

A Resolution

NO. _____

**AUTHORIZING A REDUCTION IN THE CITY OF
FORT WORTH'S EXTRATERRITORIAL JURISDICTION BY ADJUSTING THE
EXTRATERRITORIAL JURISDICTION BOUNDARY LINE
BETWEEN FORT WORTH AND JUSTIN**

WHEREAS the City of Justin, Texas, ("Justin") a general law city, has requested the City of Fort Worth, Texas ("Fort Worth") to have certain parcels consisting of a total of approximately 5,106 acres released from the extraterritorial jurisdiction ("ETJ") of Fort Worth to permit the inclusion of such property into the ETJ of Justin; and,

WHEREAS, the territory sought to be included into the extraterritorial boundaries of Justin lies within the extraterritorial jurisdiction of Fort Worth and may not be included by Justin until such time as released from Fort Worth's ETJ ; and,

WHEREAS, Section 42.023 of the Texas Local Government Code requires the written consent by ordinance or resolution of the governing body of the municipality prior to reducing the municipality's ETJ; and

WHEREAS, the City Manager recommends the reduction of Fort Worth's ETJ for the property depicted in Exhibit "A" and allocating such area to Justin to include in its ETJ; and,

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

Pursuant to the provisions of the Texas local Government Code, Chapter 42, the City of Fort Worth, Texas hereby consents to a reduction in the City of Fort Worth's extraterritorial jurisdiction of the property as depicted in Exhibit "A," and which is more fully described in the attached metes and bounds descriptions identified as Exhibit "B," and made a part hereof by reference.

Adopted on May 11, 2021 and Effective on May 12, 2021 at 6:00 p.m.

ATTEST:

