VICINITY MAP
1"=1000'

NOTES

- All signage shall meet UDC requirements at time of sign permits.
- Park development fees will not be collected.
- All private streets to be owned and maintained by the Home Owner's Association.
- Home Owner's Association will own and maintain all open space lots.
- All lots contained within this plat are subject to the Declaration and Bylaws for the Keller Town Center Property Owner's Association
- All street-facing garage doors shall have a decorative wood veneer.
- Refer to sheet 2 for additional easement dimensions.
- Unless shown otherwise, all easements by this plat.
- The PAUE shall include Public Drainage Easements.
- Any area drains for lots or common areas shall be privately maintained

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	DENOTES IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
U.E.	UTILITY EASEMENT
SAN. SEW. ESMT.	SANITARY SEWER EASEMENT
P.A.U.E.	PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
C.C.	CORNER CLIP

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS KELLER URBAN VILLAGES, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of 7.074 acres of land out of the 14.5637 acre tract of land described as "Tract C" in the deed from Keller T.C. Partners, LLC, to Keller Urban Villages, Ltd., recorded in Document No. 0202108689, in the Deed Records of Tarrant County, Texas, and in the Pamela Allen Survey, A-28, City of Keller, Tarrant County, Texas, and more particularly described by metes and bounds as follows (all bearings based on Texas State Plane Coordinate System, North Central Zone):

BEGINNING at an "X" cut found for the most easterly northeast corner of the herein described tract, common to the southeast corner of Lot 2, Block B of Keller Town Center, on addition to the City of Keller, recorded in Cabinet A, Slide 6156, of the Plat Records of Tarrant County, Texas, in the west right-of-way line of Country Brook Lane (a 60' right-of-way):

THENCE South 00° 23' 00" East - 136.34' along the east line of the herein described tract, common to the west right-of-way line of said Country Brook Lane, to a 1/2" iron rod with a cap stamped "MOAK" found for a point on a curve to the left, having a central angle of 119° 59' 39", a radius of 60.00', and a chord bearing and distance of South 00° 23' 00" East - 103.92';

THENCE along said curve to the left, with the west right-of-way line of said Country Brook Lane, an arc distance of 125.66', to a 1/2" iron rod with a cap stamped "MOAK" found for the end of curve;

THENCE South 00° 23' 00" East - 63.13' along the east line of the herein described tract, common to the west right-of-way line of said Country Brook Lane, to a 1/2" iron rod with a cap stamped "MOAK" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 6, Block B, Keller Town Center, on addition to the City of Keller, recorded in Cabinet A, Slide 9406, of the Plat Records of Tarrant County, Texas;

THENCE South 89° 26' 27" West - 529.61' along the south line of the herein described tract, common to the north line of said Lot 6, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for the most southerly southwest corner of the herein described tract, common to the northwest corner of said Lot 6, Block B, Keller Town Center, and in an east line of Lot 4, Block B, Keller Town Center, on addition to the City of Keller, recorded in Cabinet A, Slide 7134, of the Plat Records of Tarrant County, Texas;

THENCE North 00° 33' 26" West - 140.44' along a west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" found for an angle corner of the herein described tract;

THENCE South 89° 26' 34" West - 45.40' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 1/2" iron rod found for an angle corner of the herein described tract;

THENCE North 59° 46' 55" West - 85.13' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "MOAK" found for an angle corner of the herein described tract;

THENCE North 57° 10' 28" West - 110.39' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "MOAK" found for the most westerly southwest corner of the herein described tract;

THENCE North 00° 33' 26" West - 164.69' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" found for the most southerly southeast corner of Lot 5, Block B, Keller Town Center, on addition to the City of Keller, recorded in Cabinet A, Slide 7676, of the Plat Records of Tarrant County, Texas;

THENCE North 00° 33' 33" West - 24.00' along the west line of the herein described tract, common to an east line of said Lot 5, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for the most westerly northwest corner of the herein described tract;

THENCE North 89° 24' 27" East - 186.19' along a south line of said Lot 5, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract;

