

LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

BEING a 0.0067 acre tract of land situated in the S. Needham Survey, Abstract No. 1171, City of Keller, Tarrant County, Texas; said tract being part of Lot 2, Block A, Bear Creek 97, an addition to the City of Keller according to the plat recorded in Instrument No. D205242871 of the Official Public Records of Tarrant County, Texas; said tract being part of that tract of land described in Special Warranty Deed to G&E Healthcare Reit Medical Portfolio 2, LLC recorded in Instrument No. D208256449 of the Official Public Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set for corner in the west right-of-way line of S Elm Street (a variable width right-of-way); from which point a 5/8" iron rod found at the northeast corner of said Lot 1, Block A, bears North 0°22'07" East, 72.23 feet;

THENCE South 0°22'07" East along the said west line of S Elm Street, a distance of 13.09 feet to a point for corner at the intersection of the said west line of S Elm Street and the north right-of-way line of Bear Creek Parkway (a variable width right-of-way); said point being at the beginning of a non-tangent curve to the left; from which point a 1/2" iron rod found at the intersection of the south line of said Bear Creek Parkway and the west line of Whitley Road bears South 2°04'19" East, 77.80 feet;

THENCE in a southwesterly direction, along the said north line of Bear Creek Parkway with said curve to the left, having a central angle of 8°11'16", a radius of 386.11 feet, a chord bearing and distance of South 84°20'38" West, 55.13 feet and an arc distance of 55.18 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, departing the said north line of Bear Creek Parkway and with said curve to the left, having a central angle of 3°48'32", a radius of 785.50 feet, a chord bearing and distance of North 71°53'26" East, 52.21 feet and an arc distance of 52.22 feet to a 5/8-inch iron rod with "KHA" cap set at the beginning of a compound curve to the left;

THENCE in a northeasterly direction with said curve to the left, having a central angle of 7°59'15", a radius of 40.50 feet, a chord bearing and distance of North 65°59'32" East, 5.64 feet and an arc distance of 5.65 feet to the **POINT OF BEGINNING** and containing 292 square feet or 0.0067 acres of land, more or less.

NOTES

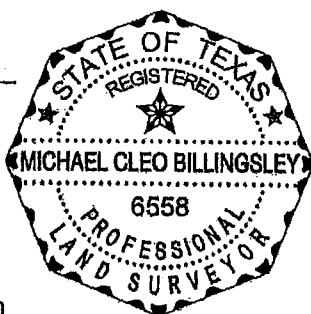
Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012. A survey plat of even survey date herewith accompanies this metes & bounds description.

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 described.

RIGHT-OF-WAY DEDICATION PART OF

LOT 2, BLOCK A, BEAR CREEK 97
S. NEEDHAM SURVEY, ABST. NO. 1171
CITY OF KELLER
TARRANT COUNTY, TEXAS

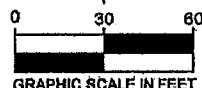
Michael C. Billingsley 4/23/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ODP	MCB	JULY, 2019	061097014	1 OF 2



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°11'16"	386.11'	55.18'	S84°20'38"W	55.13'
C2	3°48'32"	785.50'	52.22'	N71°53'26"E	52.21'
C3	7°59'15"	40.50'	5.65'	N66°59'32"E	5.64'

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°22'07"E	13.09'

LOT 2, BLOCK A
BEAR CREEK 97
(INST. NO. D205242871)

HTA-MEDICAL
PORTFOLIO 2, LLC
(INST. NO. D210196105)
(INST. NO. D208256449)

**RIGHT-OF-WAY
DEDICATION
0.0067 ACRES
292 SQ. FT.**

BEAR CREEK PARKWAY
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 3, BLOCK A
AIRWEIGHS FIELD
(INST. NO. D204306222)

CITY OF KELLER
(VOL. 10957, PG. 767)

LOT 1, BLOCK A
BAYLOR MEDICAL
PLAZA ADDITION
(CAB. A, SL. 10046)

SELM STREET
(A VARIABLE WIDTH RIGHT-OF-WAY)

5/8" IRF
(C.M.)
N:7023472.59
E:2351682.36

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

LEGEND

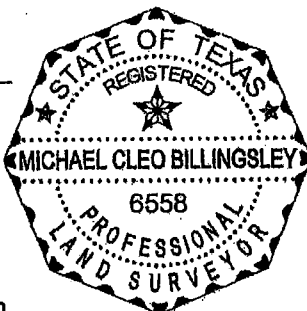
IRS = 5/8" IRON ROD WITH "KHA" CAP SET
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
C.M. = CONTROLLING MONUMENT

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.

Michael C. Billingsley 7/23/19
MICHAEL C. BILLINGSLEY
REGISTERED PROFESSIONAL
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**RIGHT-OF-WAY DEDICATION
PART OF LOT 2, BLOCK A,
BEAR CREEK 97
S. NEEDHAM SURVEY, ABST. NO. 1171
CITY OF KELLER
TARRANT COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	CDP	MCB	JULY, 2019	081097014	2 OF 2