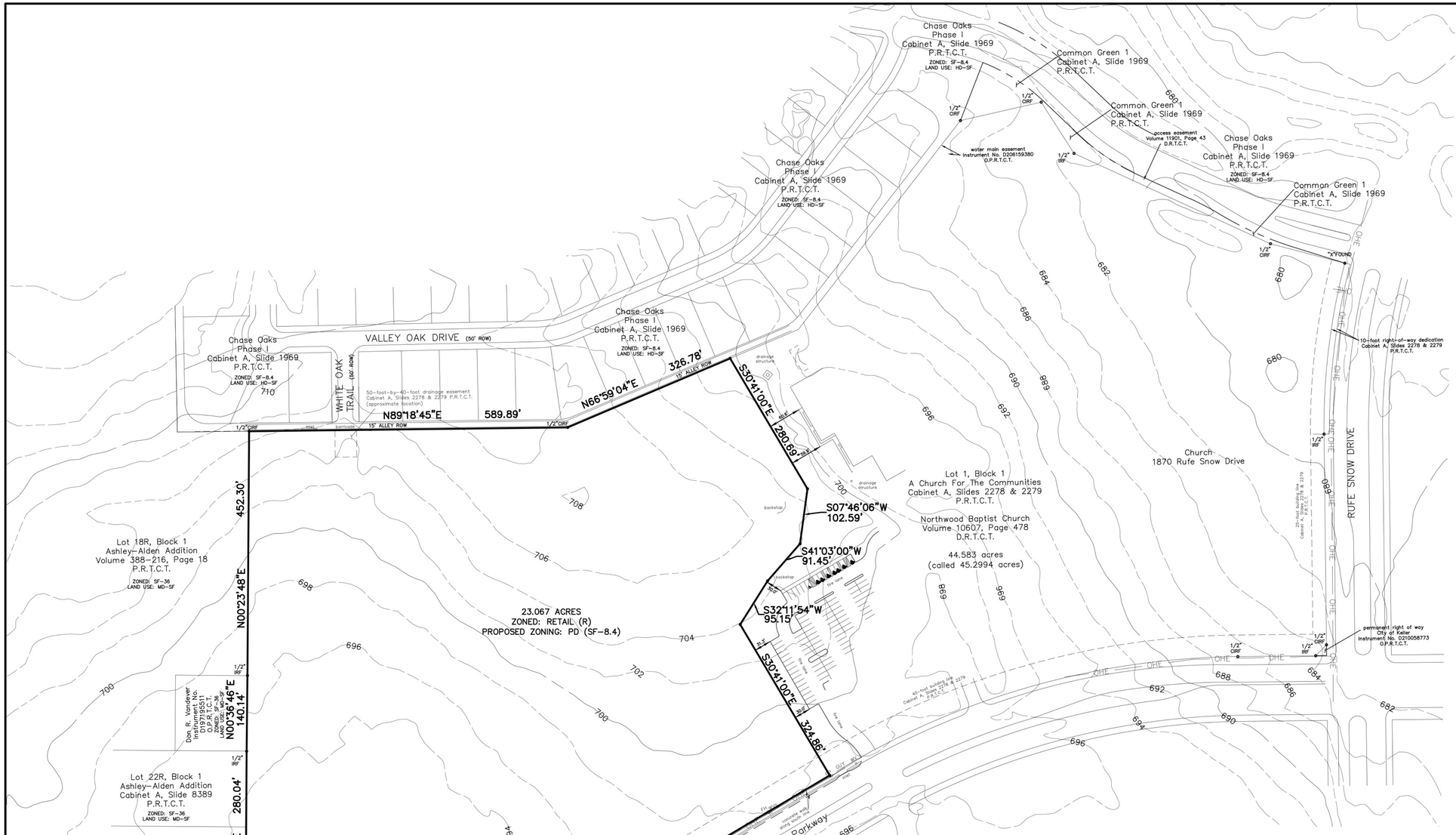

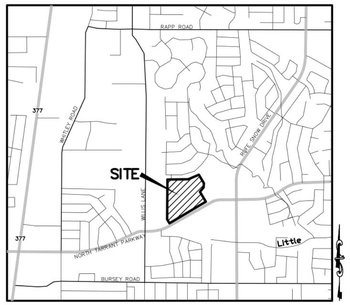

LOCATION MAP
NOT TO SCALE

100 50 0 100 200
1" = 100' – 0"

