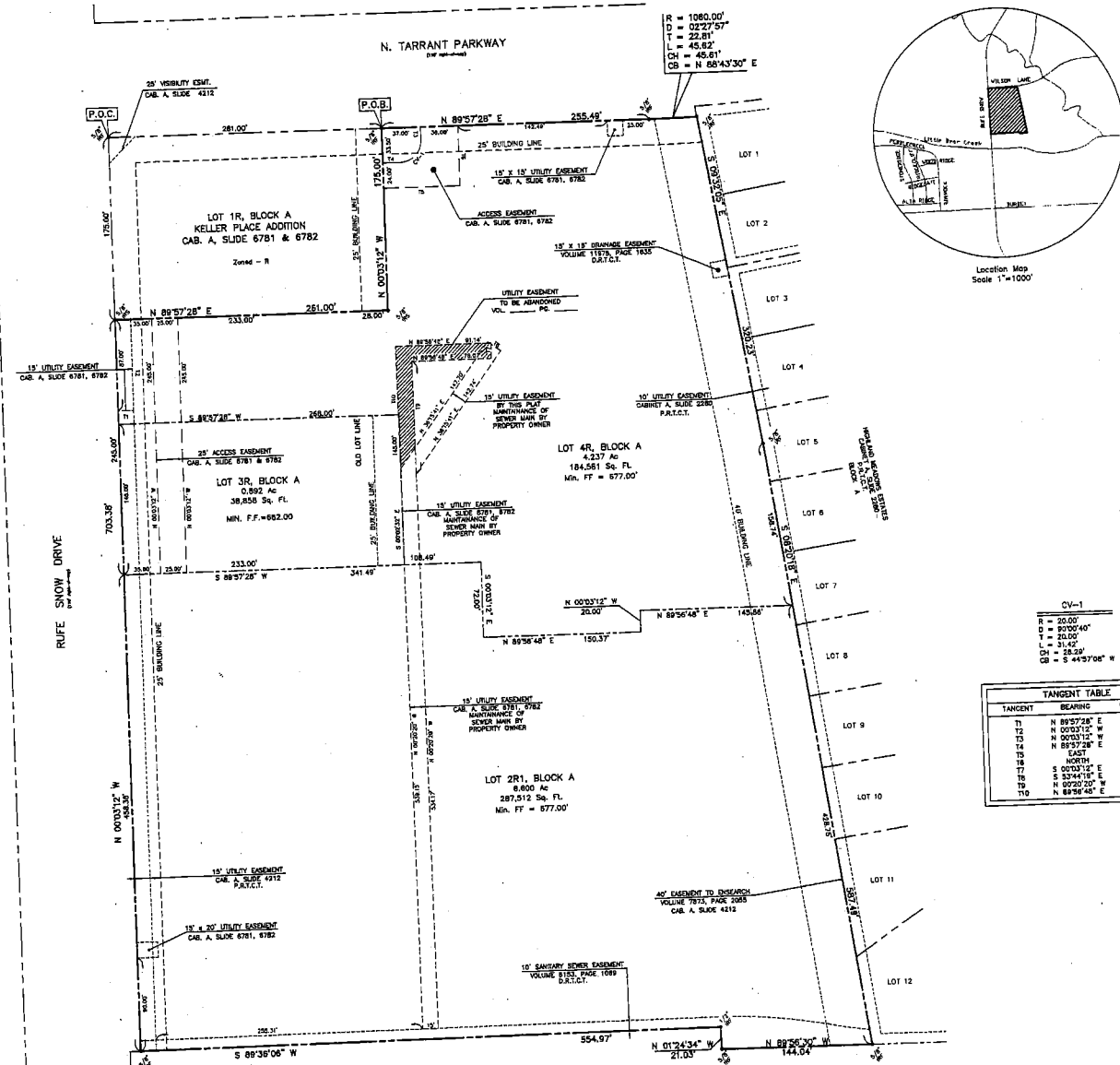






Base of Bearings:
Bearings are based on the monumentation found for Lot 1 and Lot 2, Block 1, Delmont Land One Addition, an addition to the City of Keller, Tarrant County, Texas, as recorded in Cabinet A, Slide 4212 of the Plat Records of Tarrant County, Texas.

