

A Resolution

NO. 4686-09-2016

**AUTHORIZING AND CREATING THE FORT WORTH PUBLIC
IMPROVEMENT DISTRICT NO. 16 (WALSH RANCH/QUAIL VALLEY) IN
ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT
CODE; PROVIDING AN EFFECTIVE DATE; AND TAKING CERTAIN OTHER
ACTIONS CONCERNING THE DISTRICT**

WHEREAS, on August 1, 2016, the City Secretary of the City of Fort Worth, Texas (the “City”) received a petition (the “**Petition**”) for the establishment of Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (the “**PID**”) from Quail Valley Devco I, LLC, a Texas limited liability company, and Walsh Ranches Limited Partnership, a Texas limited partnership (collectively, the “**Petitioners**”); and

WHEREAS, the Petition requested the creation of the PID pursuant to Chapter 372 of the Texas Local Government Code (the “**Code**”), which PID is to be located partially within the corporate limits of the City, and partially within the extraterritorial jurisdiction (“**ETJ**”) of the City, as more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Fort Worth (the “**City Council**”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, in accordance with Section 372.009 of the Code, at its regular, open and public meeting on September 20, 2016, the City Council held a public hearing on the advisability, nature and estimated cost of the improvements and services, the boundaries of the PID and the method of assessment and apportionment of costs between the City and the PID (the “**Public Hearing**”); and

WHEREAS, in accordance with Section 372.009(c) of the Code, notice of the Public Hearing was published on September 2, 2016 in the *Fort Worth Star-Telegram*, a newspaper of general circulation in the corporate limits of the City and in that portion of the City’s ETJ in which the proposed PID’s boundaries are located, which publication date was before the fifteenth (15th) day prior to the date of the Public Hearing; and

WHEREAS, in accordance with Section 372.009(d) of the Code, on September 2, 2016 notice of the Public Hearing was mailed to all property owners subject to assessment under the proposal set forth in the Petition, which mailing date was before the fifteenth (15th) day prior to the date of the Public Hearing; and

WHEREAS, the City closed the Public Hearing on September 20, 2016;



NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

1. Recitals.

The findings set forth in the recitals of this Resolution are found to be true and correct.

2. Findings.

Pursuant to the requirements of the Code, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), after hearing all public comments in the Public Hearing and duly considering all other evidence and testimony presented at the Public Hearing, as well as all other information known by the City Council, the City Council hereby makes the following findings:

2.1. *Petition.* The Petition submitted by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Code and has been signed by (a) owners of taxable real property representing more than fifty percent (50%) of the appraised value of all taxable real property liable for assessment under the proposal set forth in the Petition, as determined by the current roll of the Appraisal Districts in which the PID is located, and (b) record owners of real property liable for assessment under the proposal set forth in the Petition who own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under such proposal.

2.2. *Advisability of the Proposed Improvements.* It is advisable to establish the PID to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the property in the PID. It is advisable that the City exercise the powers granted by the Code in connection with the establishment of the PID, including the undertaking of the Authorized Improvements and the levying and collection of special assessments on property in the PID, based on the benefit conferred by such Authorized Improvements.

2.4. *General Nature of the Authorized Improvements.* The general nature of the proposed public improvements (the "**Authorized Improvements**") include the following:

- (a) A Transportation Planning and Management Program consisting of the acquisition, construction, improvement, widening, narrowing, closing, and rerouting of streets and roadways, and the installation of sidewalks, lighting, monumentation, and wayfinding signage.



- (b) A Water Distribution Management Program consisting of the acquisition, construction, and improvement of water supply lines and related facilities and equipment.
- (c) A Wastewater Management Program consisting of the acquisition, construction, and improvement of sanitary sewer lines and related facilities and equipment.
- (d) A Stormwater Management Program consisting of the acquisition, construction, and improvement of stormwater drainage and detention improvements and related facilities and equipment.
- (e) A Landscaping, Construction and Maintenance Program consisting of the planting and maintenance of special supplemental landscaping and the construction and maintenance of supplemental irrigation systems, fountains, ponds, lakes, parks and open spaces, playgrounds, athletic facilities, pavilions, trails, lighting, and benches.
- (f) A Financial Management Program to provide for the financing of the authorized public improvements, including but not limited to, the costs to issue and sell bonds secured by assessments levied against the Property.
- (g) A Management Program to provide for the administration and operation of the PID.

Such improvements and services will be a supplement to the standard level of City improvements and services and will constitute an added increment to the improvements and services normally provided to the taxpayers generally. The City will furnish or pay for the standard services in the PID at the same level as they would be provided for the taxpayers generally.

2.5. *Estimated Costs of the Authorized Improvements and Apportionment of Costs.*

Assessments levied on the property in the PID will pay at least a portion of the estimated total costs of \$47,000,000.00, which consists of the following items, provided each meets eligibility requirements of both state law and the reimbursement agreement ("**Reimbursement Agreement**") to be executed between the City and developer of the property in the PID (the "**Developer**"): (i) the costs of the Authorized Improvements; (ii) bond issuance costs; (iii) legal and financial fees; (iv) credit enhancement costs; and (v) costs incurred in the establishment, administration and operation of the PID (collectively "**Reimbursable Costs**"). The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from such assessments,

unless such funding is approved by the City Council on a case-by-case basis. No municipal property in the PID shall be assessed. The Developer may also pay certain costs of the Authorized Improvements from other funds available to the Developer. The City, in its sole discretion, may finance some portion of the Reimbursable Costs using the proceeds of one or more series of bonds issued by the City and secured by assessments levied against each completed phase of development within the PID. The PID may, but is not required to, provide improvements or services during the 2016-17 fiscal year.

2.6. Boundaries of the PID. The PID is proposed to include approximately 1,703.5682 acres of land generally located: (1) west of Fort Worth at and north of the intersection of Interstate Highway 20 and Interstate Highway 30; (2) east of FM 1187; (3) south of Old Weatherford Road; and (4) west of the Parker County – Tarrant County boundary line, and as more particularly depicted and properly described in the metes and bounds described in Exhibit A attached hereto.

2.7. Proposed Method of Assessment. The assessment of costs of the Authorized Improvements will be levied on each parcel of property within the PID in a manner that results in imposing equal shares of the costs on property similarly benefitted.

3. Establishment of the PID; Term.

The Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) is hereby authorized and created as a public improvement district under the Code in accordance with the findings of the City Council set forth in Section 2 above; and the conclusion that the PID is needed to fund such Authorized Improvements. The authorization of the PID shall take effect on the date on which notice of this Resolution is published once in the *Fort Worth Star-Telegram*, a newspaper of general circulation in the corporate limits of the City and in that portion of the City's ETJ in which the proposed PID's boundaries are located, in conformance with Section 372.010(b) of the Code (the "**PID Effective Date**"), and shall expire on the earlier of (i) the date as of which all debt, reimbursement agreements or other obligations secured by assessments levied on the property in the PID are retired or satisfied in full; (ii) the effective date of (A) a resolution dissolving the PID adopted by the City Council following receipt of a petition requesting dissolution and the holding of a public hearing to consider such dissolution in accordance with Section 372.011 of the Code; or (B) any other lawful method provided for dissolution of a public improvement district pursuant to the Code, as it may be amended. Notwithstanding anything to the contrary herein, the PID shall continue in effect until all obligations of indebtedness for all previously-authorized improvement projects and services in the PID have been fully satisfied and discharged. The PID shall be subject to all conditions, limitations, and reservations set forth in the findings set forth above.



4. **Management of the PID; Advisory Body.**

The PID shall be managed by the City. The City may engage a consultant to assist in the management of the PID, which consultant shall, from time to time, advise the City regarding certain operations of the PID. The City Council hereby declines to appoint an advisory body for the PID pursuant to Section 372.008 of the Code. The City Council hereby reserves the right to assign responsibility for preparation of the ongoing service plan for the PID to another entity in the absence of such an advisory body, as authorized by Section 372.013(a) of the Code.

5. **Effectiveness; Restriction on Construction of Improvements.**

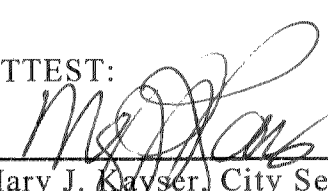
This Resolution shall take effect immediately upon the PID Effective Date. In accordance with Section 372.010(c) of the Code, actual construction of any Authorized Improvement may not begin until after the twentieth (20th) day following the PID Effective Date.

6. **Publication.**

The City Secretary is hereby directed to publish notice of the City Council's authorization to establish the PID once in the *Fort Worth Star-Telegram*.

ADOPTED this 27th day of September 2016.

