

**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 33.625 ACRES OF LAND, MORE OR LESS, OUT OF THE J.D. KYLE SURVEY, ABSTRACT NO. 792, AND THE C. JACKSON SURVEY, ABSTRACT NO. 754, PARKER COUNTY, TEXAS, RECORDED IN VOLUME 2583, PAGE 1474, OF THE REAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS, (R.P.R.P.C.T.) AND APPROXIMATELY 0.915 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF J.D. KYLE SURVEY, ABSTRACT NO. 792, PARKER COUNTY, TEXAS, RECORDED UNDER CLERK'S FILE NUMBER 202148423, OF THE REAL PROPERTY RECORDS OF PARKER COUNTY, TEXAS, (R.P.R.P.C.T.), (CASE NO. AX-22-007) 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 has received a petition in writing from Aledo WC 34, LLC, the owners, requesting the full-purpose annexation of 33.625 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 LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

**WHEREAS**, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, Aledo WC 34, LLC, 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 0.915 acres of county roads and rights-of-way; and

**WHEREAS**, the City conducted one public hearing at which members of the public who wished 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 43.0686 of the Local Government Code on November

8, 2022 at 6:00 p.m., at the City Council Chamber; and square footage in the descriptions.

**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 33.625 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 32.975-acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744-acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas, (R.P.R.P.C.T.), said 32.975-acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid) (Grid acreage is 32.967, surface acreage calculated using scale factor of 1.00012).

**BEGINNING** at a 8” cedar fence corner post found in the apparent west line of the M. MOULTON SURVEY, ABSTRACT No. 934, Parker County, Texas, for the apparent northeast corner of said J.D. Kyle Survey and the apparent southeast corner of said C. Jackson Survey, said post being in a west line of that certain called 7,125.3-acre tract described in instrument to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, R.P.R.C.T., for the southeast corner of that certain called 257-acre tract described in instrument to Moncrief Properties LLC, recorded under Clerk's File Number 201932829, R.P.R.P.C.T., and being the northeast corner of said 34.744-acre tract and the herein described tract;

**THENCE** S 01°02'28” E, 1244.78 feet, with the apparent east line of said J.D. Kyle Survey, the apparent west line of said M. Moulton Survey, the east line of said 34.744-acre tract, a west line of said 7,125.3-acre tract, to a 1/2” iron rod with cap stamped “Texas Surveying, Inc.” set in the north right-of-way of Old Weatherford Road, for the southeast corner of the herein described tract, said point being in a 420.00-foot radius curve to the left;

**THENCE** with the north right-of-way of said Old Weatherford Road, the following four (4) courses and distances:

209.37 feet southwesterly, with said 420.00-foot radius curve to the left, having a chord bearing a distance of S 76°03'20" W, 207.21 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the end of said curve;

S 61°46'30" W, 243.26 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 480.00-foot radius curve to the right;

231.08 feet southwesterly, with said 480.00-foot radius curve to the right, having a chord bearing and distance of S 75°34'00" W, 228.86 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the end of said curve;

S 89°21'30" W, 312.51 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the southerly west line of said 34.744-acre tract, the easterly line of that certain called 2.00-acre tract described in instrument to Aledo ISD, recorded in Volume 2682, Page958, R.P.R.P.C.T., for the southerly southwest corner of the herein described tract;

**THENCE** N 00°17'54" W, with the southerly west line of said 34.744-acre tract, the east line of said 2.00-acre tract, at 9.50 feet pass a 3/8" iron rod found for reference, in all a total distance of 369.33 feet, to a 3/8" iron rod found for the northeast corner of said 2.00-acre tract, being an interior corner of said 34.744-acre tract and the herein described tract;

**THENCE** S 89°41'26" West, 209.00 feet, with the north line of said 2.00-acre tract, to a 5/8" iron rod found for the northwest corner of said 2.00-acre tract, being the northeast corner of that certain called 2.00-acre tract described in instrument to Regina Grammer, recorded in Volume 2438, Page 899, R.P.R.P.C.T., being the southeast corner of that certain called 136.237-acre tract described in instrument to Aledo ISD, recorded in Volume 2583, Page 1480, R.P.R.P.C.T., and being the westerly southwest corner of said 34.744-acre tract and the herein described tract;

