

## **City of Haslet Notice of Public Hearings**

The City of Haslet, Texas, proposes to annex for the purpose of enlarging and extending its boundary limits so as to include an approximate 140.689 acres of land hereinafter described as:

BEING a 140.619 acre tract of land situated in the Coleman Boyd Survey, Abstract No. 225, Tarrant County, Texas, and being a portion of that certain called 217.359 acre tract of land described in deed to Triple T Farms, Ltd., recorded in Instrument No. D204357851, Deed Records, Tarrant County, Texas, and being a portion of that certain called 54.75 acre tract of land described in deed to Hwy 377 Partners, Ltd., recorded in Instrument No. D205373449, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, NAD 83 North Central Zone. Said 140.619 acres being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the most easterly northeast corner of said called 217.359 acre tract;

THENCE with the east line of said called 217.359 acre tract, the following courses and distances:

South 00°09'39" East, a distance of 42.74 Feet to a 5/8" iron rod found;

South 00°32'31" East, a distance of 2527.87 Feet to a 5/8" iron rod found at the most easterly southeast corner of said called 217.359 acre tract, and being at the most northerly northeast corner of said called 54.75 acre tract, and being at the northwest corner of that certain called 3.966 acre tract of land described in deed to The Atchison, Topeka and Santa Fe Railway Company, recorded in Volume 10779, Page 745, Deed Records, Tarrant County, Texas;

THENCE South 00°21'28" East, with the common line of said called 54.75 acre tract and said called 3.966 acre tract, a distance of 98.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the northeast corner of that certain called 1.606 acre tract of land described as Tract 1 in a Memorandum of Agreement to the City of Fort Worth, dated February 13, 2012;

THENCE departing the said common line, and continuing along the west line of said called 1.606 acre tract, the following courses and distances:

South 89°25'51" West, a distance of 8.88 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 00°34'09" East, a distance of 306.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 00°22'30" West, a distance of 88.65 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the west, having a radius of 2779.93 Feet, a central angle of 14°41'50", and a chord of 711.15 Feet bearing South 07°41'58" West;

Southerly along said curve, a distance of 713.10 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a non-tangent curve, concave to the east, having a radius of 6016.64, a central angle of 0°50'39", and a chord of 88.66 Feet bearing South 5°39'01" West;

Southerly along said curve, a distance of 88.66 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 15°56'53" West, a distance of 100.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the point of curvature of a tangent curve, concave to the east, having a radius of 3904.83 Feet, a central angle of 02°51'51", and a chord of 195.18 Feet bearing South 14°30'58" West;

Southerly along said curve, a distance of 195.20 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 13°05'02" West, a distance of 503.77 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 15°57'21" West, a distance of 107.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 74°02'39" West, a distance of 34.67 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 15°57'21" West, a distance of 97.61 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE South 89°12'12" West, departing the said west line, and continuing over and across said called 54.75 acre tract, a distance of 629.62 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the common line of said called 54.75 acre tract and said called 217.359 acre tract;

THENCE North 00°17'42" West, with the said common line, a distance of 1744.71 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing the said common line and continuing over and across said called 217.359 acre tract, the following courses and distances:

South 87°39'18" West, a distance of 432.34 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a non-tangent curve, concave to the west, having a radius of 1600.00 Feet a central angle of 13°33'33", and a chord of 377.76 Feet bearing North 07°17'52" West;

Northerly along said curve, a distance of 378.64 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 14°04'38" West, a distance of 378.46 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a tangent curve, concave to the east, having a radius of 2000.00 Feet a central angle of 36°41'16", and a chord of 1258.87 Feet bearing North 04°15'59" East;

Northerly along said curve, a distance of 1280.64 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 22°36'37" East, a distance of 607.99 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the point of curvature of a tangent curve, concave to the west, having a radius of 1200.00 Feet a central angle of 22°36'37", and a chord of 470.48 Feet bearing North 11°18'19" East;

Northeasterly along said curve, a distance of 473.55 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 00°00'00" West, a distance of 67.74 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 44°51'01" East, a distance of 28.36 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

North 89°42'02" East, a distance of 1082.04 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in a northerly line of said called 217.359 acre tract;

THENCE South 78°26'00" East, along said northerly line, a distance of 71.35 Feet to the POINT OF BEGINNING and containing a computed area of 140.619 Acres, more or less.

