

**EXHIBIT "A"**

**ANNEXATION EXHIBIT  
WAGLEY ROBERTSON ROAD  
Within the J. Highland Survey, Abstract No. 752  
Tarrant County, Texas.**

Being a tract of land situated in the J. Highland Survey, Abstract No. 752, and the Henry Robertson Survey, Abstract No. 1259, Tarrant County, Texas, and being the area dedicated as right-of-way for Wagley-Robertson Road and West Bonds Ranch Road, according to the Plats of Van Zandt Farms at Fossil Creek, recorded in County Clerk's File Numbers D201034051 (Cabinet A, Slide 6460), D198116317 (Cabinet A, Slide 4269), D201034049 (Cabinet A, Slide 6459), Official Public Records, Tarrant County, Texas, Matyastik Daycare Addition, recorded under County Clerk's File No. D210209977, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a point, said point being the Northeast corner of Lot 15, Block 7, and the Northwest corner of said dedicated right of way of said Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slide 6459, Official Public Records, Tarrant County, Texas.

Thence South 89 deg. 54 min. 41 sec. East, along the North line of said Van Zandt at Fossil Creek and dedicated right-of-way, a distance of 60.00 feet to a point for corner, said point being the Northeast corner of said Van Zandt Farms at Fossil Creek recorded in Cabinet A, Slide 6459, Official Public Records, Tarrant County, Texas.

Thence South 00 deg. 08 min. 41 sec. West, along the East line of said Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slides 6459, 4269, 6460, Official Public Records, Tarrant County, Texas, a distance of 2760.24 feet to a 3/8 inch iron rod found for corner, said point being the Northwest corner said Matyastik Daycare Addition, recorded in Document Number D210209977, Official Public Records, Tarrant County, Texas.

Thence North 88 deg. 34 min. 01 sec. East, along the North line of said Matyastik Daycare Addition, and dedicated right of way, a distance of 51.77 feet to the Northwest corner of Lot 1 of said Matyastik Daycare Addition.

Thence along along the Westerly and Southerly lines of Lots 1 and 2 of said Matyasik Daycare Addition and the Easterly and Northerly dedicated right of way, the following courses and distances,

South 00 deg. 01 min. 35 sec. West, a distance of 104.09 feet to a point at the beginning of a curve to the left, said curve having radius of 83.00 feet,

Along said curve to the left, a distance of 130.63 feet to a point, said curve having a chord bearing of South 45 deg. 03 min. 35 sec. East and a chord length of 117.56 feet, said point being in the North dedicated right of way line of West Bonds Ranch Road,

North 89 deg. 51 min. 15 sec. East, along the North line of said West Bonds Ranch Road dedicated right of way, a distance of 150.00 feet to a point at the beginning of a curve to the right, said curve having a radius of 600.00 feet,

Along said curve to the right continuing along said North dedicated right of way line of West Bonds Ranch Road, a distance of 73.53 feet to a point at the beginning of a curve to the left having a radius of 1000.00 feet, said curve to the right having a chord bearing of South 86 deg. 38 min. 06 sec. East, and chord length of 73.48 feet,

Along said curve to the left and continuing along the North dedicated right of way of West Bonds Ranch Road, a distance of 122.55 feet to a point for corner, said curve to the left having a chord bearing of South 86 deg. 38 min. 06 sec. East, and a chord length of 122.47 feet.

Thence North 89 deg. 15 min. 12 sec. West, along the South line of said Matyastik Daycare Addition and said Van Zandt Farms at Fossil Creek dedicated right or ways, a distance of 626.07 feet to a point for corner, said point at the beginning of a non-tangent curve to the left, said curve having a radius of 90.00 feet, said point also being the in the South line of Lot 12, Block 1, of said Van Zandt Farms at Fossil Creek recorded in Cabinet A, Slide 6460, Official Public Records, Tarrant County, Texas.

Thence along said curve to the left, along the Westerly dedicated right of way, and the Southeastern line of Lots 12 and 13, Block 1, of said Van Zandt at Fossil Creek, recorded in Cabinet A, Slide 6460, Official Public Records, Tarrant County, Texas, a distance of 141.01 feet to a point for corner, said curve to the left having a chord bearing of North 44 deg. 56 min. 37 sec. East and chord length of 127.03 feet.

Thence North 00 deg. 03 min. 29 sec. East, along the East line of Lots 13 through 15, Block 1, Chalk Hill Lane a 60 foot right of way, Lots 1 through 5, Lots 14 and 15, Block 7, and the Westerly line of said dedicated right of way of said Van Zandt Farms at Fossil Creek, recorded in Cabinet A, Slides 6460, 4269 and 6459, Official Public Records, Tarrant County, Texas, a distance of 2859.22 feet to the Point of Beginning, and containing 4.272 acres of land, more or less.

