

# EXHIBIT "B"

February 8, 2021

Ms. Monica Rodriguez  
City Secretary  
City of New Fairview, Texas  
999 Illinois Lane (FM 407)  
New Fairview, Texas 76078

RE: Approximately 179.78 acres Located at the Northeast Quadrant of South County Line Road and Dove Hollow Lane (Future Addition to Paloma Ranch Estates)

Dear Ms. Rodriguez:

As owner of the above referenced project, whose legal description is included as attachment A, I request that the subject property be included in the Extra Territorial Jurisdiction (ETJ) of the City of New Fairview. This is pursuant to the agreement between the City of Fort Worth and the City of New Fairview as referenced in attachment B. Upon becoming included in the ETJ it is our intent to annex and zone the property within the City.

Please feel free to contact me or my engineer, Matt Goodwin, with any questions or comments.

Sincerely,

Dove Hollow Development LLC.



Mr. Ben McCaslin

Manager

## Attachment "A"

All that certain lot, tract, or parcel of land, situated in a portion of the James C. Jack Survey, Abstract No. 679, Denton County, Texas, being part of that certain called 320.025 acre tract described in a deed to Dove Hollow Development LLC recorded in Instrument No. 2020-19757 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** at a P.K. nail set stamped "GOODWIN & MARSHALL" for the Northeast corner of said 320.025 acre tract, the Northwest corner of Dove Hollow, Phase 1 as recorded in Cabinet H, Slide 94 of the Plat Records of Denton County, Texas (PRDCT), being in the South line of a called 723.822 acre tract described in a deed to Royal Crest Properties, LLC recorded in Instrument No. 2017-121257 (DRDCT), and being in the approximate centerline of Dove Hollow Lane;

**THENCE** South 00 deg. 01 min. 48 sec. West departing said South line and centerline and continue along the East line of said 320.025 acre tract and the West line of said Dove Hollow, Phase 1, a distance of 3,680.19 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

**THENCE** North 88 deg. 52 min. 22 sec. West along said East and West lines, a distance of 6.71 feet to a 4" steel fence corner;

**THENCE** South 00 deg. 03 min. 21 sec. West along the East line of said 320.025 acre tract, the West line of said Dove Hollow, Phase 1, and the West line of Dove Hollow, Phase 3 as recorded in Cabinet H, Slide 214 (PRDCT), a distance of 3,201.26 feet to a 1/2" capped iron rod found stamped "5439" for the Southeast corner of said 320.025 acre tract;

**THENCE** North 89 deg. 59 min. 43 sec. West along the South line of said 320.025 acre tract, a distance of 2,042.75 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southwest corner of said 320.025 acre tract and being in the approximate centerline of South County Line Road;

**THENCE** North 00 deg. 15 min. 48 sec. East along the West line of said 320.025 acre tract and said centerline, a distance of 206.48 feet to a P.K. nail set with washer stamped "GOODWIN & MARSHALL" for the Southwest corner of a called 1.789 acre right-of-way dedication recorded in a deed to Denton County, Texas recorded in Instrument No. 2018-30901 (DRDCT);

**THENCE** South 89 deg. 27 min. 02 sec. East along the West line of said 320.025 acre tract and said right-of-way dedication, a distance of 31.15 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL";

