

LINE DATA TABLE with columns for Line No., Bearing, Distance, Line No., Bearing, Distance, Line No., Bearing, Distance.

STATE OF TEXAS COUNTY OF TARRANT OWNERS CERTIFICATE

WHEREAS, OKMONT HILLS MLC, Ltd., acting by and through the undersigned its duly authorized agent is the owner of a 58.360 acre tract of land situated in the Josiah Walker Survey...

BEING a description of a 58.360 acre tract of land situated in the Josiah Walker Survey Abstract No. 1604, in the City of Keller, Tarrant County, Texas, and being comprised of 2 tracts of land conveyed to Oakmont Hills MLC, Ltd. as called in Volume 13469 of the Deed Records of Tarrant County, Texas, at Page 24, and a 2.151 acre tract as shown in Volume 13727 at Page 88, both Deeds recorded in the Deed Records of Tarrant County, Texas. Said 58.360 acre tract being more fully described as follows:

BEGINNING at the northwest corner of Lot 24 in Block 3 of Hickory Hollow Estates, an addition to Tarrant County, as shown on the Plat recorded in Volume 388-190 at Page 24 of the Plat Records of Tarrant County, Texas, bearing on the east a right-of-way line of Pearson Lane (County Road 4041, 40 feet from the centerline at this point);

THENCE North 89 deg. 49 min. 27 sec. West, departing said Hickory Hollow Estates, a distance of 20.00 feet to a 5/8-inch steel rod found for corner;

THENCE North 00 deg. 02 min. 05 sec. West, along the said east-right-of-way line of Pearson Lane, a distance of 1,536.84 feet to a 3/8-inch steel rod found for corner, and being the southwest corner of a tract of land conveyed to Terry Bradshaw and wife Charla Bradshaw as shown in a Deed recorded in Volume 10256 at Page 1593 of the Deed Records of Tarrant County, Texas;

THENCE South 00 deg. 07 min. 46 sec. East, along said west line, at a distance of 892.35 feet passing a 1/2-inch copper steel rod found in a 1" pipe and continuing along the corner of said Tract B and continuing along the west line of a tract of land conveyed to Nelson Bunker Hunt and described as Seventeenth Tract, Tract B in a Deed recorded in Volume 4612 at Page 363 of the Deed Records of Tarrant County, Texas;

THENCE South 00 deg. 07 min. 46 sec. East, along said west line, at a distance of 892.35 feet passing a 1/2-inch copper steel rod found in a 1" pipe and continuing along the corner of said Tract B and continuing along the west line of a tract of land conveyed to Nelson Bunker Hunt and described as Seventeenth Tract, Tract B in a Deed recorded in Volume 4612 at Page 363 of the Deed Records of Tarrant County, Texas;

THENCE North 89 deg. 49 min. 27 sec. West, departing said Tract A, and along the north line of said Hickory Hollow Estates, a distance of 1536.84 feet to the POINT OF BEGINNING;

and CONTAINING 58.360 acres or 2,542,172 square feet of land more or less.

DEDICATION STATEMENT NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that OKMONT HILLS MLC, Ltd., is the owner of a 58.360 acre tract of land situated in the Josiah Walker Survey Abstract No. 1604, in the City of Keller, Tarrant County, Texas, and does hereby adopt this plat designating the herein above described property as OKMONT HILLS ADDITION, an addition to the City of Keller, Tarrant County, Texas, and does hereby dedicate to the City of Keller in fee simple forever the streets and alleys shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated.

This utility access and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements or growths, except fences, low-lying vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinance. No improvements which may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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 easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF KELLER, TEXAS.

