

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

**BEING** a 0.3884 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, continuing along the said east line of Whitley Road, a distance of 330.67 feet to a point for corner at the intersection of the said east line of Whitley Road and the south right-of-way line of Bear Creek Parkway (a variable width right-of-way);

**THENCE** North 89°46'57" East, along the said south line of Bear Creek Parkway, a distance of 670.89 feet to a point for corner at the northwest corner of a tract of land described in Gift Deed to The City of Keller recorded in Instrument No. D210024868 of said Official Public Records;

**THENCE** South 5°42'11" West, departing the said south line of Bear Creek Parkway and along the west line of said City of Keller tract, a distance of 17.48 feet to a 5/8" iron rod with "KHA" cap set for corner;

**THENCE** South 89°46'57" West, departing the west line of said City of Keller tract, a distance of 551.38 feet to a 5/8" iron rod with "KHA" cap set for corner at the beginning of a non-tangent 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;

**THENCE** in a southwesterly direction, with said curve to the left, an arc distance of 84.28 feet to a 5/8" iron rod with "KHA" cap set for corner;

**THENCE** South 43°11'14" West, a distance of 35.78 feet to a 5/8" iron rod with "KHA" cap set for corner;

**THENCE** South 0°27'21" East, a distance of 265.35 feet to the POINT OF BEGINNING and containing 16,918 square feet or 0.3884 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.

**RIGHT-OF-WAY DEDICATION  
PART OF  
W.J. HOLLAND SURVEY, ABST. NO. 692  
CITY OF KELLER  
TARRANT COUNTY, TEXAS**

*10/8/19*  
**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



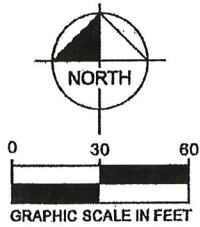
**Kimley»Horn**

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	AUG, 2019	081097014	1 OF 3





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

## BEAR CREEK PARKWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE  
(SEE SHEET 3)

**RIGHT-OF-WAY  
DEDICATION  
0.3884 ACRES  
16,918 SQ. FT.**

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

CIRF  
(C.M.)  
N:7022991.96  
E:2351750.19

CIRF (C.M.)  
N:7022992.08  
E:2351761.75

P.O.B.

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.

*10/9/19*  
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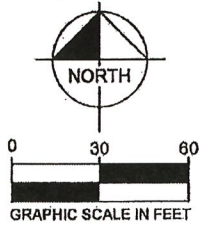
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W.J. HOLLAND SURVEY, ABST. NO. 692  
CITY OF KELLER  
TARRANT COUNTY, TEXAS

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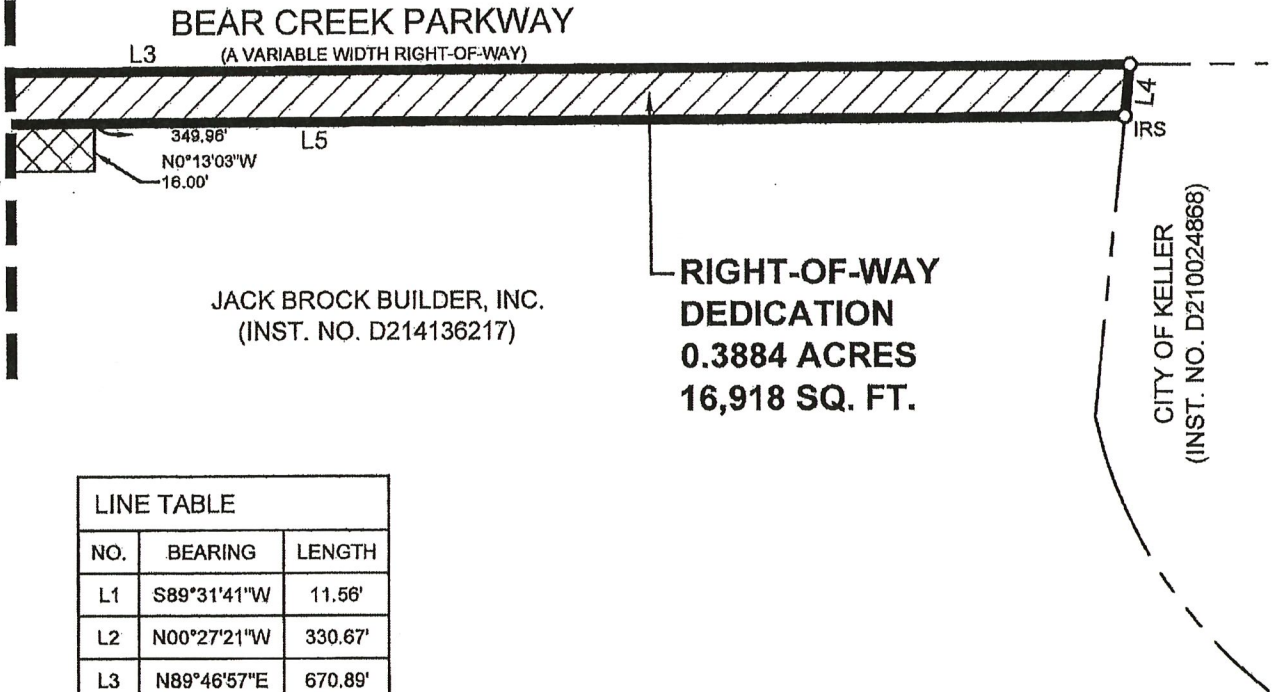
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	AUG, 2019	051097014	2 OF 3



# 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

MATCH LINE (SEE SHEET 2)



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

**RIGHT-OF-WAY  
DEDICATION  
0.3884 ACRES  
16,918 SQ. FT.**

CITY OF KELLER  
(INST. NO. D210024868)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°31'41"W	11.56'
L2	N00°27'21"W	330.67'
L3	N89°46'57"E	670.89'
L4	S05°42'11"W	17.48'
L5	S89°46'57"W	551.38'
L6	S43°11'14"W	35.78'
L7	S00°27'21"E	265.35'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°57'22"	485.00'	84.28'	S74°42'55"W	84.17'

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