

CITY OF FORT WORTH ORDINANCE NO. _____
CITY OF NEW FAIRVIEW ORDINANCE NO. 2019-05-192
JOINT ORDINANCE AND BOUNDARY AGREEMENT

WHEREAS, the City of New Fairview (hereinafter called "NEW FAIRVIEW") is a Type A general law city located in Wise and Denton Counties; and

WHEREAS, the City of Fort Worth (hereinafter called "FORT WORTH") is a home rule city located in Tarrant, Wise, Parker and Denton Counties; and

WHEREAS, NEW FAIRVIEW and FORT WORTH share an extraterritorial jurisdiction ("ETJ") boundary; and

WHEREAS, NEW FAIRVIEW and FORT WORTH desire to adjust the boundary between the ETJ of the two cities to promote orderly development to ensure public safety and effective delivery of municipal services; and

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its ETJ by ordinance approved by its governing body; and

WHEREAS, Section 42.022 of the Texas Local Government Code authorizes a municipality to expand its ETJ beyond the distance limitations in Section 42.021 if the owners of the area of expansion request the expansion.

NOW, THEREFORE, BE IT ORDAINED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF NEW FAIRVIEW AND THE CITY COUNCIL OF THE CITY OF FORT WORTH:

SECTION 1
(Tract 1)

Pursuant to Section 42.023 of the Texas Local Government Code, FORT WORTH agrees to release and hereby releases Parcel 1, the 2,122.653-acre tract shown to be in FORT WORTH's ETJ, as described and shown in Exhibit "A", to NEW FAIRVIEW. This tract is being released to correct an overlapping of FORT WORTH's ETJ and the city limits and ETJ of NEW FAIRVIEW.

SECTION 2
(Tract 2)

Pursuant to Chapter 42.023 of the Texas Local Government Code, FORT WORTH agrees to release and hereby releases Parcel 2, the 1,001.628-acre tract located in FORT WORTH's ETJ, as described and shown in Exhibit "B". This tract is east of NEW FAIRVIEW and is located south of B Judge Lane, north of Dove Hollow Lane, and west of Sam Reynolds Road and B Judge Road.

**SECTION 3
(Tract 3a)**

Pursuant to Chapter 42.023 of the Texas Local Government Code, FORT WORTH agrees to release and hereby releases Parcel 3, the 627.527-acre tract located in FORT WORTH's ETJ, as described and shown in Exhibit "C". This tract is south of NEW FAIRVIEW and is located north of Hickory Street, east of Pioneer Road, and west of County Road 4717.

**SECTION 4
(Tract 3b)**

Pursuant to Chapter 42.023 of the Texas Local Government Code, FORT WORTH agrees to release and hereby releases Parcel 4, the 8.053-acre tract located in FORT WORTH's ETJ, as described and shown in Exhibit "D". This tract is south of New Fairview and is located at the northeast corner of the intersection of County Road 417 and County Road 4730.

SECTION 5

This ordinance shall be cumulative of all provisions of the ordinances of the City of New Fairview and the City of Fort Worth, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the City Councils of New Fairview and Fort Worth that the phrases, clauses, sentences, paragraphs, and sections 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 without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7

The City of New Fairview and the City of Fort Worth do hereby covenant and agree to protect, preserve and defend the herein described boundary adjustments.

SECTION 8

The City of New Fairview and the City of Fort Worth agree and ordain that the adoption by both cities of this Joint Ordinance and Boundary Agreement, and the

boundary change resulting from this Agreement do not mitigate, diminish or lessen in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or extraterritorial jurisdiction claims made by the other party.

SECTION 9

This joint ordinance and boundary agreement shall become effective and shall become a binding agreement upon the City of New Fairview and the City of Fort Worth by the adoption of same in regular open city council meetings of the City of New Fairview and the City of Fort Worth.

SECTION 10

The Mayor of each city shall execute this Joint Ordinance and Boundary Agreement, upon adoption by both cities, in duplicate originals.

PASSED AND APPROVED by the City Council of the City of Fort Worth on this ____ day of _____, 2019.

Mayor

ATTEST:

City Secretary


APPROVED AS TO FORM AND LEGALITY:

SR. ASSISTANT CITY ATTORNEY

ATTEST:

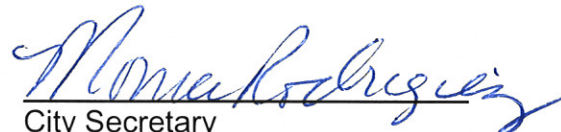
CITY SECRETARY

PASSED AND APPROVED by the City Council of the City of New Fairview on this 26 day of August, 2019.



Mayor

ATTEST:



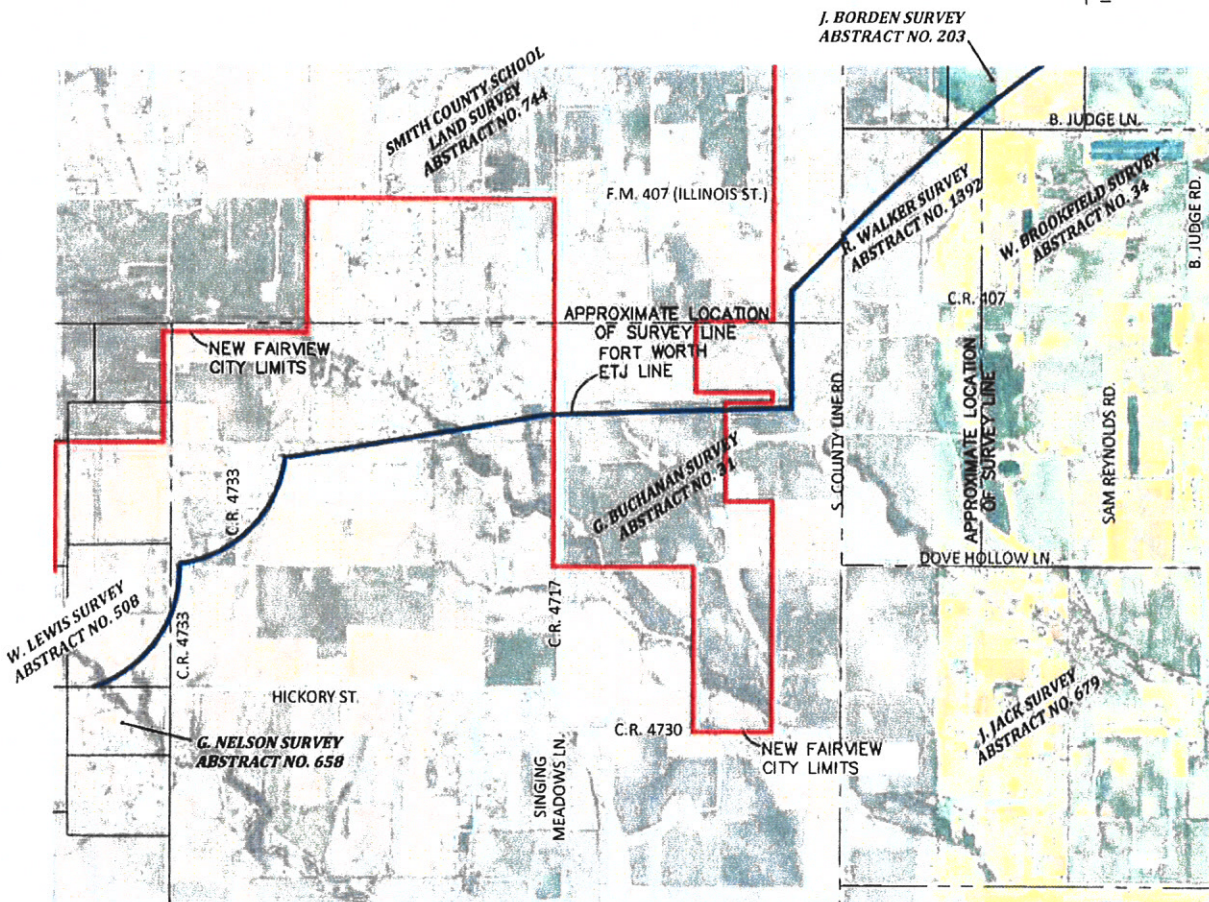
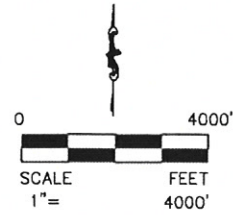
City Secretary

APPROVED AS TO FORM AND LEGALITY:



City Attorney

LOCATION AERIAL EXHIBIT
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT
WORTH EXTRATERRITORIAL JURISDICTION



- = NEW FAIRVIEW CITY LIMITS
- = FORT WORTH ETJ LIMITS

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

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



Stephen R. Glosup
8/9/19

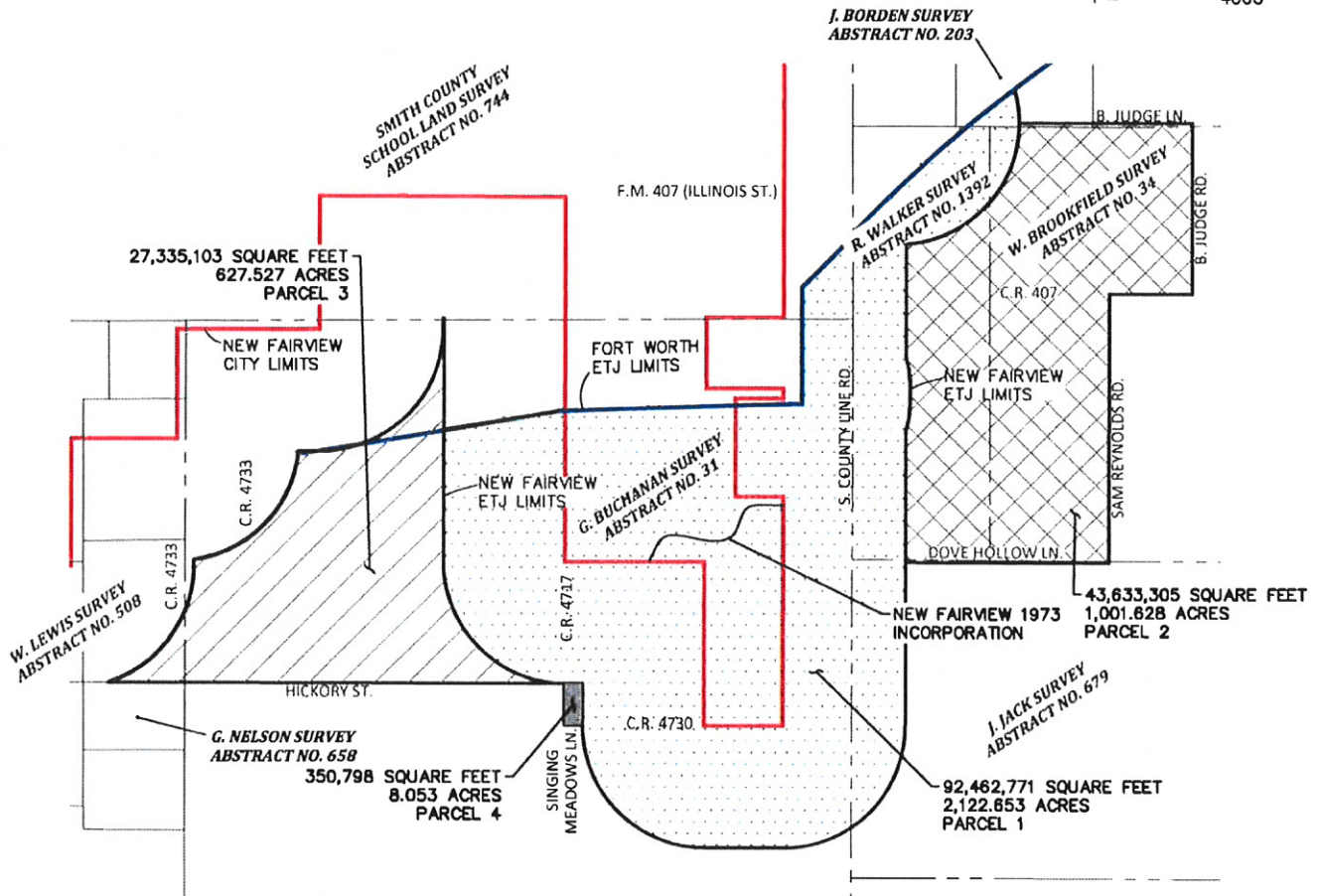
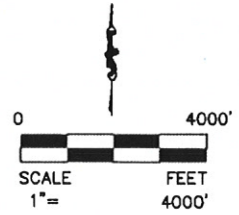