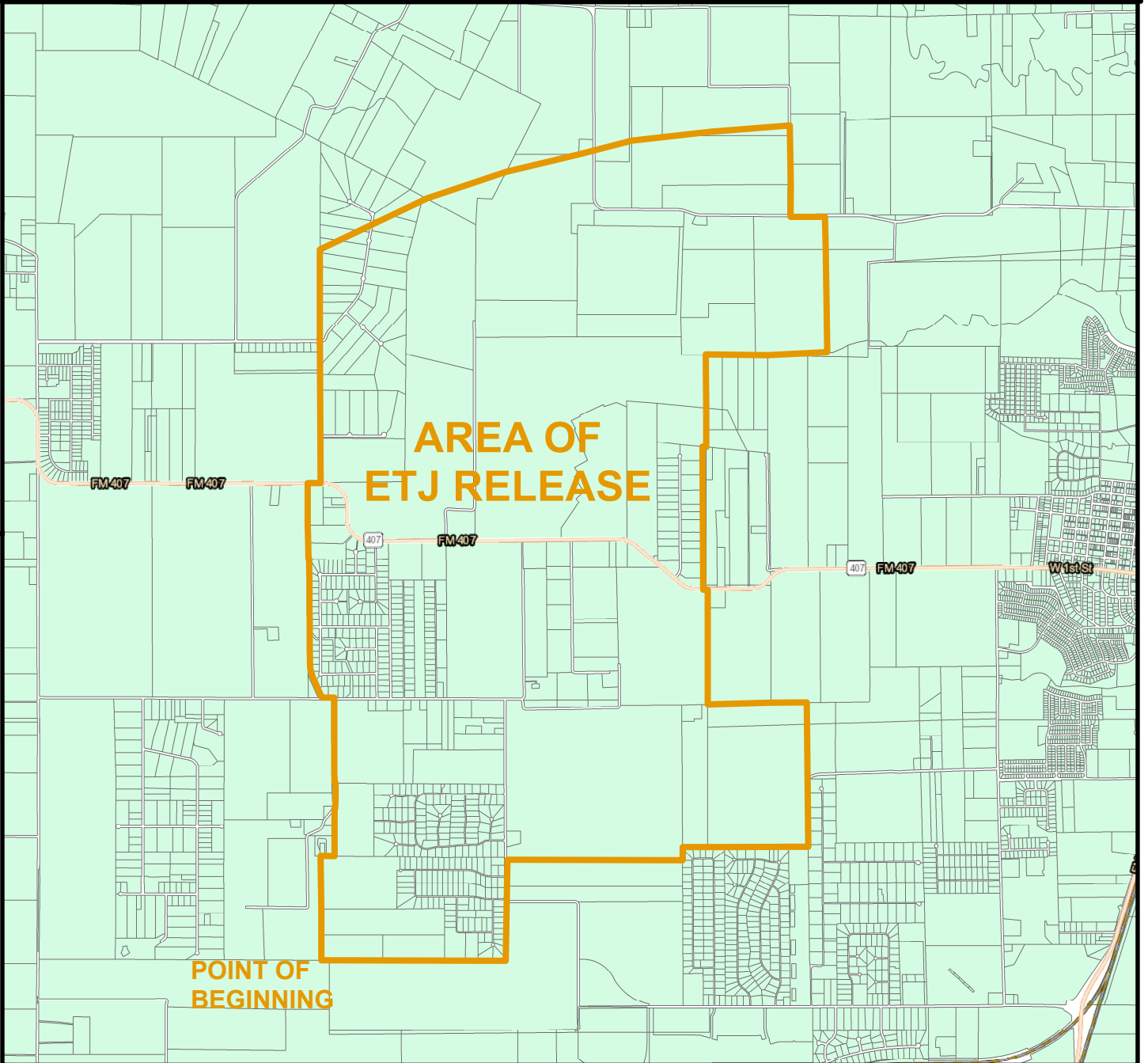
By: _____
Mary Kayser, City Secretary

EXHIBIT OF ETJ RELEASE AREA





CITY OF FORT WORTH, TEXAS - ETJ RELEASE - EXHIBIT A

4060 Bryant Irvin Road
Fort Worth, TX 76109
(817) 412-7155
May 8, 2021

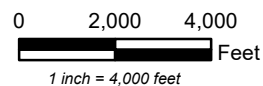


KEY TO FEATURES

-  DENTON CAD PARCELS
-  AREA OF ETJ RELEASE

DATUM

NAD 1983 TEXAS STATE PLANE
NORTH CENTRAL ZONE FIPS 4202



**DESCRIPTION OF ETJ RELEASE AREA
CITY OF FORT WORTH, TEXAS - ETJ RELEASE**

Stephen P. Beebe Survey, Abstract No. 77; Thomas H.W. Forsyth Survey, Abstract No. 33; T & P Railroad Company Survey, Abstract No. 1306; William Reed Survey, Abstract No. 1071; M.E.P.&P. Railroad Company Survey, Abstract No. 908; William C. Harrison Survey, Abstract No. 523; Joseph Sutton Survey, Abstract No. 1151; S. F. Reynolds Survey, Abstract No. 1627; William C. Brookfield Survey, Abstract No. 34; William D. Redd Survey, Abstract No. 1125; Warren A. Ferris Survey, Abstract No. 419; Mary Polk Survey, Abstract No. 993; James C. Jack Survey, Abstract No. 679,
Denton County, Texas

