

SAMUEL NEEDHAM SURVEY
ABSTRACT NO. 171

SNOW DRIVE
(120' ROW)

POINT OF
COMMENCING
LOT 1R
BLOCK B
POINT OF
BEGINNING
LOT 1R
BLOCK A

F. M. (130' ROW) 1709

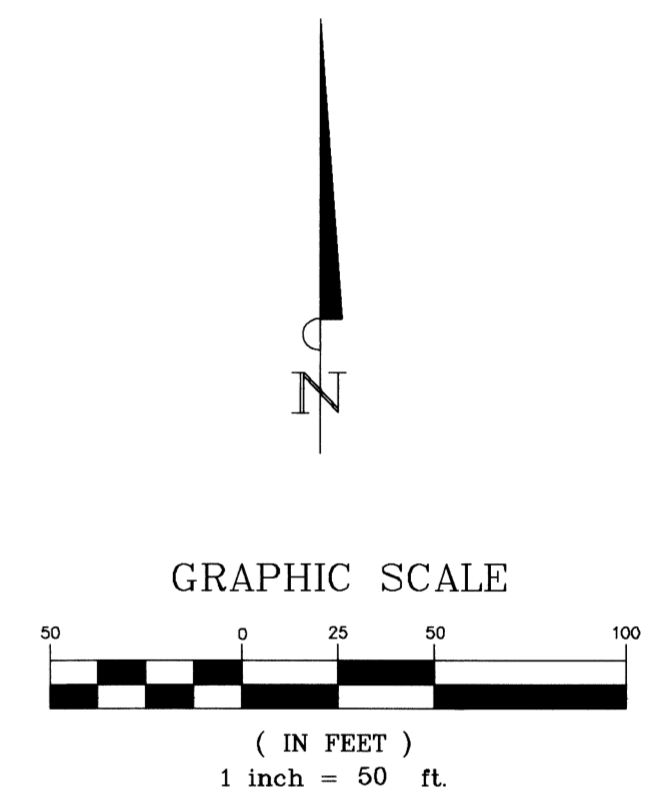
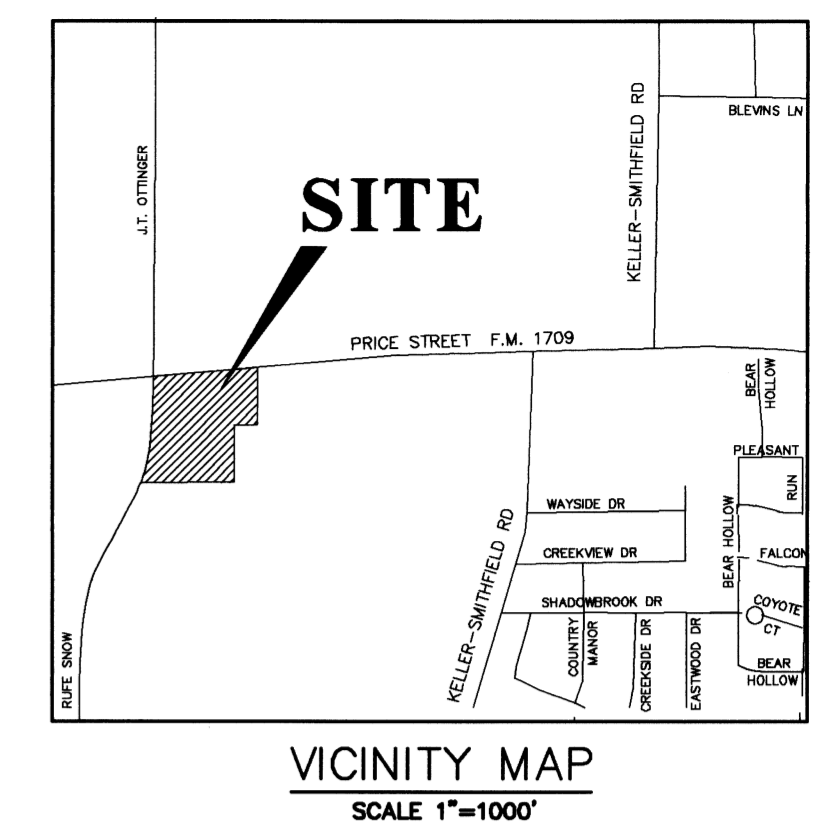
LOT 1R
BLOCK A
11.960 ACRES

LOT 1R
BLOCK B
626 ACRES

TOWN CENTER LANE
(67' WIDE ROW)
CAB. A, SLIDE 4782, PRCT

PAMELA ALLEN SURVEY
ABSTRACT NO. 28

BEAR CREEK PARKWAY (VARIABLE WIDTH R.O.W.)
CAB. A, SLIDE 4782, PRCT



Δ = 15°39'11"
R = 1070.00'
L = 292.32'
CB = N08°35'36"E
CH = 291.41'

- All corners are set 5/8" iron rods with caps marked "KHA" unless otherwise noted.
- The Owner shall be responsible for the maintenance and repair of on site storm drainage facilities.