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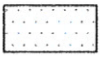

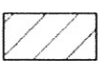

DATE: AUGUST 09, 2019

PLOTTED BY: Lee Flamegin ON: Thursday, August 08, 2019 4:14 PM FILEPATH: G:\Production\00_002238\001\Survey\Drawings\B002238.001_Deed Sketch1.dwg

**OVERALL EXHIBIT
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT
WORTH EXTRATERRITORIAL JURISDICTION**



— = NEW FAIRVIEW CITY LIMITS
— = FORT WORTH ETJ LIMITS

-  = PARCEL 1 (EXHIBIT A)
CITY OF FORT WORTH ETJ RELEASE
-  = PARCEL 2 (EXHIBIT B)
CITY OF FORT WORTH ETJ RELEASE
-  = PARCEL 3 (EXHIBIT C)
CITY OF FORT WORTH ETJ RELEASE
-  = PARCEL 4 (EXHIBIT D)
CITY OF FORT WORTH ETJ RELEASE

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

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



Stephen R. Glosup
8/9/19



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DATE: AUGUST 09, 2019

PAGE 2 OF 14
DUNAWAY JOB NO. B002238.001

EXHIBIT "A"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 1
PROPERTY DESCRIPTION

BEING a tract of land situated in the G. Buchanan Survey, Abstract No. 31, the Smith County School Land Survey, Abstract No. 744, the J. Borden Survey, Abstract No. 203, the R. Walker Survey, Abstract No. 1392, and the J. Jack Survey, Abstract No. 679, Wise County and 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 that certain tract of land described by deed to J.H. Fuqua, recorded in Volume 108 Page 110, Deed Records, Wise County, Texas, the approximate centerline of C.R. 4730, from which its southwest corner bears South 89°53'23" East, a distance of 389.06 feet;

THENCE North 00°06'41" East, departing the approximate centerline of said C.R. 4730, crossing into said J.H. Fuqua tract, a distance of 901.67 feet to a point;

THENCE North 89°53'19" West, continuing across said J.H. Fuqua tract, a distance of 389.05 feet to a point in the west line of said J.H. Fuqua tract, the approximate centerline of Hickory Street, being the beginning of a curve to the right, having a central angle of 89°49'50", a radius of 2,640.00 feet and a chord bearing and distance of North 44°58'25" West - 3728.00 feet;

THENCE departing the west line of said J.H. Fuqua, and the approximate centerline of said Hickory Street, crossing that certain tract of land described by deed to Mrs. Etta George, recorded in Volume 102, Page 389, Deed Records, Wise County, Texas and crossing into that certain tract of land described by deed to B.W. Logan, recorded in Volume 98, Page 403, Deed Records, Wise County, Texas, and with said curve to the right in a northwesterly direction, an arc length of 4,139.09 feet to a point;

THENCE North 00°06'41" East, continuing across said B.W. Logan tract and crossing into that certain tract of land described by deed to Thomas P. Sims, recorded in Volume 416, Page 703, Deed Records, Wise County, Texas, a distance of 2,860.48 feet to a point;

THENCE North 80°53'27" East, continuing across said Thomas P. Sims tract, a distance of 2,539.20 feet to a point;

THENCE North 88°09'45" East, continuing across said Thomas P. Sims tract, crossing that certain tract of land described by deed to Mary Sharp, recorded in Volume 114, Page 245, Deed Records, Wise County, Texas, and crossing into that certain tract of land described by deed to E.G. Graves, recorded in Volume 93, Page 382, Deed Records, Wise County, Texas, a distance of 4,210.82 feet to a point;

THENCE North 88°39'31" East, continuing across said E.G. Graves tract recorded in Volume 93, Page 382, crossing into that certain tract of land described by deed to E.G. Graves, recorded in Volume 93, Page 383, Deed Records, Wise County, Texas, a distance of 1032.66 feet to a point;

THENCE North 00°06'37" West, continuing across said E.G. Graves tract, recorded in Volume 93, Page 383, crossing that certain tract of land described by deed to J.B. Brent, recorded in Volume 92, Page 31, Deed Records, Wise County, Texas, and crossing into that certain tract of land described by deed to Joe Max Wilson, recorded in Volume 360, Page 445, Deed Records, Wise County, Texas, a distance of 2513.32 feet to a point;

THENCE North 44°27'14" East continuing across said Joe Max Wilson tract, crossing into that certain tract of land described by deed to FM 407 Development, LLC, recorded in Document No. 2017-100937, Deed Records Denton County, Texas, a distance of 1,597.54 feet to a point;

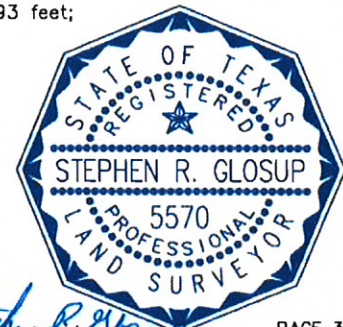
THENCE North 45°32'46" West, continuing across said FM 407 Development, LLC tract, a distance of 49.69 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 08°26'57", a radius of 32,054.65 feet and a chord bearing and distance of North 48°24'02" East - 4,722.74 feet;

THENCE continuing across said FM 407 Development, LLC tract, crossing those certain tracts of land described by deed to Zach M. Gilliland et. al., recorded in Document No. 1968-4445, and John M. Durant, recorded in Document No. 2001-66224, Deed Records, Denton County, Texas, and crossing into that certain tract of land described by deed to Madelon Douglas Graham Trust, recorded in Document No. 2003-8686, Deed Records, Denton County, Texas, with said non-tangent curve to the right, an arc length of 4,727.02 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 102°13'40", a radius of 2640.00 feet and a chord bearing and distance of South 34°56'33" West - 4,109.93 feet;

continued.....



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8/9/19

EXHIBIT "A"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 1

continued....

