

FIELD NOTES DESCRIPTION

BEING A 47.26 ACRE TRACT OF LAND SITUATED IN THE GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 214, DENTON COUNTY, TEXAS AND COMPRISED OF ALL OF A 46.26 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRADITIONS INVESTORS, LLC, AS RECORDED IN COUNTY CLERK DOCUMENT NO. 2020-37553, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND ALL OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRADITIONS INVESTORS, LLC, AS RECORDED IN COUNTY CLERK NO. 2020-59543, O.P.R.D.C.T.; SAID 47.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found TXDOT monument for the southeast corner of said 46.26 acre tract, said corner being on the apparent north right-of-way line of State Highway 114 (variable width), the north line of a tract of land described in deed to The Atchison, Topeka and Santa Fe Railway Company, as recorded in County Clerk Document No. 93-20408, D.R.D.C.T., and the west line of a tract of land described in deed to River's Edge Homeowners Association, Inc., as recorded in County Clerk Document No. 2012 69172, D.R.D.C.T.;

THENCE South 89 degrees 48 minutes 35 seconds West, along the apparent north right-of-way line of said State Highway 114, a distance of 1,072.86 feet to a found TXDOT monument for an angle point;

THENCE North 86 degrees 30 minutes 01 second West, along the apparent north right-of-way line of said State Highway 114, a distance of 900.15 feet to a found 5/8 inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for the intersection of the apparent north right-of-way line of said State Highway 114 and the east line of said The Atchison, Topeka and Santa Fe Railway Company tract;

THENCE North 44 degrees 26 minutes 33 seconds East, along the west line of said 47.26 acre tract and the east line of said The Atchison, Topeka and Santa Fe Railway Company tract, a distance of 2,809.66 feet to a found 5/8 inch iron rod for the north corner of said 47.26 acre tract and an east corner of said The Atchison, Topeka and Santa Fe Railway Company tract, said corner being on the west line of a tract (Tract 2) of land described in deed to Forestar (USA) Real Estate Group, Inc., as recorded in County Clerk Document No. 2014-25303, D.R.D.C.T.;

THENCE South 00 degrees 06 minutes 43 seconds East, along the east line of said 47.26 acre tract and the west line of said Forestar (Tract 2), the west line of River's Edge, an addition to the City of Fort Worth, as recorded in Cabinet Y, Slide 465, Plat Records Denton County, Texas (P.R.D.C.T.), the west line of River's Edge, Phase 2, an addition to the City of Fort Worth, as recorded in County Clerk Document No. 2009-32, P.R.D.C.T., the west line of a called 4.4365 acre tract of land described in deed to MAW River's Edge L.P., as recorded in County Clerk Document No. 2005-11599, D.R.D.C.T., and the west line of said River's Edge Homeowners Association tract (County Clerk Document No. 2012 69172), a distance of 2,057.36 feet to the POINT OF BEGINNING and containing 47.26 acres of land, more or less.

BOWMAN WORD FILE: FN2542 – NORTHWEST VILLAGE – FT. WORTH.doc

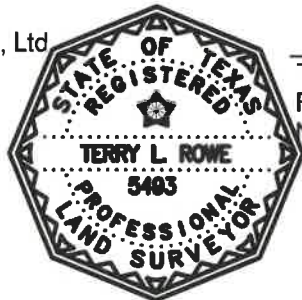
THIS LEGAL DESCRIPTION IS VERBATIM FROM AN ALTA/NSPS LAND SURVEY PERFORMED BY DUNAWAY ASSOCIATES, MARCH 2020. THE BOWMAN LEGAL DESCRIPTION DOES NOT REPRESENT AN ON THE GROUND SURVEY PERFORMED BY US BUT IS PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, Terry L. Rowe, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was transcribed under my direction and supervision.

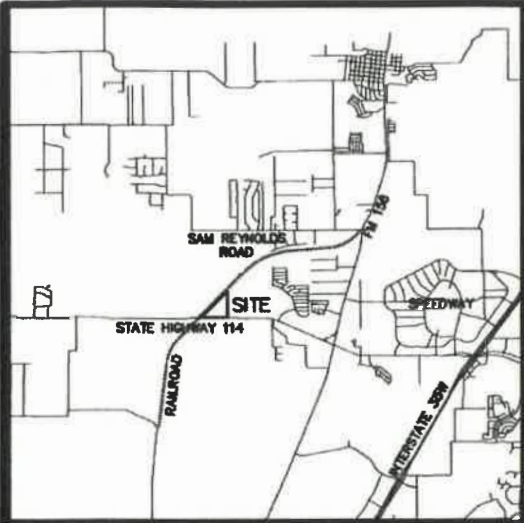
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 11 day of December 2020 A.D.

