

METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE G H & H RR CO SURVEY, ABSTRACT NO. 623, THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1117, THE JAMES F ELLIOTT SURVEY, ABSTRACT NO. 494, THE DAN H DIXON SURVEY, ABSTRACT NO. 442, AND THE HEIRS OF NATHAN PROCTOR SURVEY, ABSTRACT NO. 1229, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A 516.831-ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO PMB I-20 LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321297, AND TO PMB TEAM RANCH DEVCO LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321298, AND TO WAL-MART STORES EAST, LP BY DEEDS RECORDED IN COUNTY CLERK FILE NO. D223062320 AND D223062321 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" (HEREINAFTER REFERRED TO AS "A 5/8-INCH CAPPED IRON ROD) FOR THE SOUTHEAST CORNER OF SAID TRACT IN THE RIGHT-OF-WAY OF ALEDO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHEAST CORNER OF SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 11740, PLAT RECORDS, TARRANT COUNTY, TEXAS BEARS SOUTH 65°44'59" WEST, A DISTANCE OF 529.70 FEET;

THENCE WITH THE SOUTH LINE OF SAID 516.831-ACRE TRACT, AND GENERALLY ALONG THE RIGHT-OF-WAY OF SAID ALEDO ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81°16'01" WEST, A DISTANCE OF 166.41 FEET TO A 5/8-INCH CAPPED IRON ROD;
SOUTH 83°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
SOUTH 85°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
SOUTH 87°31'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
SOUTH 89°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 88°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 86°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 84°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 82°58'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 82°43'59" WEST, A DISTANCE OF 2,661.42 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 00°17'50" WEST, A DISTANCE OF 50.38 FEET TO A 5/8-INCH CAPPED IRON ROD;
NORTH 41°12'58" WEST, A DISTANCE OF 151.04 FEET TO A 3-INCH METAL POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 452.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERKS FILE NO. D219293163, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

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THENCE WITH THE BOUNDS OF SAID SCHOOL DISTRICT TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°39'50" EAST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD;

NORTH 00°20'10" WEST, A DISTANCE OF 1,000.00 FEET TO A 5/8-INCH CAPPED IRON ROD;

SOUTH 89°39'50" WEST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD ON SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,444.68 FEET TO A 5/8-INCH CAPPED IRON ROD;

THENCE OVER AND ACROSS SAID 516.831-ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

EAST, A DISTANCE OF 1,570.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS NORTH 79°05'45" EAST, 174.03 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°48'30", AN ARC-DISTANCE OF 175.09 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS NORTH 19°48'09" EAST, 59.81 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 96°46'43", AN ARC-DISTANCE OF 67.56 FEET;

NORTH 28°35'13" WEST, A DISTANCE OF 10.55 FEET;

NORTH 61°24'47" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CHORD THAT BEARS SOUTH 73°33'23" EAST, 56.54 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°56'20", AN ARC-DISTANCE OF 62.79 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 550.03 FEET AND A CHORD THAT BEARS NORTH 75°50'46" EAST, 284.11 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°56'04", AN ARC-DISTANCE OF 287.37 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET AND A CHORD THAT BEARS NORTH 76°08'30" EAST, 227.96 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°20'40", AN ARC-DISTANCE OF 230.47 FEET;

NORTH 61°28'10" EAST, A DISTANCE OF 1,263.73 FEET;

NORTH 28°31'45" WEST, A DISTANCE OF 11.69 FEET;

NORTH 61°28'15" EAST, A DISTANCE OF 129.22 FEET TO THE EASTERLY LINE OF SAID 516.831-ACRE TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD BEARS NORTH 28°31'58" WEST, A DISTANCE OF 403.05 FEET;

METES AND BOUNDS DESCRIPTION

THENCE WITH SAID EASTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28°31'58" EAST, A DISTANCE OF 2,636.99 FEET TO A 5/8-INCH CAPPED IRON ROD;

SOUTH 61°28'02" WEST, A DISTANCE OF 1,248.67 FEET TO A 5/8-INCH CAPPED IRON ROD;

SOUTH 28°31'58" EAST, A DISTANCE OF 1,581.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 334.468 ACRES (14,569,410 SQ. FEET) OF LAND, SAVE AND EXCEPT ANY PORTION OF THE HEREIN DESCRIBED TRACT LYING WITHIN THE EXISTING CITY LIMITS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

THIS DOCUMENT 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.



Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
682-747-0800
TBPELS Firm No. 10194382

November 28, 2023



LINE	BEARING	DISTANCE
L1	S81°16'01"W	166.41'
L2	S83°16'01"W	199.79'
L3	S85°16'01"W	199.79'
L4	S87°31'01"W	199.79'
L5	S89°16'01"W	199.79'
L6	N88°28'59"W	199.79'
L7	N86°28'59"W	199.79'
L8	N84°28'59"W	199.79'
L9	N82°58'59"W	199.79'
L10	N00°17'50"W	50.38'
L11	N41°12'58"W	151.04'
L12	N00°20'10"W	452.00'
L13	N89°39'50"E	653.00'
L14	N00°20'10"W	1000.00'
L15	S89°39'50"W	653.00'
L16	N28°35'13"W	10.55'
L17	N61°24'47"E	80.00'
L18	N61°28'10"E	1263.73'
L19	N28°31'45"W	11.69'
L20	N61°28'15"E	129.22'
L21	S61°28'02"W	1248.67'


CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	21°48'30"	460.00'	N79°05'45"E	174.03'	175.09'
C2	96°46'43"	40.00'	N19°48'09"E	59.81'	67.56'
C3	89°56'20"	40.00'	S73°33'23"E	56.54'	62.79'
C4	29°56'04"	550.03'	N75°50'46"E	284.11'	287.37'
C5	29°20'40"	450.00'	N76°08'30"E	227.96'	230.47'

S:\NTX-LAND\0170\2005SURVEY\280 Easements\0170EX01.dwg 11/30/2023

DATE:	11/28/2023
DRWN BY:	S.A.T.
CHKD BY:	A.C.B.
PROJ NO.	0170

EXHIBIT "A"
ANNEXATION EXHIBIT

IN THE GH & H RR CO SURVEY, ABSTRACT No. 623; MCKINNEY & WILLIAMS SURVEY,
ABSTRACT No. 1117; JAMES F ELLIOTT SURVEY, ABSTRACT No. 494, DAN H DIXON
SURVEY, ABSTRACT No. 442 AND THE HEIRS OF NATHAN PROCTOR SURVEY,
ABSTRACT No. 1229 IN TARRANT COUNTY, TEXAS

LJA Surveying, Inc. 

3017 West 7th Street Phone 682.747.0800
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382