

**KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD
CITY PROJECT NO. 103276
PARCEL NO. 54
KELLER HICKS ROAD
J. BILLINGSLEY SURVEY, ABSTRACT No. 70**

EXHIBIT "A"

Being a 0.471 acre (20,515 square feet) tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, said 0.471 acre (20,515 square feet) tract of land being a portion 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 the Official Public Records of Tarrant County, Texas, said 0.471 acre (20,515 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 southeast corner of said 4.760 acre tract of land, said 1/2 inch iron rod being the southwest corner of a 1.04 acre tract of land (by deed) deeded to Jerry D. 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 also being in the north line of Lot 49 of 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 with cap stamped "AW4186" found for the southeast corner of said 1.04 acre tract of land bears North 89 degrees 31 minutes 58 seconds East, a distance of 115.58 feet, said 1/2 inch iron rod with cap stamped "AW4186" being the northeast corner of said Lot 49, said 1/2 inch iron rod with cap stamped "AW4186" also being an angle point in the west line 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 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 507.81 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 25 minutes 03 seconds West, with the east line of said 4.760 acre tract of land and with the west line of said called 1.04 acre tract of land, a distance of 366.81 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described 0.471 acre (20,515 square feet) tract of land, said R.O.W. Marker being the intersection of the east line of said 4.760 acre tract of land the west 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 South 89 degrees 44 minutes 15 seconds West, with the proposed south right-of-way line of said Keller Hicks Road, a distance of 507.49 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 4.760 acre tract of land and the east line of Lot 1R of Pine Tree Mobile Home Estates, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet B, Slide 1079 of said Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 22 minutes 04 seconds West, with the west line of said 4.760 acre tract of land and with the east line of said Lot 1R, passing at a distance of 13.38 feet, a point for the northeast corner of said Lot 1R, said point being the intersection of the west line of said 4.760 acre tract of land with the existing south right-of-way line of said Keller Hick Road (a variable width right-of-way), in all, a distance of 39.52 feet to a point for the northwest corner of said 4.760 acre tract of land, said point being in said Keller Hicks Road;

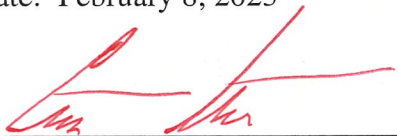
THENCE North 89 degrees 31 minutes 58 seconds East, with the north line of said 4.760 acre tract of land and with said Keller Hicks Road, a distance of 507.46 feet to a point for the northeast corner of said 4.760 acre tract of land;

THENCE South 00 degrees 25 minutes 03 seconds East, with the east line of said 4.760 acre tract of land, passing at a distance of 21.04 feet, a point for the northwest corner of said 1.04 acre tract of land, said point being the intersection of the east line of said 4.760 acre tract of land with the existing south right-of-way line of said Keller Hicks Road, in all, a distance of 41.33 feet to the **POINT OF BEGINNING** and containing 0.471 acre (20,515 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." 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 8, 2023



