

**LEGAL DESCRIPTION**  
ANNEXATION EXHIBIT

**BEING** a 65.9759 acre (2,873,909 square foot) tract of land situated in the Pleasant M. Smith Survey, Abstract No. 1170, and the R. Matany Survey, Abstract No. 878, City of Fort Worth ETJ, Denton County, Texas; said tract being all that tract of land described in Special Warranty Deed to Double Eagle TH LLC recorded in Instrument Number 2022-76698, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), a portion of Blue Mound Road (a variable width right-of-way), and a portion of those tracts of land described as Tract 1 and Tract 2 in Deed Without Warranty to WPRR, L.P. recorded in Instrument Number 2017-121722, O.P.R.D.C.T.; said tract being more particularly described as follows:

**BEGINNING** at a point for corner in the south right-of-way line of said Blue Mound Road; said point being the southeast corner of a tract of land described in General Warranty Deed to the City of Fort Worth recorded in Instrument Number 2006-62175, O.P.R.D.C.T., and the northeast corner of a tract of land described in Special Warranty Deed to Victaulic Company recorded in Instrument Number 2023-129169, O.P.R.D.C.T.;

**THENCE** North 00°27'46" East, departing said south right-of-way line of Blue Mound Road, a distance of 2,479.43 feet to a 5/8" iron rod set with a cap stamped "KHA" being the northeast corner of Lot 1R, Block 1, Northwest I.S.D. Addition, an addition to the City of Fort Worth according to the plat recorded in Cabinet U, Page 188, Plat Records, Denton County, Texas (P.R.D.C.T.); said iron rod also being in the south right-of-way line of Texan Drive (an 80' right-of-way);

**THENCE** South 89°35'13" East, along said south right-of-way line of Texan Drive, a distance of 1,085.65 feet to a 5/8" iron rod set with a cap stamped "KHA"; from which a 5/8" iron rod found for reference bears North 22°27'00" East, a distance of 1.30 feet;

**THENCE** along the east line of said Double Eagle TH LLC tract the following four (4) courses and distances:

South 12°33'30" West, departing said south right-of-way line of Texan Drive, a distance of 252.80 feet to a 1/2" iron rod found with a cap stamped "BSLS 10194160";

South 12°40'48" West, a distance of 144.01 feet to a brass disk found being the southwest corner of of a tract of land described in General Warranty Deed to The Church of Jesus Christ of Latter-day Saints recorded in Instrument Number 2019-1360, O.P.R.D.C.T.;

South 12°56'46" West, a distance of 394.60 feet to an aluminum disk found;

North 89°37'55" East, a distance of 509.08 feet to an aluminum disk found stamped "TxDOT ROW" in the west right-of-way line of said Blue Mound Road at the beginning of a non-tangent curve to the left;

**THENCE** in a northerly direction, along said west right-of-way line of Blue Mound Road, with said non-tangent curve to the left, with a radius of 2,283.04 feet, a central angle of 03°47'14", and a chord bearing and distance of North 14°02'42" East, 150.88 feet and an arc distance of 150.90 feet to a point for corner at the beginning of a non-tangent curve to the right;

**THENCE** in a northerly direction, continuing along said west right-of-way line of Blue Mound Road, with said non-tangent curve to the right, with a radius of 278,510.60 feet, a central angle of 00°02'58", and a chord bearing and distance of North 13°13'24" East, 239.71 feet and an arc distance of 239.71 feet to an aluminum disk found stamped "TxDOT ROW" being the southeast corner of said Church of Jesus Christ of Latter-day Saints tract and the southwest corner of a tract of land described in Deed to the State of Texas recorded in Instrument Number 2014-102745, O.P.R.D.C.T.;

**THENCE** South 89°46'43" East, departing said west right-of-way line of Blue Mound Road, a distance of 308.19 feet to a point for corner in the east right-of-way line of said Tract 2 at the beginning of a non-tangent curve to the right;

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PLEASANT M. SMITH SURVEY,  
ABSTRACT No. 1170,  
R. MATANY SURVEY,  
ABSTRACT No. 878,  
CITY OF FORT WORTH ETJ  
DENTON COUNTY, TEXAS

**Kimley»Horn**

110 N. College Avenue, Suite 1800  
Tyler, Texas 75702 FIRM # 10194040

Tel. No. (903) 617-5839  
www.kimley-horn.com

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N/A	MKK	SCR	09/18/2025	068181005	1 OF 4

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**THENCE** In a southerly direction, along said east right-of-way line of Tract 2, with said non-tangent curve to the right, with a radius of 6,012.58 feet, a central angle of 11°38'55", and a chord bearing and distance of South 18°25'14" West, 1,220.30 feet and an arc distance of 1,222.41 feet to a point for corner;

**THENCE** South 23°42'28" West, continuing along said east right-of-way line of Tract 2, a distance of 346.49 feet to a point for corner in the east right-of-way line of said Tract 1;

**THENCE** North 66°17'32" West, a distance of 220.00 feet to a point for corner in the southeast right-of-way line of said Blue Mound Road;


**THENCE** in a southwesterly direction, along said southeast right-of-way line of Blue Mound Road, with said non-tangent curve to the right, with a radius of 2,401.83 feet, a central angle of 31°42'16", and a chord bearing and distance of South 58°01'16" West, 1,312.15 feet and an arc distance of 1,329.05 feet to the **POINT OF BEGINNING** and containing 2,929,947 square feet or 67.2623 acres of land, more or less.

