

**ANNEXATION EXHIBIT  
WAGLEY ROBERTSON ROAD**

Part of the Benjamin Thomas Survey, Abstract No. 1497, the John Wagley Survey,  
Abstract No. 1597, and the James P. Alford Survey, Abstract No. 53  
Tarrant County, Texas

**DESCRIPTION** of a 2.595 acre (113,053 square foot) tract of land situated in the Benjamin Thomas Survey, Abstract No. 1497, the John Wagley Survey, Abstract No. 1597, and the James P. Alford Survey, Abstract No. 53, Tarrant County, Texas; said tract being a portion of County Road 4108, commonly known as Wagley Robertson Road, having a variable-width right-of-way; said 2.595 acre (113,053 square foot) tract being more particularly described as follows:

**BEGINNING** at a point in the west line of said Wagley Robertson Road, dedicated by that plat known as The Estates at the Ranch Section One, recorded in Cabinet A, Slide 4406 of the Plat Records of Tarrant County, Texas, same being the northwest corner of a 0.46 acre Portion of Wagley Robertson Road described in Exhibit B of that certain City of Fort Worth Ordinance No. 24072-03-2020, same being a current City Limits line;

**THENCE**, North 00 degrees, 42 minutes, 00 seconds West, with said west line of Wagley Robertson Road, a distance of 536.45 feet to a point for corner at the southeast corner of Block A, Block A, B. Thomas Addition, recorded in Cabinet A, Slide 5610 of said Plat Records;

**THENCE**, North 00 degrees, 39 minutes, 41 seconds West, continuing with said west line of Wagley Robertson Road and the east line of said Block A, a distance of 1421.78 feet to a point for corner in the south line of Cofer Farm Addition, recorded in Instrument No. D214029586 of said Official Public Records, same being the south line of the City of Fort Worth City Limits as described in Parcel 1 of that certain Ordinance No. 16704-11-2005;

**THENCE**, North 78 degrees, 42 minutes, 22 seconds, East, with the south line of said City Limits, a distance of 57.68 feet to the west line of the City of Fort Worth City Limits according to that certain Ordinance No. 6390, said point being in the apparent east line of Wagley Robertson Road;

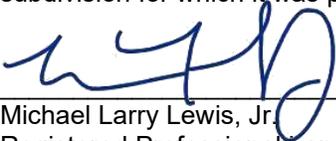
**THENCE**, South 00 degrees, 57 minutes, 01 seconds East with the said west line of said City Limits and the apparent east line of Wagley Robertson Road, a distance of 278.91 feet to the northwest corner of Bar C Ranch, according to the map or plat thereof, recorded in Instrument No. D221299372 of said Official Public Records;

**THENCE**, South 00 degrees, 37 minutes, 52 seconds East continuing with the west line of said City Limits, a distance of 1,690.69 feet to a point for corner for the northeast corner of the first referenced City Limits line;

**THENCE**, North 89 degrees, 55 minutes, 52 seconds, West, with the said City Limits line, a distance of 56.85 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 2.595 acres of land (113,053 square feet), more or less.

This document was prepared under 22 Texas Administrative Code §138.95, 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 it was prepared.

  
\_\_\_\_\_  
Michael Larry Lewis, Jr. Date 09/20/2023  
Registered Professional Land Surveyor No. 5773  
Pacheco Koch, a Westwood Company  
4060 Bryant Irvin Road, Fort Worth, TX 76109  
(817) 412-7155  
TX Reg. Surveying Firm LS-10008001  
4742-20.458EX1.doc  
4742-20.458EX1.dwg MCL



MATCH LINE (SEE SHEET 3)

LOT 1-R  
 REPLAT LOTS 1-R THRU 12-R, BLOCK A  
 B. THOMAS ADDITION  
 (CABINET A, SLIDE 5610)  
 DAVID CHARLES CRAIN  
 (INST. NO. D222278219)

0.856 ACRES  
 ISAIAS J. SANCHEZ AND  
 GENIA V. SANCHEZ  
 (INST. NO. D216107061)

ANNEXATION AREA  
 2.595 ACRES  
 (113,053 SQUARE FEET)

