

**METES AND BOUNDS DESCRIPTION
SHIRE MEADOW DRIVE
RIGHT-OF-WAY VACATION PARCEL - 1.2572 ACRES
HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE HENRY ROBERTSON SURVEY, ABSTRACT NO. 1259, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A 75.732 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FORT WORTH, TEXAS, BY DEED AS RECORDED IN COUNTY CLERK'S FILE NO. D212309210 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 4.206 ACRE RIGHT-OF-WAY EASEMENT CONVEYED TO THE CITY OF FORT WORTH, TEXAS, BY DEED AND RECORDED IN COUNTY CLERK'S FILE NO. D208058362 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" SET IN CONCRETE FOR CORNER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HILLSHIRE DRIVE (60' RIGHT-OF-WAY), WITH THE EAST LINE OF SHIRE MEADOW DRIVE, (60' RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF 45.623 ACRE TRACT OF LAND CALLED TRACT 1 AS DESCRIBED IN DEED TO LRM-PTM PARTNERS, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. D213065552 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND A SOUTHEASTERLY CORNER OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT AND 4.206 CITY OF FORT WORTH RIGHT OF WAY EASEMENT TRACT;

THENCE SOUTH 00° 20' 18" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID HILLSHIRE DRIVE AND FOLLOWING ALONG THE COMMON LINE OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT AND THE WEST LINE OF AFORESAID 45.623 ACRE LRM-PTM PARTNERS, L.P. TRACT, AND THE COMMON EAST LINE OF SAID SHIRE MEADOW DRIVE AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT FOR A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION;

THENCE SOUTH 00° 20' 18" WEST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 65.23 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET WITH A CENTRAL ANGLE OF 28° 40' 08" AND A CHORD BEARING SOUTH 13° 59' 46" EAST AT A DISTANCE OF 133.69 FEET;

SOUTHEASTERLY CONTINUING ALONG SAID COMMON LINE, AND SAID TANGENT CURVE TO THE LEFT FOR AN ARC DISTANCE OF 135.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 28° 19' 50" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 124.66 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET WITH A CENTRAL ANGLE OF 28° 19' 50" AND A CHORD BEARING SOUTH 14° 09' 55" EAST AT A DISTANCE OF 161.52 FEET;

SOUTHEASTERLY CONTINUING ALONG SAID COMMON LINE, AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 163.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 424.56 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE INTERSECTION OF THE EAST LINE OF SAID SHIRE MEADOWS DRIVE AND THE NORTH LINE OF E. BONDS RANCH ROAD, (CALLED 86' RIGHT-OF-WAY), (HICKS ROAD), (COUNTY ROAD 4005), AND THE COMMON SOUTHEAST CORNER OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT, AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFORESAID 45.623 ACRE LRM-PTM PARTNERS, L.P. TRACT;

THENCE NORTH 89° 43' 54" WEST AND FOLLOWING ALONG THE COMMON SOUTH LINE OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT, THE SOUTH LINE OF SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT, AND SAID SHIRE MEADOWS DRIVE, AND THE NORTH LINE OF SAID E. BONDS RANCH ROAD, (HICKS ROAD), (COUNTY ROAD 4005), FOR A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF 17.586 ACRE TRACT OF LAND CALLED TRACT 2 AS DESCRIBED IN DEED TO LRM-PTM PARTNERS, L.P. AND RECORDED IN COUNTY CLERK'S FILE NO. D213065552 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

DESCRIPTION CONTINUED

THENCE NORTH DEPARTING THE NORTH LINE OF SAID E. BONDS RANCH ROAD, (HICKS ROAD), (COUNTY ROAD 4005), ALONG THE EAST LINE OF SAID 17.586 ACRE TRACT, AND THE COMMON WEST LINE OF SAID 75.732 ACRE CITY OF FORT WORTH TRACT, SAID SHIRE MEADOW DRIVE AND SAID 4.206 ACRE CITY OF FORT WORTH RIGHT-OF-WAY EASEMENT FOR A DISTANCE OF 424.28 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET WITH A CENTRAL ANGLE OF 28° 19' 50" AND A CHORD BEARING NORTH 14° 09' 55" WEST AT A DISTANCE OF 132.15 FEET;

NORTHWESTERLY CONTINUING ALONG SAID COMMON LINE, AND SAID TANGENT CURVE TO THE LEFT FOR AN ARC DISTANCE OF 133.50 FEET TO A 5/8" IRON ROD SET FOR CORNER,

THENCE NORTH 28° 19' 50" WEST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 124.66 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET WITH A CENTRAL ANGLE OF 28° 40' 08" AND A CHORD BEARING NORTH 13° 59' 46" WEST AT A DISTANCE OF 163.40 FEET;

NORTHWESTERLY CONTINUING ALONG SAID COMMON LINE, AND SAID TANGENT CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 165.12 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 00° 20' 18" EAST CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 65.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 39' 42" EAST DEPARTING SAID COMMON LINE FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2571 ACRES OR 54,765 SQUARE FEET OF LAND, MORE OR LESS.

