

McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

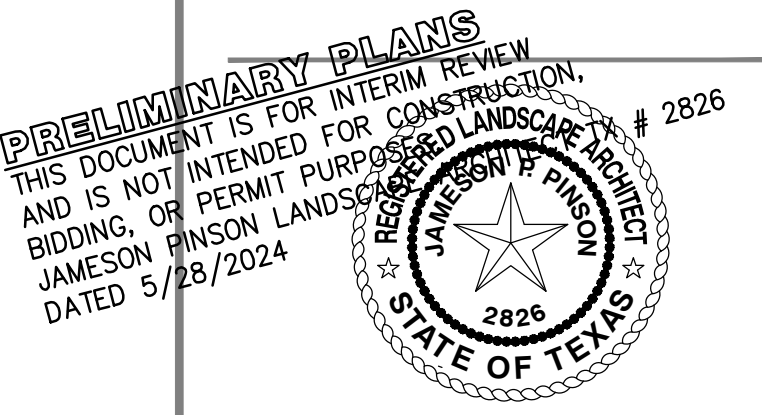
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CLIENT

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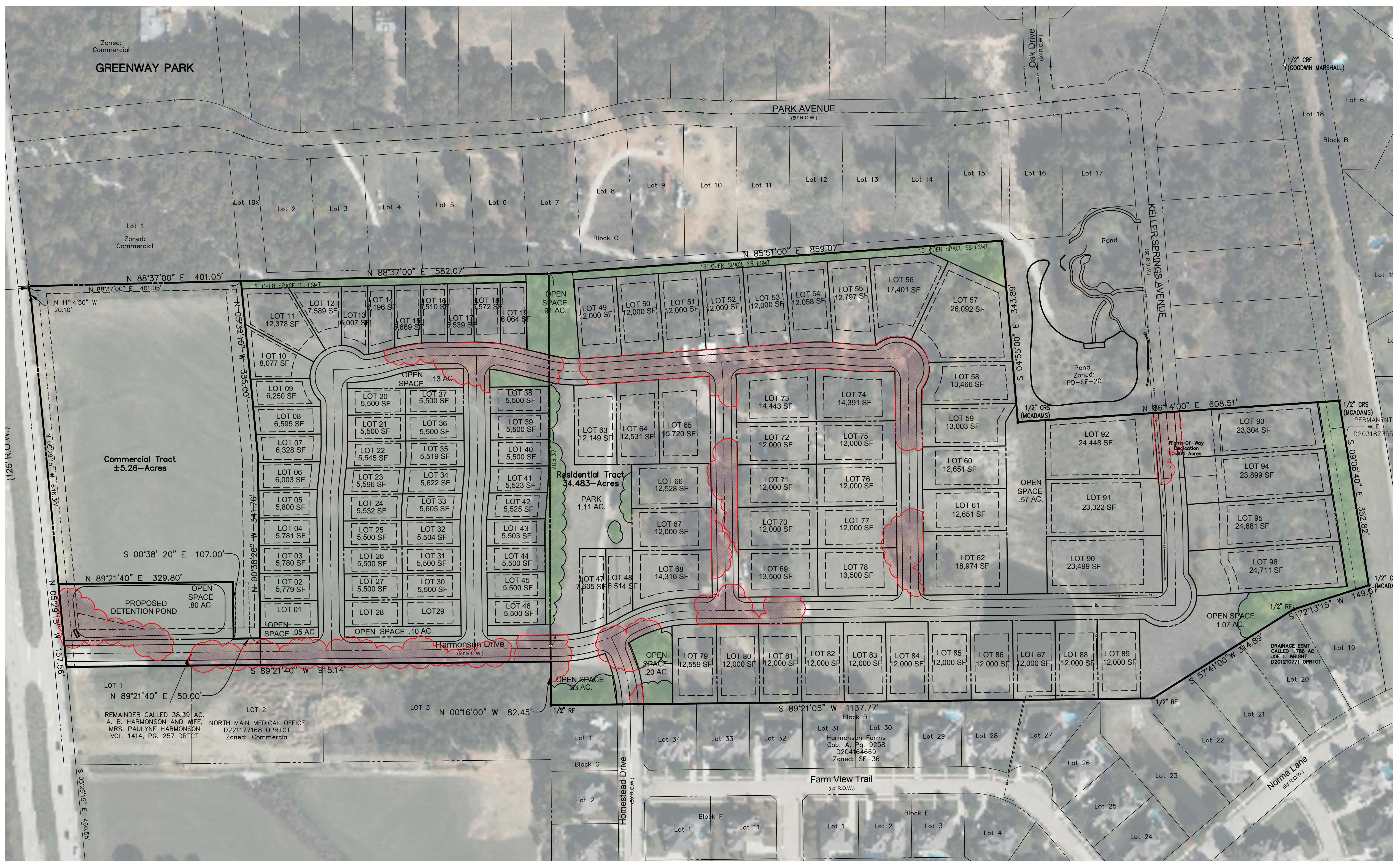
Keller Springs
34.581 ACRES
in the
RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29
CITY OF KELLER
TARRANT COUNTY, TEXAS



