

OWNER/DEVELOPER/APPLICANT

FIRST BAPTIST CHURCH KELLER 225 KELLER PARKWAY **KELLER, TX 76248** 817-431-2545

**CONTACT: BJ CRANFORD, ED.D. DIRECTOR OF ADMINISTRATIVE SERVICES**  Brittain & Crawford LAND SURVEYING & TOPOGRAPHIC MAPPING TEL (817) 926-0211 FAX (817) 926-9347 P.O. BOX 11374 \* 3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 WEBSITE: www.brittain-crawford.com FIRM CERTIFICATION# 1019000 © 2013 Brittain & Crawford, LLC All Rights Reserved

STATE OF TEXAS

WHEREAS, FIRST BAPTIST CHURCH KELLER, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED REPRESENTATIVE IS THE SOLE OWNER OF THE TRACTS OF LAND LOCATED IN THE SAMUEL NEEDHAM SURVEY, ABSTRACT NO. 117 AND BLOCK 3, JOHNSON ADDITION, ACCORDING TO THE DEED RECORDED VOLUME 14706, PAGE 252, AND THE DEEDS RECORDED IN COUNTY CLERK'S DOCUMENT NO'S. D206409002, D207007942, D206289929, D211083533, D208070174, D207409092, D208117365, D208010910, D205086834, D207287125, D216118767, D204381692, AND D207045167, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## **LEGAL DESCRIPTION**

BEING 3.238 ACRES OF LAND LOCATED IN THE SAMUEL NEEDHAM SURVEY, ABSTRACT No. 117, AND BEING COMPRISED OF ALL OF LOT 3 AND LOTS 5 - 13, BLOCK 3, JOHNSON ADDITION, TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 21, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND ALL OF LOT 1R, BLOCK 3, JOHNSON ADDITION, TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12632, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS. SAID 3.238 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND **BOUNDS AS FOLLOWS:** 

BEGINNING AT A 5/8" IRON ROD FOUND WITH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 1R, AND SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JESSIE STREET AND THE NORTH RIGHT-OF-WAY LINE OF LORINE STREET;

THENCE N 00° 23' 59" W 210.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JESSIE STREET AND THE WEST BOUNDARY LINE OF SAID LOT 1R AND LOT 3, TO A 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHWEST CORNER OF LOT 3;

THENCE N 89° 36' 01" E 145.00 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3, TO A 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE N 00° 23' 59" W 70.00 FEET, ALONG THE EAST BOUNDARY LINE OF LOT 4, OF SAID BLOCK 3, TO A ½" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHEAST CORNER OF SAID LOT 4;

THENCE S 89° 36' 01" W 145.00 FEET, TO A 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE N 00° 23' 59" W 280.00 FEET, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JESSIE STREET AND THE WEST BOUNDARY LINE OF LOTS 4 - 8, OF SAID BLOCK 3, TO A 1/2" IRON ROD MARKED "BRITTAIN & CRAWFORD" SET AT THE NORTHWEST CORNER OF SAID BLOCK 3, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HIGH STREET (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY);

NORTH BOUNDARY LINE OF SAID BLOCK 3, TO A 3/4" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 9, OF SAID BLOCK 3, LYING IN THE WEST RIGHT-OF-WAY LINE OF COLLEGE AVENUE;

THENCE S 00° 23' 59" E 560.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COLLEGE AVENUE AND THE EAST BOUNDARY LINE OF LOT 1 R AND LOTS 9 - 13, OF SAID BLOCK 3, TO A 5/8" IRON ROD FOUND WITH ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID LOT 1R, LYING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID

THENCE S 89° 36' 01" W 270.00 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1R AND THE NORTH RIGHT-OF-WAY LINE OF SAID LORINE STREET, TO THE POINT OF BEGINNING CONTAINING 3.238 ACRES OF LAND.

## LOT 1-R-1, BLOCK 3 BEING A REPLAT OF

## LOTS 3 AND 5-13, BLOCK 3 JOHNSON ADDITION

AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 21 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND

## LOT 1R, BLOCK 3 JOHNSON ADDITION

AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 12632 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

> 3.238 ACRES **CURRENT ZONING:**

APRIL 27, 2020