THENCE continuing across said Madelon Douglas Graham Trust tract, crossing those certain tracts of land described by deed to John M. Durant, recorded in Document No. 1987-10717, John M. Durant, recorded in Document No. 1989-38052, Frederic and Melanie Moseley, recorded in Document No. 2017-107190, Deed Records, Denton County, Texas, and said Zach M. Gilliland tract, crossing into said FM 407 Development, LLC tract, and with said non-tangent curve to the right in a southwesterly direction, an arc length of 4,710.32 feet to a point;

THENCE South 00°06'41" West, continuing across said FM 407 Development, LLC tract, crossing into that certain tract of land described by deed to Royal Crest Properties, LP., recorded in Document No. 2017-121257, Deed Records, Denton County, Texas, a distance of 2,432.75 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 17°36'54", a radius of 2,640.00 feet and a chord bearing and distance of South 06°17'56" East - 808.44 feet;

THENCE continuing across said FM 407 Development, LLC tract, with said non-tangent curve to the right in a southeasterly direction, an arc length of 811.64 feet to a point for the beginning of a compound curve to the right, having a central angle of 17°37'01", a radius of 2,640.00 feet and a chord bearing and distance of South 06°31'21" West - 808.54 feet;

THENCE continuing across said FM 407 Development, LLC tract, with said non-tangent curve to the right in a southwesterly direction, an arc length of 811.73 feet to a point;

THENCE South 00°06'41" West, continuing across said FM 407 Development, LLC tract, crossing into that certain tract of land described by deed to SEF Holdings, LTD, recorded in Document No. 2015-100230, Deed Records, Denton County, Texas, a distance of 6,385.82 feet to a point for the beginning of a non-tangent curve to the right, having a central angle of 90°05'49", a radius of 2640.00 feet and a chord bearing and distance of South 45°03'46" West - 3,736.68 feet;

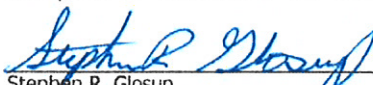
THENCE continuing across said SEF Holdings, LTD., tract, crossing into that certain tract of land described by deed to John A. Jackson et.al., recorded in Volume 102, Page 304, Deed Records, Wise County, Texas, with said non-tangent curve to the right in a southwesterly direction, an arc length of 4151.36 feet to a point;

THENCE North 89°53'19" West, continuing across said John A. Jackson tract, crossing into that certain tract of land described by deed to A.R. Thompson, recorded in Volume 119, Page 92, Deed Records, Wise County, Texas, a distance of 1687.53 feet to a point for the beginning of a curve to the right, having a central angle of 89°59'59", a radius of 2,640 feet and a chord bearing and distance of North 44°53'19" West - 3,733.52 feet;

THENCE continuing across said A.R. Thompson tract, crossing into that certain tract of land described by deed to Fannie Rhome, recorded in Volume 81, Page 186, Deed Records, Wise County, Texas, with said curve to the right in a northwesterly direction, an arc length of 4,146.90 feet to the POINT OF BEGINNING and containing a calculated area of 92,462,771 square feet or 2122.653 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 663.21, 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.

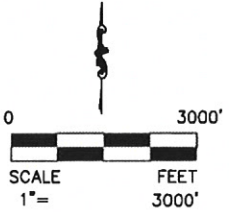

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunawayassociates.com
August 09, 2019



