

**KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD
CITY PROJECT NO. 103276
PARCEL NO. 59
KELLER HICKS ROAD
J. BILLINGSLEY SURVEY, ABSTRACT No. 70**

EXHIBIT "A"

Being a 0.056 acre (2,441 square feet) tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, said 0.056 acre (2,441 square feet) tract of land being a portion of a 1.29 acre tract of land (by deed) deeded to Virginia M. Lemke, Trustee of the Lemke Marital Trust as recorded in County Clerk's File No. D222222372 of the Official Public Records of Tarrant County, Texas, said 0.056 acre (2,441 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of a 6.6913 acre tract of land (by deed) deeded to Keller Country Storage, L.P. as recorded in County Clerk's File No. D205299719 of said Official Public Records of Tarrant County, Texas, said 1/2 inch iron rod being the northeast corner of a 1.644 acre tract of land (by deed) deeded to Virginia M. Lemke, Trustee of the Lemke Marital Trust as recorded in County Clerk's File No. D222222357 of said Official Public Records of Tarrant County, Texas, said 1/2 inch iron rod also being in the existing south right-of-way line of Keller Hicks Road (a variable width right-of-way), from which a 1/2 inch iron rod found for the northeast corner of said 6.6913 acre tract of land bears North 89 degrees 41 minutes 49 seconds East, a distance of 133.82 feet, said 1/2 inch iron rod being the northwest corner of a 1.535 acre tract of land (by deed) deeded to Terry Burl Bell and Shannon Marie Bell as recorded in Volume 11644, Page 2035 of the Deed Records of Tarrant County, Texas, said 1/2 inch iron rod also being in the existing south right-of-way line of said Keller Hicks Road, and from which a 1/2 inch iron rod found for an interior ell corner in the east line of said 6.6913 acre tract of land bears North 89 degrees 41 minutes 49 seconds East, a distance of 133.82 feet and South 00 degrees 08 minutes 52 seconds East, a distance of 478.22 feet, said 1/2 inch iron rod being the southwest corner of said 1.535 acre tract of land; **THENCE**, South 89 degrees 41 minutes 49 seconds West, with the north line of said 1.644 acre tract of land and with the existing south right-of-way line of said Keller Hicks Road, passing at a distance of 150.00 feet, a point for the northwest corner of said 1.644 acre tract of land and the northeast corner of a 1.644 acre tract of land (by deed) deeded to Virginia M. Lemke, Trustee of the Lemke Marital Trust as recorded in County Clerk's File No. D222222374 of said Official Public Records of Tarrant County, Texas, in all, a distance of 299.63 feet to the **POINT OF BEGINNING** of the herein described 0.056 acre (2,441 square feet) tract of land, said point being the northeast corner of said 1.29 acre tract of land, said point also being the northwest corner of said 1.644 acre tract of land recorded in County Clerk's File No. D222222374, from which a 1/2 inch iron rod found for reference bears North 00 degrees 08 minutes 52 seconds West, a distance of 0.48 feet;

THENCE South 00 degrees 08 minutes 52 seconds East, with the east line of said 1.29 acre tract of land and with the west line of said 1.644 acre tract of land recorded in County Clerk's File No. D222222374, a distance of 20.73 feet to a R.O.W. Marker set for the intersection of the east line of said 1.29 acre tract of land and the west line of said 1.644 acre tract of land as recorded in County Clerk's File No. D222222374 with the proposed south right-of-way line of said Keller Hicks Road (an 80' width right-of-way);

THENCE South 89 degrees 44 minutes 15 seconds West, with the proposed south right-of-way line of said Keller Hicks Road, a distance of 117.96 feet to a R.O.W. Marker set for the intersection of the proposed south right-of-way line of said Keller Hicks Road with the west line of said 1.29 acre tract of land and the east line of a 0.902 acre tract of land (by deed) described as Tract I and deeded to Virginia M. Lemke, Trustee of the Lemke Marital Trust as recorded in County Clerks' File No. D222222371 of said Official Public Records of Tarrant County, Texas;

THENCE North 00 degrees 15 minutes 52 seconds West, with the west line of said 1.29 acre tract of land and with the east line of said 0.902 acre tract of land, a distance of 20.65 feet to a point for the northwest corner of said 1.29 acre tract of land, said point being the northeast corner of said 0.902 acre tract of land, said point also being in the existing south right-of-way line of said Keller Hicks Road;

THENCE North 89 degrees 41 minutes 49 seconds East, with the north line of said 1.29 acre tract of land and with the existing south right-of-way line of said Keller Hicks Road, a distance of 118.00 feet to the **POINT OF BEGINNING** and containing 0.056 acre (2,441 square feet) of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. Markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS".
- (3) All bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: February 8, 2023