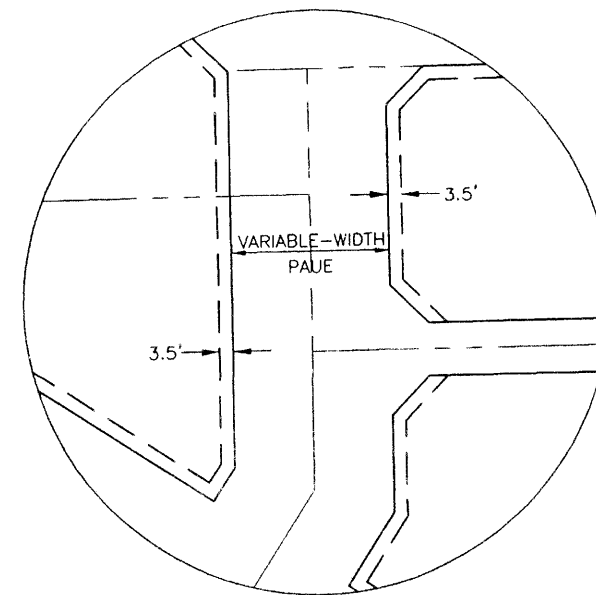
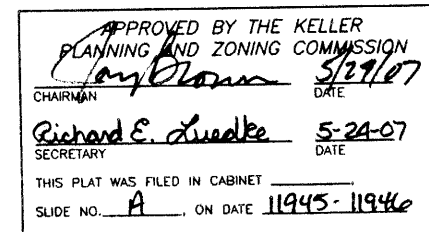
THENCE North 00° 33' 33" West - 194.42' along the west line of the herein described tract, common to the east line of said Lot 5, Block B, Keller Town Center, to an "X" cut in concrete found for the most northerly northwest corner of the herein described tract, common to the northeast corner of said Lot 5, Block B, Keller Town Center, in the south right-of-way line of Keller Parkway (F.M. 1709) (a variable-width right-of-way) and from which a found "X" cut in concrete bears North 00° 33' 33" West - 12.00';

THENCE North 89° 24' 27" East - 173.62' along the north line of the herein described tract, common to the south right-of-way line of said Keller Parkway, to a 5/8" iron rod set with a cap stamped "PATE" for the Point of Curvature of a curve to the left, having a central angle of 01° 18' 12", a radius of 5806.58', and a chord bearing and distance of North 88° 45' 00" East - 132.08';

THENCE along said curve to the left, along the north line of the herein described tract, common to the south right-of-way line of said Keller Parkway, an arc distance of 132.08' to a PK nail in concrete set for the most northerly northeast corner of the herein described tract, common to the northwest corner of said Lot 2, Block B, Keller Town Center, and from which a found PK nail in concrete bears North 00° 23' 00" West - 12.00';

THENCE South 00° 23' 00" East - 325.51' along an east line of the herein described tract, common to the west line of said Lot 2, Block B, Keller Town Center, to an "X" cut in concrete found for an angle corner of the herein described tract, common to the southwest corner of said Lot 2, Block B, Keller Town Center;

THENCE North 89° 37' 00" East - 251.50' along the south line of said Lot 2, Block B, Keller Town Center, to the POINT OF BEGINNING and containing 7.074 acres of land.

KELLER PARKWAY (F.M.1709)
(VARIABLE-WIDTH RIGHT-OF-WAY)PEDESTRIAN ACCESS
& ELECTRIC EASEMENT DETAIL
(NOT TO SCALE)

Lot No.	Lot Area (SF)	Rear Yard Setback	Side Yard Setback
10	75210		
11	4500	10'	5' N / 5' S
12	4000	10'	5' N / 5' S
13	4008	10'	5' N / 5' S
14	4708	10'	5' N / 5' S
15	4657	10'	5' NW / 5' SE
16	3996	10'	5' NW / 5' SE
17	3940	10'	5' NW / 5' SE
18	3850	10'	5' NW / 5' SE
20	3750	10'	0' N / 5' S
21	4000	10'	5' N / 5' S
22	4000	10'	5' N / 5' S
23	4000	10'	5' N / 5' S
24	8169	9'	5' N / 0' S
25	9023	9'	0' N / 5' S
26	4875	9'	5' W / 0' E
27	2250	9'	0' W / 0' E
28	2625	9'	0' W / 0' E
30	2625	9'	0' W / 0' E
31	2250	9'	0' W / 0' E
32	4874	9'	0' W / 5' E
33	6474	9'	5' W / 0' E
34	2850	9'	0' W / 0' E
35	3325	9'	0' W / 0' E
36	3325	9'	0' W / 0' E

Lot No.	Lot Area (SF)	Rear Yard Setback	Side Yard Setback
37	2844	9'	0' W / 0' E
38	4716	9'	0' W / 0' E
40	3213	9'	0' W / 0' E
41	3672	9'	0' W / 0' E
42	3213	9'	5' W / 0' E
43	3672	9'	0' W / 0' E
44	3213	9'	5' W / 0' E
45	4590	9'	0' W / 5' E
46	5650	9'	0' W / 5' E
47	3377	9'	5' W / 0' E
48	3378	9'	0' W / 5' E
49	3378	9'	5' W / 0' E
50	3377	9'	0' W / 5' E
51	5790	9'	5' W / 0' E
52	6500	9'	0' N / 0' S
53	3675	9'	0' N / 5' S
54	3672	9'	0' N / 0' S
55	8379	9'	0' N / 5' S
57	7528	9'	5' W / 0' E
58	4048	9'	0' W / 5' E
59	4045	9'	5' W / 0' E
60	4041	9'	0' W / 5' E
61	4037	9'	5' W / 0' E
62	6382	9'	0' W / 5' E

