

**LEGAL DESCRIPTION**

ANNEXATION EXHIBIT - 2.2630 ACRE TRACT

**BEING** a 2.2630 acre (98,578 square foot) tract of land situated in the Charles Martin Survey, Abstract No. 1022, Tarrant County, Texas; said tract being all of a tract of land described as Tract I in Independent Executor's Warranty Deed to Judy A. Baumgardner recorded in Instrument Number D224016924, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and a portion of a tract of land described in Special Warranty Deed to City of Fort Worth recorded in Instrument Number D216044405, O.P.R.T.C.T.; said tract being more particularly described as follows:

**BEGINNING** at a point for corner being northeast corner of a tract of land described in Special Warranty Deed to City of Fort Worth recorded in Instrument Number D217143589, O.P.R.T.C.T.;

**THENCE** North 89°13'18" East, a distance of 366.44 feet to a point for corner in the east line of said City of Fort Worth tract recorded in Instrument Number D216044405, said point being the beginning of a non-tangent curve to the left with a radius of 1,492.40 feet, a central angle of 30°13'58", and a chord bearing and distance of South 27°36'20" West, 778.38 feet;


**THENCE** in a southwesterly direction, with said non-tangent curve to the left, an arc distance of 787.48 feet to a point for corner in the east line of a tract of land described in Warranty Deed to Texas Electric Service Company recorded in Volume 6892, Page 1268, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

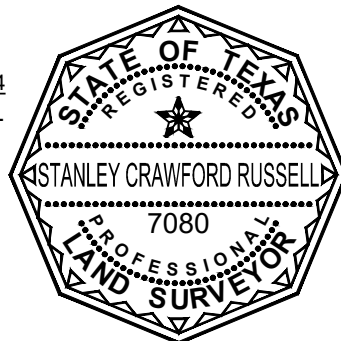
**THENCE** North 00°28'42" West, departing the west right-of-way line of N. Crowley Road (a variable width right-of-way), a distance of 684.81 feet to the **POINT OF BEGINNING** and containing 98,578 square feet or 2.2630 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

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.

  
05/02/2024  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 7080  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
StanC.Russell@Kimley-Horn.com



ANNEXATION EXHIBIT  
2.2630 ACRE TRACT  
CHARLES MARTIN SURVEY,  
ABSTRACT No. 1022  
TARRANT COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SCR	MCB	5/2/2024	069304969	1 OF 2

**W RISINGER ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF FORT WORTH

CITY OF FORT WORTH  
(INST. No. D217244538)

N89°13'18"E 366.44'

CITY OF FORT WORTH  
(INST. No. D217143589)

P.O.B.

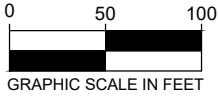
CITY OF FORT WORTH  
(INST. No. D216044405)

CITY OF FORT WORTH ETJ

CITY OF FORT WORTH ETJ

**2.2630 ACRES**  
**98,578 SQ. FT.**

PEDRO HERRERA &  
NORMA HERRERA  
(INST. No. D209236836)



CITY OF FORT WORTH ETJ

**RING ROAD**

N00°28'42"W 684.81'

CITY OF FORT WORTH

ONCOR ELECTRIC  
DELIVERY COMPANY, LLC  
(VOL. 6892, PG. 1268)

**LEGEND**

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING

**NOTES**

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STATE OF TEXAS  
(VOL. 2011, PG. 406)

CITY OF FORT WORTH

C=778.38'  
L=787.36' 20"W  
R=1492.40'  
Δ=30°13'58"

TRACT II  
ALLEN BAUMGARDNER, SR  
& JUDY A. BAUMGARDNER  
(INST. No. D224016924)

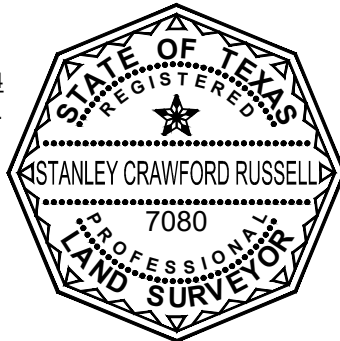
**N CROWLEY ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

TRACT III  
ALLEN BAUMGARDNER, SR  
& JUDY A. BAUMGARDNER  
(INST. No. D224016924)

BLOOMFIELD HOMES, L.P.  
(INST. No. D220347026)

05/02/2024

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**CHARLES MARTIN SURVEY,**  
**ABSTRACT No. 1022**  
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1" = 100'	SCR	MCB	5/2/2024	069304969	2 OF 2