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

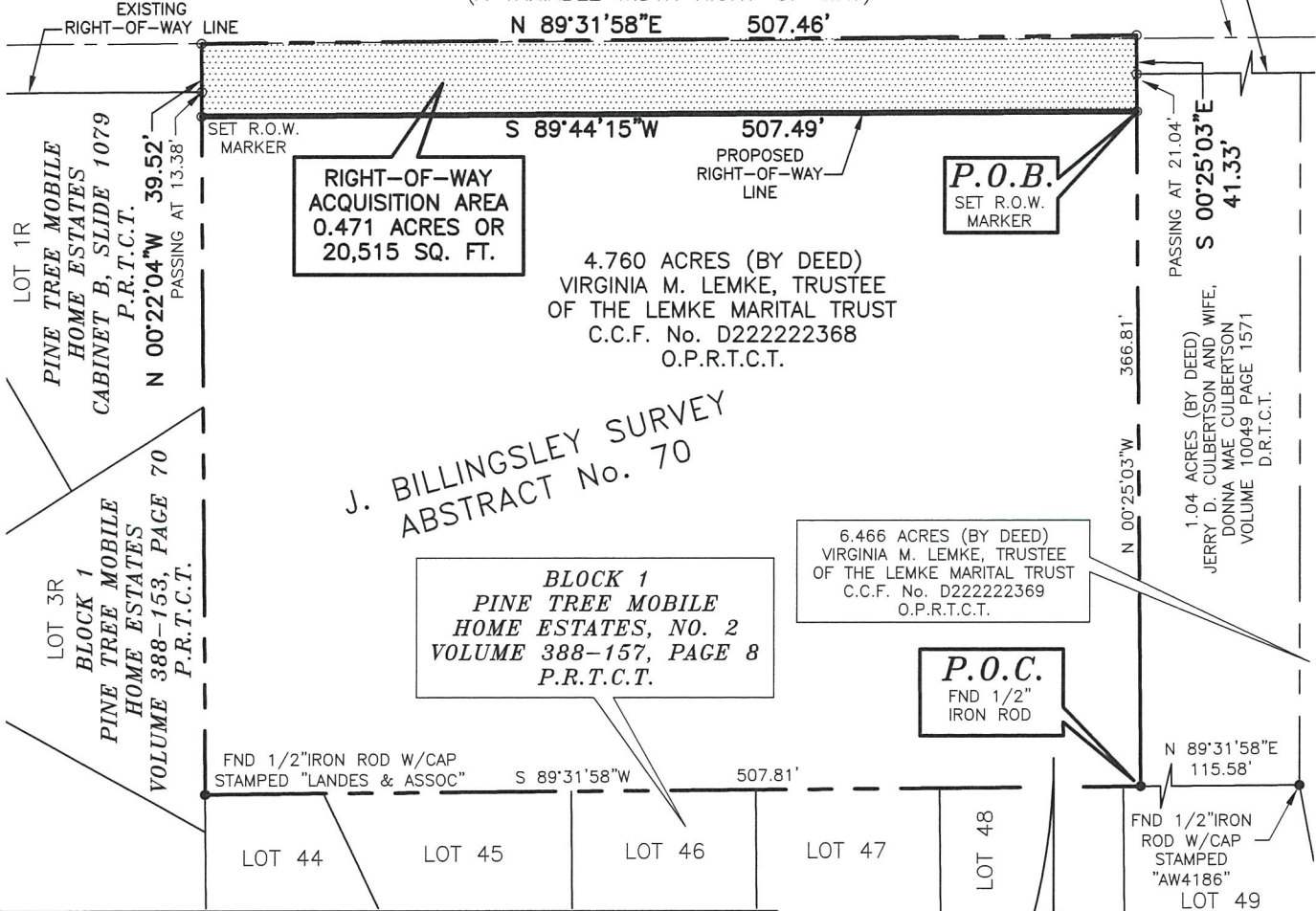


EXHIBIT "B"

PARCEL No. 54

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

EXISTING RIGHT-OF-WAY LINE
 APPROXIMATE SURVEY LINE



RIGHT-OF-WAY ACQUISITION AREA
 0.471 ACRES OR
 20,515 SQ. FT.

4.760 ACRES (BY DEED)
 VIRGINIA M. LEMKE, TRUSTEE
 OF THE LEMKE MARITAL TRUST
 C.C.F. No. D22222368
 O.P.R.T.C.T.

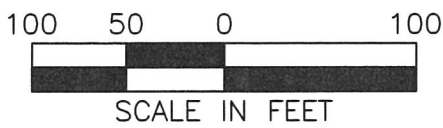
J. BILLINGSLEY SURVEY
 ABSTRACT No. 70

BLOCK 1
 PINE TREE MOBILE
 HOME ESTATES, NO. 2
 VOLUME 388-157, PAGE 8
 P.R.T.C.T.

6.466 ACRES (BY DEED)
 VIRGINIA M. LEMKE, TRUSTEE
 OF THE LEMKE MARITAL TRUST
 C.C.F. No. D22222369
 O.P.R.T.C.T.

P.O.C.
 FND 1/2" IRON ROD

- 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.

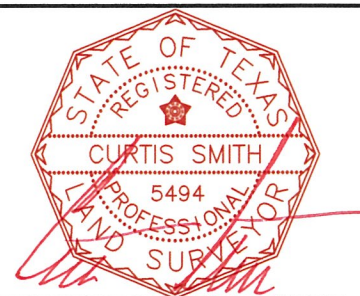


City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD

PARCEL NO. 54	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: 0.471 ACRES OR 20,515 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 4.760 ACRES (BY DEED)	



JOB No. FNI_2202.00	DRAWN BY: JPH	CAD FILE: 54.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