

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.0239 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 the **POINT OF BEGINNING**; said point being in the east line of said Lot 1;

THENCE South 40°38'36" West, a distance of 66.87 feet to a point at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of 19°02'09", a radius of 347.60 feet, a chord bearing and distance of South 46°51'12" West, 114.95 feet and an arc distance of 115.49 feet to a point for corner;

THENCE North 1°17'08" East, a distance of 12.28 feet to a point at the beginning of a non-tangent curve to the left; from said point a "Y" cut found at the northwest corner of said Lot 1, bears South 72°23'00" West, a distance of 199.72 feet

THENCE in a northeasterly direction, with said curve to the left, having a central angle of 4°24'08", a radius of 337.33 feet, a chord bearing and distance of North 52°58'41" East, 25.91 feet and an arc distance of 25.92 feet to a point for corner;

TEMPORARY
 CONSTRUCTION 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) 335-8511
 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 52°31'16" East, a distance of 55.00 feet to a point for corner;

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

THENCE South 1°54'08" West, a distance of 4.96 feet to the **POINT OF BEGINNING** and containing 1,041 square feet or 0.0239 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.

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

Michael C. Billingsley 11/25/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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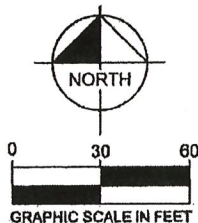


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LOT 3, BLOCK A
BEAR CREEK 97
(INST. NO. D206029962)

**TEMPORARY
CONSTRUCTION
EASEMENT**
0.0239 ACRES
1,041 SQ. FT.

PEDESTRIAN
ACCESS EASEMENT
0.0228 ACRES
933 SQ. FT.

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

P.O.C.

1/2" IRF
(C.M.)

N:7023309.52
E:2351685.72

$\Delta=51^{\circ}09'46''$
 $R=308.11'$
 $L=275.13'$
 $CB=S62^{\circ}58'54''W$
 $C=266.08'$

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

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

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

"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)

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.

Michael C. Billingsley
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REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
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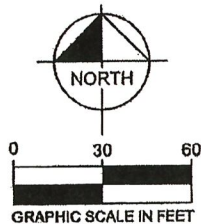
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|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | CDP | MCB | AUG, 2019 | 081097014 | 3 OF 4 |



| LINE TABLE | | |
|------------|-------------|--------|
| NO. | BEARING | LENGTH |
| L1 | S40°38'36"W | 66.87' |
| L2 | N01°17'08"E | 12.28' |
| L3 | N52°31'16"E | 55.00' |
| L4 | N40°48'08"E | 96.39' |
| L5 | S01°54'08"W | 4.96' |

| CURVE TABLE | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 19°02'09" | 347.60' | 115.49' | S46°51'12"W | 114.95' |
| C2 | 4°24'08" | 337.33' | 25.92' | N52°58'41"E | 25.91' |

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