This document 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 interest in real property except those rights implied or establish by the creation or reconfiguration of the boundary of the political subdivision for which this was prepared.



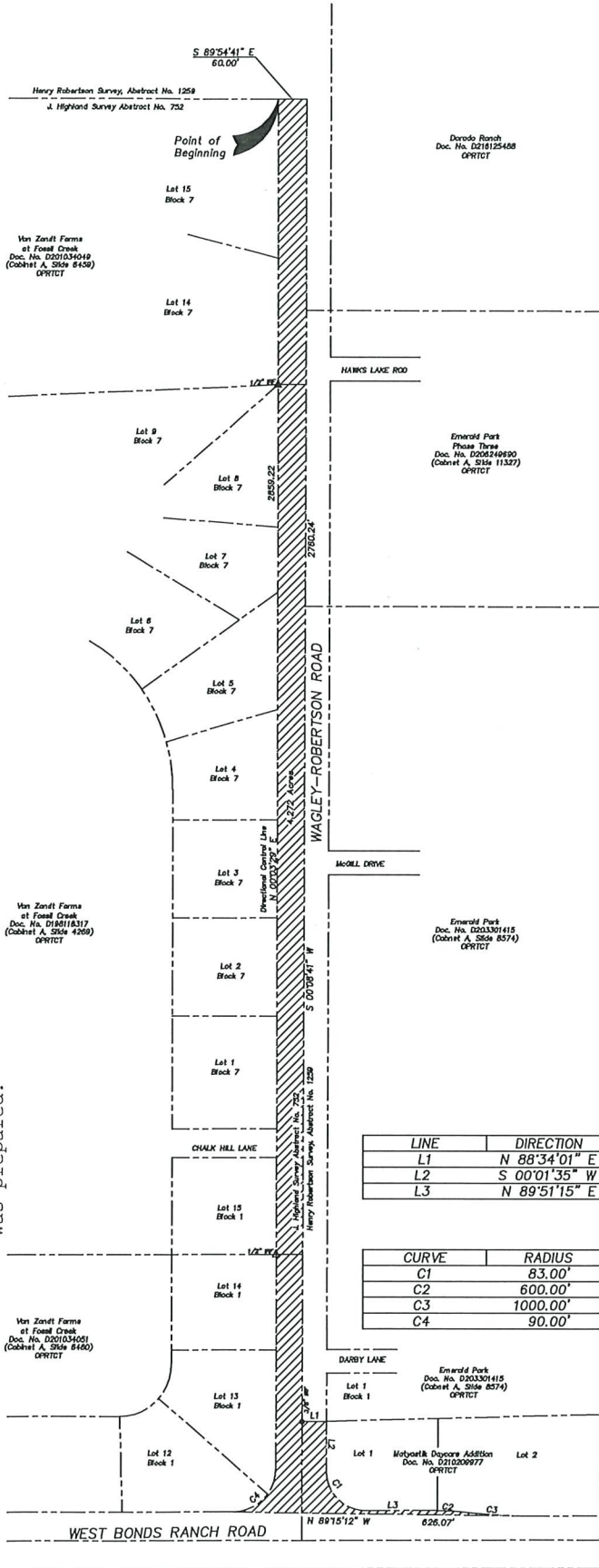
Richard C. Maki  
Reg. Prof. Land Surveyor  
Texas Reg. No. 4587

5/22/25

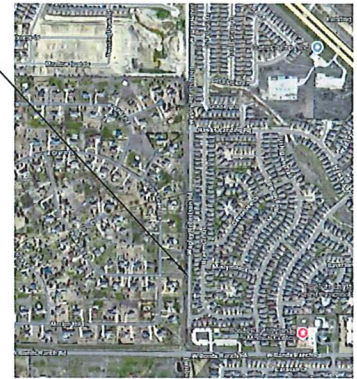




# EXHIBIT "B"



SITE



**VICINITY MAP**  
(NOT TO SCALE)

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*[Signature]*

Richard C. Maki  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4587

5/22/25

LINE	DIRECTION	DISTANCE
L1	N 88°34'01" E	51.77'
L2	S 00°01'35" W	104.09'
L3	N 89°51'15" E	150.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	83.00'	130.63'	117.56'	S 45°03'35" E	90°10'20"
C2	600.00'	73.53'	73.48'	S 86°38'06" E	07°01'18"
C3	1000.00'	122.55'	122.47'	S 86°38'06" E	07°01'18"
C4	90.00'	141.01'	127.03'	N 44°56'37" E	89°46'17"