during the month of March, 2010

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VICINITY MAP  
SCALE: 1" = 1000'

## OWNER / DEVELOPER

KELLER INDEPENDENT SCHOOL DISTRICT  
350 KELLER PARKWAY  
KELLER, TEXAS 76248  
(817) 744-1000  
CONTACT: DR. JAMES VEITENHEIMER

## ENGINEER / SURVEYOR

TEAGUE NALL AND PERKINS, INC.  
1100 MACON STREET  
FORT WORTH, TEXAS 76102  
(817) 336-5773  
CONTACT: SCOTT GIBSON, P.E.  
CONTACT: RICKY GENTRY, R.P.L.S.

Approved by the City of Keller Community Development Department

Director [Signature] Date 8/31/10  
Secretary [Signature] Date 8/31/10

## NOTES:

1. CONSTRUCTION PLANS ARE TO BE SUBMITTED AND REVIEWED BY THE CITY AT TIME OF BUILDING PERMIT APPLICATION. ANY EASEMENT OR DEDICATED RIGHT-OF-WAY CHANGES ON THE APPROVED FINAL PLAT RESULTING FROM REQUIRED DESIGN/CONSTRUCTION PLAN CHANGES SHALL BE THE SOLE RESPONSIBILITY AND COST OF THE DEVELOPER.
2. MAINTENANCE OF DRAINAGE AND DETENTION FACILITIES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF KELLER SHALL HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS WITHIN THE DRAINAGE AND DETENTION EASEMENTS THAT CAUSE DRAINAGE FACILITY TO FUNCTION IMPROPERLY.

I, Ricky L. Gentry, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon as set were properly place under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Ricky L. Gentry  
Ricky L. Gentry, R.P.L.S.  
Texas Registration No. 5519

8/18/10  
Date

Plat recorded in Document No. D210213069 Date: 8/31/10