

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 169.243 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE G H & H R RR CO SURVEY, ABSTRACT NO. 623, 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 APPROXIMATELY 20.764 ACRES OF ROAD AND RAILWAY RIGHTS-OF-WAY IN THE DAN H DIXON SURVEY, ABSTRACT NO. 442 AND THE HEIRS OF NATHAN PROCTOR SURVEY, ABSTRACT NO. 1229; G H & H R RR CO SURVEY, ABSTRACT NO. 623; TARRANT COUNTY, TEXAS, (CASE NO. AX-23-011) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth ("City") has received a petition in writing from PMB 120 Land LP, a Texas limited partnership; PMB Team Ranch Devco LLC, a Texas limited liability company; Wal-Mart Stores East, LP, a Delaware limited partnership; Rockbrook 120 TIC LLC, a Texas limited liability company; MHRE 120 TIC LLC, a Texas limited liability company; Maple 120 TIC LLC, a Texas limited liability company; TM Baird 120 TIC LLC, a Texas limited liability company; Tres M 120 TIC LLC, a Texas limited liability company; P6 Family 120 TIC LLC, a Texas limited liability company; MGM 120 TIC LLC, a Texas limited liability company; Baird 120 TIC LLC, a Texas limited liability company; Pincoffs 120 TIC LLC, a Texas limited liability company; and PMB 120 Land GP LLC, a Texas limited liability company (collectively, "Owners"), requesting the full-purpose annexation of 169.243 acres of land as described in Section 1, below (the "Property"); and

WHEREAS, the hereinafter described Property is in the City's exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

WHEREAS, Subchapter C-3 of the Texas Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, in accordance with Chapter 43, Subchapter C-3, Section 43.0672, of the Texas Local Government Code, the Owners and the City negotiated and entered into a written agreement, City Secretary Contract No. _____, for the provisions of municipal services in the area; and

WHEREAS, the Property abuts 20.764 acres of county roads and railway rights-of-way; and

WHEREAS, in accordance with Section 43.106 of the Texas Local Government Code, the City must annex the entire width of the county roads and adjacent right-of-way on both sides of the county road when annexing any portion of territory that abuts the county road and adjacent right-of-way; and

WHEREAS, in accordance with Section 43.1056 of the Texas Local Government Code, the City may also annex with the Property the right-of-way of a street, highway alley or other public way or of a railway line, spur or roadbed that is contiguous to the area being annexed if written notice is provided to the owner of the right-of-way and no written objection to the annexation is submitted to the City before the date of the annexation; and

WHEREAS, the City conducted one public hearing at which members of the public who wish to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Texas Local Government Code on April 22, 2025, at 10:00 a.m., at the City Council Chamber; and

WHEREAS, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That all portions of the Property, comprising approximately 169.243 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described below and depicted as on Exhibit "A" attached to and incorporated in this ordinance for all purposes:

BEING A TRACT OF LAND SITUATED IN THE G H & H R RR CO SURVEY, ABSTRACT NO. 623, 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") FOUND FOR THE SOUTHWEST CORNER OF SAID 516.831-ACRE TRACT IN THE RIGHT-OF-WAY OF ALEDO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D218066627, PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEARS SOUTH 60°51'10" EAST, A DISTANCE OF 374.02 FEET;

THENCE NORTH 00°17'50" WEST, WITH THE WESTERLY LINE OF SAID 516.831-ACRE TRACT, A DISTANCE OF 50.38 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

THENCE SOUTH 89°52'50" WEST, OVER AND ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 232.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 2871;

THENCE NORTH 41°12'58" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE, 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 FOUND 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;

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 FOUND;

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

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

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,445.65 FEET; THENCE OVER AND ACROSS SAID 516.831-ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

EAST, A DISTANCE OF 1,570.73 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 88°21'29" EAST, 26.36 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°17'00", AN ARC-DISTANCE OF 26.36 FEET;

NORTH 81°56'26" EAST, A DISTANCE OF 76.60 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 70°21'11" EAST, 109.12 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°37'24", AN ARC-DISTANCE OF 109.38 FEET;

