

**LEGAL DESCRIPTION**  
UTILITY EASEMENT

BEING a 2.833 square foot (0.0650 acre) tract of land situated in the S. Needham Survey, Abstract No. 1171, City of Keller, Tarrant County, Texas; said tract being part of Lot 2R, Block A, Elm Keller Parkway Addition, according to the plat recorded in Instrument No. D217028914, Official Public Records, Tarrant County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to SCI Texas Funeral Services, INC., recorded in Instrument No. D215224267 of said Official Public Records, Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at the intersection of the south right-of-way line of Keller Parkway (a variable width right-of-way) and the east right-of-way line of S Elm Street (a variable width right-of-way), said point being the northwest corner of said Lot 2R;

**THENCE** South 89°15'56" East, along the said south line of Keller Parkway, a distance of 10.00 feet to a point for corner;

**THENCE** South 00°39'34" West, departing the said south line of Keller Parkway, a distance of 146.82 feet to a point for corner;

**THENCE** South 89°20'26" East, a distance of 20.00 feet to a point for corner;

**THENCE** South 00°39'34" West, a distance of 30.00 feet to a point for corner;

**THENCE** North 89°20'26" West, a distance of 20.00 feet to a point for corner;

**THENCE** South 00°39'34" West, a distance of 44.53 feet to a point for corner in the south line of said Lot 2R;

**THENCE** North 88°54'29" West, along the said south line of Lot 2R, a distance of 10.00 feet to a point for corner in the said east line of S Elm Street;

**THENCE** North 00°39'34" East, along the said east line of S Elm Street, a distance of 223.28 feet to the **POINT OF BEGINNING** and containing 2,833 square feet or 0.0650 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey data herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

*M. C. Billingsley* 2/12/24

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**PUBLIC UTILITY EASEMENT**  
S. NEEDHAM SURVEY  
ABSTRACT NO. 1171  
CITY OF KELLER  
TARRANT COUNTY, TEXAS

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STATE OF TEXAS  
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P R O F E S S I O N A L  
L A N D S U R V E Y O R

NO. DATE ISSUED EXP. DATE  
6558 02/12/24 02/12/25

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**LINE TABLE**

NO.	BEARINGS	LENGTH
L1	S89°15'56"E	10.00'
L2	S00°39'34"W	146.82'
L3	S89°20'26"E	20.00'
L4	S00°39'34"W	30.00'
L5	N89°20'26"W	20.00'
L6	S00°39'34"W	44.53'
L7	N88°54'29"W	10.00'
L8	N00°39'34"E	223.28'

**NOTES**

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

*M. C. Billingsley* 2/12/24

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