



TARRANT COUNTY TAX OFFICE

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

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003724824
AD NUMBER: A 29 4C02 20
CERTIFICATE NO : 83631413

DATE : 6/21/2021
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

ALLEN, RICHARD F SURVEY ABST
RACT 29 TRACT 4C2 & 4C2A

0000950 N MAIN ST
3.85 ACRES

PROPERTY OWNER

NORTH MAIN MEDICAL OFFICE LLC
2140 E SOUTHLAKE BLVD STE L-685
SOUTHLAKE TX 76092

REQUESTED BY

NORTH MAIN MEDICAL OFFICE LLC
2140 E SOUTHLAKE BLVD STE L-685
SOUTHLAKE TX 76092

Table with 3 columns: YEAR, TAX UNIT, AMOUNT DUE. Rows include CITY OF KELLER, Tarrant County, JPS HEALTH NETWORK, TARRANT COUNTY COLLEGE, KELLER ISD, and a TOTAL row.

ISSUED TO : NORTH MAIN MEDICAL OFFICE LLC
ACCOUNT NUMBER: 00003724824
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. 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 and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Signature of Janice McElwain, Deputy



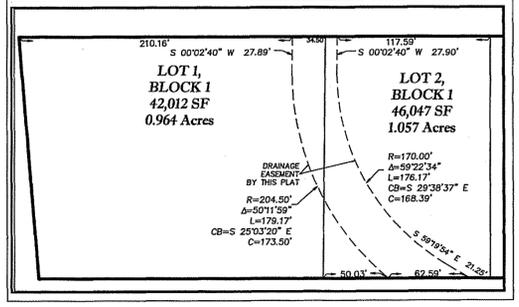
D221177168

06/21/2021 11:05 AM Page: 1 of 2 Fees: \$68.00

PLAT
SUBMITTER: NORTH MAIN MEDICAL OFFICE LLC

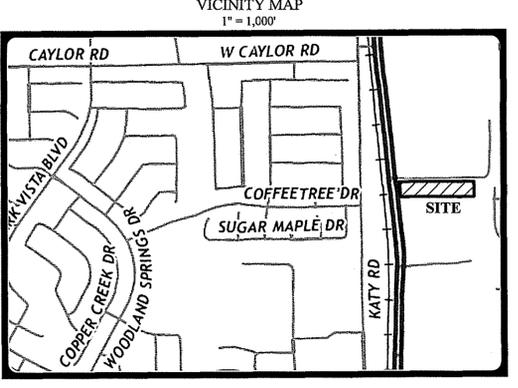
Signature of Mary Louise Nicholson, County Clerk

EASEMENT DETAIL NOT TO SCALE



SURVEYOR'S NOTES:

- 1. Bearings and distances are based on Texas State Plane Coordinate System...
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map...
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance...
4. All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.



STATE OF TEXAS COUNTY OF DENTON

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, P.L.S. No. 6443

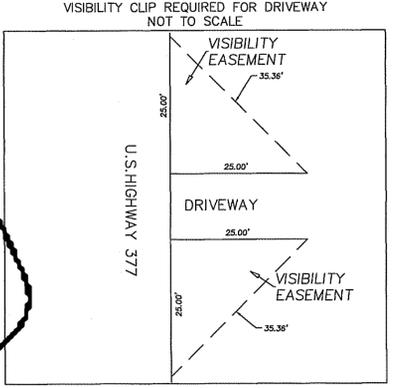
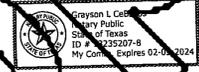


STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of June 2021

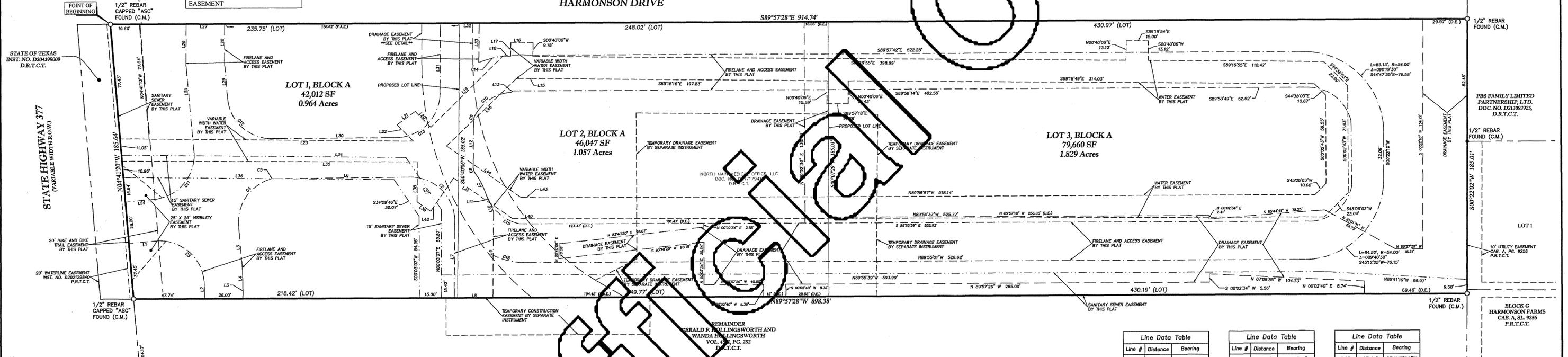
Notary Public in and for the State of Texas



LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
ROW RIGHT OF WAY
IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
C.M. CONTROLLING MONUMENT
D.E. DRAINAGE EASEMENT
F.A.E. FIRELANE AND ACCESS EASEMENT

- LINETYPES: WATER EASEMENT, FIRELANE AND ACCESS EASEMENT, SANITARY SEWER EASEMENT, DRAINAGE EASEMENT



Note: The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. These drainage easements covering areas to be left in a natural state will be the property owner's responsibility...

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS North Main Medical Office, LLC are the owners of a 3.850 acre tract of land situated in the R. Allen Survey, Abstract Number 29, being a portion of a tract of land described by North Main Medical Office, LLC by deed recorded in Instrument Number D21717941, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.00012);

BEGINNING at 1/2 inch rebar capped "ASC" found for the northwest corner of said subject tract, same being a point at the intersection of the east right-of-way line of State Highway 377 (Variable Width Right-Of-Way) and the south right-of-way line of Harmonson Drive (Variable Width Right-Of-Way);

THENCE South 89 degrees 57 minutes 28 seconds East, departing the east right-of-way line of said State Highway 377, with the south right-of-way line of said Harmonson Drive, a distance of 914.74 feet to a 1/2 inch rebar found for the southeast corner of said Harmonson Drive, same being a point on the west line of a tract of land described to PBS Family Limited Partnership, L.P. by deed recorded in Document Number D213093925, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 22 minutes 02 seconds West, with the west line of said PBS tract, passing at a distance of 82.46 feet a 1/2 inch rebar found for the southwest corner of said PBS tract, same being the northwest corner of Lot 1, Block G of Harmonson Farms, an addition to the City of Keller as recorded in Cabinet A, Page 9256, Plat Records, Tarrant County, Texas, and continuing with the west line of said Lot 1, continuing with the west line of Lot 2, Block G of said Harmonson Farms, a final distance of 185.01 feet to a 1/2 inch rebar found for the northeast corner of the remainder of a tract of land described to Gerald F. Hollingsworth and Wanda Hollingsworth by deed recorded in Volume 4551, Page 252, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 57 minutes 28 seconds West, departing the west line of said Lot 2, with the north line of said remainder of said Hollingsworth tract, a total distance of 898.88 feet to a 1/2 inch rebar capped "ASC" found for the northwest corner of said Hollingsworth tract, and lying on the east right-of-way line of said State Highway 377;

THENCE North 04 degrees 41 minutes 20 seconds West, with the east right-of-way line of said State Highway 377, a distance of 185.64 feet to THE POINT OF BEGINNING and containing 167,719 square feet or 3.850 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT I, North Main Medical Office, LLC, Owner, do hereby adopt this plat designating the hereinabove described property as Lots 1, 2, and 3, Block A, North Main Medical Office, an addition to the City of Keller and do 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 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 planning ordinances, rules, regulations and resolutions of the City of Keller, Texas.

Witness my hand this 16th day of June 2021 NORTH MAIN MEDICAL OFFICE, LLC

Authorized Representative

Printed Name

Title / Date

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appears known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

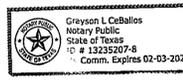
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of June 2021

Notary Public in and for the State of Texas



FILED AND RECORDED OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS 06/21/2021 11:05 AM

Mary Louise Nicholson County Clerk



OWNER/DEVELOPER North Main Medical Office, LLC 2140 E. Southlake Boulevard, Suite L-885 Southlake, Texas 76092

Line Data Table with columns: Line #, Distance, Bearing. Contains lines L1 through L21.

Line Data Table with columns: Line #, Distance, Bearing. Contains lines L22 through L34.

Line Data Table with columns: Line #, Distance, Bearing. Contains lines L42 through L45.

APPROVED by the City of Keller Community Development Department. Director: [Signature] Date: 4 June 2021. Secretary: [Signature] Date: 06/04/2021.

FINAL PLAT NORTH MAIN MEDICAL OFFICE LOTS 1, 2, AND 3, BLOCK A Being a 3.850 Acre tract of land Situated in the Richard F. Allen Survey, Abstract Number 29 City of Keller, Tarrant County, Texas

WINDROSE LAND SURVEYING I PLATING 220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: J.B. / G.L.C. DATE: 04/13/2021 CHECKED BY: M.P. JOB NO: DS6058