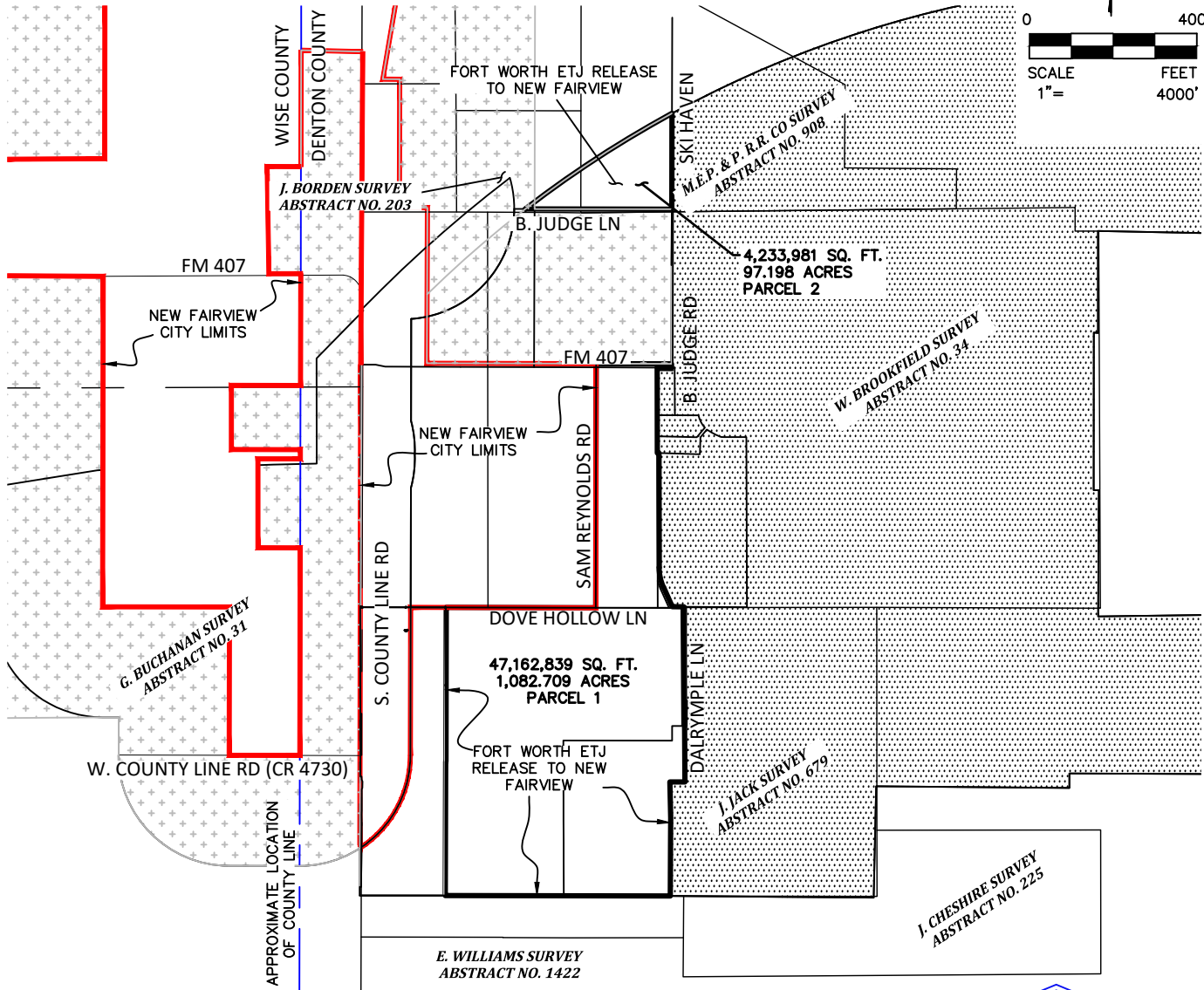
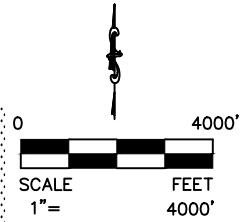

