

## **2017 MUD 1 - 557.207 ACRES**

Being a tract of land out of the M. S. Teter Survey, Abstract No. 2070, the J. D. Morris Survey, Abstract No. 927; the P. J. McClary Survey, Abstract No. 907, and the William Cagle Survey, Abstract No. 2373, Parker County, Texas, said tract being the same tract of land described as "MorningStar Farms Municipal Utility District No. 1" per City of Fort Worth Resolution 3560-12-2007 (hereinafter referred to as "MUD 1"), and also including 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 at a the northwest corner of said MUD 1 tract, same being in the easterly right-of-way line of Farmer Road from which a TxDOT Monument found for the northwest corner of MorningStar Farms Municipal Utility District No. 2 North described in said ordinance 3561-12-2007 bears North 02 degrees 33 minutes 43 seconds West at 1736.95;

Thence North 89 degrees 18 minutes 45 seconds East a distance of 700.82 feet;

Thence North 89 degrees 18 minutes 45 seconds East a distance of 154.99 feet;

Thence North 88 degrees 57 minutes 54 seconds East a distance of 135.00 feet;

Thence North 76 degrees 11 minutes 14 seconds East a distance of 46.11 feet;

Thence North 89 degrees 07 minutes 20 seconds East a distance of 133.71 feet;

Thence South 84 degrees 12 minutes 06 seconds East a distance of 42.67 feet;

Thence South 77 degrees 35 minutes 25 seconds East a distance of 42.67 feet;

Thence South 70 degrees 57 minutes 26 seconds East a distance of 42.95 feet;

Thence North 21 degrees 43 minutes 34 seconds East a distance of 105.02 feet;

Thence South 68 degrees 16 minutes 26 seconds East a distance of 301.10 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears North 76 degrees 38 minutes 28 seconds East at 90.83 feet;

Thence with said curve along an arc length of 113.92 feet to the end of said curve;

Thence North 21 degrees 43 minutes 34 seconds East a distance of 97.79 feet;

Thence South 68 degrees 16 minutes 26 seconds East a distance of 330.00 feet;

Thence South 59 degrees 55 minutes 03 seconds East a distance of 173.98 feet;

Thence South 33 degrees 21 minutes 43 seconds East a distance of 139.36 feet;

Thence South 43 degrees 56 minutes 12 seconds East a distance of 90.41 feet;

Thence North 40 degrees 35 minutes 41 seconds East a distance of 112.29 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears North 52 degrees 58 minutes 16 seconds East at 80.76 feet;

Thence with said curve along an arc length of 94.01 feet to the end of said curve;

Thence North 40 degrees 35 minutes 41 seconds East a distance of 136.88 feet;

Thence North 49 degrees 24 minutes 19 seconds West a distance of 181.67 feet;

Thence North 40 degrees 10 minutes 57 seconds East a distance of 204.56 feet;

Thence North 14 degrees 05 minutes 48 seconds East a distance of 225.51 feet;

Thence North 06 degrees 46 minutes 35 seconds East a distance of 60.49 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 545.00 feet;

Thence North 89 degrees 28 minutes 45 seconds East a distance of 750.00 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 170.00 feet;

Thence North 89 degrees 28 minutes 45 seconds East a distance of 820.00 feet;

Thence South 63 degrees 57 minutes 30 seconds East a distance of 55.90 feet;

Thence South 79 degrees 12 minutes 39 seconds East a distance of 152.97 feet;

Thence North 89 degrees 28 minutes 45 seconds East a distance of 180.71 feet;

Thence South 38 degrees 05 minutes 08 seconds East a distance of 129.89 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears South 17 degrees 22 minutes 51 seconds East at 35.35 feet;

Thence with said curve along an arc length of 36.14 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears South 10 degrees 02 minutes 35 seconds East at 23.12 feet;

Thence with said curve along an arc length of 23.33 feet to the end of said curve;

Thence South 13 degrees 10 minutes 21 seconds West a distance of 146.01 feet;

Thence South 25 degrees 53 minutes 59 seconds East a distance of 111.32 feet;

Thence South 20 degrees 19 minutes 04 seconds West a distance of 25.00 feet;

Thence South 65 degrees 05 minutes 07 seconds East a distance of 139.53 feet;

Thence South 50 degrees 59 minutes 11 seconds East a distance of 51.97 feet;

Thence South 68 degrees 42 minutes 50 seconds East a distance of 123.38 feet;

Thence North 39 degrees 43 minutes 20 seconds East a distance of 80.41 feet;

Thence North 47 degrees 58 minutes 48 seconds East a distance of 90.00 feet;

Thence South 71 degrees 47 minutes 09 seconds East a distance of 117.86 feet;

Thence South 63 degrees 36 minutes 20 seconds East a distance of 143.02 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 264.84 feet;

Thence North 89 degrees 04 minutes 45 seconds East a distance of 119.30 feet;

Thence South 81 degrees 34 minutes 52 seconds East a distance of 51.32 feet;