**RANCH ROAD**

0.968 ACRES  
 JON KEVIN CREED AND  
 LUCRETIA GAYLE CREED  
 (VOL. 11245, PAGE 397)

**POINT OF BEGINNING**

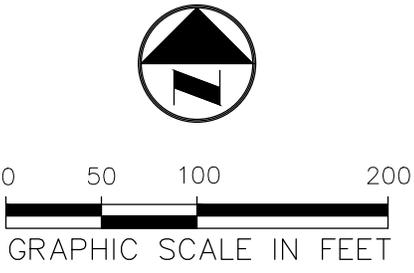
**WAGLEY ROBERTSON ROAD**  
 (VARIABLE-WIDTH RIGHT-OF-WAY)

LOT 19  
 LOT 18  
 LOT 17  
 JAMES P. ALFORD SURVEY - ABSTRACT NO. 53  
 JOHN WAGLEY SURVEY - ABSTRACT NO. 1597  
 LOT 16  
 LOT 15  
 LOT 14  
 LOT 13  
 LOT 12  
 LOT 11  
 LOT 10  
 LOT 9  
 LOT 8  
 LOT 7  
 LOT 6

THE BAR C RANCH  
 BLOCK 9, LOTS 18-29 AND PRIVATE OPEN SPACE LOT 38X,  
 BLOCK 10, LOTS 6-20,  
 BLOCK 11, LOTS 8-29 AND PRIVATE OPEN SPACE LOT 37X  
 BLOCK 14, LOTS 19-21 AND 38-40,  
 BLOCK 15, LOTS 1-16, BLOCK 18, LOTS 19-35, AND  
 BLOCK 19, LOTS 12-24  
 (INST. NO. D221299372)

CITY OF FORT WORTH  
 CITY LIMITS  
 (ORDINANCE NO. 6390)

CITY OF FORT WORTH  
 CITY LIMITS  
 (ORDINANCE NO. 24072-03-2020)



LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202.

TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008001

**WAGLEY ROBERTSON ROAD**  
 PORTION OF TARRANT COUNTY RIGHT-OF-WAY  
 BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497,  
 JOHN WAGLEY SURVEY, ABSTRACT NO. 1597, AND  
 JAMES P. ALFORD SURVEY, ABSTRACT NO. 53  
 TARRANT COUNTY, TEXAS  
 PAGE 2 OF 4

**Pacheco Koch**  
 a Westwood company  
 4060 BRYANT IRVIN ROAD  
 FORT WORTH, TX 76109  
 817.412.7155

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	MLL	1"=100'	09/20/2023	0045655.00

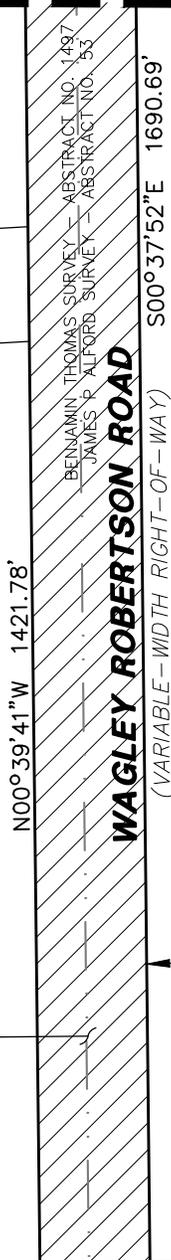
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MATCH LINE (SEE SHEET 4)

LOT 12-R  
REPLAT LOTS 1-R THRU 12-R, BLOCK A  
B. THOMAS ADDITION  
(CABINET A, SLIDE 5610)  
SOPHA SAMOUNTRY  
(INST. NO. D208183870)

