

LEGAL DESCRIPTION

PART OF LOT 1, BLOCK A, KELLER CHURCH OF CHRIST ADDITION

BEING a 1.7888 acre (77,920 square foot) tract of land situated in the S. Needham Survey, Abstract No. 1171, City of Keller, Tarrant County, Texas; said tract being part of Lot 1, Block A, Keller Church of Christ Addition, an addition to the City of Keller according to the plat recorded in Instrument No. D201091564 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set at the east end of a right-of-way corner clip at the intersection of the north right-of-way line of Pecan Street (a variable width right-of-way) and the east right-of-way line of S Elm Street (a variable width right-of-way);

THENCE North 44°40'28" West, along the northeast line of said corner clip, a distance of 21.88 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 01°30'05" West, along the said east line of S Elm Street, a distance of 81.66 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 86°56'32" East, departing the said east line of Elm Street, a distance of 103.51 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 01°58'28" East, along the west line of said Lot 1, a distance of 127.17 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 87°50'52" East, departing the said west line of Lot 1, a distance of 307.60 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the east line of said Lot 1;

THENCE South 01°40'35" West, along the said east line of Lot 1, a distance of 222.01 feet to a 5/8-inch iron rod with "KHA" cap set for corner in the said north line of Pecan Street;

THENCE North 87°50'52" West, along the said north line of Pecan Street, a distance of 391.39 feet to the **POINT OF BEGINNING** and containing 77,920 square feet or 1.7888 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

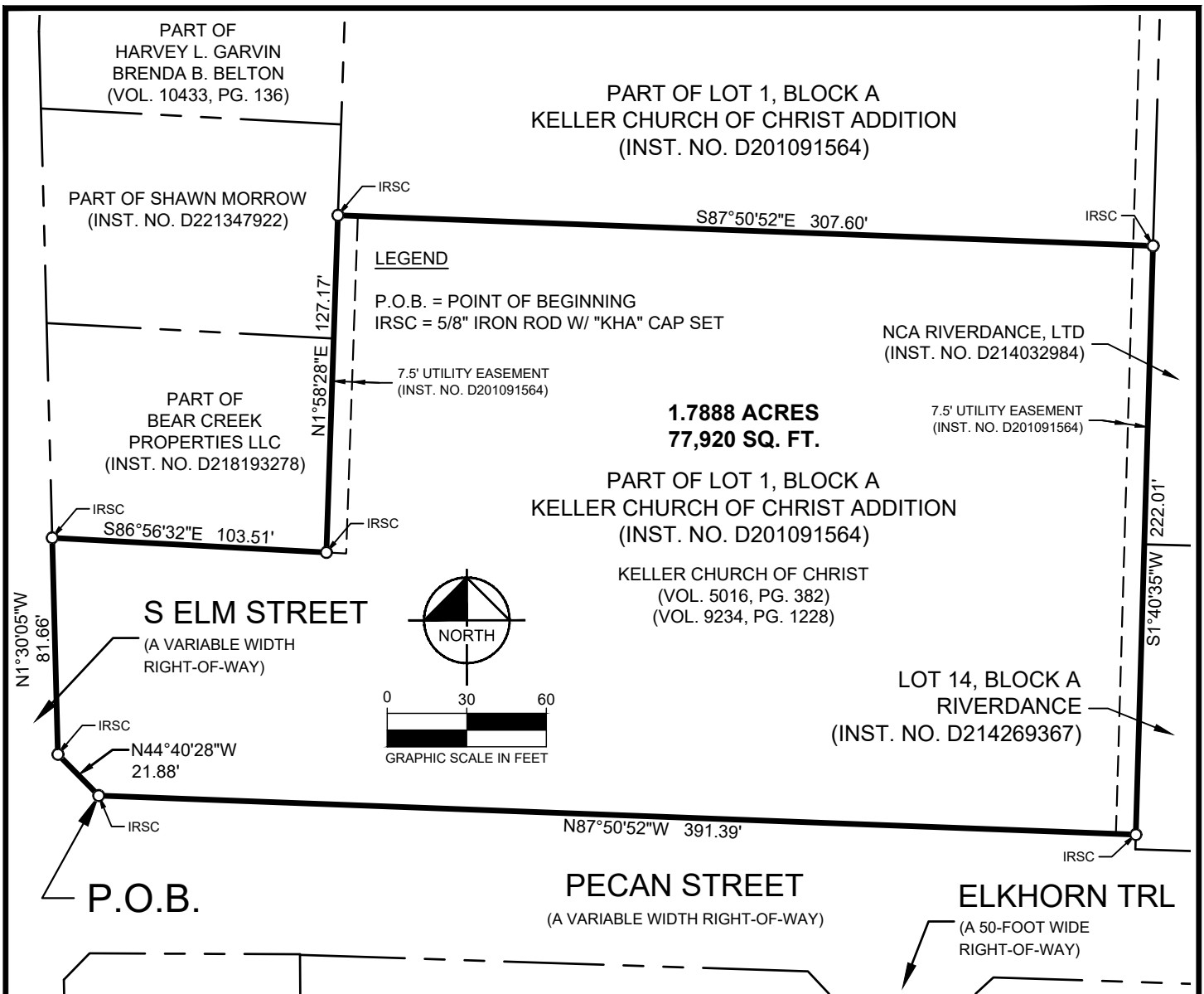
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the subject tract.

BOUNDARY SURVEY
PART OF LOT 1, BLOCK A
KELLER CHURCH
OF CHRIST ADDITION
S. NEEDHAM SURVEY,
ABSTRACT NO. 1171
CITY OF KELLER
TARRANT COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	12/13/2023	061097011	1 OF 2



LEGEND

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

7.5' UTILITY EASEMENT
 (INST. NO. D201091564)

NCA RIVERDANCE, LTD
 (INST. NO. D214032984)

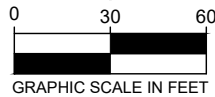
7.5' UTILITY EASEMENT
 (INST. NO. D201091564)

1.788 ACRES
77,920 SQ. FT.

PART OF LOT 1, BLOCK A
 KELLER CHURCH OF CHRIST ADDITION
 (INST. NO. D201091564)

KELLER CHURCH OF CHRIST
 (VOL. 5016, PG. 382)
 (VOL. 9234, PG. 1228)

LOT 14, BLOCK A
 RIVERDANCE
 (INST. NO. D214269367)



NOTES

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

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PART OF LOT 1, BLOCK A
KELLER CHURCH
OF CHRIST ADDITION
S. NEEDHAM SURVEY,
ABSTRACT NO. 1171
CITY OF KELLER
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MCB	KHA	12/13/2023	061097011	2 OF 2