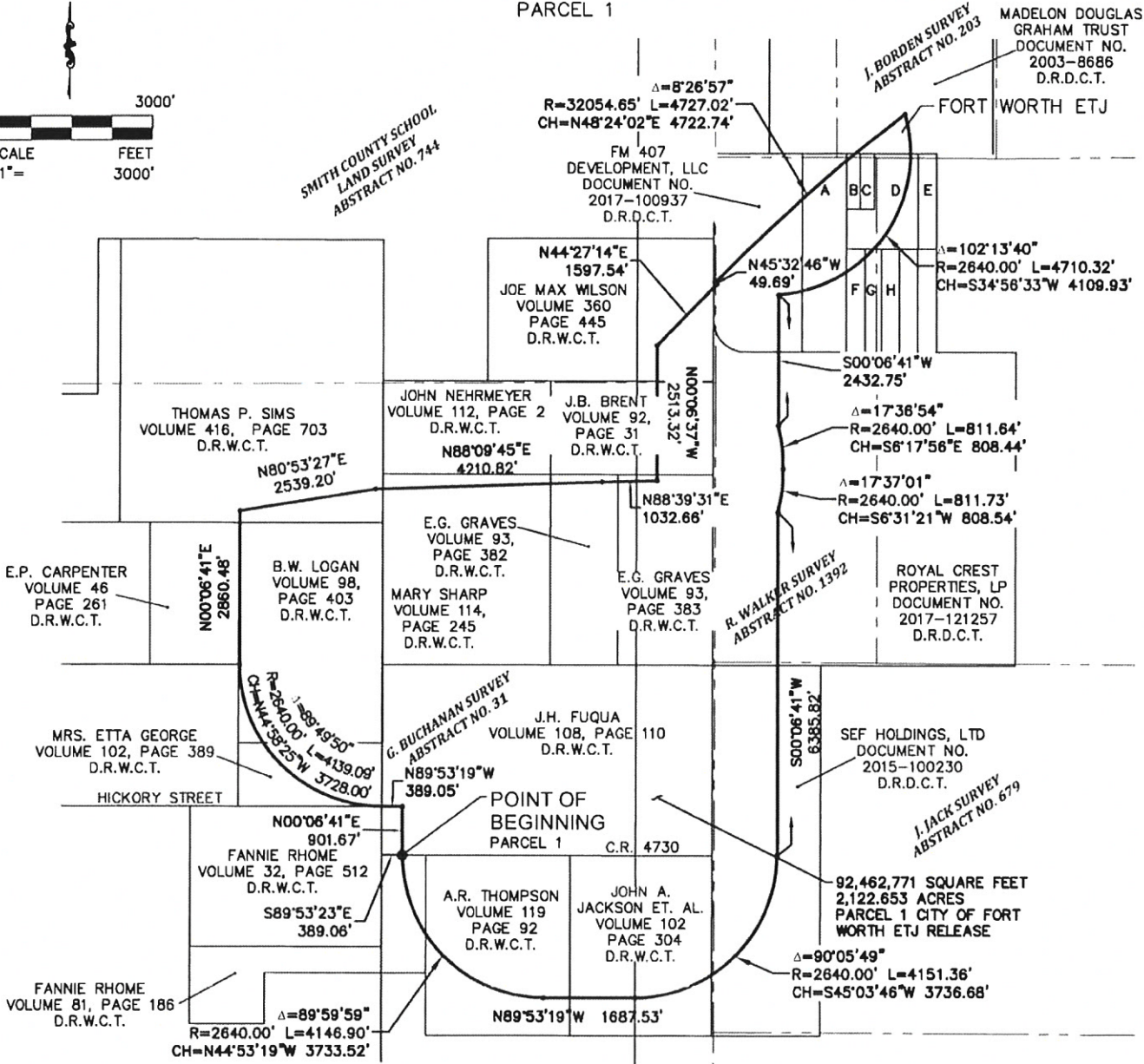
 **DUNAWAY**

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FIRM REGISTRATION 10098100
DUNAWAY JOB NO. B002238.001

EXHIBIT "A"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION



PARCEL 1

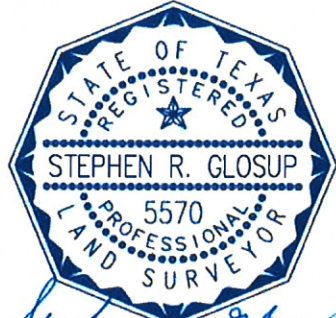


D.R.W.C.T. = DEED RECORDS, WISE COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

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



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Stephen R. Glosup
 8/9/19
 PAGE 5 OF 14
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DATE: AUGUST 09, 2019

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EXHIBIT "A"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 1

TRACT	GRANTEE	INSTRUMENT NUMBER	COUNTY
A	ZACH M. GILLILAND ET. AL.	1968-4445	DENTON
B	JOHN M. DURANT	2001-66224	DENTON
C	JEAN GILLILAND	1968-4445	DENTON
D	JOHN M. DURANT	1987-10717	DENTON
E	DURANT LIVING TRUST	2013-128589	DENTON
F	FREDERIC AND MELANIE MOSELEY	2017-107190	DENTON
G	JOHN M. DURANT	1989-38052	DENTON
H	ISREAL HERNANDEZ PICHARDO	2016-72964	DENTON
I	JOE RYAN WILSON	2007-135917	DENTON
J	JOE RYAN WILSON	2007-135914	DENTON
K	ROGELIO VENTURA	2016-132758	DENTON



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Stephen R. Glosup
 8/9/19



EXHIBIT "B"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 2

PROPERTY DESCRIPTION

BEING a tract of land situated in the W. Brookfield Survey, Abstract No. 34, and the R. Walker Survey, Abstract No. 1392, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of that certain tract of land described by deed to Royal Crest Properties, LP., recorded in Document No. 2017-121257, Deed Records, Denton County, Texas, the approximate centerline of Dove Hollow Lane;

THENCE North 89°53'19" West, with the south line of said Royal Crest Properties, LP. tract, the approximate centerline of said Dove Hollow Lane, a distance of 4,419.50 feet to a point;

THENCE North 00°06'41" East, departing the south line of said Royal Crest Properties, LP. tract, the approximate centerline of Dove Hollow Lane, crossing into said Royal Crest Properties, LP. tract, a distance of 2,848.62 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 17°37'01", a radius of 2,640.00 feet and a chord bearing and distance of North 06°31'21" East - 808.54 feet;

THENCE continuing across said Royal Crest Properties, LP. tract, with said non-tangent curve to the left in a northeasterly direction, an arc length of 811.73 feet to a point for the beginning of a compound curve to the left, having a central angle of 17°36'54", a radius of 2,640.00 feet and a chord bearing and distance of North 06°17'56" West - 808.44 feet;

THENCE continuing across said Royal Crest Properties, LP. tract, with said compound curve to the left in a northwesterly direction, an arc length of 811.64 feet to a point;

THENCE North 00°06'41" East, continuing across said Royal Crest Properties, LP. tract, crossing into that certain tract of land described by deed to FM 407 Development, LLC., recorded in Document No. 2017-100937, Deed Records, Denton County, Texas, a distance of 2,432.75 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 85°56'43", a radius of 2,640.00 feet and a chord bearing and distance of North 43°05'02" East - 3,599.11 feet;

THENCE continuing across said FM 407 Development, LLC. tract, crossing those certain tracts of land described by deed to Zach M. Gilliland et. al., recorded in Document No. 1968-4445, Frederic and Melanie Moseley, recorded in Document No. 2017-107190, John M. Durant, recorded in Document No. 1989-38052, and John M. Durant, recorded in Document No. 1987-10717, Deed Records, Denton County, Texas and with said non-tangent curve to the left in a northeasterly direction, and an arc length of 3,960.07 feet to a point in the north line of said John M. Durant, tract recorded in Document No. 1987-10717, the approximate centerline of east-west B. Judge Lane;

THENCE South 89°53'19" East, with the north line of said John M. Durant, tract recorded in Document No. 1987-10717, the approximate centerline of said east-west B. Judge Lane, and the north line of those certain tracts of land described by deed to Durant Living Trust, recorded in Document No. 2013-128589, and Rockin' J. Properties, LLC., recorded in Document No. 2012-146671, Deed Records, Denton County, Texas, a distance of 3764.47 feet to a point for the northeast corner of said Rockin' J. Properties, LLC., tract, the approximate centerline intersection of said east-west B. Judge Lane and north-south B. Judge Lane;

continued.....