ATTEST:



Mary J. Kayser, City Secretary



EXHIBIT A

Description of the Property

TRACT 1 (Quail Valley)

Being a 1,211.51 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the Houston Tap & Brazoria RR Co Survey, Abstract Number 647, the International & Great Northern RR Co Survey, Abstract Number 1995, the International & Great Northern RR Co Survey, Abstract Number 1996, the International & Great Northern RR Co Survey, Abstract Number 2004, G. Tandy Survey, Abstract Number 2356, the Heirs of C.H. Higbee Survey, Abstract Number 2740 and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., said 1,211.51 acre tract of land being more particularly described as follows:

COMMENCING at an aluminum TXDOT disc found for corner on the east right-of-way line of F.M. 3325 (variable width), said corner being on the north line of said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 18 minutes 10 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 5178.11 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner for the POINT OF BEGINNING;

THENCE North 89 degrees 18 minutes 10 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 49.67 feet to a 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" found for an ell corner of said Walsh Ranches Limited Partnership tract

THENCE North 00 degrees 33 minutes 20 seconds West, along said Walsh Ranches Limited Partnership tract, a distance of 2015.32 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near the south side of Old Weatherford Road (undicated);

THENCE South 82 degrees 28 minutes 09 seconds East, along a fence, a distance of 120.54 feet to a railroad spike set for corner;

THENCE North 88 degrees 23 minutes 39 seconds East, along said fence, a distance of 2130.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 89 degrees 27 minutes 38 seconds East, along said fence, a distance of 477.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

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THENCE South 03 degrees 41 minutes 11 seconds East, departing said fence, a distance of 394.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 89 degrees 37 minutes 10 seconds East, a distance of 651.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 00 degrees 22 minutes 50 seconds West, a distance of 594.83 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near a wire fence and the south side of Old Weatherford Road;

THENCE South 85 degrees 44 minutes 35 seconds East, along said fence, a distance of 286.37 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 960.00 feet, a central angle of 22 degrees 24 minutes 34 seconds, and a chord bearing of South 76 degrees 05 minutes 43 seconds East, a distance of 343.09 feet;

THENCE South 87 degrees 18 minutes 00 seconds East, a distance of 620.89 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 02 degrees 42 minutes 00 seconds West, a distance of 53.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 87 degrees 18 minutes 00 seconds East, a distance of 146.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1023.50 feet, a central angle of 31 degrees 17 minutes 49 seconds, and a chord bearing of South 71 degrees 39 minutes 05 seconds East, a distance of 552.15 feet;

THENCE with said curve to the right an arc distance of 559.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1076.50, a central angle of 51 degrees 45 minutes 52 seconds, and a chord bearing of South 81 degrees 53 minutes 07 seconds East, a distance of 939.83 feet;

THENCE with said curve to the left an arc distance of 972.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1037.00, a central angle of 11 degrees 36 minutes 01 seconds, and a chord bearing of North 78 degrees 01 minutes 58 seconds East, a distance of 209.59 feet;

THENCE with said curve to the right an arc distance of 209.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

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THENCE South 06 degrees 10 minutes 02 seconds East, a distance of 51.52 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1037.00 feet, a central angle of 02 degrees 09 minutes 38 seconds, and a chord bearing of North 81 degrees 42 minutes 27 seconds East, a distance of 39.10 feet;

THENCE with said curve to the right an arc distance of 39.10 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 3154.50 feet, a central angle of 00 degrees 41 minutes 44 seconds, and a chord bearing of South 01 degrees 58 minutes 20 seconds East, a distance of 38.29 feet;

THENCE with said curve to the right an arc distance of 38.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 29 seconds East, a distance of 132.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1598.00 feet, a central angle of 08 degrees 48 minutes 07 seconds, and a chord bearing of South 02 degrees 46 minutes 35 seconds West, a distance of 245.25 feet;

THENCE with said curve to the right an arc distance of 245.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 193.00 feet, a central angle of 44 degrees 10 minutes 32 seconds, and a chord bearing of South 23 degrees 39 minutes 24 seconds West, a distance of 145.15 feet;

THENCE with said curve to the left an arc distance of 148.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 517.00, a central angle of 18 degrees 34 minutes 00 seconds, and a chord bearing of South 10 degrees 51 minutes 08 seconds West, a distance of 166.80 feet;

THENCE with said curve to the right an arc distance of 167.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 783.00, a central angle of 19 degrees 59 minutes 11 seconds, and a chord bearing of South 10 degrees 08 minutes 33 seconds West, a distance of 271.75 feet;

THENCE with said curve to the left an arc distance of 273.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 00 degrees 08 minutes 58 seconds West, a distance of 257.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of

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a curve to the left having a radius of 603.00, a central angle of 32 degrees 28 minutes 53 seconds, and a chord bearing of South 16 degrees 05 minutes 29 seconds East, a distance of 337.29 feet;

THENCE with said curve to the left an arc distance of 341.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 407.00, a central angle of 34 degrees 47 minutes 54 seconds, and a chord bearing of South 14 degrees 55 minutes 58 seconds East, a distance of 243.41 feet;

THENCE with said curve to the right an arc distance of 247.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 443.00, a central angle of 15 degrees 47 minutes 58 seconds, and a chord bearing of South 05 degrees 26 minutes 00 seconds East, a distance of 121.77 feet;

THENCE with said curve to the left an arc distance of 122.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 837.00, a central angle of 20 degrees 46 minutes 55 seconds, and a chord bearing of South 02 degrees 56 minutes 31 seconds East, a distance of 301.93 feet;

THENCE with said curve to the right an arc distance of 303.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 453.00, a central angle of 38 degrees 38 minutes 54 seconds, and a chord bearing of South 11 degrees 52 minutes 31 seconds East, a distance of 299.81 feet;

THENCE with said curve to the left an arc distance of 305.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 127.00, a central angle of 43 degrees 22 minutes 47 seconds, and a chord bearing of South 09 degrees 30 minutes 34 seconds East, a distance of 93.87 feet;

THENCE with said curve to the right an arc distance of 96.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 193.00, a central angle of 24 degrees 51 minutes 04 seconds, and a chord bearing of South 00 degrees 14 minutes 42 seconds East, a distance of 83.06 feet;

THENCE with said curve to the left an arc distance of 83.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 200.00, a central angle of 24 degrees 05 minutes 05 seconds, and a chord bearing of South 00 degrees 37 minutes 41 seconds East, a distance of 83.45 feet;

THENCE with said curve to the right an arc distance of 84.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 100.00, a central angle of 35 degrees 28 minutes 59 seconds, and a chord bearing of South 06 degrees 19 minutes 38 seconds East, a distance of 60.94 feet;

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THENCE with said curve to the left an arc distance of 61.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 24 degrees 04 minutes 08 seconds East, a distance of 651.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 65 degrees 20 minutes 07 seconds East, a distance of 199.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1018.00 feet, a central angle of 03 degrees 21 minutes 56 seconds, and a chord bearing of South 10 degrees 40 minutes 28 seconds East, a distance of 59.79 feet;

THENCE with said curve to the right an arc distance of 59.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of said curve and the beginning of a circular curve to the right having a radius of 988.00 feet, a central angle of 08 degrees 10 minutes 18 seconds, and a chord bearing of South 01 degrees 18 minutes 56 seconds East, a distance of 140.79 feet;

THENCE with said curve to the right an arc distance of 140.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 612.00, a central angle of 04 degrees 23 minutes 39 seconds, and a chord bearing of South 03 degrees 49 minutes 07 seconds West, a distance of 46.92 feet;

THENCE with said curve to the left an arc distance of 46.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 18 seconds West, a distance of 141.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 110.00 feet, a central angle of 85 degrees 58 minutes 45 seconds, and a chord bearing of South 44 degrees 36 minutes 40 seconds West, a distance of 150.01 feet;

THENCE with said curve to the right an arc distance of 165.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 87 degrees 36 minutes 03 seconds West, a distance of 13.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 02 degrees 23 minutes 57 seconds East, a distance of 140.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 87 degrees 36 minutes 03 seconds East, a distance of 15.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature a circular curve to the right having a radius of 85.00 feet, a central angle of 94 degrees 01 minutes

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15 seconds, and a chord bearing of South 45 degrees 23 minutes 20 seconds East, a distance of 124.35 feet;

THENCE with said curve to the right an arc distance of 139.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 18 seconds West, a distance of 59.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature a circular curve to the left having a radius of 1095.50 feet, a central angle of 17 degrees 13 minutes 58 seconds, and a chord bearing of South 06 degrees 59 minutes 41 seconds East, a distance of 328.25 feet;

THENCE with said curve to the left an arc distance of 329.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the left having a radius of 1012.00 feet, a central angle of 06 degrees 01 minutes 18 seconds, and a chord bearing of South 18 degrees 37 minutes 19 seconds East, a distance of 106.31 feet;

THENCE with said curve to the left an arc distance of 106.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 21 degrees 37 minutes 58 seconds East, a distance of 116.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature a circular curve to the right having a radius of 989.60 feet, a central angle of 04 degrees 30 minutes 39 seconds, and a chord bearing of South 19 degrees 22 minutes 32 seconds East, a distance of 77.89 feet;

THENCE with said curve to the right an arc distance of 77.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the right having a radius of 1016.50 feet, a central angle of 15 degrees 47 minutes 29 seconds, and a chord bearing of South 09 degrees 14 minutes 25 seconds East, a distance of 279.27 feet;

THENCE with said curve to the right an arc distance of 280.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 20 minutes 41 seconds East, a distance of 133.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1083.50 feet, a central angle of 28 degrees 36 minutes 02 seconds, and a chord bearing of South 15 degrees 38 minutes 42 seconds East, a distance of 535.26 feet;

THENCE with said curve to the left an arc distance of 540.85 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 988.00 feet, a central angle of 17 degrees 59 minutes 08

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seconds, and a chord bearing of South 20 degrees 57 minutes 08 seconds East, a distance of 308.87 feet;

THENCE with said curve to the right an arc distance of 310.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 612.00 feet, a central angle of 01 degree 29 minutes 47 seconds, and a chord bearing of South 12 degrees 42 minutes 28 seconds East, a distance of 15.98 feet;

THENCE with said curve to the left an arc distance of 15.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1004.50 feet, a central angle of 08 degrees 27 minutes 45 seconds, and a chord bearing of South 09 degrees 13 minutes 29 seconds East, a distance of 148.23 feet;

THENCE with said curve to the right an arc distance of 148.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the right having a radius of 138.00 feet, a central angle of 90 degrees 27 minutes 45 seconds, and a chord bearing of South 40 degrees 14 minutes 16 seconds West, a distance of 195.95 feet;

