

**KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD
CITY PROJECT NO. 103276
PARCEL NO. 56
KELLER HICKS ROAD
J. BILLINGSLEY SURVEY, ABSTRACT No. 70**

EXHIBIT "A"

Being a 0.062 acre (2,699 square feet) tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, said 0.062 acre (2,699 square feet) tract of land being a portion of a 6.466 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. D222222369 of the Official Public Records of Tarrant County, Texas, said 0.062 acre (2,699 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "AW4186" found for an angle point in the west line of said 6.466 acre tract of land, said 1/2 inch iron rod with cap stamped "AW4186" being the southeast corner of a 1.04 acre tract of land (by deed) deeded to Jerry Culbertson and wife, Donna Mae Culbertson as recorded in Volume 10049, Page 1571 of said Deed Records of Tarrant County, Texas, said 1/2 inch iron rod with cap stamped "AW4186" being the northeast corner of Lot 49, Block 1 of Pine Tree Mobile Home Estates, No. 2, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-157, Page 8 of the Plat Records of Tarrant County, Texas, from which a 1/2 inch iron rod found for the southwest corner of said 1.04 acre tract of land bears South 89 degrees 31 minutes 58 seconds West, a distance of 115.58 feet, said 1/2 inch iron rod being in the north line of said Lot 49, said 1/2 inch iron rod also being the southeast corner of a 4.760 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. D222222368 of said Official Public Records of Tarrant County, Texas, and from which a 1/2 inch iron rod with cap stamped "LANDES & ASSOC" found for the southwest corner of said 4.760 acre tract of land bears South 89 degrees 31 minutes 58 seconds West, a distance of 623.39 feet, said 1/2 inch iron rod with cap stamped "LANDES & ASSOC" being the northwest corner of Lot 44 of said Block 1, said 1/2 inch iron rod with cap stamped "LANDES & ASSOC" also being in the east line of Lot 3R, Block 1 of Pine Tree Mobile Home Estates, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-153, Page 70 of said Plat Records of Tarrant County, Texas; **THENCE**, North 00 degrees 00 minutes 18 seconds East, with the west line of said 6.466 acre tract of land and with the east line of said 1.04 acre tract of land, a distance of 366.40 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described 0.062 acre (2,699 square feet) tract of land, said R.O.W. Marker being the intersection of the west line of said 6.466 acre tract of land the east line of said 1.04 acre tract of land with the proposed south right-of-way line of Keller Hicks Road (an 80' width right-of-way);

THENCE North 00 degrees 00 minutes 18 seconds East, with the west line of said 6.466 acre tract of land and with the east line of said 1.04 acre tract of land, a distance of 20.37 feet to a point for the northwest corner of said 6.466 acre tract of land, said point being the northeast corner of said 1.04 acre tract of land, said point also being in the existing south right-of-way line of said Keller Hicks Road (a variable width right-of-way);

THENCE North 89 degrees 41 minutes 49 seconds East, with the north line of said 6.466 acre tract of land and with the existing south right-of-way line of said Keller Hicks Road, a distance of 132.02 feet to a point for the most northerly northeast corner of said 6.466 acre tract of land, said point being the northwest corner of a 0.983 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. D222222370 of said Official Public Records of Tarrant County, Texas;

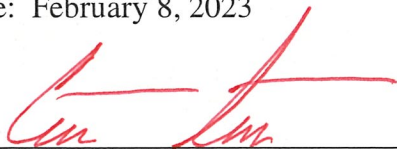
THENCE South 00 degrees 48 minutes 49 seconds East, with the most northerly east line of said 6.466 acre tract of land and with the west line of said 0.983 acre tract of land, a distance of 20.47 feet to an "X" cut in concrete set for the intersection of the most northerly east line of said 6.466 acre tract of land and the west line of said 0.983 acre tract of land with the proposed south right-of-way line of said Keller Hicks Road;

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 132.31 feet to the **POINT OF BEGINNING** and containing 0.062 acre (2,699 square feet) of land, more or less.

Notes:

- (1) A plat of even survey date 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



