

**Description of
21.875 Acres of Land**

BEING a tract of land situated in the G. Overton Survey, Abstract Number 1185, Tarrant County, Texas, and the G. Overton Survey, Abstract Number 972, Denton County, Texas being a portion of the remainder of that tract of land described by deed to ADL Development, L.P., (tract 2) (formerly known as ADL Development, Ltd., formerly known as Hillwood/2470, Ltd., formerly known as Alliance Airport, Ltd.) recorded in Volume 9279, Page 377, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at the northeast corner of Lot 1, Block 1, Westport Park Addition, an addition to the City of Haslet, recorded in Cabinet A, Slide 8543, said County Records, being in the west line of Lot 1, Block 1, Alliance Airport, an addition to the City of Fort Worth, recorded in Cabinet H, Page 301, Real Property Records, Denton County, Texas;

THENCE N 10°25'44"W, 3340.82 feet, with said west line, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, at the **POINT OF BEGINNING**;

THENCE S 79°34'08"W, 337.00 feet, departing said west line of a 5/8 inch iron rod with plastic cap stamped "Peloton" set;

THENCE N 10°25'52"W, 2675.28 feet, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, in the west line of the aforementioned ADL Development tract, being in the east right-of-way line of Burlington Northern & Santa Fe Railway;

THENCE N 23°43'48"E, 290.54 feet, with said common line to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, at the northwest corner of said ADL Development tract, being the southwest corner of that tract of land described by deed to the City of Fort Worth, recorded in Instrument Number 2015-73737, Real Property Records. Denton County, Texas;

THENCE S 66°14'25"E, 210.32 feet, with the south line of said City of Fort Worth tract, to a 5/8 inch iron rod with plastic cap stamped "Peloton" set, in the west line of that tract of land described by deed to the City of Fort Worth, recorded in Volume 3158, Page 95, Real Property Records, Denton County, Texas, also being in the east line of the aforementioned ADL Development tract;

THENCE S 10°25'44"E, with said common line, at 2420.71 feet passing the southwest corner of said City of Fort Worth tract, in all 2797.50 feet to the **Point of Beginning** and containing 952,872 square feet or 21.875 acres of land more or less.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C

Todd A. Bridges, RPLS 4940

Date: 9.4.2018

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD 83, NORTH CENTRAL ZONE 4202.

IRS = IRON ROD SET

City of Fort Worth
Inst. # 2015-73737
R.P.R.D.C.T.



"Integral parts of this document"
1. Description
2. Exhibit

N23° 43'48"E
290.54'

S66° 14'25"E
210.32'

Access &
Utility Easement
Inst. # 2015-79806
R.P.R.D.C.T.

City of Fort Worth
Vol. 3158, Pg. 95
R.P.R.D.C.T.

Lot 1, Block 1
Alliance Airport
Cab. H, Pg. 301
R.P.R.D.C.T.

City of
Fort Worth
Inst. # 2015-79805
R.P.R.D.C.T.

21.875 Acres or
952,872 Sq. Ft.

20' Utility Easement
Vol. 2719, Pg. 617
R.P.R.D.C.T.

G. OVERTON
SURVEY
ABSTRACT NUMBER
972

ADL DEVELOPMENT, L.P.
(TRACT 2)
VOL. 13692, PG. 430
C.R.T.C.T.

FORMERLY KNOWN AS
HILLWOOD / 2470, LTD
VOL. 12134, PG. 1520
FORMERLY KNOWN AS
ALLIANCE AIRPORT, LTD.
VOL. 9279, PG. 377
C.R.T.C.T.

DENTON COUNTY
TARRANT COUNTY

Point of Beginning

S79° 34'08"W
337.00'

Lot 1, Block 1
Alliance Airport
Cab. H, Pg. 301
R.P.R.D.C.T.

Point of Commencing

G. OVERTON
SURVEY
ABSTRACT NUMBER
1185

Lot 4, Block 1
Alliance Air
Trade Center
Inst. # D218117410
C.R.T.C.T.

Lot 1, Block 1
Westport Park
Addition
Cab. A, Slide 8543
C.R.T.C.T.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 9/6/2018

An Exhibit of 21.875 Acres

OF LAND SITUATED IN THE G. OVERTON SURVEY, ABSTRACT NUMBER 1185, TARRANT COUNTY, AND THE G. OVERTON SURVEY, ABSTRACT NUMBER 972, DENTON COUNTY, TEXAS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350