





LEGAL DESCRIPTION

June 4, 2021

City of Keller 1100 Bear Creek Parkway Keller, TX 76248 Phone: 817-743-4110

RE: SARC by HSH Keller, LLC

1220 Keller Parkway Keller, TX 76248

Dear City of Keller:

CESO is please to submit to you the **LEGAL DESCRIPTION** for the SARC by HSH Keller project located at 1220 Keller Parkway. Reference Parcel # 42065222.

PARCEL 42065222:

Lot 10, Block B, of KELLER TOWN CENTER, an addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 22+56, Plat records of Tarrant County, Texas.

Together with easement rights created in instrument executed by Keller TC Partners, LLC to ID1-Keller TC Ltd. Dated September 25th, 2000, filed October 4th, 2000, recorded in Volume 14552, page 128, real property records, Tarrant County, Texas.

We look forward to your review and feedback. Please feel free to reach me at (615) 928-5126 or hiett@cesoinc.com.

Sincerely,

Kelly Hiett, P.E. (TN) Sr. Project Manager (615) 928-5126

Institute of Transportation Engineers

Trip Generation Data Form (Part 1)

Land Use/Building Type:		ITE Land Use Code:	
Source:		Source No. (ITE use only):	
Name of Development: Advance Care Medical		Day of the Week:	-
City: Le le State/Province: 7	X Zip/Postal Code: 76248	Day:	Month: Year:
Country: United States		Metropolitan Area;	
1. For fast-food land use, please specify if hamburger- or nonhamburger-ba	sed.		
Location Within Area:			Detailed Description of Development:3
☐ (1) CBD ☐ (3) Suburban (Non-CBD)	☐ (5) Rural		Detailed Description of Development.
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD	(6) Freeway Interchange Area (Rural)		
	□ (7) Not Given	***************************************	
	Estimated	Actual Estir	mated
12-14 (1) Employees (#)	(9) Parking Spaces (% occupio	ed:)	
30-40(2) Persons (#)	□ 6-8 (10) Beds (% occupied:		
(3) Total Units (#) (indicate unit:)	□ (11) Seats (#)		
(4) Occupied Units (#) (indicate unit:)	☐ (12) Servicing Positions/Vehicl	e Fueling	
/6260 (5) Gross Floor Area (gross sq. ft.)	□ Positions		
(% of development occupied 100 %)	(13) Shopping Center % Out-p	arcels/pads]
10260 (6) Net Rentable Area (sq. ft.)	(14) A.M. Peak Hour Volume of	Adjacent Street Traffic □ □	
10260 (7) Gross Leasable Area (sq. ft.)	(15) P.M. Peak Hour Volume of	Adjacent Street Traffic	
(% of development occupied 100%)	(16) Other		
(8) Total Acres (% developed: 1000/0)	□ (17) Other		
2. Definitions for several independent variables can be found in the Trip Generation,			
3. Please provide all pertinent information to describe the subject project, including to	the presence of bicycle/pedestrian facilities. To report bicycle	e/pedestrian volumes, please refer to	Part 4 of this data form.
Other Data:	Transportation Demand Management (TDM) Informati		
Vehicle Occupancy (#):	At the time of this study, was there a TDM program (the		poration observatorialism of this site) and desired
65% A.M. 35% P.M 24-hour %	□ No	iat may have impacted the trip ger	neration characteristics of this site) underway?
Percent by Transit:	☐ Yes (If yes, please check appropriate box/boxes, de	escribe the nature of the TDM prod	gram(s) and provide a source for any studies that
A.M. % P.M. % 24-hour % Percent by Carpool/Vanpool:	may help quantify this impact. Attach additional she	ets if necessary)	gram(s) and provide a source for any studies that
A.M. % P.M. % 24-hour %		• •	
Employees by Shift:	☐ (1) Transit Service ☐ (5) Employer S	Support Measures \(\pi \)	(9) Tolls and Congestion Pricing
	☐ (2) Carpool Programs ☐ (6) Preferential	The second secon	10) Variable Work Hours/Compressed Work Weeks
First Shift: Start L:00 End 2:00 Employees (#) 7			i1) Telecommuting
Second Shift: Start 1:00 End 7:00 Employees (#)	☐ (4) Bicycle/Pedestrian ☐ (8) Parking Su	pply and Pricing (1	(2) Other
Start End Third Shift: Time Employees (#)	Facilities and Site Management Improvements	nt	
Parking Cost on Site: Hourly Daily			

Institute of Transportation Engineers Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average	Weekday	(M-F)				Saturda	ay					Sunday	1				
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	AII	Trucks	AII	Trucks	All	Trucks	AII	Trucks	All	Trucks	All	Trucks	Ali	Trucks
4-Hour Volume																		
A.M. Peak Hour of Adjacent Street Traffic (7 – 9) Time <i>(ex.: 7:15 - 8:15</i>):	20	1	20	/	20	/												
P.M. Peak Hour of Adjacent Street Traffic (4 – 6) Time:	10	/	10		10	/												
A.M. Peak Hour Generator ² Time:																		
P.M. Peak Hour Generator ime:																		
Peak Hour Generator Time (Weekend):																		

