

**KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD
CITY PROJECT NO. 103276
PARCEL NO. 65 PE
4562 KELLER HICKS ROAD
J. BILLINGSLEY SURVEY, ABSTRACT No. 70**

EXHIBIT "A"

Being a permanent drainage easement situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, said permanent drainage easement being a portion of a 3.50 acre tract of land deeded to AIP Keller Hicks, LLC as recorded in County Clerk's File No. D222063993 of the Official Public Records of Tarrant County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found for the northwest corner of said 3.50 acre tract of land, said "X" cut in concrete being the northeast corner of a 1.233 acre tract of land deeded to For The Kingdom, LLC as recorded in County Clerk's File No. D220057458 of said Official Public Records of Tarrant County, Texas, said "X" cut in concrete 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 3.50 acre tract of land bears North 89 degrees 41 minutes 49 seconds East, a distance of 320.74 feet, said 1/2 inch iron rod being the northwest of a 1.229 acre tract of land deeded to Regency Place L.L.C. as recorded in County Clerk's File No. D221239323 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 said Keller Hicks Road; **THENCE**, South 00 degrees 38 minutes 34 seconds East, with the west line of said 3.50 acre tract of land and with the east line of said 1.233 acre tract of land, a distance of 21.22 feet to a R.O.W. Marker set for the intersection of the west line of said 3.50 acre tract of land and the east line of said 1.233 acre tract of land with the proposed south right-of-way line of said Keller Hicks Road, from which a 1/2 inch iron rod found for the southwest corner of said 3.50 acre tract of land bears South 00 degrees 38 minutes 34 seconds East, a distance of 457.14 feet, said 1/2 inch iron rod being the southeast corner of said 1.233 acre tract of land, said 1/2 inch iron rod also being in a north line of Lot 7, Block 1 of Golden Triangle Crossing Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in County Clerk's File No. D220050786 of the Official Public Records of Tarrant County, Texas; **THENCE**, North 89 degrees 44 minutes 15 seconds East, with the proposed South right-of-way line of said Keller Hicks Road, a distance of 133.58 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement;

THENCE North 89 degrees 44 minutes 15 seconds East, with the proposed south right-of-way line of said Keller Hicks Road, a distance of 164.23 feet to a point for corner, from which a R.O.W. Marker set for the intersection of the proposed south right-of-way line of said Keller Hicks Road with the east line of said 3.50 acre tract of land and the west line of said 1.229 acre tract of land bears North 89 degrees 44 minutes 15 seconds East, a distance of 22.75 feet;

THENCE South 50 degrees 31 minutes 05 seconds East, a distance of 29.55 feet to a point for corner in the east line of said 3.50 acre tract of land, said point being in the west line of said 1.229 acre tract of land;

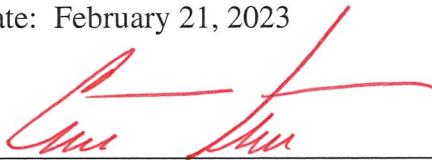
THENCE South 00 degrees 09 minutes 50 seconds East, with the east line of said 3.50 acre tract of land and with the west line of said 1.229 acre tract of land, passing at a distance of 115.70 feet, a 1/2 inch iron rod with cap stamped “KHA” found for the southwest corner of said 1.229 acre tract of land, said 1/2 inch iron rod with cap stamped “KHA” being the most northerly northwest corner of said Lot 7, in all, a distance of 136.36 feet to a point for corner, said point being in the most northerly west line of said Lot 7;

THENCE North 50 degrees 31 minutes 05 seconds West, a distance of 242.83 feet to the **POINT OF BEGINNING** and containing 0.328 acres or (14,300 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”, 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.

