

**ANNEXATION EXHIBIT
PORTION OF TEXAS MOTOR SPEEDWAY AND
DALE EARNHARDT WAY**

Part of the H.W. Cooke Survey, Abstract No. 310
Denton County, Texas

DESCRIPTION, of a 9.079 acre (395,488 square foot) tract of land situated in the H.W. Cooke Survey, Abstract No. 310, Denton County, Texas; said tract being a portion of Dale Earnhardt Way, a 120-foot-wide public right-of-way, as described as a 9.155 acre tract of land in that certain Dedication Deed to the City of Fort Worth, Texas, dated June 20, 2001, and appearing of record in Document No. 2001-60337 of the Official Public Records of Denton County, Texas, said 9.079 acres also being a northeasterly portion of Texas Motor Speedway, a subdivision of record located in the City of Fort Worth, Texas, according to the map or plat thereof, appearing of record in Document No. 2021-192 of said Official Public Records, said portion of Texas Motor Speedway being a part of that same tract of land described in that certain Notice of Lis Pendens to FW Sports Authority, Inc., recorded in Document No. 1997-32351 of said Official Public Records; said 9.079 acre (395,488 square foot) tract being more particularly described as follows:

COMMENCING at a point for the most easterly northeast corner of said Texas Motor Speedway and the south corner of that tract of land described as a 2.646 acre tract of land in that certain Dedication Deed to the City of Fort Worth, Texas, dated September 10, 2001, and appearing of record in Document No. 2001-105875 of said Official Public Records; said corner being in the northwesterly line of North Freeway Service Road Southbound, a variable-width public right-of-way;

THENCE, North 33 degrees, 59 minutes, 49 seconds East, with the easterly terminus of said Dale Earnhardt Way and said northwesterly line of North Freeway, at a distance of 11.68 feet passing the most southerly southeast corner of said Dale Earnhardt way tract, continuing in all a total distance of 202.36 feet to the northeast corner of said Dale Earnhardt Way and an angle point in said North Freeway; said corner being in the south line of the Town of Northlake City Limits according to that certain Ordinance No. 21-0114C recorded in Document No. 2021-14054 of said Official Public Records;

THENCE, North 66 degrees, 08 minutes, 09 seconds West, with the north right-of-way line of said Dale Earnhardt Way and the south line of said Ordinance No. 21-0114C, a distance of 640.72 feet to the beginning of a tangent curve to the left;

THENCE, with said curve to the left, said north line of Dale Earnhardt Way, and said south line of Ordinance No. 21-0114C, said curve having a Delta Angle of 10 degrees, 49 minutes, 26 seconds, a Radius of 4,653.10 feet, an Arc Length of 879.03 feet, a Chord Bearing of North 69 degrees, 07 minutes, 30 seconds West, and a Chord Distance of 877.72 feet to the east corner and **POINT OF BEGINNING** hereof;

THENCE, departing said southerly line of Ordinance No. 21-0114C, and along the north line of the City Limits of Fort Worth, Texas, according to that certain City of Fort Worth Ordinance No. 13344, traversing through said Dale Earnhardt Way and said Texas Motor Speedway, the following FIVE (5) courses and distances:

In a southwesterly direction with a non-tangent curve to the left, said curve having a Delta Angle of 38 degrees, 02 minutes, 50 seconds, a Radius of 900.00 feet, an Arc Length of 597.64 feet, a Chord Bearing of South 56 degrees, 11 minutes, 43 seconds West, and a Chord Distance of 586.72 feet, to the end of said curve,

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South 37 degrees, 10 minutes, 18 seconds West, a distance of 211.97 feet to the northeasterly line of Victory Circle E, a 120-foot-wide Public Access & Utility Easement, as described in that certain Dedicatory Certificate recorded in Document No. 1997-24338 of said Official Public Records,

North 44 degrees, 28 Minutes, 16 seconds West, along said northerly line of Victory Circle E, a distance of 469.43 feet, to the beginning of a tangent curve to the left,

In a westerly direction with said curve to the left, continuing with the northerly line of said Victory Circle E, said curve having a Delta Angle of 45 degrees, 37 minutes, 34 seconds, a Radius of 1,058.60 feet, an Arc Length of 842.99 feet, a Chord Bearing of North 67 degrees, 15 minutes, 07 seconds West, and a Chord Distance of 820.89 feet to the end of said curve,

South 89 degrees, 58 minutes, 00 seconds West, continuing with said northerly line of Victory Circle E, a distance of 131.14 feet, to a northeasterly line of said Texas Motor Speedway and the west line of said Dale Earnhardt Way tract; from said point a for a northeasterly interior corner of said Texas Motor Speedway and the southwest corner of said Dale Earnhardt Way tract bears South 00 degrees, 52 Minutes, 46 seconds East a distance of 107.54 feet;