Lot No.	Build Area (SF)
11	3893
12	3460
13	3460
14	4369
15	4299
16	3456
17	3400
18	3310
20	3244
21	3460
22	3460
23	3028
24	2865
25	4178
26	2892
27	2040
28	2485
30	2485
31	2040
32	3155
33	3055
34	2010
35	2450
36	2450

Lot No.	Build Area (SF)
37	2010
38	3300
40	2968
41	3392
42	2968
43	3392
44	2968
45	2094
46	2731
47	2398
48	2398
49	2398
50	2398
51	2572
52	3383
53	2940
54	2937
55	3134
57	3235
58	2648
59	2645
60	2641
61	2637
62	2691

OPEN SPACE	
Lot No.	Lot Area (SF)
19	6449
29	3400
39	2931
56	11688

LINE	BEARING	DIST
L1	S 89°26'34" W	46.40'
L2	N 00°35'33" W	24.00'
L3	N 32°49'32" E	40.00'
L4	N 79°16'18" E	31.10'
L5	S 45°29'17" E	9.00'

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	01°18'12"	5806.58'	N 88°45'00" E	132.08'	132.08'
C2	33°23'05"	42.00'	N 73°52'01" W	24.13'	24.47'
C3	56°37'02"	42.00'	N 28°51'57" W	39.83'	41.50'

LOT SUMMARY

TOTAL NUMBER OF LOTS - 53 LOTS
MINIMUM LOT SIZE - 2,700 SQUARE FEET
MINIMUM DWELLING SIZE - 1,800 SQUARE FEET
DENSITY (UNITS PER ACRE) - 7.5 UNITS

FINAL PLAT
KELLER TOWN CENTER
LOTS 10-62, BLOCK B
48 RESIDENTIAL LOTS,
4 OPEN SPACE LOTS, AND 1 RETAIL LOT
7.074 ACRES

LOCATED IN THE
PAMELA ALLEN SURVEY, ABSTRACT NO. 28
AN ADDITION TO THE
CITY OF KELLER, TARRANT COUNTY, TEXAS.
LOCATED IN ZONE "TC-TOWN CENTER"

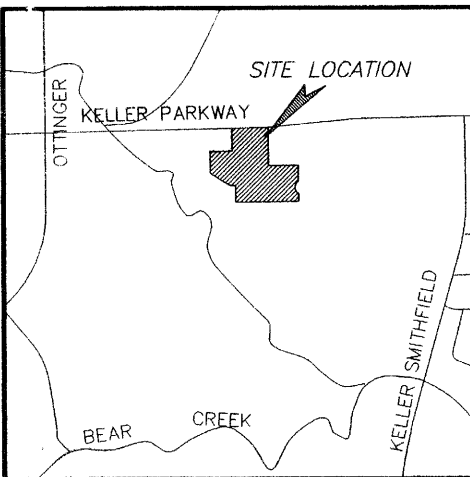
PATE ENGINEERS

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214) 357-2981 FAX (214) 357-2985
JOB NO. 157200200 SHEET 1 OF 2

SURVEYOR:
PATE SURVEYORS
DAVID LEWIS
2201 BROOKHOLLOW PLAZA DR.
SUITE, 445
ARLINGTON, TX 76006
PHONE: (817) 695-4994
FAX: (817) 695-5888

OWNER:
KELLER URBAN VILLAGES, LTD.
DOUG GILLILAND
3285 HUNTINGTON SQUARE
NORTH RICHLAND HILLS, TX 76180
PHONE: (817) 788-1000

DATE: MAY 2007



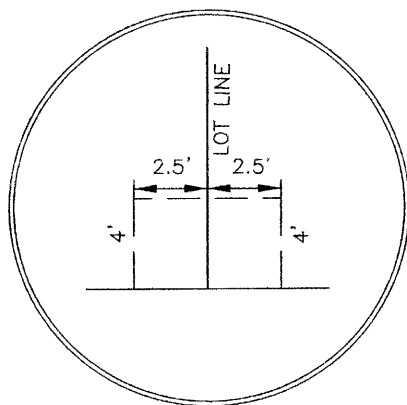
VICINITY MAP
1"=1000'

LEGEND

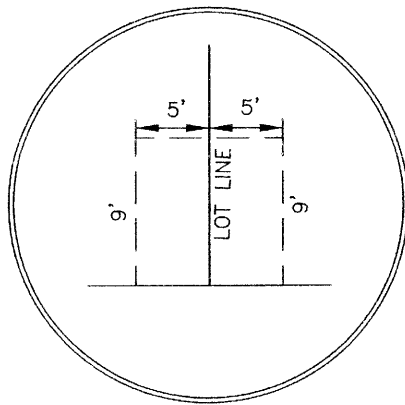
P.O.B. POINT OF BEGINNING
IRF DENOTES IRON ROD FOUND
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PAGE PAGE
CAB. CABINET
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P.A.U.E. PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

LOT 4, BLOCK B
KELLER TOWN CENTER
CAB. A, SLIDE 7134
P.R.T.C.T.

