

LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

BEING a 0.0082 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 1, Block A, Bland Square Addition, an addition to the City of Keller according to the plat recorded in Volume 388-186, Page 94 of the Plat Records of Tarrant County, Texas; said tract being part of that tract of land described in Warranty Deed with Vendor's Lien to Kunwar, Incorporated recorded in Instrument No. D202240676 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a "Y" cut found at the intersection of the south right-of-way line of Bear Creek Parkway (a variable width right-of-way) and the east right-of-way line of U.S. Highway No. 377 (a variable width right-of-way); said point also being the beginning of a non-tangent curve to the left; from which point a "X" cut found at the northwest corner of Lot 3, Block A, Bear Creek 97, an addition to the City of Keller according to the plat recorded in Instrument No. D206029962 of said Official Public Records, bears North 2°00'01" East, a distance of 316.74 feet;

THENCE in a northeasterly direction, along the said south line of Bear Creek Parkway and with said curve to the left, having a central angle of 10°11'47", a radius of 337.60 feet, a chord bearing and distance of North 84°29'26" East, 60.00 feet and an arc distance of 60.08 feet to a point for corner;

THENCE South 10°36'27" East, departing the said south line of Bear Creek Parkway, a distance of 1.00 feet to a 5/8" iron rod with cap marked "KHA" set for corner at the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of 5°57'09", a radius of 338.60 feet, a chord bearing and distance of South 82°22'07" West, 35.16 feet and an arc distance of 35.18 feet to a 5/8" iron rod with cap marked "KHA" set for corner;

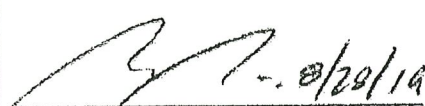
THENCE South 45°58'24" West, a distance of 36.10 feet to a 5/8" iron rod with cap marked "KHA" set for corner in the east line of said U.S. Highway No. 377;

THENCE North 2°04'08" East, along the said east line of U.S. Highway No. 377, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 357 square feet or 0.0082 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
 PH. 817-335-6511
 michael.billingsley@kimley-horn.com



