

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

EXHIBIT "A"

Being a 0.157 acre (6,840 square feet) tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, said 0.157 acre (6,840 square feet) tract of land 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 0.157 acre (6,840 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING 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);

THENCE North 89 degrees 41 minutes 49 seconds East, with the north line of said 3.50 acre tract of land and with the existing south right-of-way line of said Keller Hicks Road, a distance of 320.74 feet to a 1/2 inch iron rod found for the northeast corner of said 3.50 acre tract of land, said 1/2 inch iron rod being the northwest corner 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;

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, a distance of 21.45 feet to a R.O.W. Marker set for the intersection of the east line of said 3.50 acre tract of land and the west line of said 1.229 acre tract of land with the proposed south right-of-way line of said Keller Hicks Road (80' width right-of-way), from which a 1/2 inch iron rod with cap stamped "KHA" found for an angle point in the east line of said 3.50 acre tract of land bears South 00 degrees 09 minutes 50 seconds East, a distance of 134.59 feet, said 1/2 inch iron rod with cap stamped "KHA" being the southwest corner of said 1.229 acre tract of land, said 1/2 inch iron rod with cap stamped "KHA" also being the most northerly northwest corner 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 said Official Public Records of Tarrant County, Texas;

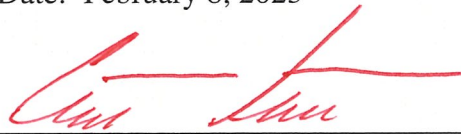
THENCE South 89 degrees 44 minutes 15 seconds West, with the proposed south right-of-way line of said Keller Hicks Road, a distance of 320.56 feet to a R.O.W. Marker set for the intersection of the proposed south right-of-way line of said Keller Hicks Road with the west line of said 3.50 acre tract of land and the east line of said 1.233 acre tract of land, 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 the most westerly north line of said Lot 7;

THENCE North 00 degrees 38 minutes 34 seconds West, 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 the **POINT OF BEGINNING** and containing 0.157 acre (6,840 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 8, 2023