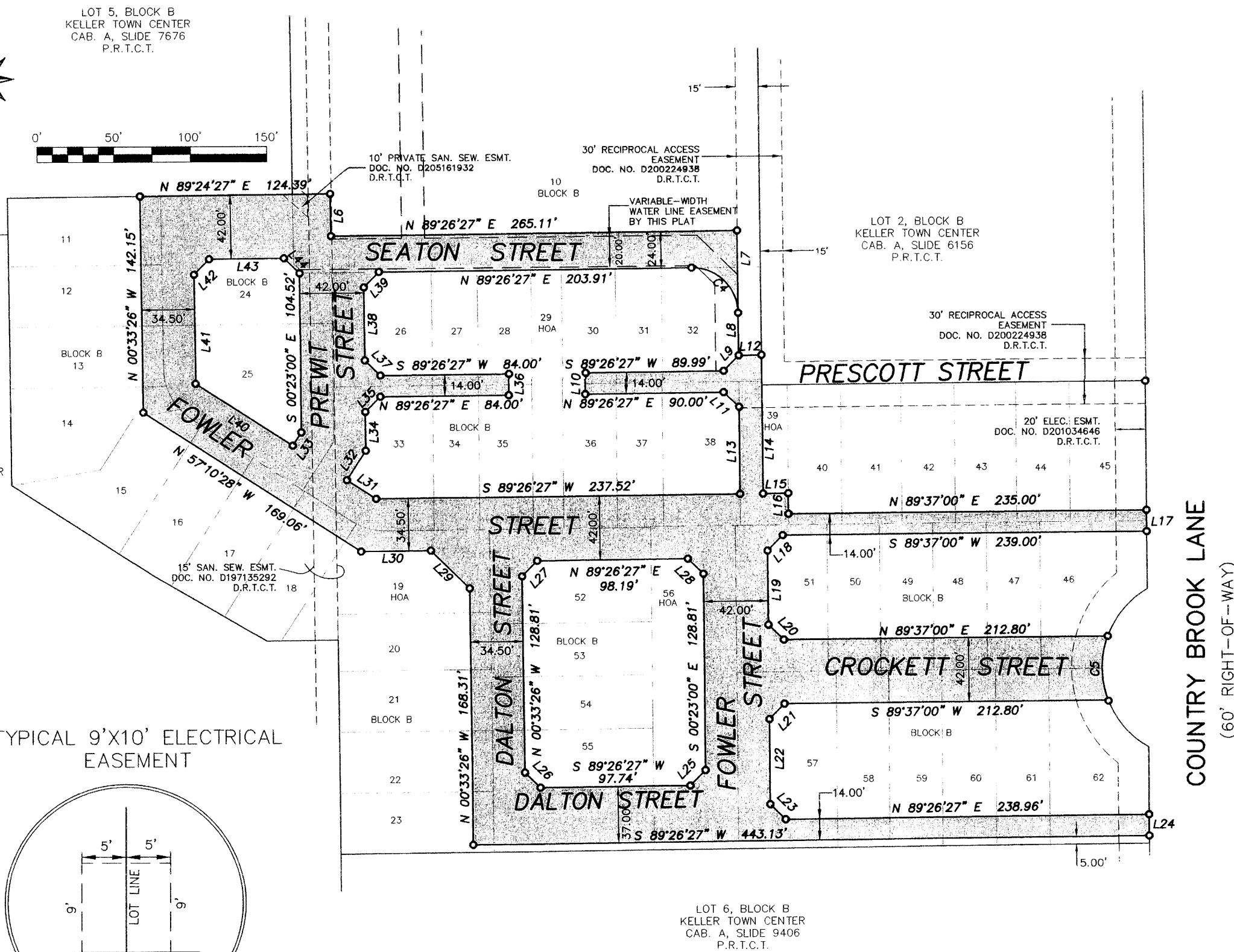
TYPICAL 4'X5' ELECTRICAL
EASEMENT



TYPICAL 9'X10' ELECTRICAL
EASEMENT



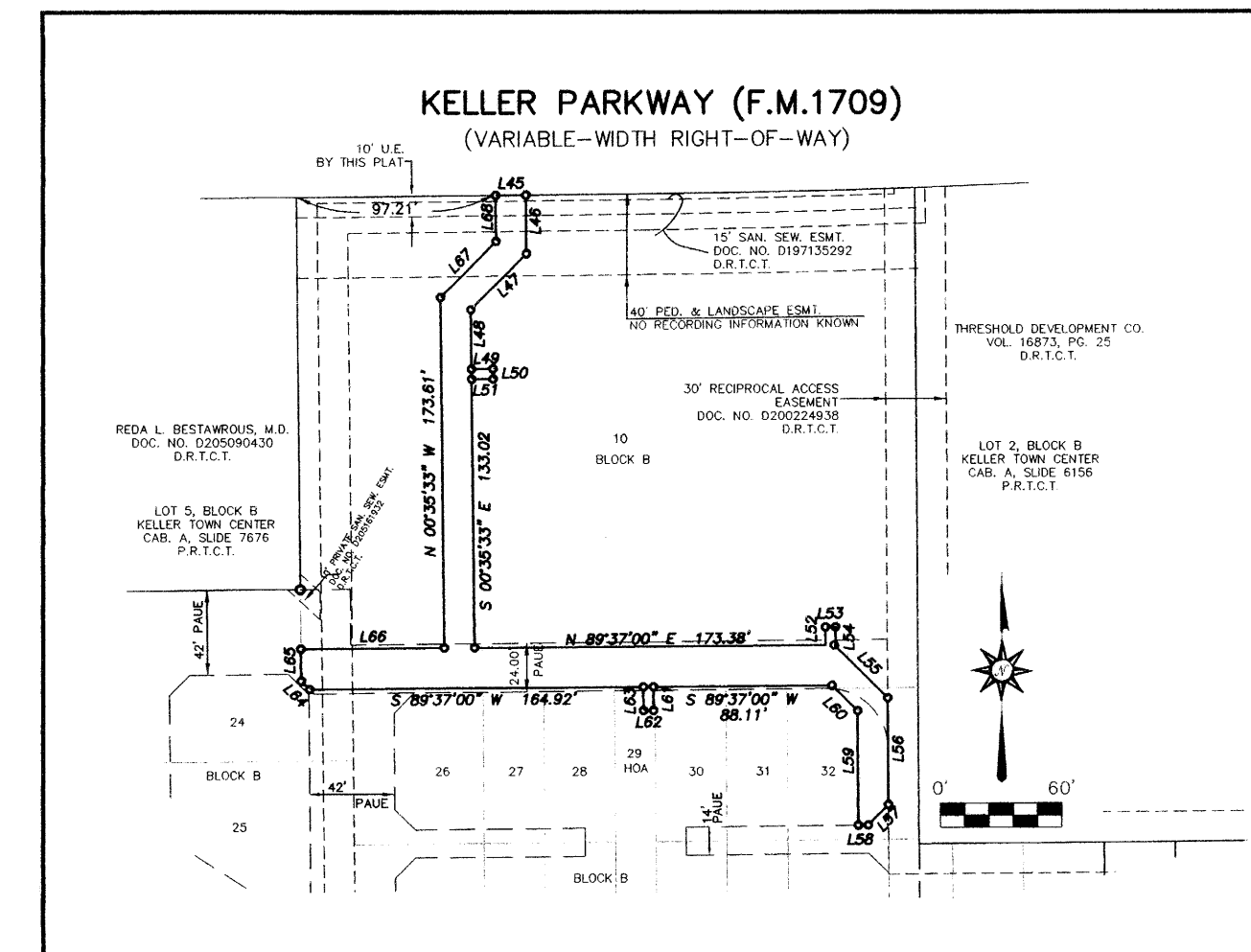
PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DETAIL



LINE	BEARING	DIST
L6	S 00°41'12" E	27.76'
L7	S 00°23'00" E	54.09'
L8	S 00°23'00" E	27.90'
L9	S 44°31'43" W	14.17'
L10	S 00°23'00" E	14.00'
L11	S 45°28'17" E	14.12'
L12	N 89°37'00" E	15.00'
L13	N 00°23'00" W	57.00'
L14	S 00°23'00" E	91.00'
L15	N 89°26'27" E	16.50'
L16	S 00°23'45" E	13.50'
L17	S 00°23'00" E	14.00'
L18	S 44°37'00" W	14.14'
L19	S 00°23'00" E	48.50'
L20	S 45°23'00" E	14.14'
L21	S 44°37'00" W	14.14'
L22	S 00°23'00" E	55.85'
L23	S 45°28'16" E	14.12'
L24	S 00°23'00" E	14.00'
L25	S 44°31'43" W	14.16'
L26	N 45°33'30" W	14.14'
L27	N 44°26'30" E	14.14'
L28	S 45°28'17" E	14.12'
L29	N 45°33'30" W	35.35'
L30	S 89°26'27" W	45.55'
L31	N 57°10'28" W	22.70'
L32	N 32°49'32" E	22.85'
L33	S 32°49'32" W	10.33'
L34	N 00°23'00" W	25.43'
L35	N 44°31'43" E	14.16'
L36	N 00°23'00" W	14.00'
L37	N 45°28'17" W	14.12'
L38	N 00°23'00" W	48.00'
L39	N 44°31'43" E	14.16'
L40	N 57°10'28" W	75.43'
L41	N 00°33'26" W	71.59'
L42	N 44°25'30" E	14.15'
L43	N 89°24'27" E	49.02'
L44	S 45°29'17" E	14.12'

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	90°10'33"	30.00'	S 45°28'17" E	42.49'	47.22'
C5	40°58'29"	60.00'	N 00°23'00" W	42.00'	42.91'