SAVE AND EXCEPT 8.228 acres of land being a portion of a Road and Pipeline Easement Agreement, recorded in Instrument No. D217062729, Deed Records, Tarrant County, Texas and a 3.62 acres of land described as Drill Site in deed to Hwy 377 Partners, Ltd., recorded in Instrument No. D205373449, Deed Records, Tarrant County, Texas.

The map will be viewable on the City's web site ([www.haslet.org](http://www.haslet.org)) on or after September 16, 2017. Copies of the map of the area proposed for annexation will also be available at Haslet City Hall, 101 Main Street, Haslet, Texas 76052.

The Haslet City Council will conduct Public Hearings on the proposed annexation on October 16, 2017 at 7:00 pm and October 23, 2017 at 6:30 pm at the Haslet Community Center, 105 Main Street, Haslet, Texas 76052, for all persons interested in the above-proposed annexation. At said time and place, all persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned will take notice.

Dated this 15<sup>th</sup> day of September 2017.

Walter E. Reeves Jr., AICP, City of Haslet  
Planning Director

**PROPERTY DESCRIPTION**

BEING a 140.619 acre tract of land situated in the Coleman Boyd Survey, Abstract No. 225, Tarrant County, Texas, and being a portion of that certain called 217.359 acre tract of land described in deed to Triple T Farms, Ltd., recorded in Instrument No. D204357851, Deed Records, Tarrant County, Texas, and being a portion of that certain called 54.75 acre tract of land described in deed to Hwy 377 Partners, Ltd., recorded in Instrument No. D205373449, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, NAD 83 North Central Zone. Said 140.619 acres being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the most easterly northeast corner of said called 217.359 acre tract;  
 THENCE with the east line of said called 217.359 acre tract, the following courses and distances:

South 00°09'39" East, a distance of 42.74 Feet to a 5/8" iron rod found;

South 00°32'31" East, a distance of 2527.87 Feet to a 5/8" iron rod found at the most easterly southeast corner of said called 217.359 acre tract, and being at the most northerly northeast corner of said called 54.75 acre tract, and being at the northwest corner of that certain called 3.966 acre tract of land described in deed to The Atchison, Topeka and Santa Fe Railway Company, recorded in Volume 10779, Page 745, Deed Records, Tarrant County, Texas;

THENCE South 00°12'28" East, with the common line of said called 54.75 acre tract and said called 3.966 acre tract, a distance of 98.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set at the northeast corner of that certain called 1.606 acre tract of land described as Tract 1 in a Memorandum of Agreement to the City of Fort Worth, dated February 13, 2012;

THENCE departing the said common line, and continuing along the west line of said called 1.606 acre tract, the following courses and distances:

South 89°25'51" West, a distance of 8.88 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

South 00°34'09" East, a distance of 306.08 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

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SAVE AND EXCEPT 8.228 acres of land being a portion of a Road and Pipeline Easement Agreement, recorded in Instrument No. D217062729, Deed Records, Tarrant County, Texas and a 3.62 acres of land described as Drill Site in deed to Hwy 377 Partners, Ltd., recorded in Instrument No. D205373449, Deed Records, Tarrant County, Texas.