**THENCE** N 10°46'16" E, 1,186.97 feet, with the west line of said 34.744-acre tract, the east line of said 136.237-acre tract, to a point in the centerline of Little Mary's Creek, being the south line of said 257-acre tract, for the northeast corner of said 136.237-acre tract, being the northwest corner of said 34.744-acre tract and the herein described tract;

**THENCE** with the centerline of Little Mary's Creek, the north line of said 34.744-acre tract, the south line of said 257-acre tract, the five (5) following courses and distances:

S 83°32'06" E, 28.65 feet, to a point for corner;

S 87°56'34" E, 73.26 feet, to a point for corner;

S 82°41'19" E, 62.29 feet, to a point for corner;

S 71°32'03" E, 76.16 feet, to a point for corner;

S 50°04'27" E, 55.76 feet, to a point for corner;

**THENCE** N 89°08'31" E, 637.64 feet, with the north line of said 34.744-acre tract, the south line of said 257-acre tract, to the **POINT OF BEGINNING**, and containing 32.975 acres, more or less.

**AND**

**BEING** a 0.658-acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, and the C. JACKSON SURVEY, ABSTRACT No. 754, Parker County, Texas, and being out of and a portion of that certain called 34.744 acre tract described in instrument to Weatherford College of the Parker County Junior College District, recorded in Volume 2583, Page 1474, of the Real Property Records of Parker County, Texas, (R.P.R.P.C.T.), said 0.658-acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid) (Grid acreage is 0.658, surface acreage calculated using scale factor of 1.00012).

**COMMENCING** at a 8" cedar fence corner post found in the apparent west line of the M. MOULTON SURVEY, ABSTRACT No. 934, Parker County, Texas, for the apparent northeast corner of said J.D. Kyle Survey and the apparent southeast corner of said C. Jackson Survey, said post being in a west line of that certain called 7,125.3-acre tract described in instrument to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, R.P.R.P.C.T., for the southeast corner of that certain called 257-acre tract described in instrument to Moncrief Properties LLC, recorded under Clerk's File Number 201932829, R.P.R.P.C.T., and being the northeast corner of said 34.744-acre tract and the herein described tract;

**THENCE** S 01°02'28" E, with the apparent east line of said J.D. Kyle Survey, the apparent west line of said M. Moulton Survey, the east line of said 34.744-acre tract, a west line of said 7,125.3-acre tract, at 1244.78 feet passing a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the north right-of-way of Old Weatherford Road, in all a total distance of 1,284.80 feet, to a 1" iron pipe found at the base of a tree, for the **POINT OF BEGINNING**, being the northeast corner of that certain called 1.083-acre tract described in instrument to Walsh Ranches Limited Partnership, recorded under Clerk's File Number 201321981, R.P.R.P.C.T., the southeast corner of said 34.744-acre tract, and being the east corner of the herein described tract;

**THENCE** with the north line of said 1.083-acre tract, the three (3) following courses and distances:

S 80°59'56" W, 69.80 feet, to a 1/2" capped iron rod found for corner,

S 72°33'55" W, 71.38 feet, to a railroad spike found for corner,

S 65°31'12" W, 111.84 feet, to a railroad spike found for the northwest corner of said 1.083-acre tract;

**THENCE** S 00°07'25" E, 150.08 feet, with the west line of said 1.083-acre tract, to a 1" iron pipe found in a north line of said 7,125.3-acre tract, for the southwest corner of said 1.083-acre tract, being the southerly southeast corner of said 34.744-acre tract and the herein described tract;

**THENCE** S 89°40'22" W, 711.56 feet, with the south line of said 34.744-acre tract, a north line of said 7,125.3-acre tract, to a 3/8" iron rod found in the north line of Lot 39-POS, Block 4, Walsh Ranch - Quail Valley, plat of said subdivision recorded in Cabinet E, Slide 513, of the Plat Records of Parker County, Texas, for the southeast corner of that certain called 2.00 acre tract described in instrument to Aledo ISD, recorded in Volume 2682, Page 958, R.P.R.P.C.T., being the southerly southwest corner of said 34.744-acre tract and the herein described tract;

**THENCE** N 00°17'54" W, 7.28 feet, with the southerly west line of said 34.744-acre tract, the east line of said 2.00-acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in the south right-of-way of said Old Weatherford Road, for the northwest corner of the herein described tract;

**THENCE** over and across said 34.74- acre tract, and with the south right of way of said Old Weatherford Road, the following four (4) courses and distances:

N 89°21'30" E, 312.75 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 520.00-foot radius curve to the left;

250.34 feet northeasterly, with said 520.00-foot radius curve to the left, having a chord bearing and distance of N 75°34' 00" E, 247.93 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the end of said curve;

N 61°46'30" E, 243.26 feet, to a rail road spike set, for the beginning of a 380.00-foot radius curve to the right;

190.39 feet northeasterly, with said 380.00-foot radius curve to the right, having a chord bearing and distance of N 76°07'42" E, 188.40 feet, to the **POINT OF BEGINNING**, and containing 0.658 acres, more or less.

