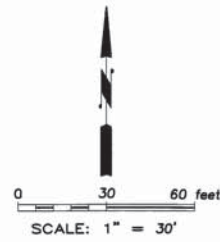




VICINITY MAP



EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°29'15" W	45.75'	L31	S 00°30'45" E	23.96'
L2	N 00°30'45" W	14.92'	L32	N 39°15'57" W	34.10'
L3	N 89°29'15" E	45.75'	L33	N 89°29'15" E	12.84'
L4	S 00°30'45" E	14.92'	L34	N 89°29'15" E	5.09'
L5	N 00°30'45" W	21.04'	L35	N 00°30'45" W	151.32'
L6	S 89°29'15" W	18.18'	L36	N 87°57'54" E	14.83'
L7	N 89°29'15" E	15.00'	L37	N 89°29'14" E	101.92'
L8	S 00°30'45" E	12.82'	L38	N 00°30'45" W	21.03'
L9	N 00°30'45" W	40.18'	L39	S 00°30'45" E	177.32'
L10	S 89°21'58" W	14.12'	L40	S 89°29'15" W	89.75'
L11	N 45°38'02" W	1.25'	L41	N 89°29'15" E	0.66'
L12	N 00°30'45" W	54.94'	L42	S 00°30'45" E	151.71'
L13	N 89°29'15" E	10.33'	L43	S 89°29'14" W	4.87'
L14	S 00°30'45" E	56.16'	L44	N 00°30'45" W	178.00'
L15	S 87°58'45" W	15.01'	L45	S 89°29'15" W	4.46'
L16	N 00°30'45" W	74.53'	L46	S 00°30'45" E	2.68'
L17	N 89°29'15" E	15.00'	L47	N 89°29'15" E	20.00'
L18	S 00°30'45" E	74.13'	L48	S 00°30'45" E	99.00'
L19	S 87°58'45" W	47.33'	L49	N 89°29'15" W	20.00'
L20	S 88°19'31" W	63.82'	L50	S 00°30'45" E	10.00'
L21	S 89°21'58" W	53.12'	L51	N 89°29'15" E	20.00'
L22	N 00°30'45" W	23.00'	L52	S 00°30'45" E	91.00'
L23	N 89°21'58" E	14.54'	L53	S 89°29'15" W	20.00'
L24	S 45°38'02" E	11.31'	L54	S 00°30'45" E	2.58'
L25	N 89°21'58" E	30.40'	L55	S 33°44'22" E	0.62'
L26	N 88°19'31" E	63.64'	L56	N 89°14'57" E	16.69'
L27	N 87°58'45" E	47.68'	L57	S 06°22'51" E	16.93'
L28	S 00°30'45" E	15.01'	L58	S 00°30'45" E	151.84'
L29	N 00°30'45" W	7.96'	L59	S 89°14'57" W	21.27'
L30	S 39°15'57" E	13.58'			

Lot 1, Block M
Saddlebrook Estates,
Phase Three
Doc. No. D202124607
SADDLEBROOK INVESTMENTS LTD
Doc. No. D215082660
Zoned TC-Town Center

GENERAL NOTES:

brass mon = 3" TxDOT brass monument found for corner

cirf = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner

cm = controlling monument

The purpose of this plat is to create one lot.

All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.

Proposed sidewalk to be 6' wide.

UNDERGROUND DETENTION NOTES:

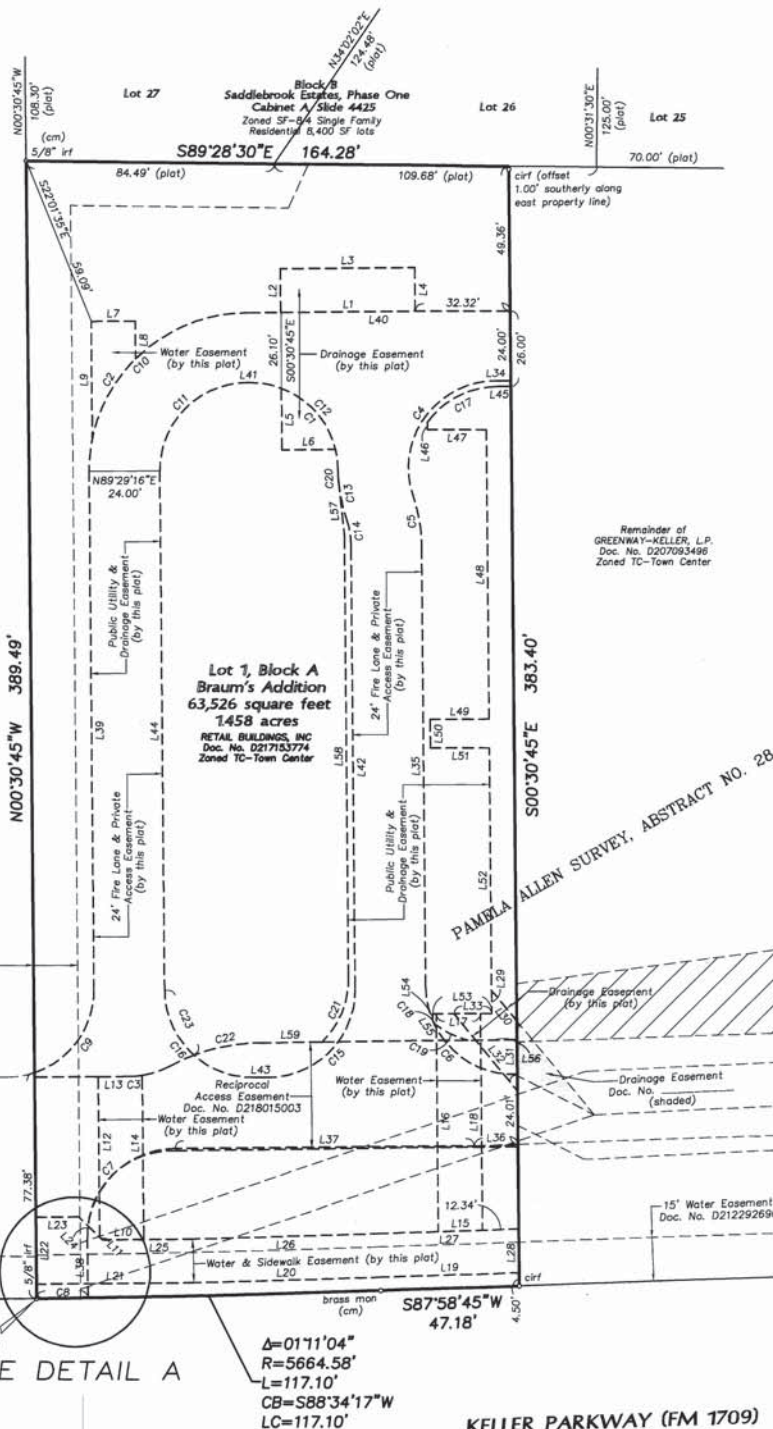
- Inspect every 6 months during the first year of operation. Adjust the inspection interval based on previous observations of sediment accumulation and high water elevations.
- Conduct jetting and vacuuming annually or when inspection shows that maintenance is necessary.

BASIS OF BEARINGS:

Basis of Bearings is a north line (South 87°58'45" West) of Keller Parkway (east portion of subject tract), as described in deed to Greenway-Keller, L.P. as recorded in Document Number D207093496 County Clerk Records of Tarrant County, Texas.

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EASEMENT CURVE TABLE					
CURVE	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CD. LENGTH
C1	55°12'28"	S 41°20'40" E	30.00'	28.91'	27.80'
C2	33°34'50"	S 28°13'31" W	54.00'	31.65'	31.20'
C3	08°57'25"	N 85°00'33" E	30.00'	4.69'	4.69'
C4	108°14'10"	N 35°22'10" E	30.00'	56.67'	48.61'
C5	18°14'10"	N 09°37'50" W	54.00'	17.19'	17.11'
C6	91°40'13"	N 46°20'52" W	30.00'	48.00'	43.04'
C7	89°59'59"	N 44°29'14" E	30.00'	47.12'	42.43'
C8	00°10'37"	N 89°04'30" E	5664.58'	17.50'	17.50'
C9	71°32'18"	S 35°15'29" W	30.00'	37.46'	35.07'
C10	90°00'00"	S 44°29'15" W	54.00'	84.82'	76.37'
C11	90°00'00"	N 44°29'15" E	30.00'	47.12'	42.43'
C12	90°00'00"	S 45°30'45" E	30.00'	47.12'	42.43'
C13	18°14'10"	S 09°37'50" E	54.00'	17.19'	17.11'
C14	18°14'10"	S 09°37'50" E	30.00'	9.55'	9.51'
C15	89°59'59"	S 44°29'14" W	30.00'	47.12'	42.43'
C16	90°00'01"	N 45°30'46" W	30.00'	47.12'	42.43'
C17	53°15'01"	S 62°51'44" E	30.00'	27.88'	26.89'
C18	18°14'45"	S 42°51'45" E	2.00'	0.64'	0.63'
C19	23°45'41"	S 63°51'58" E	30.00'	12.44'	12.35'
C20	05°52'06"	S 03°26'48" E	54.00'	5.53'	5.53'
C21	46°42'13"	S 22°50'22" W	30.00'	24.45'	23.78'
C22	19°59'59"	S 79°14'58" W	65.00'	22.69'	22.57'
C23	47°33'43"	N 24°17'37" W	30.00'	24.90'	24.19'