NORTH 17°52'44" EAST, A DISTANCE OF 10.00 FEET;

NORTH 28°36'48" WEST, A DISTANCE OF 34.78 FEET;

NORTH 28°35'13" WEST, A DISTANCE OF 10.52 FEET;

NORTH 61°23'34" EAST, A DISTANCE OF 80.00 FEET;

SOUTH 28°36'26" EAST, A DISTANCE OF 45.33 FEET;

SOUTH 71°51'11" EAST, A DISTANCE OF 10.00 FEET;

NORTH 61°28'27" EAST, A DISTANCE OF 27.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 28°31'33" EAST, 80.00 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 253°44'23", AN ARC-DISTANCE OF 221.43 FEET;

SOUTH 61°28'27" WEST, A DISTANCE OF 27.28 FEET;

SOUTH 16°28'45" WEST, A DISTANCE OF 10.00 FEET;

SOUTH 27°45'24" EAST, A DISTANCE OF 15.45 FEET;

SOUTH 61°24'49" WEST, A DISTANCE OF 79.27 FEET;

NORTH 29°17'57" WEST, A DISTANCE OF 15.63 FEET;

NORTH 72°23'35" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CHORD THAT BEARS SOUTH 76°35'00" WEST, 250.59 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°50'00", AN ARC-DISTANCE OF 252.90 FEET;

WEST, A DISTANCE OF 94.17 FEET;

SOUTH, A DISTANCE OF 0.72 FEET;

SOUTH 27°44'55" EAST, A DISTANCE OF 629.89 FEET;
SOUTH 40°30'31" EAST, A DISTANCE OF 366.43 FEET;
SOUTH 29°59'53" EAST, A DISTANCE OF 428.04 FEET;
SOUTH 44°06'58" EAST, A DISTANCE OF 375.47 FEET;
SOUTH 20°33'48" EAST, A DISTANCE OF 405.11 FEET;
SOUTH 29°35'23" EAST, A DISTANCE OF 577.14 FEET;
SOUTH 35°58'45" EAST, A DISTANCE OF 171.42 FEET;
SOUTH 08°11'50" EAST, A DISTANCE OF 255.96 FEET;
SOUTH 55°36'39" EAST, A DISTANCE OF 247.26 FEET;
SOUTH 52°40'54" EAST, A DISTANCE OF 370.40 FEET;
SOUTH 51°17'40" EAST, A DISTANCE OF 264.68 FEET;

SOUTH, A DISTANCE OF 96.87 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND WITHIN SAID RIGHT-OF-WAY OF ALEDO ROAD FROM WHICH THE NORTHEAST CORNER OF LOT 122, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 11740 OF SAID PLAT RECORDS BEARS SOUTH 62°42'50" EAST, A DISTANCE OF 313.53 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 89°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 88°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 86°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 84°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°58'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°43'59" WEST, A DISTANCE OF 2,661.42 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 169.243 ACRES (7,372,209 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.

SECTION 2.

The above, described territory is shown on Map Exhibit A attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

SECTION 3.

That all portions of the roads and railway rights-of-way, collectively comprising approximately 20.764 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such roads and railway rights-of-way being all that certain land particularly described below and depicted as on Exhibits “B” and “C” attached to and incorporated in this ordinance for all purposes.

SECTION 4.

That the above described territory in sections 1 through 3 are hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 5.

That the Municipal Services Agreement attached hereto as Exhibit “D” is approved and incorporated into this ordinance for all purposes.

SECTION 6.

CUMULATIVE CLAUSE

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 7.

