

EXHIBIT "A"

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

BEING A TRACT OF LAND SITUATED IN THE JESSE BILLINGSLEY SURVEY, ABSTRACT NUMBER 70, CITY OF KELLER, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A LOT 1, BLOCK 1, TRI-COUNTY ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT No. D215221597, PLAT RECORDS, TARRANT COUNTY, TEXAS, (P.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST RIGHT-OF-WAY LINE OF KATY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 BEARS NORTH 00°18'06" WEST, A DISTANCE OF 25.57 FEET, AND ALSO BEING THE SOUTHERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KELLER HICKS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF SAID KATY ROAD;

THENCE SOUTH 00°18'06" EAST, WITH SAID COMMON EAST LINE OF SAID LOT 1, BLOCK 1 AND THE WEST RIGHT-OF-WAY LINE OF SAID KATY ROAD, A DISTANCE OF 338.57 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°41'54" WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;
NORTH 00°18'06" WEST, A DISTANCE OF 179.17 FEET TO A POINT FOR CORNER;
SOUTH 89°41'54" WEST, A DISTANCE OF 17.90 FEET TO A POINT FOR CORNER;
NORTH 00°18'06" WEST, A DISTANCE OF 55.00 FEET TO A POINT FOR CORNER;
NORTH 89°41'54" EAST, A DISTANCE OF 17.90 FEET TO A POINT FOR CORNER;
NORTH 00°18'06" WEST, A DISTANCE OF 100.32 FEET TO A POINT FOR CORNER;
NORTH 44°42'38" WEST, A DISTANCE OF 41.74 FEET TO A POINT FOR CORNER;
SOUTH 89°56'18" WEST, A DISTANCE OF 380.51 FEET TO A POINT FOR CORNER;
NORTH 00°03'42" WEST, A DISTANCE OF 10.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLER HICKS ROAD, FROM WHICH A 5/8-INCH CAPPED IRON ROD MARKED SEMPCO FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 BEARS SOUTH 89°56'18" WEST, A DISTANCE OF 424.24 FEET;

THENCE NORTH 89°56'18" EAST, WITH SAID COMMON LINE A DISTANCE OF 384.69 FEET TO A POINT, FROM WHICH A 5/8 INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 BEARS NORTH 89°56'18" EAST, A DISTANCE OF 24.99 FEET, AND ALSO BEING THE NORTHERLY CORNER OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KELLER HICKS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF SAID KATY ROAD;

THENCE SOUTH 44°42'38" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,635 SQUARE FEET OR 0.198 ACRES OF LAND.



SHIELD

ENGINEERING GROUP

TBPE FIRM #F-11039 • TBPLS FIRM #10193890

1600 West 7th Street, Suite 200, Fort Worth, TX 76102 • 817.810.0696

NOTES:

1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE SURFACE DISTANCES.

EXHIBIT SHOWING A
VARIABLE TEMPORARY CONSTRUCTION EASEMENT
OUT OF
LOT 1, BLOCK 1 OF TRI-COUNTY ADDITION
RECORDED IN INSTRUMENT No. INST. NO. D215221597
PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE
JESSE BILLINGSLEY SURVEY,
ABSTRACT No. 70
CITY OF KELLER
TARRANT COUNTY, TEXAS

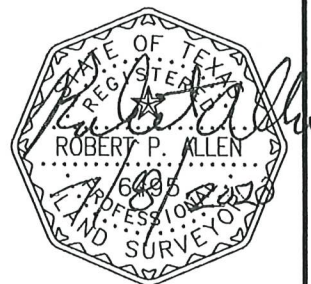
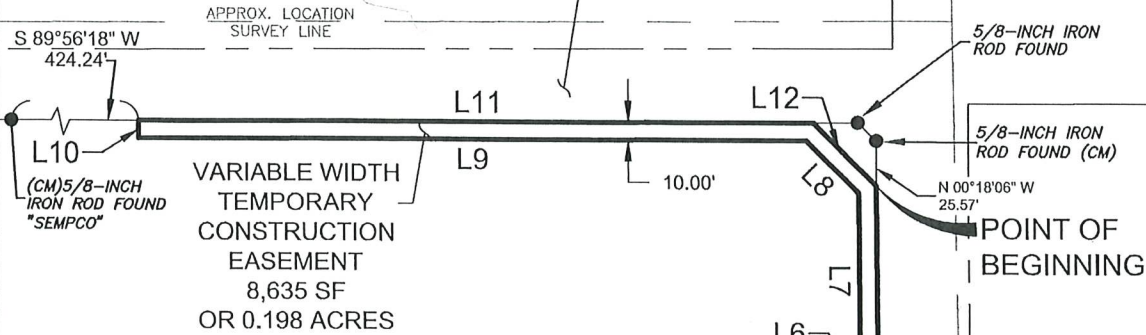


EXHIBIT "B"

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

KELLER HICKS ROAD (VARIABLE WIDTH RIGHT-OF-WAY)



J. BILLINGSLEY SURVEY
ABSTRACT No. 70

LOT 1, BLOCK 1,
TRI-COUNTY ADDITION
INST. NO. D215221597
P.R.T.C.T.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°18'06"E	338.57'
L2	S89°41'44"W	10.00'
L3	N00°18'06"W	179.17'
L4	S89°41'54"W	17.90'
L5	N00°18'06"W	55.00'
L6	N89°41'54"E	17.90'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	N00°18'06"W	100.32'
L8	N44°42'38"W	41.74'
L9	S89°56'18"W	380.51'
L10	N00°03'42"W	10.00'
L11	N89°56'18"E	384.69'
L12	S44°42'38"E	50.00'



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0 100 200

GRAPHIC SCALE IN FEET

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