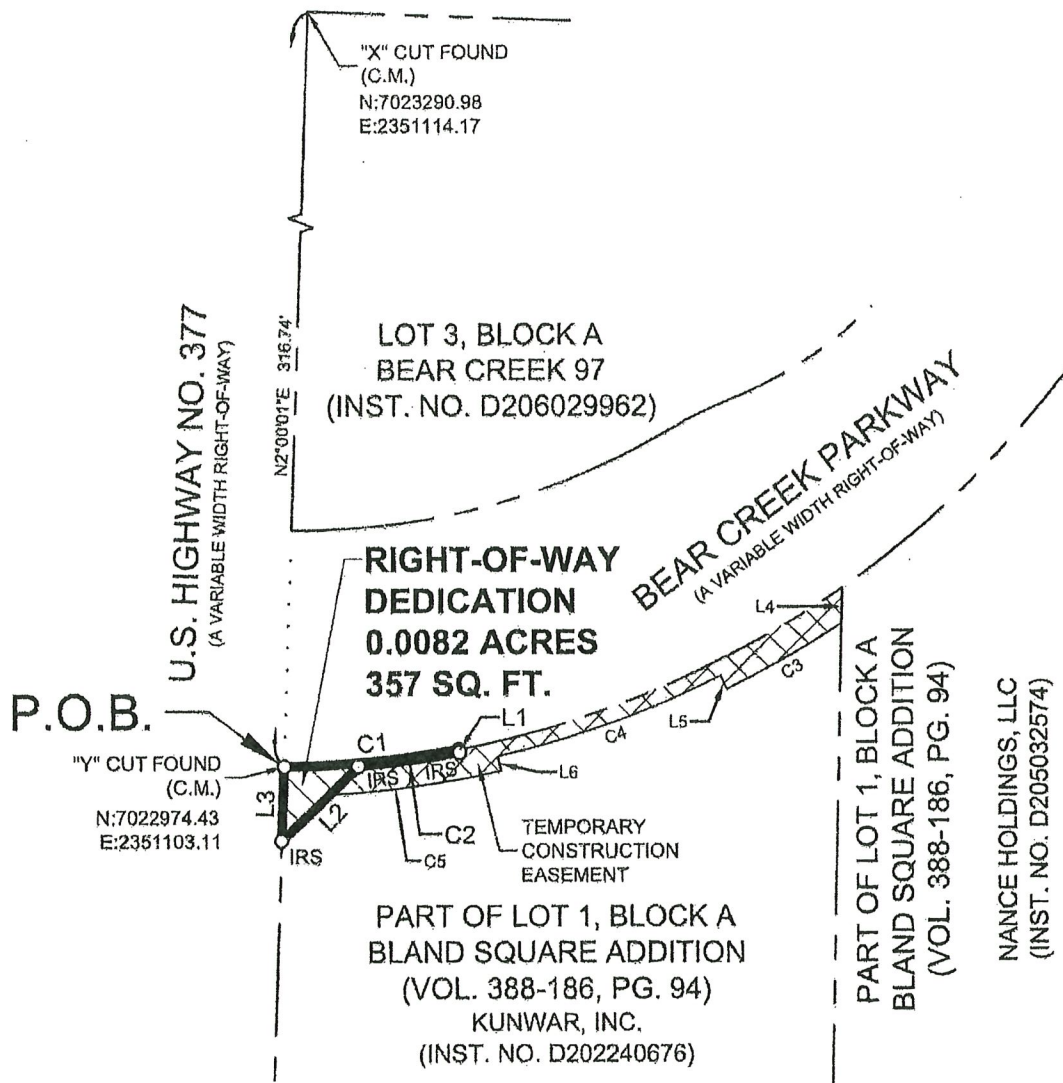
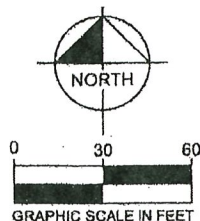
RIGHT-OF-WAY DEDICATION
PART OF LOT 1, BLOCK A
BLAND SQUARE ADDITION
W.J HOLLAND SURVEY, ABST. NO. 692
CITY OF KELLER
TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102 FIRM # 10124040

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	061097014	1 OF 3



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.

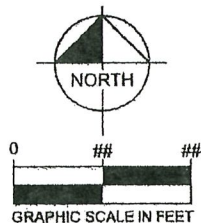
[Signature]
MICHAEL C. BILLINGSLEY
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LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
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PH. 817-335-6511
michael.billingsley@kimley-horn.com



**RIGHT-OF-WAY DEDICATION
PART OF LOT 1, BLOCK A
BLAND SQUARE ADDITION
W.J HOLLAND SURVEY, ABST. NO. 692
CITY OF KELLER
TARRANT COUNTY, TEXAS**

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001 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102	FIRM # 10194040	Tel. No. (817) 335-6511 www.kimley-horn.com
Scale 1" = 60'	Drawn by CDP	Checked by MCB
Date AUG. 2019	Project No. 061097014	Sheet No. 2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S10°36'27"E	1.00'
L2	S45°58'24"W	36.10'
L3	N02°04'08"E	25.00'
L4	N01°17'08"E	12.28'
L5	N26°17'29"W	5.00'
L6	S12°42'08"E	5.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°11'47"	337.60'	60.08'	N84°29'26"E	60.00'
C2	5°57'09"	338.60'	35.18'	S82°22'07"W	35.16'
C3	7°20'15"	347.60'	44.51'	S60°02'24"W	44.48'
C4	13°35'21"	342.60'	81.26'	S70°30'11"W	81.07'
C5	8°49'19"	347.60'	59.59'	S82°12'31"W	59.51'

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 BLAND SQUARE ADDITION
 W.J HOLLAND SURVEY, ABST. NO. 692
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1" = ##'	CDP	MCB	AUG, 2019	061097014	3 OF 3