SEVERABILITY LAUSE

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this

ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.
SAVING CLAUSE

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

SECTION 9.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos
Deputy City Attorney

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: _____

EXHIBIT A

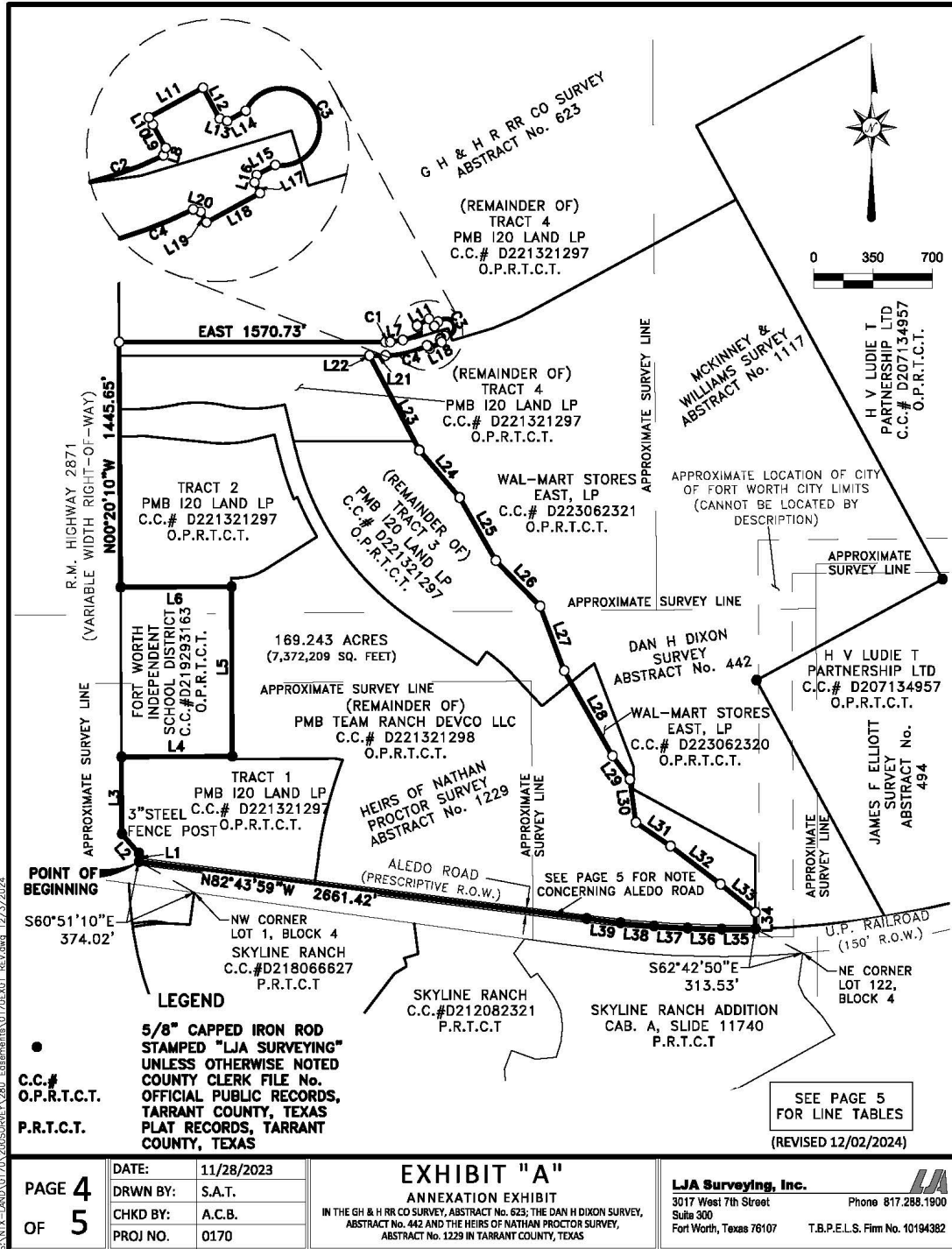


EXHIBIT A (continued)

