

ANNEXATION DESCRIPTION

BEING a tract of land situated in the A. King Survey, Abstract No. 710, the W. Sample Survey, Abstract No. 1207, the L. Butler Survey, Abstract No. 64, the C. Perry Survey, Abstract No. 1031 and the A. Robertson Survey, Abstract No. 1553, Denton County, Texas and being part of that certain tract of land described by deed to M.T. Cole Family Partnership Number 2, LP, recorded in Instrument Number 2009-102749, Deed Records, Denton County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the northerly right-of-way line of F.M. 156 (variable width public right-of-way), recorded in Instrument Number 2007-110923, Deed Records, Denton County, Texas, the southeast corner of Lot 4, Block 1, Dave Addition, an addition to the City of Fort Worth, according to the plat recorded in Instrument Number 2018-152, Plat Records, Denton County, Texas, in a non-tangent curve to the left having a central angle of $15^{\circ}36'59''$, a radius of 2,964.79 feet, a chord bearing and distance of South $84^{\circ}36'55''$ West - 805.57 feet and from which a found $1/2''$ iron rod with cap stamped "SPIARS ENG" bears South $80^{\circ}58'17''$ East, a distance of 0.90 feet;

THENCE, with the north right-of-way line of said F.M. 156 the following courses and distances:

Along said non-tangent curve to the left in a southwesterly direction, a passing distance of 808.07 feet to a point for the most southerly southwest corner of said Lot 4, Block 1, Dave Addition, being in centerline of Elizabeth Creek and continuing for a total arc length of 1,089.72 feet;
THENCE South $81^{\circ}12'39''$ West, a distance of 106.20 feet to a point for the beginning of a non-tangent curve to the left having a central angle of $26^{\circ}37'57''$, a radius of 2,984.79 feet and a chord bearing and distance of South $56^{\circ}02'18''$ West - 1,374.95 feet;
THENCE, with said non-tangent curve to the left in a southwesterly direction, an arc length of 1,387.40 feet;
THENCE South $47^{\circ}16'39''$ East, a distance of 20.00 feet to a point for the beginning of a non-tangent curve to the left having a central angle of $01^{\circ}11'35''$, a radius of 2,964.79 feet and a chord bearing and distance of South $42^{\circ}07'32''$ West - 61.73 feet;
THENCE with said non-tangent curve to the left in a southwesterly direction, an arc length of 61.73 feet to a point;
THENCE South $41^{\circ}31'45''$ West, a distance of 2,286.16 feet to a point for the beginning of a curve to the left having central angle of $00^{\circ}50'15''$, a radius of 4,683.66 feet and a chord bearing and distance of South $41^{\circ}06'37''$ West - 68.46 feet;
THENCE with said curve to the left in a southwesterly direction, an arc length of 68.46 feet to a point in the northerly right-of-way line of said F.M. 156;

THENCE North $47^{\circ}51'10''$ West, departing the northerly right-of-way line of said F.M. 156, crossing into said M.T. Cole Family Partnership No. 2, LP, a distance of 102.37 feet to a point;

THENCE North $41^{\circ}00'36''$ West, a distance of 100.72 feet to a point;

THENCE North $47^{\circ}51'10''$ West, a distance of 888.32 feet to the POINT OF BEGINNING of the tract herein described;

THENCE North $47^{\circ}51'10''$ West, a distance of 377.50 feet to a point of curvature to the left, said curve having a central angle of $24^{\circ}51'17''$, a radius of 500.00 feet and a chord bearing and distance of North $56^{\circ}13'18''$ West - 215.20 feet;

THENCE Northwesterly along said curve to the left 216.90 feet to a point;

THENCE North $73^{\circ}06'46''$ West, a distance of 55.84 feet to a point of non-tangential curvature to the right, said curve having a central angle of $29^{\circ}33'06''$, a radius of 500.00 feet and a chord bearing and distance of North $62^{\circ}49'41''$ West - 255.04 feet;

THENCE Northwesterly with said curve, a distance of 257.89 feet to a point;

THENCE North $48^{\circ}28'15''$ West, a distance of 336.44 feet to a point of curvature to the left, said curve having a central angle of $14^{\circ}12'32''$, a radius of 470.00 feet and a chord bearing and distance of North $55^{\circ}34'31''$ West – 116.26 feet;

THENCE Northwesterly along said curve a distance of 116.56 feet to a point;

THENCE North $41^{\circ}23'43''$ East, a distance of 3217.09 feet to a point in the southerly line of a certain tract of land described in deed to Forestar (USA) Real Estate Group, Inc, recorded in Instrument Number 2018-27156, Deed Records, Denton County, Texas and the approximate centerline of Elizabeth Creek;

THENCE with the approximate centerline of said Elizabeth Creek and with the southerly line of said to Forestar (USA) Real Estate Group, Inc. tract the following courses and distances:

South $65^{\circ}10'10''$ East, a distance of 365.02 feet to a point;
South $14^{\circ}16'19''$ East, a distance of 227.09 feet to a point;
South $13^{\circ}52'11''$ West, a distance of 158.68 feet to a point;
South $42^{\circ}51'54''$ West, a distance of 280.44 feet to a point;
South $10^{\circ}51'38''$ East, a distance of 217.01 feet to a point;
South $05^{\circ}50'18''$ West, a distance of 98.25 feet to a point;
South $28^{\circ}47'08''$ East, a distance of 144.88 feet to a point;
South $28^{\circ}47'11''$ East, a distance of 218.76 feet to a point;
South $61^{\circ}35'42''$ East, a distance of 176.11 feet to a point;

THENCE leaving said line, South $41^{\circ}31'45''$ West, a distance of 888.30 feet to a point;

THENCE South $63^{\circ}59'17''$ West, a distance of 117.80 feet to a point;

THENCE South $41^{\circ}31'45''$ West a distance of 75.59 feet to a point;

THENCE South $19^{\circ}04'13''$ West, a distance of 117.80 feet to a point;

THENCE South $41^{\circ}31'45''$ West a distance of 1171.00 feet to the POINT OF BEGINNING and containing a calculated area of 3,744,788 square feet or 85.969 acres of land.

NOTES: The basis of bearings for this boundary is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

The metes and bounds description contained herein was based on a ground survey performed by Dunaway dated 1/13/2020 as Job # B003816.003.



Tobin R. Roberts, August 10, 2020
Tx. RPLS 6820 Firm Registration 21451