THENCE with said curve to the right an arc distance of 217.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 79 degrees 03 minutes 38 seconds West, a distance of 461.79 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1105.00 feet, a central angle of 32 degrees 23 minutes 14 seconds, and a chord bearing of South 84 degrees 44 minutes 45 seconds West, a distance of 616.34 feet;

THENCE with said curve to the left an arc distance of 624.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 19 degrees 31 minutes 47 seconds West, a distance of 468.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1806.29 feet, a central angle of 23 degrees 45 minutes 46 seconds, and a chord bearing of South 08 degrees 04 minutes 14 seconds West, a distance of 743.78 feet;

THENCE with said curve to the left an arc distance of 749.14 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

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THENCE South 07 degrees 06 minutes 11 seconds East, a distance of 193.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set in the north right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE with the north right-of-way line of said Interstate Highway 30 and Interstate Highway 20 (a variable width right-of-way) the following courses and distances:

South 87 degrees 58 minutes 15 seconds West, a distance of 544.40 feet to an aluminum TXDOT disc found;

North 79 degrees 44 minutes 29 seconds West, a distance of 102.61 feet to an aluminum TXDOT disc found;

South 87 degrees 59 minutes 03 seconds West, a distance of 199.99 feet to an aluminum TXDOT disc found;

South 75 degrees 36 minutes 14 seconds West, a distance of 102.49 feet to an aluminum TXDOT disc found;

South 88 degrees 00 minutes 36 seconds West, a distance of 78.27 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the right having a radius of 1398.07 feet, a central angle of 31 degrees 36 minutes 57 seconds, and a chord bearing of North 76 degrees 10 minutes 56 seconds West, a distance of 761.70 feet;

With said curve to the right an arc distance of 771.45', to an aluminum TXDOT disc found for the point of tangency;

North 60 degrees 16 minutes 55 seconds West, a distance of 728.27 feet to an aluminum TXDOT disc found;

North 52 degrees 51 minutes 48 seconds West, a distance of 205.86 feet to an aluminum TXDOT disc found;

North 65 degrees 36 minutes 35 seconds West, a distance of 204.62 feet to an aluminum TXDOT disc found;

North 78 degrees 21 minutes 11 seconds West, a distance of 205.92 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the left having a radius of 3027.79 feet, a central angle of 07 degrees 38 minutes 27 seconds, and a chord bearing of North 75 degrees 04 minutes 32 seconds West, a distance of 403.48 feet;

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With said curve to the left an arc distance of 403.78', to an aluminum TXDOT disc found for the point of tangency;

North 78 degrees 57 minutes 26 seconds West, a distance of 1709.53 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the right having a radius of 5693.90 feet, a central angle of 10 degrees 27 minutes 29 seconds, and a chord bearing of North 73 degrees 43 minutes 41 seconds West, a distance of 1037.85 feet;

With said curve to the right an arc distance of 1039.29', to an aluminum TXDOT disc found for the point of tangency;

North 67 degrees 25 minutes 24 seconds West, a distance of 1369.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 5815.38 feet, a central angle of 03 degrees 38 minutes 25 seconds, and a chord bearing of North 69 degrees 14 minutes 36 seconds West, a distance of 369.41 feet;

With said curve to the left an arc distance of 369.48', to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 25 degrees 57 minutes 28 seconds East, a distance of 36.78 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 2050.00 feet, a central angle of 14 degrees 24 minutes 02 seconds, and a chord bearing of North 33 degrees 09 minutes 29 seconds East, a distance of 513.89 feet;

THENCE with said curve to the right an arc distance of 515.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 40 degrees 21 minutes 30 seconds East, a distance of 652.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1250.00 feet, a central angle of 14 degrees 30 minutes 52 seconds, and a chord bearing of North 33 degrees 06 minutes 04 seconds East, a distance of 315.81 feet;

THENCE with said curve to the left an arc distance of 316.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 25 degrees 50 minutes 38 seconds East, a distance of 777.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 750.00 feet, a central angle of 40 degrees 20 minutes 08

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seconds, and a chord bearing of North 05 degrees 40 minutes 34 seconds East, a distance of 517.16 feet;

THENCE with said curve to the left an arc distance of 527.99 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 14 degrees 29 minutes 30 seconds West, a distance of 437.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 900.00 feet, a central angle of 34 degrees 12 minutes 30 seconds, and a chord bearing of North 02 degrees 36 minutes 45 seconds East, a distance of 529.40 feet;

THENCE with said curve to the right an arc distance of 537.34 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 19 degrees 43 minutes 00 seconds East, a distance of 354.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 00 degrees 30 minutes 14 seconds West, a distance of 213.86 feet to the POINT OF BEGINNING and containing 52,773,514 square feet or 1,211.51 acres of land more or less.

TRACT 2 (Quail Valley)

Being a 411.43 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, Jonathan Burleson Survey, Abstract Number 78 and the M.C Moulton Survey, Abstract Number 934, Parker and Tarrant County, being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T), said 411.43 acre tract of land being more particularly described as follows:

COMMENCING at a steel axle found for the most easterly northeast corner of said Walsh Ranches Limited Partnership tract;

THENCE South 89 degrees 49 minutes 28 seconds West a distance of 909.63 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner for the POINT OF BEGINNING, said corner being on a circular curve to the right having a radius of 1022.00 feet, a central angle of 61 degrees 31 minutes 09 seconds, and a chord bearing of South 29 degrees 01 minutes 57 seconds West, a distance of 1045.38 feet;

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THENCE with said curve to the right an arc distance of 1097.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1022.00, a central angle of 32 degrees 17 minutes 50 seconds, and a chord bearing of South 43 degrees 38 minutes 37 seconds West, a distance of 568.50 feet;

THENCE with said curve to the left an arc distance of 576.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the left having a radius of 2300.00, a central angle of 34 degrees 48 minutes 57 seconds, and a chord bearing of South 10 degrees 05 minutes 14 seconds West, a distance of 1376.19 feet;

THENCE with said curve to the left an arc distance of 1397.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 1300.00, a central angle of 26 degrees 55 minutes 47 seconds, and a chord bearing of South 06 degrees 08 minutes 39 seconds West, a distance of 605.41 feet;

THENCE with said curve to the right an arc distance of 611.01 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 1855.00, a central angle of 06 degrees 19 minutes 35 seconds, and a chord bearing of North 85 degrees 25 minutes 29 seconds West, a distance of 204.72 feet;

THENCE with said curve to the left an arc distance of 204.82 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 88 degrees 35 minutes 16 seconds West a distance of 734.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the right having a radius of 1445.00 feet, a central angle of 08 degrees 46 minutes 19 seconds, and a chord bearing of North 84 degrees 12 minutes 07 seconds West, a distance of 221.01 feet;

THENCE with said curve to the right an arc distance of 221.23 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 79 degrees 48 minutes 58 seconds West a distance of 302.82 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the left having a radius of 1555.00 feet, a central angle of 27 degrees 35 minutes 31 seconds, and a chord bearing of North 86 degrees 23 minutes 17 seconds West, a distance of 741.63 feet;

THENCE with said curve to the left an arc distance of 748.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 72 degrees 35 minutes 31 seconds West a distance of 339.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the right having a radius of 1845.00 feet, a central angle of 09 degrees 54 minutes 08 seconds, and a chord bearing of South 77 degrees 32 minutes 36 seconds West, a distance of 318.47 feet;

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THENCE with said curve to the right an arc distance of 318.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the right having a radius of 83.00, a central angle of 09 degrees 21 minutes 17 seconds, and a chord bearing of South 87 degrees 10 minutes 18 seconds West, a distance of 13.54 feet;

THENCE with said curve to the right an arc distance of 13.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of tangency;

THENCE North 88 degrees 09 minutes 03 seconds West a distance of 67.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the left having a radius of 267.00 feet, a central angle of 05 degrees 58 minutes 53 seconds, and a chord bearing of South 88 degrees 51 minutes 30 seconds West, a distance of 27.86 feet;

THENCE with said curve to the left an arc distance of 27.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1833.00, a central angle of 02 degrees 31 minutes 51 seconds, and a chord bearing of South 87 degrees 07 minutes 59 seconds West, a distance of 80.96 feet;

THENCE with said curve to the right an arc distance of 80.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 88 degrees 25 minutes 41 seconds West a distance of 50.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 88 degrees 48 minutes 51 seconds West a distance of 48.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner on a circular curve to the right having a radius of 138.00, a central angle of 28 degrees 07 minutes 19 seconds, and a chord bearing of North 61 degrees 29 minutes 46 seconds West, a distance of 67.06 feet;

THENCE with said curve to the right an arc distance of 67.73 feet to an 'X' cut in concrete for corner;

THENCE North 45 degrees 03 minutes 24 seconds East a distance of 10.88 feet to an 'X' cut in concrete for the point of curvature to the left having a radius of 107.00 feet, a central angle of 66 degrees 15 minutes 56 seconds, and a chord bearing of North 11 degrees 55 minutes 27 seconds East, a distance of 116.97 feet;

THENCE with said curve to the left an arc distance of 123.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00, a central angle of 21 degrees 16 minutes 50 seconds, and a chord bearing of North 10 degrees 34 minutes 06 seconds West, a distance of 71.27 feet;

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THENCE with said curve to the right an arc distance of 71.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 257.00, a central angle of 64 degrees 38 minutes 14 seconds, and a chord bearing of North 32 degrees 14 minutes 49 seconds West, a distance of 274.80 feet;

