

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 61.283 ACRES, MORE OR LESS, OUT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, LP., AS RECORDED IN INSTRUMENT NUMBER D224108322, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND APPROXIMATELY 2.119 ACRES OF ROAD IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF REDBIRD LANE (A VARIABLE WIDTH RIGHT-OF-WAY), THE DEED RECORDS OF TARRANT COUNTY, TEXAS, (CASE NO. AX-25-002) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth ("City") has received a petition in writing from Pulte Homes of Texas, LP ("Owner"), requesting the full- purpose annexation of 61.283 acres of land as described in Section 1, below (the "Property"); and

WHEREAS, the hereinafter described Property is in the City's exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

WHEREAS, Subchapter C-3 of the Texas Local Government Code permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, the Owners and the City negotiated and entered into a written agreement, City Secretary Contract No. _____, for the provisions of municipal services in the area; and

WHEREAS, the Property abuts 2.119 acres of county roads and rights-of-way; and

WHEREAS, in accordance with Section 43.106 of the Texas Local Government code, the city must annex the entire width of the county road and adjacent right-of-way on both sides of the county road; and

WHEREAS, the City conducted one public hearing at which members of the public

who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0673 of the Local Government Code on September 16, 2025, at 6:00 p.m., at the City Council Chamber; and

WHEREAS, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That all portions of the Property, comprising approximately 61.283 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described on Exhibit A-1, attached hereto and expressly incorporated herein.

SECTION 2.

The above, described territory is shown on Map Exhibit A-2 attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

SECTION 3.

That all portions of the roads and rights-of-way, collectively comprising approximately 2.119 acres of land, are hereby annexed to the City of Fort Worth as a part of the City for all municipal purposes, and the city limits are extended to include such roads and railway rights-of-way being all that certain land depicted as on Exhibits B and described on Exhibits B-1 attached to and incorporated in this ordinance for all purposes.

SECTION 4.

That the above described territory in sections 1 through 3 above are hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 5.

That the Municipal Services Agreement attached hereto as Exhibit C is approved and incorporated into this ordinance for all purposes.

SECTION 6.
CUMULATIVE CLAUSE

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 7.
SEVERABILITY LAUSE

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.
SAVING CLAUSE

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

SECTION 9.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos
Deputy City Attorney

Jannette S. Goodall
City Secretary

ADOPTED AND EFFECTIVE: _____

EXHIBIT A-1

EXHIBIT "B"

ANNEXATION EXHIBIT

2,669,477 SQFT OR 61.283 ACRES OF LAND

HIRAM LITTLE SURVEY, ABSTRACT 930

CITY OF FORT WORTH ETJ, TARRANT COUNTY, TEXAS

WHEREAS PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF A 61.283 ACRE TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, L.P., AS RECORDED IN INSTRUMENT NUMBER D224108322, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3 INCH STEEL FENCE POST FOUND BEING THE COMMON NORTHWEST CORNER OF A 3.111 ACRE REMAINDER TRACT OF LAND DESCRIBED BY DEED TO PARKS OF VILLAGE CREEK, LLC AS RECORDED IN INSTRUMENT NUMBER D221189762 O.P.R.T.C.T., AND THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED TO INTELLI, LLC., AS RECORDED IN INSTRUMENT NUMBER D215064820, O.P.R.T.C.T., AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NUMBER 1187 (A 100 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN INSTRUMENT NUMBER D151001135, O.P.R.T.C.T.;

THENCE SOUTH 89°54'00" EAST, WITH THE COMMON NORTH LINE OF SAID 3.111 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1187, A DISTANCE OF 236.33 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" SET (IRS) FOR THE POINT OF BEGINNING BEING THE COMMON CORNER OF SAID 3.111 ACRE TRACT AND A NORTHERN CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

THENCE SOUTH 89°54'00" EAST, WITH THE COMMON NORTHERLY LINE OF SAID PULTE HOMES TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1187, A DISTANCE OF 173.40 TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE NORTHWEST CORNER OF A 18.119 ACRE REMAINDER TRACT OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;