## **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 rights-of-way, comprising approximately 0.915 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 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 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 B**  
**Legal Description for Road and Right-of-Way**  
**“Portions of Old Weatherford Road”**

**PROPOSED 0.915 ACRE RIGHT-OF-WAY PARCEL DESCRIPTION**

**BEING** a 0.915-acre tract situated in the J.D. KYLE SURVEY, ABSTRACT No. 792, Parker County, Texas, and being out of and a portion of that certain called 34.548-acre tract described in instrument to Aledo WC 34, LLC, recorded under Clerk's File Number 202148423, of the Real Property Records of Parker County, Texas, (R.P.R.P.C.T.), said 0.915-acre tract being more particularly described as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid) (Grid acreage is 0.915, surface acreage calculated using scale factor of 1.00012).

**BEGINNING** at a Set 1/2" Capped Iron Rod in the west line of said 34.548-acre tract, for the southwest corner of the herein described tract, from which a 3/8" iron rod found for the southwest corner of said 34.548-acre tract bears S 00°17'54" E, 7.28 feet;

**THENCE** N 00°17'54" W, 40.00 feet, with the west line of said 34.548-acre tract, to a Set 1/2" Capped Iron Rod for the northwest corner of the herein described tract, from which a 3/8" iron rod found for reference bears N 00°17'54" W, 9.50 feet;

**THENCE** over and across said 34.548-acre tract, the following:

N 89°21'30" E, 312.51 feet, to a Set 1/2" Capped Iron Rod for the beginning of a 480.00-foot radius curve to the left;

231.08 feet northeasterly, with said 480.00-foot radius curve to the left, having a chord bearing and distance of N 75°34'00" E, 228.86 feet, to a Set 1/2" Capped Iron Rod for the point of tangency of said curve;

N 61°46'30" E, 243.26 feet, to a Set 1/2" Capped Iron Rod for the beginning of a 420.00-foot radius curve to the right;

209.37 feet northeasterly, with said 420.00-foot radius curve to the right, having a chord bearing and distance of N 76°03'20" E, 207.21 feet, to a Set 1/2" Capped Iron Rod in the east line of said 34.548-acre tract, for the northeast corner of the herein described tract;

**THENCE** S 01°02'28" E, 40.01 feet, with the east line of said 34.548-acre tract, to a 1" iron pipe found at the base of a tree, for the southeast corner of said 34.548-acre tract and the herein described tract, said point being in a 380.00-foot radius curve to the left;

