

ANNEXATION DESCRIPTION

Being 61.754 acres of land situated in the John Korticky Survey, Abstract No. 914, Tarrant County, Texas, being a portion of Tract 1 and Tract 2, as described in deed to Crowley Independent School District (Crowley ISD), according to the deed filed in Instrument #D207416955, Deed Records of Tarrant County, Texas (D.R.T.C.T.), being a portion of a tract of land described in deed to Texas Electric Service Company (TESCO), recorded in Volume 3564, Page 577, D.R.T.C.T., also being a portion of West Cleburne Road (County Road 1035), a variable width right-of-way, and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said TESCO tract (Volume 3564, Page 577), also being the northwest corner of a tract of land described in deed to TESCO, recorded in Volume 3554, Page 613, D.R.T.C.T., also being the most easterly southeast corner of a 194.167 acre tract of land annexed by the City of Fort Worth, as recorded in City of Fort Worth Ordinance #13578, also being in the most westerly line of a 79.08 acre tract of land annexed by the City of Fort Worth, as recorded in City of Fort Worth Ordinance #9471, and also being in the approximate centerline of said West Cleburne Road;

THENCE S 00°27'08" E, along the east line of said TESCO tract (Volume 3564, Page 577), along the west line of said TESCO tract (Volume 3554, Page 613), along the most westerly line of said 79.08 acre tract, and along the approximate centerline of said West Cleburne Road, a distance of 149.74 feet to a Mag nail found at the southeast corner of said TESCO tract (Volume 3564, Page 577), also being the southwest corner of said TESCO tract (Volume 3554, Page 613), from which a TESCO monument found at the most northerly northeast corner of said Tract 2 bears S 88°42'06" W, a distance of 25.11 feet;

THENCE S 00°27'08" E, continuing along the most westerly line of said 79.08 acre tract, and along the approximate center line of said West Cleburne Road, at a distance of 262.66 feet, passing the most easterly northeast corner of said Tract 2, continuing along the east line of said Tract 2, in all, a distance of 659.57 feet to the southwest corner of said 79.08 acre tract, and being in the north line of a 52.357 acre tract of land annexed by the City of Fort Worth, as described in City of Fort Worth Ordinance #9581;

THENCE S 89°43'25" W, leaving the approximate centerline of said West Cleburne Road and the most easterly line of said Tract 2, continuing along the north line of said 52.357 acre tract, a distance of 25.90 feet to the northwest corner of said 52.357 acre tract, and being in the west line of said West Cleburne Road;

THENCE continuing along the west line of said 52.357 acre tract, and along the west line of said West Cleburne Road, the following courses and distances;

S 00°31'55" E, a distance of 326.78 feet;


S 00°33'55" E, at a distance of 103.60 feet, passing a 5/8 inch iron found in the south line of Tract 2, and being in the north line of Tract 1, in all, a distance of 617.61 feet to a 5/8 inch iron rod found in the south line of said Tract 1, and being in the north line of a 40.043 acre tract of

land annexed by the City of Fort Worth, as recorded in City of Fort Worth Ordinance #24148-04-2020;

THENCE S 89°08'07" W, leaving the west line of said 52.357 acre tract, continuing along the north line of said 40.043 acre tract and the south line of said Tract 1, at a distance of 14.80 feet, passing a 5/8 inch iron rod with cap stamped "LJA Surveying" found at the northeast corner of Lot 2X, Block 4, Deer Creek, an addition to the City of Fort Worth, Tarrant, County, Texas, recorded in Instrument #D222058562, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and continuing along the north line of Blocks 4 & 5 of said Deer Creek, in all, a distance of 1673.28 feet to the southwest corner of said Tract 1, also being the northwest corner of Lot 1 of said Block 5, Deer Creek, and also being in the east line of a tract of land described in deed to Dependable Builders, LLC, recorded in Instrument #D221376640, D.R.T.C.T., from which a 5/8 inch iron rod with cap stamped "LJA Surveying" found bears N 89°08'11" E, a distance of 0.28 feet;

