

**LEGAL DESCRIPTION****RIGHT-OF-WAY DEDICATION**

**BEING** a 0.3609 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 that tract of land described in Warranty Deed to Jack Brock Builder, Inc. recorded in Instrument No. D214136217 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with cap marked "CBD SURVEYING" found for the northwest corner of Lot 64, Block 2 Westpark Addition Phase II, an addition to the City of Keller according to the plat recorded in Instrument No. D215289292 of said Official Public Records; said point being in the east right-of-way line of Whitley Road (a variable width right-of-way)

**THENCE** South 89°31'41" West, along the said east line of Whitley Road, a distance of 11.56 feet to a 1/2" iron rod with cap marked "CBD SURVEYING" found for corner;

**THENCE** North 0°27'21" West, a distance of 252.27 feet to a point at the beginning of a non-tangent curve to the left;

**THENCE** in a northeasterly direction, with said curve to the left, having a central angle of 59°02'00", a radius of 11.00 feet, a chord bearing and distance of North 40°49'53" East, 10.84 feet and an arc distance of 11.33 feet to a point at the beginning of a reverse curve to the right;

**THENCE** in a northeasterly direction, with said curve to the right, having a central angle of 7°56'26", a radius of 58.00 feet, a chord bearing and distance of North 15°17'06" East, 8.03 feet and an arc distance of 8.04 feet to a point at the beginning of a compound curve to the right;

**THENCE** in a northeasterly direction, with said curve to the right, having a central angle of 50°28'55", a radius of 43.00 feet, a chord bearing and distance of North 44°29'46" East, 36.67 feet and an arc distance of 37.89 feet to a point at the beginning of a compound curve to the right;

**THENCE** in a northeasterly direction, with said curve to the right, having a central angle of 4°55'00", a radius of 488.00 feet, a chord bearing and distance of North 72°11'44" East, 41.86 feet and an arc distance of 41.88 feet to a point at the beginning of a reverse curve to the left;

**THENCE** in a northeasterly direction, with said curve to the left, having a central angle of 89°42'47", a radius of 11.00 feet, a chord bearing and distance of North 29°47'50" East, 15.52 feet and an arc distance of 17.22 feet to a point for corner;

**THENCE** North 15°03'33" West, a distance of 0.95 feet to a point for corner;

RIGHT-OF-WAY DEDICATION  
PART OF  
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 # 10184040

Tel. No. (817) 335-8511  
www.kimley-horn.com

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**THENCE** South 75°25'06" West, a distance of 6.00 feet to a point for corner;

**THENCE** South 30°04'11" West, a distance of 0.71 feet to a point at the beginning of a non-tangent curve to the left;

**THENCE** in a southwesterly direction, with said curve to the left, having a central angle of 5°25'59", a radius of 499.50 feet, a chord bearing and distance of South 72°27'13" West, 47.35 feet and an arc distance of 47.37 feet to a point at the beginning of a compound curve to the left;

**THENCE** in a southwesterly direction, with said curve to the left, having a central angle of 46°15'09", a radius of 54.50 feet, a chord bearing and distance of South 46°36'39" West, 42.81 feet and an arc distance of 44.00 feet to a point for corner;

**THENCE** North 0°27'21" West, a distance of 54.94 feet to a point for corner;

**THENCE** North 89°46'57" East, a distance of 670.89 feet to a point for corner; said point being the northeast corner of said Jack Brock Builder, INC tract;

**THENCE** South 5°42'11" West, along the east line of said Jack Brock Builder, INC tract, a distance of 17.48 feet to a point for corner;

**THENCE** South 89°46'57" West, departing the said east line of said Jack Brock Builder, INC tract, a distance of 551.38 feet to a point at the beginning of a non-tangent curve to the left;

**THENCE** in a southwesterly direction, with said curve to the left, having a central angle of 9°57'22", a radius of 485.00 feet, a chord bearing and distance of South 74°42'55" West, 84.17 feet and an arc distance of 84.28 feet to a point for corner;

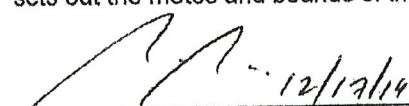
**THENCE** South 43°11'14" West, a distance of 35.78 feet to a point for corner;

**THENCE** South 0°27'21" East, a distance of 265.35 feet to the **POINT OF BEGINNING** and containing 15,719 square feet or 0.3609 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.

