

EXHIBIT "A"
LEGAL DESCRIPTION
PROPOSED ANNEXATION

All that certain lot, tract, or parcel of land, situated in a portion of the Antonio Castello Survey, Abstract No. 271, the W. H. Colthorp Survey, Abstract No. 286, Antonio Fernandes Survey, Abstract No. 506, John Korticky Survey, Abstract No. 914, and the International and Great Northern Railroad Company Survey, Abstract No. 826, Tarrant County, Texas, being all of the 30' dedicated right-of-way of County Road No. 1018 as shown in the Final Plat of Garden Arbors Estates recorded in Cabinet A, Slide 6031 of the Plat Records of Tarrant County, Texas (PRTCT), being part of the current occupied apparent prescriptive right-of-way of the West 25' and North 25' of West Cleburne Road (County Road No. 1035), the South 25' of West Cleburne Crowley Road (County Road No. 1018), the East 25' of West Old Cleburne Crowley Junction (County Road No. 1079), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "4277" for the Northeast corner of Lot 21 of said Garden Arbors Estates, from which a 1/2" iron rod found for the Southeast corner of said Lot 21 bears South 00 deg. 28 min. 21 sec. East – 155.16 feet and a 1/2" capped iron rod found stamped "4277" for the Northwest corner of said Lot 21 bears South 89 deg. 10 min. 04 sec. West – 350.63 feet, said point being at the intersection of the South right-of-way line of West Cleburne Road (County Road No. 1035) and the West right-of-way line of West Cleburne Crowley Road (County Road No. 1018);

THENCE North 00 deg. 28 min. 21 sec. West, a distance of 74.81 feet to the North occupied apparent prescriptive right-of-way line of West Cleburne Road (County Road No. 1035);

THENCE North 89 deg. 05 min. 03 sec. East along said North apparent prescriptive right-of-way line, being 25.00 feet North of and parallel with the centerline of said West Cleburne Road, a distance of 1986.91 feet to a Point of Curvature of a circular curve to the left, having a radius of 120.00 feet, a central angle of 89 deg. 51 min. 57 sec., and being subtended by a chord which bears North 44 deg. 09 min. 04 sec. East - 169.51 feet;

THENCE in a northeasterly direction along said curve to the left and said prescriptive right-of-way line, a distance of 188.21 feet;

THENCE North 00 deg. 46 min. 54 sec. West tangent to said curve and continue along the West occupied apparent prescriptive right-of-way line of said West Cleburne Road, being 25.00 feet West of and parallel with the centerline of same, a distance of 609.22 feet;

THENCE North 89 deg. 37 min. 03 sec. East, a distance of 25.00 feet to the Northwest corner of a called 78 1/3 acre tract described as Tract 1 in a deed to Crowley 272 Joint Venture recorded in Volume 12621, Page 1596 of the Deed Records of Tarrant County, Texas (DRTCT), said point being in the centerline of said West Cleburne Road;

THENCE South 00 deg. 46 min. 54 sec. East along the West line of said 78 1/3 acre tract and said centerline, a distance of 753.71 feet to a 1" iron pipe found for the Northeast corner of a called 100 acre tract described as Tract 4 in said deed to Crowley 272 Joint Venture;

THENCE South 89 deg. 05 min. 03 sec. West departing the West line of said 78 1/3 acre tract and continue along the North line of said 100 acre tract and the centerline of said West Cleburne Road, a distance of 2101.76 feet to the Northwest corner of said 100 acre tract and being at the intersection of the centerline of said West Cleburne Road and West Cleburne Crowley Road (County Road No. 1018);

THENCE South 00 deg. 28 min. 21 sec. East along the West line of said 100 acre tract and the centerline of said West Cleburne Crowley Road, a distance of 2060.33 feet to the Southwest corner of said 100 acre tract;

THENCE North 89 deg. 39 min. 30 sec. East along the South line of said 100 acre tract, the South line of a called 74 1/2 acre tract described as Tract 3 in said deed to Crowley 272 Joint Venture, and along the centerline of said West Cleburne Crowley Road, a distance of 4878.91 feet to the Southeast corner of said 74 1/2 acre tract and being at the projected centerline of said West Cleburne Crowley Road and West Old Cleburne Crowley Junction (County Road No. 1079);

THENCE North 00 deg. 34 min. 39 sec. West along the East line of said 74 1/2 acre tract, the East line of a called 20 acre tract described as Tract 2 in said deed to Crowley 272 Joint Venture, the East line of said 78 1/3 acre tract, and along the centerline of said West Old Cleburne Crowley Junction, a distance of 2837.06 feet to the Northeast corner of said 78 1/3 acre tract;

THENCE North 89 deg. 37 min. 03 sec. East departing said centerline, a distance of 20.00 feet to the occupied apparent prescriptive right-of-way of said West Old Cleburne Crowley Junction;

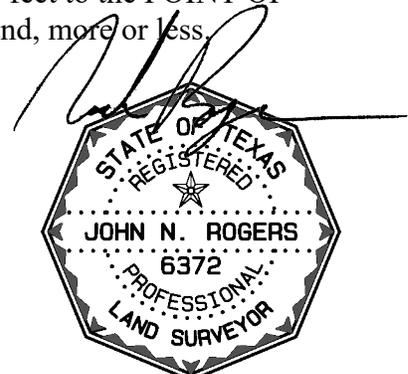
THENCE South 00 deg. 34 min. 39 sec. East along said occupied apparent prescriptive right-of-way, being 20.00 feet East of and parallel with the centerline of said West Old Cleburne Crowley Junction, a distance of 2862.08 feet;