## Attachment "A"

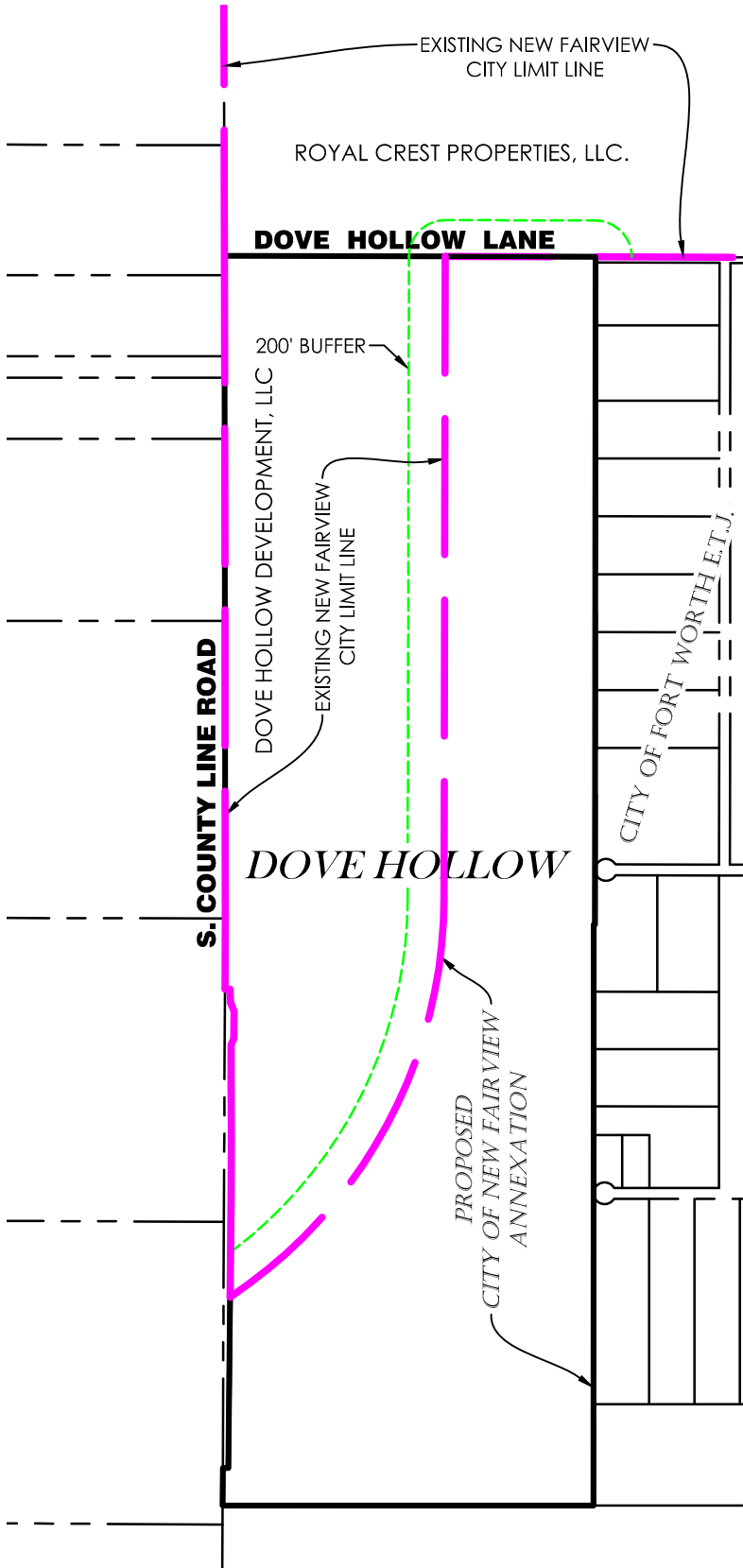
**THENCE** North 00 deg. 32 min. 58 sec. East along said West line and right-of-way dedication, a distance of 942.18 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,640.00 feet, a central angle of 56 deg. 22 min. 29 sec., and being subtended by a chord which bears North 28 deg. 12 min. 06 sec. East - 2,494.05 feet;

**THENCE** in a northeasterly direction departing said West line and right-of-way dedication and continue along said curve to the left, a distance of 2,597.57 feet;

**THENCE** North 00 deg. 06 min. 41 sec. East, a distance of 3,537.20 feet to the North line of said 320.025 acre tract, the South line of said 723.822 acre tract, and being in the approximate centerline of said Dove Hollow Lane;

**THENCE** South 89 deg. 50 min. 15 sec. East along said North and South line and said approximate centerline, a distance of 827.87 feet to the **POINT OF BEGINNING**, containing 7,831,152 square feet or 179.779 acres of land, more or less.

ANNEXATION  
OWNERSHIP MAP FOR  
DOVE HOLLOW



**GOODWIN AND MARSHALL INC.**

**CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS**

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

Job No.:	10870	Scale:	1"=1000'	Sheet 1 of 1
Drafted:	J.N.R.	Checked:	J.N.R.	
Surveyed on the Ground:	10/2/2019			
Date Prepared:	2/8/2021			
Revised:	.	Revised:	.	