VARIABLE-WIDTH WATER LINE EASEMENT DETAIL



LINE	BEARING	DIST
L45	N 89°24'27" E	15.00'
L46	N 00°35'33" W	29.03'
L47	N 44°24'27" E	39.30'
L48	N 00°35'33" W	29.44'
L49	S 89°24'27" W	10.64'
L50	N 00°35'33" W	5.00'
L51	N 89°24'27" E	10.64'
L52	S 00°35'32" E	8.96'
L53	S 89°24'28" W	5.00'
L54	N 00°35'32" W	9.75'
L55	S 45°23'00" E	36.21'
L56	S 00°23'00" E	52.93'
L57	N 44°31'43" E	14.17'
L58	N 89°26'27" E	5.00'
L59	S 00°23'00" E	56.77'
L60	S 45°23'00" E	17.81'
L61	S 00°23'00" E	11.68'
L62	S 89°37'00" W	5.00'
L63	N 00°23'00" W	11.68'
L64	N 45°29'17" W	5.90'
L65	S 00°35'33" E	15.84'
L66	S 89°37'00" W	70.88'
L67	N 44°24'27" E	39.30'
L68	N 00°35'33" W	22.81'

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KELLER URBAN VILLAGES, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as KELLER TOWN CENTER, LOTS 10-62, BLOCK B, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate to the public use the streets and alleys shown hereon 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 any one. 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 7th day of May, 20 07

Doug Gilliland
KELLER URBAN VILLAGES, LTD.

STATE OF TEXAS
COUNTY OF Tarrant

Before me, the undersigned, a notary public in and for said County and State on this day personally appeared Doug Gilliland, 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.

Given under my hand and seal of office, this 7th day of May, 20 07

Nancy J. Espanza
Notary Public, State of Texas
My commission expires: 02-26-2009



STATE OF TEXAS
COUNTY OF TARRANT

I, David Carlton Lewis, do hereby certify 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.

David Carlton Lewis
Registered Professional Land Surveyor
Texas Registration No. 5647

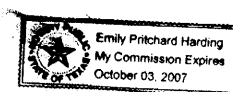
Date: May 7, 2007

STATE OF TEXAS
COUNTY OF TARRANT

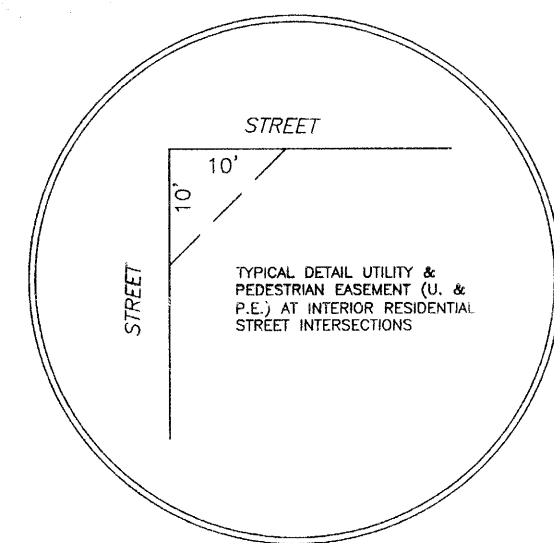
Before me, the undersigned, a notary public in and for said County and State on this day personally appeared David Carlton Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 7th day of May, 20 07

Nancy J. Espanza
Notary Public, State of Texas
My commission expires: 02-26-2009



0207180918



A-11946

FINAL PLAT
KELLER TOWN CENTER
LOTS 10-62, BLOCK B
48 RESIDENTIAL LOTS,
4 OPEN SPACE LOTS, AND 1 RETAIL LOT

7.074 ACRES

LOCATED IN THE
PAMELA ALLEN SURVEY, ABSTRACT NO. 28
AN ADDITION TO THE
CITY OF KELLER, TARRANT COUNTY, TEXAS.
LOCATED IN ZONE "TC-TOWN CENTER"

PATE ENGINEERS

8150 BROOKRIVER DRIVE, SUITE S-700, DALLAS, TEXAS 75247
TEL: (214)357-2981 FAX (214) 357-2985
JOB NO. 157200200 SHEET 2 OF 2

DATE: MAY 2007

D207180918 1067
A11945
11946

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS KELLER URBAN VILLAGES, LTD., acting by and through the undersigned, its duly authorized agent, is the sole owner of 7.074 acres of land out of the 14.5637 acre tract of land described as "Tract C" in the deed from Keller TC Partners, LLC, to Keller Urban Village, Ltd., recorded in Document No. D202108689, in the Deed Records of Tarrant County, Texas, in the Pamela Allen Survey, A-28, City of Keller, Tarrant County, Texas, and more particularly described by metes and bounds as follows (all bearings based on Texas State Plane Coordinate System, North Central Zone):

BEGINNING at an 'X' cut found for the most easterly northeast corner of the herein described tract, common to the southeast corner of Lot 2, Block B of Keller Town Center, an addition to the City of Keller, recorded in Cabinet A, Slide 6156, of the Plat Records of Tarrant County, Texas, in the west right-of-way line of Country Brook Lane (a 60' right-of-way);

