



* LEGEND *			
CIRS	5/8" IRON ROD WITH CAP SET	(S)	SANITARY SEWER MANHOLE
CIRF	STAMPED "SPOONER 5922"	— OHE —	OVERHEAD ELEC.
IRF	IRON ROD WITH CAP FOUND	— X —	FENCE
MON	MONUMENT FOUND	— ASP —	ASPHALT EDGE
INS. NO.	INSTRUMENT NUMBER	— P —	PROPERTY LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS	— S —	SUBJECT PROPERTY LINE
O	TARRANT COUNTY, TEXAS	— E —	EXISTING EASEMENT LINE
HCS	CURB INLET	— A —	EXISTING ACCESS EASEMENT LINE
EX.	HANDICAP PARKING SIGN	— S —	EXISTING SANITARY SEWER EASEMENT LINE
R.O.W.	EXISTING RIGHT-OF-WAY	— D —	EXISTING DRAINAGE EASEMENT LINE
		— W —	EXISTING WATER EASEMENT LINE
		— F —	FIRELINE PAINT MARKS
		— P —	PARKING PAINT MARKS
		— C —	CONCRETE AREA

LEGAL DESCRIPTION

TRACT 1 (FEE SIMPLE)

BEING a 3.4635 acre tract of land located in the Pamela Allen Survey, Abstract Number 28, City of Keller, Tarrant County, Texas, said 3.4635 acre tract being a portion of a called 12.994 acre tract of land conveyed to **GREENWAY-KELLER, L.P.**, by deed thereof filed for record in Instrument Number D207093496, Official Public Records, Tarrant County, Texas, said 3.4635 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "P&C 100871" found at the southeast lot corner of Lot 1, Block A, Braum's Addition, being an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D218041861, Official Public Records, Tarrant County, Texas, said beginning point being on the south property line of the said 12.994 acre tract, same being the north right-of-way line of Keller Parkway (being a variable width public right-of-way);

THENCE North 01°09'38" West, along the east lot line of said Lot 1, 383.28 feet to the northeast lot corner of said Lot 1, said point being on the north property line of the said 12.994 acre tract, same being the south block line of Block B, Saddlebrook Estates Phase One, being an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D218041861, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod with a cap stamped "P&C 100871" found for reference bears South 01°09'38" East 1.00 feet;

THENCE North 89°48'52" East, along the said north property line of the 12.994 acre tract and along the said south block line of Saddlebrook Estates Phase One, 401.44 feet to the northwest lot corner of Lot 6, Block G, Keller Town Center Addition, being an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof filed for record in Instrument Number D221021576, Official Public Records, Tarrant County, Texas, from which a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set for reference bears South 02°05'04" East 1.00 feet;

THENCE South 02°05'04" East, along the west lot line of said Lot 6, 358.50 feet to a 1/2-inch iron rod with a cap stamped "OWENS 5387" found at the southwest lot corner of said Lot 6, said iron rod found being on the said south property line of the 12.994 acre tract and further being on the said north right-of-way line of Keller Parkway;

THENCE along the said south property line and along the said north right-of-way line the following courses and distances:

South 85°05'31" West, 68.14 feet 5/8-inch iron rod with a cap stamped "SPOONER 5922" set;

South 82°21'33" West, 50.64 feet to a brass cap concrete monument found;

South 87°17'15" West, 288.95 feet to the **POINT OF BEGINNING** containing **3.4635 acres (150,869 square feet)** of land.

TRACT 2: (EASEMENT ESTATE)

Non-Exclusive Easement Estate as created by Declaration of Covenants, Conditions and Restrictions and Grant of Easements, filed 11/09/2015, recorded in ccf D215252770, Real Property Records, Tarrant County, Texas.

TRACT 3: (EASEMENT ESTATE)

Non-Exclusive Easement Estate as created by Declaration of Covenants, Conditions and Restrictions and Grant of Easements, filed 07/06/2017, recorded in ccf D217153775, Real Property Records, Tarrant County, Texas.

*** TITLE COMMITMENT NOTES ***

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1002-400340-RTT, having an effective date of June 12, 2024 and issued July 02, 2024; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items	
10e. 60' Drainage Easement Volume 13079, Page 343 (Affects, shown)	10i. Restrictions and Covenants Ins. No. D217153775 (Subject to, subject tract is a portion of the Greenway Tract in said document.)
10f. Reciprocal Access Easement Ins. No. D217153776 corrected in Ins. No. D218224847 (Affects, shown)	10m. Mineral Lease Ins. No. D207093496 (Subject tract is a portion of said document)
10g. Drainage Easement Ins. No. D217153777 (Affects, shown)	10n. Mineral Lease Ins. No. D207117317 (Subject tract is a portion of said document)
10h. Water Line Easement Ins. No. D212292696 (Affects, shown)	10o. Permanent Retaining Wall Easement Ins. No. D218224845 (Affects, shown)
10i. Sanitary Sewer Easement Ins. No. D212292697 (Affects, shown)	10p. Drainage Easement Ins. No. D218224846 (Affects, shown)
10j. 15' Drainage Easement Ins. No. D219289431 (Affects, shown)	10q. Restrictions and Covenants Ins. No. D216089353 (Subject to, subject tract is a portion of Tract 2 in said document)
10k. Covenants and Restrictions Ins. No. D215252770 (Subject to, subject tract is a portion of Exhibit B)	

GENERAL NOTES

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0090L; map revised March 21, 2019, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 6(a) and/or item 6(b) the subject tract appears to be located within Zone "TC" (Town Center) according to the City of Keller zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Keller Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
- Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots, and parking structures is as follows: Vacant lot at the time of survey.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. The provided information, combined with Texas811 markings and observed evidence of utilities, was used to develop a view of the underground utilities. However, without excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain, or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the subject tract of land. When additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observed evidence of recent earthmoving work, building construction, or building additions during the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor does not have knowledge of changes in street right-of-way lines, either completed or proposed. The Surveyor hereby advises all interested parties to consult with the City of Keller concerning this subject prior to planning, designing, or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. It is addressed exclusively to the parties named hereon.

*** SURVEYOR'S STATEMENT ***

To: Greenway-Keller, L.P. & First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a & 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on July 24, 2024.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
TBPLS Firm No. 10054900

Date

FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
August 20, 2024



ALTA/NSPS SURVEY OF

3.4635 ACRES LOCATED IN THE
PAMELIA ALLEN SURVEY; ABSTRACT NO. 28
CITY OF KELLER, TARRANT COUNTY, TEXAS

1241 KELLER PARKWAY

PREPARED FOR

TRINITY PARTNERS
COMMERCIAL REAL ESTATE

DATE: 08/20/2024

S&A JOB NO. 24063

SCALE: 1" = 30'

DRAWN BY: R. OSMENT

CHECKED BY: E. SPOONER

REVISIONS:

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SHEET
1
OF 1