

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

**BEING** a 0.0275 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:

**COMMENCING** 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, continuing along the said east line of Whitley Road, a distance of 252.27 feet to the **POINT OF BEGINNING**;

**THENCE** North 0°27'21" West, continuing along the said east line of Whitley Road, a distance of 23.49 feet to a point at the beginning of a non-tangent curve to the right;

**THENCE** in a northeasterly direction, departing the said east line of Whitley Road, with said curve to the right, having a central angle of 46°15'09", a radius of 54.50 feet, a chord bearing and distance of North 46°36'39" East, 42.81 feet and an arc distance of 44.00 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 5°25'59", a radius of 499.50 feet, a chord bearing and distance of North 72°27'13" East, 47.35 feet and an arc distance of 47.37 feet to a point for corner;

**THENCE** North 30°04'11" East, a distance of 0.71 feet to a point for corner;

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

**THENCE** South 15°03'33" East, a distance of 0.95 feet to a point at the beginning of a tangent curve to the right;

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 # 10194040

Tel. No. (817) 336-8511  
www.kimley-horn.com

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**THENCE** in a southwesterly direction, with said curve to the right, having a central angle of 89°42'47", a radius of 11.00 feet, a chord bearing and distance of South 29°47'50" West, 15.52 feet and an arc distance of 17.22 feet to a point at the beginning of a reverse curve to the left;

**THENCE** in a southwesterly direction, with said curve to the left, having a central angle of 4°55'00", a radius of 488.00 feet, a chord bearing and distance of South 72°11'44" West, 41.86 feet and an arc distance of 41.88 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 50°28'55", a radius of 43.00 feet, a chord bearing and distance of South 44°29'46" West, 36.67 feet and an arc distance of 37.89 feet to a point at the beginning of a compound curve to the left;

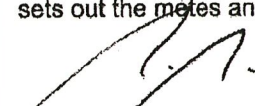
**THENCE** in a southwesterly direction, with said curve to the left, having a central angle of 7°56'26", a radius of 58.00 feet, a chord bearing and distance of South 15°17'06" West, 8.03 feet and an arc distance of 8.04 feet to a point at the beginning of a reverse curve to the right;

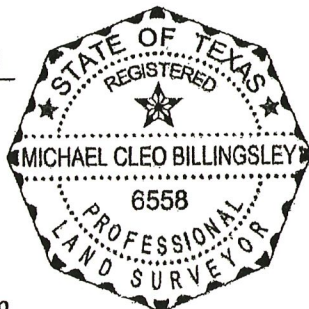
**THENCE** in a southwesterly direction with said curve to the right, having a central angle of 59°02'00", a radius of 11.00 feet, a chord bearing and distance of South 40°49'53" West, 10.84 feet and an arc distance of 11.33 feet to the **POINT OF BEGINNING** and containing 1,199 square feet or 0.0275 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.

  
12/17/19  
**MICHAEL C. BILLINGSLEY**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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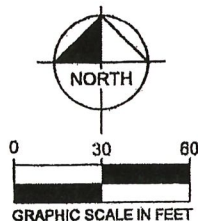
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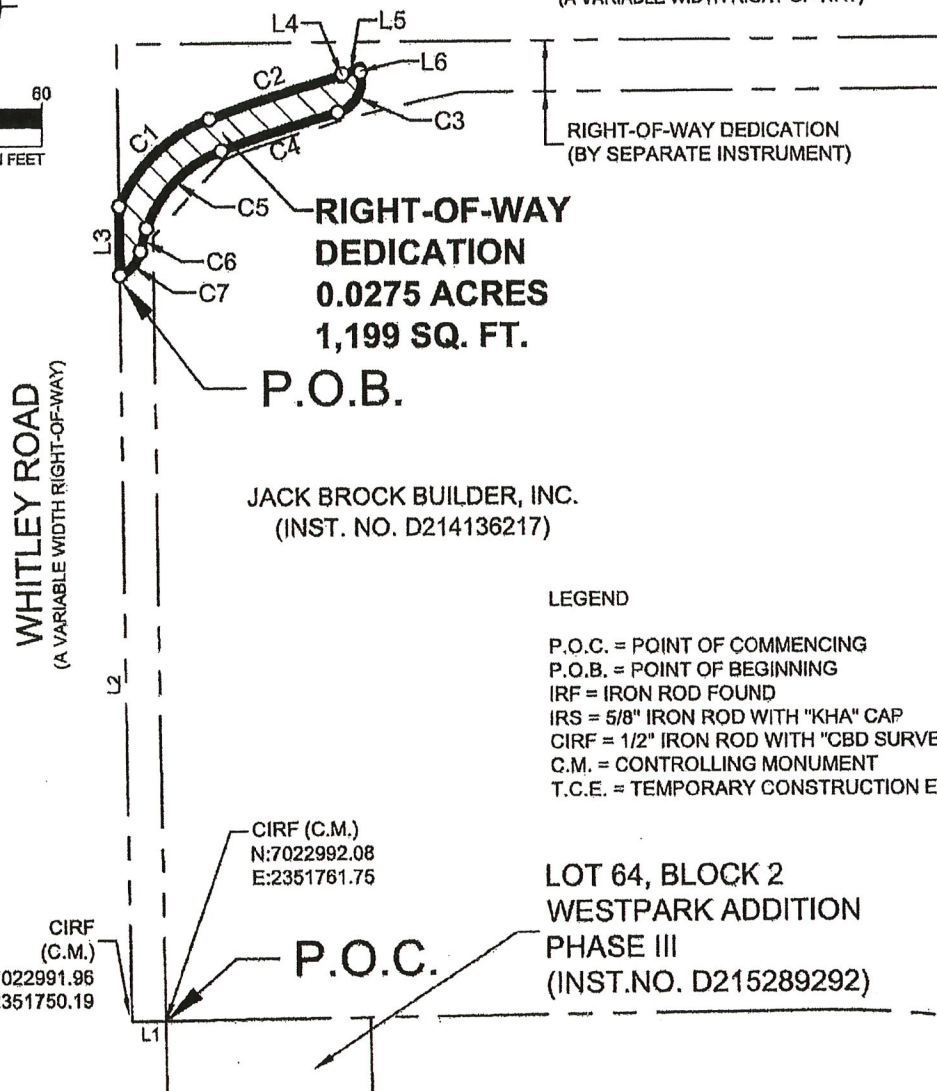
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## BEAR CREEK PARKWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)



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

### 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

LOT 64, BLOCK 2  
WESTPARK ADDITION  
PHASE III  
(INST. NO. D215289292)

### 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]* 12/17/14  
MICHAEL C. BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
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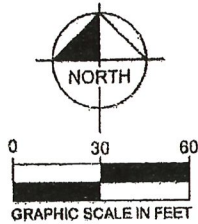
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°22'33"W	11.56'	L4	N30°04'11"E	0.71'
L2	N00°27'21"W	252.27'	L5	N75°25'06"E	6.00'
L3	N00°27'21"W	23.48'	L6	S15°03'33"E	0.95'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	46°15'08"	54.50'	44.00'	N46°36'39"E	42.81'
C2	5°25'59"	499.50'	47.37'	N72°27'13"E	47.35'
C3	89°42'47"	11.00'	17.22'	S29°47'50"W	15.52'
C4	4°55'00"	488.00'	41.88'	S72°11'44"W	41.88'
C5	50°28'55"	43.00'	37.89'	S44°29'46"W	36.67'
C6	7°56'26"	58.00'	8.04'	S15°17'06"W	8.03'
C7	59°02'00"	11.00'	11.33'	S40°49'53"W	10.84'

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