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

LEGEND

- TREE CANOPY
- TREE CANOPY TO BE REMOVED



Total existing tree canopy coverage on site: 46.2%
existing tree canopy to remain on site: 7.5%
existing tree canopy to be removed on site: 11.1%
existing tree canopy on lots: 27.6%

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	MKB23002
FILENAME	MKB23002-TS.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	100 SCALE
DATE	MAY 28, 2024

SHEET

TREE SURVEY

L1.00

M:\Projects\MKB\MKB23002\04_Production\Planning and Landscape\Landscaping\Architecture\MKB23002-TS.dwg, 5/28/2024, 2:36:30 PM, Pinson, Andrew

LEGAL DESCRIPTION
34.483 ACRES

Being all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and husband David Allen Salstrand, recorded in Volume 9213, Page 2191 (Instrument Number D188515535) of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 (Instrument Number D198204851) of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-216, Page 17 of the Plat Records of Tarrant County, Texas, and being all of Lot 1, Block A, and all of that certain called 0.364 acre right-of-way dedication shown on the plat of Perrigo Place, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D223051819 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows: COMMENCING at a disturbed 5/8"rebar originally recovered on January 7, 2021, (destroyed during construction of development to the north) and replaced with 1/2" capped rebar set (MCADAMS) on the north line of said 15.874 acre tract at the intersection of the east line of U. S. Highway 377, being the southwest corner of Lot 1, Block A of Greenway Park, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D223051819 of the Official Public Records of Tarrant County, Texas, and being the southeast corner of that certain called 0.281 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204348631 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.370 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D205013869 of the Official Public Records of Tarrant County, Texas; THENCE N 88°37'00"E, 401.05 feet with the north line of said 15.874 acre tract and the south line of said Lot 1, Block A of Greenway Park to a 1/2" capped rebar found (MCADAMS) at the southeast corner thereof, being the most westerly southwest corner of Lot 18X, Block A of said Greenway Park, and being the POINT OF BEGINNING; THENCE N 88°37'00"E, 582.07 feet continuing with the north line of said 15.874 acre tract and the south line of said Lot 18X to a 3/4"pipe found at the northeast corner of said 15.874 acre tract, being the northwest corner of said 25.483 acre tract, and being the northwest corner of said Lot 1, Block A of Perrigo Place; THENCE N 85°51'00"E, 859.07 feet continuing with the south line of said Lot 18X and the north line of said 25.483 acre tract and said Lot 1, Block A of Perrigo Place to a 5/8" capped rebar found (HANSEN 4786) at a reentrant corner in the south line of said Lot 18X, being a salient corner in the north line of said 25.483 acre tract and said Lot 1, Block A of Perrigo Place;