THENCE with said curve to the left an arc distance of 289.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 253.00, a central angle of 81 degrees 13 minutes 26 seconds, and a chord bearing of North 23 degrees 57 minutes 13 seconds West, a distance of 329.37 feet;

THENCE with said curve to the right an arc distance of 358.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 377.00, a central angle of 66 degrees 03 minutes 23 seconds, and a chord bearing of North 16 degrees 22 minutes 11 seconds West, a distance of 410.97 feet;

THENCE with said curve to the left an arc distance of 434.64 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 273.00, a central angle of 56 degrees 29 minutes 27 seconds, and a chord bearing of North 21 degrees 09 minutes 09 seconds West, a distance of 258.39 feet;

THENCE with said curve to the right an arc distance of 269.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 257.00, a central angle of 43 degrees 41 minutes 19 seconds, and a chord bearing of North 14 degrees 45 minutes 05 seconds West, a distance of 191.25 feet;

THENCE with said curve to the left an arc distance of 195.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 268.00, a central angle of 69 degrees 51 minutes 02 seconds, and a chord bearing of North 01 degrees 40 minutes 13 seconds West, a distance of 306.86 feet;

THENCE with said curve to the right an arc distance of 326.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 307.00, a central angle of 60 degrees 52 minutes 48 seconds, and a chord bearing of North 02 degrees 48 minutes 54 seconds East, a distance of 311.07 feet;

THENCE with said curve to the left an arc distance of 326.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 233.00, a central angle of 56 degrees 37 minutes 31 seconds, and a chord bearing of North 00 degrees 41 minutes 16 seconds East, a distance of 221.02 feet;

THENCE with said curve to the right an arc distance of 230.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 127.00, a central angle of 106 degrees 07 minutes 38 seconds, and a chord bearing of North 24 degrees 03 minutes 48 seconds West, a distance of 203.02 feet;

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THENCE with said curve to the left an arc distance of 235.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 247.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 71 degrees 08 minutes 54 seconds West a distance of 64.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 379.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 28 degrees 26 minutes 20 seconds West a distance of 116.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 16 degrees 39 minutes 10 seconds East a distance of 135.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 28 degrees 20 minutes 50 seconds West a distance of 703.92 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 73 degrees 20 minutes 50 seconds West a distance of 36.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 63 degrees 51 minutes 06 seconds West a distance of 115.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 331.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of curvature to the right having a radius of 1018.00 feet, a central angle of 06 degrees 58 minutes 24 seconds, and a chord bearing of North 22 degrees 39 minutes 42 seconds West, a distance of 123.82 feet;

THENCE with said curve to the right an arc distance of 123.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 70 degrees 49 minutes 30 seconds East a distance of 0.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1017.50 feet, a central angle of 17 degrees 33 minutes 02 seconds, and a chord bearing of North 10 degrees 33 minutes 59 seconds West, a distance of 310.46 feet;

THENCE with said curve to the right an arc distance of 311.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

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THENCE North 01 degrees 37 minutes 29 seconds West a distance of 1823.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 15.50 feet, a central angle of 25 degrees 45 minutes 03 seconds, and a chord bearing of North 11 degrees 04 minutes 42 seconds East, a distance of 6.91 feet;

THENCE with said curve to the left an arc distance of 6.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01 degrees 47 minutes 49 seconds West a distance of 17.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 15.50 feet, a central angle of 25 degrees 36 minutes 41 seconds, and a chord bearing of North 14 degrees 36 minutes 10 seconds West, a distance of 6.87 feet;

THENCE with said curve to the left an arc distance of 6.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 3335.00 feet, a central angle of 03 degrees 47 minutes 41 seconds, and a chord bearing of North 03 degrees 54 minutes 25 seconds West, a distance of 220.83 feet;

THENCE with said curve to the left an arc distance of 220.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 84 degrees 11 minutes 45 seconds West a distance of 152.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 3182.50 feet, a central angle of 00 degrees 29 minutes 37 seconds, and a chord bearing of South 05 degrees 33 minutes 27 seconds East, a distance of 27.41 feet;

THENCE with said curve to the right an arc distance of 27.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 39 degrees 59 minutes 42 seconds West a distance of 34.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 55 degrees 36 minutes 07 seconds West a distance of 7.05 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 207.00 feet, a central angle of 62 degrees 22 minutes 05 seconds, and a chord bearing of North 86 degrees 47 minutes 09 seconds West, a distance of 214.36 feet;

THENCE with said curve to the left an arc distance of 225.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a

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curve to the right having a radius of 218.00, a central angle of 69 degrees 49 minutes 51 seconds, and a chord bearing of North 83 degrees 03 minutes 16 seconds West, a distance of 249.55 feet;

THENCE with said curve to the right an arc distance of 265.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 207.00, a central angle of 59 degrees 22 minutes 57 seconds, and a chord bearing of North 77 degrees 49 minutes 49 seconds West, a distance of 205.07 feet;

THENCE with said curve to the left an arc distance of 214.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 72 degrees 28 minutes 42 seconds West a distance of 78.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 143.00 feet, a central angle of 50 degrees 42 minutes 13 seconds, and a chord bearing of North 82 degrees 10 minutes 11 seconds West, a distance of 122.46 feet;

THENCE with said curve to the right an arc distance of 126.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 427.00, a central angle of 36 degrees 59 minutes 24 seconds, and a chord bearing of North 75 degrees 18 minutes 47 seconds West, a distance of 270.91 feet;

THENCE with said curve to the left an arc distance of 275.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 593.00 feet, a central angle of 36 degrees 45 minutes 17 seconds, and a chord bearing of North 75 degrees 25 minutes 53 seconds West, a distance of 373.90 feet;

THENCE with said curve to the right an arc distance of 380.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 207.00, a central angle of 58 degrees 39 minutes 22 seconds, and a chord bearing of North 86 degrees 22 minutes 58 seconds West, a distance of 202.78 feet;

THENCE with said curve to the left an arc distance of 211.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 93.00 feet, a central angle of 26 degrees 50 minutes 37 seconds, and a chord bearing of South 77 degrees 42 minutes 40 seconds West, a distance of 43.17 feet;

THENCE with said curve to the right an arc distance of 43.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 88 degrees 52 minutes 02 seconds West a distance of 21.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 60.00 feet, a central angle of 40 degrees 01 minutes

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07 seconds, and a chord bearing of North 17 degrees 18 minutes 33 seconds West, a distance of 41.06 feet;

THENCE with said curve to the right an arc distance of 41.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 02 degrees 42 minutes 00 seconds East a distance of 35.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 65.00 feet, a central angle of 53 degrees 30 minutes 46 seconds, and a chord bearing of North 29 degrees 27 minutes 23 seconds East, a distance of 58.53 feet;

THENCE with said curve to the right an arc distance of 60.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near the south side of Old Weatherford Road (undedicated);

THENCE North 72 degrees 21 minutes 50 seconds East, near a wire fence along the south side of said Old Weatherford Road, a distance of 328.98 feet to a 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set near the west end of a bridge for corner;

THENCE North 83 degrees 23 minutes 06 seconds East, near said bridge and said Old Weatherford Road, a distance of 59.65 feet to the approximate centerline of Mary's Creek;

THENCE along the approximate centerline of Mary's Creek the following courses and distances:

South 55 degrees 36 minutes 16 seconds East, a distance of 79.20 feet to a point for corner;

South 78 degrees 55 minutes 26 seconds East, a distance of 98.53 feet to a point for corner;

South 87 degrees 17 minutes 32 seconds East, a distance of 78.41 feet to a point for corner;

North 87 degrees 23 minutes 48 seconds East, a distance of 95.05 feet to a point for corner;

South 63 degrees 48 minutes 53 seconds East, a distance of 92.77 feet to a point for corner;

South 70 degrees 42 minutes 53 seconds East, a distance of 72.59 feet to a point for corner;

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South 83 degrees 45 minutes 43 seconds East, a distance of 60.03 feet to a point for corner;

North 65 degrees 28 minutes 24 seconds East, a distance of 45.32 feet to a point for corner;

North 51 degrees 48 minutes 31 seconds East, a distance of 138.31 feet to a point for corner;

South 78 degrees 47 minutes 12 seconds East, a distance of 46.06 feet to a point for corner;

South 49 degrees 50 minutes 11 seconds East, a distance of 203.84 feet to a point for corner;

South 66 degrees 19 minutes 25 seconds East, a distance of 73.83 feet to a point for corner;

South 85 degrees 53 minutes 12 seconds East, a distance of 59.42 feet to a point for corner;

North 59 degrees 52 minutes 11 seconds East, a distance of 197.53 feet to a point for corner;

North 64 degrees 16 minutes 04 seconds East, a distance of 98.27 feet to a point for corner;

North 60 degrees 39 minutes 19 seconds East, a distance of 178.82 feet to a point for corner;

North 70 degrees 49 minutes 25 seconds East, a distance of 73.88 feet to a point for corner;

North 57 degrees 57 minutes 58 seconds East, a distance of 104.85 feet to a point for corner on the east line of said Walsh Ranches Limited Partnership tract and the west line of a tract of land described in deed to Donald L. Pengelly and Joan Pengelly, as recorded in Volume 1448, Page 483, D.R.P.C.T.;

THENCE South 00 degrees 46 minutes 40 seconds East, along the east line of said Walsh Ranches Limited Partnership tract, passing a railroad spike found at a distance of 627.00 feet for the southwest corner of said Pengelly tract, passing a 1/2 inch iron rod found at a distance of 2235.76 feet for the northwest corner of a tract (Tract I) of land described in deed to W.C. Weeden, Trustee,

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as recorded in Volume 1505, Page 743, D.R.P.C.T., continuing a total distance of distance of 2700.06 feet to a stone found for an ell corner of said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 3530.15 feet to a stone found for an ell corner of said Walsh Ranches Limited Partnership tract;

THENCE South 00 degrees 43 minutes 04 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 1251.87 feet to a fence corner post found for an ell corner of said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 49 minutes 28 seconds East a distance of 2473.87 feet to the POINT OF BEGINNING and containing 17,922,035 square feet or 411.43 acres of land more or less.

