

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas Keller Monticello Partners, Ltd. is the sole owner of an 11.839 acre tract of land situated in the W.J. Holland Survey, Abstract Number 692, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Keller Monticello Partners, Ltd. recorded in Volume 12629, Page 1383, Deed Records, Tarrant County, Texas and all of Lot 6, Block 1, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 11625, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said Keller Monticello tract, said iron rod being in the south right-of-way line of Wall-Price Road and in the west right-of-way line of Whitley Road;

THENCE South 00 degrees 00 minutes 00 seconds East, 730.60 feet along the east line of said Keller Monticello tract and said west right-of-way line of Whitley Road to a 5/8 inch iron rod found at the southeast corner of said Keller Monticello tract;

THENCE South 89 degrees 48 minutes 48 seconds West, along said south line of the Keller Monticello tract, at 5.00 feet pass a 1/2 inch iron rod found at the northeast corner of Lot 4, Block A, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 3571, Plat Records, Tarrant County, Texas, in all 571.78 feet to a 5/8 inch iron rod found at the southeast corner of Lot 1, Block A, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 7968, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 11 minutes 12 seconds West, 212.00 feet along the east line of said Lot 1 to a 5/8 inch iron rod found at the northeast corner of said Lot 1;

THENCE South 89 degrees 48 minutes 48 seconds West, 171.36 feet along the north line of said Lot 1 to a 1/2 inch iron rod found at the southeast corner of Lot 3, Block A, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 9389, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 07 minutes 57 seconds West, 171.93 feet along the east line of said Lot 3 to a 1/2 inch iron rod found at the northeast corner of said Lot 3, said iron rod also being in the south line of Lot 6, Block A, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 11625, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 40 seconds West, 208.01 feet along the north line of said Lot 3 and the south line of said Lot 6 to a 1/2 inch iron rod found at the northwest corner of said Lot 3, said iron rod also being the southwest corner of said Lot 6 and being in the east right-of-way line of U.S. Highway 377;

THENCE North 14 degrees 33 minutes 47 seconds East, 100.72 feet along the west line of said Lot 6 and said east right-of-way line of U.S. Highway 377 to a 5/8 inch iron rod found;

THENCE North 07 degrees 43 minutes 13 seconds East, 53.92 feet, continuing along said west line of Lot 6 and said east right-of-way line of U.S. Highway 377 to a 5/8 inch iron rod found at the northwest corner of said Lot 6, said iron rod also being the southwest corner of Lot 5, Block A, Keller Plaza, an addition to the City of Keller recorded in Cabinet A, Slide 11625, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 32 minutes 11 seconds East, 260.79 feet along the north line of said Lot 5 and the south line of said Lot 5 to a 5/8 inch iron rod found at the northeast corner of said Lot 6, said iron rod also being the southeast corner of said Lot 5;

THENCE North 07 degrees 39 minutes 57 seconds East, along the east line of said Lot 5, at 175.43 feet pass the northeast corner of said Lot 5, in all 192.99 feet to a 5/8 inch iron rod found in the north line of said Keller Monticello tract, said iron rod also being in the aforementioned south right-of-way line of Wall-Price Road;

THENCE North 89 degrees 31 minutes 09 seconds East, 633.16 feet along said north line of the Keller Monticello tract and said south right-of-way line of Wall-Price Road to the POINT OF BEGINNING and containing 515,714 square feet or 11.839 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That Keller Monticello Partners, Ltd. and Keller LTC Land, LLC do hereby adopt this plat designating the herein above property as LOTS 2, 6R & 7, BLOCK A, KELLER PLAZA, an addition to the City of Keller, Tarrant County, Texas and does 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 the 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 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 my hand this _____ day of _____, 2011.

Name and Title: Ronald R. Payne
Secretary
STATE OF TEXAS
COUNTY OF TARRANT

Name and Title: Rian A. Maguire
Vice President of the General Partner
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Ronald R. Payne known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office this 28th day of July, 2011.

Kristi Willis
Notary Public for the State of Texas

My printed name: Kristi Willis

My Commission Expires: 3/3/2013

STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Rian A. Maguire known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office this 2nd day of August, 2011.

