



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO. 24-0314A

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE TOWN AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, TOWN OF NORTHLAKE, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas (the "Town") pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the Town as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, pursuant to and as required by the Act, the Town Council prepared a Reinvestment Zone Number Three, Town of Northlake, Texas, Preliminary Project and Finance Plan (the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the approximately 478 acres described and depicted on **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper of general circulation in the Town, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, at the public hearing on March 14, 2024, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, the Town has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the Town desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. FINDINGS.

- a. The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.
- b. The Town Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the Town.
- c. The Town Council finds that the proposed zone meets the requirements of Section 311.005(a)(2) of the Act in that:
 - i. there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the Town and the State of Texas, and increasing job opportunities for residents of the Town and the region; and
 - ii. the reinvestment zone, as shown in **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs and arrests the sound growth of the municipality.
- d. The Town Council finds that the proposed zone is a geographic area 100% within the Town's corporate limits.
- e. The Town Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the Town and in the industrial districts created by the Town.
- f. The Town Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
- g. The Town Council finds that the Preliminary Project and Finance Plan is feasible.
- h. The Town Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

Section 2. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the Town Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, Town of Northlake, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

Section 3. BOARD OF DIRECTORS.

3.1 The Town Council hereby creates a board of directors for the Zone (the "Board") consisting of seven members appointed by the Town Council to Places 1,2,3,4,5,6 and 7.

3.2 A Board member appointed to the Board shall be eligible to serve on the Board if the individual is at least 18 years of age and resides in the county in which the Zone is located or a county adjacent to that county.

3.3 The Town Council hereby appoints the following individuals to serve as the initial members of the Board for the terms indicated:

- | | | |
|---------|-----------------|-------------------------|
| Place 1 | Council Place 1 | (term expires ___ 2024) |
| Place 2 | Council Place 2 | (term expires ___ 2024) |
| Place 3 | Council Place 3 | (term expires ___ 2024) |
| Place 4 | Council Place 4 | (term expires ___ 2025) |
| Place 5 | Council Place 5 | (term expires ___ 2025) |
| Place 6 | Council Place 6 | (term expires ___ 2025) |
| Place 7 | Mayor | (term expires ___ 2024) |

Upon expiration of the indicated terms or upon Town Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 7 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.4 The Board shall make recommendations to the Town Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the Town Council for approval. The Town Council hereby delegates to the Board all powers necessary to implement any Project and Finance Plan approved by the Town Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Finance Plan and to administer, operate, and manage the Zone including, but not limited to, the power to enter into reimbursement

agreements and other obligations secured by the **TIRZ FUND** established pursuant to Section 6 of this Ordinance.

3.5 Directors shall not receive any salary or other compensation for their services as directors.

3.6 Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the Town Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the TIRZ Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the Town Council hereby authorizes the Board to exercise all of the powers of the Town under Chapter 380, Texas Local Government Code, as amended.

Section 4. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2064 (with final year's tax due by January 31, 2065), unless otherwise terminated in accordance with this section. The Town shall have the right to terminate the Zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, the Town shall have no obligation to pay the shortfall.

Section 5. TAX INCREMENT BASE.

The "tax increment base" for purposes of calculating the **TAX INCREMENT** means the total appraised value of all real property in the Zone that is taxable by the Town as of January 1, 2024.

Section 6. CAPTURED APPRAISED VALUE.

The "captured appraised value" for purposes of calculating the annual **TAX INCREMENT** means the total real property value taxable (including increased tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit, as calculated and confirmed annually by the Appraisal District.

Section 7. TAX INCREMENT FUND.

There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out

the purposes of the Act. The **TAX INCREMENT** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the Town and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

Section 8. SEVERABILITY.