THENCE IN AN SOUTHERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 18.119 ACRE REMAINDER TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 32°08'16" EAST, A DISTANCE OF 55.74 TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 42.59 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°00'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 02°11'08" EAST, 40.61 FEET TO AN IRS;

SOUTH 28°18'59" WEST, A DISTANCE OF 125.21 FEET TO AN IRS;

SOUTH 05°23'22" EAST, A DISTANCE OF 23.94 FEET TO AN IRS;

SOUTH 20°52'30" EAST, A DISTANCE OF 92.25 FEET TO AN IRS;

SOUTH 00°12'10" WEST, A DISTANCE OF 69.30 FEET TO AN IRS;

SOUTH 08°23'42" WEST, A DISTANCE OF 82.73 FEET TO AN IRS;

SOUTH 34°29'50" WEST, A DISTANCE OF 200.51 FEET TO AN IRS;

SOUTH 51°08'55" WEST, A DISTANCE OF 36.83 FEET TO AN IRS;

SOUTH 10°08'44" WEST, A DISTANCE OF 421.65 FEET TO AN IRS BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 156.92 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 179°49'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°19'27" EAST, 100.00 FEET TO AN IRS;

SOUTH 00°24'51" EAST, A DISTANCE OF 10.00 FEET TO AN IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 754.25 FEET TO AN IRS;

NORTH 00°24'51" WEST, A DISTANCE OF 66.61 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 460.76 FEET, HAVING A RADIUS OF 2,550.00 FEET, A CENTRAL ANGLE OF 10°21'10", AND A CHORD BEARING AND DISTANCE OF NORTH 04°45'44" EAST, 460.14 FEET TO AN IRS;

NORTH 09°56'20" EAST, A DISTANCE OF 166.48 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 419.36 FEET, HAVING A RADIUS OF 2,450.00 FEET, A CENTRAL ANGLE OF 09°48'26", AND A CHORD BEARING AND DISTANCE OF NORTH 05°02'07" EAST, A DISTANCE OF 418.85 FEET TO AN IRS;

NORTH 00°07'54" EAST, A DISTANCE OF 22.69 FEET TO AN IRS;

NORTH 44°53'00" WEST, A DISTANCE OF 49.48 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE NORTHERN MOST NORTHEAST CORNER OF SAID 18.119 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED FARM TO MARKET ROAD 1187

THENCE SOUTH 89°54'00" EAST, WITH SAID COMMON THE COMMON NORTHERLY LINE OF SAID PULTE HOMES TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1187, A DISTANCE OF 119.95 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE NORTHERN MOST NORTHWEST CORNER OF A 9.566 ACRE REMAINDER OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 9.266 ACRE REMAINDER TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 48°04'23" WEST, A DISTANCE OF 49.47 FEET TO AN IRS;

SOUTH 00°07'54" WEST, A DISTANCE OF 22.74 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 427.92 FEET, HAVING A RADIUS OF 2,500.00 FEET, A CENTRAL ANGLE OF 09°48'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°02'07" WEST, 427.39 FEET TO AN IRS;

SOUTH 09°56'20" WEST, A DISTANCE OF 49.91 FEET TO AN IRS;

SOUTH 34°58'14" EAST, A DISTANCE OF 14.16 FEET TO AN IRS;

SOUTH 79°52'47" EAST, A DISTANCE OF 213.99 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID TANGENT CURVE TO THE LEFT AN ARC DISTANCE OF 86.41 FEET, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 10°32'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°08'49" EAST, 86.29 FEET TO AN IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 424.01 FEET TO AN IRS;

NORTH 44°28'43" EAST, A DISTANCE OF 33.38 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE EASTERN MOST SOUTHEAST CORNER OF SAID 9.566 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF REDBIRD LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

(CONTINUED ON SHEET 4)



SHIELD
ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890

NOTES:

1. EXHIBIT DRAWING OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SHEET 3 OF 4

DRAWING: S:\PROJECTS\2021035.01 WILL KARI\01 DRAWINGS\EXHIBITS\2103501 EXH-1.DWG SAVED BY: JOHN FINLEY DATE: 06/9/2025

Exhibit A-1
(Continued)

NOTES:
1. EXHIBIT DRAWING OF EVEN DATE ACCOMPANIES
THIS METES AND BOUNDS DESCRIPTION.