THENCE South 00° 23' 00" East - 136.34' along the east line of the herein described tract, common to the west right-of-way line of said Country Brook Lane, to a 1/2" iron rod with a cap stamped "MOAK" found for a point on a curve to the left, having a central angle of 119° 59' 39", a radius of 60.00', and a chord bearing and distance of South 00° 23' 00" East - 103.92';

THENCE along said curve to the left, with the west right-of-way line of said Country Brook Lane, an arc distance of 125.66', to a 1/2" iron rod with a cap stamped "MOAK" found for the end of curve;

THENCE South 00° 23' 00" East - 63.13' along the east line of the herein described tract, common to the west right-of-way line of said Country Brook Lane, to a 1/2" iron rod with a cap stamped "MOAK" found for the southeast corner of the herein described tract, common to the northeast corner of Lot 6, Block B, Keller Town Center, an addition to the City of Keller, recorded in Cabinet A, Slide 9406, of the Plat Records of Tarrant County, Texas;

THENCE South 89° 26' 27" West - 529.61' along the south line of the herein described tract, common to the north line of said Lot 6, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for the most southerly southwest corner of the herein described tract, common to the northwest corner of said Lot 6, Block B, Keller Town Center, and in an east line of Lot 4, Block B, Keller Town Center, an addition to the City of Keller, recorded in Cabinet A, Slide 7134, of the Plat Records of Tarrant County, Texas;

THENCE North 00° 33' 26" West - 140.44' along a west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "TNP" found for an angle corner of the herein described tract;

THENCE South 89° 26' 34" West - 46.40' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 1/2" iron rod found for an angle corner of the herein described tract;

THENCE North 59° 46' 55" West - 85.13' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "MOAK" found for an angle corner of the herein described tract;

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THENCE North 57° 10' 28" West - 110.39' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "MOAK" found for the most westerly southwest corner of the herein described tract;

THENCE North 00° 33' 26" West - 164.69' along the west line of the herein described tract, common to an east line of said Lot 4, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "4638" found for the most southerly southeast corner of Lot 5, Block B, Keller Town Center, an addition to the City of Keller, recorded in Cabinet A, Slide 7676, of the Plat Records of Tarrant County, Texas;

THENCE North 00° 33' 33" West - 24.00' along the west line of the herein described tract, common to an east line of said Lot 5, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for the most westerly northwest corner of the herein described tract;

THENCE North 89° 24' 27" East - 186.19' along a south line of said Lot 5, Block B, Keller Town Center, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract;

THENCE North 00° 33' 33" West - 194.42' along the west line of the herein described tract, common to the east line of said Lot 5, Block B, to an 'X' cut in concrete found for the most northerly northwest corner of the herein described tract, common to the northeast corner of said Lot 5, Block B, Keller Town Center, in the south right-of-way line of Keller Parkway (FM 1709) (a variable-width right-of-way) and from which a found 'X' cut in concrete bears North 00° 33' 33" West - 12.00';

THENCE North 89° 24' 27" East - 173.62' along the north line of the herein described tract, common to the south right-of-way line of said Keller Parkway, to a 5/8" iron rod set with a cap stamped "PATE" for the Point of Curvature of a curve to the left, having a central angle of 01° 18' 12", a radius of 5806.58', and a chord bearing and distance of North 88° 45' 00" East - 132.08';

THENCE along said curve to the left, along the north line of the herein described tract, common to the south right-of-way line of said Keller Parkway, an arc distance of 132.08' to a PK nail in concrete set for the most northerly northeast corner of the herein described tract, common to the northwest corner of said Lot 2, Block B, Keller Town Center, and from which a found PK nail in concrete bears North 00° 23' 00" West - 12.00';

THENCE South 00° 23' 00" East - 325.51' along an east line of the herein described tract, common to the west line of said Lot 2, Block B, Keller Town Center, to an "X" cut in concrete found for an angle corner of the herein described tract, common to the southwest corner of said Lot 2, Block B, Keller Town Center;

THENCE North 89° 37' 00" East - 251.50' along the south line of said Lot 2, Block B, Keller Town Center, to the POINT OF BEGINNING and containing 7.074 acres of land.

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STATE OF TEXAS §
COUNTY OF TARRANT §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KELLER URBAN VILLAGES, LTD., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as KELLER TOWN CENTER, LOTS 10-62, BLOCK B, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate to the public use the streets and alleys shown hereon 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 an 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 any one. 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 7th day of May, 2007

Doug Gilliland
Doug Gilliland
KELLER URBAN VILLAGES, LTD.

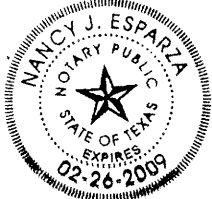
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for said County and State on this day personally appeared Doug Gilliland, 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.