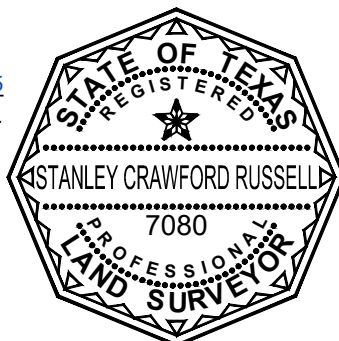
**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the annexation tract.

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ABSTRACT No. 878,  
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DENTON COUNTY, TEXAS

  
09/18/2025  
STANLEY CRAWFORD RUSSELL  
REGISTERED PROFESSIONAL  
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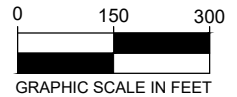
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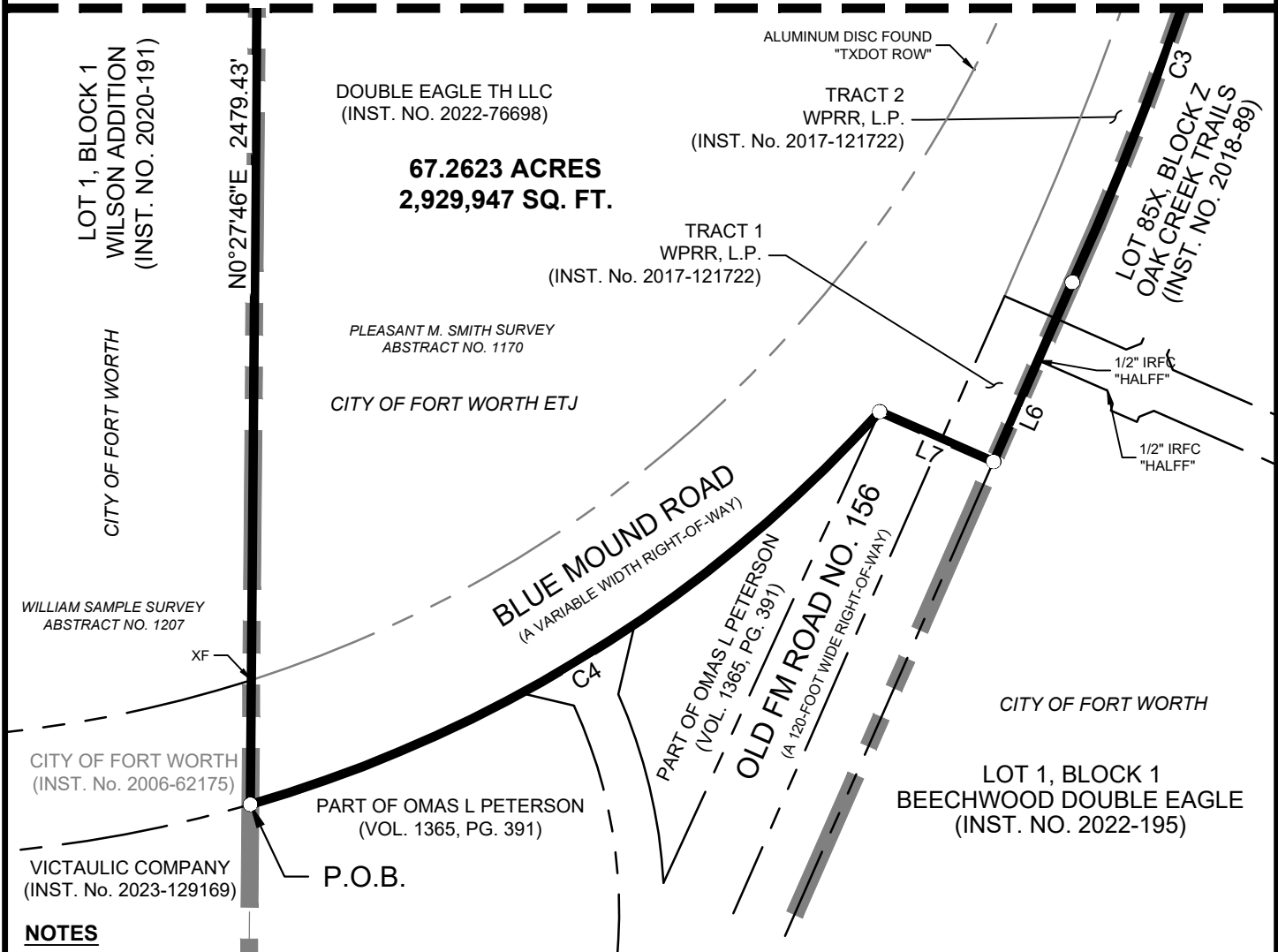
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	SCR	09/18/2025	068181005	2 OF 4

## LEGEND

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
XF = "+" CUT FOUND



MATCHLINE - SEE SHEET 4




## NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).  
A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the annexation tract.