EXHIBIT "B"

ANNEXATION EXHIBIT

2,669,477 SQFT OR 61.283 ACRES OF LAND

HIRAM LITTLE SURVEY, ABSTRACT 930

CITY OF FORT WORTH ETJ, TARRANT COUNTY, TEXAS

THENCE SOUTH 00°24'51" EAST, WITH THE COMMON EASTERLY LINE OF SAID PULTE HOMES TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE, A DISTANCE OF 1102.24 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE EASTERN MOST NORTHEAST CORNER OF A 9.618 ACRE REMAINDER TRACT OF SAID PARKS OF VILLAGE CREEK, LLC TRACT;
THENCE IN A SOUTHERLY DIRECTION, WITH THE COMMON LINES OF SAID PULTE HOMES TRACT AND THE LINES OF SAID 9.618 ACRE TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES:

NORTH 45°25'30" WEST, A DISTANCE OF 26.30 FEET TO AN IRS;

SOUTH 89°35'09" WEST, A DISTANCE OF 428.97 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

WITH SAID TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 97.45 FEET, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°32'04", AND A CHORD BEARING AND DISTANCE OF NORTH 85°08'49" WEST, 97.31 FEET TO AN IRS;

NORTH 79°52'47" WEST, A DISTANCE OF 213.80 FEET TO AN IRS;

SOUTH 55°01'46" WEST, A DISTANCE OF 14.12 FEET TO AN IRS;

SOUTH 09°56'20" WEST, A DISTANCE OF 38.57 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 451.73 FEET, HAVING A RADIUS OF 2,500.00 FEET, A CENTRAL ANGLE OF 10°21'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°45'44" WEST, 451.11 FEET TO AN IRS;

SOUTH 00°24'51" EAST, A DISTANCE OF 66.61 FEET TO AN IRS;

NORTH 89°35'09" EAST, A DISTANCE OF 813.93 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOME TRACT AND THE SOUTHEAST CORNER OF SAID 9.618 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE;

THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE COMMON EASTERLY LINE OF SAID PULTE HOMES TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°24'51" EAST, A DISTANCE OF 843.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND (IRF) BEING THE EASTERLY SOUTHEAST CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

SOUTH 89°28'29" WEST, A DISTANCE OF 434.45 FEET TO AN IRF BEING THE REENTRANT CORNER OF SAID PULTE HOMES OF TEXAS TRACT;

SOUTH 01°32'31" EAST, A DISTANCE OF 6.80 FEET TO A 60D NAIL IN A FENCE CORNER FOUND BEING THE COMMON WESTERLY SOUTHEAST CORNER OF SAID PULTE HOMES OF TEXAS TRACT, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO STEVE CLINGMAN AND GLENDA CLINGMAN AS RECORDED IN INSTRUMENT NUMBER D218061381, O.P.R.T.C.T., FROM WHICH A 5/8 INCH IRON ROD FOUND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO GLORIA STEELMAN, A MARRIED WOMAN, AS RECORDED IN INSTRUMENT NUMBER D216241063, O.P.R.T.C.T. BEARS SOUTH 00°54'44" EAST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 89°12'04" WEST, WITH SAID COMMON SOUTH AND NORTH LINE, PASSING AT A DISTANCE OF 1,647.74 FEET THE COMMON NORTHWEST CORNER OF SAID CLINGMAN TRACT AND THE EASTERN MOST NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO PRATER ENERGY & DEVELOPMENT LLC, AND RECORDED IN INSTRUMENT NUMBER D218135335, O.P.R.T.C.T., CONTINUING A TOTAL DISTANCE OF 1,843.90 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEING THE COMMON SOUTHWEST CORNER OF SAID PULTE HOMES OF TEXAS TRACT AND A REENTRANT CORNER OF SAID PRATER ENERGY TRACT;

