

**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 238.8 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 647, THE G.E. & AH TANDY SURVEY, ABSTRACT NO. 2356, THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1995 AND THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1996, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO WALSH RANCHES LIMITED PARTNERSHIP, RECORDED IN VOLUME 1699, PAGE 1765 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS (D.R.P.C.T.) AND VOLUME 12624, PAGE 92 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND APPROXIMATELY 24.85 ACRES OF ROAD IN THE HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 647 AND THE I & G.N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1995, AND BEING PORTIONS OF THOSE CERTAIN TRACTS OF LAND DESCRIBED BY DEED TO THE STATE OF TEXAS, RECORDED IN VOLUME 172, PAGE 560, VOLUME 1113, PAGE 924 AND VOLUME 1152, PAGE 1055 OF THE DEED RECORDS OF PARKER COUNTY, TEXAS, (CASE NO. AX-23-009) 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 Quail Valley Devco V, LLC ("Owner"), requesting the full-purpose annexation of 238.8 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 Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City 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 24.85 acres of county roads and railway rights-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 and written notice has been provided not later than the 61<sup>st</sup> day before the date of annexation and no written object has been received before the date of the annexation; 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 43.0673 of the Local Government Code on April 8, 2025, 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 238.8 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:

**BEING** a 238.8 acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647, the G.E. & AH Tandy Survey, Abstract No. 2356, the I & G.N. Railroad Company Survey, Abstract No. 1995 and the I & G.N. Railroad Company Survey, Abstract No. 1996, and being a portion of that certain tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found on the southerly line of said Walsh Ranches Limited Partnership tract, said point being in the north right-of-way line of Interstate Highway 20 Frontage Road (variable width right-of-way) as recorded under Volume 584, Page 742 (D.R.P.C.T.), said point also being in a curve to the right having a central angle of 02 degrees 16 minutes 20 seconds, a radius of 5,815.38 feet, and being subtended by a 230.62 foot chord which bears South 69 degrees 55 minutes 41 seconds East;

**THENCE** with the common south line of said Walsh Ranches Limited Partnership tract, the north line of said Interstate Highway 20 Frontage Road, and said curve to the right, passing at an arc distance of 155.53 feet, the most southerly west corner of a tract of land described by Special Warranty Deed to Quail Valley Devco VLO, LLC, recorded in Document No.

202148529 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), and continuing for a total arc distance of 230.64 to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found for the **POINT OF BEGINNING** of the herein described tract, same being the most southerly east corner of said Quail Valley Devco VLO tract;

**THENCE** departing said common line and with an easterly line of said Quail Valley Devco VLO tract the following courses:

North 24 degrees 52 minutes 59 seconds West, a distance of 28.77 feet, to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 19 degrees 07 minutes 27 seconds East a distance of 180.05 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the right having a central angle of 21 degrees 14 minutes 03 seconds, a radius of 566.50 feet, and being subtended by a 208.75 foot chord which bears North 29 degrees 44 minutes 29 seconds East;

with said curve to the right, an arc distance of 209.95 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 40 degrees 21 minutes 30 seconds East a distance of 937.55 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found at the beginning of a curve to the left having a central angle of 36 degrees 36 minutes 28 seconds, a radius of 1,005.00 feet, and being subtended by a 631.25 foot chord which bears North 22 degrees 03 minutes 16 seconds East;

with said curve to the left, an arc distance of 642.12 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 03 degrees 45 minutes 02 seconds East, a distance of 330.01 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found for an interior ell corner of said Quail Valley Devco VLO tract, same being the most northerly east corner of the herein described tract;

**THENCE** with a southerly line of said Quail Valley Devco VLO tract, the following courses:

North 90 degrees 00 minutes 00 seconds East, a distance of 540.09 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 30 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" set;

North 90 degrees 00 minutes 00 seconds East, a distance of 615.00 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found, same being a common southeasterly corner of said Quail Valley Devco VLO tract and the southwest corner of the Final Plat of Walsh Ranch-Quail Valley, an addition to Parker County, Texas as recorded in Cabinet E, Slide 488 and Document No. 202006529 (O.P.R.P.C.T.);

**THENCE** with the south line of said Walsh Ranch-Quail Valley Final Plat, the following courses:

South 82 degrees 36 minutes 00 seconds East, a distance of 595.49 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 15 degrees 00 minutes 00 seconds East, a distance of 122.79 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 89 degrees 57 minutes 18 seconds East, a distance of 356.47 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 50 degrees 52 minutes 58 seconds East, a distance of 606.38 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

