

METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE G H & H RR CO SURVEY, ABSTRACT NO. 623, THE JAMES F. ELLIOTT SURVEY, ABSTRACT NO. 495, THE ROBERT BISSETT SURVEY, ABSTRACT NO. 192 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1117, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF R.M. HIGHWAY NO. 2871 AND A PORTION OF INTERSTATE HIGHWAY 20 AS SHOWN BY RIGHT-OF-WAY MAPS ON FILE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO PMB I-20 LAND LP, ET AL BY DEEDS RECORDED IN COUNTY CLERK FILE NOS. D224233035, D224233036, D224233037, D224233038, D224233039, D224233047, D224233048, D224233049, D224233050 AND D224233051 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF R.M. HIGHWAY NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHEAST CORNER OF LOT 2, BLOCK 1, VENTANA PUMP STATION ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D21703262, PLAT RECORDS OF TARRANT COUNTY, TEXAS BEARS SOUTH 00°29'30" WEST, A DISTANCE OF 3153.77 FEET;

THENCE NORTH 00°30'29" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 108.90 FEET;

THENCE NORTH 00°20'10" WEST, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2546.70 FEET TO THE NORTHWEST INTERSECTION OF SAID R.M. HIGHWAY NO. 2871 AND SAID INTERSTATE HIGHWAY 20 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 20, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°39'50" EAST, A DISTANCE OF 162.99 FEET;

SOUTH 44°02'19" EAST, A DISTANCE OF 168.58 FEET;

NORTH 86°56'41" EAST, A DISTANCE OF 875.51 FEET;

NORTH 82°50'41" EAST, A DISTANCE OF 536.37 FEET;

NORTH 78°12'41" EAST, A DISTANCE OF 619.53 FEET;

NORTH 76°02'41" EAST, A DISTANCE OF 1699.34 FEET;

NORTH 56°44'41" EAST, A DISTANCE OF 105.94 FEET;

NORTH 76°02'41" EAST, A DISTANCE OF 233.59 FEET;

THENCE SOUTH 28°32'05" EAST, OVER AND ACROSS SAID INTERSTATE HIGHWAY 20, A DISTANCE OF 640.56 FEET TO A TXDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID PMB I-20 LAND TRACT FROM WHICH A TXDOT MONUMENT FOUND ON THE NORTH LINE OF SAME TRACT BEARS SOUTH 76°05'00" WEST, A DISTANCE OF 579.85 FEET;

THENCE WITH THE EASTERLY LINE OF SAID PMB I-20 LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 27°40'00" EAST, A DISTANCE OF 161.05 FEET TO A 5/8-INCH IRON ROD FOUND;

NORTH 61°28'02" EAST, A DISTANCE OF 39.96 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE NORTH COMMON CORNER OF SAID PMB I-20 LAND TRACT AND A TRACT OF LAND DESCRIBED TO H V LUDIE PARTNERSHIP LTD BY DEED RECORDED IN COUNTY CLERK FILE NO. D207134957 OF SAID OFFICIAL PUBLIC RECORDS;

METES AND BOUNDS DESCRIPTION

SOUTH 28°31'58" EAST, A DISTANCE OF 656.01 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND;

SOUTH 61°28'02" WEST, A DISTANCE OF 1598.30 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND;

SOUTH 28°31'58" EAST, A DISTANCE OF 184.17 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO WAL-MART STORES EAST, LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D223062321 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY LINE OF SAID WAL-MART STORES EAST TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 61°28'10" WEST, A DISTANCE OF 1441.04 FEET;

SOUTH 67°24'30" WEST, A DISTANCE OF 184.17 FEET;

SOUTH 73°20'50" WEST, A DISTANCE OF 250.67 FEET;

NORTH 16°39'10" WEST, A DISTANCE OF 34.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS NORTH 48°03'38" WEST, 95.46 FEET;

THENCE OVER AND ACROSS SAID PMB I-20 LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 214°40'13", AN ARC-DISTANCE OF 187.34 FEET;

SOUTH 61°28'27" WEST, A DISTANCE OF 27.51 FEET;

NORTH 71°51'11" WEST, A DISTANCE OF 10.00 FEET;

NORTH 28°36'26" WEST, A DISTANCE OF 45.33 FEET;

SOUTH 61°23'24" WEST, A DISTANCE OF 80.00 FEET;

SOUTH 28°35'13" EAST, A DISTANCE OF 10.52 FEET;

SOUTH 28°36'48" EAST, A DISTANCE OF 34.78 FEET;

SOUTH 17°52'44" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS SOUTH 70°21'11" WEST, 109.12 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°37'24", AN ARC-DISTANCE OF 109.38 FEET TO THE SOUTH LINE OF SAID PMB I-20 LAND TRACT;

THENCE SOUTH 81°56'26" WEST, WITH SAID SOUTH LINE, A DISTANCE OF 76.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS SOUTH 88°21'29" WEST, 26.36 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, OVER AND ACROSS SAID PMB I-20 LAND TRACT, THROUGH A CENTRAL ANGLE OF 3°17'00", AN ARC-DISTANCE OF 26.36 FEET;

THENCE WEST, CONTINUING OVER AND ACROSS SAID PMB I-20 LAND TRACT, PASSING THE EAST RIGHT-OF-WAY LINE OF SAID R.M. HIGHWAY NO. 2871 AT 1570.73 FEET AND CONTINUING OVER AND ACROSS SAID RIGHT-OF-WAY LINE FOR A TOTAL OF 1733.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 255.157 ACRES (11,114,633 SQ. FEET) OF LAND.

METES AND BOUNDS DESCRIPTION

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

THIS DOCUMENT 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.



