

DESCRIPTION OF PROPERTY

BEING 330.362 acres of land outlined in the SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 743 (WISE COUNTY), ABSTRACT NUMBER 1137 (DENTON COUNTY) and the WILLIAM WALLACE SURVEY, ABSTRACT NUMBER 1434 (WISE COUNTY), ABSTRACT NUMBER 1405 (DENTON COUNTY), Wise and Denton County, Texas and being all of that certain tract of land conveyed to LNW Real Estate, L.P. according to the deed recorded in Volume 4484, Page 520, Volume 4484, Page 524, and Volume 4484, Page 528 (Deed Records of Denton County, Texas and Volume 918, Page 280, Volume 918, Page 284 and Volume 918, Page 288, Official Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 604 roll found being the most easterly southeast corner of said LNW tract, said iron rod being the intersection of the centerline of County Line Road and the existing north-right-of-way line of State Highway 114;

THENCE South 49 degrees 02 minutes 12 seconds West, along the existing northerly right-of-way line of said State Highway 114, 172.14 feet to a 1/2" iron rod set with a red cap stamped "RPLS 2023" for corner;

THENCE North 84 degrees 47 minutes 29 seconds West, continuing along the existing north-right-of-way line of said State Highway 114, 418.62 feet to a 1/2" iron rod set with a red cap stamped "RPLS 2023" for corner, being the beginning of a curve to the left with a radius of 23,038.31 feet and a long chord bearing North 87 degrees 18 minutes 12 seconds West, 1878.29 feet;

THENCE along said curve to the left and continuing along the existing north-right-of-way line of said State Highway 114, passing through a control angle of 04 degrees 40 minutes 21 seconds on an arc length of 1878.81 feet to a 1/2" iron rod set with a red cap stamped "RPLS 2023" for corner;

THENCE North 89 degrees 44 minutes 11 seconds West, continuing along the existing north-right-of-way line of said State Highway 114, 1064.36 feet to a concrete highway monument found for corner;

THENCE North 89 degrees 37 minutes 18 seconds East, continuing along the existing north-right-of-way line of said State Highway 114, 209.84 feet to a 1/2" iron rod set with a red cap stamped "RPLS 2023" for corner, being the southeast corner of said LNW tract;

THENCE North 00 degrees 10 minutes 33 seconds East, along the most westerly west line of said LNW tract, 846.02 feet to a 4" fence post found for corner;

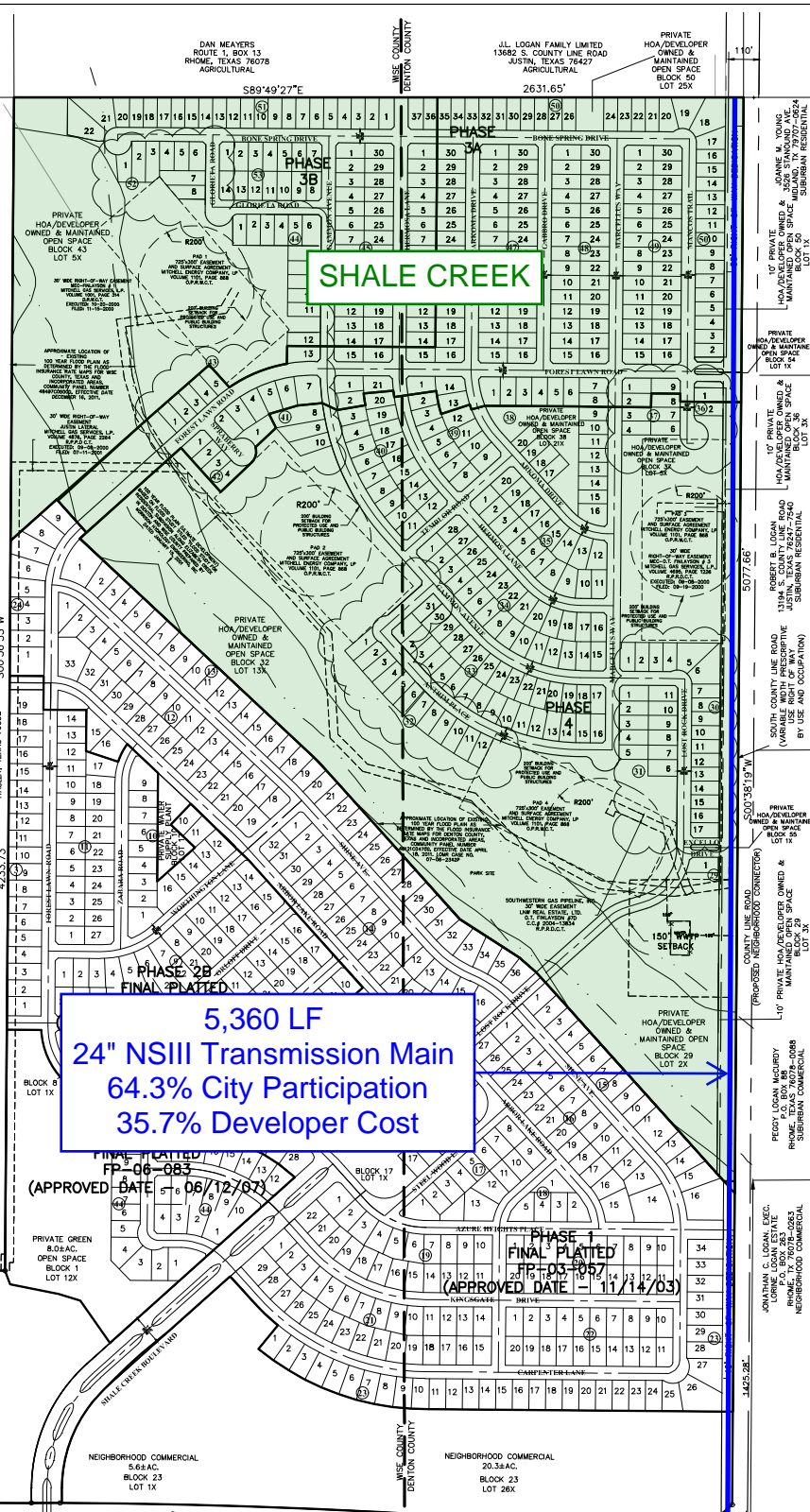
THENCE South 89 degrees 16 minutes 23 seconds East, 1128.47 feet to a 3" fence post found for corner, being all corner of said LNW tract;