DESCRIPTION, of an approximately 5,106 acre tract of land situated in Stephen P. Beebe Survey, Abstract No. 77, the Thomas H.W. Forsyth Survey, Abstract No. 433, the T & P Railroad Company Survey, Abstract No. 1306, the William Reed Survey, Abstract No. 1071, the M.E.P.&P. Railroad Company Survey, Abstract No. 908, the William C. Harrison Survey, Abstract No. 523, the Joseph Sutton Survey, Abstract No. 1151, the S. F. Reynolds Survey, Abstract No. 1627, the William C. Brookfield Survey, Abstract No. 34, the William D. Redd Survey, Abstract No. 1125, the Warren A. Ferris Survey, Abstract No. 419, the Mary Polk Survey, Abstract No. 993, and the James C. Jack Survey, Abstract No. 679, in Denton County, Texas; said tract being all of a 25.0 acre tract described to Bobby Gene Cross recorded in Instrument No. 2006-6693 in said Official Public Records; all of a 25 acre tract described to Elsie Lou Haddock recorded in Instrument No. 2006-66911 in said Official Public Records; all of a 50.0 acre tract described to Elsie Lou Haddock Living Trust recorded in Instrument No. 2018-63911 in said Official Public Records; all of a 62.974 acre tract described to Frazier Asset Management, Inc. recorded in Volume 2989, Page 636 in said Official Public Records; all of "Tract 2" described to Avondale Ranch, Ltd. recorded in Instrument No. 2003-37638 in said Official Public Records; all of a 96.92 acre tract described to HVP Investments, Ltd. recorded in Instrument No. 2004-34900 in said Official Public Records; all of a 50 tract described to W. E. Wilkerson recorded in Volume 960, Page 35 in said Official Public Records; all of a 13.0 tract described to Edward R. & Janet Zelnik recorded in Instrument No. 1998-0025263 in said Official Public Records; all of a 12.000 tract described to J. Lloyd Barksdale and wife, Dorothy Barksdale recorded in Volume 829, Page 275 in said Official Public Records; all of a 1.000 tract described to J. Lloyd Barksdale and wife, Dorothy Barksdale recorded in Volume 829, Page 271 in said Official Public Records; all of a 10.6336 tract described to Bobby J. & Debbie Henry recorded in Instrument No. 2002-22794 in said Official Public Records; all of a 4.7064 tract described to Bobby J. & Debbie Henry recorded in Instrument No. 1999-0107848 in said Official Public Records; all of a 5.138 tract described to Marty & Debra Ezell recorded in Instrument No. 1994-0037463 in said Official Public Records; all of a 5.13 tract described to William B. Ezell recorded in Instrument No. 2003-82931 in said Official Public Records; all of a 9.469 tract and all of a 1.25 acre tract described to HVP Investments, Ltd. recorded in Instrument No. 2005-53869 in said Official Public Records; all of a 1.051 tract described to Michael D. Strickland, Sr. recorded in Instrument No. 2012-25155 in said Official Public Records; all of a 14.531 tract described to HVP Investments, Ltd. recorded in Instrument No. 2004-34899 in said Official Public Records; all of a 1.216 tract described to Anabelle B. Boyd recorded in Instrument No. 2012-145950 in said Official Public Records; all of a 2.82 tract, all of a 2.0 acre tract, and all of a 1.18 acre tract described to HVP Investments, Ltd. recorded in Instrument No. 2004-34899 in said Official Public Records; all of a 189.71 acre tract described to Margaret E. Turner & Sally Box Revocable Trust recorded in Instrument No. 2019-16134 in said Official Public Records; all of a 14.4402 tract described to Randall B. & Brenda L. Hardy recorded in Instrument No. 2018-11549 in said Official Public Records; all of a 19.404 tract described to Randy & Brenda Hardy recorded in Instrument No. 2018-3528 in said Official Public Records; all of a 10 acre tract described to Christopher Jay & Cassie Amanda Allison recorded in Instrument No. 2014-79617 in said Official Public Records; all of a 4 acre tract and all of a 1 acre tract described to William Kent Goeken and Laurie Ann Goeken Family Trust recorded in Instrument No. 2019-145890 in said Official Public Records; all of a 12.0381 acre tract described to Bobby Henry recorded in