THENCE NORTH 00°00'47" WEST, WITH THE COMMON WEST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE EAST LINE OF SAID PRATER ENERGY TRACT, A DISTANCE OF 717.95 FEET TO AN IRF;

THENCE NORTH 84°29'12" WEST, WITH SAID COMMON WEST AND EAST LINE, A DISTANCE OF 103.21 FEET TO AN IRF;

THENCE NORTH 13°07'17" EAST, PASSING, AT A DISTANCE OF 513.04 FEET, THE COMMON NORTHEAST CORNER OF SAID PRATER ENERGY TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO 1187 PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER D221358286, O.P.R.T.C.T., AND PASSING, AT A DISTANCE OF 564.57 FEET, THE NORTHEAST CORNER OF SAID 1187 PROPERTIES TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO INTELLI, LLC, AS RECORDED IN INSTRUMENT NUMBER D215084520, O.P.R.T.C.T., CONTINUING A TOTAL DISTANCE OF 661.59 FEET TO AN IRS;

THENCE NORTH 31°54'15" EAST, WITH THE COMMON WEST LINE OF SAID PULTE HOMES OF TEXAS TRACT AND THE EAST LINE OF SAID INTELLI TRACT, A DISTANCE OF 183.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "COLEMAN" FOUND;

THENCE NORTH 40°51'26" EAST, WITH SAID COMMON WEST AND EAST LINE, A DISTANCE OF 141.73 FEET TO AN IRS BEING THE COMMON CORNER OF SAID PULTE HOMES TRACT AND THE SOUTHWEST CORNER OF AFOREMENTIONED 3.111 ACRE TRACT;

THENCE IN A NORTHEASTERLY DIRECTION, WITH THE COMMON NORTHWESTERLY LINES OF SAID PULTE HOMES AND THE SOUTHEASTERLY LINES OF SAID 3.111 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88°26'12" EAST, A DISTANCE OF 115.78 FEET TO AN IRS;

NORTH 89°05'24" EAST, A DISTANCE OF 371.43 FEET TO AN IRS;

NORTH 02°41'10" EAST, A DISTANCE OF 113.27 FEET TO AN IRS;

NORTH 22°28'51" WEST, A DISTANCE OF 71.45 FEET TO AN IRS;

NORTH 03°19'26" WEST, A DISTANCE OF 108.56 FEET TO AN IRS;

NORTH 03°21'12" EAST, A DISTANCE OF 106.68 FEET TO THE POINT OF BEGINNING,

AND CONTAINING 2,669,477 SQUARE FEET, OR 61.283 ACRES OF LAND, 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.



**SHIELD
ENGINEERING**

TBPES ENGINEERING #F-11039, SURVEYING #10193890

Cody Watson

CODY WATSON
R.P.L.S. No. 7056
DATED: 06-09-2025



SHEET 4 OF 4

Exhibit A-2

(Continued)

EXHIBIT "A"

