

FIELD NOTE DESCRIPTION

Being a 7.3375 acre tract or parcel of land as situated in the Joseph A. Dunham Survey, Abstract No. 424, in the City of Keller, Tarrant County, Texas and being part of a called 8.837 acre tract as described as Tract II as conveyed to Greenway-Keller, L.P. in Instrument No. D207093496 of the Real Property Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod for the intersection of the North right-of-way line of F.M. Highway 1709 (Keller Parkway, a variable width right-of-way) and the West right-of-way line of County Road No. 4044 (Chandler Road), (a variable width right-of-way), and being at the Southeast corner of said 8.837 acre tract;

THENCE South 88 degrees 30 minutes 28 seconds West, with the South line of said 8.837 acre tract and the North right-of-way line of County Road No. 4044 a distance of 423.50 feet to a 1/2" iron rod set for corner at the southeast corner of *Lot 1, Block A of GREENWAY KELLER ADDITION* according to the plat filed in Doc217113094 dated May 19, 2017;

THENCE North 02 degrees 00 minutes 44 seconds West, across the said 8.837 acre tract a distance of 258.66 feet to a 1/2" iron rod set for corner at the northeast corner of *Lot 1, Block A of GREENWAY KELLER ADDITION*;

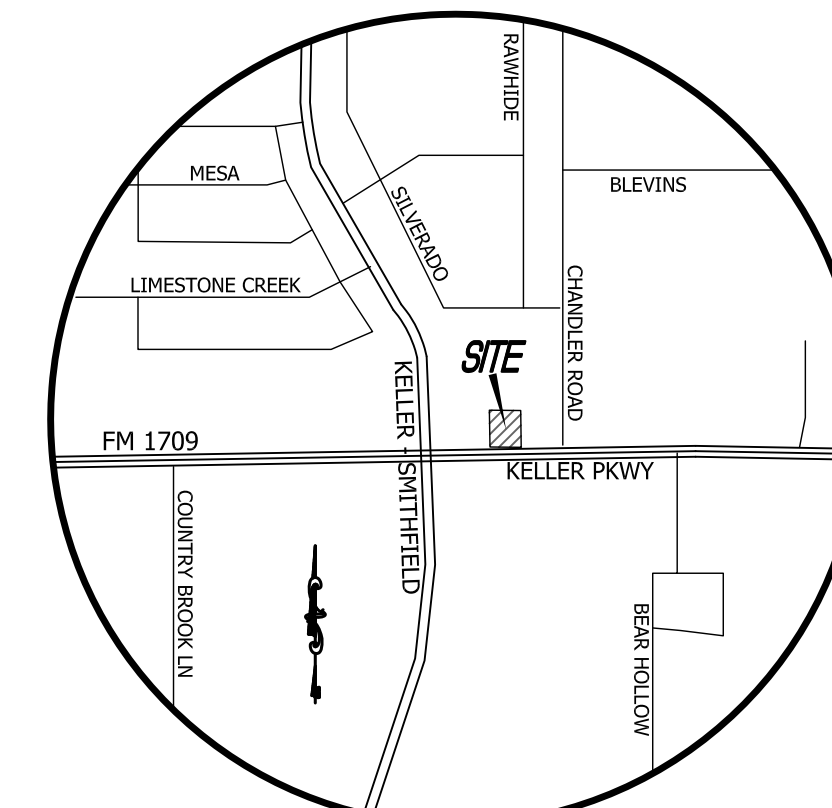
THENCE South 87 degrees 59 minutes 16 seconds West, across the said 8.837 acre tract a distance of 255.50 feet to a 1/2" iron rod set for corner in the West line of said 8.837 acre tract and being in the East right-of-way line of Keller-Smithfield Road (a 70' right-of-way);

THENCE North 02 degrees 01 minutes 21 seconds West, with the West line of said 8.837 acre tract and the East right-of-way line of Keller-Smithfield Road a distance of 94.48 feet to a 1/2" iron rod set for the beginning of a tangent curve to the Left having a Radius of 635.00 feet and Delta of 19 degrees 39 minutes 12 seconds a chord bearing of North 11 degrees 50 minutes 57 seconds West a chord distance of 216.75 feet;

