

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°59'15"	40.50'	5.65'	S65°59'32"W	5.64'
C2	3°48'32"	785.50'	52.22'	S71°53'26"W	52.21'
C3	7°17'25"	386.11'	49.13'	S76°36'17"W	49.09'
C4	2°15'08"	389.11'	15.29'	N74°06'06"E	15.29'

## LINE TABLE

NO.	BEARING	LENGTH
L1	S00°22'07"E	72.23'
L2	N14°58'27"W	3.00'
L3	N75°13'40"E	66.87'
L4	N38°05'17"E	30.51'
L5	N00°22'07"W	54.16'
L6	S87°52'50"E	5.00'

## 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

## 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.

*M.C. Billingsley* 4/23/19  
**MICHAEL C. BILLINGSLEY**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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CITY OF KELLER  
(VOL. 10957, PG. 767)

LOT 1, BLOCK A  
BAYLOR MEDICAL  
PLAZA ADDITION  
(CAB. A, SL. 10046)

P.O.B.

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.0202 ACRES  
882 SQ. FT.

LOT 2, BLOCK A  
BEAR CREEK 97  
(INST. NO. D205242871)

HTA-MEDICAL  
PORTFOLIO 2, LLC  
(INST. NO. D210196105)  
(INST. NO. D208256449)

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

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

SELM STREET  
(A VARIABLE WIDTH RIGHT-OF-WAY)

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

1/2" IRF  
(C.M.)  
N:7023309.52  
E:2351685.72

5/8" IRF  
(C.M.)  
N:7023472.59  
E:2351682.36

TEMPORARY  
CONSTRUCTION EASEMENT  
PART OF LOT 2, BLOCK A  
BEAR CREEK 97

S. NEEDHAM SURVEY, ABST. NO. 1171  
CITY OF KELLER  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

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

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CDP	MCB	JULY, 2019	061097014	3 OF 3



**LEGAL DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT**

**BEING** a 0.0202 acre tract of land situated in the S. Needham Survey, Abstract No. 1171, City of Keller, Tarrant County, Texas; said tract being part of Lot 2, Block A, Bear Creek 97, an addition to the City of Keller according to the plat recorded in Instrument No. D205242871 of the Official Public Records of Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to G&E Healthcare Reit Medical Portfolio 2, LLC recorded in Instrument No. D208256449 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found at the north east corner of said Lot 2; said point also being in the west right-of-way line of S Elm Street (a variable width right-of-way);

**THENCE** South 0°22'07" East, along the said west line of S Elm Street, a distance of 72.23 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the right; said point being the southeast corner of said Lot 2, Block A; from which point a 1/2" iron rod found at the intersection of the south right-of-way line of Bear Creek Parkway and the west right-of-way line of Whitley Road bears South 0°22'07" East, 13.09 feet, thence South 2°04'19" East, 77.80 feet;

**THENCE** in a southwesterly direction, with said curve to the right, having a central angle of 7°59'15", a radius of 40.50 feet, a chord bearing and distance of South 65°59'32" West, 5.64 feet and an arc distance of 5.65 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a compound curve to the right;

**THENCE** in a southwesterly direction, with said curve to the right, having a central angle of 3°48'32", a radius of 785.50 feet, a chord bearing and distance of South 71°53'26" West, 52.21 feet and an arc distance of 52.22 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left in the said north line of Bear Creek Parkway;

**THENCE** in a southwesterly direction along the said north line of Bear Creek Parkway and with said curve to the left, having a central angle of 7°17'25", a radius of 386.11 feet, a chord bearing and distance of South 76°36'17" West, 49.09 feet and an arc distance of 49.13 feet to a point for corner;

**THENCE** North 14°58'27" West, departing the said north line of Bear Creek Parkway, a distance of 3.00 feet to a point for corner at the beginning of a non-tangent curve to the right;

TEMPORARY  
CONSTRUCTION EASEMENT  
PART OF LOT 2, BLOCK A  
BEAR CREEK 97  
S. NEEDHAM SURVEY, ABST. NO. 1171  
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061097014

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**THENCE** in a northeasterly direction, with said curve to the right, having a central angle of 2°15'08", a radius of 389.11 feet, a chord bearing and distance of North 74°06'06" East, 15.29 feet and an arc distance of 15.29 feet to a point for corner;

**THENCE** North 75°13'40" East, a distance of 66.87 feet to a point for corner;

**THENCE** North 38°05'17" East, a distance of 30.51 feet to a point for corner;

**THENCE** North 0°22'07" West, a distance of 54.16 feet to a point for corner;

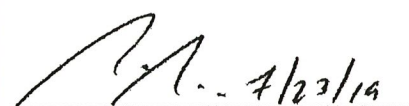
**THENCE** South 87°52'50" East, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 882 square feet or 0.0202 acres of land, more or less.

#### NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor 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.

**TEMPORARY  
CONSTRUCTION EASEMENT  
PART OF LOT 2, BLOCK A  
BEAR CREEK 97  
S. NEEDHAM SURVEY, ABST. NO. 1171  
CITY OF KELLER  
TARRANT COUNTY, TEXAS**

  
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