

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND

MD IND P1, LLC AND WALSH RANCHES LIMITED PARTNERSHIP

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and MD IND P1, LLC & WALSH RANCHES LIMITED PARTNERSHIP ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in TARRANT County, Texas, which consists of approximately 312.354 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibits "A-1 thru A-6" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-26-004 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

- 1. PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
- 2. INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. For purposes of this Agreement, "full

municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to the level of service contemplated or projected in the area.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services – The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Development Services Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities – Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings – Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) – The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures – Occupied structures that are

using water-well and on-site sewer facilities on the Effective Date may continue to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted

according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

By: _____

Name: Jesica McEachern
Assistant City Manager

Approved as to Form and Legality:

By: _____

Name: Melinda Ramos
Deputy City Attorney

By: _____

Name: _____
Contract Manager

By: _____

Name: _____
City Secretary

Approvals:

M&C: By: _____

Ordinance No. By: _____

State of Texas §

County of Tarrant §

 This instrument was acknowledged before me on the _____ day of _____, _____, by
Jesica McEachern, Assistant City Manager of the City of Fort Worth, a Texas municipal corporation,
on behalf of said corporation.

By: _____

Notary Public, State of Texas

MD IND P1, LLC

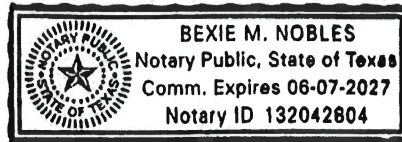
By: 

Name: Ryan Dickerson

Title: President

State of Texas §

County of Parker §



This instrument was acknowledged before me on the 12 day of May, 2026, by Ryan Dickerson, President, on behalf of MD IND P1, LLC.

By: 

Notary Public, State of Texas

WALSH RANCHES LIMITED PARTNERSHIP
a Texas limited partnership

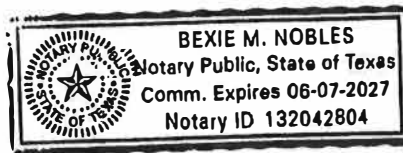
By: Walsh North Star Company, LLC
a Delaware limited liability company
Its General Partner

By: [Signature]

Name: Ryan Dickerson

Title: Vice President

State of Texas §
County of Parker §



This instrument was acknowledged before me on the 12 day of May, 2024, by
Ryan Dickerson, Vice President, on behalf of WALSH RANCHES LIMITED PARTNERSHIP, a
Texas limited partnership.

By: [Signature]
Notary Public, State of Texas

EXHIBIT A-1

PLOTTED BY: James Cardella ON: Thursday, February 12, 2026 AT: 2:18 PM FILEPATH: P:\Legacy\Drawings\PlannedCommunity\2001\169\Survey\DA\Drawings\Annexation\2001\169\039 - Walsh Ranch Annexation\2001\169\039 - Walsh Ranch Annexation US 20 -