THENCE with said curve to the left and the East right-of-way line of Keller-Smithfield Road and the West line of said 8.837 acre tract an arc distance of 217.82 feet to a 5/8" iron rod with yellow cap stamped BDD found for the Northwest corner of said 8.837 acre tract;

THENCE North 89 degrees 42 minutes 50 seconds East, passing a 5/8" iron rod found at a distance of 10.62 feet said passing corner being at the Southwest corner of Lot 10, Block B of Newton Ranch Phase 1 Addition an addition to the City of Keller as recorded in Cabinet A, Slide 11795 of the Plat Records of Tarrant County, Texas continuing with said North line of 8.837 acre tract and the South line of Lot 10, 11, 12, 13, 14, 15, 16, 17, 18 of said Addition a total distance of 735.59 feet to a 1/2" iron rod found for the Northeast corner of said 8.837 acre tract and in the West right-of-way line of Chandler Road;

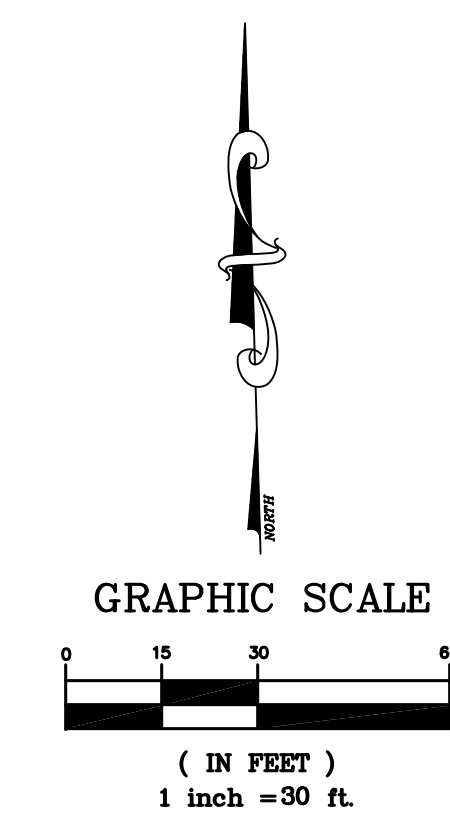
THENCE South 00 degrees 00 minutes 10 seconds East, with the East line of 8.837 acre tract and the West right-of-way line of Chandler Road a distance of 548.65 feet to the POINT OF BEGINNING containing 319,636 square feet or 7.3378 acres of land.



LOCATION MAP
1" = 1000'

Signature Block	
Preliminary Site Evaluation approved by the City of Keller Planning & Zoning Commission for the preparation of a Final Plat	
Chairman	Date
Secretary	Date

60' BLDG LINE - KELLER PKWY
30' BLDG LINE - CHANDLER ROAD
30' BLDG LINE - KELLER-SMITHFIELD
60' REAR BLDG LINE (RES ADJ)
0' INTERIOR BLDG LINE



PRELIMINARY SITE EVALUATION ~GREENWAY KELLER ADDITION~

**GREENWAY KELLER ADDITION
BLOCK A, LOTS 1 - 5
8.838 ACRES ~ JOSEPH DUNHAM SURVEY
ABSTRACT #424
KELLER, TARRANT COUNTY, TEXAS
ZONING: TC
(TOWN CENTER)**

OWNER / DEVELOPER:
GREENWAY - KELLER, L.P.
2808 FAIRMOUNT, STE. 100
DALLAS, TEXAS 75201
(214) 880-9009

ARCHITECT:
HODGES & ASSOCIATES
13642 OMEGA DRIVE
DALLAS, TEXAS 75244
(972) 387-1000

CIVIL ENGINEER:
DR RANKIN, PLLC
TBPE FIRM #8838
2321 DAYBREAK TRAIL
PLANO, TEXAS 75093
(972) 378-0683

SURVEYOR:
AJ BEDFORD GROUP, INC.
301 NORTH ALAMO ROAD
ROCKWALL, TEXAS 75087
(972) 722-0225
FAX 0361

Submittal: 12-21-18
Revised: 02-08-19
Revised: 05-28-19
Revised: 07-18-19
Revised: 08-09-19