

# 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.

*[Signature]* 8/28/19  
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



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

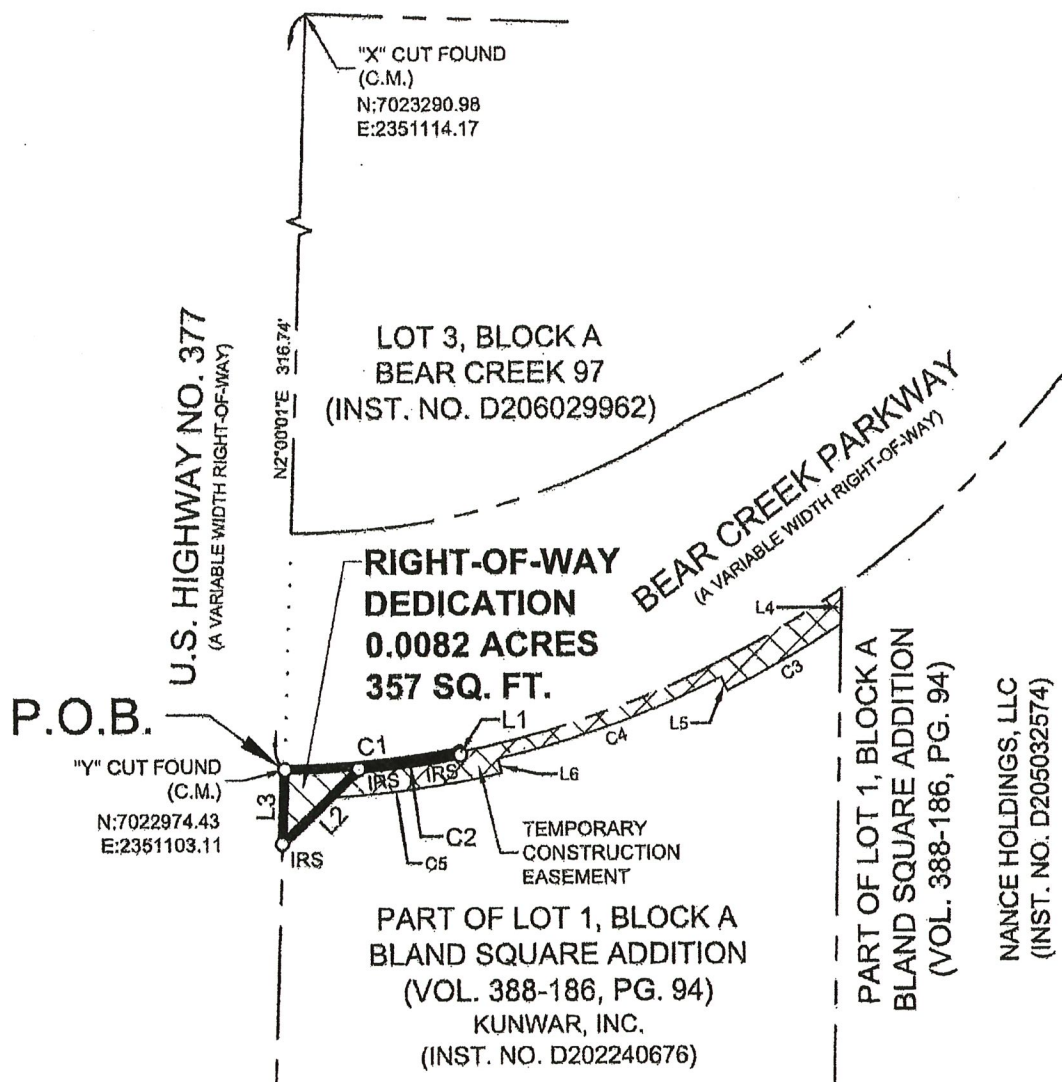
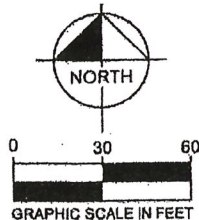
**Kimley»Horn**

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	061087014	1 OF 3





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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]*  
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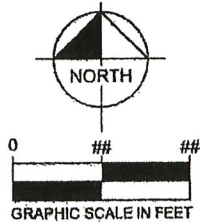
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801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10184040

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDP	MCB	AUG. 2019	081097014	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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 PART OF LOT 1, BLOCK A  
 BLAND SQUARE ADDITION  
 W.J HOLLAND SURVEY, ABST. NO. 692  
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 TARRANT COUNTY, TEXAS

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

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1" = ##'	CDP	MCB	AUG, 2019	061097014	3 OF 3