Legend:
5/8" IR - 5/8 inch iron rod set with cap stamped "Garrand & Assoc. Fort Worth"
5/8" IR - 5/8 inch iron rod found
1/2" IR - 1/2 inch iron rod found

An interior lot corner to be 5/8" IR

NOTE: A PORTION OF UTILITY EASEMENT RECORDED IN CAB. A, SLIDE 4781, IS STRIP OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, ABANDONED BY SEPARATE INSTRUMENT, RECORDED IN VOL. - PL. OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

CV-1
R = 30.00'
D = 80°00'40"
T = 20.00'
L = 31.42'
CH = 28.39'
CB = S 44°57'08" W

TANGENT	BEARING	LENGTH
T1	N 89°57'28" E	15.00'
T2	N 00°53'12" W	87.00'
T3	N 00°53'12" W	13.30'
T4	N 89°57'28" E	17.00'
T5	EAST	72.85'
T6	NORTH	57.55'
T7	S 00°53'12" E	15.00'
T8	S 33°44'18" E	15.00'
T9	N 00°53'12" W	107.83'
T10	N 89°57'28" E	118.04'

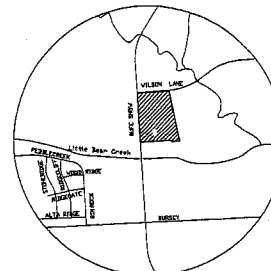
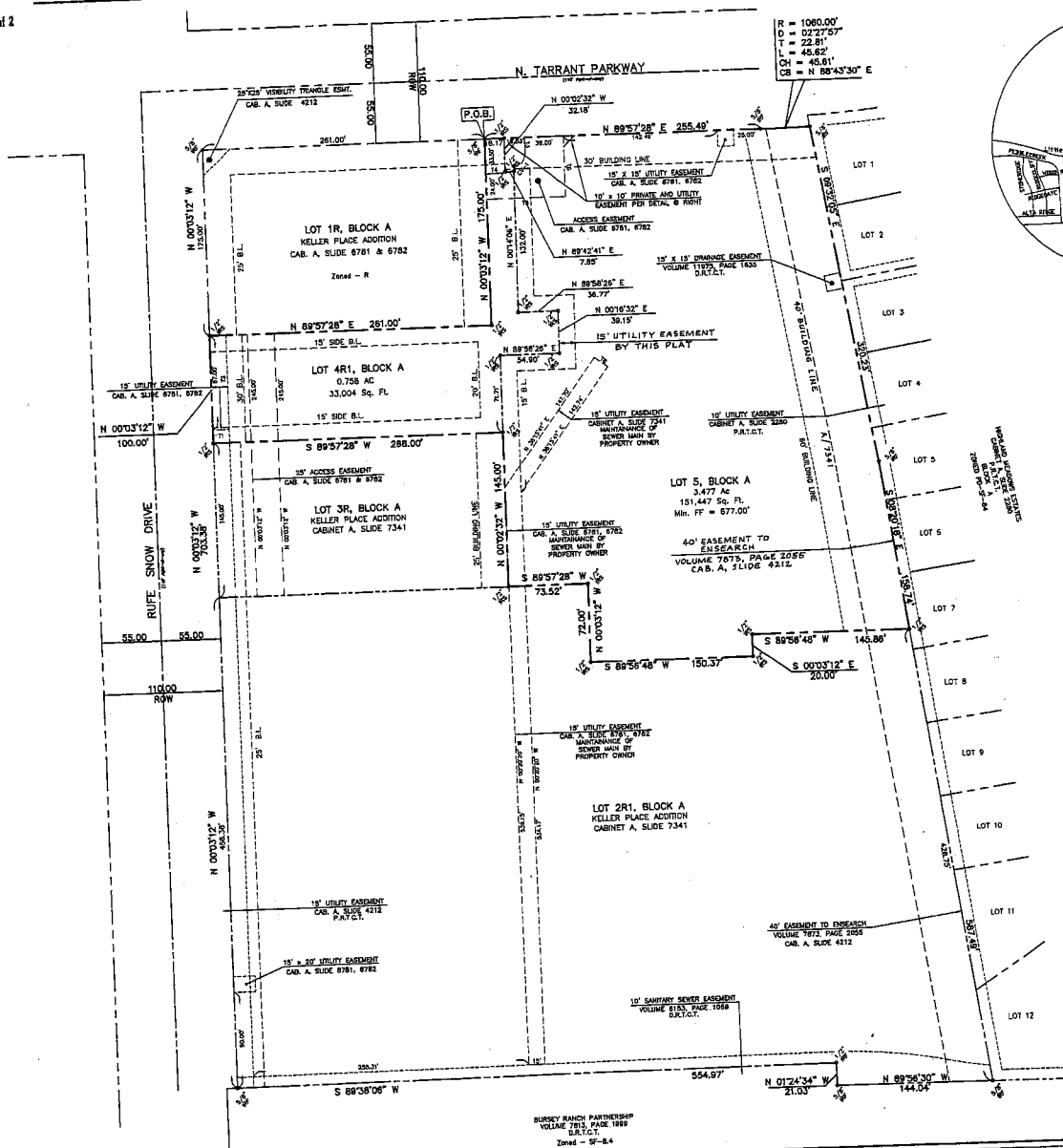
FINAL PLAT
LOTS 2R1, 3R & 4R, BLOCK A
BEING A REPLAT OF
LOTS 2R, 3 & 4, BLOCK A OF
KELLER PLACE ADDITION
AS RECORDED IN
CABINET A, SLIDE 6781, 6782 (P.R.T.C.T.)
LOCATED IN THE
CITY OF KELLER, TARRANT COUNTY, TEXAS
TOTAL LOTS - 3
ZONED - R (Retail)
JANUARY 9, 2002