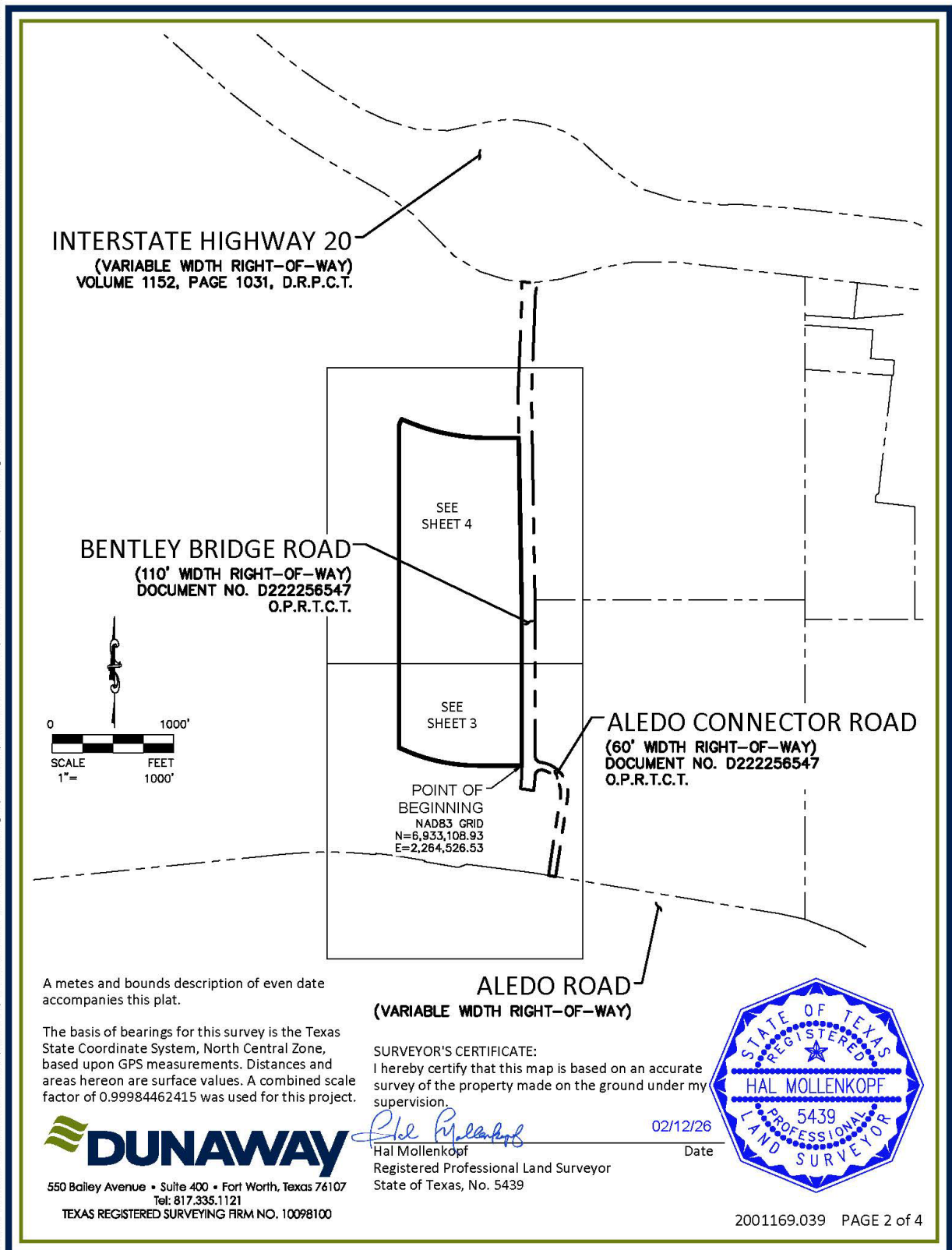


EXHIBIT A-1 Continued

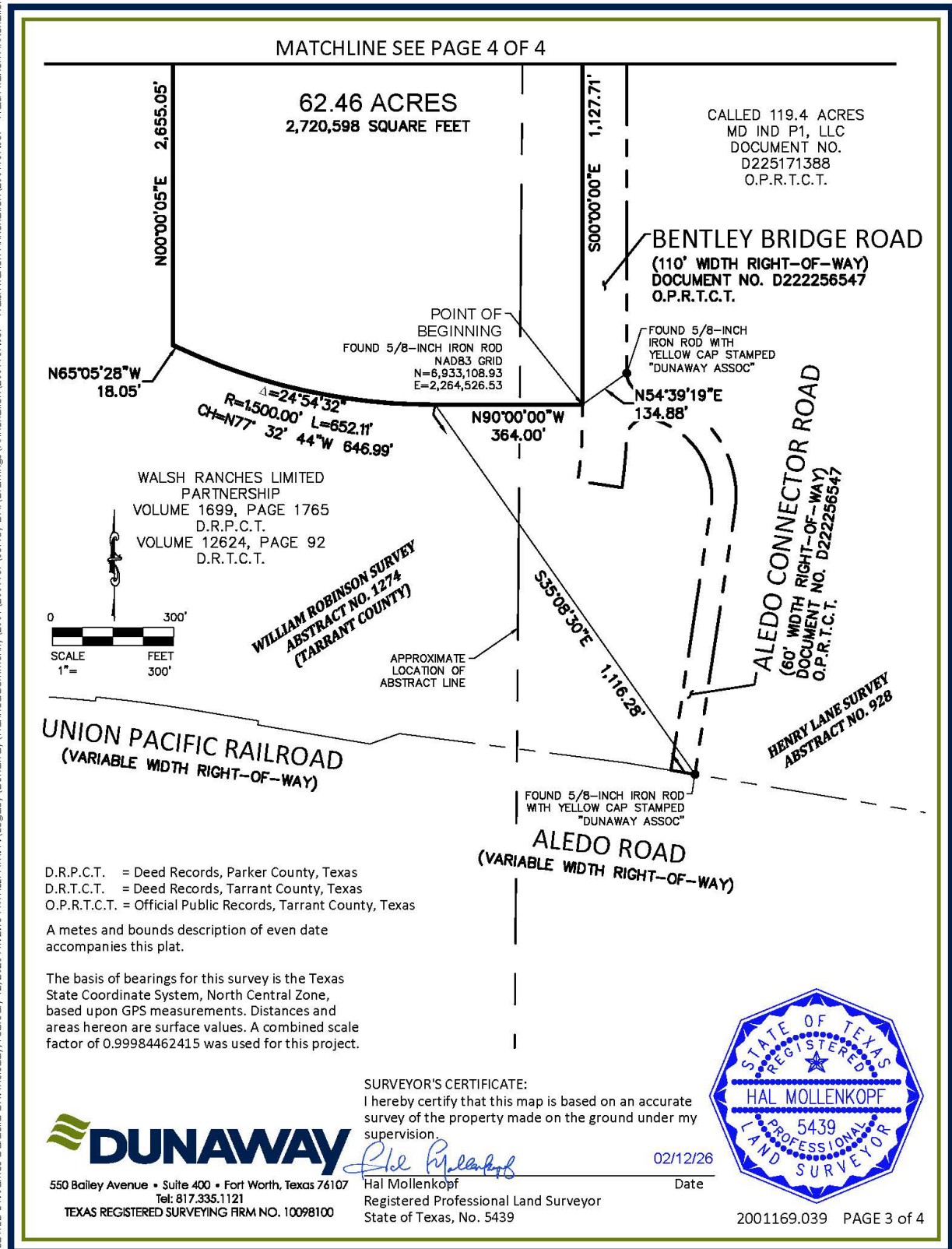


