

**PROPERTY DESCRIPTION
OVERALL**

BEING a 15.032 acre tract of land in the Josiah Walker Survey, Abstract Number 1603, situated in Tarrant County, Texas, and being all of those certain tracts of land described in deed to Terrapact Wireless, LLC, recorded in Instrument Number D223009125, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and Alliance Community Fellowship, recorded in Instrument Number D207081140, D.R.T.C.T., to and being a portion of those certain tracts of land described in deed to Kromer Family Properties, LLC and Tank Builders, recorded in Instrument Number D222086083, D.R.T.C.T., and Ron Sturgeon Real Estate, recorded in Instrument Number D217047501, D.R.T.C.T. This survey was 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. Said 15.032 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TNP" found for the northwest corner of that certain tract of land described as Lot 1, Block 1, Harmon Senior Villas, an addition to Tarrant County, Texas, recorded in Instrument Number D217013578, Plat Records, Tarrant County, Texas, the southwest corner of that certain tract of land described in deed to Halawa View Apartments, recorded in Instrument Number D221089045, D.R.T.C.T., and in the east line of that certain tract of land described in deed to Alliance Community Fellowship, recorded in Instrument Number D207081140, D.R.T.C.T.;

THENCE South 00°03'00" West, along said east line and the west line of said Lot 1, at a distance of 360.62 Feet pass the common east corner of said Alliance Community Fellowship tract and that certain tract of land described in deed to Terrapact Wireless, LLC tract, recorded in Instrument Number D223009125, departing said east line and continuing along the east line of said Terrapact Wireless, LLC tract and said west line, for a total distance of 630.19 Feet to the southwest corner of said Lot 1 and in the north line of Tehama Ridge, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Instrument Number D212058512, Plat Records, Tarrant County, Texas, same being the north right of way line of Golden Heights Road (County Road 4105), a variable width right of way;

THENCE North 89°17'00" West, departing said east and west lines and continuing along the south lines of said Terrapact Wireless, LLC tract, Alliance Community Fellowship tract, Kromer Family Properties, LLC and Tank Builders tract, Ron Sturgeon Real Estate tract and said north right of way line, a distance of 1664.37 Feet to the southwest corner of said Ron Sturgeon Real Estate Tract;

THENCE North 89°58'52" East, departing said south line and said north right of way line and continuing over and across said Ron Sturgeon Real Estate tract, a distance of 249.51 Feet to the east line of said Ron Sturgeon Real Estate tract and the west line of said Kromer Family Properties, LLC and Tank Builders tract;

THENCE South 89°38'16" East, departing said east and west lines and continuing over and across said Kromer Family Properties, LLC and Tank Builders tract, a distance of 220.78 Feet;

THENCE South 89°35'55" East, continuing over and across said Kromer Family Properties, LLC and Tank Builders tract, a distance of 349.68 Feet to the east line of said Kromer Family Properties, LLC and Tank Builders tract and the southwest corner of said The Steve T. Wong Family Trust tract;

THENCE South 89°30'40" East, departing said east and west lines and continuing along the south line of said The Steve T. Wong Family Trust tract, a distance of 198.52 Feet to the southeast corner of said The Steve T. Wong Family Trust tract and the west line of said Alliance Community Fellowship tract;

THENCE North 00°00'00" West, continuing along the east line of said The Steve T. Wong Family Trust tract and the west line of said Alliance Community Fellowship tract, a distance of 998.92 Feet to the northwest corner of said Alliance Community Fellowship tract and in a south line of that certain tract of land described as a portion of Exhibit A-3 in deed to L.C.T. Properties, recorded in Volume 11658, Page 2064, D.R.T.C.T. from which a 1/2" iron rod with plastic cap stamped "BURNS" found bears North 59°16'43" West, a distance of 0.84 Feet;

THENCE South 89°17'00" East, departing said east and west lines and continuing along a north line of said Alliance Community Fellowship tract and said south line, a distance of 646.70 Feet to the northeast corner of said Alliance Community Fellowship tract and the northwest corner of said Halawa View Apartments tract;

THENCE South 00°03'00" West, departing said north and south lines and continuing along the said east line of Alliance Community Fellowship tract and the west line of said Halawa View Apartments tract, a distance of 376.00 Feet to the POINT OF BEGINNING and containing a computed area of 15.032 Acres, more or less.

THIS SURVEY WAS 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.