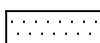



EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCELS 1 & 2



-  = EXISTING NEW FAIRVIEW ETJ
-  = EXISTING JUSTIN ETJ
-  = NEW FAIRVIEW CITY LIMITS

P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817-335.1121
 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
 06/22/2022

PLOTTED BY: Lee Flanegin ON: Wednesday, June 22, 2022 AT: 10:35 AM FILEPATH: G:\Productions\500\002200\2238\001\Survey\Drawings\B002238.001 New Fairview-Justin-Ft Worth ETJ 22-0510.dwg

EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCEL 1

BEING a tract of land situated in the J. Jack Survey, Abstract No. 679, and the W. Brookfield Survey, Abstract No. 34, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of said J, Jack Survey, the southeast corner of that certain tract of land described by deed to Donald Dalrymple et al., recorded in Document Number 1994-73343, Deed Records, Denton County, Texas;

THENCE North 89°53'19" West, with the south line of said J, Jack Survey, a distance of 5,374.81 feet to a point for the southeast corner of that certain tract of land described by deed to Dove Hollow Development, LLC, recorded in Document Number 2020-19757, Deed Records, Denton County, Texas;

THENCE with the east line of said Dove Hollow Development, LLC tract, the following courses and distances:

North 00°09'45" East, departing the south line of said J, Jack Survey, with the east line of said Dove Hollow Development, LLC tract, a distance of 3201.26 feet to a point;

South 88°45'58" East, a distance of 6.71 feet to a point;

North 00°08'12" East, a distance of 3,680.31 feet to a point in the approximate centerline of Dove Hollow Lane, the south line of that certain tract of land described by deed to Royal Crest Properties, LP, recorded in Document Number 2017-121257, Deed Records, Denton County, Texas;

THENCE South 89°53'19" East, with the approximate centerline of said Dove Hollow Lane and with the south line of said Royal Crest Properties, LP tract, a distance of 3,569.37 feet to a point for the southeast corner of said Royal Crest Properties, LP tract, the approximate centerline of Dove Hollow Lane and north-south Sam Reynolds Road;

THENCE North 00°06'41" East, departing the south line of said Royal Crest Properties, LP tract, and the approximate centerline of said Dove Hollow Lane, with the east line of said Royal Crest Properties, LP tract and the approximate centerline of said north-south Sam Reynolds Road, a distance of 5,829.14 feet to a point in the south line of that certain tract of land described by deed to Rockin J Properties, LLC, recorded in Document Number 2012-146671, Deed Records, Denton County, Texas the north line of FM 407;

THENCE South 89°53'19" East, with the south line of said Rockin J Properties, LLC tract and the north line of FM 407, a distance of 1,798.32 feet to a point for the southeast corner of said Rockin J Properties, LLC tract;

THENCE South 00°06'41" West, departing the south line of said Rockin J Properties, LLC tract and the north line of FM 407, crossing said FM 407, a distance of 90.00 feet to a point in the south line of said FM 407;

THENCE North 89°53'19" West, with the south line of said FM 407, a distance of 342.94 feet to a point for the northeast corner of that certain tract of land described by deed to Rosemarie Green Peterson et al., recorded in Document Number 1998-82617, Deed Records, Denton County, Texas;

Continued.....



Stephen R. Glosup

05/10/2022



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCEL 1

Continued.....

THENCE South 00°07'42" East, departing the south line of said FM 407, with the east line of said Rosemarie Green Peterson tract, a distance of 2,039.99 feet to a point for the northwest corner of a 40' width right of way dedication for proposed lane, as shown on plat for Avery Ranch, an Addition to Denton County, recorded in Cabinet X, Page 428, Plat Records Denton County, Texas;

THENCE South 88°18'09" East, departing the east line of said Rosemarie Green Peterson tract, with the north end of said 40' width right of way line, a distance of 40.02 feet to a point in the east line of said 40' width right of way line of said proposed Lane and in the west line of Block 6 of said Avery Ranch;