(Revised February 26, 2025)

Aaron C. Brown, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6702
LJA Surveying, Inc.
3017 West 7th Street, Suite 300
Fort Worth, Texas 76107
817-288-1900
TBPELS Firm No. 10194382

November 26, 2024

SEE SHEET 5
FOR TABLES

ROBERT BISSETT SURVEY
ABSTRACT No. 192

R.M. HIGHWAY 2871
(VARIABLE WIDTH RIGHT-OF-WAY)

N00°20'10"W 2546.70'

POINT OF BEGINNING

S00°29'30"W 3153.77'

ALEDO ROAD
(PRESCRIPTIVE R.O.W.)

LOT 2, BLOCK 1
VENTANA PUMP
STATION ADDITION
C.C.# D217023262
P.R.T.C.T.

APPROXIMATE
SURVEY LINE

G H & H R RR CO SURVEY
ABSTRACT No. 623

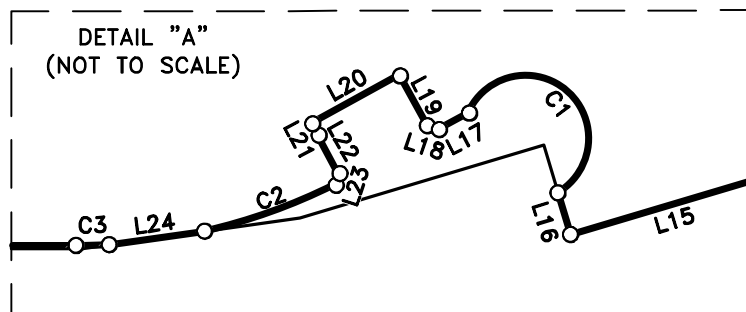
SEE
DETAIL "A"

1570.73'
WEST 1733.41'

PMB I20 LAND LP, et al
C.C.# D224233035; C.C.# D224233036
C.C.# D224233037; C.C.# D224233038
C.C.# D224233039; C.C.# D224233047
C.C.# D224233048; C.C.# D224233049
C.C.# D224233050; C.C.# D224233051
O.P.R.T.C.T.

255.157 ACRES
(11,114,633 SQ. FEET)

DETAIL "A"
(NOT TO SCALE)



INTERSTATE HIGHWAY 20
(VARIABLE WIDTH RIGHT-OF-WAY)

"TXDOT"

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N76°02'41"E 1699.34'

JAMES F ELLIOTT SURVEY
ABSTRACT No. 495

APPROXIMATE SURVEY LINE

MCKINNEY &
WILLIAMS SURVEY
ABSTRACT
No. 1117

H V LUDIE T
PARTNERSHIP LTD
C.C.# D207134957
O.P.R.T.C.T.

WAL-MART STORES
EAST, LP
C.C.# D223062321
O.P.R.T.C.T.



0 350 700

LEGEND

● 5/8" CAPPED IRON ROD
STAMPED "LJA SURVEYING"
UNLESS OTHERWISE NOTED
IRON ROD FOUND
TXDOT MONUMENT
C.C.# COUNTY CLERK FILE No.
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
TARRANT COUNTY, TEXAS
P.R.T.C.T. TARRANT COUNTY, TEXAS

(REVISED 02/26/2025)

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OF 5

DATE:	11/26/2024
DRWN BY:	S.A.T.
CHKD BY:	A.C.B.
PROJ NO.	0170

EXHIBIT "A"

ANNEXATION EXHIBIT

IN THE GH & H R RR CO SURVEY, ABSTRACT No. 623, JAMES F ELLIOTT SURVEY,
ABSTRACT No. 495, ROBERT BISSETT SURVEY, ABSTRACT No. 192 AND THE
MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 1117 IN TARRANT COUNTY, TEXAS

LJA Surveying, Inc.

3017 West 7th Street
Suite 300
Fort Worth, Texas 76107

Phone 817.288.1900

T.B.P.E.L.S. Firm No. 10194382



S:\NTX-LAND\0170\200SURVEY\280 Easements\0170EX17 REV.dwg 2/26/2025

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	214°40'13"	50.00'	N48°03'38"W	95.46'	187.34'
C2	13°37'24"	460.00'	S70°21'11"W	109.12'	109.38'
C3	3°17'00"	460.00'	S88°21'29"W	26.36'	26.36'


LINE	BEARING	DISTANCE
L1	N00°30'29"W	108.90'
L2	N89°39'50"E	162.99'
L3	S44°02'19"E	168.58'
L4	N86°56'41"E	875.51'
L5	N82°50'41"E	536.37'
L6	N78°12'41"E	619.53'
L7	N56°44'41"E	105.94'
L8	N76°02'41"E	233.59'
L9	S28°32'05"E	640.56'
L10	S27°40'00"E	161.05'
L11	N61°28'02"E	39.96'
L12	S28°31'58"E	656.01'

LINE	BEARING	DISTANCE
L13	S28°31'58"E	493.82'
L14	S67°24'30"W	184.17'
L15	S73°20'50"W	250.67'
L16	N16°39'10"W	34.85'
L17	S61°28'27"W	27.51'
L18	N71°51'11"W	10.00'
L19	N28°36'26"W	45.33'
L20	S61°23'34"W	80.00'
L21	S28°35'13"E	10.52'
L22	S28°36'48"E	34.78'
L23	S17°52'44"W	10.00'
L24	S81°56'26"W	76.60'

(REVISED 02/26/2025)

PAGE OF	5 5	DATE:	11/26/2024	EXHIBIT "A" ANNEXATION EXHIBIT IN THE GH & H RR CO SURVEY, ABSTRACT No. 623, JAMES F ELLIOTT SURVEY, ABSTRACT No. 495, ROBERT BISSETT SURVEY, ABSTRACT NO. 192 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT No. 1117 IN TARRANT COUNTY, TEXAS
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