

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 249.981 ACRES OF LAND, MORE OR LESS, OUT OF THE W.M. CAGLE SURVEY, ABSTRACT NO. 2373, AND THE G.E. & A.H. TANDY SURVEY, ABSTRACT NO. 2356, PARKER COUNTY, TEXAS, RECORDED UNDER CLERK'S FILE NUMBER 202043651, OF THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS (O.P.R.P.C.T.) AND APPROXIMATELY 11.946 ACRES OF LAND MORE OR LESS OF CONSISTING OF OLD WEATHERFORD ROAD AND F.M. 3325 RIGHTS-OF-WAY OUT OF F. SANCHEZ SURVEY, ABSTRACT NO. 2347, THE J. D. MORRIS SURVEY, ABSTRACT NO. 926, THE P. J. MCCLARY SURVEY, ABSTRACT NO. 907, THE W. CAGLE SURVEY, ABSTRACT NO. 2373, THE G. E. & A. H. TANDY SURVEY, ABSTRACT NO. 2356, THE J. D. KYLE SURVEY, ABSTRACT NO. 792, AND BEING A PORTION OF THAT CERTAIN 9.449 ACRE TRACT DESCRIBED IN INSTRUMENT TO TXDOT, (FARMER ROAD (AKA F.M. 3325)) RECORDED IN VOLUME 1707, PAGE 612, OF THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, (O.P.R.P.C.T.), A PORTION OF THAT CERTAIN CALLED 8.302 ACRE TRACT DESCRIBED IN INSTRUMENT TO TXDOT, (FARMER ROAD (AKA F.M.3325)), RECORDED IN VOLUME 1728, PAGE 828, O.P.R.P.C.T., A PORTION OF THAT CERTAIN CALLED 598.949 ACRE TRACT DESCRIBED IN INSTRUMENT TO FFW HOLDINGS, INC., RECORDED UNDER CLERK'S FILE NUMBER 201410303, O.P.R.P.C.T., AND BEING ALL OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON PLAT OF LOT 1, BLOCK 93, MORNINGSTAR ADDITION, RECORDED IN CABINET E, SLIDE 740, OF THE PLAT RECORDS OF PARKER COUNTY, TEXAS, (P.R.P.C.T.), AND ALL OF A 40 FOOT WIDE RIGHT-OF-WAY DEDICATION AS SHOWN ON PLAT OF MORNINGSTAR, RECORDED IN CABINET D, SLIDE 559, P.R.P.C.T., AND PORTION OF A PRESCRIPTIVE RIGHT-OF-WAY LOCALLY KNOWN AS OLD WEATHERFORD ROAD, (AKA MARY'S CREEK ROAD) (AKA COUNTY ROAD 1083), (CASE NO. AX-22-006) 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 Geo Beggs Aledo Ranch, LP. and Rockriver Partnership, Ltd., the owners, requesting the full-purpose annexation of 249.981 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, Geo Beggs Aledo Ranch, LP. and Rockriver Partnership, Ltd., 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 11.946 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 249.981 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 249.981 acre tract situated in the W.M. Cagle Survey, Abstract No. 2373, and the G.E. & A.H. Tandy Survey, Abstract No. 2356, Parker County, Texas, and being

comprised of that certain called 129.769 acre tract described in instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk's File Number 202043651, of the Official Public Records, Parker County, Texas (O.P.R.P.C.T.) and that certain called 127 acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, said 249.981 acre tract being more particularly described by metes and bounds 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 249.921, surface acreage calculated using scale factor of 1.00012).

**BEGINNING** at a found Texas Department of Transportation monument for the southside corner of a cutback on the east right-of-way of F.M. 3325 also known as Farmer Rd. (120-foot wide), and being the same tract described as Parcel # 15 in instrument to the State of Texas, recorded in Volume 1707, Page 612 O.P.R.P.C.T., being the most westerly northwest corner of the herein described 249.981-acre tract;

**THENCE** North 45° 32' 00" East, 68.72 feet, with said cutback, to a found Texas Department of Transportation monument, for the northside corner of said cutback, at the intersection of said F.M. 3325 and the south right-of-way line of Old Weatherford Road (40 foot wide), also known as Mary's Creek Road and County Road 1083, being on the north line of said 129.769-acre tract, and being the most northerly northwest corner of the herein described 249.98-acre tract;

**THENCE** with the south right-of-way of said Old Weatherford Road and generally with a fence the following 19 courses and distances:

South 89° 49' 24" East, 1301.21 feet, to a found 3" steel fence post for an angle corner;  
North 89° 48' 32" East, 134.86 feet, to a found 3" steel fence post for an angle corner;  
South 83° 02' 18" East, 171.57 feet, to a found 3" steel fence post for an angle corner;  
South 82° 06' 51" East, 353.36 feet, to a found 3" steel fence post for an angle corner;  
South 73° 29' 43" East, 61.04 feet, to a found 3" steel fence post for an angle corner;  
South 47° 59' 24" East, 63.81 feet, to a found 3" steel fence post for an angle corner;  
South 53° 05' 19" East, 38.74 feet, to a found 3" steel fence post for an angle corner;  
South 68° 37' 40" East 9.20 feet, to a found 3" steel fence post for an angle corner;  
South 86° 16' 42" East, 130.12 feet, to a found 3" steel fence post for an angle corner;  
North 84° 24' 17" East, 213.73 feet, to a found 3" steel fence post for an angle corner;  
North 71° 40' 19" East, 160.89 feet, to a found fence post for an angle corner;  
North 71° 38' 51" East, 472.31 feet, to a found 4" steel fence post for an angle corner;  
North 79° 13' 33" East, 215.27 feet, to a found 3" steel fence post for an angle corner;  
North 83° 47' 15" East, 98.14 feet, to a found 3" steel fence post for an angle corner;

South 79° 33' 12" East, 319.68 feet, to a found 3" steel fence post for an angle corner;

South 70° 09' 15" East, 375.52 feet, to a found 1/2" iron rod, being the southwest corner of a 31.4-acre tract described in instrument to the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357 O.P.R.P.C.T., for an angle corner of the herein described 249.981-acre tract;

North 88° 58' 11" East, 899.91 feet, to a found 5/8" iron rod, being the southeast corner of said 31.4-acre tract, for the southwest corner of a tract described in instrument to Aledo Independent School District, recorded in Volume 2583, Page 1480 O.P.R.P.C.T., for an angle corner of the herein described 249.981-acre tract;

North 89° 18' 49" East, 274.84 feet, to a found 3/4" iron rod, on the south line of said Aledo Independent School District tract, being the northeast corner of a tract described in instrument to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765 O.P.R.P.C.T., being the northeast corner of said 127-acre tract and the northeast corner of the herein described 249.981-acre tract;

**THENCE** South 00° 33' 28" East, 2016.00 feet, with a west line of said Walsh Ranch tract, the east line of said 127-acre tract, to a found 1/2" iron rod, for an interior corner of said Walsh Ranch Tract, being the southeast corner of said 127-acre tract and the southeast corner of the herein described 249.981-acre tract;

**THENCE** South 89° 18' 19" West, 5227.22 feet, with a north line of said Walsh Ranch tract and the south line of said 127-acre tract and said 129.769-acre tract, to a found Texas Department of Transportation monument, on the east right-of-way of said F.M. 3325, for the southeast corner of said Parcel # 15, being the southwest corner of the herein described 249.981-acre tract;

**THENCE** North 01° 03' 12" West, 2094.43 feet, with the east right-of-way of said F.M. 3325 to the **POINT OF BEGINNING** and **containing 249.981 acres of land.**

## **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 11.946 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 and depicted as in 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 and Farm Road (FM3325)”**

**PROPOSED 11.946 ACRE RIGHT-OF-WAY PARCEL DESCRIPTION**

**BEING** a 11.946-acre tract situated in the F. SANCHEZ SURVEY, ABSTRACT No. 2347, the J. D. MORRIS SURVEY, ABSTRACT No. 926, the P. J. McCLARY SURVEY, ABSTRACT No. 907, the W. CAGLE SURVEY, ABSTRACT No. 2373, the G. E. & A. H. TANDY SURVEY, ABSTRACT No. 2356, the J. D. KYLE SURVEY, ABSTRACT No. 792, and being a portion of that certain 9.449-acre tract described in instrument to TXDOT, (Farmer Road (aka F.M. 3325)) recorded in Volume 1707, Page 612, of the Official Public Records of Parker County, Texas, (O.P.R.P.C.T.), a portion of that certain called 8.302-acre tract described in instrument to TXDOT, (Farmer Road (aka F.M.3325)), recorded in Volume 1728, Page 828, O.P.R.P.C.T., a portion of that certain called 598.949 acre tract described in instrument to FFWF Holdings, Inc., recorded under Clerk’s File Number 201410303, O.P.R.P.C.T., a portion of that certain 129.769-acre tract described in instrument to Geo Beggs Aledo Ranch, LP, recorded under Clerk’s File Number 202043651, O.P.R.P.C.T., a portion of that certain called 127-acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, a portion of that certain 31.40-acre tract described in instrument to Kevin W. Van, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, recorded in Volume 2459, Page 1357, O.P.R.P.C.T., a portion of that certain called 136.237-acre tract described in instrument to Aledo Independent School District, recorded in Volume 2583, Page 1480, O.P.R.P.C.T., and being all of a 40-foot wide right-of-way dedication as shown on plat of Lot 1, Block 93, Morningstar Addition, recorded in Cabinet E, Slide 740, of the Plat Records of Parker County, Texas, (P.R.P.C.T.), and all of a 40-foot wide right-of-way dedication as shown on plat of Morningstar, recorded in Cabinet D, Slide 559, P.R.P.C.T., and portion of a prescriptive right-of-way locally known as Old Weatherford Road, (aka Mary’s Creek Road) (aka County Road 1083), said 11.946-acre tract being more particularly described by metes and bounds 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 11.943, surface acreage calculated using scale factor of 1.00012).