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Volume 1215, Page 962 in said Official Public Records; all of a 6.0 acre tract described to Debbie Henry, Brittney Henry, and Shelly Henry recorded in Instrument No. 2003-176344 in said Official Public Records; all of a 2.0 acre tract described to Deborah Henry recorded in Instrument No. 2020-147305 in said Official Public Records; all of a 1.651 acre tract described to Karl Mahdak recorded in Instrument No. 2008-45240 in said Official Public Records; all of a 3.0 acre tract described to Leigh Davies Allison recorded in Instrument No. 2020-52149 in said Official Public Records; all of a 10.0 acre tract described to Linda Kay Johnston recorded in Instrument No. 1998-84798 in said Official Public Records; all of a 413 acre tract described to JNJDF, Ltd. recorded in Instrument No. 2008-85490 in said Official Public Records; all of a 60 acre tract described to Lakeland Capital, Ltd. recorded in Instrument No. 2008-136040 in said Official Public Records; all of a 432.465 acre tract described to Justin Timberbrook, LLC. recorded in Instrument No. 2017-4977 in said Official Public Records; all of a 64.7 acre tract described to Glenn and Louise Family Partnership, Ltd. recorded in Instrument No. 2005-17852 in said Official Public Records; a portion of a 393.3 acre tract described to Trustee of the Mark Wallace Exempt Family Trust and Trustee of the Nancy Hollingsworth Exempt Family Trust recorded in Instrument No. 2019-157304 in said Official Public Records; a portion of a 186.0 acre tract described to Janice May, Trustee of the A. L. Peterson Trust recorded in Instrument No. 1999-0120293 in said Official Public Records; a portion of a 30.0 acre tract and a 86.24 acre tract described to Thomas J. Keefe, Charles Baker Keefe, and Jennifer Keefe recorded in Instrument No. 1998-0096487 in said Official Public Records; a portion of a 259.427 acre tract described to Cactus Thorn, L.P. recorded in Instrument No. 2001-140504 in said Official Public Records; all of a 43.5 acre tract described to Lynda Faye Green recorded in Instrument No. 2021-12753 in said Official Public Records; all of a 12.030 acre tract and all of a 59.700 acre tract described to Peggy Deanne Hatfield recorded in Instrument No. 2021-12752 in said Official Public Records; all of a 6.0 acre tract described to Krystal Melynn Miller recorded in Instrument No. 2021-13777 in said Official Public Records; all of a 6.0 acre tract described to Kelly Michelle Miller recorded in Instrument No. 2021-13776 in said Official Public Records; all of a 7.232 acre tract described to Judy Melinda Copp recorded in Instrument No. 2021-13691 in said Official Public Records; all of the remainder of a 185.4 acre tract described to Peggy Deanne Hatfield, Billie Louise Brasher, and Lynda Faye Green recorded in Instrument No. 2020-198973 in said Official Public Records; all of a "Tract VII, Second" described to Glenn and Louise Shoop Family Partnership, Ltd. recorded in Instrument No. 2005-17852 in said Official Public Records; all of "Tract VII, First" described to Glenn and Louise Shoop Family Partnership, Ltd. recorded in Instrument No. 2005-17852 in said Official Public Records; all of a 38.139 acre tract described to Billie Louise Brasher recorded in Instrument No. 2021-12751 in said Official Public Records; all of "Tract III", "Tract IV", "Tract V", described to Glenn and Louise Shoop Family Partnership, Ltd. recorded in Instrument No. 2005-17852 in said Official Public Records; all of a 30.89 acre tract described to Justin Timberbrook, LLC recorded in Instrument No. 2017-5803 in said Official Public Records; all of a 80 acre tract described to Pennington Family Trust recorded in Instrument No. 2001-44060 in said Official Public Records; all of a 122.145 acre tract described to Justin Timberbrook, LLC recorded in Instrument No. 2017-4977 in said Official Public Records; a portion of "Tract 3" described to Petrus Investment, L.P. recorded in Instrument No. 2009-23477 in said Official Public Records; all of a 24.095 acre tract described to Pennington family Trust recorded in Instrument No. 2001-44058 in said Official