**THENCE** over and across said 34.548-acre tract, the following:

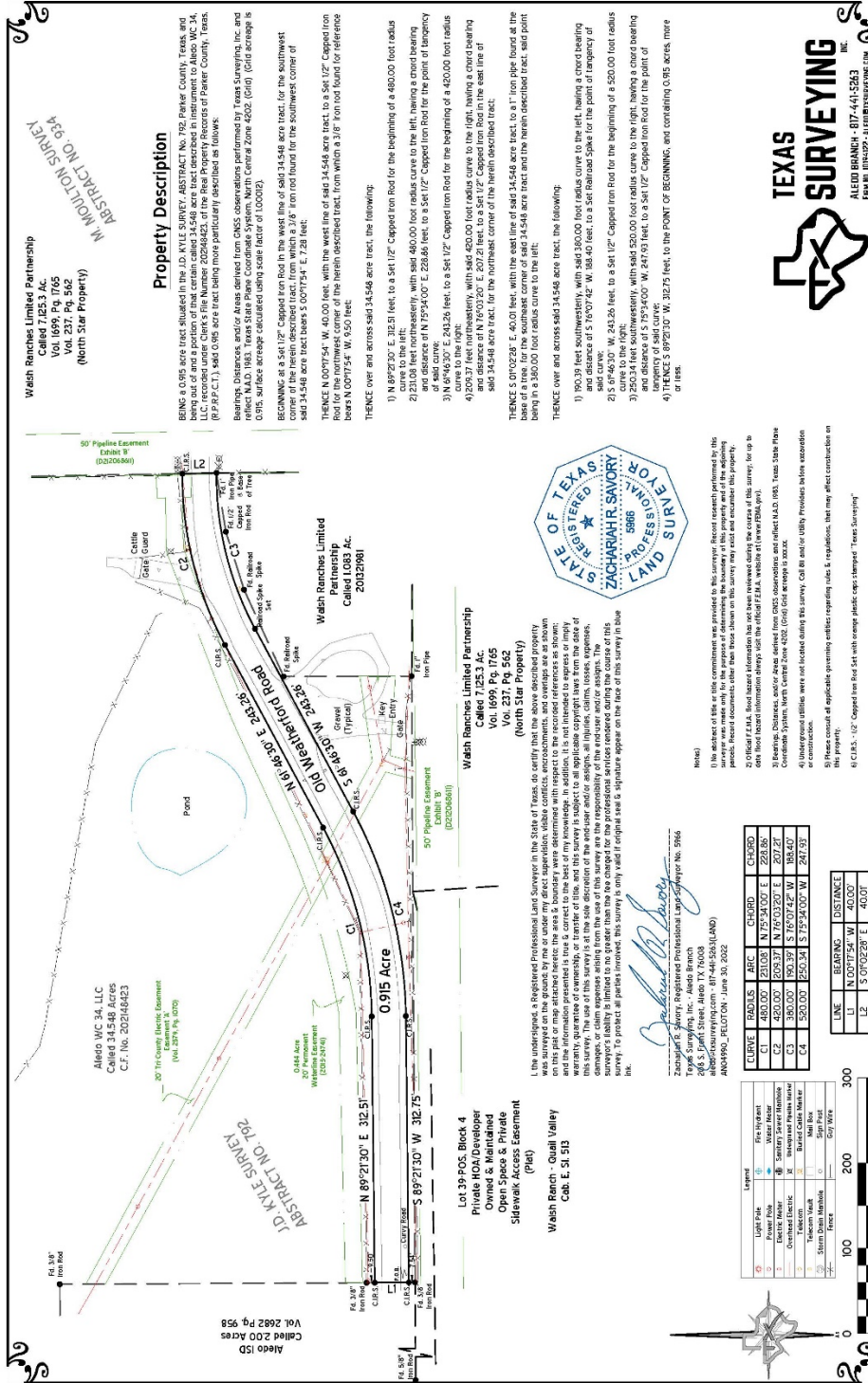
190.39 feet southwesterly, with said 380.00-foot radius curve to the left, having a chord bearing and distance of S 76°07'42" W, 188.40 feet, to a Set Railroad Spike for the point of tangency of said curve;

S 61°46'30" W, 243.26 feet, to a Set 1/2" Capped Iron Rod for the beginning of a 520.00-foot radius curve to the right;

250.34 feet southwesterly, with said 520.00-foot radius curve to the right, having a chord bearing and distance of S 75°34'00" W, 247.93 feet, to a Set 1/2" Capped Iron Rod for the point of tangency of said curve;

**THENCE** S 89°21'30" W, 312.75 feet, to the **POINT OF BEGINNING**, and containing 0.915 acres, more or less.

# Exhibit C Map of Road and Right-of-Way "Portion of Old Weatherford Road"



**Wash Ranches Limited Partnership**  
 Called 7,125.3 Ac.  
 Vol. 1699, Pg. 1765  
 (North Star Property)

### Property Description

Being a 0.915 acre tract situated in the JD KYLE SURVEY, ABSTRACT NO. 792, PARKER COUNTY, TEXAS, and being out of and a portion of that certain called 34.548 acre tract described in Instrument to Aledo, WC 34, LLC, recorded under Clerk's File Number 202204923, of the Real Property Records of Parker County, Texas, (8/23/21-C1), 548.048 acre tract, being more particularly described as follows:

Bearings, Distances, and/or Areas derived from CMSS observations performed by Teess Surveying, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202. (GRID) (Grid scrape is 0.915, distance scrape calculated using scale factor of 1.00016).

BEING: a 548.112' capped iron rod in the west line of said 34.548 acre tract, for the southwest corner of the herein described tract, from which a 3.6' iron rod found for reference box N.007754. W.450.1 feet.