FINAL PLAT
KELLER TOWN CENTER
LOT 1R, BLOCK A & LOT 1R, BLOCK B
BEING A REPLAT OF
LOT 1, BLOCK A & LOT 1, BLOCK B
KELLER TOWN CENTER
CABINET A, SLIDE 4787, P.R.T.C.T.
13.586 ACRES
ZONED: TC (TOWN CENTER)
SITUATED IN THE
PAMELA ALLEN SURVEY, ABSTRACT NO.28
CITY OF KELLER
TARRANT COUNTY, TEXAS

OWNERS:
REGENCY CENTER, L.P.
c/o REGENCY REALTY CORPORATION
8140 Walnut Hill Lane
Suite 400
Dallas, Texas 75231
FAX: (214)364-6726
TEL: (214)696-9500
Contact Name: Keith Smith

**Kimley-Horn
and Associates, Inc.**
12700 Park Central Drive
Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Contact Name: Paul Hubert

Scale: 1"=50' ~ Date: JANUARY 4, 2001
This Plat filed in Cabinet A, Slide # 6510, Date 3/13/2001

STATE OF TEXAS
CITY OF KELLER
COUNTY OF TARRANT

OWNER'S CERTIFICATE

WHEREAS Regency Centers, L. P. is the Owner of two tracts of land situated in the Pamela Allen Survey, Abstract No. 28, in the City of Keller, Tarrant County, Texas, being Tracts 1 and 2 as shown on the Plat filed in Cabinet A, Slide 4787, Plat Records of Tarrant County, Texas (PRTCT) and also being part of those certain tracts evidenced in the deeds recorded in Volume 1629, Page 381 and Volume 13055, Page 307 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows (bearings based on the southerly right-of-way line of F.M. 1709 as described in a deed to the State of Texas in Volume 10092, Page 1736 and Volume 10436, Page 719, DRTCT):

LOT 1R, BLOCK A

BEGINNING at a Texas Department of Transportation monument found at the intersection of the southerly right-of-way of State Farm to Market Highway 1709 (F.M. 1709 (130-foot right-of-way)) with the easterly right-of-way line of Rufe Snow Drive (120-foot right-of-way), said monument being the southwest corner of a 0.225 acre tract deeded to the State of Texas in Volume 10092, Page 1736, DRTCT;

THENCE North 89°58'00" East, departing the easterly right-of-way line of said Rufe Snow Drive and with the southerly right-of-way line of said F.M. 1709 and the southerly line of said State of Texas tract, a distance of 581.98 feet to a 5/8-inch capped iron rod found for corner in the west right-of-way line of Town Center Lane (a 67-foot wide right-of-way);

THENCE South 00°02'00" East, departing said southerly right-of-way line of F.M. 1709, and along said west right-of-way line, a distance of 873.39 feet to a 5/8-inch capped iron rod found for corner;

THENCE South 89°58'00" West, departing said west right-of-way line, a distance of 633.34 feet to a 5/8-inch capped iron rod found for corner in the westerly line of the tract described in said Volume 1629, Page 381 DRTCT, said corner also being in the east line of Lot 1, Block 1, of Town Center West as recorded in Cabinet A, Page 3032, DRTCT;

THENCE North 00°26'09" East, along the common line of said tract described in Volume 1629, Page 381 DRTCT and said Lot 1, a distance of 91.17 feet to a 1/2-inch iron rod found on the curving easterly right-of-way line of said Rufe Snow Drive, said iron rod being the most northerly corner of said Town Center West;

THENCE northeasterly with the easterly right-of-way line of said Rufe Snow Drive and the westerly line of said tract described in Volume 1629, Page 381 DRTCT, along said curve to the left, through a central angle of 15°39'11", having a radius of 1070.00 feet, a chord bearing of North 08°35'36" East, a chord length of 291.41 feet and an arc distance of 292.32 feet to a 1/2-inch iron rod found for corner;

THENCE North 00°46'00" East continuing with the easterly right-of-way line of said Rufe Snow Drive and the westerly line of said tract described in Volume 1629, Page 381 DRTCT, a distance of 494.15 feet to the POINT OF BEGINNING and containing 11.960 acres of land, more or less.

