

BEING a tract of land situated in the JOHN EDMONDS SURVEY, ABSTRACT NUMBER 457, in the City of Keller, Tarrant County, Texas, and being Lots 1-R-1, 1-R-2 and 2-R, Block A, DeLaMora Addition, an addition to the City of Keller, Texas as recorded in Cabinet A, Slide 10008, Plat Records, Tarrant County, Texas and a portion the existing right-of-way of Rapp Road, (a variable width right-of-way) and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8" iron rod found at the southeast corner of said DeLaMora Addition and the southwest corner of Oak Dale Addition, as recorded in Volume 388-T, Page 58, Deed Records, Tarrant County, Texas, and also being in the north line Lot 1, Block A, Underwood Addition, as recorded in Cabinet A, Slide 4448, Plat Records, Tarrant County, Texas;

THENCE South 89° 00' 37" West, along the south line of said DeLaMora Addition, passing at 167.33', a 3/8" iron rod found at the northwest corner of said Underwood Addition and also being the northeast corner of Lot 1, Block A, Ferris Addition, as recorded in Cabinet A, Slide 3156, Plat Records, Tarrant County, Texas, and continuing along said south line a total distance of 715.20' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner at the southwest corner of said DeLaMora Addition and in the east line of Whitley Road, (a variable width right-of-way);

THENCE North 00° 42' 03" West, along said east line of Whitley Road, a distance of 148.20' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner;

THENCE North 88° 45' 29" East departing the said east line of Whitley Road, a distance of 181.61' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner;

THENCE North 01° 18' 22" West, a distance of 149.11' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner;

THENCE South 89° 17' 57" West, a distance of 180.03' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner in the said east line of Whitley Road;

THENCE North 00° 42' 03" West, along said east line of Whitley Road, a distance of 205.62' a 1/2" iron rod with cap stamped 'CE-TEX RPLS 2466' found for corner;

THENCE North 01° 29' 53" East, continuing along said east line of Whitley Road, a distance of 22.98' to a 1/2" iron rod with cap stamped 'CE-TEX RPLS 2466' found for corner at the beginning of a tangent curve to the right having a radius of 430.00', a central angle of 16° 42' 04" and a chord which bears North 09° 50' 55" East a distance of 124.90';

THENCE in a northeasterly direction along said east line and along said curve to the right, an arc length of 125.34' to a metal fence post found for corner at the existing intersection of the said east line and the existing south line of said Rapp Road and also being the beginning of a compound curve to the right having a radius of 430.00', a central angle of 9° 46' 04" and a chord which bears North 23° 04' 58" East a distance of 73.22';

THENCE in a northeasterly direction along proposed east line of Whitley Road and along said curve to the right, an arc length of 73.31' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner at the intersection of the said proposed east line of Whitley Road and the proposed south line of Rapp Road and being the beginning of a non-tangent curve to the left having a radius of 717.00', a central angle of 19° 15' 51" and a chord which bears South 80° 40' 49" East a distance of 239.94';

THENCE in a southeasterly direction along said proposed south line of Rapp Road and along said curve to the left, and arc length of 241.07' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner;

THENCE North 89° 41' 15" East, continuing along said proposed south line, a distance of 217.31' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner' in the east line of a tract of land described in deed to Larry Dead Maxwell as recorded in Instrument Number D201018385, Deed Records, Tarrant County, Texas;

THENCE South 00° 38' 56" East, departing said proposed south line and passing at 25.45' a metal fence corner found at the existing south line of Rapp Road and the most northerly northeast corner of said DeLaMora Addition and continuing in all a total distance of 187.08' to a 5/8" iron rod with yellow cap stamped 'JDJR' set for corner at the southwest corner of said Larry Dean Maxwell tract;

THENCE North 89° 31' 05" East, along the south line of said Larry Dean Maxwell tract, a distance of 208.94' to a 1/2" iron rod found at the southeast corner of said Larry Dean Maxwell tract and in the west line of said Oak Dale Addition, from which a 3/4" iron rod found bears North 8° 11' 46" West a distance of 3.31';

THENCE South 0° 38' 56" East, along said west line of Oak Dale Addition, a distance of 482.68' to the POINT OF BEGINNING and containing a computed area of 9.5789 acres of 417,259 square feet of land more or less.