KELLER PARKWAY (FM 1709)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS Retail Buildings, Inc. is the owner of a tract of land situated in the Pamela Allen Survey, Abstract No. 28, Keller, Tarrant County, Texas and being all of the property described in deed to Retail Buildings, Inc. as recorded in Document Number D217153774 County Clerk Records of Tarrant County, Texas (C.C.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange cap stamped "P&C 100871" found for corner in the north line of Keller Parkway (a variable width right-of-way), said rod being the southwest corner of said Retail Buildings, Inc. tract and the southeast corner of Block M, Saddlebrook Estates, Phase Three, an addition to the City of Keller as recorded in Document Number D202124607 C.C.R.T.C.T.;

THENCE North 00°30'45" West, along the common line between said Retail Buildings, Inc. tract and said Block M, for a distance of 389.49 feet to a 5/8 inch iron rod found for corner in the south line of Block B, Saddlebrook Estates, Phase One, an addition to the City of Keller as recorded in Cabinet A, Slide 4425 Plat Records, Tarrant County, Texas;

THENCE South 89°28'30" East, along the common line between said Retail Buildings, Inc. tract and said Block B, for a distance of 164.28 feet to a point for corner, said point being North 00°30'45" West a distance of 1.00 feet from a 1/2 inch iron rod with orange cap stamped "P&C 100871" found for reference, said point also being the northwest corner of the remainder of a tract of land conveyed to Greenway-Keller, L.P. as recorded in Document Number D207093496 C.C.R.T.C.T.;

THENCE South 00°30'45" East, along the common line between said Retail Buildings, Inc. tract and said remainder of Greenway-Keller, L.P. tract, for a distance of 383.40 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100871" found for corner in the aforementioned north line of Keller Parkway;

THENCE South 87°58'45" West, along the common line between said Retail Buildings, Inc. tract and said north line of Keller Parkway, for a distance of 47.18 feet to a 3 inch TxDOT brass monument found, said monument being the beginning of a curve to the right with a radius of 5,664.58 feet and a chord which bears South 88°34'17" West for a distance of 117.10 feet;

THENCE along said curve and said common line, through a central angle of 01°11'04" for an arc length of 117.10 feet to the POINT OF BEGINNING and containing 1.458 acres, or 63,526 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, ELAINE BRAUM, President of Retail Buildings, Inc., do hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A of BRAUM'S ADDITION, 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 and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of 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 my hand at Oklahoma County, Oklahoma, this 22nd day of February, 2018.

Elaine Braum
Elaine Braum, President

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

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

Given under my hand and seal of office, this 22nd day of February, 2018.

Melode Green
Notary Public in and for the
State of Oklahoma



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John R. Piburn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land 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.



John R. Piburn, Jr., R.P.L.S.
Registration No. 3689

DRAINAGE EASEMENT

The Drainage Easement 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 pond or inflow or outflow facilities. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Keller's Director of Public Works.

Approved by the City of Keller Planning and Zoning Commission

Chairman

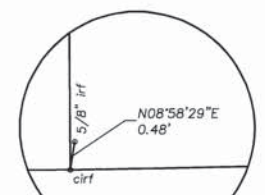
Date 12/11/2017

Secretary

Date 12/11/2017

Document # D218041861

Date 2/27/2018



DETAIL A
not to scale

FINAL PLAT
BRAUM'S ADDITION
LOT 1, BLOCK A
1458 ACRES
PAMELA ALLEN SURVEY, ABSTRACT NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS
ZONED TC-TOWN CENTER

OWNER/DEVELOPER
Retail Buildings, Inc.
16135 Preston Road - Suite 107
Dallas, Texas 75248
Ph: 972.991.3763 Fax: 972.991.8366
Contact: Gordon Puls

ENGINEER
Grubbs Consulting, LLC
1819 S Morgan Road
Oklahoma City, Oklahoma 73128
Ph: 405.265.0641 Fax: 405.265.0649
Contact: Sam Bolton

SURVEYOR
Piburn & Carson, LLC
801 E. Campbell Road - Suite 575
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
Contact: Alison Hersey

February 2018