Stephen R. Glosup 8/9/19
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PAGE 7 OF 14

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EXHIBIT "B"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 2

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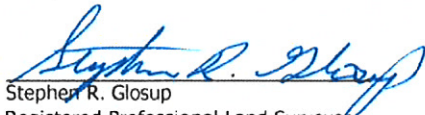
THENCE South 00°06'41" West, departing the north line of said Rockin' J. Properties, LLC. tract, the approximate centerline of said east-west B. Judge Lane, with the east line of said Rockin' J. Properties, LLC., tract, the approximate centerline of said north-south B. Judge Lane, a distance of 3,692.48 feet to a point for the southeast corner of said Rockin' J. Properties, LLC., tract, the approximate north line of F.M. 407;

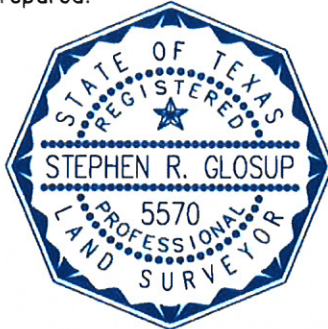
THENCE North 89°53'19" West, departing the east line of said Rockin' J. Properties, LLC. tract, the approximate centerline of said north-south line of said B. Judge Lane, with the south line of said Rockin' J. Properties, LLC., tract, the approximate north line of said F.M. 407, a distance of 1,798.32 feet to a point;

THENCE South 00°06'41" West, departing the south line of said Rockin' J. Properties, LLC. tract, the approximate north line of said F.M. 407, with the east line of said Royal Crest Properties, LP. tract, the approximate centerline of Sam Reynolds Road, a distance of 5,829.14 feet to the POINT OF BEGINNING and containing a calculated area of 43,633,305 square feet or 1,001.628 acres of land.

NOTES: 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 663.21, 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.


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August 09, 2019



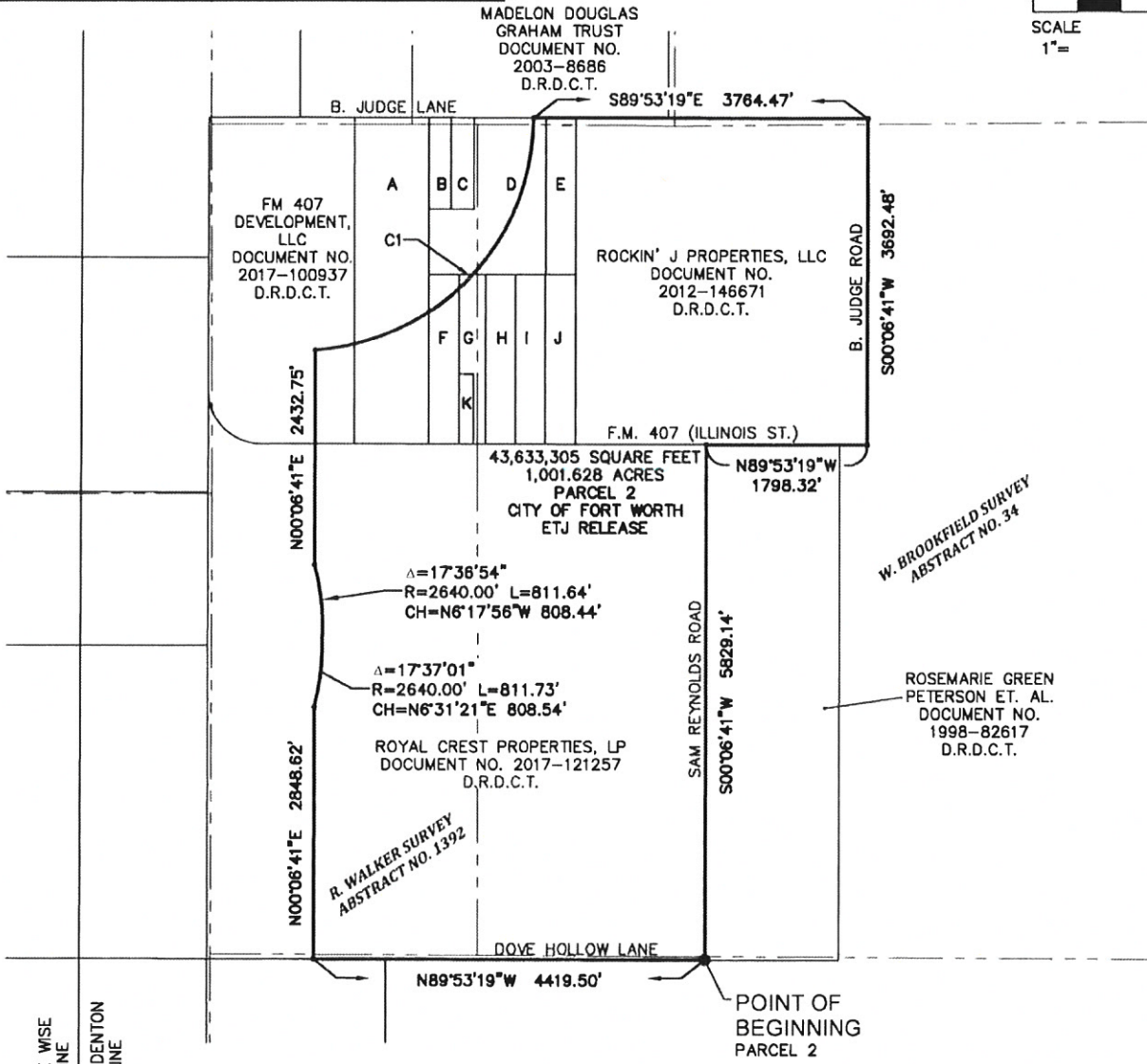
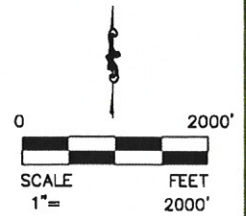
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EXHIBIT "B"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	85°56'43"	2640.00'	3960.07'	N43°05'02"E 3599.11'

PARCEL 2



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

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

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 FIRM REGISTRATION 10098100

8/9/19
 Stephen R. Glosup



EXHIBIT "B"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 2

TRACT	GRANTEE	INSTRUMENT NUMBER	COUNTY
A	ZACH M. GILLILAND ET. AL.	1968-4445	DENTON
B	JOHN M. DURANT	2001-66224	DENTON
C	JEAN GILLILAND	1968-4445	DENTON
D	JOHN M. DURANT	1987-10717	DENTON
E	DURANT LIVING TRUST	2013-128589	DENTON
F	FREDERIC AND MELANIE MOSELEY	2017-107190	DENTON
G	JOHN M. DURANT	1989-38052	DENTON
H	ISREAL HERNANDEZ PICHARDO	2016-72964	DENTON
I	JOE RYAN WILSON	2007-135917	DENTON
J	JOE RYAN WILSON	2007-135914	DENTON
K	ROGELIO VENTURA	2016-132758	DENTON

