

DRAWING: S:\PROJECTS\2015101.01 KELLER-HICKS SURVEY\DRAWINGS\EASEMENTS\15101.01 ESMT-1 ROW.DWG SAVED BY: RALLEN DATE: 05/29/2020

EXHIBIT "A"

VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION

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

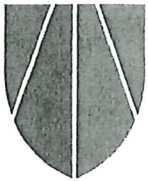
BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND ALSO BEING THE SOUTHERLY CORNER OF A CORNER CLIP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KELLER HICKS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF KATY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00°18'06" EAST, WITH THE EAST LINE OF SAID LOT 1 AND BEING COMMON WITH THE WEST RIGHT OF WAY LINE OF THE SAID KATY ROAD, A DISTANCE OF 25.57 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH CAPPED IRON ROD MARKED SEMPCO FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT 1 BEARS SOUTH 00°18'06" EAST, A DISTANCE OF 949.86 FEET;

THENCE NORTH 44°42'38" WEST, A DISTANCE OF 50.00 FEET TO A POINT CORNER 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 THE AFORESAID LOT 1 BEARS SOUTH 89°56'18" WEST, A DISTANCE OF 808.93 FEET;

THENCE NORTH 89°56'18" EAST, WITH THE COMMON NORTH LINE OF AFOREMENTIONED LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLER HICKS ROAD A DISTANCE OF 24.99 FEET TO A 5/8" IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID CORNER CLIP;

THENCE SOUTH 45°10'54" EAST, A DISTANCE OF 14.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 572 SQUARE FEET OR 0.013 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:

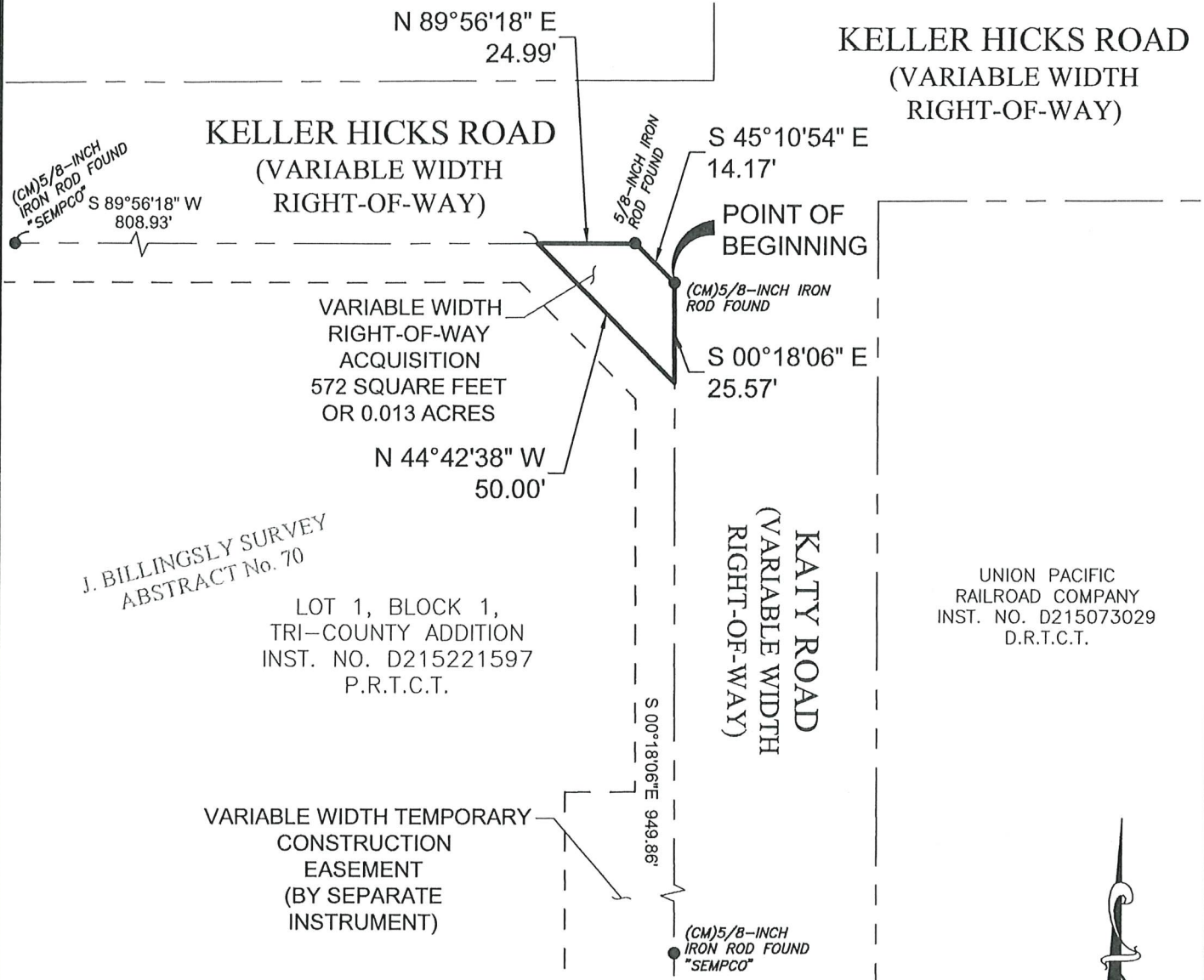
1. EASEMENT DRAWING OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.
2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE SURFACE DISTANCES.

EXHIBIT SHOWING A
RIGHT-OF-WAY ACQUISITION
OUT OF
LOT 1, BLOCK 1
TRI-COUNTY ADDITION
RECORDED IN INSTRUMENT No. INST. NO. D215221597,
OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
SITUATED IN THE
J. BILLINGSLEY SURVEY,
ABSTRACT No. 70
CITY OF KELLER
TARRANT COUNTY, TEXAS



EXHIBIT "B"

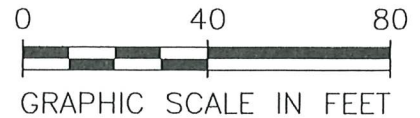
VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION



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