Johnny D.L. Williams

Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TBPELS Firm Reg. No. 10138500



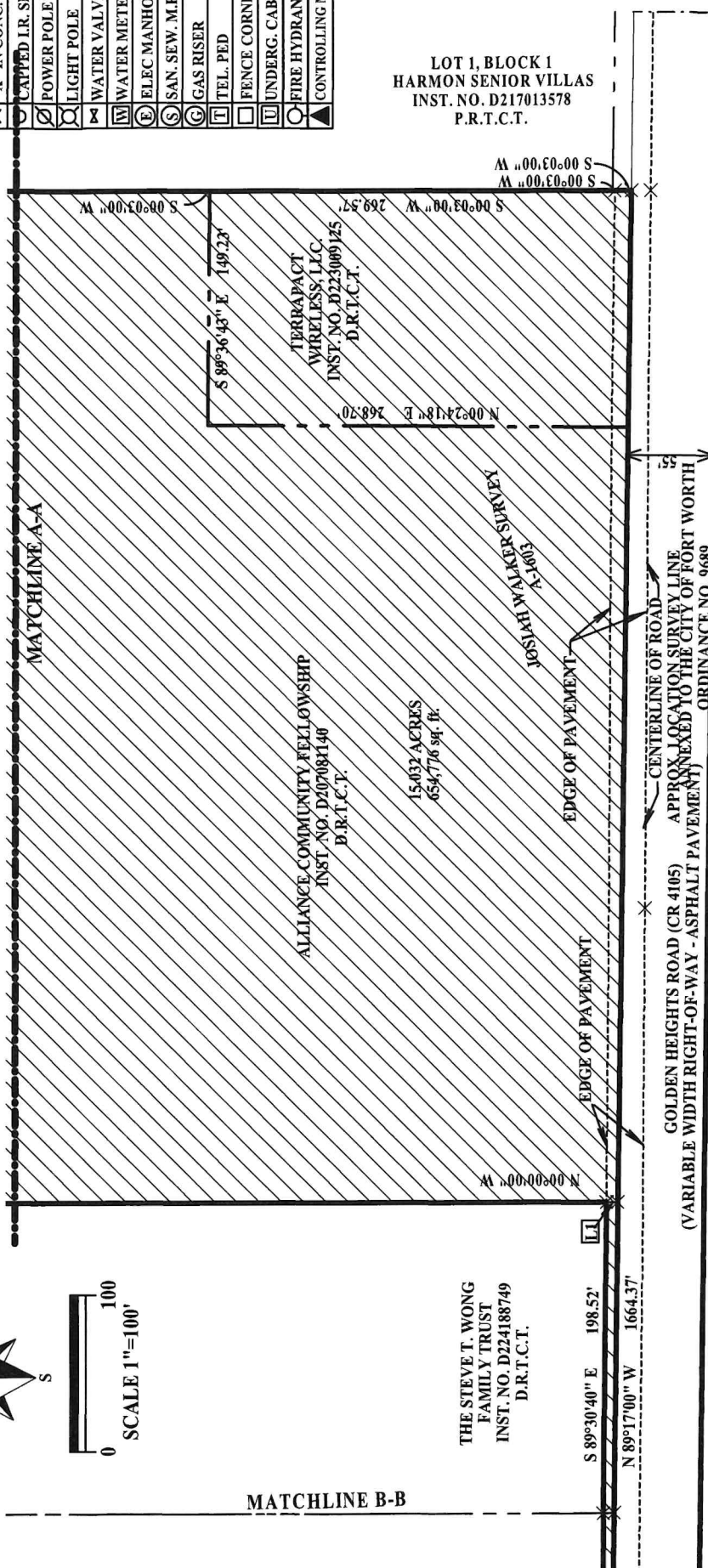
EXHIBIT "A" OVERALL



0 100
SCALE 1"=100'

LEGEND

●	IRON ROD END.
×	"X" IN CONC.
○	CAPPED IR. SET
○	POWER POLE
○	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC. MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED.
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
▲	CONTROLLING MON.



LOT 1, BLOCK 1
HARMON SENIOR VILLAS
INST. NO. D217013578
P.R.T.C.T.

TERRAPAC
WIRELESS, LLC.
INST. NO. D223009125
D.R.T.C.T.

ALLIANCE COMMUNITY FELLOWSHIP
INST. NO. D207081140
B.R.T.C.T.