THENCE N 00°00'16" W, along the west line of said Tracts 1 & 2, and along the east line of said Dependable Builders, LLC tract, at a distance of 12.43 feet, passing a 1 inch iron rod found at the northeast corner of said Dependable Builders, LLC tract, also being the southeast corner of Lot 15, Block 2, Panther Heights (Phase 2), an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 7768, P.R.T.C.T., and also being the southeast corner of said 194.167 acre tract, and continuing along the east line of said 194.167 acre tract, and along the east line of said Blocks 2 & 3 of said Panther Heights (Phase 2), at a distance of 1455.67 feet, passing a 3/4 inch iron rod found at the northwest corner of said Tract 2, also being the northeast corner of Lot 13 of said Block 3, Panther Heights (Phase 2), and also being in the south line of said TESCO tract (Volume 3564, Page 577), continuing over and across said TESCO tract (Volume 3564, Page 577), in all, a distance of 1605.70 feet to the north line of said TESCO tract (Volume 3564, Page 577), also being in the south line of Block 3 of Panther Heights, an addition to the City of Fort Worth, Tarrant County, Texas, recorded in Cabinet A, Slide 5064, P.R.T.C.T.;

THENCE N 89°11'55" E, along the north line of said TESCO tract (Volume 3564, Page 577), and along the south line of said Block 3, Panther Heights (Cabinet A, Slide 5064), a distance of 1684.95 feet to the **POINT OF BEGINNING** and containing 61.754 acres of land.


Date: June 20, 2024
Theron W. Sims, R.P.L.S.
Texas Registration No. 5887
Surveyed on the ground February 8, 2024



"This document was prepared under 22 Texas Administrative Code §138.95, 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."

(194.167 Ac)
ANNEXATION BY
CITY OF FT. WORTH
ORDINANCE #13578

BLK 3

PANTHER HEIGHTS
CAB. A, SLIDE 5064
P.R.T.C.T.

P.O.B.

N89°11'55"E, 1684.95'
TESCO
VOL. 3564, PG. 577
D.R.T.C.T.

S00°27'08"E
149.74'

TESCO
VOL. 3554, PG. 613
D.R.T.C.T.

LINE TABLE		
#	DIRECTION	LENGTH
L1	S89°43'25"W	25.90'
L2	S00°31'55"E	326.78'
L3	S88°42'06"W	25.11'
L4	S00°33'55"E	103.60'
L5	N89°08'11"E	0.28'
L6	N00°00'16"W	12.43'
L7	N00°00'16"W	150.13'

**J KORTICKY SURVEY
ABST NO 914**

CONCRETE
MONUMENT

S00°27'08"E
262.66'

(79.08 Ac)
ANNEXATION BY
CITY OF FT. WORTH
ORDINANCE #9471

TRACT 2
CROWLEY INDEPENDENT SCHOOL DISTRICT
INST. #D207416955
D.R.T.C.T.

WEST CLEBURNE RD.
L1
L2
L3
L4

659.57'
S00°27'08"E
617.61'
S00°33'55"E

BLK 9
6 7 8 9 10
KELLEY TRACT
INST. #D222015841
P.R.T.C.T.

BLK 10
1 2 3 4 5 6 7 8 9
BLK 11

BLK 1
14
13
12
11
10
9
8
7
6
5
4
3
2
1
BLK 2
10
9
8
7
6
5
4
3
2
1
BLK 8
1 2 3 4 5

DITTANY LN.
SUMMER CREST
INST. #D223153232
P.R.T.C.T.

BLK 8

8X
OPEN SPACE &
DRAINAGE EASEMENT
INST. #D223153232
P.R.T.C.T.

THRON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887
DATE: JUNE 20, 2024
SURVEYED ON THE GROUND
FEBRUARY 8, 2024
"This document was prepared under 22 Texas Administrative
Code § 138.95, 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. CSD 23609 SHEET 3 OF 3



61.754 Ac.

TRACT 1
CROWLEY INDEPENDENT SCHOOL DISTRICT
INST. #D20716955
D.R.T.C.T.

(52.357 Ac)
ANNEXATION BY
CITY OF FT. WORTH
ORDINANCE #9581

S89°08'07"W, 1673.28'

5/8" CIRF
"LJA SURVEYING"

(40.043 Ac)
ANNEXATION BY
CITY OF FT. WORTH
ORDINANCE #24148-04-2020

LOT 2X, BLOCK 4
OPEN SPACE
DEER CREEK
INST. #D222058562
P.R.T.C.T.

WELLBORN RD.
DEPENDABLE BUILDERS, LLC
INST. #D221376640
D.R.T.C.T.

RANCHO AZUL



SCALE: 1"=300'



teague nall & perkins

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Fort Worth, Texas 76137
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www.tnpinc.com / TBPLS Registration No. 100116-00

ANNEXATION OF 61.754 ACRES OF LAND

Situated in the John Korticky Survey, Abstract No. 914,
Tarrant County, Texas.