

LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

BEING a 0.1213 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 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:

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 said south line of Bear Creek Parkway and with said curve to the left, having a central angle of 8°02'09", a radius of 308.11 feet, a chord bearing and distance of South 84°32'42" West, 43.18 feet and an arc distance of 43.21 feet to a 5/8" iron rod with "KHA" cap set for corner and the **POINT OF BEGINNING**; said point being the beginning of a non-tangent curve to the right;

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

THENCE in a southeasterly direction, with said curve to the right, having a central angle of 8°34'21", a radius of 478.00 feet, a chord bearing and distance of South 13°35'26" East, 71.45 feet and an arc distance of 71.52 feet to a 5/8" iron rod with "KHA" cap set for corner in the said west line of Whitley Road;

THENCE South 0°12'59" East, along the said west line of Whitley Road, a distance of 206.60 feet to a 1/2" iron rod found for corner; said point being the southeast corner of said Lot 3;

THENCE South 89°56'01" West, along the south line of said Lot 3, a distance of 19.00 feet to a point for corner;

TEMPORARY
 CONSTRUCTION EASEMENT
 LOT 3, BLOCK A
 AIRWEIGHS FIELDS
 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) 335-6511
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDP	MCB	JULY, 2019	081097014	1 OF 3

THENCE North 0°12'59" West, departing the said south line of Lot 3, a distance of 257.83 feet to a point for corner;

THENCE North 34°38'31" West, a distance of 54.36 feet to a point for corner in the said south line of Bear Creek Parkway; said point being the beginning of a non-tangent curve to the right;

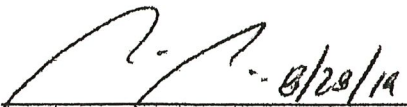
THENCE in a northeasterly direction along the said south line of Bear Creek Parkway and with said curve to the right, having a central angle of 1°16'16", a radius of 308.11 feet, a chord bearing and distance of North 79°53'29" East, 6.84 feet and an arc distance of 6.84 feet to the **POINT OF BEGINNING** and containing 5,284 square feet or 0.1213 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.

TEMPORARY
CONSTRUCTION EASEMENT
LOT 3, BLOCK A
AIRWEIGHS FIELDS
W.J. HOLLAND SURVEY, ABST. NO. 692
CITY OF KELLER
TARRANT COUNTY, TEXAS


MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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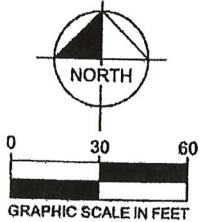
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BEAR CREEK PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

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

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

**TEMPORARY
CONSTRUCTION
EASEMENT
0.1213 ACRES
5,284 SQ. FT.**

P.O.C.

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

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

**LOT 2R, BLOCK A
AIRWEIGHS FIELD
(INST. NO. D204306222)**
NANCE HOLDINGS, LLC
(VOL. 15202, PG. 164)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°12'59"E	206.60'
L2	S89°56'01"W	19.00'
L3	N00°12'59"W	257.83'
L4	N34°38'31"W	54.36'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°02'09"	308.11'	43.21'	S84°32'42"W	43.18'
C2	57°19'45"	40.00'	40.02'	S43°49'52"E	38.37'
C3	8°34'21"	478.00'	71.52'	S13°35'26"E	71.45'

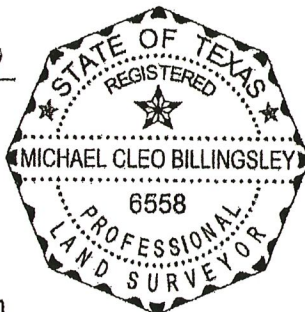
LEGEND

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.

[Signature]
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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1" = 60'	CDP	MCB	JULY, 2019	081097014	3 OF 3