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

Section 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the Town Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the Town Hall of the Town for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The Town Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig

David Rettig, Mayor

Attest:

Zolaina L. Parker

Zolaina Parker, Town Secretary



EXHIBIT "A"
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BEING all of those tracts listed in the Parcel Table (below) situated in the BBB & C RR Co. Survey, Abstract Number 189, the Lewis Medlin Survey, Abstract Number 830, the George W Shamblin Survey, Abstract Number 1191 and the T&P RR Co. Survey, Abstract Number 1659, Town of Northlake, Denton County, Texas; all being of the public records of Denton County, Texas, save and except all public right-of-ways; and being more particularly described as follows:

PARCEL TABLE		
1	TOWN OF NORTHLAKE	INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION	CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC.	INST. NO. 2022-57612
4	LOT 8, BLOCK4, NORTHPORT ADDITION	CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION	CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC.	INST. NO. 2005-102672
7	JEFFERSON NORTHLAKE, LLC	INST. NO. 2021-214800
8	NORTHPORT PARTNERS, LLC	INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION	INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1	INST. NO. 2018-40121
11	SCSD-FINNELL, LTD	INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2	INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2009-205
15	LOT 3, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2018-164
16	LOT 2, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC.	INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE	CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN	CAB. U, PG. 50
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I	INST. NO. 2022-105
21	NORTHLAKE LODGING DEVELOPMENT, INC.	INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II	INST. NO. 2014-135
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE	CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS	INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.	VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE	INST. NO. 2019-153256
30	CHADWICK FARMS, LTD.	VOL. 4984, PG. 1387 INST. NO. 2001-53124
31	CHADWICK FARMS, LTD.	INST. NO. 2001-32855
32	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2001-59642

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33	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2002-92288
34	CHADWICK FARMS, LTD.	INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST	INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE	INST. NO. 2015-255
39	LOT 1X-R & LOT2, BLOCK 26, CHADWICK FARMS ADDITION	INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION	INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION	INST. NO 2010-41

BEGINNING, at a 1/2-inch found iron rod with cap stamped "PACHECO KOCH" in the southeast right-of-way line of Interstate 35W (variable width right-of-way), also being the northern most corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121); said point being the **POINT OF BEGINNING**;

THENCE along the northeast and east lines of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) the following bearings and distances;

South 52 degrees 51 minutes 08 seconds East, departing said southeast right-of-way line of Interstate 35W, a distance of 127.41 feet to a point for corner;

South 0 degrees 06 minutes 38 seconds West, a distance of 331.14 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

THENCE South 0 degrees 06 minutes 33 seconds West, along the east line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 191.22 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and Northport Commercial Association, Inc. (Inst. No. 2018-46021);

THENCE South 0 degrees 06 minutes 06 seconds West, along the east line of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021), a distance of 176.74 feet to a common corner of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021) and said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE South 0 degrees 07 minutes 10 seconds West, along the east line of said Lot 2, Block 5, Northport Addition, a distance of 321.23 feet to a point for corner in the north right-of-way line of State Highway 114 (variable width right-of-way) also being the southeast corner of said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE along said north right-of-way line of State Highway 114 the following bearings and distances;

South 85 degrees 01 minutes 37 seconds East, a distance of 91.84 feet to a point for corner;

South 83 degrees 43 minutes 06 seconds East, a distance of 99.97 feet to a point for corner;

South 82 degrees 23 minutes 59 seconds East, a distance of 99.97 feet to a point for corner;

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South 81 degrees 02 minutes 59 seconds East, a distance of 100.03 feet to a point for corner;

South 80 degrees 01 minutes 26 seconds East, a distance of 99.95 feet to a point for corner;

South 78 degrees 52 minutes 33 seconds East, a distance of 55.45 feet to a point for corner;

South 78 degrees 37 minutes 52 seconds East, a distance of 57.85 feet to a point for corner at the southwest end of a right-of-way corner clip at the intersection of said north right-of-way line of State Highway 114 and the west right-of-way line of Ashmore Lane (60-foot right-of-way);

THENCE departing said north right-of-way line of said State Highway 114 and along said corner clip and the west right-of-way line of Ashmore Lane the following bearings and distances;

North 57 degrees 13 minutes 44 seconds East, a distance of 21.21 feet to a point for corner;

North 12 degrees, 13 minutes, 44 seconds East, a distance of 40.58 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 35 degrees, 53 minutes, 47 seconds, having a radius of 329.99 feet, a chord bearing of North 30 degrees, 10 minutes, 35 seconds East, a chord distance of 203.37 feet, an arc length of 206.74 feet to a point for corner at the beginning of a reverse curve to the left;