TRACT 3 (Old Weatherford Road)

Being a 7.210 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, the Heirs of C.H. Higbee Survey, Abstract Number 2740, and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of the tract of land described in the deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas, said 7.210 acre tract of land being more particularly described as follows:

COMMENCING at a stone found for the southwest corner of the John Kelsey Survey, Abstract Number 782, a re-entrant corner of the International & Great Northern RR Co Survey, Abstract Number 2004;

THENCE with an east line of said Walsh Ranches tract and the west lines of the tract of land described in the deed to John and Mary Lowery, recorded in Volume 1540, Page 1666, Deed Records, Parker County, Texas, the tract of land described in the deed to Debra Faye Johnson Head, recorded in Volume 1410, Page 829, Deed Records, Parker County, Texas, and the tract of land described in the deed to Mary's Creek Properties, recorded in Volume 1848, Page 1466, Deed Records, Parker County, Texas North 00°46'53" West a distance of 2022.31 feet to a point from which a 1 inch iron rod found for the point of commencing of Tract II in the deed to John and Mary Lowery and the called northwest corner of the John Kelsey Survey bears North 00°46'53" West a distance of 737.21 feet;

THENCE departing said east and west lines South 89°13'07" West a distance of 284.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a non-tangent curve to the left having a radius of 1037.00 feet, a central angle of

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11°36'01", and a chord bearing and distance of South 78°01'58" West 209.59 feet, and the POINT OF BEGINNING;

THENCE with said non-tangent curve to the left an arc distance of 209.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1076.50 feet, a central angle of 51°45'52", and a chord bearing and distance of North 81°53'07" West 939.83 feet;

THENCE with said reverse curve to the right an arc distance of 972.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1023.50 feet, a central angle of 31°17'49", and a chord bearing and distance North 71°39'05" West 552.15 feet;

THENCE with said reverse curve to the left an arc distance of 559.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 87°18'00" West a distance of 146.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 02°42'00" East a distance of 53.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 87°18'00" East a distance of 13.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 17.00 feet, a central angle of 90°00'00", and a chord bearing and distance of North 47°42'00" East 24.04 feet;

THENCE with said curve to the left an arc distance of 26.70 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 02°42'00" East a distance of 50.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 65.00 feet, a central angle of 77°04'41", and a chord bearing and distance of North 35°50'20" West 81.00 feet;

THENCE with said curve to the left an arc distance of 87.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve in the occupied southerly line of Old Weatherford Road;

THENCE with the occupied southerly line of Old Weatherford Road, North 82°36'43" East a distance of 122.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 65.00 feet, a central angle of 53°30'46", and a chord bearing and distance of South 29°27'23" West 58.53 feet;

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THENCE departing the occupied southerly line of Old Weatherford Road, with said non-tangent curve to the left an arc distance of 60.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South $02^{\circ}42'00''$ West a distance of 35.97 to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 60.00 feet, a central angle of $40^{\circ}01'07''$, and a chord bearing and distance of South $17^{\circ}18'33''$ East 41.06 feet;

THENCE with said curve to the left an arc distance of 41.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South $88^{\circ}52'02''$ East a distance of 20.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 93.00 feet, a central angle of $26^{\circ}50'37''$, and a chord bearing and distance of North $77^{\circ}42'40''$ East 43.17 feet;

THENCE with said curve to the left an arc distance of 43.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 207.00 feet, a central angle of $58^{\circ}39'22''$, and a chord bearing and distance of South $86^{\circ}22'58''$ East 202.78 feet;

THENCE with said reverse curve to the right an arc distance of 211.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 593.00 feet, a central angle of $36^{\circ}45'12''$, and a chord bearing and distance of South $75^{\circ}25'53''$ East 373.90 feet;

THENCE with said reverse curve to the left an arc distance of 380.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having radius of 427.00 feet, a central angle of $36^{\circ}59'24''$, and a chord bearing and distance of South $75^{\circ}18'47''$ East 270.91 feet;

THENCE with said reverse curve to the right an arc distance of 275.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 143.00 feet, a central angle of $50^{\circ}42'13''$, and a chord bearing and distance of South $82^{\circ}10'11''$ East 122.46 feet;

THENCE with said reverse curve to the left an arc distance of 126.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $72^{\circ}28'42''$ East a distance of 78.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a

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radius of 207.00 feet, a central angle of 59°22'57", and a chord bearing and distance of South 77°49'49" East 205.07 feet;

THENCE with said curve to the right an arc distance of 214.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 218.00 feet, a central angle of 69°49'51", and a chord bearing and distance of South 83°03'16" East 249.55 feet;

THENCE with said reverse curve to the left an arc distance of 265.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having radius of 207.00 feet, a central angle of 62°22'05", and a chord bearing and distance of South 86°47'09" East 214.36 feet;

THENCE with said reverse curve to the right an arc distance of 225.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 55°36'07" East a distance of 7.05 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 39°59'42" West a distance of 47.89 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 83°49'58" West a distance of 14.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 06°10'02" East a distance of 57.00 feet to the POINT OF BEGINNING.

Containing a computed area of 314,077 square feet or 7.210 acres of land.

TRACT 4 (Walsh Ranch Parkway)

Being a 93.178 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, the Heirs of C.H. Higbee Survey, Abstract Number 2740, and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of Tract A described in the deed recorded in Volume 2072, Page 983, Deed Records, Parker County, Texas, also being part of the tract of land described in the deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas, said 93.178 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set at the intersection of the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the Tarrant County and Parker County line;

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THENCE with the northerly right-of-way line of Interstate Highway 30 the following courses and distances:

South 89°34'23" West a distance of 384.74 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

North 61°50'37" West a distance of 67.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

North 88°21'37" West a distance of 198.31 feet to a Texas Department of Transportation monument found;

South 68°32'23" West a distance of 54.63 feet to a Texas Department of Transportation monument found;

North 87°42'45" West a distance of 1100.00 feet to a Texas Department of Transportation monument found;

North 63°57'37" West a distance of 54.63 feet to a Texas Department of Transportation monument found;

North 87°10'37" West a distance of 148.10 feet;

South 70°28'23" West a distance of 53.84 feet to a Texas Department of Transportation monument found;

North 84°10'52" West a distance of 71.36 feet to a Texas Department of Transportation monument found;

North 83°27'51" West a distance of 200.00 feet to a Texas Department of Transportation monument found for the beginning of a non-tangent curve to the left having a radius of 1947.86 feet, a central angle of 4°17'47" and a chord bearing and distance of North 85°36'17" West 146.03 feet;

With said non-tangent curve to the left an arc distance of 146.07 feet to the end of curve;

THENCE departing the northerly right-of-way line of Interstate Highway 30, North 02°13'26" East a distance of 121.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the POINT OF BEGINNING;

THENCE West a distance of 175.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

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THENCE North a distance of 106.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a tangent curve to the right having a radius of 612.00 feet, a central angle of $01^{\circ}59'46''$, and a chord bearing and distance of North $00^{\circ}59'53''$ East 21.32 feet;

THENCE with said tangent curve to the right an arc distance of 21.32 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00, a central angle of $17^{\circ}51'20''$, and a chord bearing and distance of North $06^{\circ}55'54''$ West 306.65 feet;

THENCE with said reverse curve to the left an arc distance of 307.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $15^{\circ}51'34''$ West a distance of 93.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1083.50, a central angle of $14^{\circ}15'22''$, and a chord bearing and distance of North $08^{\circ}43'53''$ West 268.90 feet;

THENCE with said curve to the right an arc distance of 269.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 238.00, a central angle of $65^{\circ}41'31''$, and a chord bearing and distance of North $34^{\circ}26'58''$ West 258.17 feet;

THENCE with said reverse curve to the left an arc distance of 272.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North $79^{\circ}03'38''$ West a distance of 58.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $10^{\circ}56'22''$ East a distance of 122.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $79^{\circ}03'38''$ East a distance of 70.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a non-tangent curve to the left having a radius of 138.00, a central angle of $90^{\circ}27'45''$, and a chord bearing and distance of North $40^{\circ}14'16''$ East 195.95 feet;

THENCE with said non-tangent curve to the left an arc distance of 217.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 1004.50 feet, a central angle of $08^{\circ}27'45''$, and a chord bearing and distance of North $09^{\circ}13'29''$ West 148.23 feet;

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THENCE with said compound curve to the left an arc distance of 148.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 612.00, a central angle of $01^{\circ}29'47''$, and a chord bearing and distance of North $12^{\circ}42'28''$ West 15.98 feet;

THENCE with said reverse curve to the right an arc distance of 15.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00, a central angle of $17^{\circ}59'08''$, and a chord bearing and distance of North $20^{\circ}57'08''$ West 308.87 feet;

THENCE with said reverse curve to the left an arc distance of 310.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1083.50, a central angle of $28^{\circ}36'02''$, and a chord bearing and distance of North $15^{\circ}38'42''$ West 535.26 feet;

THENCE with said reverse curve to the right an arc distance of 540.85 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $01^{\circ}20'41''$ West a distance of 133.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1016.50, a central angle of $15^{\circ}47'29''$, and a chord bearing and distance of North $09^{\circ}14'25''$ West 279.27 feet;

