

**ANNEXATION SURVEY  
FIELD NOTE DESCRIPTION**

**134.12 Acres or 5,842,385 Square Feet**

Recorded in Instrument Number D216210857, O.P.R.T.C.T.,  
Out of Block 21, Shelby County School Land Survey, Abstract No. 1375  
Tarrant County, Texas

**BEING** a 134.12 acres or 5,842,385 square feet tract of land situated in Section 21 of the Shelby County School Land Survey, Abstract Number 1375, Tarrant County, Texas; said tract being a portion of that certain tract of land described in Warranty Deed to TTP Partnership recorded in Instrument Number D216210857, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said tract being more particularly described as follows:

**BEGINNING (P.O.B.)** at a 5/8-inch iron rod with yellow plastic cap stamped "JACOBS" found for the northeast corner of said TTP Partnership tract, same also being the northwest corner of that certain tract of land described in Special Warranty Deed to CVN Partnership recorded in Instrument Number D218077650, O.P.R.T.C.T.;

**THENCE** South 00 degrees 31 minutes 19 seconds East, with the common line of said TTP Partnership tract and the west line of said CVN Partnership Tract, a distance of 1,139.32 feet to the north corner of that certain tract of land described in General Warranty Deed to J.D. Smith Living Trust, recorded in Instrument Number D209027629, O.P.R.T.C.T., said corner being the same north corner of a Save And Except tract of said CVN Partnership tract, as recorded in Volume 13372, Page 2, O.P.R.T.C.T.;

**THENCE** South 00 degrees 36 minutes 48 seconds East, departing the common line of said TTP Partnership tract and said CVN tract, with the common line of said TTP Partnership tract and said J.D. Smith tract, a distance of 591.30 feet to a southerly north corner of said J.D. Smith tract;

**THENCE** South 00 degrees 32 minutes 09 seconds East, departing the common line of said TTP Partnership tract and said J.D. Smith tract, with the common line of said TTP Partnership tract and aforesaid CVN Partnership tract, a distance of 518.58 feet to the southeast corner of said TTP Partnership tract, same being the southwest corner of said CVN Partnership tract, same also being in the north line of that certain tract of land described in Warranty Deed to Everman ISD, recorded in Instrument Number D206322983, O.P.R.T.C.T.; from which a 1-inch iron rod found for witness bears North 89 degrees 25 minutes 01 seconds East, a distance of 88.00 feet;

**THENCE** South 89 degrees 25 minutes 01 seconds West, departing the common line of said TTP Partnership tract and said CVN Partnership tract, with the common line of said TTP Partnership tract and said Everman ISD Tract, passing at a distance of 1850.76 feet, the northwest corner of said Everman ISD tract, same being the northeast corner of that certain tract of land described in General Warranty Deed to Isidro Salazar, recorded in Instrument Number D218283506, O.P.R.T.C.T., continuing in all a distance of 2,212.42 feet to a 1/2-inch iron rod found;

**THENCE** North 89 degrees 34 minutes 11 seconds West, continuing with the said line of TTP Partnership Tract, a total distance of 428.28 feet to a 60D Nail found for the southwest corner of said TTP Partnership Tract and aforesaid Section 21;

**THENCE** North 00 degrees 29 minutes 16 seconds West, along the ostensible centerline of South Race Street, a distance of 2,250.12 feet to the northwest corner of said TTP Partnership tract;



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Dallas, Texas 75231

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Print Date: July 27, 2022

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**THENCE** North 89 degrees 40 minutes 43 seconds East, departing said Race Street, with the common line of said TTP Partnership tract and that certain tract of land described in Special Warranty Deed to Everman ISD, recorded in Instrument Number D207236624, O.P.R.T.C.T., passing at a distance of 983.90 feet, the southeast corner of said Everman ISD tract, same being a southwesterly corner of that certain tract of land described in Special Warranty Deed to Housing Authority of City of Fort Worth, recorded in Instrument Number D219121945 O.P.R.T.C.T.; continuing in all a distance of 1003.04 feet to a 1/2-inch iron rod found with orange plastic cap stamped "COOMBS";

**THENCE** North 89 degrees 45 minutes 50 seconds East, continuing with the common line of said TTP Partnership tract and said Housing Authority tract; passing at a distance of 377.53 feet, the southeast corner of said Housing Authority tract, same being a southwesterly corner of that certain tract of land as described in General Warranty Deed to Crimson Ridge Land Partners LLC, recorded in Instrument Number D214109111, O.P.R.T.C.T.; continuing in all a distance of 1228.58 feet to a 1/2-inch iron rod found for an ell corner of said Crimson Ridge tract;

**THENCE** with the common line of said TTP Partnership tract and said Crimson Ridge Tract, the following bearings and distances:

South 10 degrees 10 minutes 04 seconds East, a distance of 905.71 feet to a 1/2-inch iron rod found;

North 79 degrees 53 minutes 05 seconds East, a distance of 110.36 feet to a 1/2-inch iron rod found;

North 10 degrees 17 minutes 12 seconds West, a distance of 890.16 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "JACOBS" found for the common corner of said TTP Partnership tract, said Crimson Ridge tract, and that certain tract of land described in Special Warranty Deed to Orchard Village LTD recorded in Instrument Number D219065386, O.P.R.T.C.T.;

**THENCE** North 89 degrees 25 minutes 58 seconds East, departing the common line of said TTP Partnership tract and said Crimson Ridge tract, with the common line of said TTP Partnership tract and said Orchard Village Tract, a distance of 101.54 feet to a 1-inch iron rod found;



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**THENCE** North 89 degrees 08 minutes 46 seconds East, continuing with the common line of said TTP Partnership tract and said Orchard Village Tract, a distance of 195.50 feet to the **POINT OF BEGINNING** and containing 134.12 acres or 5,842,385 square feet of land more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This document was prepared under 22 Texas Administrative Code §138.95, 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.