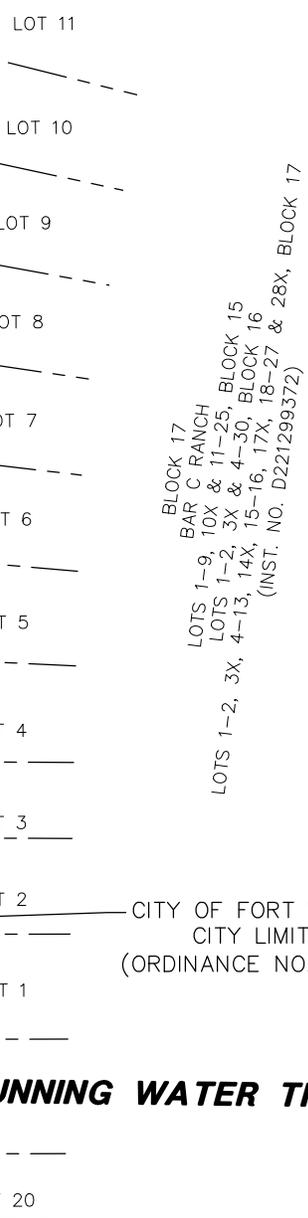


**CHASTIEN COURT**



**WAGLEY ROBERTSON ROAD**

(VARIABLE-WIDTH RIGHT-OF-WAY)



LOT 11  
LOT 10  
LOT 9  
LOT 8  
LOT 7  
LOT 6  
LOT 5  
LOT 4  
LOT 3  
LOT 2  
LOT 1  
LOT 20

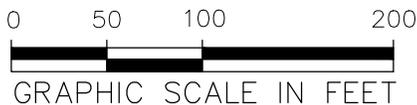
BLOCK 17  
BAR C RANCH  
LOTS 1-9, 10X & 11-25, BLOCK 15  
LOTS 1-2, 3X & 4-30, BLOCK 16  
(INST. NO. D221299372)

LOT 1-R  
REPLAT LOTS 1-R THRU 12-R, BLOCK A  
B. THOMAS ADDITION  
(CABINET A, SLIDE 5610)  
DAVID CHARLES CRAIN  
(INST. NO. D222278219)

**ANNEXATION AREA**  
**2.595 ACRES**  
(113,053 SQUARE FEET)

CITY OF FORT WORTH  
CITY LIMITS  
(ORDINANCE NO. 6390)

**RUNNING WATER TRAIL**



MATCH LINE (SEE SHEET 2)

LEGEND	
---	PROPERTY LINE
---	ANNEXATION LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

**NOTES:**

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TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008001



4060 BRYANT IRVIN ROAD  
FORT WORTH, TX 76109  
817.412.7155

**WAGLEY ROBERTSON ROAD**

PORTION OF TARRANT COUNTY RIGHT-OF-WAY  
BENJAMIN THOMAS SURVEY, ABSTRACT NO. 1497  
JOHN WAGLEY SURVEY, ABSTRACT NO. 1597, AND  
JAMES P. ALFORD SURVEY, ABSTRACT NO. 53  
TARRANT COUNTY, TEXAS

PAGE 3 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ZNBM	MLL	1"=100'	09/20/2023	0045655.00

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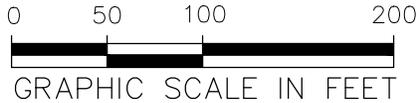
"TRACT 1"  
10.516 ACRES  
D.R. HORTON - TEXAS, LTD.  
(INST. NO. 221339955)

CITY OF FORT WORTH  
CITY LIMITS  
(ORDINANCE NO. 16704-11 2005)

LOT 2  
COFER FARM ADDITION  
(INST. NO. 214029586)  
D.R. HORTON - TEXAS, LTD.  
(INST. NO. D221339955)

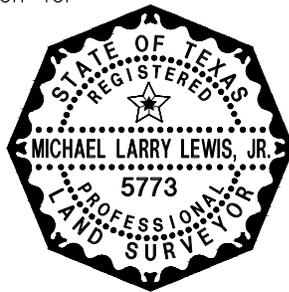
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REPLAT LOTS 1-R THRU 12-R, BLOCK A  
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SOPHA SAMOUNTRY  
(INST. NO. D208183870)

ANNEXATION AREA  
2.595 ACRES  
(113,053 SQUARE FEET)



LEGEND	
	PROPERTY LINE
	ANNEXATION LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)

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Date 09/20/2023  
Michael Larry Lewis, Jr.  
Registered Professional  
Land Surveyor No. 5773

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