THENCE N 00°17'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

2) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

3) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

4) 208.37 feet northwesterly, with said 420.00 foot radius curve to the right, having a chord bearing and distance of N 76°03'20" E, 207.21 feet, to a 541 1/2" capped iron rod in the east line of said 34.548 acre tract, for the northeast corner of the herein described tract;

THENCE S 01°02'20" E, 402.01 feet, with the east line of said 34.548 acre tract, to a 1" iron pipe found at the base of a tree, for the southeast corner of said 34.548 acre tract and the herein described tract, said point being in a 350.00 foot radius curve to the left;

THENCE over and across said 34.548 acre tract, the following:

1) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

2) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

3) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

4) 208.37 feet northwesterly, with said 420.00 foot radius curve to the right, having a chord bearing and distance of N 76°03'20" E, 207.21 feet, to a 541 1/2" capped iron rod in the east line of said 34.548 acre tract, for the northeast corner of the herein described tract;

THENCE over and across said 34.548 acre tract, the following:

1) 390.39 feet southwesterly, with said 380.00 foot radius curve to the left, having a chord bearing and distance of S 78°07'42" W, 188.40 feet, to a set railroad spike for the point of tangency of said curve;

2) S 78°07'42" W, 242.26 feet, to a 541 1/2" capped iron rod for the beginning of a 520.00 foot radius curve to the left;

3) 2503.4 feet southwesterly, with said 520.00 foot radius curve to the right, having a chord bearing and distance of S 75°24'00" W, 247.93 feet, to a 541 1/2" capped iron rod for the point of tangency of said curve;

4) THENCE S 89°21'30" W, 312.75 feet, to the POINT OF BEGINNING, and containing 0.915 acres, more or less.

**Wash Ranches Limited Partnership**  
 Called 7,125.3 Ac.  
 Vol. 1699, Pg. 1765  
 (North Star Property)

### Property Description

Being a 0.915 acre tract situated in the JD KYLE SURVEY, ABSTRACT NO. 792, PARKER COUNTY, TEXAS, and being out of and a portion of that certain called 34.548 acre tract described in Instrument to Aledo, WC 34, LLC, recorded under Clerk's File Number 202204923, of the Real Property Records of Parker County, Texas, (8/23/21-C1), 548.048 acre tract, being more particularly described as follows:

Bearings, Distances, and/or Areas derived from CMSS observations performed by Teess Surveying, Inc. and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202. (GRID) (Grid scrape is 0.915, distance scrape calculated using scale factor of 1.00016).

BEING: a 548.112' capped iron rod in the west line of said 34.548 acre tract, for the southwest corner of the herein described tract, from which a 3.6' iron rod found for reference box N.007754. W.450.1 feet.

THENCE N 00°17'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

2) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

3) N 89°21'30" E, 312.51 feet, to a 541 1/2" capped iron rod for the beginning of a 480.00 foot radius curve to the left;

4) 208.37 feet northwesterly, with said 420.00 foot radius curve to the right, having a chord bearing and distance of N 76°03'20" E, 207.21 feet, to a 541 1/2" capped iron rod in the east line of said 34.548 acre tract, for the northeast corner of the herein described tract;

THENCE over and across said 34.548 acre tract, the following:

1) 390.39 feet southwesterly, with said 380.00 foot radius curve to the left, having a chord bearing and distance of S 78°07'42" W, 188.40 feet, to a set railroad spike for the point of tangency of said curve;

2) S 78°07'42" W, 242.26 feet, to a 541 1/2" capped iron rod for the beginning of a 520.00 foot radius curve to the left;

3) 2503.4 feet southwesterly, with said 520.00 foot radius curve to the right, having a chord bearing and distance of S 75°24'00" W, 247.93 feet, to a 541 1/2" capped iron rod for the point of tangency of said curve;

4) THENCE S 89°21'30" W, 312.75 feet, to the POINT OF BEGINNING, and containing 0.915 acres, more or less.



**Notes:**

1) The address of this or other comments was provided in this survey. Recent research performed by this surveyor was used only for the purpose of determining the boundary of this property and of the adjoining property. Recent documents other than those shown on this survey may exist and encumber this property.

2) The location of this or other comments was provided in this survey. Recent research performed by this surveyor was used only for the purpose of determining the boundary of this property and of the adjoining property. Recent documents other than those shown on this survey may exist and encumber this property.

3) Bearings, Distances, and/or Areas derived from CMSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202. (GRID) (Grid scrape is 0.915, distance scrape calculated using scale factor of 1.00016).