THENCE South 00°07'42" East, with the east right-of-way line of said proposed Lane, the west line of said Block 6 and continuing with the west line of Block 1 of Avery Ranch, a distance of 2,736.30 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 23°59'29", a radius of 1,160.00 feet and a chord bearing and distance of South 12°07'28" East – 482.18 feet;

THENCE continuing with the east right-of-way line of said Lane, the west line of Block 1 of said Avery Ranch and with said non-tangent curve to the left in a southeasterly direction, an arc length of 485.72 feet to a point;

THENCE South 24°07'13" East, continuing with the east right-of-way line of said lane, a distance of 506.99 feet to a point in the south line of said Block 1, said Avery Ranch;

THENCE South 89°35'54" East, departing the east right-of-way line of said lane, with the south line of said Block 1, said Avery Ranch, a distance of 278.39 feet to a point;

THENCE South 00°21'56" East, departing the south line of said Block 1, said Avery Ranch, a passing distance of 30.00 feet the northeast corner of that certain tract of land described by deed to Donald Dalrymple et al., recorded in Document Number 1994-73343, Deed Records, Denton County, Texas, and continuing for a total distance of 4,185.20 feet to a point;

THENCE with the east line of said Donald Dalrymple the following courses and distances:

North 89°58'03" West, a distance of 360.27 feet to a point;

South 01°16'16" East, a distance of 862.98 feet to a point;

South 00°11'10" West, a distance of 498.50 feet to a point;

South 00°18'05" West, a distance of 1,361.50 feet to the POINT OF BEGINNING and containing a calculated area of 47,162,839 square feet or 1,082.709 acres of land.

NOTE: A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 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.


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
May 10, 2022

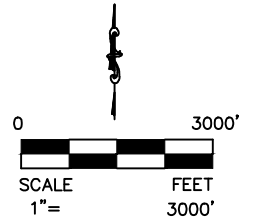


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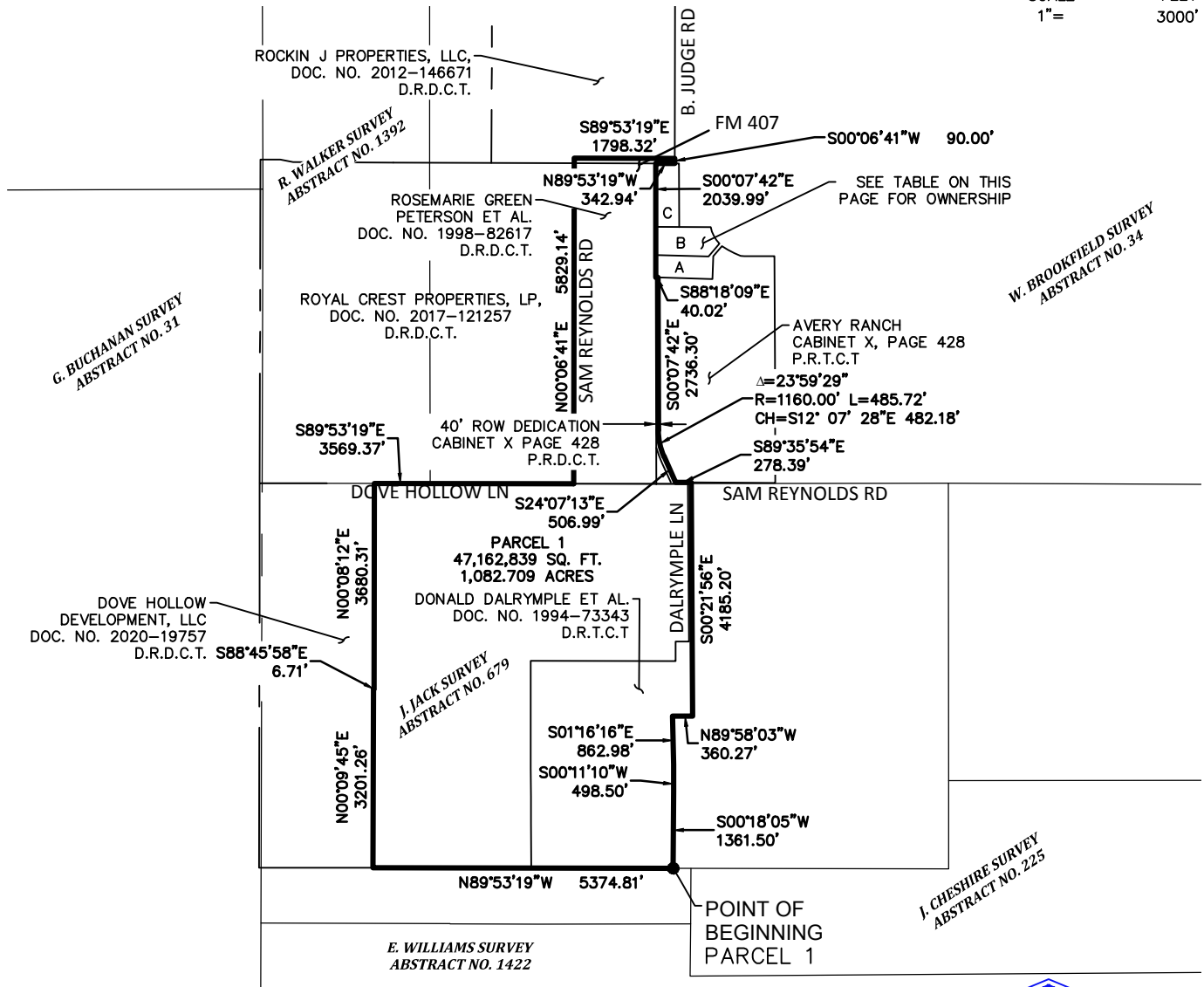
EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCEL 1

