

2017 MUD 2 to MUD 1

Being a tract of land out of the M. S. Teter Survey, Abstract No. 2070 and the P. J. McClary Survey, Abstract No. 907, Parker County, Texas, said tract being the same tract of land described as "MorningStar Farms Municipal Utility District No. 2 South" per City of Fort Worth Resolution 3561-12-2007 (hereinafter referred to as "MUD 2 South"), and surveyed by Miller Surveying, Inc. of Hurst, Texas in March of 2017, and being more particularly described by metes and bounds as follows:

Beginning in the easterly right-of-way line of Farmer Road at the northwest corner of said MUD 2 South tract from which a TxDOT Monument found for the northwest corner of MorningStar Farms Municipal Utility District No. 2 North described in said ordinance bears North 09 degrees 42 minutes 51 seconds West at 3119.47;

Thence North 89 degrees 31 minutes 23 seconds East a distance of 149.36 feet;

Thence North 89 degrees 31 minutes 23 seconds East a distance of 198.26 feet;

Thence North 86 degrees 32 minutes 58 seconds East a distance of 50.05 feet;

Thence North 71 degrees 03 minutes 11 seconds East a distance of 96.53 feet;

Thence North 70 degrees 17 minutes 47 seconds East a distance of 45.68 feet;

Thence North 57 degrees 13 minutes 43 seconds East a distance of 461.86 feet;

Thence North 69 degrees 08 minutes 18 seconds East a distance of 180.01 feet;

Thence South 23 degrees 33 minutes 32 seconds East a distance of 84.57 feet;

Thence North 85 degrees 46 minutes 06 seconds East a distance of 96.81 feet;

Thence South 08 degrees 24 minutes 44 seconds East a distance of 230.10 feet;

Thence South 16 degrees 41 minutes 47 seconds East a distance of 171.96 feet;

Thence South 25 degrees 21 minutes 34 seconds East a distance of 405.32 feet;

Thence North 64 degrees 38 minutes 26 seconds East a distance of 310.00 feet;

Thence South 25 degrees 21 minutes 34 seconds East a distance of 1167.78 feet;

Thence North 68 degrees 44 minutes 54 seconds East a distance of 168.18 feet;

Thence North 64 degrees 29 minutes 15 seconds East a distance of 131.35 feet;

Thence South 65 degrees 39 minutes 25 seconds East a distance of 239.34 feet;

Thence South 65 degrees 39 minutes 25 seconds East a distance of 31.87 feet;

Thence South 06 degrees 12 minutes 10 seconds East a distance of 127.64 feet;

Thence North 82 degrees 53 minutes 36 seconds East a distance of 55.99 feet;

Thence South 07 degrees 06 minutes 59 seconds East a distance of 1400.02 feet;

Thence South 82 degrees 53 minutes 01 seconds West a distance of 15.00 feet;

Thence South 07 degrees 06 minutes 59 seconds East a distance of 110.00 feet;

Thence South 82 degrees 53 minutes 01 seconds West a distance of 350.00 feet;

Thence South 74 degrees 52 minutes 43 seconds West a distance of 157.00 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears South 56 degrees 48 minutes 16 seconds East at 14.05 feet;

Thence with said curve along an arc length of 14.10 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears South 00 degrees 04 minutes 26 seconds East at 90.49 feet;

Thence with said curve along an arc length of 113.11 feet to the end of said curve;

Thence South 05 degrees 08 minutes 25 seconds West a distance of 22.14 feet;

Thence South 29 degrees 31 minutes 53 seconds West a distance of 137.47 feet;

Thence South 47 degrees 07 minutes 19 seconds West a distance of 190.28 feet;

Thence North 82 degrees 30 minutes 19 seconds West a distance of 494.11 feet;

Thence North 08 degrees 11 minutes 10 seconds East a distance of 137.06 feet to the beginning of a curve to the right with a radius of 530.00 feet and whose chord bears North 13 degrees 49 minutes 57 seconds East at 104.29 feet;

Thence with said curve along an arc length of 104.46 feet to the end of said curve;

Thence North 19 degrees 28 minutes 43 seconds East a distance of 119.12 feet;

Thence North 71 degrees 20 minutes 20 seconds West a distance of 106.81 feet;

Thence North 78 degrees 36 minutes 40 seconds West a distance of 94.26 feet;

Thence North 86 degrees 58 minutes 31 seconds West a distance of 95.53 feet;

Thence South 86 degrees 38 minutes 38 seconds West a distance of 46.34 feet;

Thence South 85 degrees 17 minutes 00 seconds West a distance of 1514.69 feet;

Thence South 85 degrees 17 minutes 00 seconds West a distance of 0.10 feet;

Thence North 01 degrees 04 minutes 02 seconds West a distance of 288.48 feet;

Thence North 01 degrees 04 minutes 21 seconds West a distance of 292.61 feet;

Thence North 01 degrees 03 minutes 06 seconds West a distance of 333.46 feet;

Thence North 01 degrees 03 minutes 10 seconds West a distance of 1466.70 feet;

Thence North 04 degrees 25 minutes 07 seconds East a distance of 50.19 feet;

Thence North 00 degrees 59 minutes 59 seconds West a distance of 100.04 feet;

Thence North 06 degrees 43 minutes 22 seconds West a distance of 50.14 feet;

Thence North 00 degrees 33 minutes 35 seconds West a distance of 47.37 feet;

Thence North 02 degrees 35 minutes 58 seconds West a distance of 155.80 feet;

Thence North 05 degrees 47 minutes 11 seconds East a distance of 104.38 feet;

Thence North 07 degrees 15 minutes 41 seconds West a distance of 222.81 feet to the point of beginning and containing 176.613 acres of land, more or less;