**BEGINNING** at a 1/2" iron rod with cap stamped “Texas Surveying, Inc.” set in the west right-of-way of said Farmer Road, the west line of said 9.449-acre tract, being the east line of that certain called 135.209-acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, for the westerly northwest corner of the herein described tract;

**THENCE** S 89°56’57” E, severing said 9.449-acre tract and said 8.302-acre tract, at 170.00 feet pass a TXDOT monument found for the intersection of the east right-of-way of said Farmer Road with the apparent north right-of-way of said Old Weatherford Road, being the southerly southwest corner of said 598.949-acre tract, in all a total distance of



845.43 feet, to a 1/2" iron rod found for the southwest corner of said Morningstar Addition, (Cab. E, Sl. 740), being an interior corner of the herein described tract;

**THENCE** N 00°16'58" E, 40.01 feet, with the west line of said Morningstar Addition, (Cab. E, Sl. 740), to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northerly northwest corner of the herein described tract;

**THENCE** S 89°56'45" E, with the north line of said 40-foot right-of-way dedication, at 175.00 feet pass a point in the east line of said Morningstar Addition, (Cab. E, Sl. 740), for the southwest corner of Morningstar, plat of said subdivision recorded in Cabinet D, Slide 579, P.R.P.C.T., being the northwest corner of said 40 foot right-of-way dedication shown on plat of said Morningstar (Cab. D, Sl. 559) from which a 1/2" capped iron rod found for the southeast corner of said Morningstar Addition (Cab. E, Sl. 740) bears S 00°16'58" W, 40.00 feet, continuing with the south line of said Morningstar (Cab. D, Sl. 579) and the north line of said Morningstar (Cab. D, Sl. 559), a total distance of 687.21 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 990.00-foot radius curve to the right;

**THENCE** 153.34 feet easterly, continuing with said line, and with said 990.00-foot radius curve to the right, having a chord bearing and distance of S 85°30'30" E, 153.19 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the end of said curve;

**THENCE** S 81°04'15" E, continuing with said line, at 126.78 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the north line of said 40 foot right-of-way dedication with the west right-of-way of Indigo Sky Drive (60 feet wide), for the southeast corner of said Morningstar (Cab. D, Sl. 579), at 206.78 feet pass a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the intersection of the north line of said 40 foot right-of-way dedication with the east right-of-way of said Indigo Sky Drive, in all a total distance of 250.93 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the northeast corner of said 40 foot right-of-way dedication, and being a northeast corner of the herein described tract;

**THENCE** S 08°56'10" W, 39.92 feet, with the east line of said 40-foot right-of-way dedication to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the southeast corner of said 40-foot right-of-way dedication, being an interior corner of the herein described tract;

**THENCE** over and across said 598.949-acre tract, said 31.40-acre tract, said 136.237-acre tract, and said prescriptive right-of-way, with a line being 20 feet north of and parallel to the approximate centerline of pavement of Old Weatherford Road, the following:

S 85°13'44" E, 135.19 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 370.00-foot radius curve to the right;

174.67 feet southeasterly, with said 370.00-foot radius curve to the right, having a chord bearing of S 71°42'18" E, 173.05 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of reverse curve, being the beginning of a 330.00-foot radius curve to the left;

174.29 feet southeasterly, with said 330.00-foot radius curve to the left, having a chord bearing of S 73°18'43" E, 172.27 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of compound curve, being the beginning of a 780.00-foot radius curve to the left;

273.10 feet easterly, with said 780.00-foot radius curve to the left, having a chord bearing and distance of N 81°31'38" E, 271.70 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

N 71°29'49" E, 566.03 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 920.00-foot radius curve to the right;

445.04 feet easterly, with said 920.00-foot radius curve to the right, having a cord bearing and distance of N 85°21'18" E, 440.71 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