  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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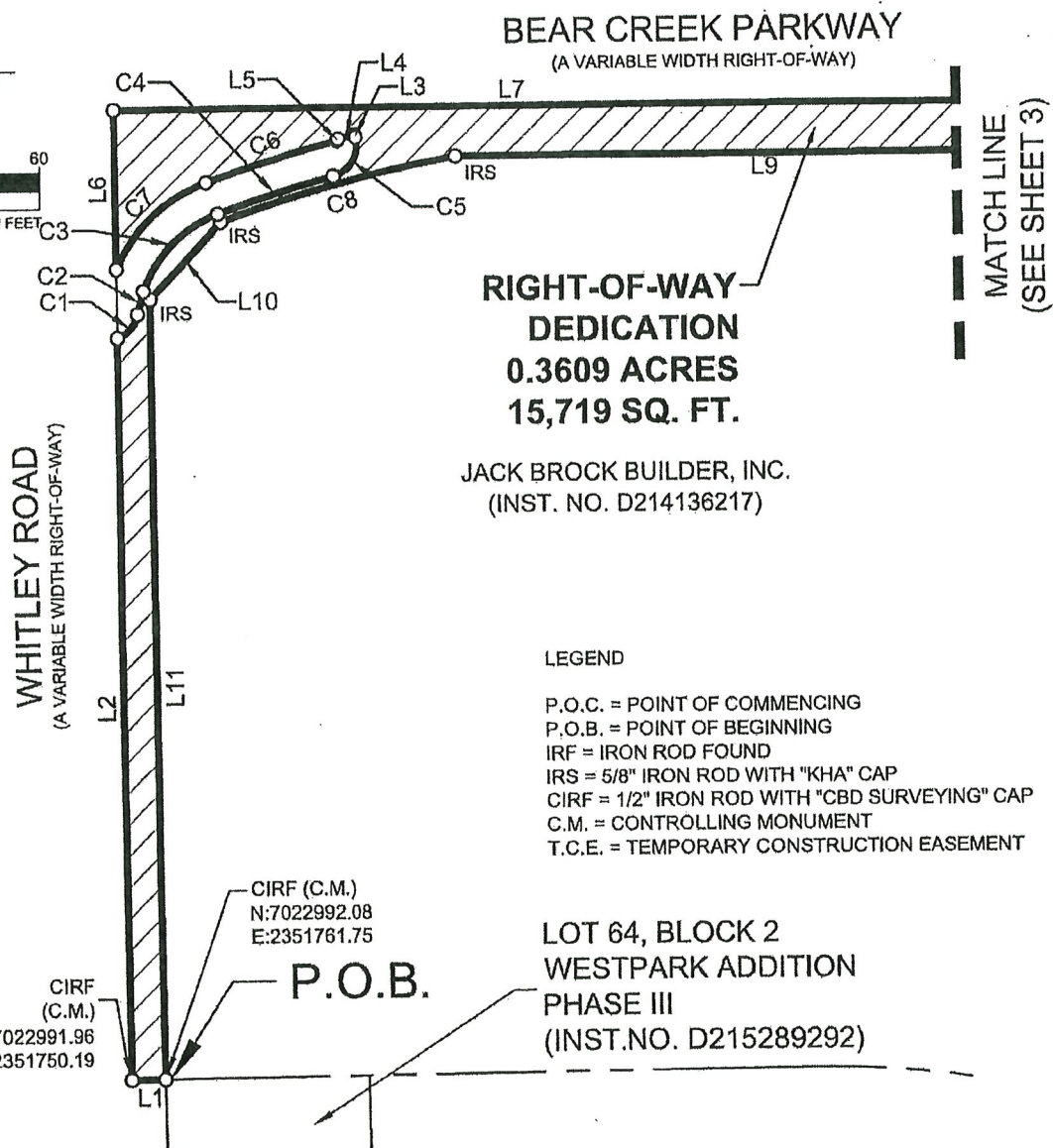
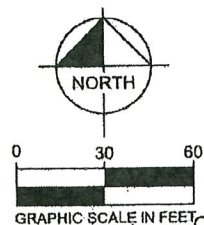
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#### LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD WITH "KHA" CAP
- CIRF = 1/2" IRON ROD WITH "CBD SURVEYING" CAP
- 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 right-of-way tract.

*[Signature]* 12/17/19  
**MICHAEL C. BILLINGSLEY**  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6558  
 801 CHERRY STREET,  
 UNIT 11 SUITE 1300  
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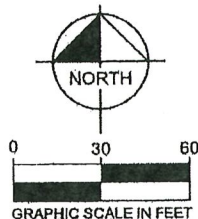


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**PART OF**  
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# LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
IRS = 5/8" IRON ROD WITH "KHA" CAP  
CIRF = 1/2" IRON ROD WITH "CBD SURVEYING" CAP  
C.M. = CONTROLLING MONUMENT  
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MATCH LINE (SEE SHEET 2)

## BEAR CREEK PARKWAY

L7 (A VARIABLE WIDTH RIGHT-OF-WAY)

L9

L8

CITY OF KELLER  
(INST. NO. D210024868)

**RIGHT-OF-WAY  
DEDICATION  
0.3609 ACRES  
15,719 SQ. FT.**

JACK BROCK BUILDER, INC.  
(INST. NO. D214136217)

### LINE TABLE

NO.	BEARING	LENGTH
L1	S89°31'41"W	11.56'
L2	S00°27'21"E	252.24'
L3	N15°03'33"W	0.95'
L4	S75°25'06"W	6.00'
L5	S30°04'11"W	0.71'
L6	N00°27'21"W	54.94'

### LINE TABLE

NO.	BEARING	LENGTH
L7	N89°46'57"E	670.89'
L8	S05°42'11"W	17.48'
L9	S89°46'57"W	551.38'
L10	S43°11'14"W	35.78'
L11	S00°27'21"E	265.35'

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°02'00"	11.00'	11.33'	N40°49'53"E	10.84'
C2	7°56'26"	58.00'	8.04'	N15°17'08"E	8.03'
C3	50°28'55"	43.00'	37.89'	N44°29'46"E	36.67'
C4	4°55'00"	488.00'	41.88'	N72°11'44"E	41.86'
C5	89°42'47"	11.00'	17.22'	N29°47'50"E	15.52'
C6	5°25'59"	499.50'	47.37'	N72°27'13"E	47.35'
C7	46°15'09"	54.50'	44.00'	N46°36'39"E	42.81'
C8	9°57'22"	485.00'	84.28'	S74°42'55"W	84.17'

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