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



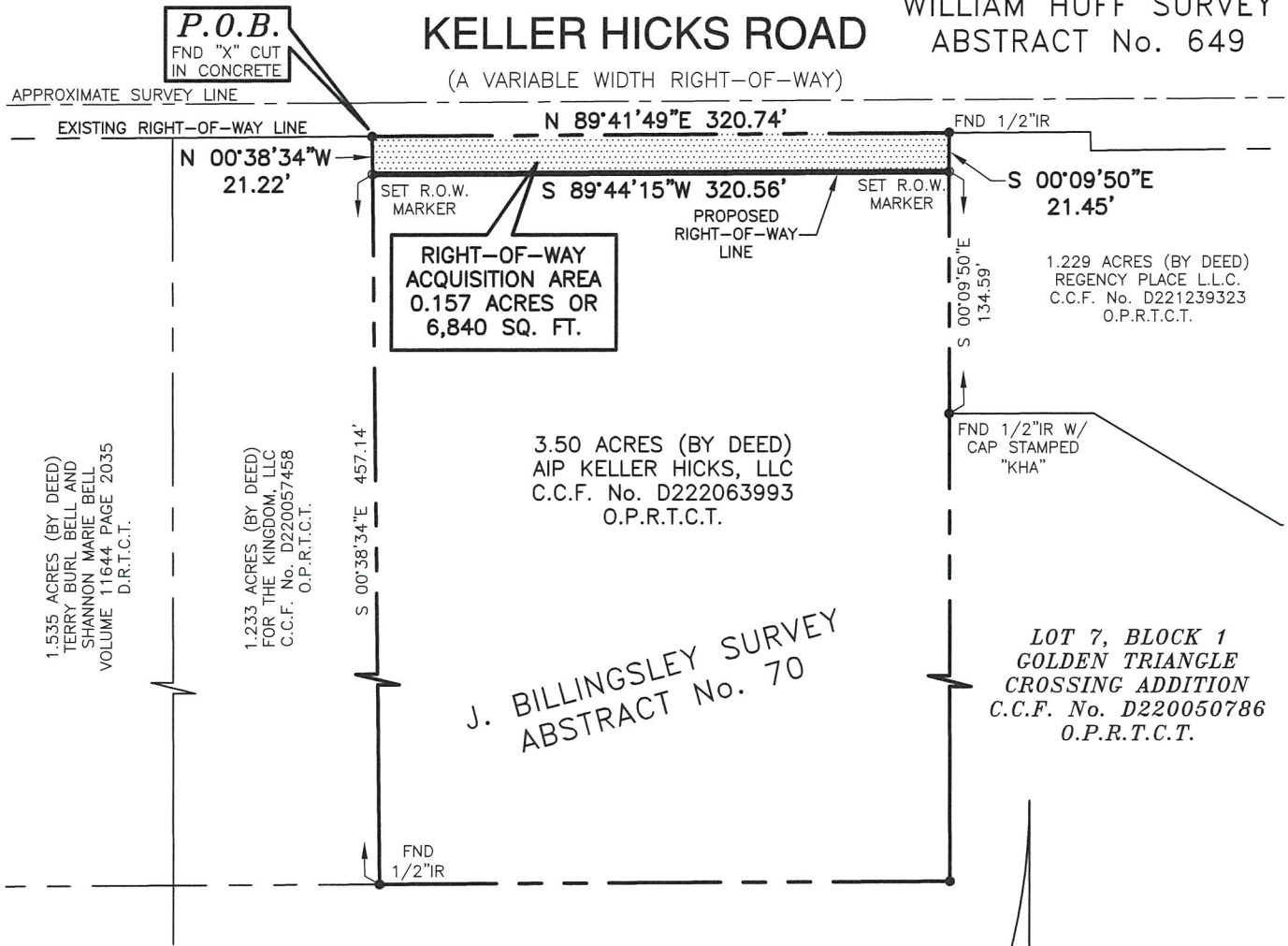
EXHIBIT "B"

PARCEL No. 65

KELLER HICKS ROAD

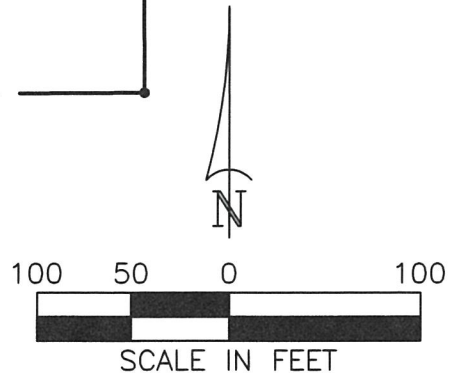
(A VARIABLE WIDTH RIGHT-OF-WAY)

WILLIAM HUFF SURVEY
ABSTRACT No. 649



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.



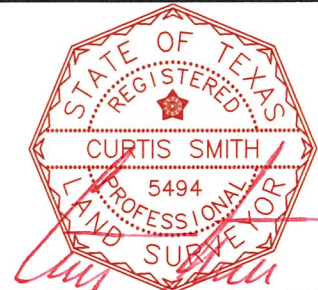
City of Fort Worth

200 TEXAS STREET • FORT WORTH, TEXAS 76102

KELLER HICKS ROAD FROM LAUREN WAY TO PARK VISTA BOULEVARD

PARCEL NO. 65	CITY PROJ. NO. 103276
RIGHT-OF-WAY ACQUISITION	
OWNER: AIP KELLER HICKS, LLC	
SURVEY: J. BILLINGSLEY SURVEY, ABSTRACT NO. 70	
LOCATION: CITY OF FORT WORTH, TEXAS	
ACQUISITION AREA: 0.157 ACRES OR 6,840 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.50 ACRES (BY DEED)	

JOB No. FNI_2202.00	DRAWN BY: RCS	CAD FILE: 65.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