EXHIBIT A-1 Continued

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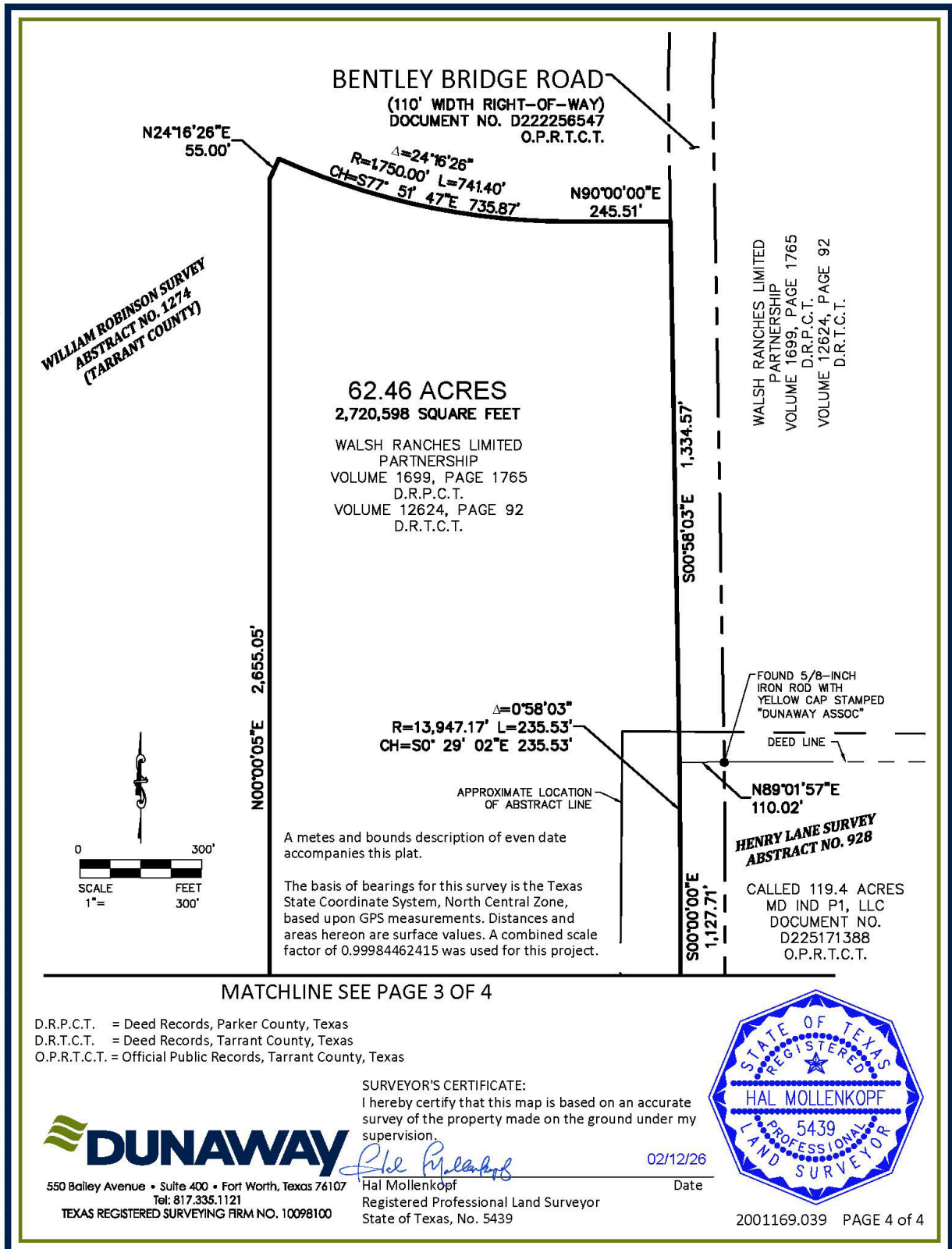


