

LEGAL DESCRIPTION PEDESTRIAN ACCESS EASEMENT

BEING a 0.0228 acre tract of land situated in the W.J. Holland Survey, Abstract No. 692, City of Keller, Tarrant County, Texas; said tract being part of Lot 1, Block A, Bland Square Addition, an addition to the City of Keller according to the plat recorded Volume 388-186, Page 94 of the Plat Records of Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to Nance Holdings, LLC recorded in Volume 15202, Page 164 of the Deed Records of Tarrant County, Texas; said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with found at the intersection of the south right-of-way line of Bear Creek Parkway (a variable width right-of-way) and the west right-of-way line of Whitley Road (a variable width right-of-way); said point being at the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, departing the said east line of Whitley Road, along the south line of Bear Creek Parkway and with said curve to the left, having a central angle of 51°09'46", a radius of 308.11 feet, a chord bearing and distance of South 64°58'54" West, 266.08 feet and an arc distance of 275.13 feet to a point at the end of said curve;

THENCE South 37°24'01" West, continuing along the said south line of Bear Creek Parkway, a distance of 46.19 feet to a point in the east line of said Lot 1;

THENCE North 01°54'08" East, along the said east line of Lot 1, a distance of 4.96 feet to the **POINT OF BEGINNING**;

THENCE South 40°48'08" West, a distance of 96.39 feet to a point for corner;

THENCE South 52°31'16" West, a distance of 55.00 feet to a point at the beginning of a non-tangent curve to the left in the said south line of Bear Creek Parkway; from said point a "Y" cut found at the northwest corner of said Lot 1, bears South 70°11'02" West, a distance of 224.33 feet;

THENCE in a northeasterly direction, with said curve to the left and along the said south line of Bear Creek Parkway, having a central angle of 13°26'38", a radius of 337.60 feet, a chord bearing and distance of North 44°03'26" East, 79.03 feet and an arc distance of 79.21 feet to a point for corner;

PEDESTRIAN ACCESS EASEMENT
PART OF LOT 1, BLOCK A
BLAND SQUARE ADDITION
W.J. HOLLAND SURVEY, ABST. NO. 692
CITY OF KELLER
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 336-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	AUG, 2019	061097014	1 OF 4

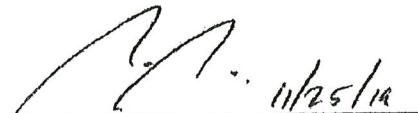
THENCE North 37°20'08" East, continuing along the said south line of Bear Creek Parkway, a distance of 86.24 feet to a point for corner; said point being the northeast corner of said Lot 1;

THENCE South 1°54'08" West, continuing along the said south line of Bear Creek Parkway and along the said east line of Lot 1, a distance of 18.95 feet to the **POINT OF BEGINNING** and containing 993 square feet or 0.0228 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.


MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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michael.billingsley@kimley-horn.com



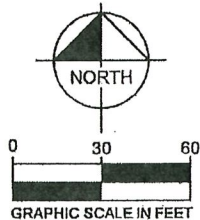
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LOT 3, BLOCK A
BEAR CREEK 97
(INST. NO. D206029962)
**PEDESTRIAN ACCESS
EASEMENT
0.0228 ACRES
993 SQ. FT.**

"Y" CUT FOUND
(C.M.)
N:7022974.43
E:2351103.11

U.S. HIGHWAY NO. 377
(A VARIABLE WIDTH RIGHT-OF-WAY)

PART OF LOT 1, BLOCK A
BLAND SQUARE ADDITION
(VOL. 388-186, PG. 94)

PART OF LOT 1, BLOCK A
BLAND SQUARE ADDITION
(VOL. 388-186, PG. 94)

NANCE HOLDINGS, LLC
(VOL. 15202, PG. 164)

BEAR CREEK PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

T.C.E.
0.0239 ACRES
1,041 SQ. FT.
L4
A=19°02'09"
R=347.60'
L=115.49'
CB=S46°51'12"W
C=114.95'

S1°17'08"W
12.28'

S70°11'02"W
224.33'

S40°38'36"W
66.87'

LOT 3, BLOCK A
AIRWEIGHS FIELD
(INST. NO. D204306222)

NANCE HOLDINGS, LLC
(VOL. 15202, PG. 164)

P.O.C.

1/2" IRF
(C.M.)

N:7023309.52
E:2351685.72

WHITLEY ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

P.O.B.

LEGEND

IRS = 5/8" IRON ROD WITH "KHA" CAP SET
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A metes & bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the plat of survey accurately sets out the metes and bounds of the easement tract.

11/25/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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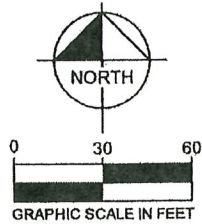
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1" = 60'	CDP	MCB	AUG, 2019	081097014	3 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	S37°24'01"W	46.19'
L2	N01°54'08"E	4.96'
L3	S40°48'08"W	96.39'
L4	S52°31'16"W	55.00'
L5	N37°20'08"E	86.24'
L6	S01°54'08"W	18.95'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	51°09'46"	308.11'	275.13'	S62°58'54"W	266.08'
C2	13°26'38"	337.60'	79.21'	N44°03'26"E	79.03'

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