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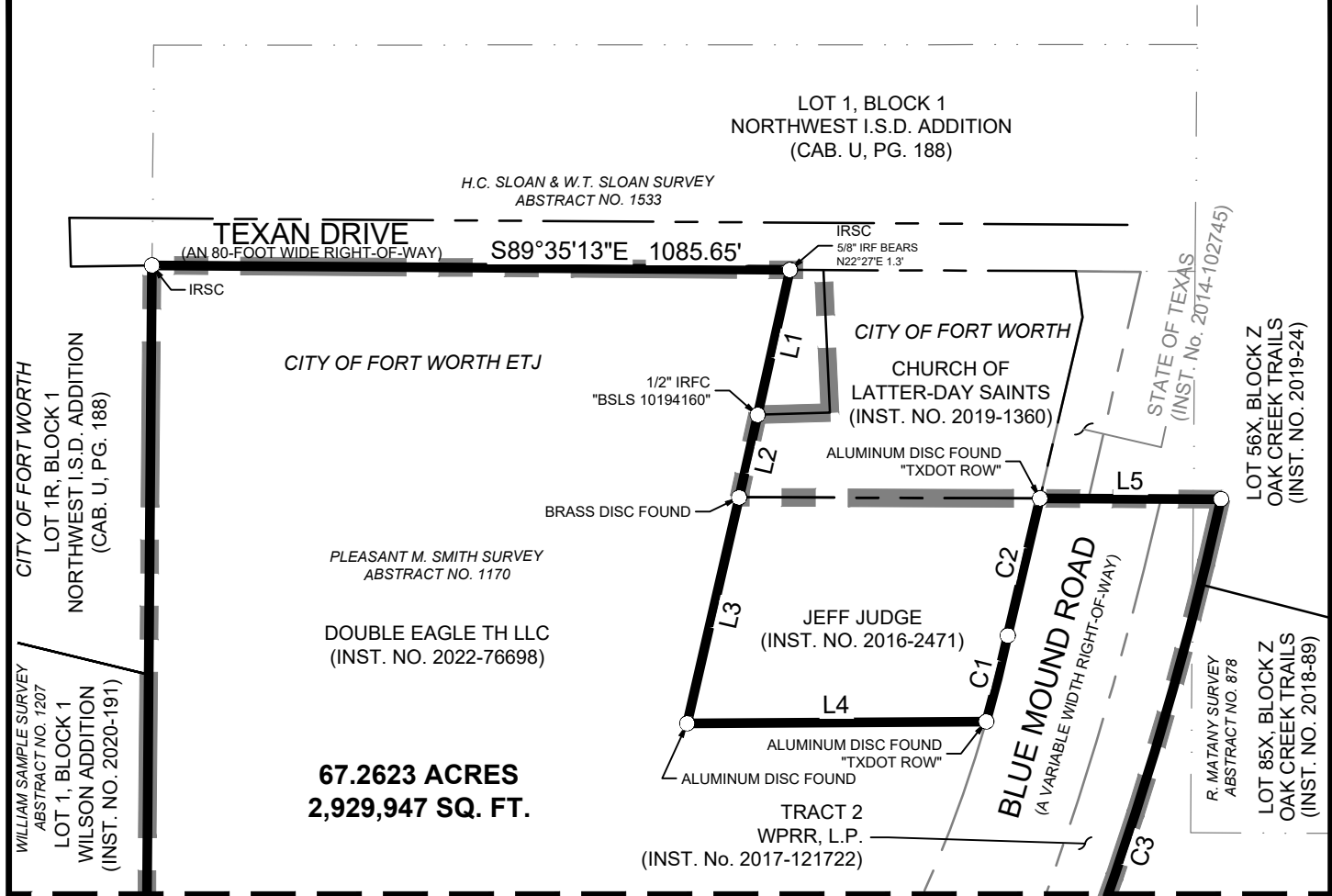
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1" = 300'	MKK	SCR	09/18/2025	068181005	3 OF 4

## LEGEND

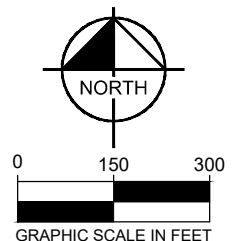
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MATCHLINE - SEE SHEET 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	S12°33'30"W	252.80'
L2	S12°40'48"W	144.01'
L3	S12°56'46"W	394.60'
L4	N89°37'55"E	509.08'
L5	S89°46'43"E	308.19'
L6	S23°42'28"W	346.49'
L7	N66°17'32"W	220.00'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2283.04'	3°47'14"	N14°02'42"E	150.88'	150.90'
C2	278510.60'	0°02'58"	N13°13'24"E	239.71'	239.71'
C3	6012.58'	11°38'55"	S18°25'14"W	1220.30'	1222.41'
C4	2401.83'	31°42'16"	S58°01'16"W	1312.15'	1329.05'



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