South 80 degrees 31 minutes 43 seconds East a distance of 636.55 feet to a 5/8 inch iron rod with plastic cap stamped "Huitt-Zollars" found;

North 86 degrees 01 minutes 03 seconds East, a distance of 280.26 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 47 minutes 31 seconds, a radius of 231.00 feet, and being subtended by a 35.41 foot chord which bears South 04 degrees 23 minutes 45 seconds East;

**THENCE** departing said south line and over and across said Walsh Ranches Limited Partnership tract the following courses:

with said curve to the right, an arc distance of 35.45 feet to a point for corner;

South 00 degrees 00 minutes 00 seconds West, a distance of 408.39 feet to a point for corner at the beginning of a curve to the left having a central angle of 10 degrees 00 minutes 00 seconds, a radius of 859.00 feet, and being subtended by a 149.73 foot chord which bears South 05 degrees 00 minutes 00 seconds East;

with said curve to the left, an arc distance of 149.92 feet to a point for corner;

South 10 degrees 00 minutes 00 seconds East a distance of 100.00 feet to a point for corner at the beginning of a curve to the left having a central angle of 09 degrees 30 minutes 00 seconds, a radius of 969.00 feet, and subtended by a 160.48 foot chord which bears South 14 degrees 45 minutes 00 seconds East;

with said curve to the left, an arc distance of 160.67 feet to a point for corner;

South 19 degrees 30 minutes 00 seconds East a distance of 49.00 feet to a point for corner;

South 64 degrees 30 minutes 00 seconds East a distance of 21.21 feet to a point for corner;

South 19 degrees 30 minutes 00 seconds East a distance of 52.00 feet to a point for corner;

South 25 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a point for corner;

South 70 degrees 30 minutes 00 seconds West a distance of 62.00 feet to a point for corner;

North 64 degrees 30 minutes 00 seconds West a distance of 21.21 feet to a point for corner;

South 70 degrees 30 minutes 00 seconds West a distance of 54.00 feet to a point for corner at beginning of a curve to the left having a central angle of 02 degrees 42 minutes 36 seconds, a radius of 1,174.00 feet, and being subtended by a 55.52 foot chord which bears South 69 degrees 08 minutes 42 seconds West;

with said curve to the left, an arc distance of 55.53 feet to a point for corner;

South 22 degrees 12 minutes 36 seconds East a distance of 74.19 feet to a point for corner;

South 19 degrees 30 minutes 00 seconds East a distance of 210.00 feet to a point for corner;

South 19 degrees 25 minutes 15 seconds East a distance of 59.65 feet to a point for corner;

South 07 degrees 11 minutes 34 seconds East a distance of 61.35 feet to a point for corner;

South 06 degrees 42 minutes 16 seconds East a distance of 122.78 feet to a point for corner;

South 01 degrees 35 minutes 32 seconds West a distance of 47.57 feet to a point for corner;

South 09 degrees 53 minutes 20 seconds West a distance of 122.78 feet to a point for corner;

South 07 degrees 33 minutes 35 seconds West a distance of 48.77 feet to a point for corner;

South 20 degrees 30 minutes 00 seconds West a distance of 192.50 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 14 minutes 55 seconds, a radius of 4,765.00 feet, and being subtended by a 103.84 foot chord which bears South 70 degrees 42 minutes 13 seconds East;

with said curve to the right, an arc distance of 103.84 feet to a point for corner;

North 67 degrees 38 minutes 50 seconds East a distance of 22.17 feet to a point for corner;

South 69 degrees 30 minutes 00 seconds East a distance of 63.87 feet to a point for corner;

South 26 degrees 38 minutes 50 seconds East a distance of 22.17 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 07 minutes 57 seconds, a radius of 4,765.00 feet, and being subtended by a 11.02 foot chord which bears South 68 degrees 51 minutes 16 seconds East;

with said curve to the right, an arc distance of 11.02 feet to a point for corner;

South 21 degrees 12 minutes 43 seconds West a distance of 52.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 01 minutes 21 seconds, a radius of 4,713.00 feet, and being subtended by a 1.84 foot chord which bears North 68 degrees 47 minutes 57 seconds West;

with said curve to the left, an arc distance of 1.84 feet to a point for corner;

South 58 degrees 52 minutes 48 seconds West a distance of 18.38 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 27 minutes 51 seconds, a radius of 429.00 feet, and being subtended by a 10.96 foot chord which bears South 04 degrees 55 minutes 39 seconds West;

with said curve to the left, an arc distance of 10.96 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 09 degrees 40 minutes 54 seconds, a radius of 491.00 feet, and being subtended by an 82.87 foot chord which bears South 09 degrees 02 minutes 10 seconds West;

with said curve to the right an arc distance of 82.97 feet to a point for corner;