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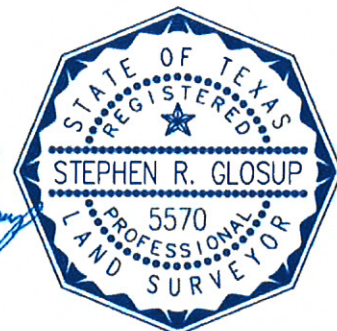
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DATE: AUGUST 09, 2019

EXHIBIT "C"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 3

PROPERTY DESCRIPTION

BEING a tract of land situated in the G. Buchanan Survey, Abstract No. 31, the G. Nelson Survey, Abstract No. 658, and the W. Lewis Survey, Abstract No. 508, Wise County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southeast corner of that certain tract of land described by deed to Mrs. Etta George, recorded in Volume 102, Page 389, Deed Records, Wise County, Texas, the northeast corner of that certain tract of land described by deed to Fannie Rhome, recorded in Volume 32, Page 512, Deed Records, Wise County, Texas, the approximate centerline of Hickory Street;

THENCE North 89°53'19" West, with the approximate centerline of said Hickory Street, the south line of said Mrs. Etta George tract, the south lines of those certain tracts of land described by deed to L.G. Barker, recorded in Volume 123, Page 288, E.P. Carpenter, recorded in Volume 41, Page 181, Deed Records, Wise County Texas, crossing into that certain tract of land described by deed to Jessie Carpenter Properties, L.P. recorded in Volume 1449, Page 439, Deed Records, Wise County Texas, a distance of 9,863.98 feet to a point for the beginning of a non-tangent curve to the left having a central angle of 75°27'31", a radius of 2,640.00 feet and a chord bearing and distance of North 34°46'37" East - 3,231.00 feet;

THENCE continuing across said Jessie Carpenter Properties, L.P. tract, crossing said E.P. Carpenter tract, recorded in Volume 41, Page 181, crossing into that certain tract of land described by deed to E.P. Carpenter, recorded in Volume 32, Page 4, Deed Records, Wise County, Texas and with said non-tangent curve to the left in a northeasterly direction, an arc length of 3,476.89 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 76°32'58", a radius of 2,640 feet and a chord bearing and distance of North 44°04'50" East - 3,270.61 feet;

THENCE with said non-tangent curve to the left in a northeasterly direction, continuing across said E.P. Carpenter tract record in Volume 32, Page 4, and crossing into that certain tract of land described by deed to E.P. Carpenter tract, recorded in Volume 32, Page 2, Deed Records, Wise County, Texas, an arc length of 3,527.15 feet to a point;

THENCE South 89°53'19" East, continuing across said E.P. Carpenter tract record in Volume 32, Page 2, a distance of 453.03 feet to a point for the beginning of a curve to the left having a central angle of 90°00'46", a radius of 2,640.00 feet, and a chord bearing and distance of North 45°06'18" East - 3,733.94 feet;

THENCE with said curve to the left in a northeasterly direction, continuing across said E.P. Carpenter tract record in Volume 32, Page 2, crossing that certain tract of land described by deed to E.P. Carpenter, recorded in Volume 46, Page 261, Deed Records, Wise County, Texas, and crossing into that certain tract of land described by deed to Thomas P. Sims, recorded in Volume 416, Page 703, Deed Records, Wise County Texas, an arc length of 4147.49 feet to a point;

THENCE North 00°06'41" East, continuing across said Thomas P. Sims tract, a distance of 248.67 feet to a point;

THENCE South 89°43'26" East, continuing across said Thomas P. Sims tract, a distance of 22.51 feet to a point;

THENCE South 00°06'41" West, continuing across said Thomas P. Sims tract, crossing into that certain tract of land described by deed to B.W. Logan, recorded in Volume 98, Page 403, Deed Records, Wise County, Texas, a distance of 5,268.35 feet to a point for the beginning of a non-tangent curve to the left, having a central angle of 89°49'50", a radius of 2,640.00 feet and a chord bearing and distance of South 44°58'25" East - 3,728.00 feet;

THENCE with said non-tangent curve to the left in a southeasterly direction, continuing across said B.W. Logan tract and crossing into said Mrs. Etta George tract, an arc length of 4,139.09 feet to the POINT OF BEGINNING and containing a calculated area of 27,335,103 square feet or 627.527 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 663.21, 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.