TRACT	GRANTEE	DOCUMENT NUMBER
A	Cheryl Edmondson	Vol. 1984, Pg. 30408
B	Bobbie J. Henry et al.	Vol. 1215, Pg. 962
C	Chris Johnston	Vol. 790, Pg. 396



PLOTTED BY: Steve Glosup ON: Tuesday, May 10, 2022 AT: 5:07 PM FILEPATH: G:\Production\500\002200\2238\001\Survey\Drawings\B002238.001 New Fairview-Justin-Ft Worth ETJ 22-0510.dwg



Stephen R. Glosup

05/10/2022

P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



DATE: MAY 10, 2022

PAGE 4 OF 6
DUNAWAY JOB NO. B002238.001

EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCEL 2

BEING a tract of land situated in the J. Borden Survey, Abstract No. 203, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the approximate centerline intersection of east-west B. Judge Lane, and Ski Haven, the southeast corner of that certain tract of land described by deed to Madelon Douglas Graham Trust, recorded in Document Number 2002-153885, Deed Records, Denton County, Texas;

THENCE North 89°53'19" West, with the south line of said Madelon Douglas Graham Trust tract and with the approximate centerline of east-west B. Judge Lane, a distance of 3,497.61 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 09°04'53", a radius of 26,400.00 feet and a chord bearing and distance of North 56°54'31" East - 4,180.04 feet;

THENCE departing the south line of said Madelon Douglas Graham Trust tract, crossing said Madelon Douglas Graham Trust tract, with said non-tangent curve to the right in a northeasterly direction, an arc length of 4,184.42 feet to a point in the east line of said Madelon Douglas Graham Trust tract, the approximate centerline of Ski Haven;

THENCE South 00°06'41" West, with the east line of said Madelon Douglas Graham Trust tract and with the approximate centerline of Ski Haven, a distance of 2,288.99 feet to the POINT OF BEGINNING and containing a calculated area of 4,233,981 square feet or 97.198 acres of land.

NOTE: A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and was prepared under 22 TAC 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.


