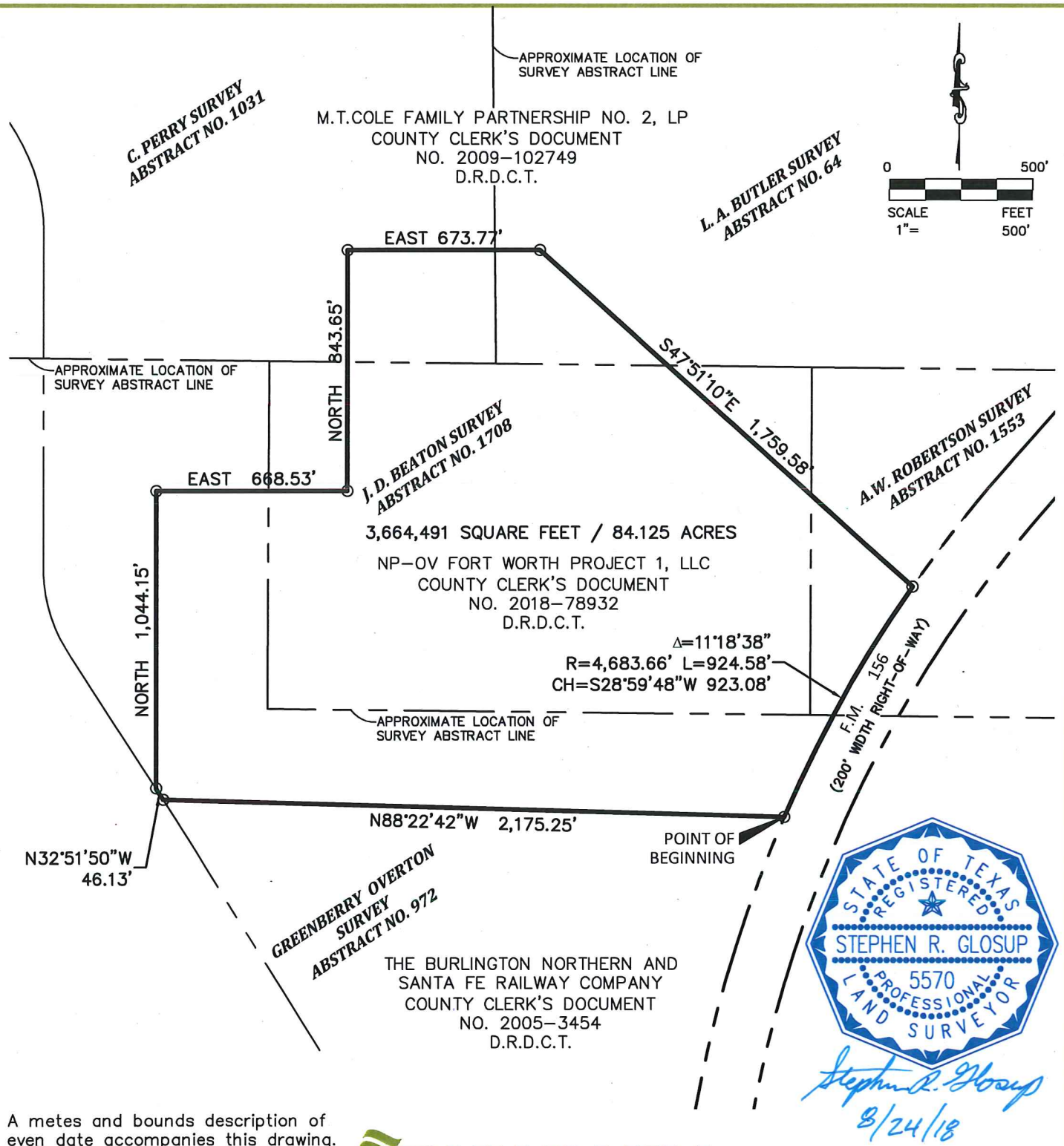
ANNEXATION

OF

84.125 ACRES OF LAND, DENTON COUNTY, TEXAS.



STATE OF TEXAS REGISTERED
STEPHEN R. GLOSUP
5570
PROFESSIONAL LAND SURVEYOR

Stephen R. Glosup
8/24/18

A metes and bounds description of even date accompanies this drawing.

