

LEGAL DESCRIPTION DRAINAGE EASEMENT

BEING a 0.0172 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 2R, 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);

THENCE South 0°12'59" East, along the said west line of Whitley Road, a distance of 307.84 feet 1/2" iron rod found for the **POINT OF BEGINNING**;

THENCE South 0°12'59" East, continuing along the said west line of Whitley Road, a distance of 50.00 feet to a point for corner;

THENCE North 31°08'26" West, departing the said west line of Whitley Road, a distance of 19.00 feet to a point for corner; said point being in the north line of said Lot 2R;

THENCE North 89°56'01" East, along the said north line of Lot 2R, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 750 square feet or 0.0172 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.

[Signature] 8/23/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
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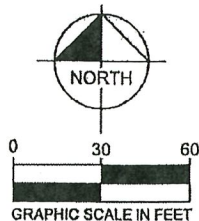
DRAINAGE EASEMENT
LOT 2R, BLOCK A
AIRWEIGHS FIELDS
W.J. HOLLAND SURVEY, ABST. NO. 692
CITY OF KELLER
TARRANT COUNTY, TEXAS

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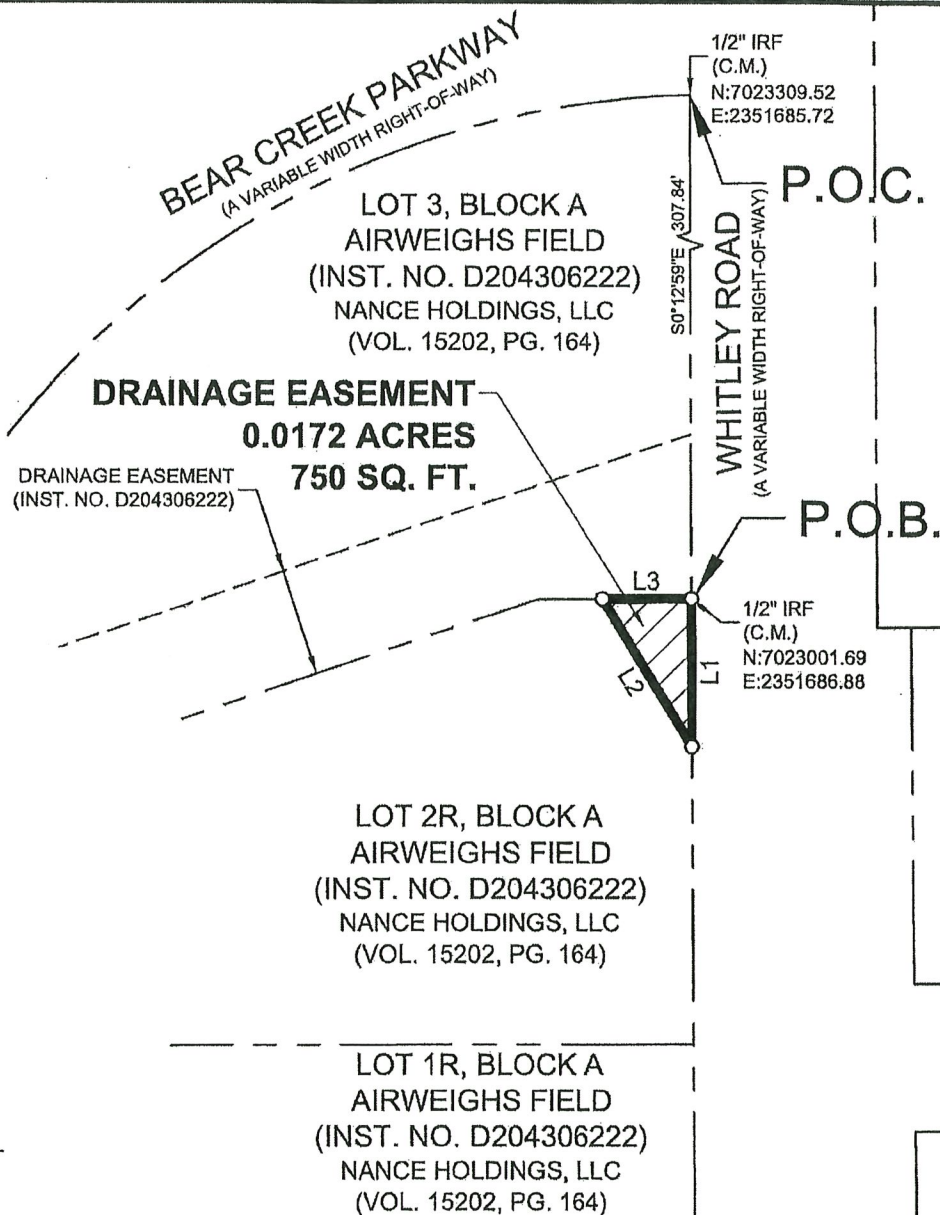
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	JULY, 2019	061097014	1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°12'59"W	50.00'
L2	S31°08'26"E	58.38'
L3	S89°56'01"W	30.00'



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]
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1" = 60'	CDP	MCB	AUG, 2019	061097014	2 OF 2