Along said curve to the left through a central angle of 48 degrees, 08 minutes, 44 seconds, having a radius of 270.00 feet, a chord bearing of North 24 degrees, 03 minutes, 03 seconds East, a chord distance of 220.26 feet, an arc length of 226.88 feet to a point for corner;

North 00 degrees 01 minutes 20 seconds West, a distance of 585.04 feet to a point for corner;

North 45 degrees 11 minutes 21 seconds West, a distance of 21.15 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 44 degrees 39 minutes 52 seconds East, a distance of 21.54 feet to a point for corner;

North 00 degrees, 19 minutes, 20 seconds West, a distance of 207.14 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 52 degrees, 31 minutes, 54 seconds, having a radius of 270.00 feet, a chord bearing of North 26 degrees, 35 minutes, 16 seconds West, a chord distance of 238.97 feet, an arc length of 247.55 feet to a point for corner;

North 52 degrees 51 minutes 11 seconds West, a distance of 417.54 feet to a point for corner at the east end of a right-of-way corner clip at the intersection of said west right-of-way line of Ashmore Lane and said southeast line of Interstate 35W;

South 82 degrees 08 minutes 49 seconds West, a distance of 21.21 feet to a point for corner at the west end of said corner clip;

THENCE North 37 degrees 08 minutes 49 seconds East, along said southeast right-of-way line of Interstate 35W, crossing the terminus of said Ashmore Lane, and along the northwest line of said Lot 1 & 3, Block 6,

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Northport Addition (CAB. X, PG. 997), a distance of 375.00 feet to a common corner of said Lot 1 & 3, Block 6, Northport Addition and said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 36 degrees 55 minutes 33 seconds East, continuing along said southeast right-of-way line of Interstate 35W, also being the northwest line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 127.54 feet to the northwest corner of said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 89 degrees 58 minutes 12 seconds East, departing said southeast right-of-way line of Interstate 35W and along the north line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 212.86 feet to a common corner of said Town of Northlake tract (Inst. No. 2007-81986) and said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612);

THENCE along the north and east lines of said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612) the following bearings and distances;

North 89 degrees 58 minutes 12 seconds East, a distance of 1,826.16 feet to a point for corner;

South 00 degrees 40 minutes 41 seconds East, a distance of 1,155.71 feet to a point for corner in the south right-of-way line of Sam Lee Lane (variable width right-of-way) and the north line of said Lot 11, Block 4, Northport Addition (Cab. Y, Pg. 515);

THENCE North 89 degrees 59 minutes 22 seconds East, along said south right-of-way line of Sam Lee Lane and said north line of Lot 11, Block 4, a distance of 488.34 feet to a point for corner at the northeast corner of said Lot 11, Block 4;

THENCE South 00 degrees 01 minutes 10 seconds East, departing the south right-of-way line of said Sam Lee Lane and along the east line of said Lot 11, Block 4 a distance of 1,405.76 feet to a point for corner in the north right-of-way line of Northport Drive (60-foot wide right-of-way) and at the southeast corner of said Lot 11, Block 4;

THENCE North 89 degrees 58 minutes 50 seconds East, along said north right-of-way line of Northport Drive, a distance of 155.02 feet to a point for corner;

THENCE South 0 degrees 01 minutes 10 seconds East, departing said north right-of-way line, over and across said Northport Drive, a distance of 60.00 feet to a point in the south right-of-way line of said Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

THENCE along said south right-of-way line of Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2) the following bearings and distances;

North 89 degrees, 58 minutes, 50 seconds East, a distance of 530.05 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 49 degrees, 11 minutes, 13 seconds, having a radius of 190.00 feet, a chord bearing of South 65 degrees, 25 minutes, 33 seconds East, a chord distance of 158.15 feet, an arc length of 163.11 feet to a point for corner;

South 40 degrees 49 minutes 55 seconds East, a distance of 84.34 feet to the north end of a corner clip at the intersection of said south right-of-way line of Northport Drive and the northwest right-of-way line of Cleveland Gibbs Road (80-foot wide right-of-way) and an east corner of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