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

DATE: AUGUST 24, 2018

PAGE 1 OF 2
JOB NO. B003816.002

PLOTTED BY: Steve Glosup ON: Friday, August 24, 2018 AT: 4:45 PM FILEPATH: G:\Production500\003800\3816\Survey\Drawings\B003816.003 Northpoint Phase I Annexation.dwg

ANNEXATION

OF

84.125 ACRES OF LAND, DENTON COUNTY, TEXAS.

PROPERTY DESCRIPTION

BEING a tract of land situated in the C. Perry Survey, Abstract No. 1031, the L.A. Butler Survey, Abstract No. 64, the J.D Beaton Survey, Abstract No. 1708, the A.W. Robertson Survey, Abstract No. 1553, and the Greenberry Overton Survey, Abstract No. 972, Denton County, Texas and being a part of that certain tract of land described by deed to NP–OV Fort Worth Project 1, LLC, recorded in County Clerk's Document No. 2018–78932, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the westerly right–of–way line of F.M. 156 (a 200' width right–of–way), by right–of–way deed to City of Fort Worth, recorded in County Clerk's Document No. 2007–110923, Deed Records, Denton County, Texas, the northeast corner of that certain tract of land described by deed to The Burlington Northern and Santa Fe Railway Company, recorded in County Clerk's Document No 2005–3454, Deed Records, Denton County, Texas and the southeast corner of said NP–OV Fort Worth Project 1 tract;

THENCE North 88°22'42" West, departing the westerly right–of–way line of said F.M. 156 and with common line of said The Burlington Northern and Santa Fe Railway Company tract and NP–OV Fort Worth Project 1 tract, a distance of 2,175.25 feet to a point for the southwest corner of said NP–OV Fort Worth Project 1 tract;

THENCE North 32°51'50" West, a distance of 46.13 feet to a point for the most westerly southwest corner of said NP–OV Fort Worth Project 1 tract;

THENCE NORTH, a distance of 1,044.15 feet to a point;

THENCE EAST, a distance of 668.53 feet to a point;

THENCE NORTH, a distance of 843.65 feet to a point;

THENCE EAST, a distance of 673.77 feet to a point;

THENCE South 47°51'10" East, a distance of 1,759.58 feet to a point in the westerly right–of–way line of said F.M. 156, the northeast corner of said NP–OV Fort Worth Project 1 tract and the beginning of a non–tangent curve to the left having a central angle of 11°18'38", a radius of 4,683.66 feet and a chord bearing and distance of South 28°59'48" West – 923.08 feet;

THENCE with the westerly right–of–way line of said F.M. 156 and with said curve to the left in a southwesterly direction, an arc length of 924.58 feet to the POINT OF BEGINNING and containing a calculated area of 3,664,491 square feet or 84.125 acres of land

NOTES: The basis of bearings for this Annexation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

JOB NO. B003816.002

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August 24, 2018

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ANNEXATION

OF

84.125 ACRES TRACT OF LAND

DENTON County, Texas.

