

EXHIBIT "B"
LEGAL DESCRIPTION FOR
PROPOSED ANNEXATION

All that certain lot, tract, or parcel of land, situated in a portion of the Henry Lane Survey, Abstract No. 927, City of Fort Worth, Tarrant County, Texas, being part of that certain called 742.636 acre tract described in a deed to B.N. Development Company, Inc. recorded in Instrument No. D206387271 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows, to-wit:

COMMENCING at a 3/4" iron rod found for an ell corner of said 742.636 acre tract, the Northwest corner of a called 21.251 acre tract described in a deed to Southeast Investments, Inc. recorded in Volume 12935, Page 282 (DRTCT);

THENCE South 0 deg. 3 min. 12 sec. East along an East line of said 742.636 acre tract and the West line of said 21.251 acre tract, a distance of 9.34 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 0 deg. 3 min. 12 sec. East along said East and West lines, a distance of 492.57 feet old 6" wood fence corner for the Northeast corner of a called 4.562 acre tract described in a deed to Texas Electric Service Company recorded in Volume 3548, Page 12 (DRTCT), from which a 1" iron pipe found with 1/2" iron rod inside for the called most southerly Southeast corner of said 742.636 acre tract bears South 89 deg. 42 min. 13 sec. West - 8.12 feet, also from which a 3/4" iron rod found "bent" for the Southwest corner of said 21.251 acre tract bears South 0 deg. 3 min. 12 sec. East - 157.63 feet, also from which a 3/4" iron rod found for the Southeast corner of said 4.562 acre tract bears South 0 deg. 3 min. 12 sec. East - 307.78 feet;

THENCE South 89 deg. 42 min. 13 sec. West departing the West line of said 21.251 acre tract and continue along the South line of said 742.636 acre tract and the North line of said 4.562 acre tract, a distance of 718.07 feet to a West City Limit line of the City of Fort Worth per Ordinance No. 6751 and the East City Limit line of the City of Crowley per Ordinance No. 06-2002-10;

THENCE North 0 deg. 2 min. 11 sec. East departing said North and South lines and continue along said City Limit lines, a distance of 3,089.75 feet;

THENCE North 89 deg. 35 min. 15 sec. East departing said City Limit lines, a distance of 150.42 feet;

THENCE South 45 deg. 34 min. 26 sec. East, a distance of 120.55 feet;

THENCE South 0 deg. 44 min. 7 sec. East, a distance of 438.16 feet for a Point of Curvature of a circular curve to the left, having a radius of 5,054.50 feet, a central angle of 24 deg. 16 min. 28 sec., and being subtended by a chord which bears South 12 deg. 52 min. 21 sec. East - 2,125.46 feet;

THENCE in a Southerly direction along said curve to the left, a distance of 2,141.44 feet to the **POINT OF BEGINNING**, containing 1,309,869 square feet or 30.070 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.

PRELIMINARY, this
document shall not
be recorded for any
purpose and shall not
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HENRY LANE SURVEY ABSTRACT No. 927

CITY LIMIT LINE PER
FORT WORTH ORDINANCE NO. 6751
CROWLEY ORDINANCE NO. 06-2002-10

N 00°02'11" E 3089.75'

MISSOURI, KANSAS &
TEXAS RAILROAD R.O.W.
VOL. S, PG. 484, D.R.T.C.T.

REMAINDER OF
CALLED 742.636 ACRES
B.N. DEVELOPMENT COMPANY, INC.
INST. NO. D206387271
D.R.T.C.T.

PROPOSED ANNEXATION
1,309,869 SQ. FT. / 30.070 AC.

R=5054.50'

L=2141.44'

Δ=24°16'28"

CB=S12°52'21"E

CL=2125.46'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°03'12"E	9.34
L2	S00°03'12"E	492.57
L3	N89°35'15"E	150.42
L4	S45°34'26"E	120.55
L5	S00°44'07"E	438.16

POINT OF
COMMENCING

3/4" I.R.F.

POINT OF
BEGINNING

OLD 6" WOOD FENCE CORNER
FROM WHICH A 1" I.P.F. W/1/2" I.R. INSIDE
BEARS S89°42'13"W - 8.12'

S 89°42'13" W
718.07'

3/4" I.R.F.

"BENT"

3/4" I.R.F.

157.63'
150.15'
CALLED 21.251 ACRES
SOUTHEAST INVESTMENTS, INC.
VOL. 12935, PG. 282
D.R.T.C.T.

CALLED 8.00 ACRES
TEXAS ELECTRIC
SERVICE COMPANY
VOL. 3541, PG. 516
D.R.T.C.T.

CALLED 4.562 ACRES
TEXAS ELECTRIC SERVICE COMPANY
VOL. 3548, PG. 12
D.R.T.C.T.

0 500
SCALE IN FEET

S.A.&M.G. RR. CO. SURVEY
ABSTRACT No. 1483

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" MAP SHOWING PROPOSED ANNEXATION, SITUATED IN A PORTION OF THE HENRY LANE SURVEY, ABSTRACT NO. 927 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No.:	10805	Scale:	1"=500'	Sheet 3 of 3	
Drafted:	D.M.D.	Checked:	J.N.R.		
Surveyed on the Ground:					07/07/2018
Date Prepared:					9/7/2018
Revised:	.	Revised:	.		

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