OWNERS:
MARGARET KOLLER DEVELOPMENT, L.L.C.
19435 BENT TREE FOREST DR.
SUITE # 202B
DALLAS, TEXAS 75248
(972) 990-7080
CONTACT- ROLLE UPHOFF

PREPARED:
WINGELMAN & ASSOC., INC.
8750 HILLCREST PLAZA DRIVE,
SUITE 100
DALLAS, TEXAS 75230
(972) 490-7080
CONTACT- MICHAEL KLINK

THIS PLAT FILED IN CABINET A SLIDE 4734 DATE 3-21-02

SHEET
1
of
2
PLAT # 3425019.002



Location Map
 Scale 1"=1000'

Scale of Bearing:
 Bearings are based on the monumentation found for Lot 1 and Lot 2, Block 1, Oakmont
 Land One Addition, an addition to the City of Keller, Tarrant County, Texas, as recorded
 in Cabinet A, Slide 4212 of the Plat Records of Tarrant County, Texas.

Legend:
 1/2" IR - 1/2 inch iron rod set with red plastic cap stamped "W.A.I."
 5/8" IRP - 5/8 inch iron rod found
 1/2" RP - 1/2 inch iron rod found

CV-1
 R = 20.00'
 D = 90°00'40"
 T = 20.00'
 L = 31.42'
 Ch = 28.98'
 CB = 5 44°57'08" W

TANGENT	BEARING	LENGTH
T1	N 89°57'28" E	15.00'
T2	N 00°03'12" W	87.00'
T3	N 00°03'12" W	13.50'
T4	N 89°57'28" E	17.95'
T5	EAST	72.95'
T6	NORTH	87.95'
T7	S 00°03'12" E	15.00'
T8	S 55°44'10" E	10.00'
T9	N 00°03'12" W	107.83'
T10	N 89°56'48" E	118.04'

FINAL PLAT
 LOTS 4R1 & 5, BLOCK A
 BEING A REPLAT OF
 LOT 4R, BLOCK A OF
 KELLER PLACE ADDITION
 AS RECORDED IN
 CABINET A, SLIDE 7341 (P.R.T.C.T.)
 LOCATED IN THE
 CITY OF KELLER, TARRANT COUNTY, TEXAS
 TOTAL LOTS - 2
 ZONED - R (Retail)
 4.24 AC
 JUNE 17, 2003

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION
 CHAIRMAN: *[Signature]* DATE: *[Date]*
 SECRETARY: *[Signature]* DATE: *[Date]*
 THIS PLAT WAS FILED IN CABINET A, SLIDE 7745 ON DATE: *[Date]*

OWNERS:
 MARGAUX KELLER DEVELOPMENT, L.L.C.
 14802 LINDMARK BOULEVARD
 SUITE 100
 DALLAS, TEXAS 75230
 (972) 880-8808
 CONTACT: DONALD SILVERMAN

PREPARED BY:
 WHELAN & ASSOC., INC.
 6750 HILLCREST PLAZA DRIVE
 SUITE 100
 DALLAS, TEXAS 75230
 (972) 490-7080
 (972) 490-7088 FAX
 CONTACT: MICHAEL CLARK