EXHIBIT A-2 Metes & Bounds

METES AND BOUNDS DESCRIPTION

BEING a 62.46 acre parcel of land situated in the William Robinson Survey, Abstract No. 1274 and the Henry Lane Survey, Abstract No. 928, Tarrant County, Texas and being a portion of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 62.46 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in said Walsh Ranches tract, said corner being on the west right-of-way line of Bentley Bridge Road (a 110' width right-of-way), as recorded in Document No. D222256547, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), from which a found 5/8-inch iron rod with yellow cap stamped "DUANWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for a point on the common east right-of-way line of said Bentley Bridge Road and the west line of a called 119.4 acre tract of land described in deed to MD IND P1, LLC, as recorded in Document No. D225171388, O.P.R.T.C.T. bears North 54 degrees 39 minutes 19 seconds East, a distance of 134.88 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N= 6,933,108.93, E= 2,264,526.53;

THENCE North 90 degrees 00 minutes 00 seconds West, departing the west right-of-way line of said Bentley Bridge Road, across said Walsh Ranches tract, a distance 364.00 feet to the beginning of a curve to the right having a radius of 1,500.00 feet, a central angle of 24 degrees 54 minutes 32 seconds and a chord bearing of North 77 degrees 32 minutes 44 seconds West, a distance of 646.99 feet, from which a found 5/8-inch YCIR for the southwest corner of said MD IND tract and the southeast terminus of Aledo Connector Road (60' width right-of-way), as recorded in Document No. 222256547, O.P.R.T.C.T. bears South 35 degrees 08 minutes 30 seconds East, a distance of 1,116.28 feet;

THENCE Northwesterly continuing along said curve to the left and across said Walsh Ranches tract, an arc length of 652.11 feet for the end of said curve;

THENCE continuing across said Walsh Ranches tract the following courses and distances:

North 65 degrees 05 minutes 28 seconds West, a distance of 18.05 feet to point for corner;

North 00 degrees 00 minutes 05 seconds East, a distance of 2,655.05 feet to point for corner;

North 24 degrees 16 minutes 26 seconds East, a distance of 55.00 feet to point for the beginning of a non-tangent curve to the left having a radius of 1,750.00 feet, a central angle of 24 degrees 16 minutes 26 seconds and a chord bearing of South 77 degrees 51 minutes 47 seconds East, a distance of 735.87 feet;

Southeasterly along said curve to the left and continuing across said Walsh Ranches tract, an arc length of 741.40 feet for the end of said curve;

North 90 degrees 00 minutes 00 seconds East, a distance of 245.51 feet to a point corner on the west right-of-way line of said Bentley Bridge Road;

THENCE South 00 degrees 58 minutes 03 seconds East, along the west right-of-way line of said Bentley Bridge Road, a distance of 1,334.57 feet to the beginning of a curve to the right having a radius of 13,947.17 feet, a central angle of 00 degrees 58 minutes 03 seconds and a chord bearing of South 00 degrees 29 minutes 02 seconds East, a distance of 235.53 feet, from which a found 5/8-inch YCIR on the east right-of-way line of said Bentley Bridge Road and the northwest corner of said MD IND tract bears North 89 degrees 01 minute 57 seconds East, a distance 110.02 feet;

THENCE Southeasterly along said curve to the right and the west right-of-way line of said Bentley Bridge Road, an arc length of 235.53 feet for the end of said curve;

THENCE South 00 degrees 00 minutes 00 seconds East, continuing along the west right-of-way line of said Bentley Bridge Road, a distance of 1,127.71 feet to the POINT OF BEGINNING and containing 2,720,598 square feet or 62.46 acres of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.