Given under my hand and seal of office, this 7th day of May, 2007

Franci J. Espara
Notary Public, State of Texas

My commission expires: 02-26-2009



3

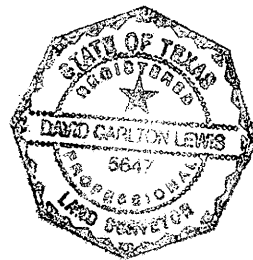
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STATE OF TEXAS §
COUNTY OF TARRANT §

I, David Carlton Lewis, do hereby certify 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.

David Carlton Lewis
David Carlton Lewis
Registered Professional Land Surveyor
Texas Registration No. 5647

Date: MAY 7, 2007



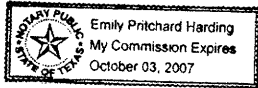
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a notary public in and for said County and State on this day personally appeared David Carlton Lewis, 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.

Given under my hand and seal of office, this 7th day of May, 2007

Emily Pritchard Harding
Notary Public, State of Texas

My commission expires: October 3, 2007



4



0207180918
TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

5067
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11946
BETSY PRICE
Tax Assessor-Collector



0207180918
TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

6067
A11945
11946
BETSY PRICE
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00007093497
AD NUMBER: A 28 6C
CERTIFICATE NO : 42392943
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 3/7/2007
FEE : \$10.00
PROPERTY DESCRIPTION
ALLEN, PAMELA SURVEY
A 28 TRS 6C

PAGE 1 OF 1

REQUESTED BY
DAVID LEWIS
PATE ENGINEERS
2201 BROOKHOLLOW PLAZA DR
ARLINGTON TX 76006

07093497
00000000 KELLER PKWY
1.59 ACRES
PROPERTY OWNER
KELLER TC PARTNERS LLC
-9825 HUNTINGTON SQ STE 100
FORT WORTH TX 761800000

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2006	CITY OF KELLER	0.00
2006	JPS HEALTH NETWORK	0.00
2006	KELLER ISD	0.00
2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : DAVID LEWIS
ACCOUNT NUMBER: 00007093497
TOTAL CERTIFIED TAX: \$0.00

BY: Blanca Lewis TARRANT COUNTY TAX OFFICE
BY: Betsy Price TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT : 00007351674
AD NUMBER: A 28 7G
CERTIFICATE NO : 42392944
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 3/7/2007
FEE : \$10.00
PROPERTY DESCRIPTION
ALLEN, PAMELA SURVEY
A 28 TR 7G

PAGE 1 OF 1

REQUESTED BY
DAVID LEWIS
PATE ENGINEERS
2201 BROOKHOLLOW PLAZA DR
ARLINGTON TX 76006

00000000 KELLER PKWY
5.59 ACRES
PROPERTY OWNER
KELLER URBAN VILLAGE, LTD
9285 HUNTINGTON SQ STE 100
FORT WORTH TX 761804366

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

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2006	JPS HEALTH NETWORK	0.00
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2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : DAVID LEWIS
ACCOUNT NUMBER: 00007351674
TOTAL CERTIFIED TAX: \$0.00

BY: Blanca Lewis TARRANT COUNTY TAX OFFICE
BY: Betsy Price TARRANT COUNTY TAX OFFICE

REVISED 10/26

REVISED 10/26

CABINET A SLIDE 11945

Keller Town Center 76670
0207180918
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CITY OF KELLER

Submitter: INSIGHT REAL ESTATE STRATEGIES, INC

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 05/25/2007 10:05 AM
Instrument #: D207180918
PLAT A 9 PGS \$75.00

By:



D207180918

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

INSIGHT REAL ESTATE STRATEGIES, INC.

Tarrant County Clerk

Permit fees for Uptown

5/5/2007

1312

70.50

Checking

Uptown Keller/ 7 ac.site

70.50

1-8

**TARRANT COUNTY COURTHOUSE
100 W. WEATHERFORD
FORT WORTH, TX 76196
(817) 884-1195**

Customer: INSIGHT REAL ESTATE STRATEGIES, INC

Page 1 of 1

Receipt #: 652508

Date: 05/25/2007 10:05 AM

Department: OPR

Work Station: CCTC029031

Instrument #	Description	Pages	Quantity	Amount
	PLAT, ADDITIONAL MYLA	1	1	\$1.50
D207180918	PLAT A	8	1	\$75.00
			Total:	\$76.50

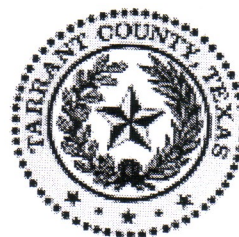
Payments:

CASH	\$6.00
CHECK 1312	\$70.50
Total Payments:	\$76.50

**THANK YOU
SUZANNE HENDERSON
COUNTY CLERK**

Keller Town Center

11945
CABINET A SLIDE 11944



CITY OF KELLER

Submitter: INSIGHT REAL ESTATE STRATEGIES, INC

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
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PLAT A 9 PGS \$75.00

By: _____



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