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

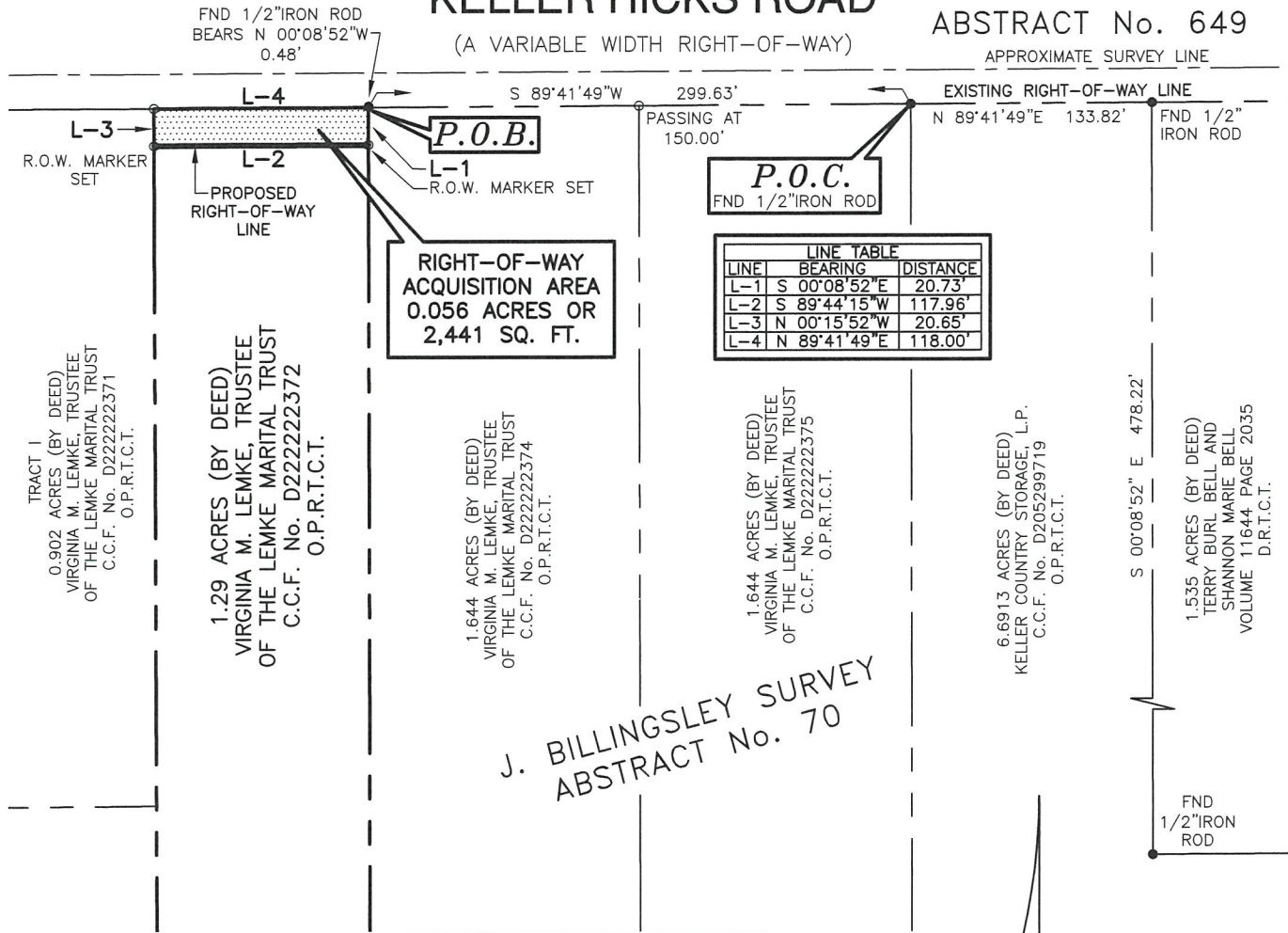
PARCEL No. 59

KELLER HICKS ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)

WILLIAM HUFF SURVEY
ABSTRACT No. 649

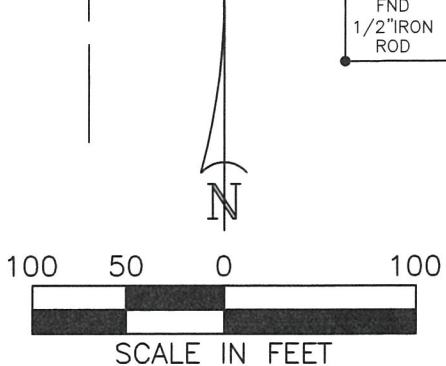
APPROXIMATE SURVEY LINE



LINE	BEARING	DISTANCE
L-1	S 00°08'52"E	20.73'
L-2	S 89°44'15"W	117.96'
L-3	N 00°15'52"W	20.65'
L-4	N 89°41'49"E	118.00'

RIGHT-OF-WAY ACQUISITION AREA
0.056 ACRES OR
2,441 SQ. FT.

- NOTES:**
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA & ASSOCIATES, INC. FORT WORTH, TEXAS." UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

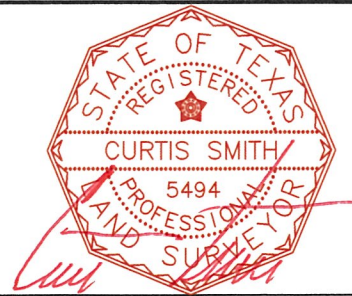


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD

PARCEL NO. 59	CITY PROJ. NO. 103276
RIGHT-OF-WAY ACQUISITION	
OWNER: VIRGINIA M. LEMKE, TRUSTEE OF THE LEMKE MARITAL TRUST	
SURVEY: J. BILLINGSLEY SURVEY, ABSTRACT NO. 70	
LOCATION: CITY OF FORT WORTH, TEXAS	
ACQUISITION AREA: 0.056 ACRES OR 2,441 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 1.29 ACRES (BY DEED)	



JOB No. FNI_2202.00	DRAWN BY: JPH	CAD FILE: 59.DWG
DATE: FEBRUARY 8, 2023	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900