Courtney E. Cox
Notary Public for the State of Texas

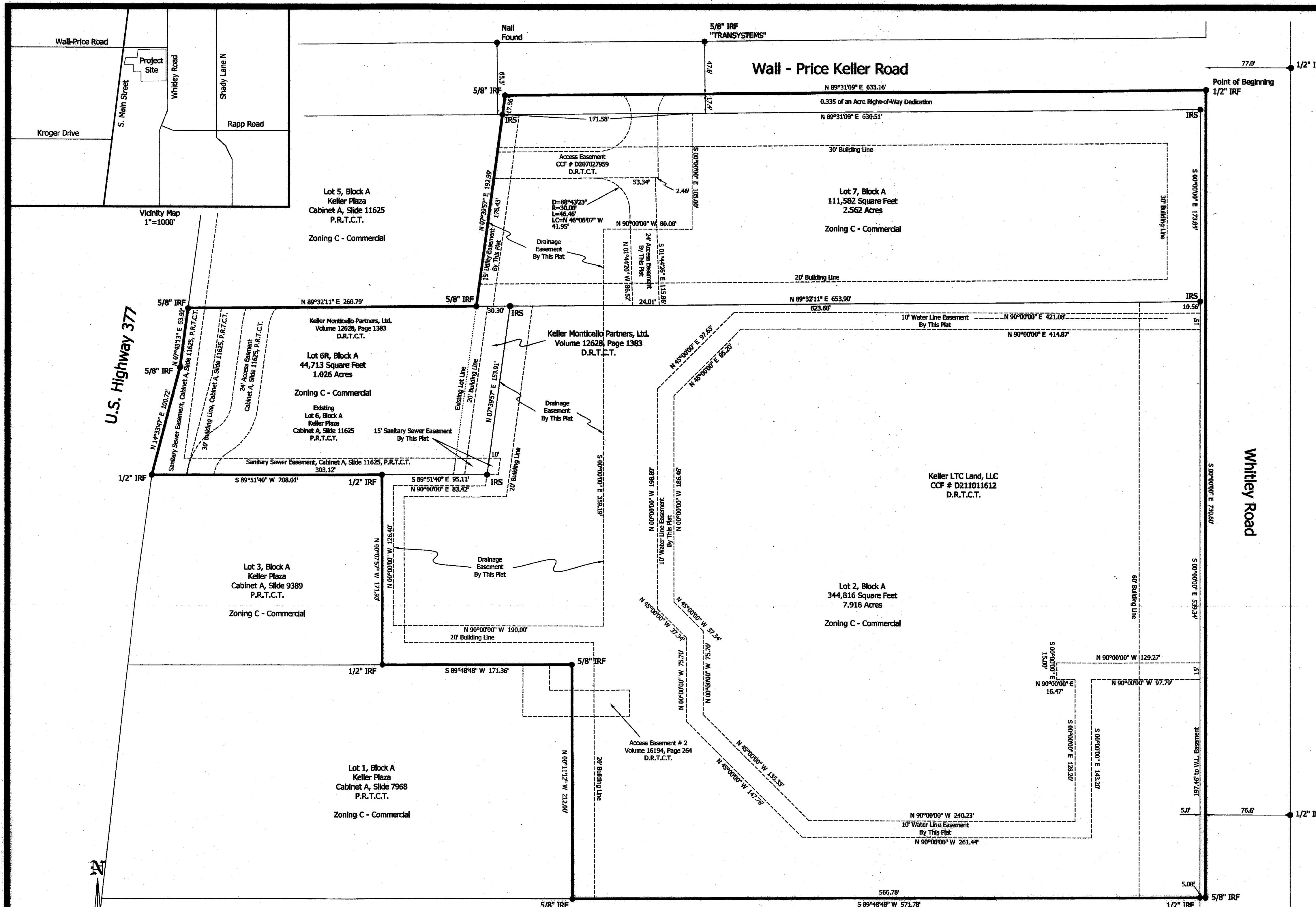
My printed name: Courtney E. Cox

My Commission Expires: May 4, 2015



FINAL PLAT SHOWING
LOTS 2, 6R & 7, BLOCK A
KELLER PLAZA
BEING A REPLAT OF

Lot 6, Block A, Keller Plaza in the City of Keller,
Tarrant County, Texas
Cabinet A, Slide 11625
Being 11.839 Acres in the W.J. Holland Survey,
Abstract Number 692
City of Keller, Tarrant County, Texas
Zoned C - Commercial
Prepared July 25, 2010



DRAINAGE NOTE:

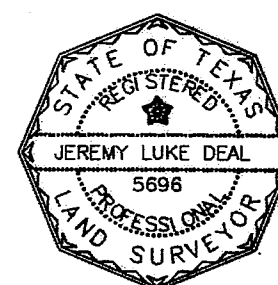
The Drainage Easement is dedicated to the City for storm water runoff control. This easement will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. The property owner shall keep this drainage facility on their property mowed, clean, and free of debris, 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.

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, 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.

Executed this 26th day of July, in the year of our Lord 2011.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



This shall not remove thy neighbor's landmark Deut. 19:14
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APPLICANT / OWNER / DEVELOPER:

KELLER LTC LAND, LLC
1518 LEGACY DRIVE, SUITE 100
FRISCO, TEXAS 75034
PHONE:
FAX:

CONTACT:

APPLICANT / OWNER / DEVELOPER:

KELLER MONTICELLO PARTNERS, LTD
8333 DOUGLAS AVENUE, SUITE 110
DALLAS, TEXAS 75225
PHONE: 469-533-4134
FAX: 469-533-4150

CONTACT: RIAN MAGUIRE

APPROVED BY THE CITY OF KELLER DIRECTOR OF COMMUNITY DEVELOPMENT

[Signature] 8/9/11
DIRECTOR DATE
[Signature] 8/9/11
SECRETARY DATE

THIS PLAT FILED IN DOCUMENT NUMBER D211190316, DATED 8/9/11.

SCALE: 1"= 50'

0' 50' 100'

Date: July 24, 2010
Project No.: 100017
GF No.:
Sheet 1 of 1
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