ANNEXATION EXHIBIT

2,669,477 SQFT OR 61.283 ACRES OF LAND

HIRAM LITTLE SURVEY, ABSTRACT 930

CITY OF FORT WORTH ETJ, TARRANT COUNTY, TEXAS

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S89°54'00"E	173.40'	L26	N45°25'30"W	26.30'
L2	S32°08'16"E	55.74'	L27	S89°35'09"W	428.97'
L3	S28°18'59"W	125.21'	L28	N79°52'47"W	213.80'
L4	S05°23'22"E	23.94'	L29	S55°01'46"W	14.12'
L5	S20°52'30"E	92.25'	L30	S09°56'20"W	38.57'
L6	S00°12'10"W	69.30'	L31	S00°24'51"E	66.61'
L7	S08°23'42"W	82.73'	L32	N89°35'09"E	813.93'
L8	S34°29'50"W	200.51'	L33	S00°24'51"E	843.97'
L9	S51°08'55"W	36.83'	L34	S89°28'29"W	434.49'
L10	S10°08'44"W	421.69'	L35	S01°32'31"E	6.80'
L11	S00°24'51"E	10.00'	L36	S89°12'04"W	1843.90'
L12	N89°35'09"E	754.25'	L37	N00°00'47"W	717.95'
L13	N00°24'51"W	66.61'	L38	N84°29'12"W	103.21'
L14	N09°56'20"E	168.48'	L39	N13°07'17"E	661.59'
L15	N00°07'54"E	22.69'	L40	N31°54'15"E	183.02'
L16	N44°53'00"W	49.48'	L41	N40°51'26"E	141.73'
L17	S89°54'00"E	119.95'	L42	N88°28'12"E	115.78'
L18	S45°04'23"W	49.47'	L43	N89°05'24"E	371.43'
L19	S00°07'54"W	22.72'	L44	N02°41'10"E	113.27'
L20	S09°56'20"W	49.91'	L45	N22°28'51"W	71.48'
L21	S34°58'14"E	14.16'	L46	N03°19'26"W	108.56'
L22	S79°52'47"E	213.99'	L47	N03°21'12"E	106.68'
L23	N89°35'09"E	424.01'			
L24	N44°28'43"E	33.38'			
L25	S00°24'51"E	102.24'			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.59'	40.00'	61°00'36"	S02°11'08"E	40.61'
C2	156.92'	50.00'	179°49'12"	S00°19'27"E	100.00'
C3	460.76'	2550.00'	10°21'10"	N04°48'44"E	460.14'
C4	419.36'	2460.00'	9°48'26"	N05°02'07"E	418.85'
C5	427.92'	2500.00'	9°48'26"	S05°02'07"W	427.39'
C6	86.41'	470.00'	10°32'04"	S85°08'49"E	86.29'
C7	97.46'	530.00'	10°32'04"	N85°08'49"W	97.31'
C8	461.73'	2500.00'	10°21'10"	S04°49'44"W	461.11'

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.

- NOTES:
1. METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.
 2. BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83. ALL DISTANCES ARE GROUND DISTANCES.



SHIELD
ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193990

Cody Watson

CODY WATSON
R.P.L.S. No. 7056
DATED: 06-09-2025



SHEET 2 OF 4

Exhibit B
(Redbird Lane)