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Public Records; all of a 2.837 acre tract described to HT HWY 114 LP recorded in Instrument No. 2020-37550 in said Official Public Records; all of a 63.007 acre tract described to Deblock, Ltd. recorded in Instrument No. 2014-115219 in said Official Public Records; all of a 10.007 acre tract described to Candice Rene Chastain recorded in Instrument No. 2015-91283 in said Official Public Records; all of a 1 acre tract described to Jody Lynn Harper recorded in Instrument No. 2002-61918 in said Official Public Records; all of a 11.66 acre tract described to Coleen Theis & Jody Harper recorded in Instrument No. 2015-61157 in said Official Public Records; all of a 12.66 acre tract described to BKV Barnett, LLC recorded in Instrument No. 2020-165983 in said Official Public Records; all of a 16.754 acre tract described to Mark Anthony Eddleman recorded in Instrument No. 2011-58448 in said Official Public Records; all of a 17.0 acre tract described to Wayne A. Harris, Jr. recorded in Instrument No. 2008-26221 in said Official Public Records; all of a 10.0 acre tract described to Kacy Maryott recorded in Instrument No. 2017-118920 in said Official Public Records; all of a 10.0 acre tract described to Samuel V. Haynes recorded in Volume 962, Page 43 in said Official Public Records; all of a 5.0 acre tract described to Apollo Support & Rescue, Inc. recorded in Instrument No. 2015-130013 in said Official Public Records; all of a 10.0 acre tract described to John E. Foust recorded in Volume 1623, Page 80 in said Official Public Records; all of a 10.0 acre tract described to Donna and David Rose Enterprises, LLC recorded in Instrument No. 2020-199972 in said Official Public Records; all of a 40.0 acre tract described to Shryack Living Trust recorded in Instrument No. 2009-74881 in said Official Public Records; all of a 3.0 acre tract described to Marcos Valenzuela recorded in Instrument No. 2007-66142 in said Official Public Records; all of a 5.0 acre tract described to Enbridge Gathering (North Texas), L.P. recorded in Instrument No. 2010-21470 in said Official Public Records; a portion of a 317.616 acre tract described to Patricia Ann Range Molloy recorded in Volume 769, Page 965 in said Official Public Records; (all previous owner acreage references are per the Denton County Central Appraisal District Records and documents pulled from the Denton County Clerk's Official Public Records during the first week of May 2021) all of Indian Trails – Phase I, an addition to Denton County, Texas recorded in Cabinet G, Slide 311 in said Official Public Records; all of Lots 2 through 8, Block 1 Lots 1 through 22, Block 2, Lots 1 through 9, Block 3, Lots 36 through 42, Block 4, Guy James Ranch, an addition to Denton County, Texas recorded in Cabinet V, Slide 722 in said Official Public Records; all of Guy James Ranch, Phase 2, an addition to Denton County, Texas recorded in Cabinet X, Slide 337 in said Official Public Records; a portion of Lots 1 through 29, Block 4, Lots 3 through 12, and Lots 21 through 24, Block 6, and Lot 1, Block 5 Avery Ranch, an addition to Denton County, Texas recorded in Cabinet X, Slide 428 in said Official Public Records; all of Lots 12R and 14R, Block 4 Avery Ranch, an addition to Denton County, Texas recorded in Instrument Number 2011-189 in said Official Public Records; a portion of Lots 1-24, Lots A, B and HOA Lots 25-26, Block 1, Lots 1-12 Block 2, Lots 1-33 and H.O.A. Lots 34-36 Block 3, Lots 30-49 & HOA Lot 50 Block 4, and Lots 1A, 1B, 1, 2A, 2B & 2, Lots 13-20, and HOA Lots 25-27 Block 6, Avery Ranch, an addition to Denton County, Texas recorded in Instrument Number 2015-4 in said Official Public Records; all of Propwash Addition, an addition to Denton County, Texas recorded in Cabinet E, Slide 204 and Cabinet H, Page 77 in said Official Public Records; all of Lots 1 and 2, Block A, Tatum Building Addition, an addition to Denton County, Texas recorded in Instrument Number 2010-129 in said Official Public Records; all of Lots 1 and 2, Block A, Mustang Ranch Addition, an addition to Denton County, Texas recorded

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in Instrument No. 2010-195 in said Official Public Records; a portion of Willow Crossing, an addition to Denton County, Texas recorded in Instrument Number 2010-132 in said Official Public Records and all of Willow Crossing, Lots 8R1, 8R2, 13R1, 13R2, 16R1, 16R2, 27R1, 27R2, 32R, 33R, 35R, 35 AND 36, an addition to Denton County, Texas recorded in Instrument Number 2011-127 in said Official Public Records; all of Collingwood Estates, an addition to Denton County, Texas recorded in Cabinet H, Slide 254 in said Official Public Records; all of Revision of Lot 5 of Collingwood Estates, an addition to Denton County, Texas recorded in Cabinet N, Page 20 in said Official Public Records; all of Replat of Lot 3, Collingwood Estates, an addition to Denton County, Texas recorded in Cabinet O, Page 361 in said Official Public Records; all of Replat of Lot 7, Collingwood Estates, an addition to Denton County, Texas recorded in Cabinet P, Page 103 in said Official Public Records; and a part of Farm-to-Market Highway No. 407 right-of-way and a part of Farm-to-Market Highway No. 1384 right-of-way; said approximate 5,106 acre tract being more particularly described as follows:

BEGINNING, at the southwest corner of said called 25.0 acre tract described to Elsie Lou Haddock and the southeast corner of a 107.87 acre tract of land described to Ronald & Brenda Dalrymple recorded in Volume 5140, Page 3339 in said Official Public Records; said point being the south line of the said James C. Jack Survey, Abstract No. 679 and the north line of the Edward Williams Survey, Abstract Number 1422;

THENCE, North 00 degrees, 25 minutes, 31 seconds West, along the west lines of said 25.0 acre Elsie Lou Haddock tract, the west line of said 50.0 acre Elsie Lou Haddock Living Trust tract, and the west line of said 62.974 acre Frazier Asset Management tract, a distance of 2,742.64 feet, more or less to the northwest corner of said 62.974 Frazier Asset Management tract;

THENCE, South 89 degrees, 33 minutes, 30 seconds East, along the north line of said 62.974 acre Frazier Asset Management tract, a distance of 370.66 feet, more or less to the southwest corner of said "Tract 2" described to Avondale Ranch, Ltd.;

THENCE, North 00 degrees, 07 minutes, 48 seconds West, departing the north line of said 62.974 acre Frazier Asset Management tract, and along the west line of said "Tract 2" described to Avondale Ranch, Ltd., a distance of 1,228.00 feet, more or less to a point for corner in the east line of Dalrymple Lane;

THENCE, North 16 degrees, 26 minutes, 41 seconds East, continuing along the east line of Dalrymple Lane, a distance of 80.74 feet, more or less to an angle point in said east line of Dalrymple Lane;

THENCE, North 00 degrees, 08 minutes, 48 seconds East, continuing along the east line of Dalrymple Lane, a distance of 619.71 feet, more or less to a point for corner in the north line of said "Tract 2" described to Avondale Ranch, Ltd. and the south line of said 96.92 acre tract described to HVP Investments, Ltd.; said point being the beginning of a non-tangent curve to the right;

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THENCE, continuing with the said east line of Dalrymple Lane along said curve to the right, having a central angle of 101 degrees, 48 minutes, 34 seconds, a radius of 21.20 feet, more or less, a chord bearing and distance of North 52 degrees, 43 minutes, 33 seconds West, 32.91 feet, more or less, an arc distance of 37.68 feet, more or less to a point at the end of said curve, said point being in the west line of said 96.92 acre tract described to HVP Investments, Ltd.;

THENCE, North 00 degrees, 10 minutes, 53 seconds West, continuing along the said east line of Dalrymple Lane and said west line of said 96.92 acre tract described to HVP Investments, Ltd. and crossing Sam Reynolds Road, a distance of 2,227.41 feet, more or less to a point for corner in the north right-of-way line of said Sam Reynolds Road and the south line of Block 1 of said Avery Ranch;

THENCE, North 89 degrees, 50 minutes, 58 seconds West, along said north line of Sam Reynolds Road and said south line of Block 1, Avery Ranch, a distance of 320.81 feet, more or less to a point for corner in the future 80-foot right-of-way of Dalrymple Lane as shown on the plat of said Avery Ranch;

THENCE, North 24 degrees, 38 minutes, 00 seconds West, departing said north line of Sam Reynolds Road and along said future east line of Dalrymple Lane and the west line of said Block 1, a distance of 426.67 feet, more or less to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, continuing along said future east line of Dalrymple Lane and said west line of said Block 1 and along said curve, having a central angle of 26 degrees, 45 minutes, 54 seconds, a radius of 1,213.64 feet, more or less, a chord bearing and distance of North 14 degrees, 23 minutes, 44 seconds West, 561.80 feet, more or less, an arc distance of 566.94 feet, more or less to a point at the end of said curve;