THENCE North 00 degrees 36 minutes 33 seconds East, along the most easterly west line of said LNW tract, 423.74 feet to a 1/2" iron rod found for corner;

THENCE South 89 degrees 49 minutes 27 seconds East, 2,631.65 feet to a 1/2" iron rod found for corner, said iron rod being in the centerline of said County Line Road;

THENCE South 00 degrees 36 minutes 33 seconds West, along the centerline of said County Line Road, 5,077.66 feet to the POINT OF BEGINNING.

The tract of land herein described contains 330.362 acres of land.



5,360 LF
24" NSII Transmission Main
64.3% City Participation
35.7% Developer Cost

130 LF
24" NSII Transmission Main
64.3% City Participation
37.5% Developer Cost

PP-19-043
PRELIMINARY PLAT
FOR
SHALE CREEK
 330.362 ACRES
 OUT OF THE

PHASE BLOCK LENGTH TABLE

BLOCK LENGTH TABLE	BLOCK LENGTH TABLE
BLOCK FACE LOCATION	BLOCK FACE LOCATION
BLOCK 29 - LOTS 1-8 830'	BLOCK 41 - LOTS 1-6 411'
BLOCK 30 - LOTS 1-17 827'	BLOCK 42 - LOTS 7-9 240'
BLOCK 31 - LOTS 1-4 228'	BLOCK 43 - LOTS 1-4 220'
BLOCK 32 - LOTS 5-11 1480'	BLOCK 44 - LOTS 1-5 1660'
BLOCK 33 - LOTS 1-12 1620'	BLOCK 45 - LOTS 1-6 230'
BLOCK 34 - LOTS 1-16 1315'	BLOCK 46 - LOTS 7-13 510'
BLOCK 35 - LOTS 1-4 199'	BLOCK 47 - LOTS 14-20 961'
BLOCK 36 - LOTS 5-8 852'	BLOCK 48 - LOTS 1-10 789'
BLOCK 37 - LOTS 9-14 195'	BLOCK 49 - LOTS 11-19 789'
BLOCK 38 - LOTS 1-4 362'	BLOCK 50 - LOTS 16-30 789'
BLOCK 39 - LOTS 5-8 536'	BLOCK 51 - LOTS 1-15 789'
BLOCK 40 - LOTS 1-12 200'	BLOCK 52 - LOTS 16-30 789'
BLOCK 41 - LOTS 1-8 478'	BLOCK 53 - LOTS 1-17 1844'
BLOCK 42 - LOTS 9-14 322'	BLOCK 54 - LOTS 18-22 1624'
BLOCK 43 - LOTS 1-4 195'	BLOCK 55 - LOTS 23-29 789'
BLOCK 44 - LOTS 5-8 362'	BLOCK 56 - LOTS 1-7 300'
BLOCK 45 - LOTS 9-12 515'	BLOCK 57 - LOTS 8-14 300'

- NOTES:**
- PROPERTY IS WITHIN EXTRATERRITORIAL JURISDICTION OF CITY OF FORT WORTH.
 - AN OPEN SPACE SHOWN TO BE PRIVATE HOA/DEVELOPER OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
 - 300' SET BACK FROM ALL EQUIPMENT ON ANY GAS WELL PAD SITE.

SERVICE PROVIDERS:

ELECTRIC SERVICE COMPANY	OSBORN
WATER SOURCE	ADIA TEXAS
SEWER SOURCE	ADIA TEXAS
CABLE	EMBARQ
TELEPHONE	EMBARQ

IN THE
EXTRATERRITORIAL JURISDICTION OF
FORT WORTH,
DENTON AND WISE COUNTY, TEXAS
 OCTOBER 2020 SCALE: 1"=200'

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