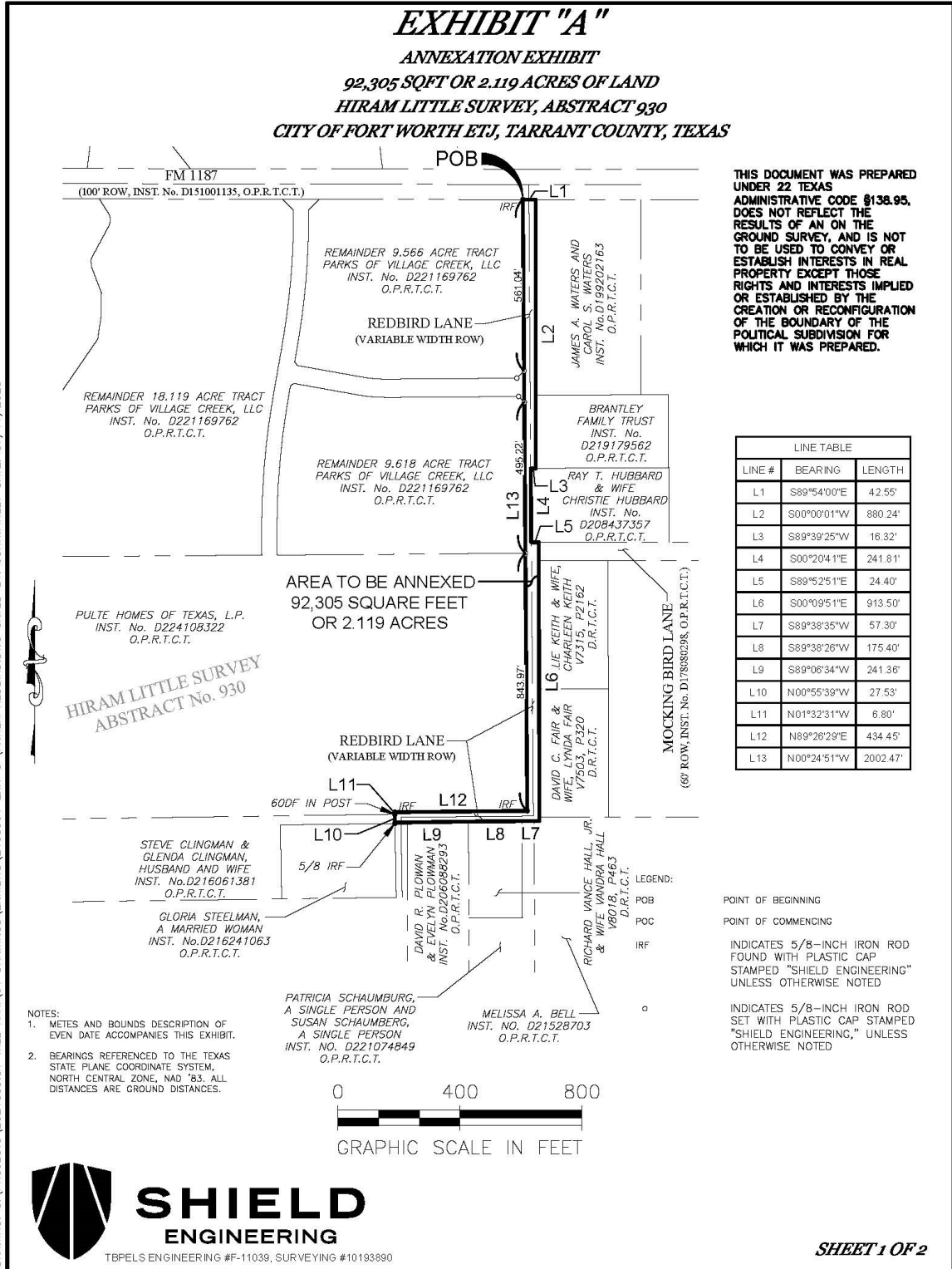


Exhibit B-1
(Redbird Lane)

DRAWING: S:\PROJECTS\202103501 WILL KARI\01 DRAWINGS\EXHIBITS\2103501 EXH-3 (ANNEX REDBIRD.DWG SAVED BY: JOHN.FINLEY DATE: 07/11/2025

EXHIBIT "B"
ANNEXATION EXHIBIT
92,305 SQFT OR 2.119 ACRES OF LAND
HIRAM LITTLE SURVEY, ABSTRACT 930
CITY OF FORT WORTH ETJ, TARRANT COUNTY, TEXAS