LINE	BEARING	DISTANCE
L1	N00°17'50"W	50.38'
L2	N41°12'58"W	151.04'
L3	N00°20'10"W	452.00'
L4	N89°39'50"E	653.00'
L5	N00°20'10"W	1000.00'
L6	S89°39'50"W	653.00'
L7	N81°56'26"E	76.60'
L8	N17°52'44"E	10.00'
L9	N28°36'48"W	34.78'
L10	N28°35'13"W	10.52'
L11	N61°23'34"E	80.00'
L12	S28°36'26"E	45.33'
L13	S71°51'11"E	10.00'
L14	N61°28'27"E	27.51'
L15	S61°28'27"W	27.28'
L16	S16°28'45"W	10.00'
L17	S27°45'24"E	15.45'
L18	S61°24'49"W	79.27'
L19	N29°17'57"W	15.63'
L20	N72°23'35"W	10.00'

LINE	BEARING	DISTANCE
L21	WEST	94.17'
L22	SOUTH	0.72'
L23	S27°44'55"E	629.89'
L24	S40°30'31"E	366.43'
L25	S29°59'53"E	428.04'
L26	S44°06'58"E	375.47'
L27	S20°33'48"E	405.11'
L28	S29°35'23"E	577.14'
L29	S35°58'45"E	171.42'
L30	S08°11'50"E	255.96'
L31	S55°36'39"E	247.26'
L32	S52°40'54"E	370.40'
L33	S51°17'40"E	264.68'
L34	SOUTH	96.87'
L35	S89°16'01"W	199.79'
L36	N88°28'59"W	199.79'
L37	N86°28'59"W	199.79'
L38	N84°28'59"W	199.79'
L39	N82°58'59"W	199.79'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°17'00"	460.00'	N88°21'29"E	26.36'	26.36'
C2	13°37'24"	460.00'	N70°21'11"E	109.12'	109.38'
C3	253°44'23"	50.00'	S28°31'33"E	80.00'	221.43'
C4	26°50'00"	540.00'	S76°35'00"W	250.59'	252.90'

ALEDO ROAD

THE SOUTH LINE OF THE SUBJECT TRACT APPEARS TO BE CONTIGUOUS WITH THE NORTHERLY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY, EITHER BY INTENT OR IN FACT. THE ENTIRE EXISTING PRESCRIPTIVE RIGHT-OF-WAY OF ALEDO ROAD APPEARS TO LIE WITHIN THE DEEDED BOUNDS OF THE SUBJECT TRACT AS SHOWN HEREON AND WITHIN THE UNRECORDED BOUNDS OF SAID RAILROAD RIGHT-OF-WAY.

(REVISED 12/02/2024)

PAGE 5
OF 5

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; THE 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 817.288.1900
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

Exhibit B Roads and Rights-of-Way

METES AND BOUNDS DESCRIPTION

TRACT 1

BEING A TRACT OF LAND SITUATED IN 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 FARM TO MARKET ROAD No. 2871 (ALSO CALLED R.M. HIGHWAY NO. 2871) AS SHOWN BY RIGHT-OF-WAY MAPS ON FILE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, VENTANA PUMP STATION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE No. D217023262, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 38°36'44" EAST, A DISTANCE OF 331.24 FEET TO A 3" STEEL FENCE POST FOUND FOR THE **POINT OF BEGINNING** ON THE EAST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD No. 2871;

THENCE SOUTH 89°52'50" WEST, OVER AND ACROSS SAID FARM TO MARKET ROAD No. 2871, A DISTANCE OF 232.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAME ROAD;

THENCE NORTH 00°07'10" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 451.12 FEET;

THENCE NORTH 89°39'50" EAST, OVER AND ACROSS SAID FARM TO MARKET ROAD No. 2871, A DISTANCE OF 230.82 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERK FILE No. D219293163 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 00°20'10" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD No. 2871, A DISTANCE OF 452.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 2.402 ACRES (104,613 SQ. FEET) OF LAND.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE G. H. & H. R. RR. CO. SURVEY, ABSTRACT NO. 623, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF FARM TO MARKET ROAD No. 2871 (ALSO CALLED R.M. HIGHWAY NO. 2871) AS SHOWN BY RIGHT-OF-WAY MAPS ON FILE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, VENTANA PUMP STATION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE No. D217023262, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 38°36'44" EAST, A DISTANCE OF 331.24 FEET TO A 3" STEEL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD No. 2871;