**TITLE COMMITMENT NOTES:**

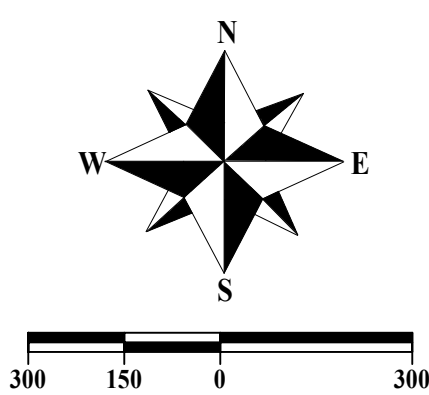
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, REFERENCED BY COMMITMENT NO. 2018-187128-RU, WITH AN EFFECTIVE DATE OF MAY 19, 2016.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT THE PROPERTY DEPICTED IN THIS SURVEY:

- g. Easement granted by Regina Neal King Trust to Lone Star Gas Co., filed 04/19/1968, recorded in Volume 4551, Page 159, Real Property Records, Tarrant County, Texas.
- p. Reservation of Drill Sites and related easements as set out in ccf D204357851, Real Property Records, Tarrant County, Texas.
- r. Easement granted by Charles M. Garnett et al to Eagle Mountain Pipeline Company, L.P., filed 07/02/2002, recorded in Volume 15790, Page 88, Real Property Records, Tarrant County, Texas.
- s. Easement granted by Charles M. Garnett et al to Eagle Mountain Pipeline Company, L.P., filed 07/02/2002, recorded in Volume 15790, Page 89, Real Property Records, Tarrant County, Texas.
- t. Easement granted by Charles M. Garnett et al to Southwestern Gas Pipeline, Inc., filed 04/29/2002, recorded in Volume 15638, Page 221, Real Property Records, Tarrant County, Texas.
- u. Easement granted by Charles M. Garnett et al to Southwestern Gas Pipeline, Inc., filed 04/29/2002, recorded in Volume 15638, Page 222, Real Property Records, Tarrant County, Texas.
- v. Easement granted by Alice La Prelle et al to Chief Oil & Gas L.L.C., filed 11/16/2004, recorded in CCF D204357854, Real Property Records, Tarrant County, Texas.
- x. Easement granted by Triple "T" Farms, Ltd. to Chief Oil & Gas, L.L.C., filed 12/15/2005, recorded in CCF D205373450, Real Property Records, Tarrant County, Texas.
- y. Pipeline Right-Of-Way Easement to Triple "T" Farms, Ltd. from Barnett Gathering, L.P., described in instrument filed 10/07/2008, recorded in CCF D20883647, Real Property Records, Tarrant County, Texas.
- z. Surface Facility and Pipeline Facility Right-Of-Way and Easement to Triple "T" Farms, Ltd. from Cowtown Pipeline, L.P., described in instrument filed 07/15/2009, recorded in CCF D209188718, Real Property Records, Tarrant County, Texas.
- aa. Easement granted by Triple "T" Farms, Ltd. to Enlink North Texas Gathering, L.P., filed 06/25/2014, recorded in CCF D214133272, Real Property Records, Tarrant County, Texas.
- ac. Easement granted by Triple "T" Farms, Ltd. to Atmos Energy Corporation, filed 06/06/2012, recorded in CCF D212135226, Real Property Records, Tarrant County, Texas.
- ad. Easement granted by C. E. Mitchell to J. E. Forrest, filed 04/04/2017, recorded in Volume 530, Page 160, Real Property Records, Tarrant County, Texas.
- ii. Reservation of Drill Site and related easements as set out in instrument filed 12/15/2005, recorded in CCF D205373449, Real Property Records, Tarrant County, Texas.
- h. Easement granted by Highway 377 Partners, Ltd. to the City of Fort Worth, filed 02/19/2013, recorded in CCF D213042197, Real Property Records, Tarrant County, Texas.
- an. Easement granted by Highway 377 Partners, Ltd. to the City of Fort Worth, filed 09/07/2007, recorded in CCF D207318465, Real Property Records, Tarrant County, Texas.
- pp. Easement granted by Triple "T" Farms, Ltd. and Hwy 377 Partners, Ltd. to Southwestern Gas Pipeline, Inc., filed 10/15/2008, recorded in CCF D20894995, Real Property Records, Tarrant County, Texas.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO NOT AFFECT THE PROPERTY DEPICTED IN THIS SURVEY:

- b. Easement granted by C. B. Neal to Texas Electric Service Company, filed 02/23/1937, recorded in Volume 1328, Page 279, Real Property Records, Tarrant County, Texas.
- i. Easement granted by Triple "T" Farms, Ltd. to Chief Oil & Gas, L.L.C., filed 11/16/2004, recorded in CCF D204357855, Real Property Records, Tarrant County, Texas.
- m. Easement granted by Triple "T" Farms, Ltd. to Energy Transfer Fuel, L.P., filed 04/12/2007, recorded in CCF D207128240, Real Property Records, Tarrant County, Texas.
- n. Easement granted by Triple "T" Farms, Ltd. to Enterprise Texas Pipeline L.L.C., filed 10/27/2009, recorded in CCF D209285601, Real Property Records, Tarrant County, Texas.
- o. Reservation of Drill Sites and related Easements as set out in Volume 15195, Page 55, Real Property Records, Tarrant County, Texas.
- w. Easement granted by Alice La Prelle to Avondale Land Company, L.L.C., filed 11/16/2004, recorded in CCF D204357856, Real Property Records, Tarrant County, Texas.
- bb. Easement granted by Triple "T" Farms, Ltd. to the City of Fort Worth et al, filed 11/05/2009, recorded in CCF D209292719, Real Property Records, Tarrant County, Texas.
- dd. Easement granted by Triple "T" Farms, Ltd. to the City of Fort Worth, filed 04/04/2012, recorded in CCF D212135227, Real Property Records, Tarrant County, Texas.
- jj. Easement granted by Hwy 377 Partners, Ltd. to Crosscut North Texas Gathering, L.P., filed 10/10/2006, recorded in CCF D206316700, Real Property Records, Tarrant County, Texas.