THENCE S 04°55'00"E, 343.89 feet continuing with the southerly west line of said Lot 18X and the northerly line of said 25.483 acre tract and said Lot 1, Block A of Perrigo Place to a 1/2" capped rebar set (MCADAMS) at the most southerly southwest corner of said Lot 18X, being the westerly reentrant corner in the north line of said 25.483 acre tract and said Lot 1, Block A of Perrigo Place; THENCE N 86°14'00"E, continuing with the south line of said Lot 18X and the northerly line of said 25.483 acre tract and said Lot 1, Block A of Perrigo Place, passing at 256.12 feet the southeast corner of said Lot 18X, being on the west line of Keller Springs Avenue (called 50'right-of-way), continuing with the south line thereof, passing at 306.12 feet the east line of said Keller Springs Avenue and the southwest corner of Lot 8, Block B of said Greenway Park, continuing with the south line thereof a total distance of 608.51 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said Lot 8, Block B, being on the easterly line of said 25.483 acre tract, and the west line of Lot 18, Block B of Harmonson Farms, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9144 (Document Number D204164669) of the Plat Records of Tarrant County, Texas; THENCE S 09°08'40"E, 352.82 feet continuing with the east line of said 25.483 acre tract and the west line of said Lot 18, Block B to a 1/2" capped rebar set (MCADAMS) at the most easterly southeast corner of said 25.483 acre tract, being the northeast corner of Lot 19, Block B of said Harmonson Farms; THENCE S 72°13'15"W, 149.07 feet with the south line of said 25.483 acre tract and the north line of said Lot 19 to a 1/2" rebar found at the northwest corner of said Lot 19, being the most northerly corner of Lot 20, Block B of said Harmonson Farms; THENCE S 57°41'00"W, continuing with the south line of said 25.483 acre tract and the northwesterly line of said Lot 20, passing at 120.0 feet a 1/2" capped rebar found (PRECISE) at the most westerly corner of said Lot 20, being the most northerly corner of Lot 21, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 21, passing at 232.9 feet a 1/2" rebar found at the most westerly corner of said Lot 21, being the most northerly corner of Lot 22, Block B of said Harmonson Farms, continuing with the northwesterly line of said Lot 22 a total distance of 314.89 feet to a 1/2" rebar found at the most northerly northwest corner of said Lot 22, being the most northerly northeast corner of Lot 23, Block B of said Harmonson Farms; THENCE S 89°21'05"W, 1,137.77 feet continuing with the south line of said 25.483 acre tract and the north line of said Harmonson Farms to a 1/2" rebar found at the southwest corner of said 25.483 acre tract and the most westerly northwest corner of said Harmonson Farms, being on the east line of the aforementioned Lot 3, Block A of North Main Medical Office; THENCE N 00°16'00"W, 82.45 feet with the west line of said 25.483 acre tract and the east line of said Lot 3, to a 1/2" rebar found at the northeast corner of said Lot 3, being the southeast corner of the aforementioned 15.874 acre tract; THENCE S 89°21'40"W, with the south line of said 15.874 acre tract, passing at 430.6 feet and 0.7 feet north of line a 1/2" capped rebar found (WINDROSE) at the northwest corner of said Lot 3 and the northeast corner of the aforementioned Lot 2, Block A of North Main Medical Office, passing at 679.0 feet and 1.2 feet north of line a 1/2" capped rebar found (WINDROSE) at the northwest corner of said Lot 2 and the northeast corner of the aforementioned Lot 1, Block A of North Main Medical Office, continuing a total distance of 915.14 feet to a 1/2" capped rebar set (MCADAMS) on the east line of said U. S. Highway 377 at the southeast corner of the aforementioned 0.370 acre tract, and being the northeast corner of that certain called 0.095 acre tract of land described in deed in favor of the State of

Texas, recorded in Instrument Number D204399009 of the Official Public Records of Tarrant County, Texas, from which a Texas Department of Transportation monument found at a point of curvature on the east line of that certain called 0.336 acre tract of land described in deed in favor of the State of Texas, recorded in Instrument Number D204340819 of the Official Public Records of Tarrant County, Texas, bears S 05°29'15"E, 460.55 feet, and from said 1/2" capped rebar set (MCADAMS), a 1/2" capped rebar found (WINDROSE) at the northwest corner of said Lot 1 bears N 13°49'E, 1.7 feet; THENCE N 05°29'15"W, 157.56 feet with the east line of said U. S. Highway 377 and the east line of said 0.370 acre tract to a 1/2" capped rebar set (MCADAMS), from which a Texas Department of Transportation monument originally recovered on January 7, 2021, (destroyed during construction of sanitary sewer extension for development to the north) and replaced with a 1/2" capped rebar set (MCADAMS) bears N 05°29'15"W, 538.92 feet; THENCE N 89°21'40"E, 329.80 feet to a 1/2" capped rebar set (MCADAMS); THENCE S 00°38'20"E, 107.00 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 89°21'40"E, 50.00 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 00°38'20"W, 341.76 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 05°32'10"W, 335.00 feet to the POINT OF BEGINNING and containing approximately 34.483 acres of land. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83. Field work performed during the month of January 2021.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 04.23.2024



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CLIENT

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Keller Springs - Legal Description
34.483 ACRES

in the
RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29
CITY OF KELLER
TARRANT COUNTY, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION
		ZONING EXHIBIT 02-08-2024

PLAN INFORMATION

PROJECT NO.	KELLER SPRINGS
FILENAME	2024-02-05 MK823002 Keller Springs 33.205 AC_BASE.DWG
CHECKED BY	PF
DRAWN BY	AB
SCALE	
DATE	FEBRUARY 08, 2024

SHEET

EXISTING CONDITIONS