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1452.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERK FILE No. D219293163 OF SAID OFFICIAL PUBLIC RECORDS AND BEING THE **POINT OF BEGINNING**;

Page 1 of 5

Exhibit B
Roads and Rights-of-Way
(continued)

METES AND BOUNDS DESCRIPTION

THENCE SOUTH 89°39'50" WEST, OVER AND ACROSS SAID FARM TO MARKET ROAD No. 2871, A DISTANCE OF 179.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAME ROAD;

THENCE WITH SAID WEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 07°35'39" EAST, A DISTANCE OF 143.88 FEET;

NORTH 00°20'10" WEST, A DISTANCE OF 413.00 FEET;

NORTH 00°30'29" WEST, A DISTANCE OF 891.11 FEET;

THENCE EAST, OVER AND ACROSS SAID FARM TO MARKET ROAD No. 2871, A DISTANCE OF 162.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAME ROAD;

THENCE SOUTH 00°20'10" EAST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1445.65 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 5.371 ACRES (233,977 SQ. FEET) OF LAND.

TRACT 3

BEING A TRACT OF LAND SITUATED IN 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 150-FOOT WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY, 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" FOUND (HEREINAFTER REFERRED TO AS A "CAPPED IRON ROD FOUND") FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO PMB I-20 LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321297, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS IN THE RIGHT-OF-WAY OF ALEDO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 4, SKYLINE RANCH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEARS SOUTH 60°51'10" EAST, A DISTANCE OF 374.02 FEET;

THENCE SOUTH 82°43'59" EAST, WITH THE SOUTH LINE OF SAID PMB I-20 LAND TRACT AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO PMB TEAM RANCH DEVCO LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321298 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 2661.42 FEET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID PMB TEAM RANCH DEVCO TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 82°58'59" EAST, A DISTANCE OF 199.79 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 84°28'59" EAST, A DISTANCE OF 199.79 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 86°28'59" EAST, A DISTANCE OF 199.79 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 88°28'59" EAST, A DISTANCE OF 199.79 FEET TO A CAPPED IRON ROD FOUND;

NORTH 89°16'01" EAST, A DISTANCE OF 199.79 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE SOUTH, OVER AND ACROSS SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 160.03 FEET;

THENCE WITH THE SOUTHERLY UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

Exhibit B
Roads and Rights-of-Way
(continued)


METES AND BOUNDS DESCRIPTION

SOUTH 88°21'14" WEST, A DISTANCE OF 84.70 FEET;
SOUTH 89°25'14" WEST, A DISTANCE OF 101.31 FEET;
NORTH 89°38'46" WEST, A DISTANCE OF 101.26 FEET;
NORTH 88°38'46" WEST, A DISTANCE OF 101.33 FEET;
NORTH 87°36'46" WEST, A DISTANCE OF 101.30 FEET;
NORTH 86°39'46" WEST, A DISTANCE OF 101.27 FEET;
NORTH 85°39'46" WEST, A DISTANCE OF 101.30 FEET;
NORTH 84°39'46" WEST, A DISTANCE OF 101.30 FEET;
NORTH 83°39'46" WEST, A DISTANCE OF 101.21 FEET;
NORTH 82°48'46" WEST, A DISTANCE OF 100.96 FEET;
NORTH 82°11'46" WEST, A DISTANCE OF 100.46 FEET;
NORTH 82°06'46" WEST, A DISTANCE OF 271.13 FEET TO THE NORTHWEST CORNER OF SAID
SKYLINE RANCH ADDITION;
NORTH 82°03'33" WEST, A DISTANCE OF 1966.73 FEET;
NORTH 82°03'55" WEST, A DISTANCE OF 329.10 FEET;

THENCE NORTH 00°17'50" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, OVER AND ACROSS
SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 136.74 FEET TO THE **POINT OF
BEGINNING** AND CONTAINING A CALCULATED AREA OF 12.991 ACRES (565,887 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
817-288-1900
TBPELS Firm No. 10194382