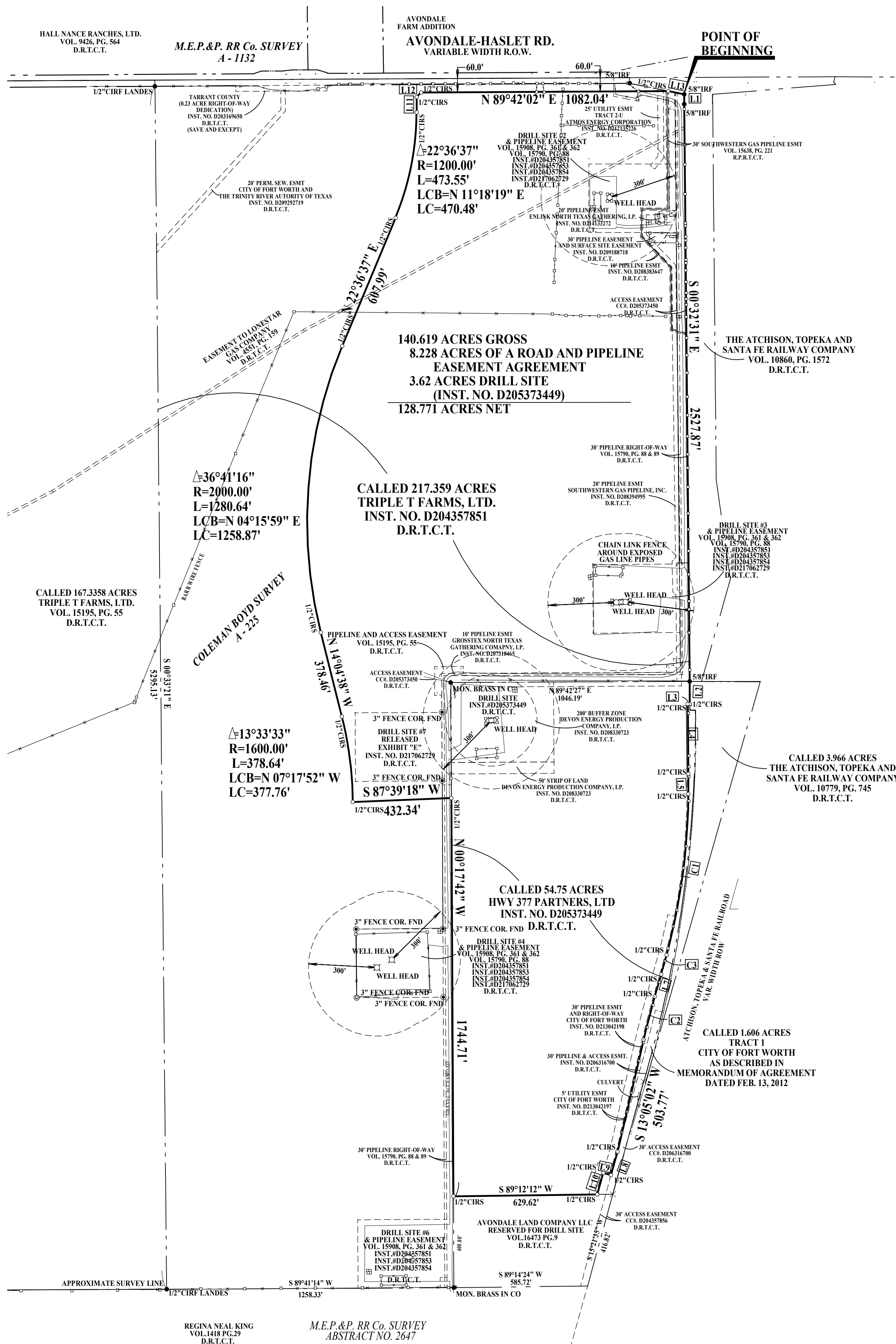


SCALE: 1" = 300'

**LEGEND**

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED IR. SET
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ UG GAS SIGN
- ⊕ TEL. P.D.
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT

ALL SET IRON RODS HAVE A CAP STAMPED "RPLS 4818" UNLESS OTHERWISE NOTED.



Id	Bearing	Distance
L1	S 00°09'39" E	42.74'
L2	S 00°21'28" E	98.76'
L3	S 89°25'51" W	8.88'
L4	S 00°34'09" E	306.08'
L5	S 00°22'30" W	88.65'
L7	S 15°56'53" W	100.00'
L8	S 15°57'21" W	107.08'
L9	N 74°02'39" W	34.67'
L10	S 15°57'21" W	97.61'
L11	N 00°00'00" W	67.74'
L12	N 44°51'01" E	28.36'
L13	S 78°26'00" E	71.35'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	14°41'50"	2779.93'	713.10'	711.15'	S 07°41'58" W
C2	02°51'51"	3904.83'	195.20'	195.18'	S 14°30'58" W
C3	00°50'39"	6016.64'	88.66'	88.66'	S 15°39'01" W

REVISIONS	
DATE	NOTE
5/17/2017	CORRECTED LEGAL DESCRIPTION; ADDED A CALL TO THE CURVE TABLE AND CHANGE TO THE BEARING CALL ON L2
5/17/2017	CORRECTED THE MOST NORTH WEST LINE AND THE MOST NORTHERN LINE

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to: TRIPLE T FARMS, LTD., HWY 377 PARTNERS, LTD., NORTHWEST INDEPENDENT SCHOOL DISTRICT, REUNION TITLE COMPANY, and FIRST AMERICAN TITLE GUARANTY COMPANY, that (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor, or under his supervision; (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no visible encroachments onto the Property or protrusions therefrom, there are no visible improvements on the Property, there are no visible easements or rights-of-way on the Property, and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) size, location and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated; (f) the Property has physical access to and from a publicly dedicated street and/or highway as shown; (g) all recorded easements of which the Surveyor has knowledge, have been correctly plotted hereon; and (h) the boundaries, dimensions and other details shown hereon are true and correct.

*Johnny D.L. Williams*  
 Registered Professional Land Surveyor  
 Texas Registration No. 4818



**WHITFIELD - HALL SURVEYORS**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 (817) 560-2916

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL ZONE.  
 2. AS GRAPHICALLY DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER FMS49-0855 & MAP REVISED SECTIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, NO PORTION OF THE PROPERTY DEPICTED ON THIS SURVEY IS WITHIN A DESIGNATED AREA OF 100 YEAR FLOOD.