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THENCE South 27 degrees 36 minutes 58 seconds East, departing said corner clip over and across said Cleveland Gibbs Road, a distance of 107.96 feet to a point for corner in Cleveland Gibbs Road;

THENCE over and across said Cleveland Gibbs Road and along the approximate southeast right-of-way line of said Cleveland Gibbs Road the following bearings and distances;

South 48 degrees, 56 minutes, 19 seconds West, a distance of 395.08 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 18 degrees, 14 minutes, 47 seconds, having a radius of 510.00 feet, a chord bearing of South 39 degrees, 48 minutes, 55 seconds West, a chord distance of 161.73 feet, an arc length of 162.41 feet to the intersection of said southeast right-of-way line of Cleveland Gibbs Road and the said north right-of-way line of Highway 114;

THENCE over and across said State Highway 114 the following bearings and distances;

South 30 degrees 41 minutes 31 seconds West, a distance of 526.57 feet to a point for corner;

South 68 degrees 55 minutes 11 seconds East, a distance of 77.24 feet to the intersection of the south right-of-way line of said State Highway 114 and the northeast corner of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288);

THENCE along the southeast line of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288) the following bearings and distances;

South 26 degrees, 38 minutes, 44 seconds West, departing said north right-of-way line of State Highway 114, a distance of 288.51 feet to a 5/8-inch found iron rod with cap stamped "JACOBS" at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 05 degrees, 25 minutes, 08 seconds, having a radius of 4080.00 feet, a chord bearing of South 29 degrees, 21 minutes, 18 seconds West, a chord distance of 385.72 feet, an arc length of 385.87 feet to a common point of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288), said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2001-59642) and said Byron Nelson Special Trust tract (Inst. No. 2002-92287);

THENCE along the east line of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) the following bearings and distances;

South 0 degrees 14 minutes 04 seconds East, a distance of 870.06 feet to a point for corner;

South 87 degrees 57 minutes 03 seconds West, a distance of 284.25 feet to a common south corner of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) and said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255);

THENCE South 88 degrees 06 minutes 10 seconds West, along the south line of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255), a distance of 487.13 feet to a 1/2-inch found iron rod with cap stamped "MILLER 5665" at the east corner of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255) and being in the southeast right-of-way line of Cleveland Gibbs Road (variable width right-of-way);

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THENCE South 88 degrees 07 minutes 16 seconds West, over and across said Cleveland Gibbs Road, a distance of 171.07 feet to a point in the northwest right-of-way line of said Cleveland Gibbs Road and southwest line of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240);

THENCE along said northwest right-of-way line of Cleveland Gibbs Road and said southeast line Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) the following bearings and distances;

South 43 degrees, 44 minutes, 08 seconds West, a distance of 16.91 feet to a point for corner the beginning of a non-tangent curve to the left;

Along said curve to the left through a central angle of 02 degrees, 33 minutes, 13 seconds, having a radius of 1966.42 feet, a chord bearing of South 41 degrees, 35 minutes, 27 seconds West, a chord distance of 87.64 feet, an arc length of 87.64 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and northeast right-of-way line of Chadwick Parkway (60-foot wide right-of-way);

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, over and across said Chadwick Parkway and along said curve to the left through a central angle of 02 degrees, 24 minutes, 41 seconds, having a radius of 1966.42 feet, a chord bearing of South 39 degrees, 06 minutes, 30 seconds West, a chord distance of 82.75 feet, an arc length of 82.76 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and southwest right-of-way line of Chadwick Parkway;

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, along the boundary line of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) the following bearings and distances;

Along said curve to the left through a central angle of 19 degrees, 11 minutes, 05 seconds, having a radius of 1966.42 feet, a chord bearing of South 28 degrees, 18 minutes, 37 seconds West, a chord distance of 655.36 feet, an arc length of 658.44 feet to a point for corner;

North 74 degrees 09 minutes 27 seconds West, a distance of 272.69 feet to a point for corner;

North 53 degrees 46 minutes 13 seconds West, a distance of 144.99 feet to a point for corner;