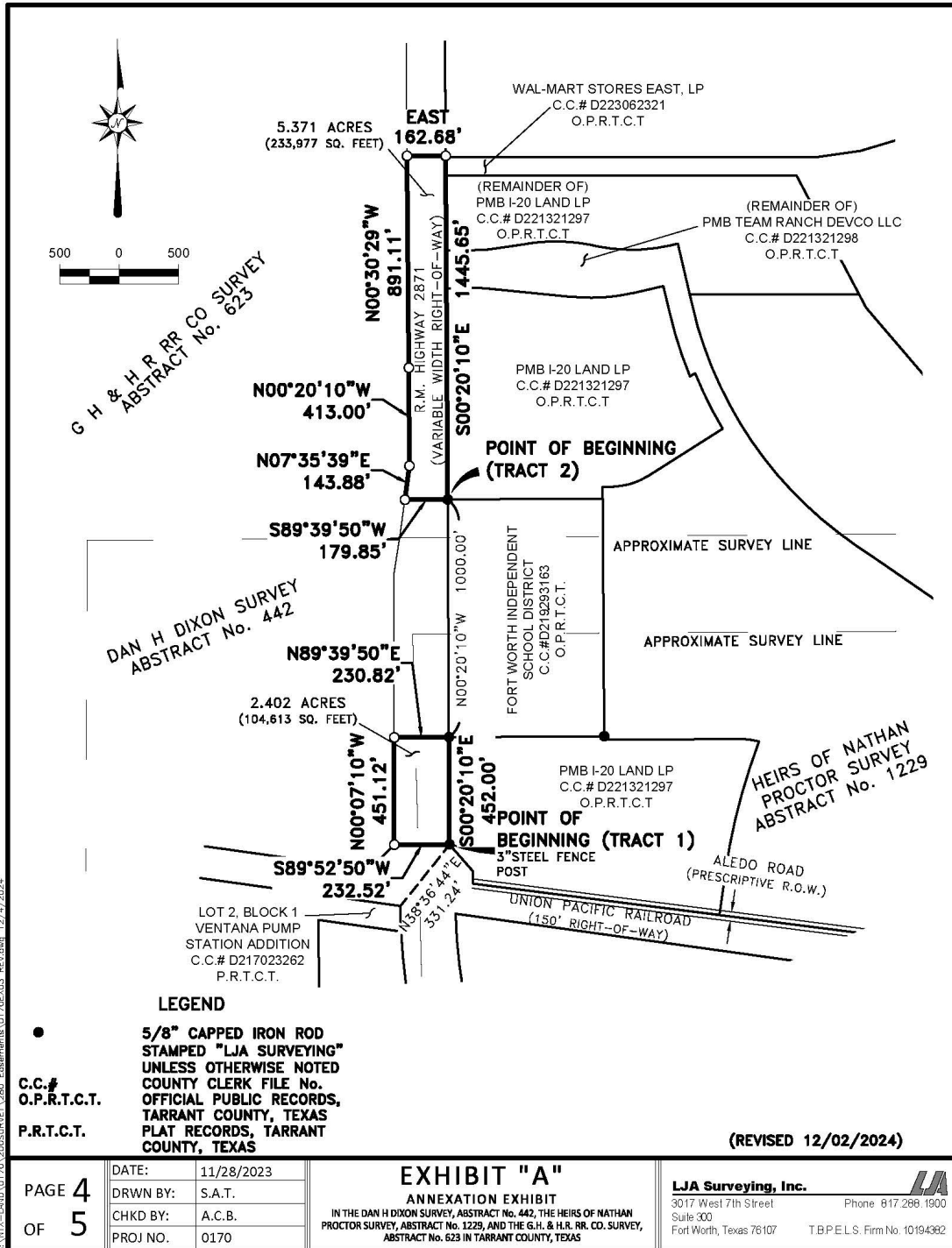
(Revised December 2, 2024)

