

**ANNEXATION EXHIBIT
WEST CLEBURNE ROAD**

*Parts of the John Korticky Survey, Abstract No. 914, the William H. Coltharp Survey, Abstract No. 286
and the Moses Walters Survey, Abstract No. 1598
Tarrant County, Texas*

DESCRIPTION of a 0.395 acre (17,186 square foot) tract of land situated in the John Korticky Survey, Abstract No. 914, the William H. Coltharp Survey, Abstract No. 286 and the Moses Walters Survey, Abstract No. 1598; said tract being a portion of County Road 1035, commonly known as West Cleburne Road, having a variable-width right-of-way, said tract also being a portion of that certain 36.291 acre tract of land conveyed to Crowley Independent School District and described in Instrument No. D207416955 of the Official Public Records of Tarrant County, Texas, said tract also being a portion of that certain 10.18 acre tract of land conveyed to Texas Electric Service Company and described in Volume 3564, Page 577 of the Deed Records of Tarrant County, Texas; said 0.395 acre (17,186 square foot) tract being more particularly described as follows:

BEGINNING at a point in the approximate center of said West Cleburne Road, same being the northeast corner of said 10.18 acres, said point also being in a south City Limits line as described in Ordinance No. 13578 at its intersection with the west City Limits line as described in Ordinance No. 9581;

THENCE, South 00 degrees, 22 minutes, 06 seconds East, with said approximate center of West Cleburne Road, and the said west City Limits line, a distance of 659.53 feet to a point for corner at the southwest corner of said Ordinance No. 9471, same being the north line of the City of Fort Worth City Limits of that certain Ordinance No. 9609;

THENCE, South 89 degrees, 40 minutes, 28 seconds West, to the apparent west line of said West Cleburne Road, a distance of 26.35 feet to the northwest corner of said Ordinance No. 9609;

THENCE, North 00 degrees, 28 minutes, 58 seconds, West, with said apparent west line of West Cleburne Road, a distance of 247.86 feet, to an interior corner of said 36.291 acres;

THENCE, North 00 degrees, 03 minutes, 31 seconds, West, continuing with said apparent west line of West Cleburne Road, a distance of 411.54 feet, to a point for corner in said south line of Ordinance No. 13578, same being the north line of said 10.18 acre TESCO tract;

THENCE, North 89 degrees, 20 minutes, 00 seconds East, with said south line of Ordinance No. 13578 and said north line of 10.18 acre TESCO tract to the **POINT OF BEGINNING**;

CONTAINING: 0.395 acres of land (17,186 square feet), more or less.

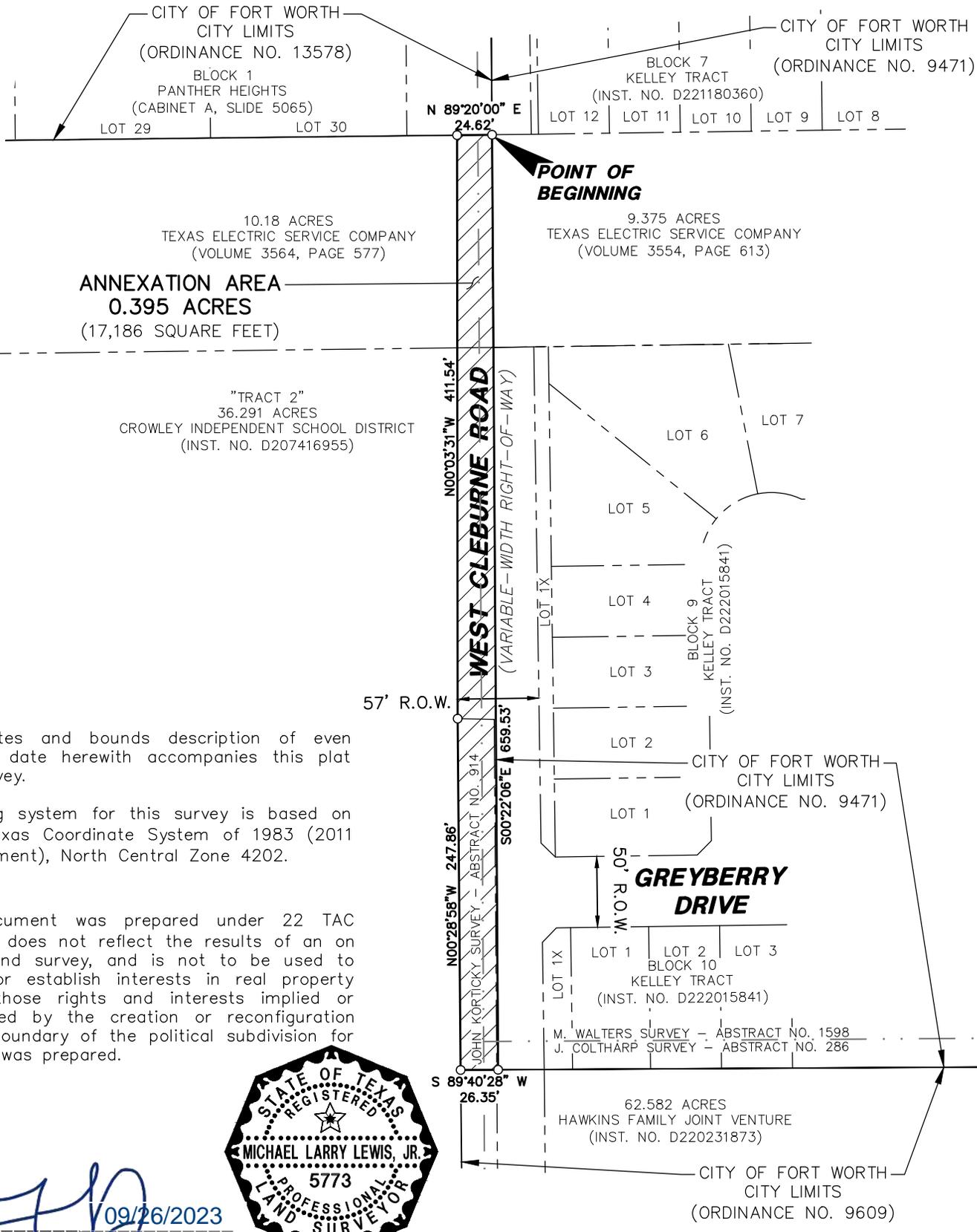
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Michael Larry Lewis, Jr. Date
Registered Professional Land Surveyor No. 5773
Pacheco Koch, a Westwood Company
4060 Bryant Irvin Road, Fort Worth, TX 76109
(817) 412-7155
TX Reg. Surveying Firm LS-10008001



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NOTES:

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

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.



[Signature]
 09/26/2023
 Michael Larry Lewis, Jr. Date
 Registered Professional Land Surveyor No. 5773

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008001

WEST CLEBURNE ROAD
 PORTION OF TARRANT COUNTY RIGHT-OF-WAY
 OUT OF THE
 JOHN KORTICKY SURVEY, ABSTRACT NO. 914,
 WILLIAM H. COLTHARP SURVEY, ABSTRACT NO. 286,
 AND MOSES WALTERS SURVEY, ABSTRACT NO. 1598
 TARRANT COUNTY, TEXAS
 PAGE 2 OF 2

Pacheco Koch | 4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109
 a Westwood company | 817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	MLL	1"=100'	09/26/2023	0045655.00

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