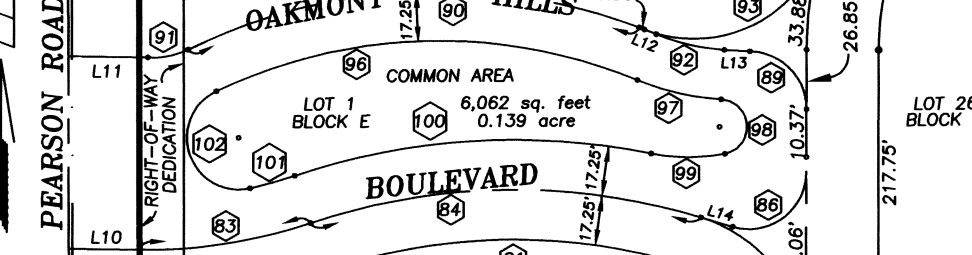
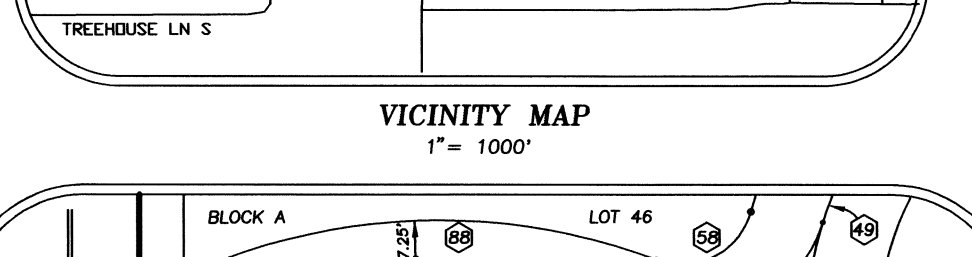
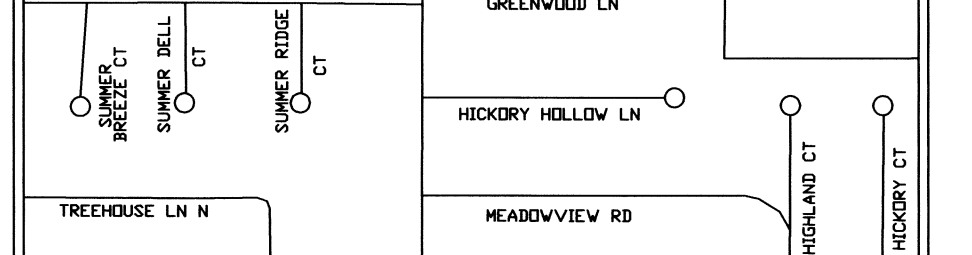
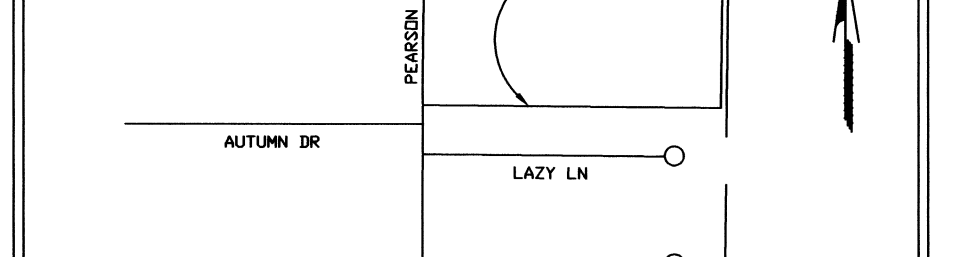
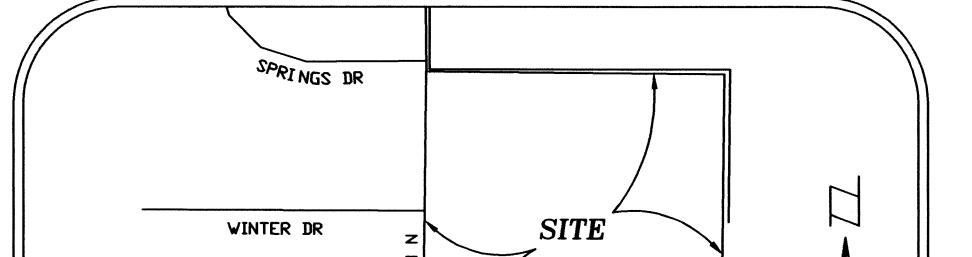
Witness my hand at Dallas, Texas this 12 day of July 2000. Steve H. Magee General Partner

STATE OF TEXAS COUNTY OF TARRANT Before me, the undersigned authority in and for the State of Texas, on this day personally appeared Steve H. Magee, 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 consideration therein expressed and in the capacity therein stated.

Michael Dale Linko Registered Professional Land Surveyor No. 4508 Date: June 23, 2000

STATE OF TEXAS COUNTY OF TARRANT Before me, the undersigned authority in and for the State of Texas, on this day personally appeared Michael Dale Linko, 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 consideration therein expressed and in the capacity therein stated.

Michael Dale Linko Registered Professional Land Surveyor No. 4508 Date: June 23, 2000



FINAL PLAT APPROVED BY THE CITY OF KELLER PLANNING AND ZONING COMMISSION. Chairman: W. J. ... Secretary: Monica Wikstrom

FINAL PLAT APPROVED BY THE CITY OF KELLER CITY COUNCIL. Mayor: David C. Kelly City Secretary: Monica Wikstrom

FINAL PLAT SIGNATURE BLOCK with signatures of Michael Dale Linko and Monica Wikstrom.

OWNER/DEVELOPER: OKMONT HILLS MLC, LTD. 5420 LBJ FREEWAY, # 626 DALLAS, TEXAS 75240 (972) 770-2050

SURVEYOR: PRISM SURVEYS, INC. COMMERCIAL, RESIDENTIAL, INDUSTRIAL PUBLIC TITLE & CONSTRUCTION SURVEYS 1381 W. GILES BOULEVARD, #112 DALLAS, TEXAS 75204 (972) 540-8048

CONTACT: MR. STEVE MAGEE CONTACT: MR. MIKE LINKE

CURVE DATA TABLE with columns for Curve No., Delta, Radius, Arc, Chord, Chord Brg.

Table with 6 columns: Curve No., Delta, Radius, Arc, Chord, Chord Brg. (Continuation of Curve Data Table)

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