4) Underground utilities were not located during this survey. Call 811 and/or utility Providers before excavation or construction.

5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.B.S. - 1/2" Capped iron rod set with orange plastic cap; stamped "Texas Surveying"

CURVE	RADIUS	ARC	CHORD	CHORD
C1	480.00	211.03	N 75°24'00" E	228.38
C2	520.00	500.39	S 75°24'00" W	547.40
C3	520.00	250.34	S 75°24'00" W	247.93

LINE	BEARINGS	DISTANCE
L1	N 00°17'30" E	402.01
L2	S 01°02'20" E	402.01

ITEM	FILE NO.	FILE NAME
1	Light Pole	Light Pole
2	Power Pole	Power Pole
3	Electric Meter	Electric Meter
4	Water Meter	Water Meter
5	Water Meter	Water Meter
6	Water Meter	Water Meter
7	Water Meter	Water Meter
8	Water Meter	Water Meter
9	Water Meter	Water Meter
10	Water Meter	Water Meter
11	Water Meter	Water Meter
12	Water Meter	Water Meter
13	Water Meter	Water Meter
14	Water Meter	Water Meter
15	Water Meter	Water Meter
16	Water Meter	Water Meter
17	Water Meter	Water Meter
18	Water Meter	Water Meter
19	Water Meter	Water Meter
20	Water Meter	Water Meter
21	Water Meter	Water Meter
22	Water Meter	Water Meter
23	Water Meter	Water Meter
24	Water Meter	Water Meter
25	Water Meter	Water Meter
26	Water Meter	Water Meter
27	Water Meter	Water Meter
28	Water Meter	Water Meter
29	Water Meter	Water Meter
30	Water Meter	Water Meter
31	Water Meter	Water Meter
32	Water Meter	Water Meter
33	Water Meter	Water Meter
34	Water Meter	Water Meter
35	Water Meter	Water Meter
36	Water Meter	Water Meter
37	Water Meter	Water Meter
38	Water Meter	Water Meter
39	Water Meter	Water Meter
40	Water Meter	Water Meter
41	Water Meter	Water Meter
42	Water Meter	Water Meter
43	Water Meter	Water Meter
44	Water Meter	Water Meter
45	Water Meter	Water Meter
46	Water Meter	Water Meter
47	Water Meter	Water Meter
48	Water Meter	Water Meter
49	Water Meter	Water Meter
50	Water Meter	Water Meter
51	Water Meter	Water Meter
52	Water Meter	Water Meter
53	Water Meter	Water Meter
54	Water Meter	Water Meter
55	Water Meter	Water Meter
56	Water Meter	Water Meter
57	Water Meter	Water Meter
58	Water Meter	Water Meter
59	Water Meter	Water Meter
60	Water Meter	Water Meter
61	Water Meter	Water Meter
62	Water Meter	Water Meter
63	Water Meter	Water Meter
64	Water Meter	Water Meter
65	Water Meter	Water Meter
66	Water Meter	Water Meter
67	Water Meter	Water Meter
68	Water Meter	Water Meter
69	Water Meter	Water Meter
70	Water Meter	Water Meter
71	Water Meter	Water Meter
72	Water Meter	Water Meter
73	Water Meter	Water Meter
74	Water Meter	Water Meter
75	Water Meter	Water Meter
76	Water Meter	Water Meter
77	Water Meter	Water Meter
78	Water Meter	Water Meter
79	Water Meter	Water Meter
80	Water Meter	Water Meter
81	Water Meter	Water Meter
82	Water Meter	Water Meter
83	Water Meter	Water Meter
84	Water Meter	Water Meter
85	Water Meter	Water Meter
86	Water Meter	Water Meter
87	Water Meter	Water Meter
88	Water Meter	Water Meter
89	Water Meter	Water Meter
90	Water Meter	Water Meter
91	Water Meter	Water Meter
92	Water Meter	Water Meter
93	Water Meter	Water Meter
94	Water Meter	Water Meter
95	Water Meter	Water Meter
96	Water Meter	Water Meter
97	Water Meter	Water Meter
98	Water Meter	Water Meter
99	Water Meter	Water Meter
100	Water Meter	Water Meter

**Lot 39-POS, Block 4**  
 Private HOA Developer  
 Owned & Maintained  
 Sidewalk Access Easement  
 (Plat)

**Wash Ranch - Quail Valley**  
 Call E. 51.51

**Exhibit D**  
**Municipal Services Agreement**