South 27 degrees 04 minutes 43 seconds East a distance of 14.97 feet to a point for corner;

South 15 degrees 58 minutes 58 seconds West a distance of 16.07 feet to a point for corner;

South 64 degrees 27 minutes 07 seconds West a distance of 13.65 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 24 minutes 49 seconds, a radius of 491.00 feet, and being subtended by a 20.68 foot chord which bears South 19 degrees 17 minutes 35 seconds West;

with said curve to the right, an arc distance of 20.68 feet to a point for corner;

South 20 degrees 30 minutes 00 seconds West a distance of 85.36 feet to a point for corner;

South 24 degrees 01 minutes 38 seconds East a distance of 14.26 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 06 minutes 05 seconds, a radius of 4,455.00 feet, and being subtended by a 7.89 foot chord which bears South 68 degrees 26 minutes 46 seconds East;

with said curve to the right, an arc distance of 7.89 feet to a point for corner;

South 21 degrees 36 minutes 17 seconds West a distance of 110.00 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 21 degrees 36 minutes 17 seconds, a radius of 4,345.00 feet, and being subtended by a 1,628.69 foot chord which bears North 79 degrees 11 minutes 52 seconds West;

with said curve to the left, an arc distance of 1,638.38 feet to a point for corner;

North 90 degrees 00 minutes 00 seconds West a distance of 150.00 feet to a point for corner at the beginning of a curve to the right having a central angle of 06 degrees 23 minutes 35 seconds, a radius of 2,455.00 feet, and being subtended by a 273.79 foot chord which bears North 86 degrees 48 minutes 12 seconds West;

with said curve to the right, an arc distance of 273.93 feet to a point for corner;

South 51 degrees 55 minutes 48 seconds West a distance of 14.25 feet to a point for corner;

South 07 degrees 21 minutes 00 seconds West a distance of 221.35 feet to a point for corner at the beginning of a curve to the left having a central angle of 43 degrees 20 minutes 30 seconds, a radius of 25.00 feet, and being subtended by an 18.46 foot chord which bears South 14 degrees 19 minutes 15 seconds East;

with said curve to the left, an arc distance of 18.91 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 182 degrees 27 minutes 50 seconds, a radius of 52.00 feet, and being subtended by a 103.98 foot chord which bears South 55 degrees 14 minutes 25 seconds West;

with said curve to the right-left an arc distance of 165.60 feet to a point for corner;

South 08 degrees 47 minutes 10 seconds West a distance of 264.49 feet to a point for corner in the common south line of said Walsh Ranches Limited Partnership tract and the north line of said Interstate Highway 20 Frontage Road;

**THENCE** with said common line the following courses:

North 78 degrees 57 minutes 26 seconds West a distance of 111.74 feet to a 3-inch Brass Monument stamped "TxDOT" found at the beginning of a curve to the right having a central angle of 10 degrees 27 minutes 29 seconds, a radius of 5,693.90 feet, and being subtended by a 1,037.85 foot chord which bears North 73 degrees 43 minutes 41 seconds West;

with said curve to the right, an arc distance of 1,039.29 feet to a 3-inch Brass Monument stamped "TxDOT" found;

THENCE North 67 degrees 25 minutes 24 seconds West a distance of 1,369.53 feet to a 5/8 inch iron rod with plastic cap stamped "DUNAWAY" found at the beginning of a curve to the left having a central angle of 01 degrees 22 minutes 07 seconds, a radius of 5,815.38 feet, and being subtended by a 138.91 foot chord which bears North 68 degrees 06 minutes 27 seconds West;

**THENCE** with said curve to the left, an arc distance of 138.92 feet to the **POINT OF BEGINNING**, and containing 10,401,296 Square feet or 238.8 acres of land, more or less.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.00015539999.