Date: February 21, 2023



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

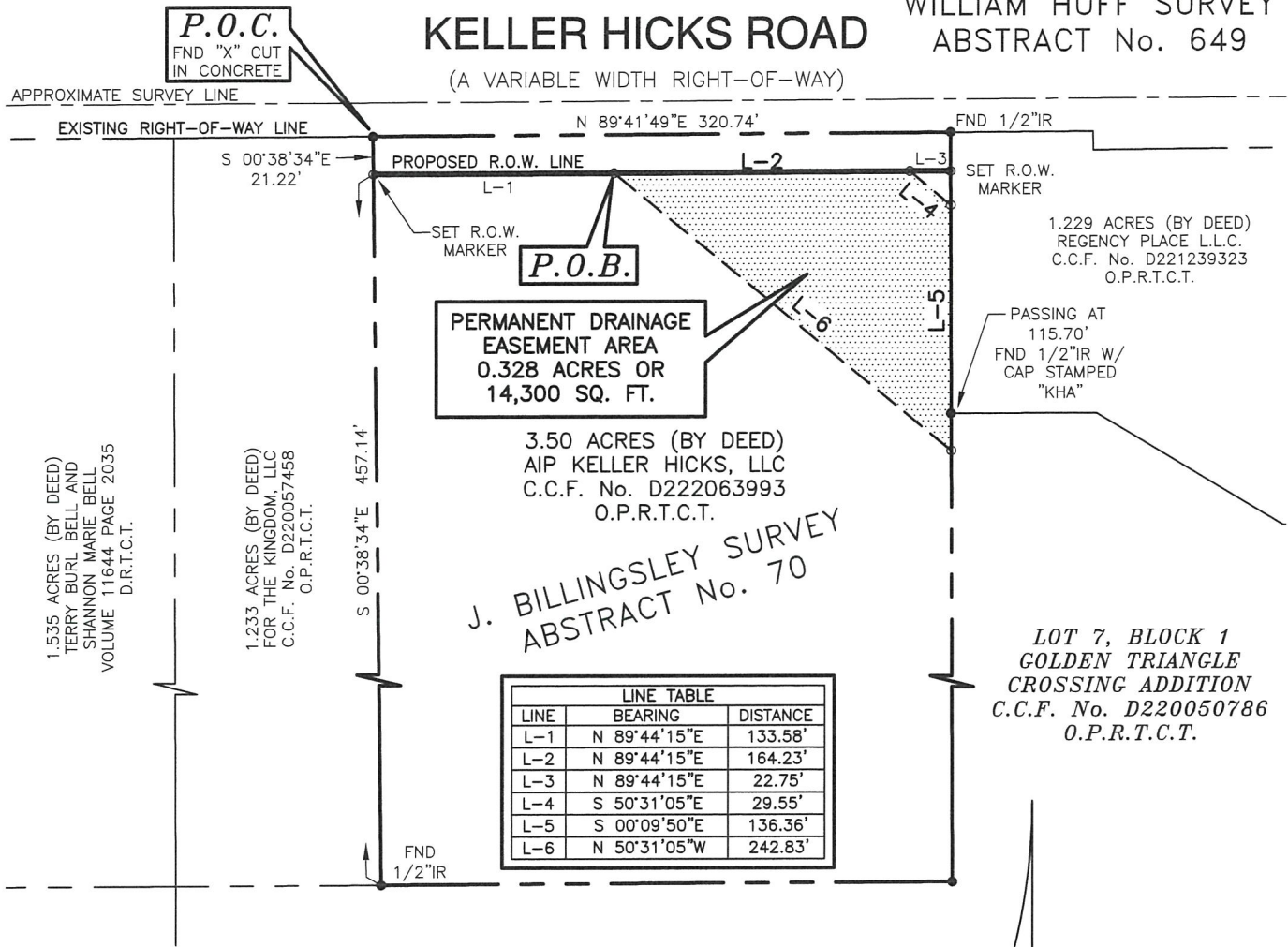


EXHIBIT "B"
PARCEL No. 65 PE

WILLIAM HUFF SURVEY
 ABSTRACT No. 649

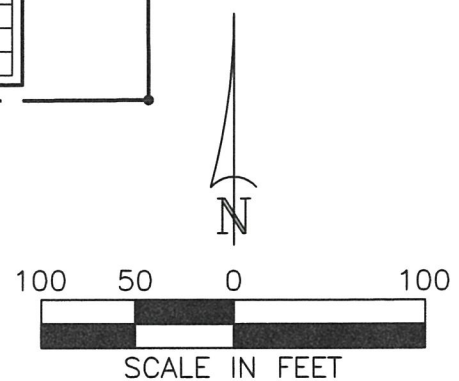
KELLER HICKS ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)



NOTES:

- A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- 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.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

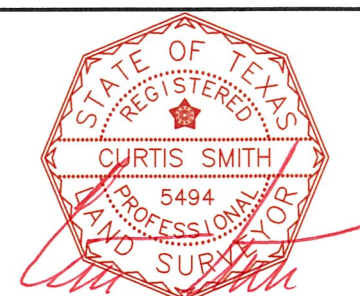


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

KELLER HICKS ROAD
FROM LAUREN WAY TO PARK VISTA BOULEVARD

PARCEL NO. 65 PE	CITY PROJ. NO. 103276
PERMANENT DRAINAGE EASEMENT	
OWNER: AIP KELLER HICKS, LLC	
SURVEY: J. BILLINGSLEY SURVEY, ABSTRACT NO. 70	
LOCATION: CITY OF FORT WORTH, TEXAS	
ACQUISITION AREA: 0.328 ACRES OR 14,300 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.50 ACRES (BY DEED)	



JOB No. FNI_2202.00	DRAWN BY: RCS	CAD FILE: 65 PE.DWG
DATE: FEBRUARY 21, 2023	EXHIBIT B PAGE 1 OF 1	SCALE: 1" = 100'

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