LEGAL DESCRIPTION

Being a parcel of land located in the City of Keller, Tarrant County, Texas, a part of the John Edmonds Survey, Abstract Number 457, and also being a part of Lot 1, Block 1, A Church For The Communities, an addition to the City of Keller as recorded in Cabinet A, Slide 2278 and 2279, of the Plat Records of Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said Lot 1, said point being the southeast corner of a 5 foot right-of-way dedication to the City of Keller by plat North Park Congregation of Jehovah's Witnesses Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 9797, Plat Records of Tarrant County, Texas, said point also being in the north right-of-way line of North Tarrant Parkway (a variable width right-of-way);

THENCE along the west line of Lot 1 as follows:
North 30 degrees 34 minutes 14 seconds West, 130.10 feet to a one-half inch iron rod found for corner;
North 00 degrees 38 minutes 43 seconds East, 256.81 feet to a one-half inch rod with cap found for corner, said point being the southeast corner of Lot 22R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 4998, of the Plat Records of Tarrant County, Texas;
North 00 degrees 21 minutes 39 seconds East, 280.04 feet to a one-half inch iron rod found for corner, said point being the northeast corner of Lot 22R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Cabinet A, Slide 8389, of the Plat Records of Tarrant County, Texas;
North 00 degrees 36 minutes 46 seconds East, 140.14 feet to a one-half inch iron rod found for corner, said point being the southeast corner of Lot 18R, Block 1, Ashley-Alden Addition, an addition to the City of Keller as recorded in Volume 388-216, Page 18, of the Plat Records of Tarrant County, Texas;
North 00 degrees 23 minutes 48 seconds East, 452.30 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said Lot 1, said point being the northeast corner of said Lot 18R, said point also being in the south right-of-way line a 15 foot wide alley dedicated to the City of Keller by plat Chase Oaks Phase 1, an addition to the City of Keller as recorded in Cabinet A, Slide 1969, Plat Records of Tarrant County, Texas;

THENCE along the west line of Lot 1 as follows:
North 30 degrees 34 minutes 14 seconds West, 130.10 feet to a one-half inch iron rod found for corner;

THENCE along the north line of said Lot 1 and along the south right-of-way line of said 15 foot wide alley as follows:
North 89 degrees 18 minutes 45 seconds East, 589.89 feet to a one-half inch iron rod with cap found for corner;
North 66 degrees 59 minutes 04 seconds East, 326.78 feet to a point for corner;

THENCE South 30 degrees 41 minutes 00 seconds East, 280.69 feet to a point for corner;

THENCE South 07 degrees 46 minutes 06 seconds West, 102.59 feet to a point for corner;

THENCE South 41 degrees 03 minutes 00 seconds West, 91.45 feet to a point for corner;

THENCE South 32 degrees 11 minutes 54 seconds West, 95.15 feet to a point for corner;

THENCE South 30 degrees 41 minutes 00 seconds East, 324.86 feet to a point for corner, said point being in the south line of said Lot 1, said point also being in the north right-of-way line of North Tarrant Parkway;

THENCE South 59 degrees 18 minutes 44 seconds West, 1,183.90 feet along the south line of said Lot 1 and along the north right-of-way line of North Tarrant Parkway to the POINT OF BEGINNING and containing 1,004,787 square feet or 23.067 acres of land.

The basis of bearing is derived from GPS observations using the City of Keller geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Mark W. Harp, R.P.L.S. No. 6425
May 30, 2018

STATE OF TEXAS REGISTERED MARK W. HARP 6425 PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS EXHIBIT A

CONCORDIA

66 LOTS & 5 COMMON AREAS

23.067 ACRES OUT OF
THE JOHN EDMONDS SURVEY, ABSTRACT NO. 457

CITY OF KELLER, TARRANT COUNTY, TEXAS

NORTHWOOD BAPTIST CHURCH — OWNER
1870 Rufe Snow Drive
Keller, Texas 76248
(817) 656-8150

CONTOUR REAL ESTATE AND DEVELOPMENT, LLC — DEVELOPER
14275 Midway Road, Suite 215
Addison, Texas 75001
Contact: Jim Tchoukaleff
(214) 986-5009

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Jerry Sylo
TBPE No. F-438 TBPLS No. 10076000
(972) 248-7676

Resubmitted: May 30, 2018
Resubmitted: May 15, 2018
Resubmitted: April 17, 2018
Resubmitted: April 12, 2018
Resubmitted: April 04, 2018
Resubmitted: February 23, 2018
Submitted: February 02, 2018

Plotted by: kpugh Plot Date: 5/30/2018 11:04 AM

Drawing: H:\Projects\CTR027-Concordia\dwg\XCTR027-Zoning Exhibit-city council.dwg Saved By: kpugh Save Time: 5/30/2018 11:03 AM