## **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 24.85 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 B Roads and Rights-of-Way

### WALSH RANCH - QUAIL VALLEY - PLANNING AREA 5 TXDOT ANNEXATION BOUNDARY

#### LAND DESCRIPTION:

**BEING** a 24.85-acre tract of land situated in the Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647 and the I & G.N. Railroad Company Survey, Abstract No. 1995, and being portions of those certain tracts of land described by Deed to the State of Texas, recorded in Volume 172, Page 560, Volume 1113, Page 924 and Volume 1152, Page 1055 of the Deed Records of Parker County, Texas (D.R.P.C.T.) and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found on the southerly line of a called 5.157-acre tract of land described by Deed to the State of Texas, recorded in Document No. 202429751 of the Official Public Records of Parker County, Texas (O.P.R.P.C.T.), said point being in the north right-of-way line of Interstate Highway 20 Frontage Road (variable width right-of-way), as recorded under Volume 172, Page 560 (D.R.P.C.T.), from which a 5/8-inch iron rod with plastic cap stamped "DUNAWAY" found in the north line of said Interstate Highway 20 Frontage Road and being the beginning of a curve to the left having a central angle of 3 degrees 38 minutes 25 seconds, a radius of 5,815.38 feet, and being subtended by a 369.42 foot chord, bears North 69 degrees 14 minutes 37 seconds West, an arc distance of 369.48 feet;

**THENCE** South 67 degrees 25 minutes 24 seconds East, with the common south line of said State of Texas tract and the north line of said Interstate Highway 20 Frontage Road, a distance of 178.75 feet to a 5/8-inch iron rod with plastic cap stamped "Huitt-Zollars" found for the **POINT OF BEGINNING** of the herein described tract, same being the common most southerly east corner of said 5.157-acre State of Texas tract and a southwesterly corner of a called 212.7-acre tract of land described by Special Warranty Deed to Quail Valley Devco V, LLC, recorded in Document No. 202426155 (O.P.R.P.C.T.);

**THENCE** South 67 degrees 25 minutes 24 seconds East, with the common northerly line of said State of Texas tract, recorded in Volume 172, Page 560, and the southerly line of said 212.7-acre tract, passing at a distance of 138.91 feet a 5/8-inch iron rod found with plastic cap stamped "DUNAWAY", and continuing for a total distance of 1,190.78 feet to a found 3-inch brass monument stamped "TxDOT Right-of-Way" at the beginning of a curve to the left having a central angle of 10 degrees 27 minutes 29 seconds, a radius of 5,693.90 feet, and being subtended by a 1,037.85 foot chord which bears South 73 degrees 43 minutes 41 seconds East;

**THENCE** continuing with said common line and said curve to the left, an arc distance of 1,039.29 feet to a 3-inch brass monument stamped "TxDOT Right-of-Way";

**THENCE** South 78 degrees 57 minutes 26 seconds East, continuing with said common line, a distance of 111.74 feet to a 5/8-inch iron rod found with plastic cap stamped "Huitt-Zollars" for a common southerly corner of said 212.7-acre tract and the southwest corner of a remainder tract of land described by Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 (D.R.P.C.T.) and also recorded in Volume 12624, Page 92 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

J:\Survey\30306100-Walsh Ranch\02-Quail Valley\PA5\05.11 Survey\10 CADD & BIM\10.20 Legal Descriptions\WR PA5-Annex Bndy-TXDOT  
LGL.docx

Page 1 of 3

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

**WALSH RANCH - QUAIL VALLEY - PLANNING AREA 5**  
TXDOT ANNEXATION BOUNDARY

**THENCE** South 23 degrees 02 minutes 20 seconds West, departing said common line and over and across said Interstate Highway 20 Frontage Road and said State of Texas tracts, a distance of 586.09 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" in the common south right-of-way line of said Interstate Highway 20 Frontage Road and the south line of said State of Texas tract recorded in Volume 1152, Page 1055 (D.R.P.C.T.), said point being in the north line of a tract of land described by Special Warranty Deed to Frost Bank, as the successor Trustee of the Allison Karen Walsh 2006 GST Exempt Trust, recorded in Document No. 202241152 (O.P.R.P.C.T.);

**THENCE** North 66 degrees 57 minutes 40 seconds West, with said common line, a distance of 2,330.65 feet to a 5/8-inch iron rod set with plastic cap stamped "Huitt-Zollars" in said common line, same being the north line of a tract of land described by Deed to Mueller Supply Company Inc., recorded in Volume 1841, Page 1266 (D.R.P.C.T.), from which a 5/8-inch iron rod found with plastic cap stamped "TxDOT" found for the northwest corner of said Mueller tract bears North 66 degrees 57 minutes 40 seconds West, a distance of 174.45 feet;

**THENCE** North 23 degrees 02 minutes 20 seconds East, departing said common line and over and across said Interstate Highway 20 Frontage Road and said State of Texas tracts, a distance of 430.97 feet to the **POINT OF BEGINNING**, and containing 1,082,357 Square feet or 24.85 acres of land, more or less.