North 26 degrees 43 minutes 21 seconds West, a distance of 113.17 feet to a point for corner;

North 36 degrees 18 minutes 19 seconds West, a distance of 406.87 feet to a point for corner;

North 36 degrees 01 minutes 20 seconds West, a distance of 417.06 feet to a point for corner;

North 50 degrees 21 minutes 39 seconds West, a distance of 131.90 feet to the northwest corner of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE along said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) the following bearings and distance;

South 88 degrees 05 minutes 06 seconds West, a distance of 375.46 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 67 degrees 06 minutes 45 seconds West, a distance of 45.47 feet to a point for corner in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 32 minutes 51 seconds West, departing said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), over and across said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 103.84 feet to a point for corner in said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 31 minutes 39 seconds West, along the west line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 944.69 feet the northwest corner of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) in the south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517);

THENCE along said south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) the following bearings and distances;

South 82 degrees, 48 minutes, 15 seconds West, a distance of 155.78 feet to a point for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 78 degrees, 30 minutes, 13 seconds, having a radius of 448.07 feet, a chord bearing of North 57 degrees, 57 minutes, 30 seconds West, a chord distance of 567.01 feet, an arc length of 613.92 feet to a point for the western most corner of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) being in the south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE South 89 degrees 45 minutes 40 seconds West, along said south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), a distance of 302.29 feet to the northeast corner of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296);

THENCE South 1 degrees 17 minutes 02 seconds East, departing said south line of Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), along the east line of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296), 1,566.54 feet to the south point of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296) in the northwest line of Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135);

THENCE along the boundary line of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) the following bearings and distances;

South 44 degrees 40 minutes 47 seconds East, a distance of 1.59 feet to a point for corner;

South 0 degrees 41 minutes 04 seconds East, a distance of 88.86 feet to a point for corner;

North 55 degrees 07 minutes 32 seconds West, a distance of 355.36 feet to a point for corner;

South 88 degrees 14 minutes 02 seconds West, a distance of 322.50 feet to a point for corner;

South 84 degrees 05 minutes 51 seconds West, a distance of 440.26 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

South 63 degrees 53 minutes 53 seconds West, a distance of 807.79 feet to the southwest corner of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) to a point for corner in Private Road 6202 (variable width right-of-way);

North 4 degrees 18 minutes 06 seconds East, over and across said Private Road 6202, a distance of 90.97 feet to a point for corner;

North 3 degrees 04 minutes 44 seconds East, over and across said Private Road 6202, a distance of 288.82 feet to a point for corner;

North 1 degrees 27 minutes 47 seconds West, over and across said Private Road 6202, a distance of 467.98 feet to point for corner in said west line of Lot 2R1, Block 1, Creekside At Northlake II tract (Inst. No. 2014-135) and being in said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, over and across said Private Road 6206, a distance of 31.64 feet to the southeast corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in the west line of said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, along the south line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925), a distance of 292.51 feet to the southwest corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in said southeast right-of-way line of Interstate 35W and the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the beginning of a non-tangent curve to the right;

THENCE continuing along said southeast right-of-way line of Interstate 35W and along the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the following bearings and distances;

Along said curve to the right through a central angle of 02 degrees, 45 minutes, 11 seconds, having a radius of 6047.06 feet, a chord bearing of North 31 degrees, 25 minutes, 40 seconds East, a chord distance of 290.53 feet, an arc length of 290.55 feet to a point for corner;

North 41 degrees 51 minutes 14 seconds East, a distance of 196.41 feet to the north corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925);

THENCE continuing along said southeast right-of-way line of Interstate 35W, over and across said Private Road 6202 the following bearings and distances;

North 41 degrees 51 minutes 14 seconds East, a distance of 29.13 feet to a point for corner;

North 85 degrees 58 minutes 59 seconds East, a distance of 40.64 feet to a point for corner in the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105);

THENCE continuing along said southeast right-of-way line of Interstate 35W and the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) the following bearings and distances;

North 85 degrees 55 minutes 03 seconds East, a distance of 16.74 feet to a point for corner;