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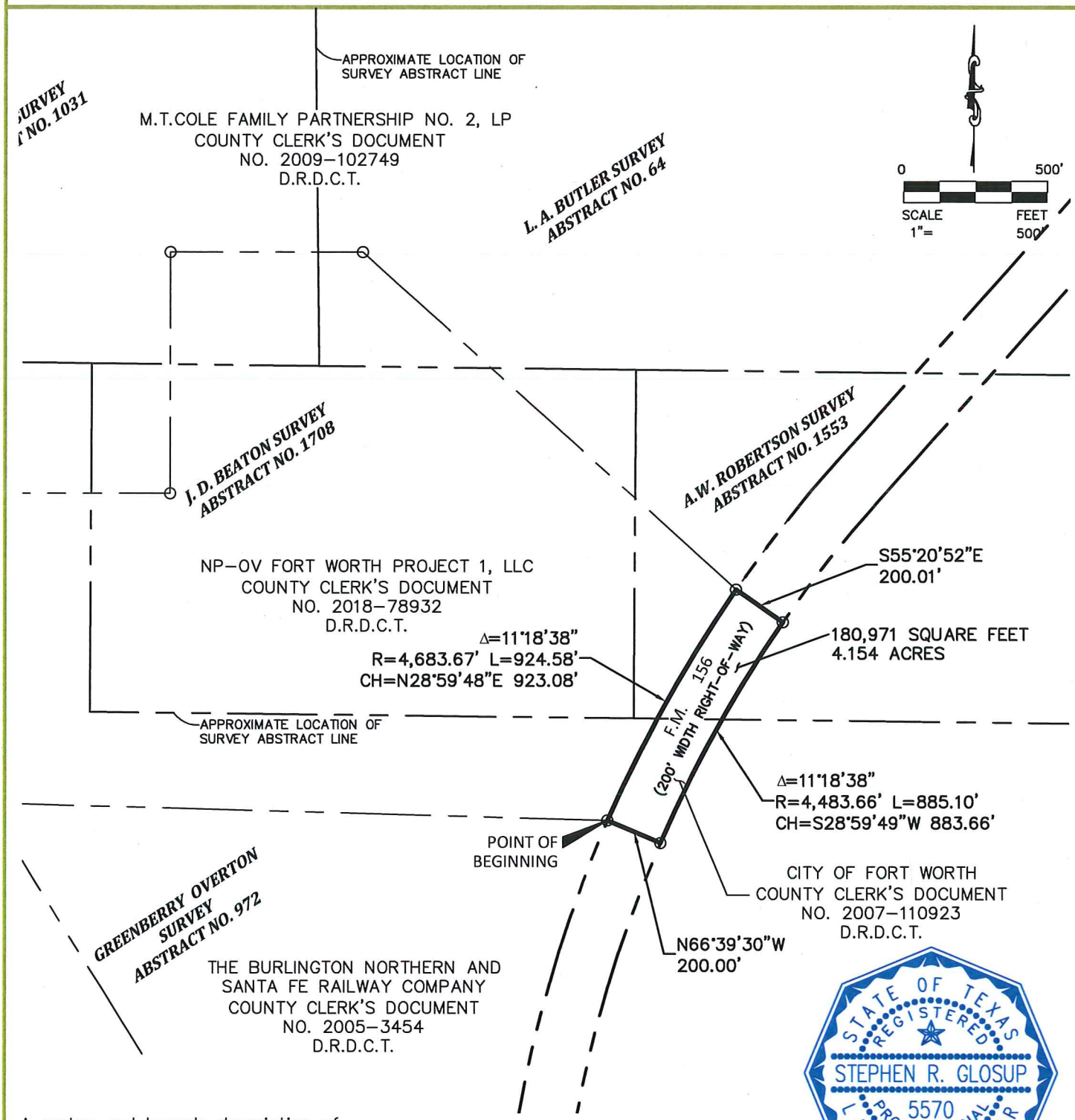
ANNEXATION

OF

4.154 ACRES OF LAND, DENTON COUNTY, TEXAS.



A metes and bounds description of even date accompanies this drawing.

STATE OF TEXAS
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DATE: AUGUST 24, 2018

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ANNEXATION

OF

4.154 ACRES OF LAND, DENTON COUNTY, TEXAS.

PROPERTY DESCRIPTION

BEING a tract of land situated in the A.W. Robertson Survey, Abstract No. 1553, and the Greenberry Overton Survey, Abstract No. 972, Denton County, Texas and being a part of that certain tract of land described by right–of–way deed to City of Fort Worth, recorded in County Clerk's Document No. 2007–110923, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the westerly right–of–way line of said F.M. 156 (a 200' width right–of–way), the northeast corner of that certain tract of land described by deed to The Burlington Northern and Santa Fe Railway Company, recorded in County Clerk's Document No 2005–3454, Deed Records, Denton County, Texas and the southeast corner of that certain tract of land described by deed to NP–OV Fort Worth Project 1, LLC, recorded in County Clerk's Document No. 2018–78932, Deed Records, Denton County, Texas, said point being in non–tangent curve to the right having a central angle of 11°18'38", a radius of 4,683.66 feet and a chord bearing and distance of North 28°59'48" East – 923.08 feet;

THENCE with westerly right–of–way line of said F.M. 156 and with said non–tangent curve to the right in a northeasterly direction, an arc length of 924.58 feet to a point for the northeast corner of said NP–OV Fort Worth Project 1 tract;

THENCE South 55°20'52" East, departing the westerly right–of–way line of said F.M. 156, a distance of 200.01 feet to a point in the easterly right–of–way line of said F.M. 156 and in non–tangent curve to left having a central angle of 11°18'38", a radius of 4,483.66 feet and a chord bearing and distance of South 28°59'49" West – 883.66 feet;

THENCE with easterly right–of–way line of said F.M. 156 and with said non–tangent curve to the left in a southwesterly direction, an arc length of 885.10 feet to a point;

THENCE North 66°39'30" West, departing the easterly right–of–way line of said F.M. 156, a distance of 200.00 feet to the POINT OF BEGINNING and containing a calculated area of 180,971 square feet or 4.154 acres of land

NOTES: The basis of bearings for this Annexation is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

JOB NO. B003816.002

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ANNEXATION

OF

4.154 ACRES TRACT OF LAND

DENTON County, Texas.

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