THENCE, North 00 degrees, 55 minutes, 18 seconds West, with said west line of Dale Earnhardt Way tract, continuing with the apparent northerly line of said Ordinance No. 13344, a distance of 12.47 feet, to a point for corner in said northerly line of Texas Motor Speedway and said southerly line of Ordinance No. 21-0114C, from said point a northeasterly corner of said Texas Motor Speedway bears North 00 degrees, 52 minutes, 46 seconds West a distance of 54.75 feet;

THENCE, South 89 degrees, 54 minutes, 00 seconds East, departing said north line of Ordinance No. 13344 and with the northerly line of said Dale Earnhardt Way and the southerly line of said Ordinance No. 21-0114C, a distance of 600.13 feet to the beginning of a curve to the right;

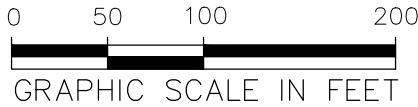
THENCE, with said northerly line of Dale Earnhardt Way and said southerly line of Ordinance No. 21-0114C, said curve to the right having a Delta Angle of 15 degrees, 22 minutes, 07 seconds, a Radius of 4,652.29 feet, an Arc Length of 1,247.90 feet, a Chord Bearing of South 82 degrees, 13 minutes, 12 seconds East, and a Chord Distance of 1,244.16 feet to the **POINT OF BEGINNING**;

CONTAINING: 9.079 acres of land (395,488 square feet), more or less.

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.

Dustin C. Pustejovsky 2024-05-13
Dustin C. Pustejovsky Date
Registered Professional Land Surveyor No. 6690
Westwood Professional Services, Inc.
9800 Hillwood Parkway, Suite 250, Fort Worth, TX 76177
(817) 412-7155
TX Reg. Surveying Firm LS-10074301





GRAPHIC SCALE IN FEET

LEGEND	
	PROPERTY LINE
	ANNEXATION LINE
	EXISTING CITY LIMITS
	EASEMENT LINE
	APPROX. SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

MATCH LINE (SEE SHEET 3)

120' R.O.W

C1

WILLIAM MURRAY SURVEY
ABSTRACT NO. 890
H.W. COOKE SURVEY
ABSTRACT NO. 310

PETRUS INVESTMENT, L.P.
TRACT 2
(VOL. 2470, PG. 696)

TOWN OF NORTHLAKE LIMITS
PER ORDINANCE NO. 21-0114C
INSTRUMENT NO. 2021-14054
RECORDED: JANUARY 26, 2021

CITY OF FORT WORTH LIMITS
PER JOINT RESOLUTION AND
AGREEMENT NO. 2341
RECORDED: SEPTEMBER 11, 1997
ORDINANCE NO. 13344
RECORDED: FEBRUARY 10, 1998

TEXAS MOTOR SPEEDWAY
(DOCUMENT NO. 2021-192)
FW SPORTS AUTHORITY, INC.
(DOCUMENT NO. 1997-32351)

DALE EARNHARDT WAY
(DOC. NO. 2001-60337)

N 66°08'09" W
640.72'

N 33°59'49" E
202.36'

POINT OF COMMENCEMENT

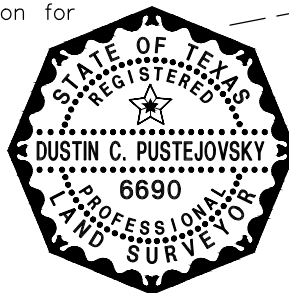
NORTH FREEWAY SERVICE ROAD
SOUTHBOUND

CITY OF FORT WORTH
(DOC. NO. 2001-105875)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°58'00" W	131.14'
L2	N 00°55'18" W	12.47'
L3	S 00°52'46" E	107.54'
L4	S 00°52'46" E	54.75'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°49'26"	4,653.10'	879.03'	N 69°07'30" W	877.72'
C2	38°02'50"	900.00'	597.64'	S 56°11'43" W	586.72'
C3	45°37'34"	1,058.60'	842.99'	N 67°15'07" W	820.89'
C4	15°22'07"	4,652.29'	1247.90'	S 82°13'12" E	1,244.16'

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Dustin C. Pustejovsky 2024-05-13
Dustin C. Pustejovsky Date
Registered Professional
Land Surveyor No. 6690

TX REG. ENGINEERING FIRM F-11756
TX REG. SURVEYING FIRM LS-10074301

Westwood 9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
817.562.3350

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	DCP	1"=200'	05/08/2024	0045655.04

CITY OF FORT WORTH ANNEXATION EXHIBIT

A PORTION OF DALE EARNHARDT WAY
AND TEXAS MOTOR SPEEDWAY
OUT OF THE H.W. COOKE SURVEY,
ABSTRACT NO. 310,
DENTON COUNTY, TEXAS
SHEET 4 OF 4