LOT 1R, BLOCK B

COMMENCING at a Texas Department of Transportation monument found at the intersection of the southerly right-of-way of F.M. 1709 (130-foot right-of-way) with the easterly right-of-way line of Rufe Snow Drive (120-foot right-of-way), said monument being the southwest corner of a 0.225 acre tract deeded to the State of Texas in Volume 10092, Page 1736, DRTCT;

THENCE North 89°58'00" East, departing the easterly right-of-way line of said Rufe Snow Drive and with the southerly line of said State of Texas tract, a distance of 648.98 feet to a 5/8-inch capped iron rod found for corner in the east right-of-way line of Town Center Lane (67-foot right-of-way), same being the POINT OF BEGINNING;

THENCE North 89°58'00" East, continuing along the southerly right-of-way line of said F.M. 1709, a distance of 134.50 feet to a 5/8-inch capped iron rod found for corner;

THENCE South 00°02'00" East, departing said southerly right-of-way line and the southerly line of said State of Texas tract, a distance of 526.64 feet to a 5/8-inch capped iron rod found for corner;

THENCE South 89°58'00" West, a distance of 134.50 feet to a 5/8-inch capped iron rod found for corner in the aforesaid east right-of-way line of Town Center Lane

THENCE North 00°02'00" West, along east right-of-way line, a distance of 526.64 feet to the POINT OF BEGINNING and containing 1.626 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Regency Centers, L. P., do hereby adopt this plat, designating the herein above described property as **KELLER TOWN CENTER, LOT 1R, BLOCK A & LOT 1R, BLOCK B** an addition to the City of Keller, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shown shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easement as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone (Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installment and maintenance of manholes, cleanouts, fire hydrants, water services and sewer services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Keller, Texas.

WITNESS , my hand at Tarrant County, Texas, this 15TH day of JANUARY, 2001.

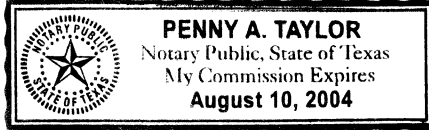
By: _____

Keith Smith
V.P. Construction, Regency Realty Corporation
as General Partner for Regency Centers, L. P.

STATE OF TEXAS)
COUNTY OF ~~TARRANT~~ DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for ~~Tarrant~~ DALLAS County, Texas, on this day personally appeared Keith Smith, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15TH day of JANUARY, 2001.



Notary Public in and for ~~Tarrant~~ DALLAS County, Texas

NOTE:

The purpose of this replat is to dedicate an additional 4,543 square feet of right of way along the south side of F.M. 1709, add a drainage easement along the south line of Lot 1R Block B and realign a utility easement in the northern half of Lot 1R, Block B.

APPROVED-CITY OF KELLER PLANNING & ZONING COMMISSION DATE 6-14-99

By: _____

W. C. Ray or Annise Nickerson
CHAIRMAN SECRETARY

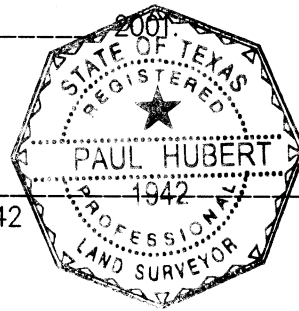
SURVEYOR'S CERTIFICATE

I, Paul Hubert, do hereby declare that I prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

Dated this 17TH day of Jan.

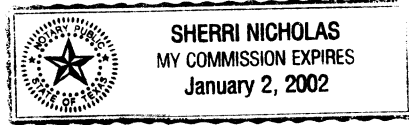
Paul Hubert

Registered Professional Land Surveyor No. 1942
Kimley-Horn and Associates, Inc.



BEFORE ME, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Paul Hubert, 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 purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17TH day of January, 2001.



Notary Public in and for Dallas County, Texas

Sherri Nicholas

FINAL PLAT
KELLER TOWN CENTER
LOT 1R, BLOCK A & LOT 1R, BLOCK B

BEING A REPLAT OF
LOT 1, BLOCK A & LOT 1, BLOCK B
KELLER TOWN CENTER
CABINET A, SLIDE 4787, P.R.T.C.T.

13.586 ACRES

ZONED: TC (TOWN CENTER)
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and Associates, Inc.**

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Fax No. (972) 239-3820

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This Plat filed in Cabinet A, Slide # 6511, Date 3/3/2001

SHEET 2 OF 2

FILED
TARRANT COUNTY TEXAS
2001 MAR 13 P 1:28

CLERK
COUNTY CLERK

BY _____