North 5 degrees 29 minutes 11 seconds East, a distance of 91.17 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 09 minutes 15 seconds East, a distance of 450.44 feet to a northwest common corner of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) and said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE continuing along said southeast right-of-way line of Interstate 35W the following bearing and distances;

North 37 degrees 09 minutes 29 seconds East, along said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125) a distance of 1,420.59 feet to a found TxDOT concrete monument at the western most northwest corner of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

North 37 degrees 45 minutes 04 seconds East, over and across said State Highway 114, a distance of 906.45 feet to the west corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205);

North 35 degrees 36 minutes 41 seconds East, along the northwest line of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205), a distance of 260.96 feet to a common corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205) and said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236);

North 35 degrees 39 minutes 40 seconds East, along the northwest line of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236), a distance of 319.92 feet to a common corner of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

North 35 degrees 39 minutes 36 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 137.69 feet to a point for corner;

North 36 degrees 55 minutes 45 seconds East, continuing along said northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) a distance of 90.15 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

North 36 degrees 55 minutes 02 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 8.69 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927);

North 37 degrees 06 minutes 59 seconds East, along the northwest line of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927), a distance of 169.26 feet to a common corner of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 08 minutes 49 seconds East, along the northeast line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 94.01 feet to the **POINT OF BEGINNING** and containing approximately 478 acres of land, more or less, save and except all public right-of-ways;

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

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

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.

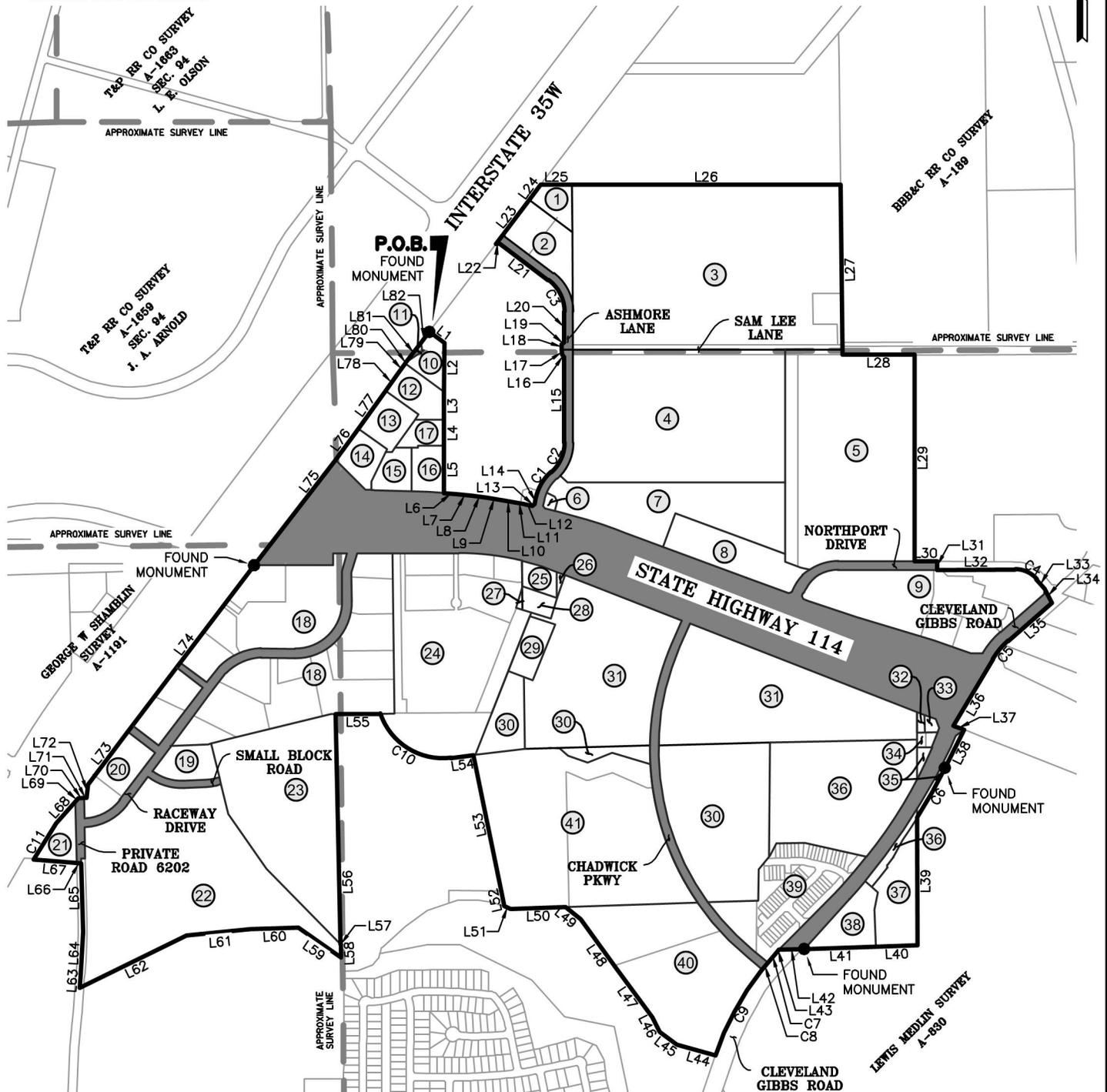
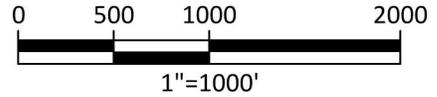
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