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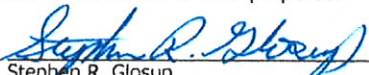
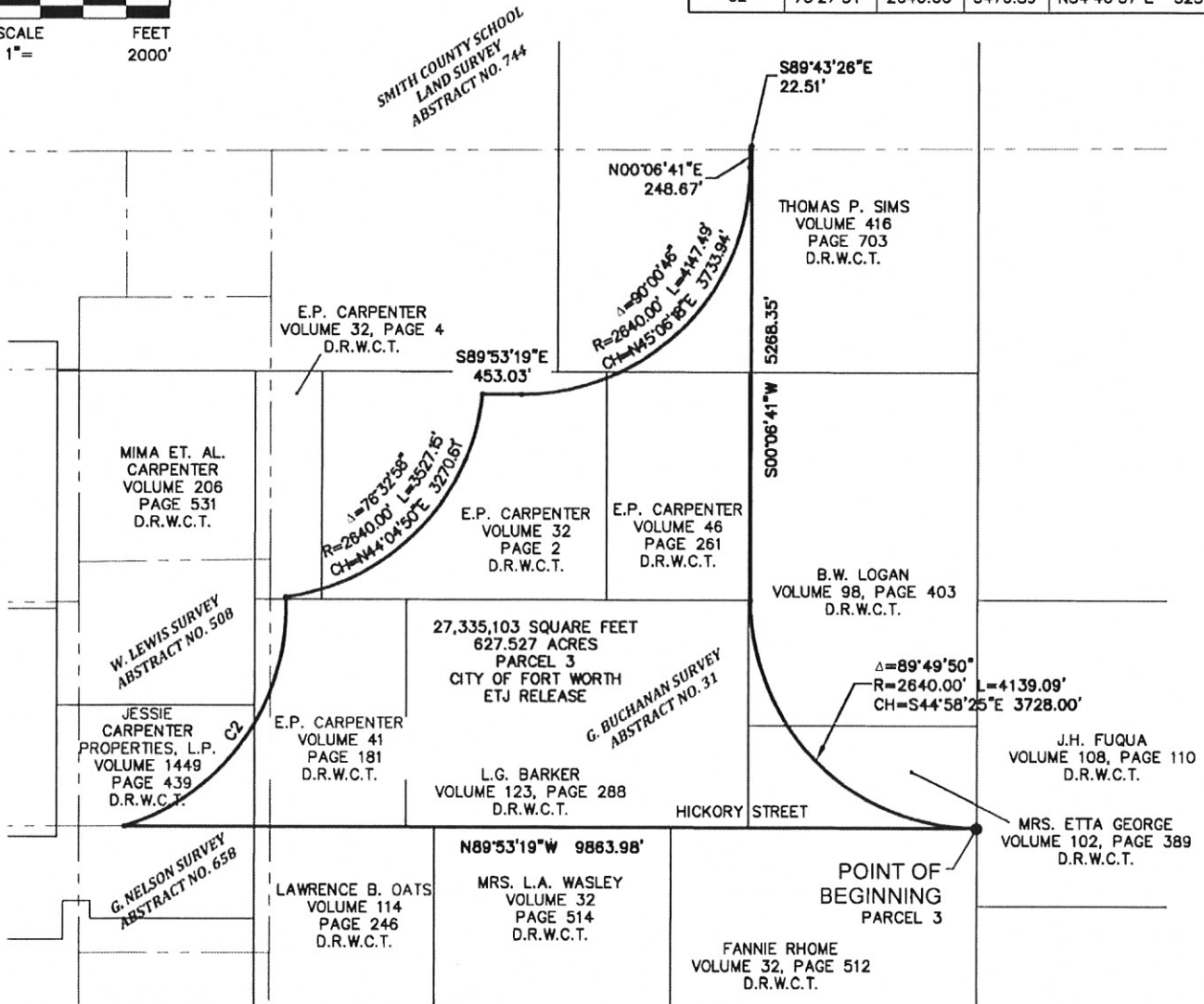
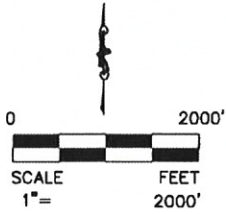

Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunawayassociates.com
August 09, 2019

EXHIBIT "C"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 3

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C2	75°27'31"	2640.00'	3476.89'	N34°46'37"E 3231.00'



D.R.W.C.T. = DEED RECORDS, WISE COUNTY, TEXAS

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EXHIBIT "D"
CITY OF NEW FAIRVIEW CITY LIMITS AND CITY OF FORT WORTH EXTRATERRITORIAL JURISDICTION

PARCEL 4

PROPERTY DESCRIPTION

BEING a tract of land situated in the G. Buchanan Survey, Abstract No. 31, Wise County, Texas and being a part of that certain tract of land described by deed to J.H. Fuqua, recorded in Volume 108, Page 110, Deed Records, Wise County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of said J.H. Fuqua tract, the approximate centerline of C.R. 4717;

THENCE North 00°06'41" East, with the west line of said J.H. Fuqua tract, the approximate centerline of said C.R. 4717, a distance of 901.67 feet to a point.


THENCE South 89°53'19" East, departing the west line of said J.H. Fuqua tract, the approximate centerline of said C.R. 4717, crossing into said J.H. Fuqua tract, a distance of 389.06 feet to a point;

THENCE South 00°06'41" West, continuing across said J.H. Fuqua tract, a distance of 901.67 feet to a point in the south line of said J.H. Fuqua tract, the approximate centerline of C.R. 4730;

THENCE North 89°53'19" West, with the south line of said J.H. Fuqua tract, the approximate centerline of said C.R. 4730, a distance of 389.06 feet to the POINT OF BEGINNING and containing a calculated area of 350,798 square feet or 8.053 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 663.21, 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.


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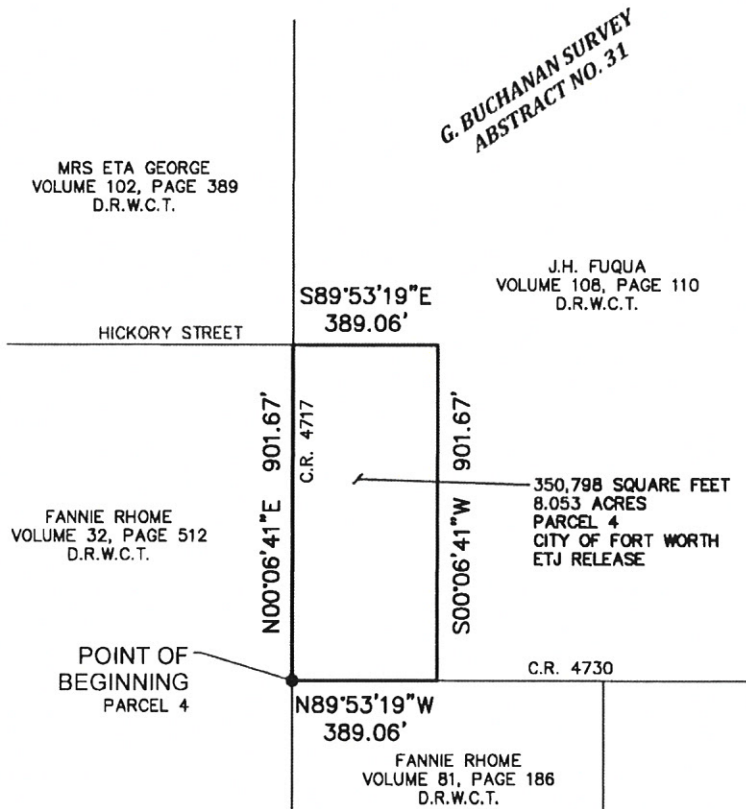
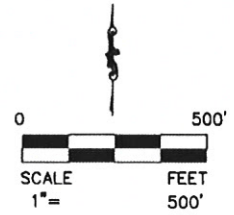
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EXHIBIT "D"
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PARCEL 4



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D.R.W.T.C.T. = DEED RECORDS, WISE COUNTY, TEXAS

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