¹ Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Ex	cit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Tatal	
	AII	Truck	s Ali	1	Trucks	All	Trucks	,	All	Trucks	All	Trucks		Trucks	1	All	Trucks		Truska	Total	T.
5:00-7:00	10	11			1	16	T	11:00-12:00		1	2	110000	-	1	3:00-4:00	All	Trucks	AII	Trucks	All	Trucks
3:15-7:15	0							11:15-12:15	0		2		Q	-	3:15-4:15	8	 	8	+	2	
3:30-7:30	0							11:30-12:30	6						3:30-4:30	a		0		-	
3:45-7:45	10		_					11:45-12:45	0						3:45-4:45	3		2	_	2	
7:00-8:00 7:15-8:15	0		-	_	-			12:00-1:00	5		2		7		4:00-5:00	0		0		9	H
7:30-8:30	10	+	+-		$-\!$			12:15-1:15	0				L		4:15-5:15	0		2		2	
7:45-8:45	0	+	+-					12:30-1:30	0						4:30-5:30	0		0			
3:00-9:00	15	+	12	-	\dashv	7		12:45-1:45	0	-			, ,		4:45-5:45	0		0			
V 1- 1/2 Po							1	1.00-2.00	5		<u></u>		15		5:00-6:00	0		8		8	

□Check if Part 3, 4 and/or additional information is attached.

Survey conducted by:	Name;			Places ratum to	Inotitute of Transporters of
	Organization:				Institute of Transportation Engineers Technical Projects Division
	Address:				1627 Eye Street, NW, Suite 600
	City/State/Zip:				Washington, DC 20006 USA
	T-1				Telephone: +1 202-785-0060
	Telephone #:	Fax #:	E-mail:		Fax: +1 202-785-0609
					ITE on the Web: www.ite.org

² Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.

³ Highest hourly volume during the entire day. Please specify the peak hour. Please refer to the *Trip Generation User's Guide* for full definition of terms.

Institute of Transportation Engineers

Generation Data Form (Part 3)

duance Name/Organization: _

Telephone Number: 615 918 6983

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 If you are providing additional information.

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses) Day of the week:

Trucks All Tru	A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
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123-1236 123-1246	00-12:15							12:00-12:15		Huchs	t	HUCKS	TIP.	ILINC
1230-1246 1240-130	15-12:30							12:15-12:30	7		5		+	
1245-100 1245-100 1245-100 1450-130	30-12:45							12:30-12:45						
1100-115 1100-115	45-1:00							12:45-1:00						
130-14-50 146-2100	0-1:15							1:00-1:15	N.		8		-	
146,200 146,	5-1:30							1:15-1:30						
146.200 146.)-1:45							1:30-1:45						
200-2:15 20-2:	5-2:00							1:45-2:00						
216.230 23.02.445 23.02.	1-2:15							2:00-2:15			3		Ø.	
2:30.245 2:46:300	-2:30							2:15-2:30					+	
246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.300 246.200 246.	-2:45							2:30-2:45		-				
310.315 3.00.30.315 3.00.31	-3:00							2:45-3:00		-				
315-330 315-330 345-300 345-	-3:15							3:00-3:15			d		a	
330.345 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3444.00 3445.20 345.45	-3:30			-				3:15-3:30					0	
100-115 100-1145 100-115 100-1145 100-1145 100-115 100-1145 100-1145 100-115 100-1145 100-115 100-1145 100-1	-3:45							3:30-3:45		-			1	
4:004:15 4:004:15 4:004:15 4:154:30 2 4:154:30 2 4:154:30 2 4:155:30 4:455:30 5:155:30 5:155:30 6:155:30	4:00							3:45-4:00			c		(-
4:15-4:30	-4:15							4:00-4:15			t	T	7	
445.500 445.	4:30							4-15-4-30			C			
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100 530.545	5.00							4.30-4.43						
10 5:00-5:15	5.46													
10 5.15-5.30 C 10 5.05-545 C 10 10 10 10 10 10 10	57.15							5:00-5:15			0		2	
	-5:30							5;15-5;30			6		 	
	-5:45							5:30-5:45						
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	6:15	٥				01		6:00-6:15						
	6:30					4		6:15-6:30						
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	-12:00						-	04:11-00:11		_				

Institute of Transportation Engineers

Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weeko	lay (M-F)		Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	T Evit	Tatal
					- CAR	Total	LIREI	Exit	Total
24-Hour Volume	Ì								
.M. Peak Hour of Adjacent									
Street Traffic (7 – 9)									
Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 – 6)		1							
Street Traffic (4 – 6)									
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.M. Peak Hour Generator ²	1								
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.M. Peak Hour Generator									
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eak Hour Generator		_	<u> </u>						
		Contract of the second	1						
ime (Weekend):			/						

^{1.} Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
2. Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
3. Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.

Please refer to the Trip Generation User's Guide for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday	/ (M-F)		Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									Total
A.M. Peak Hour of Adjacent ^s Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15);	1								
P.M. Peak Hour of Adjacent Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator ² ime:									
P.M. Peak Hour Generator ² Time:		(
Peak Hour Generator ² ime (Weekend):									

•				
Survey conducted by: Name:			Place r	eturn to: Institute of Transportation Engineers
Organization:			- rease r	Technical Projects Division
Address:				1627 Eye Street, NW, Suite 600
City/State/Zip:				Washington, DC 20006 USA
				Telephone: +1 202-785-0060
Telephone #:	Fax #:	E-mail:		Fax: +1 202-785-0609
				ITE on the Web: www.ite.org