THENCE, North 00 degrees, 21 minutes, 50 seconds West, continuing along said future east line of Dalrymple Lane, said west line of said Block 1 and joining the west line of Block 6 in said Avery Ranch, a distance of 2,720.72 feet, more or less to a point for corner in the south line of said 10 acre tract described to Christopher Jay & Cassie Amanda Allison;

THENCE, North 88 degrees, 35 minutes, 12 seconds West, along the south line of said 10 acre tract described to Christopher Jay & Cassie Amanda Allison, a distance of 23.99 feet, more or less to a point for the southwest corner of said 10 acre tract described to Christopher Jay & Cassie Amanda Allison;

THENCE, North 00 degrees, 26 minutes, 24 seconds West, along the west line of said 10 acre tract described to Christopher Jay & Cassie Amanda Allison, the west line of said 12.0381 acre tract described to Bobby Henry and the west line of said 10.0 acre tract described to Linda Kay

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Johnston, a distance of 1,989.79 feet, more or less to a point for corner in the centerline of Farm-to-Market Highway No. 407;

THENCE, South 89 degrees, 46 minutes, 27 seconds East, along the said centerline of FM407, a distance of 340.53 feet, more or less to a point for corner;

THENCE, North 00 degrees, 12 minutes, 48 seconds West, departing the centerline of FM 407 and along the west line of said 60 acre tract described to Lakeland Capital, Ltd., the west line of said Willow Crossing and also being in the approximate center of B. Judge Lane, a distance of 6,152.23 feet, more or less to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, departing the west line of said Willow Crossing and along said curve to the right, having a central angle of 28 degrees, 04 minutes, 20 seconds, a radius of 26,400.00 feet, a chord bearing and distance of North 75 degrees, 13 minutes, 40 seconds East, 12,805.72 feet, more or less, an arc distance of 12,934.71 feet, more or less to a point at the end of said curve; said point being in the east line of said 259.427 acre tract described to Cactus Thorn, L.P.; said point being in the east line of said Thomas H.W. Forsyth Survey and the center of Jim Baker Road;

THENCE, South 01 degrees, 53 minutes, 27 seconds West, with the east line of said Cactus Thorn, L.P. tract, the east line of said Forsyth Survey and said center of Jim Baker Road, a distance of 1,559.76 feet, more or less to a point for the southeast corner of said Cactus Thorn, L.P. tract and the northeast corner of said 12.030 acre tract described to Peggy Deanne Hatfield;

THENCE, South 04 degrees, 14 minutes, 34 seconds East, with the east line of said Peggy Deanne Hatfield, the east line of said Forsyth Survey and said center of Jim Baker Road, a distance of 769.32 feet, more or less to a point for corner; said point being the southeast corner of the said Forsyth Survey; said point also being the intersection of the approximate center of Farm-to-Market Highway No. 1384 and the approximate centerline of Jim Baker Road; said point also being in the north line of said William Reed Survey, Abstract 1071;

THENCE, South 88 degrees, 42 minutes, 24 seconds East, along the approximate center of said FM Highway No. 1384 and the north line of said William Reed Survey, a distance of 929.66 feet, more or less to a point for corner;

THENCE, South 00 degrees, 40 minutes, 45 seconds East, departing said approximate center of FM Highway 1384, and along the east line of "Tract VII, First" and "Tract VII, Second", a distance of 3,729.44 feet, more or less to the southeast corner of said "Tract VII, First";

THENCE, North 89 degrees, 10 minutes, 36 seconds West, along the south line of said "Tract VII, First" and the south line of said "Tract V" described to Glenn and Louise Shoop Family Partnership, Ltd., a distance of 3,202.60 feet, more or less to a point for corner;

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THENCE, South 00 degrees, 20 minutes, 25 seconds East, departing the south line of said "Tract V", and along the east line of said 432.465 acre tract and said 30.89 acre tract described to Justin Timberbrook, LLC, a distance of 2,436.44 feet, more or less to the southeast corner of said 30.89 acre tract described to Justin Timberbrook, LLC;