THENCE with said curve to the left an arc distance of 280.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 989.60, a central angle of $04^{\circ}30'39''$, and a chord bearing and distance of North $19^{\circ}22'32''$ West 77.89 feet;

THENCE with said compound curve to the left an arc distance of 77.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North $21^{\circ}37'58''$ West a distance of 116.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1012.00, a central angle of $06^{\circ}01'18''$, and a chord bearing and distance of North $18^{\circ}37'19''$ West 106.31 feet;

THENCE with said curve to the right an arc distance of 106.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the right having a radius of 1095.50, a central angle of $17^{\circ}13'58''$, and a chord bearing and distance of North $06^{\circ}59'41''$ West 328.25 feet;

THENCE with said compound curve to the right an arc distance of 329.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

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THENCE North $01^{\circ}37'18''$ East a distance of 59.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 85.00 feet; a central angle of $94^{\circ}01'15''$, and a chord bearing and distance of North $45^{\circ}23'20''$ West 124.35 feet;

THENCE with said curve to the left an arc distance of 139.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;
THENCE South $87^{\circ}36'03''$ West a distance of 15.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $02^{\circ}23'57''$ West a distance of 140.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $87^{\circ}36'03''$ East a distance of 13.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 110.00 feet; a central angle of $85^{\circ}58'45''$, and a chord bearing and distance of North $44^{\circ}36'40''$ East 150.01 feet;

THENCE with said curve to the left an arc distance of 165.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $01^{\circ}37'18''$ East a distance of 141.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 612.00 feet; a central angle of $04^{\circ}23'39''$, and a chord bearing and distance of North $03^{\circ}49'07''$ East 46.92 feet;

THENCE with said curve to the right an arc distance of 46.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00 feet, a central angle of $08^{\circ}10'18''$, and a chord bearing and distance North $01^{\circ}18'56''$ West 140.79 feet;

THENCE with said reverse curve to the left an arc distance of 140.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 1018.00 feet, a central angle of $03^{\circ}21'56''$, and a chord bearing and distance of North $10^{\circ}40'28''$ West 59.79 feet;

THENCE with said compound curve to the left an arc distance of 59.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North $65^{\circ}20'07''$ West a distance of 199.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

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THENCE North $24^{\circ}04'08''$ West a distance of 651.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 100.00 feet, a central angle of $35^{\circ}28'59''$, and a chord bearing and distance of North $06^{\circ}19'38''$ West 60.94 feet;

THENCE with said curve to the right an arc distance of 61.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 200.00 feet, a central angle of $24^{\circ}05'05''$, and a chord bearing and distance of North $00^{\circ}37'41''$ West 83.45 feet;

THENCE with said reverse curve to the left an arc distance of 84.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00 feet, a central angle of $24^{\circ}51'04''$, and a chord bearing and distance of North $00^{\circ}14'42''$ West 83.06 feet;

THENCE with said reverse curve to the right an arc distance of 83.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 127.00 feet, a central angle of $43^{\circ}22'47''$, and a chord bearing and distance of North $09^{\circ}30'34''$ West 93.87 feet;

THENCE with said reverse curve to the left an arc distance of 96.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 453.00 feet, a central angle of $38^{\circ}38'54''$, and a chord bearing and distance of North $11^{\circ}52'31''$ West 299.81 feet;

THENCE with said reverse curve to the right an arc distance of 305.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 837.00 feet, a central angle of $20^{\circ}46'55''$, and a chord bearing and distance of North $02^{\circ}56'31''$ West 301.93 feet;

THENCE with said reverse curve to the left an arc distance of 303.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 443.00 feet, a central angle of $15^{\circ}47'58''$, and a chord bearing and distance of North $05^{\circ}26'00''$ West 121.77 feet;

THENCE with said reverse curve to the right an arc distance of 122.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 407.00 feet, a central angle of $34^{\circ}47'54''$, and a chord bearing and distance of North $14^{\circ}55'58''$ West 243.41 feet;

THENCE with said reverse curve to the left an arc distance of 247.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of

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a curve to the right having a radius of 603.00 feet, a central angle of $32^{\circ}28'53''$, and a chord bearing and distance of North $16^{\circ}05'29''$ West 337.29 feet;

THENCE with said reverse curve to the right an arc distance of 341.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $00^{\circ}08'58''$ East a distance of 257.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 783.00 feet, a central angle of $19^{\circ}59'11''$, and a chord bearing and distance of North $10^{\circ}08'33''$ East 271.75 feet;

THENCE with said curve to the right an arc distance of 273.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 517.00 feet, a central angle of $18^{\circ}34'00''$, and a chord bearing and distance of North $10^{\circ}51'08''$ East 116.80 feet;

THENCE with said reverse curve to the left an arc distance of 167.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00 feet, a central angle of $44^{\circ}10'32''$, and a chord bearing and distance of North $23^{\circ}39'24''$ East 145.15 feet;

THENCE with said reverse curve to the right an arc distance of 148.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 1598.00 feet, a central angle of $08^{\circ}48'07''$, and a chord bearing and distance of North $02^{\circ}46'35''$ East 245.25 feet;

THENCE with said non-tangent curve to the left an arc distance of 245.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $01^{\circ}37'29''$ West a distance of 132.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 3154.50 feet, a central angle of $00^{\circ}41'44''$, and a chord bearing and distance of North $01^{\circ}58'20''$ West 38.29 feet;

THENCE with said curve to the left an arc distance of 38.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1037.00 feet, a central angle of $02^{\circ}09'38''$, and a chord bearing and distance of South $81^{\circ}42'27''$ West 39.10 feet;

THENCE with said curve to the left an arc distance of 39.10 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

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THENCE North 06°10'02" West a distance of 108.52 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 83°49'58" East a distance of 14.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 39°59'42" East a distance of 82.30 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 3182.50 feet, a central angle of 00°29'37", and a chord bearing and distance of North 05°33'27" West 27.41 feet;

THENCE with said non-tangent curve to the left an arc distance of 27.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 84°11'45" East a distance of 152.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 3335.00 feet, a central angle of 03°47'41", and a chord bearing and distance of South 03°54'25" East 220.83 feet;

THENCE with said non-tangent curve to the right an arc distance of 220.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 15.50 feet, a central angle of 25°36'41", and a chord bearing and distance of South 14°36'10" East 6.87 feet;

THENCE with said non-tangent curve to the right an arc distance of 6.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01°47'49" East a distance of 17.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 15.50 feet, a central angle of 25°45'03", and a chord bearing and distance of South 11°04'42" West 6.91 feet;

THENCE with said curve to the right an arc distance of 6.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 01°37'29" East a distance of 1823.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1017.50 feet, a central angle of 17°33'02", and a chord bearing and distance of South 10°23'59" East 310.46 feet;

THENCE with said curve to the left an arc distance of 311.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

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THENCE South $70^{\circ}49'30''$ West a distance of 0.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 1018.00 feet, a central angle of $06^{\circ}58'24''$, and a chord bearing and distance of South $22^{\circ}39'42''$ East 123.82 feet;

THENCE with said curve to the left an arc distance of 123.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South $26^{\circ}08'54''$ East a distance of 331.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $63^{\circ}51'06''$ East a distance of 115.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $73^{\circ}20'50''$ East a distance of 36.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $28^{\circ}20'50''$ East a distance of 703.92 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $16^{\circ}39'10''$ West a distance of 135.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $28^{\circ}26'20''$ East a distance of 116.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $26^{\circ}08'54''$ East a distance of 379.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $71^{\circ}08'54''$ East a distance of 64.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $26^{\circ}08'54''$ East a distance of 247.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 127.00 feet, a central angle of $106^{\circ}07'38''$, and a chord bearing and distance of South $24^{\circ}03'48''$ East 203.02 feet;

THENCE with said non-tangent curve to the right an arc distance of 235.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 233.00 feet, a central angle of $56^{\circ}37'31''$, and a chord bearing and distance of South $00^{\circ}41'16''$ West 221.02 feet;

EXHIBIT A

Description of the Property

THENCE with said reverse curve to the left an arc distance of 230.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 307.00 feet, a central angle of 60°52'48", and a chord bearing and distance of South 02°48'54" West 311.07 feet;

THENCE with said reverse curve to the right an arc distance of 326.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 268.00 feet, a central angle of 69°51'02", and a chord bearing and distance of South 01°40'13" East 306.86 feet;

THENCE with said reverse curve to the left an arc distance of 326.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of 43°41'19", and a chord bearing and distance of South 14°45'05" East 191.25 feet;

THENCE with said reverse curve to the right an arc distance of 195.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 273.00 feet, a central angle of 56°29'27", and a chord bearing and distance of South 21°09'09" East 258.39 feet;

THENCE with said reverse curve to the left an arc distance of 269.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 377.00 feet, a central angle of 66°03'23", and a chord bearing and distance of South 16°22'11" East 410.97 feet;

THENCE with said reverse curve to the right an arc distance of 434.64 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 253.00 feet, a central angle of 81°13'26", and a chord bearing and distance of South 23°57'13" East 329.37 feet;

THENCE with said reverse curve to the left an arc distance of 358.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of 64°38'14", and a chord bearing and distance of South 32°14'49" East 274.80 feet;

THENCE with said reverse curve to the right an arc distance of 289.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 193.00 feet, a central angle of 21°16'50", and a chord bearing and distance of South 10°34'06" East 71.27 feet;

THENCE with said reverse curve to the left an arc distance of 71.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a

EXHIBIT A

Description of the Property

curve to the right having a radius of 107.00 feet, a central angle of $66^{\circ}15'56''$, and a chord bearing and distance of South $11^{\circ}55'27''$ West 116.97 feet;