November 28, 2023



Page 3 of 5

Exhibit C Roads and Rights-of-Way



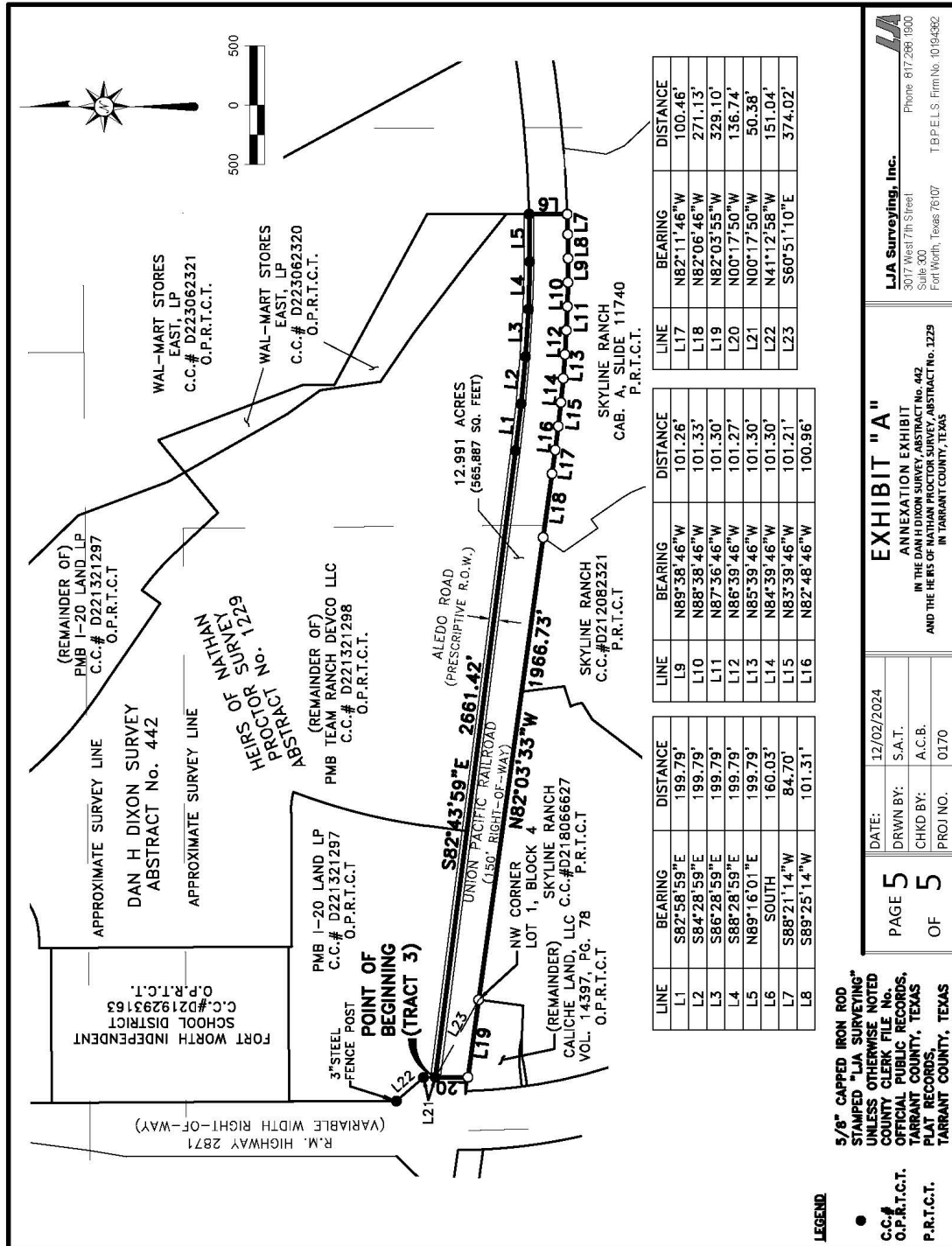


Exhibit D
Municipal Services Agreement
to be inserted upon full execution