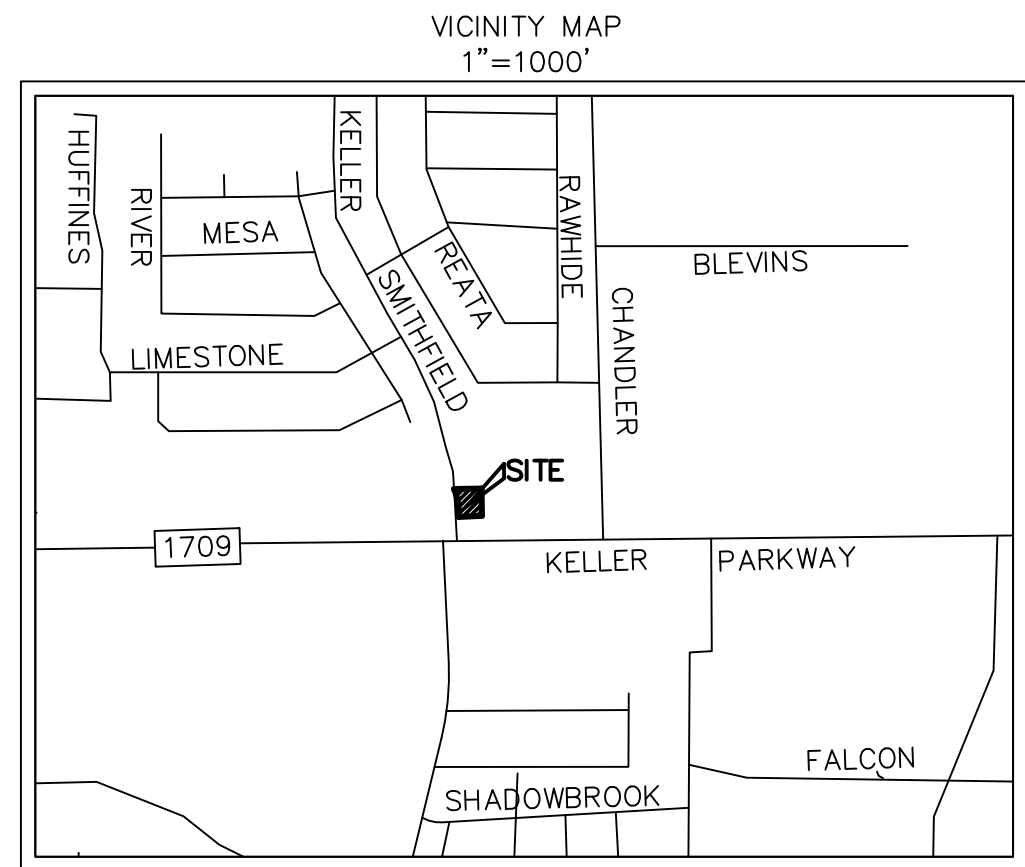


NOTES:

1. IRF — Iron Rod Found
2. IRS — Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing — Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000161 was used to scale grid coordinates and distances to surface.
4. Basis of Elevations — Elevations are based on City of Keller benchmark #9, located 625' +/- east of the center line of Town Center Lane and Bear Creek Parkway, elevation = 652.54'. And City of Keller benchmark #4, located 53' +/- south of the south edge of pavement of Mount Gilead Road, elevation = 738.51'.
5. An Engineered grading plan is required to be submitted, reviewed and released for construction by the Public Works Engineering Department prior to issuance of a building permit on these lots.
6. 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.
7. Engineering construction grading plans shall be provided with building permit.
8. P.R.T.C.T. — Plat Record Tarrant County Texas
9. D.R.T.C.T. — Deed Record Tarrant County Texas
10. INST. NO. — Instrument Number
11. CAB. — Cabinet
12. VOL. — Volume
13. PG. — Page
14. YCIRF — Yellow Cap Iron Rod Found