NOTE:
1. EXHIBIT DRAWING OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

BEING A TRACT OF LAND SITUATED IN THE HIRAM LITTLE SURVEY, ABSTRACT NUMBER 930, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF REDBIRD LANE (A VARIABLE WIDTH RIGHT-OF-WAY), NO RECORDING FOUND, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "SHIELD ENGINEERING" FOUND (IRF) BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1187 (A 100 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED AND RECORDED IN INSTRUMENT NUMBER D151001136, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING THE NORTHEAST CORNER OF A REMAINDER 9.566 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO PARKS OF VILLAGE CREEK, LLC, AND RECORDED IN INSTRUMENT NUMBER D221166762, O.P.R.T.C.T.;
THENCE SOUTH 89°54'00" EAST, WITH THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1187, A DISTANCE OF 42.55 FEET TO A POINT BEING THE COMMON INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED FARM TO MARKET ROAD 1187 AND THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO JAMES A. WATERS AND CAROL S. WATER, AND RECORDED IN INSTRUMENT NUMBER D1999202163, O.P.R.T.C.T.;
THENCE IN A SOUTHEASTERLY DIRECTION, WITH THE EAST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE THE FOLLOWING COURSES AND DISTANCES:
SOUTH 00°00'01" WEST, A DISTANCE OF 880.24 FEET TO A POINT;
SOUTH 89°39'25" WEST, A DISTANCE OF 16.32 FEET TO A POINT;
SOUTH 00°20'41" EAST, A DISTANCE OF 241.81 FEET TO A POINT;
SOUTH 89°52'51" EAST, A DISTANCE OF 24.40 FEET TO A POINT;
SOUTH 00°09'51" EAST, A DISTANCE OF 913.50 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID REDBIRD LANE;
THENCE IN A WESTERLY DIRECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID REDBIRD LANE THE FOLLOWING COURSES AND DISTANCES:
SOUTH 89°38'35" WEST, A DISTANCE OF 57.30 FEET TO A POINT;
SOUTH 89°38'26" WEST, A DISTANCE OF 175.40 FEET TO A POINT;
SOUTH 89°06'34" WEST, A DISTANCE OF 241.36 FEET TO A POINT IN THE COMMON WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE EAST LINE OF A TRACT OF LAND AS DESCRIBED BY DEED TO STEVE CLINGMAN AND GLENDA CLINGMAN, HUSBAND AND WIFE, AND RECORDED IN INSTRUMENT NUMBER D216061381, O.P.R.T.C.T.;
THENCE NORTH 00°59'39" WEST, WITH SAID COMMON WEST AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 27.53 FEET TO A 60D NAIL IN A FENCE POST FOUND BEING THE COMMON NORTHEAST CORNER OF SAID CLINGMAN TRACT AND THE WESTERLY SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED BY DEED TO PULTE HOMES OF TEXAS, L.P., AND RECORDED IN INSTRUMENT NUMBER D224108322, O.P.R.T.C.T.;
THENCE NORTH 01°32'31" WEST, WITH THE COMMON EAST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE WESTERLY LINE OF SAID PULTE TRACT, A DISTANCE OF 6.80 FEET TO AN IRF BEING THE COMMON ELL CORNER OF SAID REDBIRD LANE AND THE REENTRANT CORNER OF SAID PULTE TRACT;
THENCE NORTH 89°28'29" EAST, A DISTANCE OF 434.45 FEET TO AN IRF BEING THE COMMON REENTRANT CORNER OF SAID REDBIRD LANE AND THE SOUTHEAST CORNER OF SAID PULTE TRACT;
THENCE NORTH 00°24'51" WEST, WITH THE COMMON WEST RIGHT-OF-WAY LINE OF SAID REDBIRD LANE AND THE EAST LINE OF SAID PULTE TRACT, PASSING AT A DISTANCE OF 843.97 FEET, THE COMMON SOUTHERN MOST NORTHEAST CORNER OF SAID PULTE TRACT AND THE SOUTHEAST CORNER OF A REMAINDER 9.618 ACRE TRACT OF AFOREMENTIONED PARKS OF VILLAGE CREEK TRACT, PASSING AT A DISTANCE OF 1339.19 FEET THE COMMON THE EASTERN MOST NORTHEAST CORNER OF SAID 9.618 ACRE TRACT AND THE EASTERN CORNER OF SAID PULTE TRACT, PASSING AT A DISTANCE OF 1,441.398 FEET, THE COMMON EASTERN MOST NORTHEAST CORNER OF SAID PULTE TRACT AND THE EASTERN MOST SOUTHEAST CORNER OF AFOREMENTIONED 9.566 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 2,002.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 92,305 SQUARE FEET OR 2.119 ACRES OF LAND, 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.

 **SHIELD**
ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890


CODY WATSON
R.P.L.S. No. 7056
DATED: 07-11-2025



SHEET 2 OF 2

Exhibit C
Municipal Services Agreement
(to be inserted upon full execution by all parties)