GENERAL NOTES:

- 1) BEARING BASIS FOR THIS DRAWING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NAD83 (2011). COORDINATES AND DISTANCES SHOWN ARE GRID.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

EXHIBIT "A"

GRAPHIC SCALE



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 DOCUMENT IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



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TBPELS SURVEYING FIRM #10029605

**TAX INCREMENT
REINVESTMENT ZONE, NO. 3**
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS
BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31647-MA02
DATE ISSUED: 2/27/2024

PAGE: 11 OF 12

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February 27, 2024, 3:32:51 PM, ah3495

EXHIBIT "A"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 52°51'08" E	127.41'
L2	S 00°06'38" W	331.14'
L3	S 00°06'33" W	191.22'
L4	S 00°06'06" W	176.74'
L5	S 00°07'10" W	321.23'
L6	S 85°01'37" E	91.84'
L7	S 83°43'06" E	99.97'
L8	S 82°23'59" E	99.97'
L9	S 81°02'59" E	100.03'
L10	S 80°01'26" E	99.95'
L11	S 78°52'33" E	55.45'
L12	S 78°37'52" E	57.85'
L13	N 57°13'44" E	21.21'
L14	N 12°13'44" E	40.58'
L15	N 00°01'20" W	585.04'
L16	N 45°11'21" W	21.15'
L17	N 00°21'22" W	35.00'
L18	N 00°21'22" W	35.00'
L19	N 44°39'52" E	21.54'
L20	N 00°19'20" W	207.14'
L21	N 52°51'11" W	417.54'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S 82°08'49" W	21.21'
L23	N 37°08'49" E	375.00'
L24	N 36°55'33" E	127.54'
L25	N 89°58'12" E	212.86'
L26	N 89°58'12" E	1,826.16'
L27	S 00°40'41" E	1,155.71'
L28	S 89°59'22" E	488.34'
L29	S 00°01'10" E	1,405.76'
L30	N 89°58'50" E	155.02'
L31	S 00°01'10" E	60.00'
L32	N 89°58'50" E	530.05'
L33	S 40°49'55" E	84.34'
L34	S 27°36'58" E	107.96'
L35	S 48°56'19" W	395.08'
L36	S 30°41'31" W	526.57'
L37	S 68°55'11" E	77.24'
L38	S 26°38'44" W	288.51'
L39	S 00°14'04" E	870.06'
L40	S 87°57'03" W	284.25'
L41	S 88°06'10" W	487.13'
L42	S 88°07'16" W	171.07'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	035°53'47"	329.99'	N30°10'35"E	203.37'	206.74'
C2	048°08'44"	270.00'	N24°03'03"E	220.26'	226.88'
C3	052°31'54"	270.00'	N26°35'16"W	238.97'	247.55'
C4	049°11'13"	190.00'	S65°25'33"E	158.15'	163.11'
C5	018°14'47"	510.00'	S39°48'55"W	161.73'	162.41'
C6	005°25'08"	4080.00'	S29°21'18"W	385.72'	385.87'
C7	002°33'13"	1966.42'	S41°35'27"W	87.64'	87.64'
C8	002°24'41"	1966.42'	S39°06'30"W	82.75'	82.76'
C9	019°11'05"	1966.42'	S28°18'37"W	655.36'	658.44'
C10	078°30'13"	448.07'	N57°57'30"W	567.01'	613.92'
C11	002°45'11"	6047.06'	N31°25'40"E	290.53'	290.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	S 43°44'08" W	16.91'
L44	N 74°09'27" W	272.69'
L45	N 53°46'13" W	144.99'
L46	N 26°43'21" W	113.17'
L47	N 36°18'19" W	406.87'
L48	N 36°01'20" W	417.06'
L49	N 50°21'39" W	131.90'
L50	S 88°05'06" W	375.46'
L51	N 67°06'45" W	45.47'
L52	N 11°32'51" W	103.84'
L53	N 11°31'39" W	944.69'
L54	S 82°48'15" W	155.78'
L55	S 89°45'40" W	302.29'
L56	S 01°17'02" E	1,566.54'