## Narrative Statement - Westbury Estates

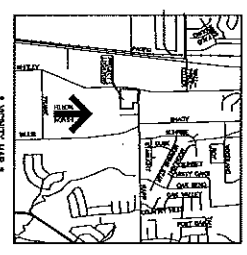
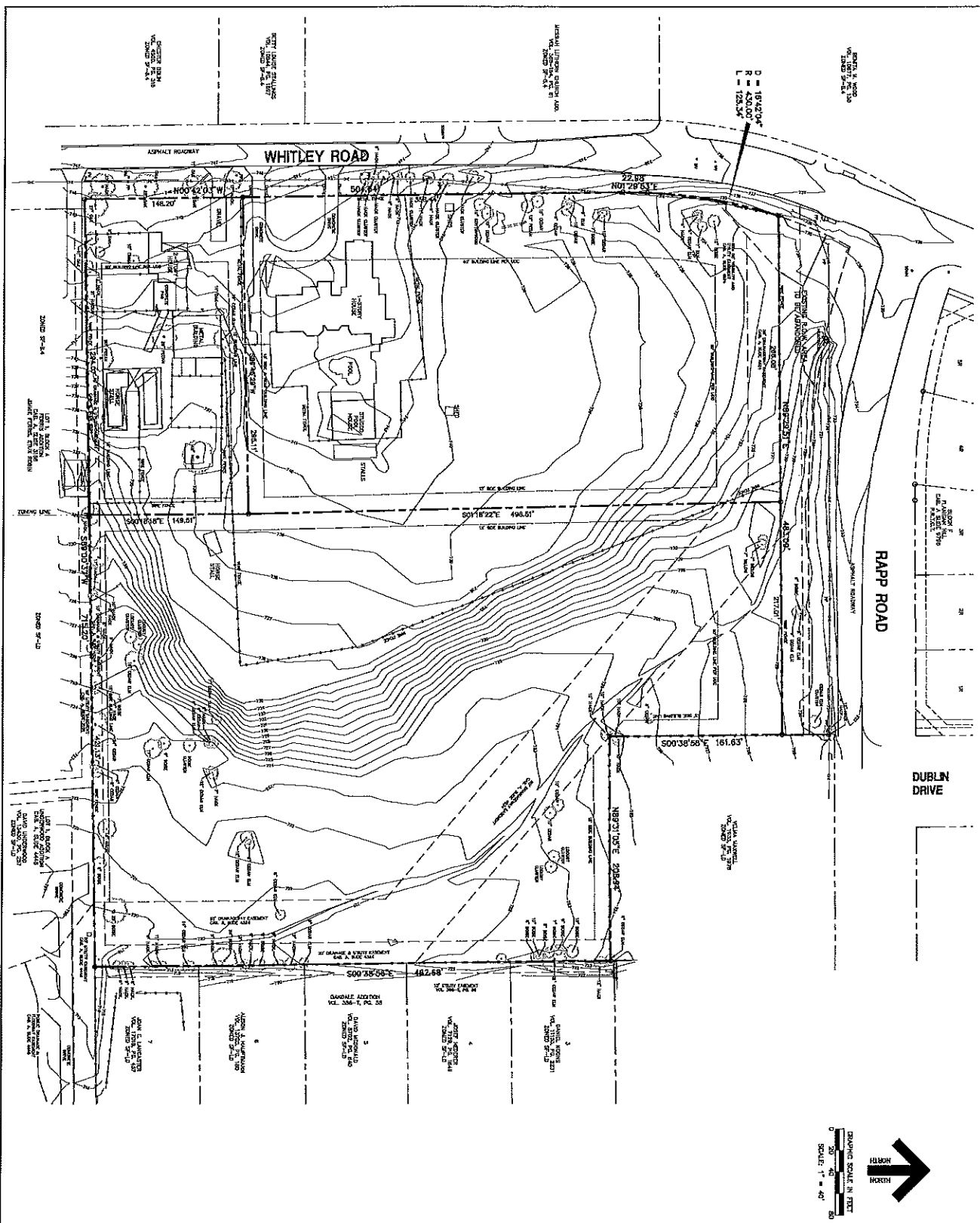
Elite Estates is a proposed residential development located at the southeast corner of Whitely Road and Rapp Road. The proposed development contains 10.2 acres including 0.37 acres of surplus right-of-way in Rapp Road to be abandoned to the property owner.

The proposed zoning change is for Planned Development with SF-8.4 and SF-15 lots within the development. The property is currently zoned SF-8.4 (Single family 8.4) and SF-36 (Single Family 36). The portion of the property currently zoned SF-8.4 is proposed to be developed as 14 SF-8.4 lots, the balance will be developed as 9 SF-15 lots.

The proposed development does include 15 percent open space/common areas as required by the Zoning Ordinance for residential PD (Planned Development) approval. The open space proposed is divided into two separate areas. One area is substantial space located along Rapp Road that will contain a small pond (water feature) with a fountain to create an enhanced entry into the development. The other area is a large buffer against the existing residential lots to the east. This open space will incorporate pedestrian access for residents use.

The proposed development does comply with the Future Land Use Plan, and the development is compatible with all of the adjacent residential development.

The proposed development will have access only from Rapp Road.



CASE NO.	
SHEET NO.	
EXISTING CONDITIONS AND TREE SURVEY	
WESTBURY ESTATES	
JDR	
ENGINEERS & CONSULTANTS, INC.	
2000 Westbury Road, Westbury, NY 11591	
DATE: 2-10-17	
SCALE: 1" = 40'	SHEET NO. 1 of 1