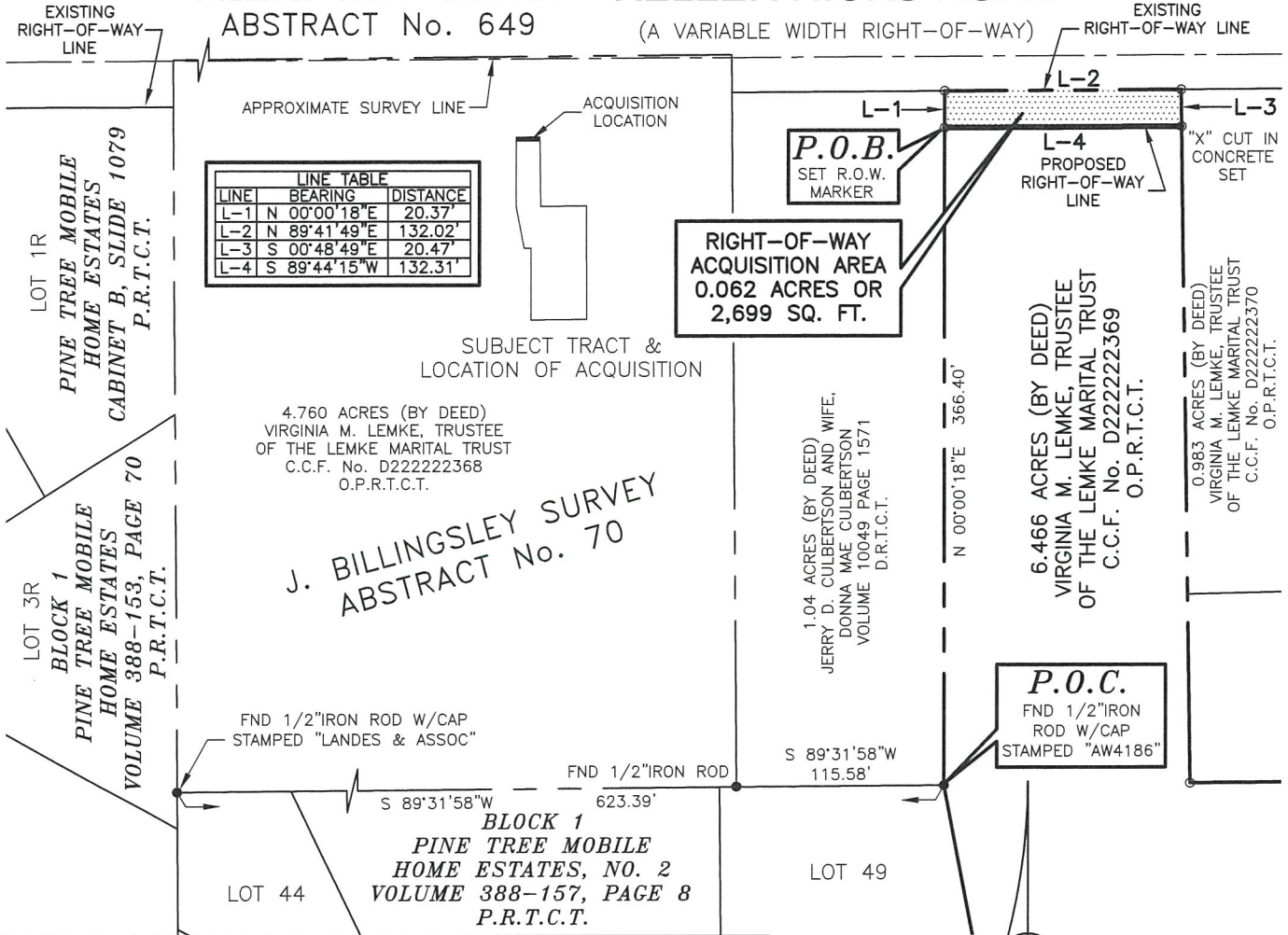
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



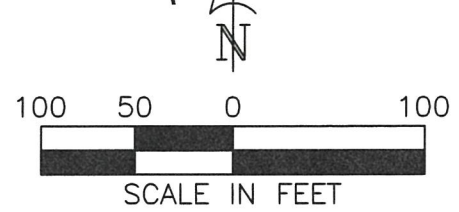
EXHIBIT "B"

PARCEL No. 56

WILLIAM HUFF SURVEY **KELLER HICKS ROAD**
 ABSTRACT No. 649 (A VARIABLE WIDTH RIGHT-OF-WAY)



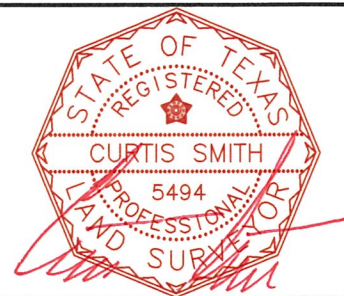
- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. R.O.W. MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA & ASSOCIATES, INC. FORT WORTH TEXAS." UNLESS OTHERWISE NOTED.
 3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM,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



FORT WORTH *City of Fort Worth*
 200 TEXAS STREET • FORT WORTH, TEXAS 76102

KELLER HICKS ROAD
 FROM LAUREN WAY TO PARK VISTA BOULEVARD

PARCEL NO. 56	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: 0.062 ACRES OR 2,699 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 6.466 ACRES (BY DEED)	



JOB No. FNI_2202.00	DRAWN BY: JPH	CAD FILE: 56.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