15.032 ACRES
654,776 sq. ft.

THE STEVE T. WONG
FAMILY TRUST
INST. NO. D224188749
D.R.T.C.T.

GOLDEN HEIGHTS ROAD (CR 4105)
APPROX. LOCATION SURVEY LINE
ADJACENT TO THE CITY OF FORT WORTH
(VARIABLE WIDTH RIGHT-OF-WAY - ASPHALT PAVEMENT)
ORDINANCE NO. 9689

WILLIAM MCCOWENS SURVEY
A-999

TEHAMA RIDGE
INST. NO. D212058512
P.R.T.C.T.



WHITFIELD-HALL SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 500-2916
Johnny D.L. Williams

I, Johnny D.L. Williams
Certify that this plat of survey is true and correct as surveyed on the ground
and there are no visible encroachments or protrusions except as shown.
DATE: MAY 12, 2025

LINE TABLE		
Id	Bearing	Distance
L1	N 00°00'00" W	7.28'

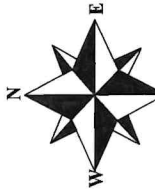
NOTES:

1. THIS SURVEY WAS 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.

PROJECT FILES\PCS 2024\24-072 Church annexation\24-072
OVERALL USE MAY 12 8,5X11 .pcx

EXHIBIT "A" OVERALL

L.C.T. PROPERTIES
A PORTION OF EXHIBIT A-3
VOL. 11658, PG. 2064
D.R.T.C.T.



THE STEVE T. WONG
FAMILY TRUST
INST. NO. D221089045
D.R.T.C.T.
SCALE 1"=100'

N 00°00'38" E 380.59'

S 89°17'00" E 646.70'

998.92'

376.00'

S 00°03'00" W 630.19'

POINT OF
BEGINNING

ALLIANCE COMMUNITY FELLOWSHIP
INST. NO. D207081140
D.R.T.C.T.

WILLIAM COHEN SURVEY
A-966

MATCHLINE A-A

LEGEND

●	IRON ROD END.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊙	LIGHT POLE
⊕	WATER VALVE
⊖	WATER METER
⊗	ELEC MANHOLE
⊙	SAN SEW. M.H.
⊕	GAS RISER
⊖	TEL. PED
⊗	FENCE CORNER
⊙	UNDERG. CABLE
⊕	FIRE HYDRANT
⊖	CONTROLLING MON.

LAWA VIEW APARTMENTS
INST. NO. D221089045
D.R.T.C.T.

PROJECT FILES\PCS 2024\24-072 Church annexation\24-072
OVERALL USE MAY 12 8:5X11 .pcs



WHITFIELD-HALL SURVEYORS
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3559 WILLIAMS ROAD, SUITE 107
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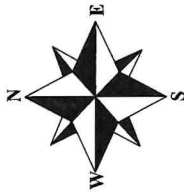
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EXHIBIT "A"
OVERALL



0 100
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RON STURGEON
REAL ESTATE
INST. NO. D217047501
D.R.T.C.T.

KROMER FAMILY PROPERTIES, LLC
& TANK BUILDERS
INST. NO. D222086083
D.R.T.C.T.

JOSHUA WALKER SURVEY
A-1603

15.032 ACRES
654,776 sq. ft.
S 89°38'16" E 220.78'
EDGE OF PAVEMENT
N 89°17'00" W 1664.37'
CENTERLINE OF ROAD /
APPROX. LOCATION
SURVEY LINE
S 89°35'55" E 349.68'
S 89°30'40" E 198.52'
N 89°17'00" W 1664.37'

GOLDEN HEIGHTS ROAD (CR 4105)
(VARIABLE WIDTH RIGHT-OF-WAY - ASPHALT PAVEMENT)
ANNEXED TO THE CITY OF FORT WORTH
ORDINANCE NO. 9689

TEHAMA RIDGE
INST. NO. D212058512
P.R.T.C.T.
WILLIAM MCCOWENS SURVEY
A-999

TEHAMA RIDGE
INST. NO. D212058512
P.R.T.C.T.
WILLIAM MCCOWENS
SURVEY
A-999

MOUNTAIN HAWK
DRIVE



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⊖	CONTROLLING MON.

THE STEVE T. WONG
FAMILY TRUST
INST. NO. D224188749
D.R.T.C.T.

(VARL)

MATCHLINE B-B