This metes and bounds description is accompanied by an exhibit of even date.



7/27/22

Dustin C. Kaiser Date  
Registered Professional Land Surveyor No. 6918  
Urban Structure + Survey, PLLC  
TBPELS Firm No. 10194610

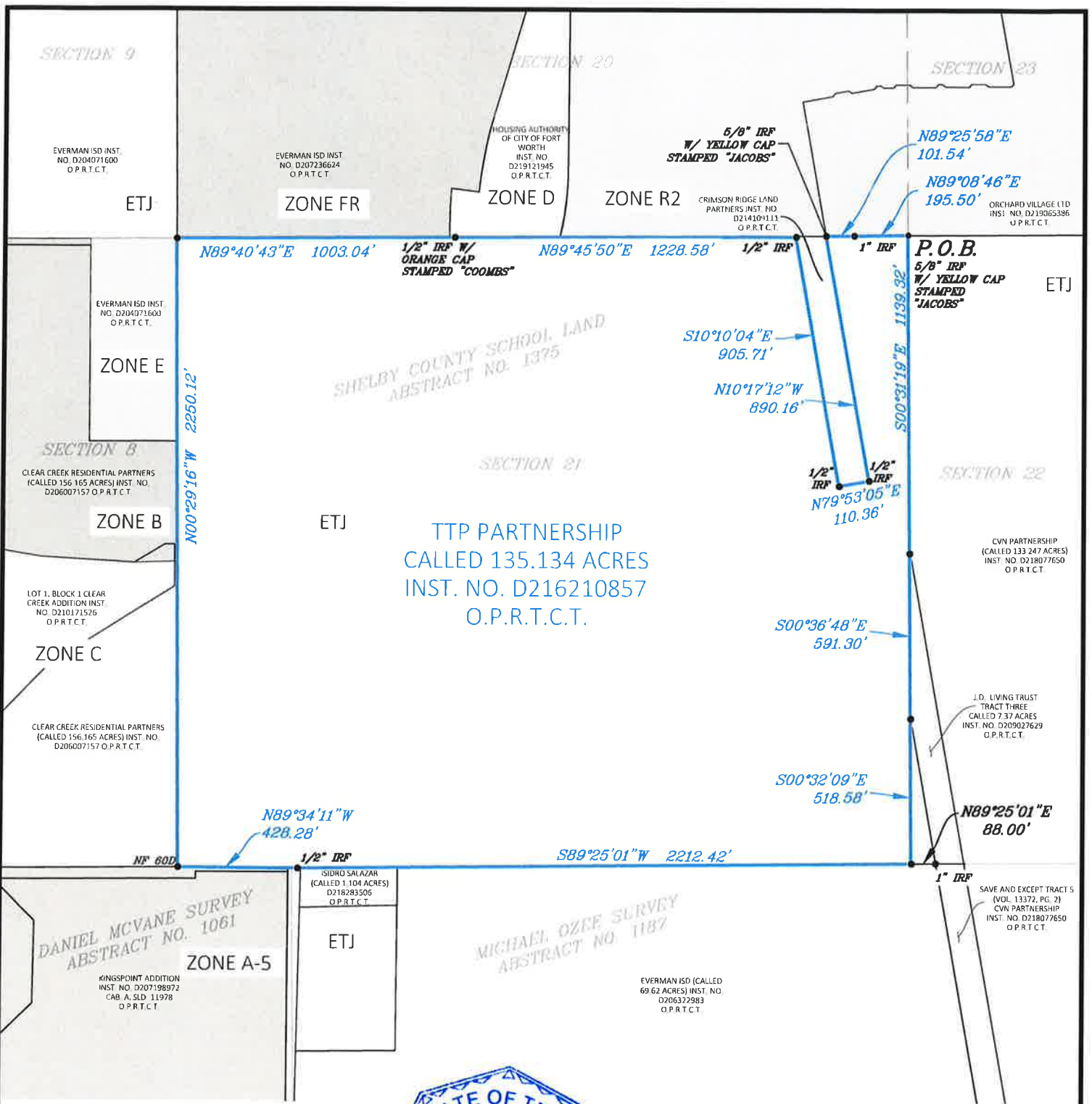


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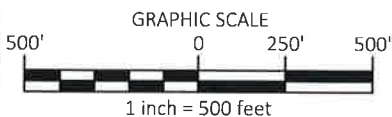
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*[Handwritten Signature]*  
 Dustin C. Kaiser  
 Registered Professional Land Surveyor  
 State of Texas License No. 6918



## ANNEXATION EXHIBIT

134.12 ACRES / 5,842,385 SQUARE FEET  
 10181 FORREST HILL EVERMAN ROAD  
 TRACT 21  
 OUT THE SHELBY COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 1375  
 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**URBAN STRUCTURE**  
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