L57	S 44°40'47" E	1.59'
L58	S 00°41'04" E	88.86'
L59	N 55°07'32" W	355.36'
L60	S 88°14'02" W	322.50'
L61	S 84°05'51" W	440.26'
L62	S 63°53'53" W	807.79'
L63	N 04°18'06" E	90.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L64	N 03°04'44" E	288.82'
L65	N 01°27'47" W	487.98'
L66	N 85°15'09" W	31.64'
L67	N 85°15'09" W	292.51'
L68	N 41°51'14" E	196.41'
L69	N 41°51'14" E	29.13'
L70	N 85°58'59" E	40.64'
L71	N 85°55'03" E	16.74'
L72	N 05°29'11" E	91.17'
L73	N 37°09'15" E	450.44'
L74	N 37°09'29" E	1,420.59'
L75	N 37°45'04" E	906.45'
L76	N 35°36'41" E	260.96'
L77	N 35°39'40" E	319.92'
L78	N 35°39'36" E	137.69'
L79	N 36°55'45" E	90.15'
L80	N 36°55'02" E	8.69'
L81	N 37°06'59" E	169.26'
L82	N 37°08'49" E	94.01'

PARCEL TABLE		
LINE #	DESCRIPTION	INST. NO.
1	TOWN OF NORTHLAKE	INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION	CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC.	INST. NO. 2022-57612
4	LOT 8, BLOCK 4, NORTHPORT ADDITION	CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION	CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC.	INST. NO. 2005-102672
7	JEFFERSON NORTHLAKE, LLC	INST. NO. 2021-214800
8	NORTHPORT PARTNERS, LLC	INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION	INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1	INST. NO. 2018-40121
11	SCSD-FINNELL, LTD	INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2	INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2009-205
15	LOT 3, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2018-164
16	LOT 2, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC.	INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE	CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN	CAB. U, PG. 50
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I	INST. NO. 2022-105
21	NORTHLAKE LODGING DEVELOPMENT, INC.	INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II	INST. NO. 2014-135
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE	CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS	INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.	VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE	INST. NO. 2019-153256
30	CHADWICK FARMS, LTD.	VOL. 4984, PG. 1387
31	CHADWICK FARMS, LTD.	INST. NO. 2001-53124
32	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2001-59642
33	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2002-92288
34	CHADWICK FARMS, LTD.	INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST	INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE	INST. NO. 2015-255
39	LOT 1X-R & LOT 2, BLOCK 26, CHADWICK FARMS ADDITION	INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION	INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION	INST. NO. 2010-41

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TAX INCREMENT REINVESTMENT ZONE, NO. 3

TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS
BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31647-MA02

DATE ISSUED: 2/27/2024