THENCE South 89 deg. 39 min. 30 sec. West along the occupied apparent prescriptive right-of-way line of West Cleburne Crowley Road, being 25.00 feet South of and parallel with the centerline of same, a distance of 4928.96 feet;

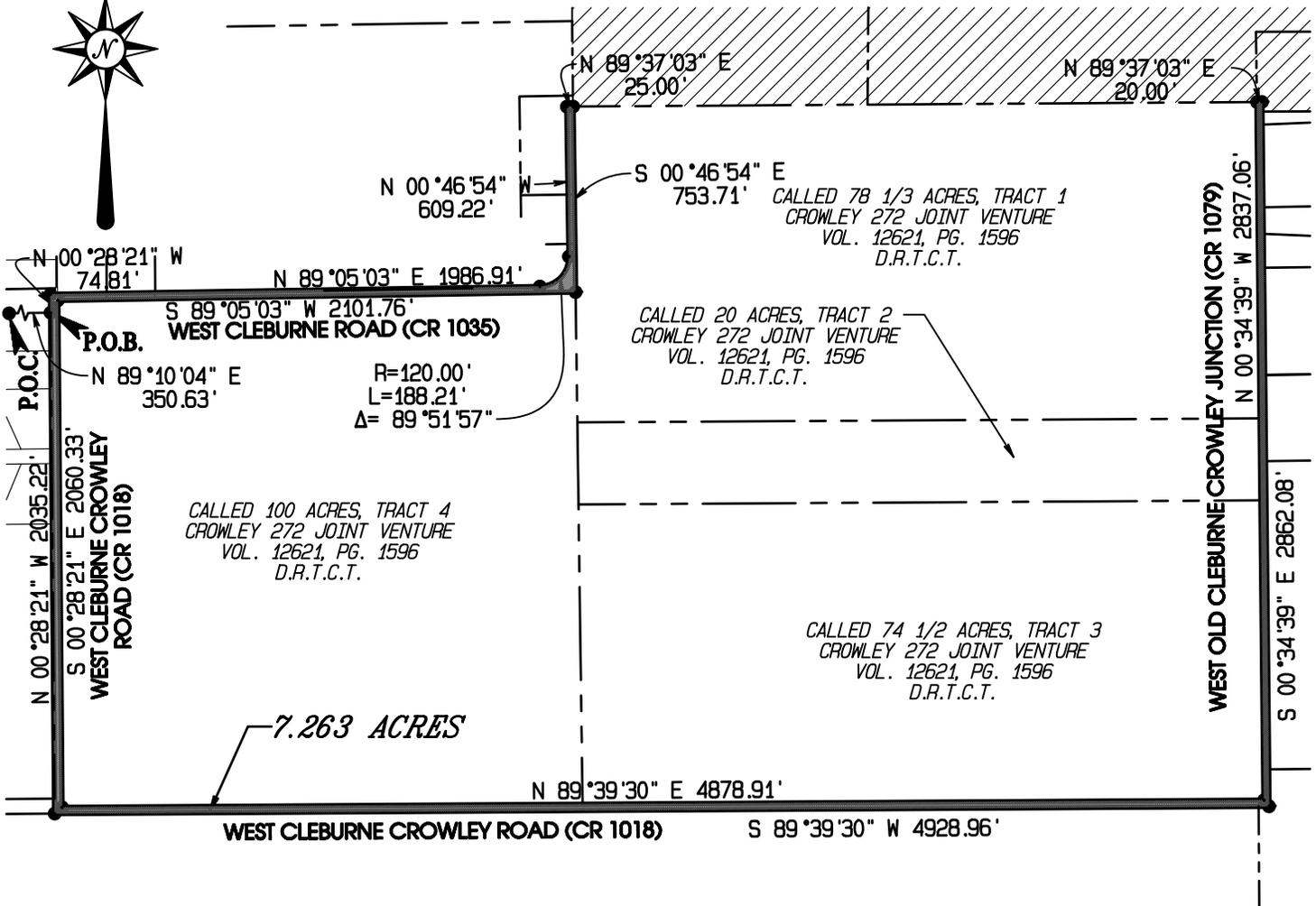
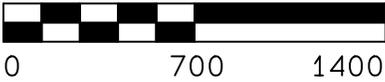
THENCE North 00 deg. 28 min. 21 sec. West being 30.00 feet West of and parallel with the centerline of West Cleburne Crowley Road, a distance of 2035.22 feet to the POINT OF BEGINNING, containing 316,356 square feet or 7.263 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



GRAPHIC SCALE 1"=700'



CURRENT INCORPORATED AREA



7.263 ACRES TO BE ANNEXED

NOTE: THIS EXHIBIT REPRESENTS AN ACTUAL ON THE GROUND SURVEY

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" SHOWING PROPOSED ANNEXATION

GOODWIN AND MARSHALL INC.

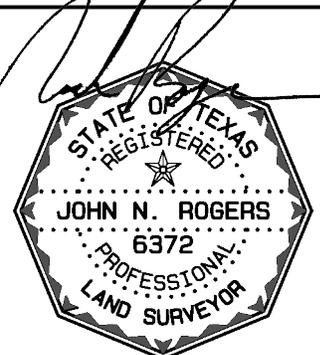
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No. :	10793	Scale :	1" = 700'
Drafted :	B.A.J.	Checked :	J.N.R.
Surveyed on the Ground :	04/11/2018		
Date Prepared :	06/11/2018		
Revised :	Revised :		

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of
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Date Signed: 6/11/2018