

LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

BEING a 0.0302 acre tract of land situated in the Jesse Doss Survey, Abstract No. 441, City of Keller, Tarrant County, Texas; said tract being part of Lot 3, Block A, Airweighs Field, an addition to the City of Keller according to the plat recorded in Instrument No. D204306222 of the Official Public 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:

BEGINNING 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);

THENCE South 0°12'59" East, along the said west line of Whitley Road, a distance of 101.24 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left; from which point a 1/2" iron rod found at the southeast corner of said Lot 3 bears South 0°12'59" East, a distance of 206.60 feet;

THENCE in a northwesterly direction, departing the said west line of Whitley Road and with said curve to the left, having a central angle of 8°34'21", a radius of 478.00 feet, a chord bearing and distance of North 13°35'26" West, 71.45 feet and an arc distance of 71.52 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a central angle of 57°19'45", a radius of 40.00 feet, a chord bearing and distance of North 43°49'52" West, 38.37 feet and an arc distance of 40.02 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the right; said point being in the said south line of said Bear Creek Parkway;

THENCE in a northeasterly direction with said curve to the right and along the said south line of Bear Creek Parkway, having a central angle of 8°02'09", a radius of 308.11 feet, a chord bearing and distance of North 84°32'42" East, 43.18 feet and an arc distance of 43.21 feet to the **POINT OF BEGINNING** and containing 1,317 square feet or 0.0302 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 right-of-way tract described.

[Signature] 7/23/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



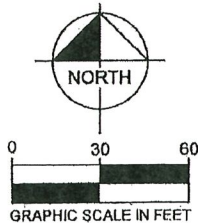
**RIGHT-OF-WAY DEDICATION
PART OF LOT 3, BLOCK A
AIRWEIGHS FIELD
JESSE DOSS SURVEY, ABST. NO. 441
CITY OF KELLER
TARRANT COUNTY, TEXAS**

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.
N/A	CDP	MCB	JULY, 2019	061097014	1 OF 2



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

RIGHT-OF-WAY DEDICATION
0.0302 ACRES
1,317 SQ. FT.

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

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°12'59"E	101.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°34'21"	478.00'	71.52'	N13°35'26"W	71.45'
C2	57°19'45"	40.00'	40.02'	N43°49'52"W	38.37'
C3	8°02'09"	308.11'	43.21'	N84°32'42"E	43.18'

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 right-of-way tract.

[Signature] 7/23/19
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1" = 60'	CDP	MCB	JULY, 2019	061097014	2 OF 2