Bowman Consulting Group, Ltd
Austin, Texas 78746





Terry L. Rowe
Registered Professional Land Surveyor
No. 5493 – State of Texas



LOCATION MAP
NOT TO SCALE

LEGEND

- 5/8" IRON ROD FOUND
- TXDOT MONUMENT FOUND
- D.R.D.C.TX. DEED RECORDS OF DENTON COUNTY, TEXAS
- P.R.D.C.TX. PLAT RECORDS OF DENTON COUNTY, TEXAS

NOTES:

1. SURVEY PERFORMED BY DUNAWAY ASSOCIATES, MARCH 2020
2. SURVEY PREPARED IN CONFORMANCE WITH 22 TAC 663.21 AS DESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING IN GENERAL RULES OF PROCEDURES AND PRACTICES.
3. SITE WILL BE FOR RESIDENTIAL AND RETAIL AND USE.

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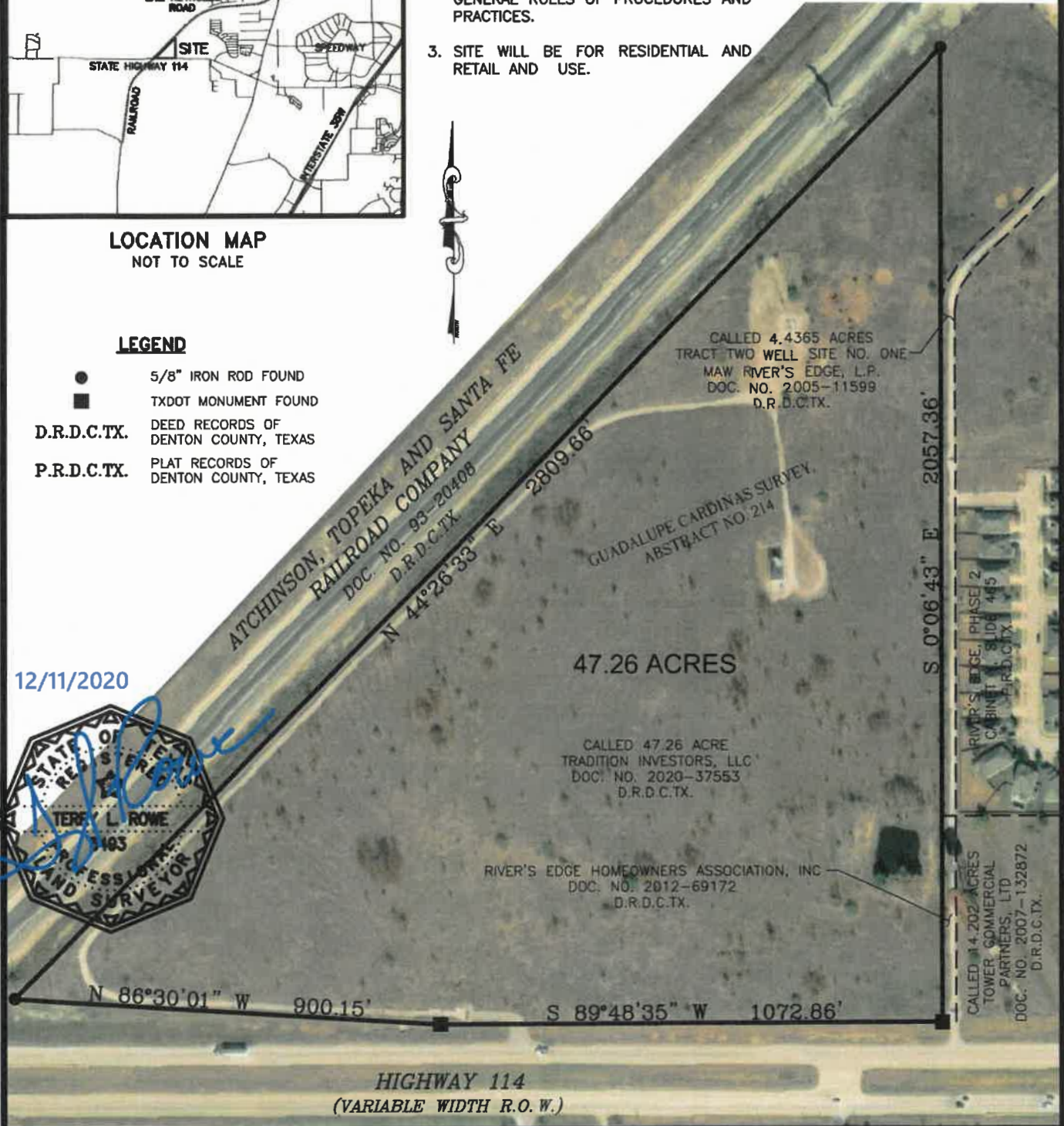


SCALE: 1"=300'

DECEMBER, 2020
DENTON COUNTY, TEXAS



12/11/2020



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

ZONING EXHIBIT
NORTHWEST VILLAGE
TX-HIGHWAY 114