Stephen R. Glosup

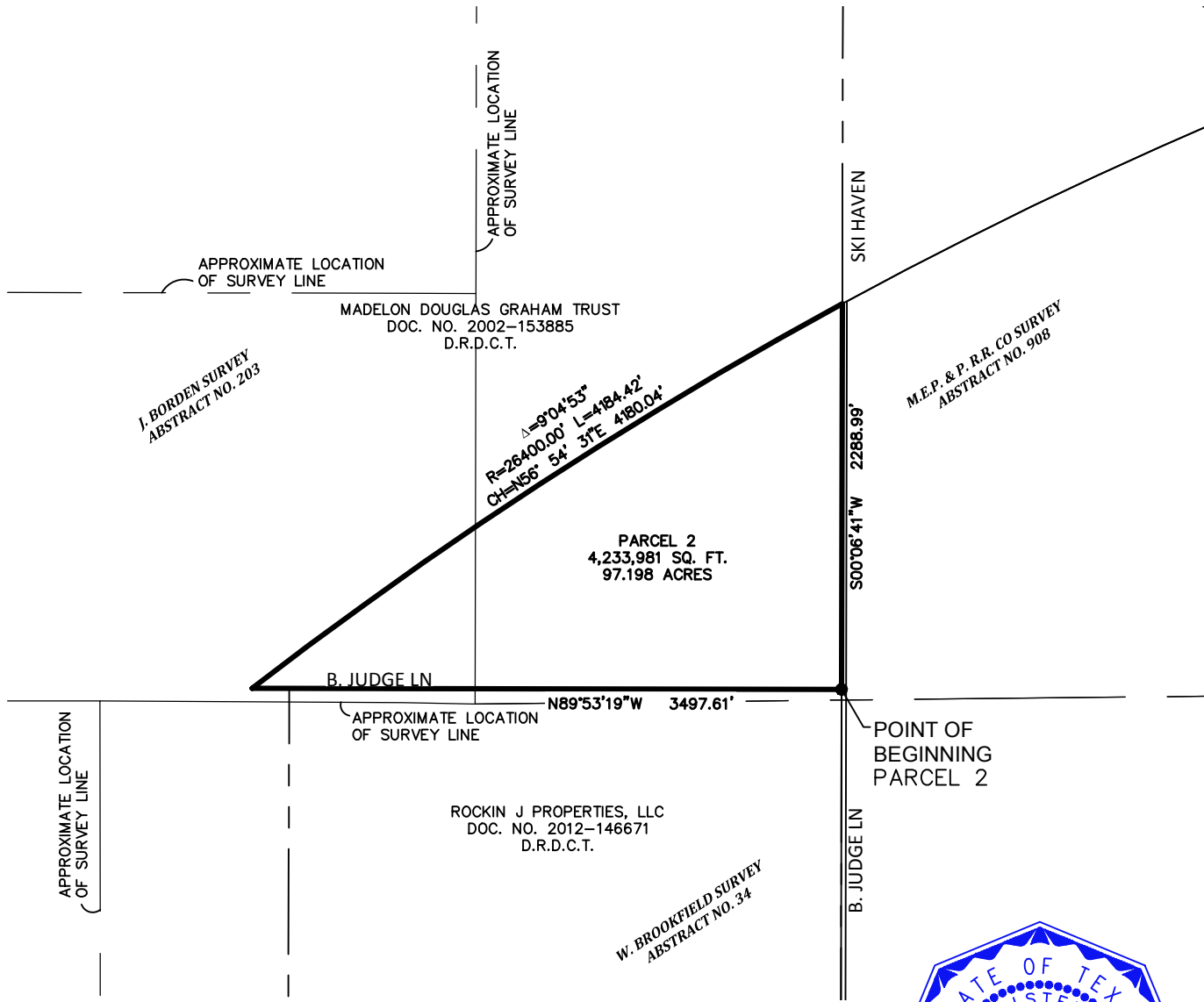
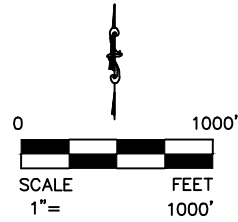
Registered Professional Land Surveyor
Texas Registration No. 5570
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May 10, 2022



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

EXHIBIT "A"
CITY OF NEW FAIRVIEW
EXTRATERRITORIAL JURISDICTION

PARCEL 2



Stephen R. Glosup
05/10/2022 PAGE 6 OF 6
DUNAWAY JOB NO. B002238.001

P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

A metes and bounds description of even date accompanies this drawing.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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DATE: MAY 10, 2022

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