David Petree

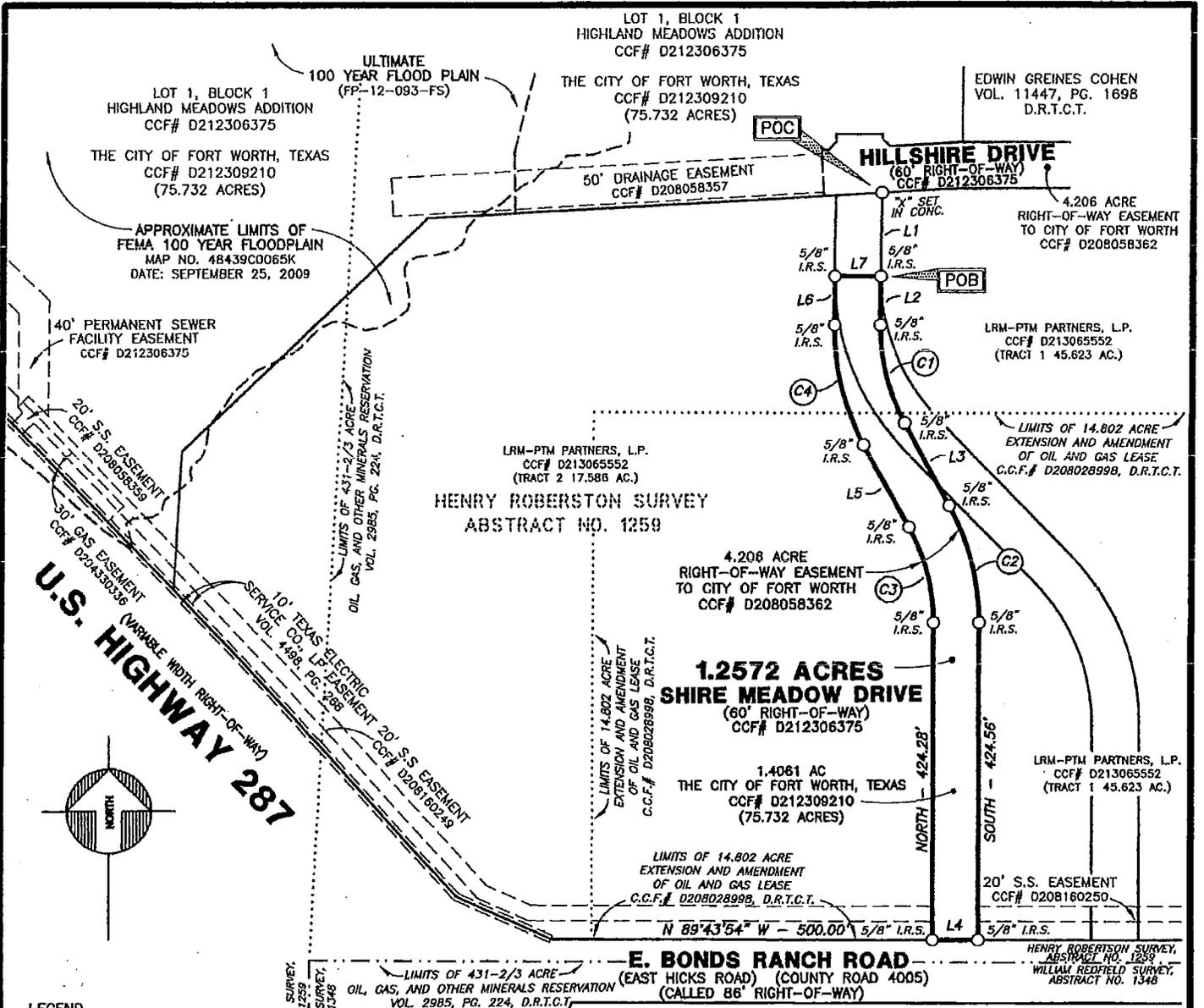
DAVID PETREE
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APRIL 24, 2015

SHEET 2 OF 4



LEGEND
 POC - POINT OF COMMENCING
 POB - POINT OF BEGINNING
 S.S. - SANITARY SEWER
 I.R.S. - IRON ROD SET
 C.C.F. - COUNTY CLERK'S FILE

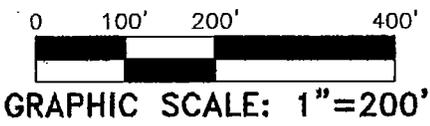
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LBS PARTNERS, L.P.
 CCF# D203110035
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 CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

DATE: APRIL 24, 2015
 SCALE: 1"=200'

SHEET 3 OF 4