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 03/21/2019 Community Panel No. 48439C0090L subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	7.55'	7.52'	S 81°36'17" E	17°19'21"
C2	30.00'	46.47'	41.97'	N 41°42'51" E	88°40'52"
C3	30.00'	54.15'	47.09'	N 54°21'20" W	103°24'28"
C4	30.00'	12.55'	12.46'	S 61°57'06" W	23°58'21"
C5	640.00'	29.60'	29.59'	N 15°00'19" W	02°38'58"
C6	30.00'	13.53'	13.42'	N 86°51'30" E	25°50'10"
C7	54.00'	14.27'	14.23'	N 81°30'40" E	15°08'44"
C8	30.00'	25.18'	24.45'	N 62°02'09" E	48°05'29"
C9	10.00'	5.93'	5.85'	N 14°21'03" E	33°59'38"
C10	10.00'	3.99'	3.96'	N 14°04'17" W	22°51'06"
C11	54.00'	21.54'	21.39'	N 14°04'16" W	22°50'59"
C12	30.00'	46.22'	41.78'	N 46°46'52" W	88°16'12"
C13	30.00'	48.02'	43.06'	S 43°13'17" W	91°43'14"
C14	30.00'	47.26'	42.52'	S 47°31'16" E	90°15'03"
C15	30.00'	24.16'	23.52'	N 20°26'10" E	46°08'59"
C16	640.00'	31.81'	31.81'	S 20°42'00" E	02°50'53"
C17	640.00'	32.91'	32.90'	S 17°48'11" E	02°56'46"
C18	654.00'	175.25'	174.72'	S 10°19'22" E	15°21'11"
C19	30.00'	2.35'	2.35'	N 04°38'31" W	04°29'35"

LINE	BEARING	DISTANCE
L1	N 02°38'46" W	13.36'
L2	N 87°22'43" E	225.10'
L3	S 02°38'46" E	11.82'
L4	N 87°21'14" E	5.00'
L5	N 87°21'14" E	14.00'
L6	N 02°44'54" W	24.82'
L7	N 87°08'15" E	14.62'
L8	S 02°41'25" E	24.87'
L9	N 02°38'46" W	48.11'
L10	N 02°38'46" W	21.21'
L11	N 02°38'46" W	11.69'
L12	N 86°42'18" E	8.66'
L13	N 02°38'46" W	153.16'
L14	S 73°56'18" W	9.25'
L15	N 73°56'18" E	32.61'
L16	N 89°05'02" E	191.44'
L17	S 02°38'46" E	237.31'
L18	S 87°22'43" W	30.79'
L19	N 02°38'46" W	1.78'
L20	N 02°38'46" W	141.86'
L21	S 89°05'02" W	91.14'
L22	S 02°38'46" E	157.12'
L23	N 89°05'02" E	75.84'
L24	N 00°54'58" W	9.00'
L25	S 89°05'02" W	10.93'
L26	S 00°54'58" E	10.00'
L27	S 89°05'02" W	10.00'
L28	N 00°54'58" W	10.00'
L29	S 89°05'02" W	33.48'
L30	N 89°05'02" E	29.23'
L31	S 00°54'58" E	10.00'
L32	N 89°05'02" E	15.00'
L33	N 00°54'58" W	9.05'
L34	S 62°47'31" E	20.10'
L35	S 02°38'46" E	94.37'
L36	N 42°21'14" E	64.18'
L37	S 02°38'46" E	21.21'
L38	S 42°21'14" W	64.18'
L39	N 47°38'46" W	37.90'
L40	N 42°21'14" E	15.00'
L41	S 47°38'46" E	22.90'
L42	S 87°21'15" W	44.57'
L43	N 02°38'46" W	10.00'
L44	N 87°21'15" E	45.38'
L45	S 02°39'42" E	3.03'
L46	N 01°03'22" W	7.53'
L47	N 41°05'37" W	25.91'
L48	S 87°21'15" W	93.52'
L49	N 02°38'46" W	29.26'
L50	N 02°38'46" W	127.86'
L51	S 47°38'45" E	10.76'
L52	N 87°21'15" E	86.09'
L53	S 41°05'37" E	39.33'
L54	N 34°44'06" E	17.52'
L55	S 55°15'54" E	15.00'
L56	S 34°44'06" W	20.47'
L57	S 41°17'38" E	12.25'
L58	N 87°25'59" E	34.59'
L59	N 00°13'13" W	12.70'
L60	N 86°54'21" E	14.43'
L61	S 02°44'52" E	12.78'
L62	N 87°22'43" E	29.91'
L63	N 01°03'22" W	22.18'
L64	N 88°34'04" E	15.58'
L65	S 00°00'00" E	8.57'
L66	S 41°17'38" E	17.02'
L67	N 87°21'15" E	153.10'
L68	S 41°05'37" E	11.49'
L69	N 87°21'15" E	50.26'