THENCE, North 84 degrees, 33 minutes, 48 seconds West, along the south line of said 30.89 acre tract described to Justin Timberbrook, LLC, a distance of 99.07 feet, more or less to the northeast corner of said Collingwood Estates;

THENCE, South 00 degrees, 15 minutes, 02 seconds East, departing the south line of said 30.89 acre tract described to Justin Timberbrook, LLC and along the east line of said Collingwood Estates, a distance of 3,764.62 feet, more or less to a point for corner in the south line of said FM 407;

THENCE, South 89 degrees, 54 minutes, 49 seconds East, along said south line of FM 407, a distance of 122.10 feet, more or less to a point for corner in the east line of said Brookfield Survey;

THENCE, South 00 degrees, 00 minutes, 28 seconds East, departing said south line of FM 407 and along the east line of said Brookfield Survey and the west line of said Warren A. Ferris Survey, a distance of 3,016.66 feet, more or less to the southeast corner of said Brookfield Survey and the northeast corner of said William D. Redd Survey; said point being in the north line of said 317.616 acre tract described to Patricia Ann Range Molloy;

THENCE, North 88 degrees, 52 minutes, 56 seconds East, departing the west line of said Ferris Survey and along the north line of said Molloy tract, a distance of 2,609.50 feet, more or less to a point for corner;

THENCE, South 00 degrees, 32 minutes, 09 seconds East, departing the said north line of Molloy tract, crossing said Molloy tract and joining the westernmost east line of said Molloy tract, a distance of 3,798.37 feet, more or less to the southernmost southeast corner of said Molloy tract;

THENCE, South 89 degrees, 52 minutes, 57 seconds West, along the south line of said Molloy tract, a distance of 3,307.36 feet, more or less to the southwest corner of said Molloy tract; said point being in the east line of said "Tract 3" described to Petrus Investment, L.P.; said point also being the northwest corner of Riggs Place, an addition to Denton County, Texas as recorded in Cabinet E, Page 359 of said Official Public Records;

THENCE, South 00 degrees, 17 minutes, 11 seconds East, along an east line of said "Tract 3" and the west line of said Riggs Place, a distance of 345.75 feet, more or less to a point for corner;

THENCE, North 89 degrees, 50 minutes, 00 seconds West, departing said east line of "Tract 3" and the west line of said Riggs Place a distance of 4,614.69 feet, more or less to a point for corner

**DESCRIPTION OF ETJ RELEASE AREA
CITY OF FORT WORTH, TEXAS - ETJ RELEASE**

Stephen P. Beebe Survey, Abstract No. 77; Thomas H.W. Forsyth Survey, Abstract No. 33; T & P Railroad Company Survey, Abstract No. 1306; William Reed Survey, Abstract No. 1071; M.E.P.&P. Railroad Company Survey, Abstract No. 908; William C. Harrison Survey, Abstract No. 523; Joseph Sutton Survey, Abstract No. 1151; S. F. Reynolds Survey, Abstract No. 1627; William C. Brookfield Survey, Abstract No. 34; William D. Redd Survey, Abstract No. 1125; Warren A. Ferris Survey, Abstract No. 419; Mary Polk Survey, Abstract No. 993; James C. Jack Survey, Abstract No. 679,
Denton County, Texas

in the approximate center of Sam Reynolds Road; said point being in the east line of said Indian Trails, Phase I; said point also being in the east line of said James C. Jack Survey;

THENCE, South 00 degrees, 58 minutes, 16 seconds West, with said approximate center of Sam Reynolds Road part of the way and with said east line of Indian Trails, Phase I and said east line of James C. Jack Survey, a distance of 2,660.12 feet, more or less to the southeast corner of said Indian Trails, Phase I and the southeast corner of said James C. Jack Survey;

THENCE, North 89 degrees, 50 minutes, 53 seconds West, along the south line of said Indian Trails, Phase I, the south line of said 25.0 acre tract described to Bobby Gene Cross, the south line of said 25 acre tract described to Elsie Lou Haddock and the south line of said James C. Jack Survey, a distance of 4,854.72 feet, more or less to the **POINT OF BEGINNING**;

CONTAINING: approximately 5,106 acres of land, more or less.

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 this was prepared.