THENCE with said reverse curve to the right an arc distance of 123.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South $45^{\circ}03'24''$ West a distance of 10.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 138.00 feet, a central angle of $28^{\circ}07'19''$, and a chord bearing and distance of South $61^{\circ}29'46''$ East 67.06 feet;

THENCE with said non-tangent curve to the left an arc distance of 67.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North $88^{\circ}48'51''$ East a distance of 48.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $01^{\circ}53'58''$ East a distance of 122.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 2055.00 feet, a central angle of $04^{\circ}06'49''$, and a chord bearing and distance of North $89^{\circ}50'33''$ West 147.51 feet;

THENCE with said non-tangent curve to the right distance of 147.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South $48^{\circ}03'01''$ West a distance of 28.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $03^{\circ}36'26''$ West a distance of 13.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $86^{\circ}23'34''$ West a distance of 87.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $03^{\circ}36'26''$ East a distance of 2.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $40^{\circ}27'49''$ West a distance of 28.74 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 2067.00 feet, a central angle of $00^{\circ}02'39''$, and a chord bearing and distance of North $84^{\circ}14'06''$ West 1.59 feet;

EXHIBIT A

Description of the Property

THENCE with said non-tangent curve to the right an arc distance of 1.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 119.00 feet, a central angle of 22°22'37", and a chord bearing and distance of South 79°49'37" West 46.18 feet;

THENCE with said non-tangent curve to the left an arc distance of 46.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 157.00 feet, a central angle of 23°32'18", and a chord bearing and distance of South 80°24'28" West 64.05 feet;

THENCE with said reverse curve to the right an arc distance of 64.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 93.00 feet, a central angle of 78°12'12", and a chord bearing and distance of South 53°04'31" West 117.31 feet;

THENCE with said reverse curve to the left an arc distance of 126.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 132.00 feet, a central angle of 48°43'44", and a chord bearing and distance of South 38°20'17" West 108.91 feet;

THENCE with said reverse curve to the right an arc distance of 112.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 268.00 feet, a central angle of 84°38'01", and a chord bearing and distance of South 20°23'08" West 360.85 feet;

THENCE with said reverse curve to the left an arc distance of 395.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of 38°58'12", and a chord bearing and distance of South 02°26'46" East 171.45 feet;

THENCE with said reverse curve to the right an arc distance of 174.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 168.00 feet, a central angle of 47°18'47", and a chord bearing and distance of South 06°37'04" East 134.81 feet;

THENCE with said reverse curve to the left an arc distance of 138.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 106.00 feet, a central angle of 14°17'17", and a chord bearing and distance of South 23°07'49" East 26.37 feet;

THENCE with said reverse curve to the right an arc distance of 26.43 feet to the POINT OF BEGINNING.

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Description of the Property

Containing a computed area of 4,058,831 square feet or 93.178 acres of land.

SAVE AND EXCEPT (AISD School Site)

BEING situated in the International & Great Northern R.R. Co. Survey, Abstract No. 1996, Parker County, Texas, and being a portion of a tract of land as described in deed to Walsh Ranches Limited Partnership, a Texas Limited Partnership having a General Partner named Walsh North Star Company, a Texas corporation as recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas (D.R.P.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the northwest corner of the intersection of the westerly right of way line of southbound Walsh Ranch Parkway(a variable width right of way) and the northerly right of way line of Walsh Creek Boulevard, as shown on the final plat of Walsh Ranch Parkway, an addition to the City of Fort Worth, Parker County, Texas, (unrecorded as of this date);

THENCE, along the westerly right of way line of said southbound Walsh Ranch Parkway the following courses:

North 87 degrees 36 minutes 03 seconds East, a distance of 13.60 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the left having a central angle of 85 degrees 58 minutes 45 seconds, a radius of 110.00 feet, subtended by a 150.01 foot chord which bears North 44 degrees 36 minutes 40 seconds East;

Along said curve to the left an arc distance of 165.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 01 degrees 37 minutes 18 seconds East, a distance of 141.88 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 04 degrees 23 minutes 39 seconds, a radius of 612.00 feet, subtended by a 46.92 foot chord which bears North 03 degrees 49 minutes 07 seconds East;

Along said curve to the right an arc distance of 46.94 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 08 degrees 10 minutes 18 seconds, a radius of 988.00 feet, subtended by a 140.79 foot chord which bears North 01 degrees 18 minutes 56 seconds West;

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Along said curve to the left an arc distance of 140.91 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a compound curve to the left having a central angle of 03 degrees 21 minutes 56 seconds, a radius of 1018.00 feet, subtended by a 59.79 foot chord which bears North 10 degrees 40 minutes 28 seconds West;

Along said curve to the left an arc distance of 59.80 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the south corner of Private Open Space Lot 7X, as shown on said final plat of Walsh Ranch Parkway;

THENCE, departing the westerly line of said southbound Walsh Ranch Parkway, and along the westerly line of said Private Open Space Lot 7X the following courses:

North 65 degrees 20 minutes 07 seconds West, a distance of 199.81 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 24 degrees 04 minutes 08 seconds West, a distance of 651.54 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 35 degrees 28 minutes 59 seconds, a radius of 100.00 feet, subtended by a 60.94 foot chord which bears North 06 degrees 19 minutes 38 seconds West;

Along said curve to the right an arc distance of 61.93 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 24 degrees 05 minutes 05 seconds, a radius of 200.00 feet, subtended by a 83.45 foot chord which bears North 00 degrees 37 minutes 41 seconds West;

Along said curve to the left an arc distance of 84.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 51 minutes 04 seconds, a radius of 193.00 feet, subtended by a 83.06 foot chord which bears North 00 degrees 14 minutes 42 seconds West;

Along said curve to the right an arc distance of 83.71 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 43 degrees 22 minutes 47 seconds, a radius of 127.00 feet, subtended by a 93.87 foot chord which bears North 09 degrees 30 minutes 34 seconds West;

Along said curve to the left an arc distance of 96.15 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 23 degrees 50 minutes 05 seconds, a radius of 453.00 feet,

EXHIBIT A

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subtended by a 187.09 foot chord which bears North 19 degrees 16 minutes 55 seconds West;

Along said curve to the right an arc distance of 188.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 82 degrees 00 minutes 00 seconds West, departing the westerly line of Private Open Space Lot 7X, a distance of 205.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 12 degrees 20 minutes 32 seconds, a radius of 1053.00 feet, subtended by a 226.39 foot chord which bears North 88 degrees 10 minutes 16 seconds West;

THENCE, along said curve to the right an arc distance of 226.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 20 minutes 32 seconds East, a distance of 3.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 8 degrees 00 minutes 48 seconds, a radius of 1050.00 feet, subtended by a 146.73 foot chord which bears North 81 degrees 39 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 146.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 21 minutes 20 seconds West, a distance of 3.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 9 degrees 38 minutes 40 seconds, a radius of 1053.00 feet, subtended by a 177.04 foot chord which bears North 72 degrees 49 minutes 20 seconds West;

THENCE, along said curve to the right an arc distance of 177.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 68 degrees 00 minutes 00 seconds West, a distance of 355.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 47 degrees 19 minutes 24 seconds, a radius of 867.00 feet, subtended by a 695.91 foot chord which bears South 88 degrees 20 minutes 18 seconds West;

THENCE, along said curve to the left an arc distance of 716.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 50 minutes 45 seconds, a radius of 1553.00 feet, subtended by a 668.18 foot chord which bears South 77 degrees 05 minutes 59 seconds West;

EXHIBIT A

Description of the Property

THENCE, along said curve to the right an arc distance of 673.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 46 degrees 00 minutes 26 seconds West, a distance of 21.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 49 degrees 33 minutes 56 seconds, a radius of 180.00 feet, subtended by a 150.90 foot chord which bears South 29 degrees 23 minutes 10 seconds West;

THENCE, along said curve to the right an arc distance of 155.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 53 degrees 12 minutes 42 seconds, a radius of 213.00 feet, subtended by a 190.78 foot chord which bears South 27 degrees 33 minutes 47 seconds West;

THENCE, along said curve to the left an arc distance of 197.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 02 minutes 34 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING;

THENCE, South 84 degrees 40 minutes 28 seconds West, a distance of 624.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 81 degrees 01 minutes 12 seconds West, a distance of 547.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 51 minutes 28 seconds West, a distance of 567.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 28 minutes 50 seconds, a radius of 1247.00 feet, subtended by a 718.36 foot chord which bears South 80 degrees 25 minutes 09 seconds East;

THENCE, along said curve to the right an arc distance of 728.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 23 degrees 28 minutes 38 seconds, a radius of 1553.00 feet, subtended by a 631.91 foot chord which bears South 75 degrees 25 minutes 03 seconds East;

THENCE, along said curve to the left an arc distance of 636.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 42 degrees 21 minutes 01 seconds East, a distance of 21.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to

EXHIBIT A

Description of the Property

the right having a central angle of 47 degrees 51 minutes 12 seconds, a radius of 120.00 feet, subtended by a 97.34 foot chord which bears South 30 degrees 14 minutes 32 seconds West;

THENCE, along said curve to the right an arc distance of 100.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 53 degrees 12 minutes 42 seconds, a radius of 273.00 feet, subtended by a 244.53 foot chord which bears South 27 degrees 33 minutes 47 seconds West;

THENCE, along said curve to the left an arc distance of 253.54 feet to the POINT OF BEGINNING and CONTAINING 14.51 acres of land, more or less.

