

2017 MUD 2 - 180.020 ACRES

Being a tract of land out of the M. S. Teter Survey, Abstract No. 2070 and the J. D. Morris, Survey, Abstract No. 927, Parker County, Texas, said tract being the same tract of land described as "MorningStar Farms Municipal Utility District No. 2 North" per City of Fort Worth Resolution 3561-12-2007 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 TxDOT Monument found for the northwest corner of said MorningStar Farms Municipal Utility District No. 2 North tract, said monument being in the easterly right-of-way line of Farmer Road;

Thence South 89 degrees 46 minutes 48 seconds East a distance of 2434.10 feet;

Thence South 01 degrees 11 minutes 55 seconds East a distance of 247.34 feet;

Thence North 89 degrees 26 minutes 50 seconds East a distance of 4213.59 feet;

Thence South 00 degrees 09 minutes 21 seconds East a distance of 352.75 feet;

Thence South 89 degrees 28 minutes 46 seconds West a distance of 121.29 feet;

Thence South 38 degrees 21 minutes 24 seconds West a distance of 65.14 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears South 80 degrees 39 minutes 21 seconds West at 41.92 feet;

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

Thence South 89 degrees 04 minutes 45 seconds West a distance of 73.55 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 750.02 feet;

Thence South 89 degrees 04 minutes 45 seconds West a distance of 541.14 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 19.64 feet;

Thence South 89 degrees 28 minutes 45 seconds West a distance of 170.00 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 340.00 feet;

Thence South 89 degrees 28 minutes 45 seconds West a distance of 120.00 feet;

Thence North 81 degrees 34 minutes 52 seconds West a distance of 51.32 feet;

Thence South 89 degrees 04 minutes 45 seconds West a distance of 119.30 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 264.84 feet;

Thence North 63 degrees 36 minutes 20 seconds West a distance of 143.02 feet;

Thence North 71 degrees 47 minutes 09 seconds West a distance of 117.86 feet;

Thence South 47 degrees 58 minutes 48 seconds West a distance of 90.00 feet;

Thence South 39 degrees 43 minutes 20 seconds West a distance of 80.41 feet;

Thence North 68 degrees 42 minutes 50 seconds West a distance of 123.38 feet;

Thence North 50 degrees 59 minutes 11 seconds West a distance of 51.97 feet;

Thence North 65 degrees 05 minutes 07 seconds West a distance of 139.53 feet;

Thence North 20 degrees 19 minutes 04 seconds East a distance of 25.00 feet;

Thence North 25 degrees 53 minutes 59 seconds West a distance of 111.32 feet;

Thence North 13 degrees 10 minutes 21 seconds East a distance of 146.01 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears North 10 degrees 02 minutes 35 seconds West at 23.12 feet;

Thence with said curve along an arc length of 23.33 feet to the beginning of a curve to the left with a radius of 50.00 feet and whose chord bears North 17 degrees 22 minutes 51 seconds West at 35.35 feet;

Thence with said curve along an arc length of 36.14 feet to the end of said curve;

Thence North 38 degrees 05 minutes 08 seconds West a distance of 129.89 feet;

Thence South 89 degrees 28 minutes 45 seconds West a distance of 180.71 feet;

Thence North 79 degrees 12 minutes 39 seconds West a distance of 152.97 feet;

Thence North 63 degrees 57 minutes 30 seconds West a distance of 55.90 feet;

Thence South 89 degrees 28 minutes 45 seconds West a distance of 820.00 feet;

Thence North 00 degrees 31 minutes 15 seconds West a distance of 170.00 feet;

Thence South 89 degrees 28 minutes 45 seconds West a distance of 750.00 feet;

Thence South 00 degrees 31 minutes 15 seconds East a distance of 545.00 feet;

Thence South 06 degrees 46 minutes 35 seconds West a distance of 60.49 feet;

Thence South 14 degrees 05 minutes 48 seconds West a distance of 225.51 feet;

Thence South 40 degrees 10 minutes 57 seconds West a distance of 204.56 feet;

Thence South 49 degrees 24 minutes 19 seconds East a distance of 181.67 feet;

Thence South 40 degrees 35 minutes 41 seconds West a distance of 136.88 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears South 52 degrees 58 minutes 16 seconds West at 80.76 feet;

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

Thence South 40 degrees 35 minutes 41 seconds West a distance of 112.29 feet;

Thence North 43 degrees 56 minutes 12 seconds West a distance of 90.41 feet;

Thence North 33 degrees 21 minutes 43 seconds West a distance of 139.36 feet;

Thence North 59 degrees 55 minutes 03 seconds West a distance of 173.98 feet;

Thence North 68 degrees 16 minutes 26 seconds West a distance of 330.00 feet;

Thence South 21 degrees 43 minutes 34 seconds West a distance of 97.79 feet to the beginning of a curve to the right with a radius of 50.00 feet and whose chord bears South 76 degrees 38 minutes 28 seconds West at 90.83 feet;

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

Thence North 68 degrees 16 minutes 26 seconds West a distance of 301.10 feet;

Thence South 21 degrees 43 minutes 34 seconds West a distance of 105.02 feet;

Thence North 70 degrees 57 minutes 26 seconds West a distance of 42.95 feet;

Thence North 77 degrees 35 minutes 25 seconds West a distance of 42.67 feet;

Thence North 84 degrees 12 minutes 06 seconds West a distance of 42.67 feet;

Thence South 89 degrees 07 minutes 20 seconds West a distance of 133.71 feet;

Thence South 76 degrees 11 minutes 14 seconds West a distance of 46.11 feet;

Thence South 88 degrees 57 minutes 54 seconds West a distance of 135.00 feet;

Thence South 89 degrees 18 minutes 45 seconds West a distance of 154.99 feet;

Thence South 89 degrees 18 minutes 45 seconds West a distance of 700.82 feet to said easterly right-of-way line and the beginning of a curve to the right with a radius of 1849.86 feet and whose chord bears North 08 degrees 26 minutes 37 seconds West at 482.19 feet;

Thence with said easterly right-of-way line and with said curve along an arc length of 483.56 feet to the end of said curve;

Thence North 00 degrees 57 minutes 45 seconds West continuing with said easterly right-of-way line a distance of 522.67 feet;

Thence North 00 degrees 57 minutes 45 seconds West continuing with said easterly right-of-way line a distance of 274.18 feet to the beginning of a curve to the right with a radius of 7579.44 feet and whose chord bears North 00 degrees 48 minutes 44 seconds East at 461.56 feet;

Thence continuing with said easterly right-of-way line and with said curve along an arc length of 461.63 feet to the point of beginning and containing 180.020 acres of land, more or less;