Thence North 89 degrees 28 minutes 45 seconds East a distance of 120.00 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 340.00 feet;

Thence North 89 degrees 28 minutes 45 seconds East a distance of 170.00 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 19.64 feet;

Thence North 89 degrees 04 minutes 45 seconds East a distance of 541.14 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 750.02 feet;

Thence North 89 degrees 04 minutes 45 seconds East a distance of 73.55 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears North 80 degrees 39 minutes 21 seconds East at 41.92 feet;

Thence with said curve along an arc length of 43.26 feet to the end of said curve;

Thence North 38 degrees 21 minutes 24 seconds East a distance of 65.14 feet;

Thence North 89 degrees 28 minutes 46 seconds East a distance of 121.29 feet;

Thence South 00 degrees 09 minutes 21 seconds East a distance of 1459.12 feet;

Thence South 89 degrees 05 minutes 25 seconds West a distance of 2077.14 feet;

Thence South 01 degrees 13 minutes 18 seconds East a distance of 4817.83 feet to the northerly right-of-way line of Old Weatherford Road;

Thence North 69 degrees 37 minutes 17 seconds West with said northerly right-of-way line a distance of 342.48 feet;

Thence North 78 degrees 56 minutes 11 seconds West continuing with said northerly right-of-way line a distance of 382.16 feet;

Thence South 78 degrees 25 minutes 49 seconds West continuing with said northerly right-of-way line a distance of 296.23 feet;

Thence South 71 degrees 49 minutes 06 seconds West continuing with said northerly right-of-way line a distance of 625.79 feet;

Thence South 83 degrees 02 minutes 14 seconds West continuing with said northerly right-of-way line a distance of 195.24 feet;

Thence North 84 degrees 16 minutes 49 seconds West continuing with said northerly right-of-way line a distance of 132.86 feet;

Thence North 64 degrees 52 minutes 53 seconds West continuing with said northerly right-of-way line a distance of 160.44 feet;

Thence North 81 degrees 04 minutes 46 seconds West continuing with said northerly right-of-way line a distance of 540.40 feet;

Thence North 89 degrees 57 minutes 16 seconds West continuing with said northerly right-of-way line a distance of 1436.84 feet to the southeasterly end of a corner clip of said easterly right-of-way line and said northerly right-of-way line;

Thence North 45 degrees 21 minutes 18 seconds West with said corner clip a distance of 71.52 feet;

Thence North 01 degrees 04 minutes 02 seconds West with said easterly right-of-way line a distance of 563.54 feet;

Thence North 01 degrees 04 minutes 02 seconds West continuing with said easterly right-of-way line a distance of 288.48 feet;

Thence North 01 degrees 02 minutes 50 seconds West continuing with said easterly right-of-way line a distance of 305.68 feet;

Thence North 01 degrees 04 minutes 30 seconds West continuing with said easterly right-of-way line a distance of 320.39 feet;

Thence North 01 degrees 03 minutes 10 seconds West continuing with said easterly right-of-way line a distance of 74.97 feet;

Thence North 01 degrees 03 minutes 10 seconds West continuing with said easterly right-of-way line a distance of 481.50 feet;

Thence North 01 degrees 03 minutes 10 seconds West continuing with said easterly right-of-way line a distance of 910.23 feet;

Thence North 04 degrees 25 minutes 07 seconds East continuing with said easterly right-of-way line a distance of 50.19 feet;

Thence North 00 degrees 59 minutes 59 seconds West continuing with said easterly right-of-way line a distance of 100.04 feet;

Thence North 06 degrees 43 minutes 22 seconds West continuing with said easterly right-of-way line a distance of 50.14 feet;

Thence North 00 degrees 33 minutes 35 seconds West continuing with said easterly right-of-way line a distance of 47.37 feet;

Thence North 02 degrees 35 minutes 58 seconds West continuing with said easterly right-of-way line a distance of 155.80 feet;

Thence North 05 degrees 47 minutes 11 seconds East continuing with said easterly right-of-way line a distance of 104.38 feet;

Thence North 07 degrees 15 minutes 41 seconds West continuing with said easterly right-of-way line a distance of 222.81 feet;

Thence North 07 degrees 15 minutes 41 seconds West continuing with said easterly right-of-way line a distance of 86.18 feet;

Thence North 29 degrees 21 minutes 05 seconds West continuing with said easterly right-of-way line a distance of 106.78 feet to the beginning of a curve to the left with a radius of 2924.79 feet and whose chord bears North 16 degrees 33 minutes 43 seconds West at 248.53 feet;

Thence continuing with said easterly right-of-way line and with said curve along an arc length of 248.61 feet to the end of said curve;

Thence North 18 degrees 58 minutes 58 seconds West continuing with said easterly right-of-way line a distance of 877.17 feet to the beginning of a curve to the right with a radius of 1849.86 feet and whose chord bears North 17 degrees 26 minutes 48 seconds West at 97.77 feet;

Thence continuing with said easterly right-of-way line and with said curve along an arc length of 97.78 feet to the point of beginning and containing 557.207 acres of land, more or less;