SAVE AND EXCEPT (Quail Valley Lemons Overlap)

Being a 0.4130 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, Parker County, Texas and being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T), said tract also being a part of a tract of land described in deed to Keith D. Lemons and Pamela J. Lemons, as recorded in Volume 1552, Page 1381, D.R.P.C.T., said 0.4130 acre tract of land being more particularly described as follows:

BEGINNING at stone found for an ell corner of said Walsh Ranches Limited Partnership tract, said corner being on the south line of said Lemons tract;

THENCE South 87 degrees 24 minutes 33 seconds West, along the south line of said Lemons tract, a distance of 988.78 feet to a 5/8 inch iron rod found for the southwest corner of said Lemons tract and the southeast corner of a tract of land described in deed to John and Stacy Reding, as recorded in Instrument Number 201412020, D.R.P.C.T.,

THENCE North 40 degrees 08 minutes 24 seconds West, along the west line of said Lemons tract and the east line of said Reding tract, a distance of 45.90 feet to a point for corner on the north line of said Walsh Ranches Limited Partnership tract, from which an ell corner of said Walsh Ranches Limited Partnership tract and a point on the west line of said Reding tract bears South 89 degrees 27 minutes 32 seconds West, a distance of 2512.74 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 1017.41 feet to the POINT OF BEGINNING and containing 17,989 square feet or 0.4130 acres of land more or less.

SAVE AND EXCEPT (Quail Valley Reding Overlap)

EXHIBIT A

Description of the Property

Being a 4.8368 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, Parker County, Texas and being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T), said tract also being a part of a tract of land described in deed to John and Stacy Reding, as recorded in Instrument Number 201412020, D.R.P.C.T., said 4.8368 acre tract of land being more particularly described as follows:

BEGINNING at stone found for an ell corner of said Walsh Ranches Limited Partnership tract, said corner being on the west line of said Reding tract;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 2512.74 feet to a point for corner from which a stone found for an ell corner of said Walsh Ranches Limited Partnership tract bears North 89 degrees 27 minutes 32 seconds East, a distance of 1017.41 feet, said corner being on the east line of said Reding tract and the west line of a tract of land described in deed to Keith D. Lemons and Pamela J. Lemons, as recorded in Volume 1552, Page 1381, D.R.P.C.T.;

THENCE South 40 degrees 08 minutes 24 seconds East, along the east line of said Reding tract and the west line of said Lemons tract, a distance of 45.90 feet to a 5/8 inch iron rod found for the southeast corner of said Reding tract and the southwest corner of said Lemons tract;

THENCE South 87 degrees 18 minutes 27 seconds West, along the south line of said Reding tract, a distance of 2542.86 feet to a 1/2 inch iron rod found for the southwest corner of said Reding tract;

THENCE North 00 degrees 56 minutes 45 seconds West, along the west line of said Reding tract, a distance of 130.83 feet to the POINT OF BEGINNING and containing 210,690 square feet or 4.8368 acres of land more or less.




Walsh Ranch Quail Valley Public Improvement District



— Streets — Freeways Walsh Ranch Quail Valley PID

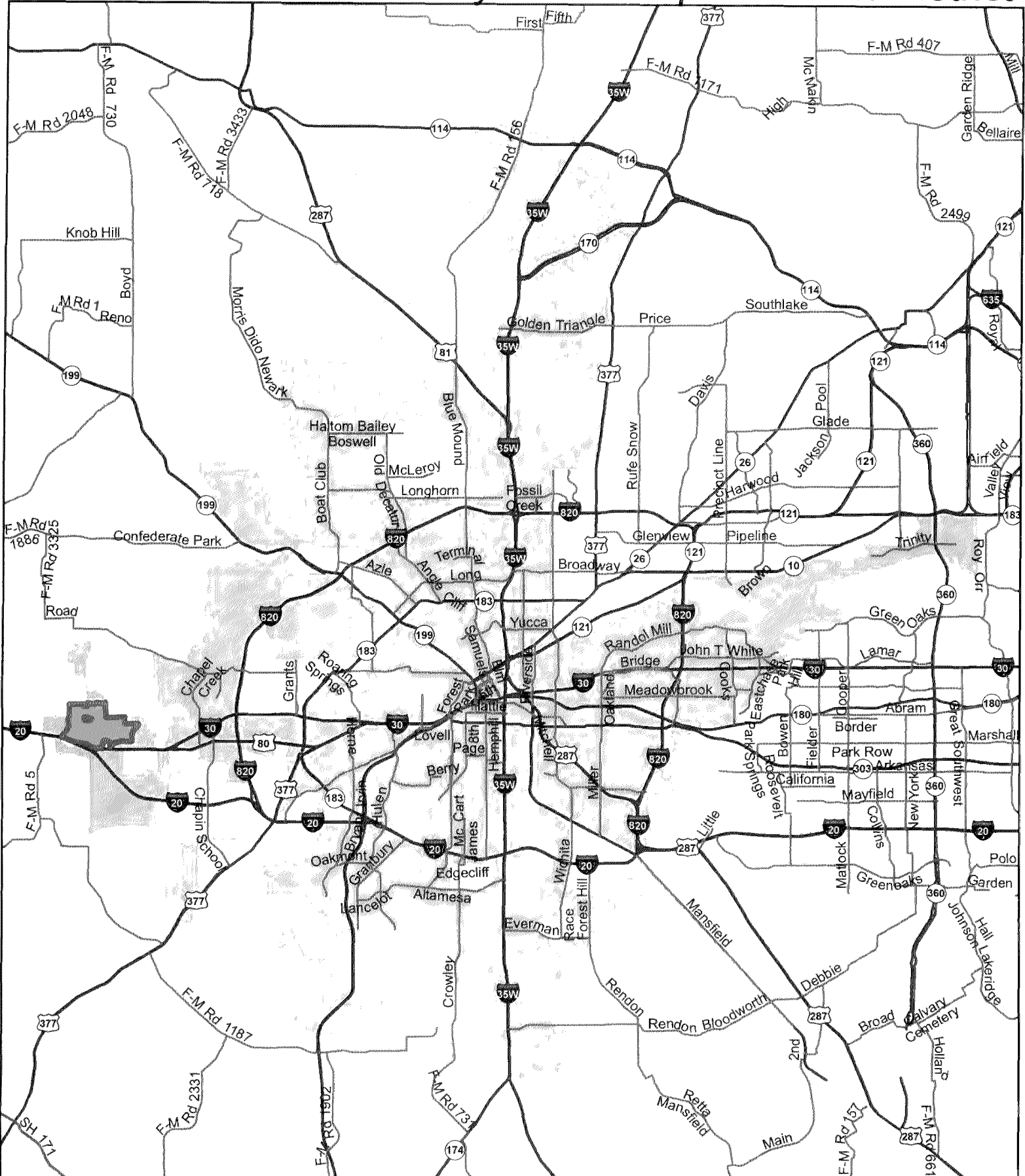
Prepared on September 9th, 2016

 NORTH

0 0.25 0.5 1 Miles

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Walsh Ranch Quail Valley Public Improvement District



 Walsh Ranch Quail Valley PID

City Limits

ETJ



Prepared on September 9th, 2016



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Walsh Ranch Quail Valley Public Improvement District



— Streets — Freeways Walsh Ranch Quail Valley PID

Prepared on September 9th, 2016



0 0.25 0.5 1 Miles

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City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 9/27/2016 - Resolution No. 4686-09-2016

DATE: Tuesday, September 27, 2016

REFERENCE NO.: G-18842

LOG NAME: 13PBD PID16 QUAILVALLEY EST

SUBJECT:

Adopt Resolution Authorizing and Creating Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (COUNCIL DISTRICT 3)

RECOMMENDATION:

It is recommended that the City Council:

1. Confirm its finding that the petition requesting establishment of Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) meets the requirements necessary to designate the proposed area as a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code;
 2. Adopt the attached Resolution which: (i) makes certain findings concerning the nature and advisability of special improvements and services to be provided in the Public Improvement District, the estimated costs, the boundaries of the Public Improvement District; and (ii) authorizes and creates Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley); and
 3. Direct the City Secretary to publish notice of the establishment of the Public Improvement District as required by Chapter 372 of the Texas Local Government Code.
-

DISCUSSION:

On August 1, 2016, the City Council received a petition requesting establishment of the Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (the "PID"). The Staff has reviewed the petition and finds that it contains sufficient signatures and meets other requirements of Chapter 372 of the Texas Local Government Code necessary for the City Council to create the PID.

On September 20, 2016, (M&C BH-275) the City Council conducted a public hearing to consider the following matters:

- The advisability of establishing the proposed Public Improvement District;
- The general nature of the proposed improvements and/or services;
- The estimated costs of the improvements and/or services; and
- The proposed boundaries of the Public Improvement District.

The PID is proposed to include approximately 1,703.5682 acres of land generally located: (1) west of Fort Worth and north of the intersection of Interstate Highway 20 and Interstate Highway 30; (2) east of FM 1187; (3) south of Old Weatherford Road; and (4) west of the Parker County – Tarrant County boundary

line, as more particularly depicted and properly described in the metes and bounds described in the exhibits attached to the resolution.

PID projects are anticipated to include street and sidewalk improvements, street lighting, water supply lines and related facilities, sanitary sewer lines and related facilities, stormwater drainage and detention improvements, park and recreation facilities, and landscaping.

The proposed PID 16 is located in COUNCIL DISTRICT 3.

This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on City funds.

FUND IDENTIFIERS (FIDs):

TO

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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CERTIFICATIONS:

Submitted for City Manager's Office by:

Susan Alanis (8180)

Originating Department Head:

Lynda Johnson (6222)

Additional Information Contact:

David Reitz (7807)