STATE OF TEXAS
COUNTY OF TARRANT

OWNER'S CERTIFICATE

Whereas Greenway-Keller, L.P. owner of that certain tract of land situated in the Joseph A. Dunham Survey, Abstract No. 424, City of Keller, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Greenway-Keller, L.P., by special warranty deed recorded in Instrument No. D207093496, Official Public Records Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow "B.O.D." cap found for the most northerly northwest corner of the herein described tract, same being the southwest corner of Block B, Newton Ranch, Phase 1, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D207097570, Official Public Records, Tarrant County, Texas, same being in the easterly right-of-way line of Keller-Smithfield Road (70 foot right-of-way);

THENCE North 89 deg. 05 min. 02 sec. East, along the common line of said Greenway tract and said Block B, a distance of 274.60 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the northeast corner of the herein described tract;

THENCE South 02 deg. 38 min. 46 sec. East, through the interior of said Greenway tract, a distance of 299.65 feet to an 'X' cut set for the southeast corner of the herein described tract, same being in the south line of Lot 1, Block A, Greenway Keller Addition, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D217113094, Official Public Records, Tarrant County, Texas;

THENCE South 87 deg. 21 min. 14 sec. West, continuing through the interior of said Greenway tract, and along the north line of said Lot 1, at a distance of 232.48 feet, passing an 'X' cut found for the northwest corner of said Lot 1, same being in the easterly right-of-way line of aforesaid Keller-Smithfield Road, and continuing through the interior of said Greenway tract and along said Keller-Smithfield Road, a total distance of 237.48 feet to an 'X' cut found for the southwest corner of the herein described tract;

THENCE along the common line of said Greenway tract and said Keller-Smithfield Road as follows:
North 02 deg. 38 min. 46 sec. West, a distance of 94.37 feet to a 1/2 inch iron rod with yellow "Miller RPLS 5665" cap found for the beginning of a curve to the left, having a radius of 635.00 feet and a delta angle of 19 deg. 39 min. 12 sec.;
Along said curve to the left, an arc distance of 217.81 feet and a chord bearing and distance of North 12 deg. 28 min. 21 sec. West, 216.75 feet to the POINT OF BEGINNING and containing 74,594 square feet or 1.712 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GREENWAY-KELLER, L.P., does hereby adopt this plat designating the hereinabove described property as **SPEC'S KELLER ADDITION, LOT 1, BLOCK A**, an addition to the City of Keller, and 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 said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at anytime 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 hands at Tarrant County, Texas, this ____ day of _____, 2020.

Greenway-Keller, L.P., a Texas limited partnership
By: Keller GP, LLC, a Texas limited liability company, its General Partner

By: _____
Todd Petty, Vice President

STATE OF TEXAS
COUNTY OF _____

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Todd Petty, Vice President of Keller GP, LLC, a Texas limited liability company, on behalf of said company acting in the capacity of General Partner of Greenway-Keller, L.P., a Texas limited partnership, known 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.

Given under my hand and seal of office this ____ day of _____, 2020.

Notary Public, State of Texas
My Commission Expires _____

Surveyor's Certificate

I, Timothy R. Mankin, of Peiser & Mankin Surveying, LLC, a Registered Professional Land Surveyor of the 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 hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE 07/06/2020

Timothy R. Mankin, R.P.L.S. No. 6122

APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION:

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

DOCUMENT # _____ DATE _____

JOB NO.: 20-0110
DATE: 02/21/2020
FIELD DATE: 02/05/2020
SCALE: 1" = 40'
FIELD: J.D.H.
DRAWN: N.T.K.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806 (O)
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RESIDENTIAL
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MORTGAGE
FIRM No. 100999-00
Member Since 1977

OWNER/DEVELOPER:
GREENWAY-KELLER, L.P.
2808 FAIRMOUNT, SUITE 100
DALLAS, TEXAS 75201
214-880-9009

SHEET
1
OF
1