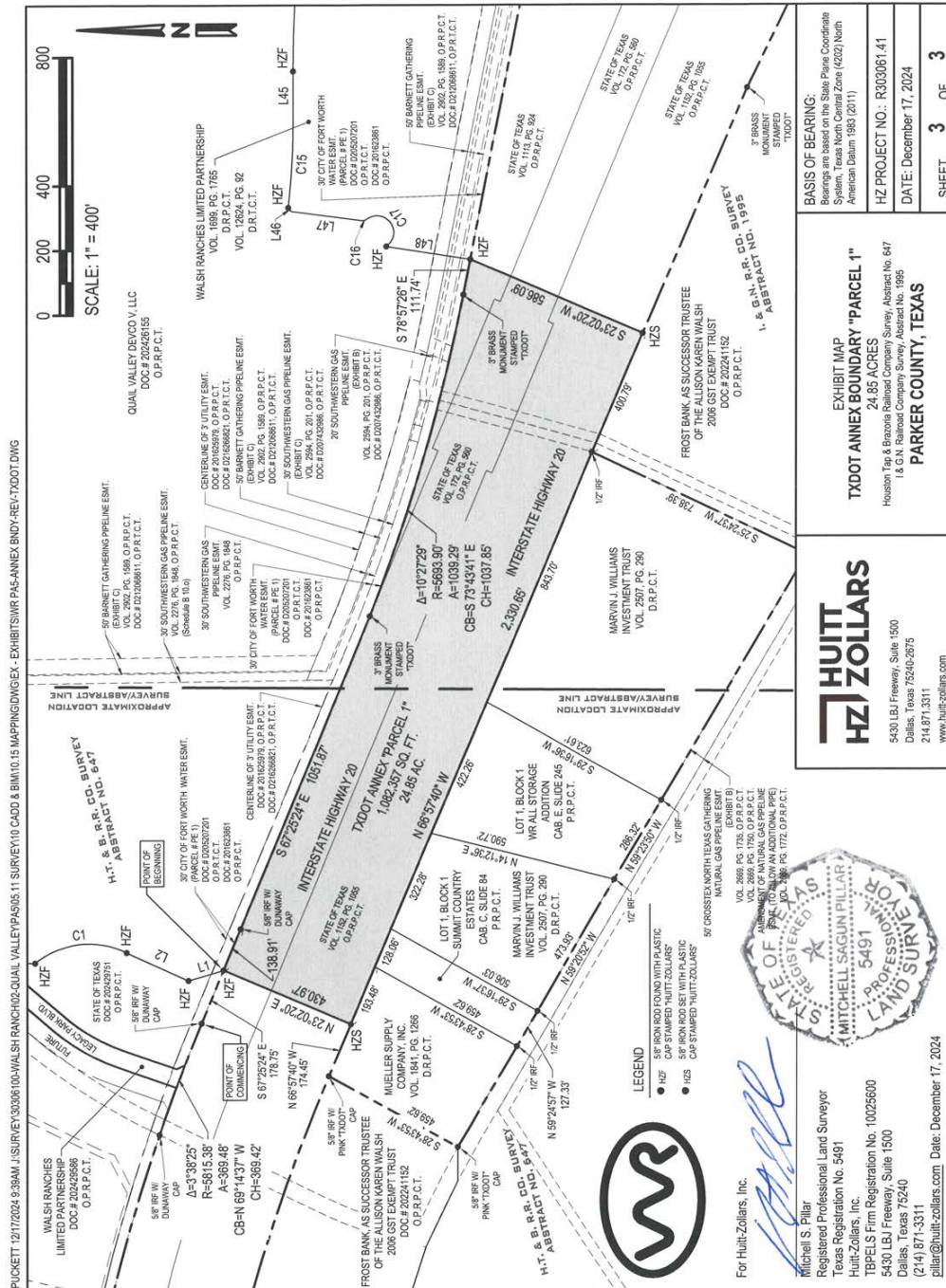
Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011). All distances are surface values and can be converted to grid values by dividing by the combined scale factor of 1.00015539999.

For Huitt-Zollars, Inc.

  
\_\_\_\_\_  
Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
TBPELS Firm Registration No. 10025600  
5430 LBJ Freeway, Suite 1500  
Dallas, Texas 75240  
(214) 871-3311  
[pillar@huitt-zollars.com](mailto:pillar@huitt-zollars.com) Date: December 17, 2024







**Exhibit D**  
**Municipal Services Agreement**  
*to be inserted upon full execution*