S 80°47'13" E, 94.49 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 1160.00-foot radius curve to the right;

356.14 feet southeasterly, with said 1160.00-foot radius curve to the right, having a chord bearing and distance of S 71°59'30" E, 354.74 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of reverse curve, being the beginning of a 467.60-foot radius curve to the left;

231.53 feet southeasterly, with said 467.40-foot radius curve to the left, having a chord bearing and distance of S 77°22'52" E, 229.17 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

N 88°26'02" E, at 801.70 feet pass the east line of said 31.40-acre tract, the west line of said 136.237 acre tract, from which a 5/8" iron rod found for the common corner of said tracts bears S 01°14'15" E, 41.94 feet, in all a total distance of 1076.99 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set in a northerly prolongation of the east line of said 127-acre tract, for the northeast corner of the herein described tract;

**THENCE** S 00°33'28" E, 40.01 feet, over and across said 136.237-acre tract, with the northerly prolongation of the east line of said 127-acre tract, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the easterly southeast corner of the herein described tract, from which a 3/4" iron rod found for the northeast corner of said 136.237-acre tract bears S 00°33'28" E, 5.66 feet;

**THENCE** over and across said 136.237-acre tract, said 31.40-acre tract, said 127-acre tract, said 129.769-acre tract, and said prescriptive right-of-way, with a line being 20 feet south of and parallel to the approximate centerline of pavement of Old Weatherford Road, the following:

S 88°26'02" W, at 274.81 feet pass the west line of said 136.237-acre tract, the east line of said 31.40-acre tract, in all a total distance of 1076.28 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 507.60-foot radius curve to the right;

251.34 feet northwesterly, with said 507.60-foot radius curve to the right, having a chord bearing and distance of N 77°22'52" W, 248.78 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of reverse curve, being the beginning of a 1120.00-foot radius curve to the left;

343.86 feet northwesterly, with said 1120.00-foot radius curve to the left, having a chord bearing and distance of N 71°59'20" W, 342.51 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

N 80°47'13" W, 94.49 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 880.00-foot radius curve to the left;

425.69 feet westerly, with said 880.00-foot radius curve to the left, having a chord bearing and distance of S 85°21'18" W, 421.55 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

S 71°29'49" W, 566.03 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 820.00-foot radius curve to the right;

287.10 feet westerly, with said 820.00-foot radius curve to the right, having a chord bearing and distance of S 81°31'38" W, 285.64 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of compound curve, being the beginning of a 370.00-foot radius curve to the right;

195.42 feet northwesterly, with said 370.00-foot radius curve to the right, having a chord bearing and distance of N 73°18'43" W, 193.15 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for a point of reverse curve, being the beginning of a 330.00-foot radius curve to the left;

155.78 feet, northwesterly, with said 330.00-foot radius curve to the left, having a chord bearing and distance of N 71°42'18" W, 154.34 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

N 85°13'44" W, 137.81 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for an angle point in the south line of the herein described tract;

**THENCE** over and across said 129.76- acre tract and said prescriptive right-of-way, and with a line being 80 feet south of and parallel to the north line of said 40-foot wide right-of-way dedications, the following;

N 81°04'15" W, 251.21 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the beginning of a 910.00-foot radius curve to the left;

140.95 feet westerly, with said 910.00-foot radius curve to the left, having a chord bearing and distance of N 85°30'30" W, 140.81 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set for the point of tangency;

N 89°56'45" W, 687.36 feet, to a 1/2" iron rod with cap stamped "Texas Surveying, Inc." set;

**THENCE** N 89°56'57" W, 674.72 feet with a line being 40 feet south of and parallel to the south line of said 598.949-acre tract, to a TXDOT monument found for the northerly end of a cut-back at the intersection of the apparent south right-of-way with the east right-

of-way of said Farmer Road, for the easterly southeast corner of said 9.449-acre tract, being a northwest corner of said 129.769-acre tract, and being an interior corner of the herein described tract;

**THENCE** with the west line of said 129.769-acre tract, the east line of said 9.449-acre tract, and the east right-of-way of said Farmer Road, the following:

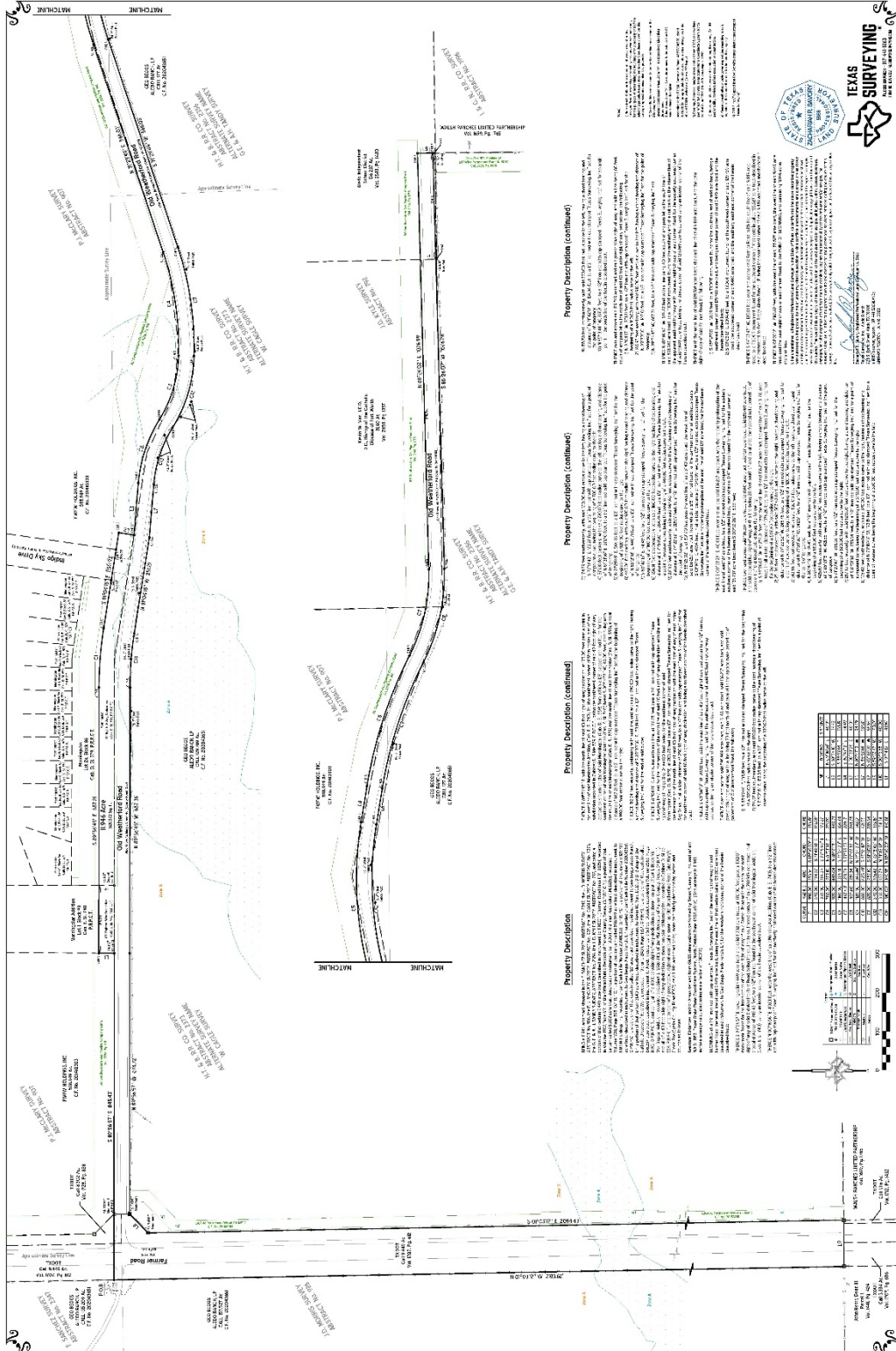
S 45°32'00" W, 68.69 feet, to a TXDOT monument found for the southerly end of said cut-back, being a northwest corner of said 129.769-acre tract, and being an interior corner of said 9.449-acre tract and the herein described tract;

S 01°03'12" E, 2094.43 feet, to a TXDOT monument found for the southwest corner of said 129.769-acre tract, the southeast corner of said 9.449-acre tract, and the southerly southeast corner of the herein described tract;

**THENCE** S 89°33'47" W, 120.01 feet, over and across said Farmer Road, with the south line of said 9.449-acre tract, to a TXDOT monument found for the southeast corner of that certain called 155.527-acre tract described in said instrument to Geo Beggs Aledo Ranch, LP, being the southwest corner of said 9.449-acre tract and the herein described tract;

**THENCE** N 01°03'12" W, 2183.62 feet, with the east line of said 155.527-acre tract, the west line of said 9.449-acre tract and the west right-of-way of said Farmer Road, to the **POINT OF BEGINNING**, and containing 11.946 acres, more or less.

# Exhibit C Map of Road and Right-of-Way "Portions of Old Weatherford and Farmer Road (FM 3325)"



**Exhibit D**  
**Municipal Services Agreement**  
*To be attached*