



FIELD NOTE DESCRIPTION: Being a tract of land out of the Joseph A. Dunham Survey, Abstract No. 424 and situated in the City of Keller, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in March of 2016, said tract being the same tract of land described as "TRACT II" in the deed to Greenway-Keller, L.P. recorded as Document No. D207093496 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Greenway-Keller tract, said rod being the intersection of the northerly right-of-way line of Keller Parkway (FM Road 1709) and the easterly right-of-way line of Keller-Smithfield Road;

Thence North 02 degrees 00 minutes 44 seconds West with the westerly boundary line of said Greenway-Keller tract and with said easterly right-of-way line a distance of 350.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 635.00 feet and whose chord bears North 11 degrees 50 minutes 21 seconds West at 216.75 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve along an arc length of 217.82 feet to a 5/8 inch steel rod found for the northwest corner of said Greenway-Keller tract;

Thence North 89 degrees 43 minutes 27 seconds East with the northerly boundary line of said Greenway-Keller tract, passing at 10.61 feet a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southwest corner of Lot 10, Block B, Newton Ranch Phase 1, an addition to the City of Keller, Texas according to the plat thereof recorded as Document No. 207097570 of the Plat Records of Tarrant County, Texas and continuing with said northerly boundary line and the southerly boundary line of said Block B a total distance of 735.59 feet to a 1/2 inch steel rod found for the northeast corner of said Greenway-Keller tract, said rod being in the westerly right-of-way line of Chandler Road;

Thence South 00 degrees 00 minutes 27 seconds West with the easterly boundary line of said Greenway-Keller tract and with said westerly right-of-way line a distance of 548.65 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner of said Greenway-Keller tract, said rod being the intersection of said westerly right-of-way line and said northerly right-of-way line of Keller Parkway;

Thence South 88 degrees 31 minutes 41 seconds West with the southerly boundary line of said Greenway-Keller tract and with said northerly right-of-way line a distance of 457.95 feet to a TxDOT monument found;

Thence North 01 degrees 25 minutes 02 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 6.03 feet to a TxDOT monument found;

Thence South 88 degrees 28 minutes 05 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 69.14 feet to a TxDOT monument found;

Thence South 04 degrees 46 minutes 47 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 5.93 feet to a TxDOT monument found;

Thence South 88 degrees 27 minutes 29 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 151.23 feet to the point of beginning and containing 8.837 acres of land, more or less.

SITE NOTES:

1) All setbacks shall be in accordance with the zoning district as described in the Keller Unified Development Code

Preliminary Site Evaluation Approved by the City of Keller Planning and Zoning Commission for the Preparation of a Final Plat.

Chairman _____
Date _____
Secretary _____
Date _____

APPLICANT:

EQUITY VENTURES
3501 SW FAIRLAWN RD. STE. 200
TOPEKA, KANSAS 66614
785-272-1398

OWNER:

GREENWAY-KELLER, LP
2808 FAIRMOUNT ST. STE. 100
DALLAS, TEXAS 75201
214-880-9009

ENGINEER:

CLAY CRISTY
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR. STE. 406
BEDFORD, TEXAS 76021
817-281-0572

Preliminary Site Evaluation

GREENWAY KELLER ADDITION

LOT 1 AND LOT 2, BLOCK A

BEING 8.837 ACRES OUT OF THE

JOSEPH A. DUNHAM SURVEY A - 424

Situated in the City of Keller, Tarrant County, Texas

Currently Zoned TC (Town Center)

Original preparation - September 23, 2016