A plat of even date accompanies this metes and bounds description.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf

Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439

02/12/26

Date



2001169.039 PAGE 1 of 4

EXHIBIT A-3

PLOTTED BY: Joe Sins ON: Thursday, February 12, 2026 AT: 2:58 PM FILEPATH: P:\Legacy\Drawings\PlannedCommunity\2001\69\Survey\Drawings\Annexation\2001\69\039 - Walsh Ranch Annexation\2001\69\039 - Walsh Ranch Annexation US 20 - Industrial

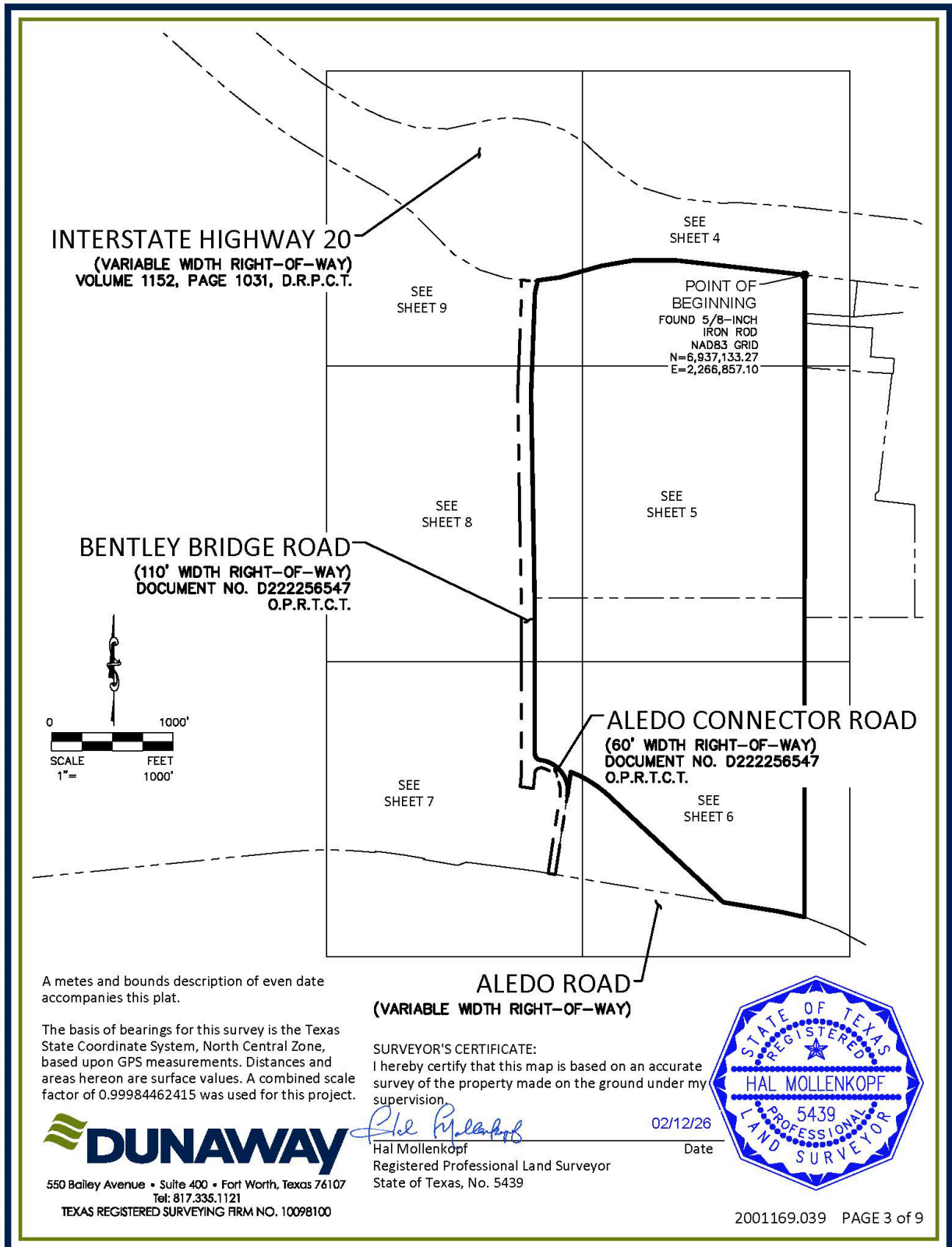


EXHIBIT A-3 Continued

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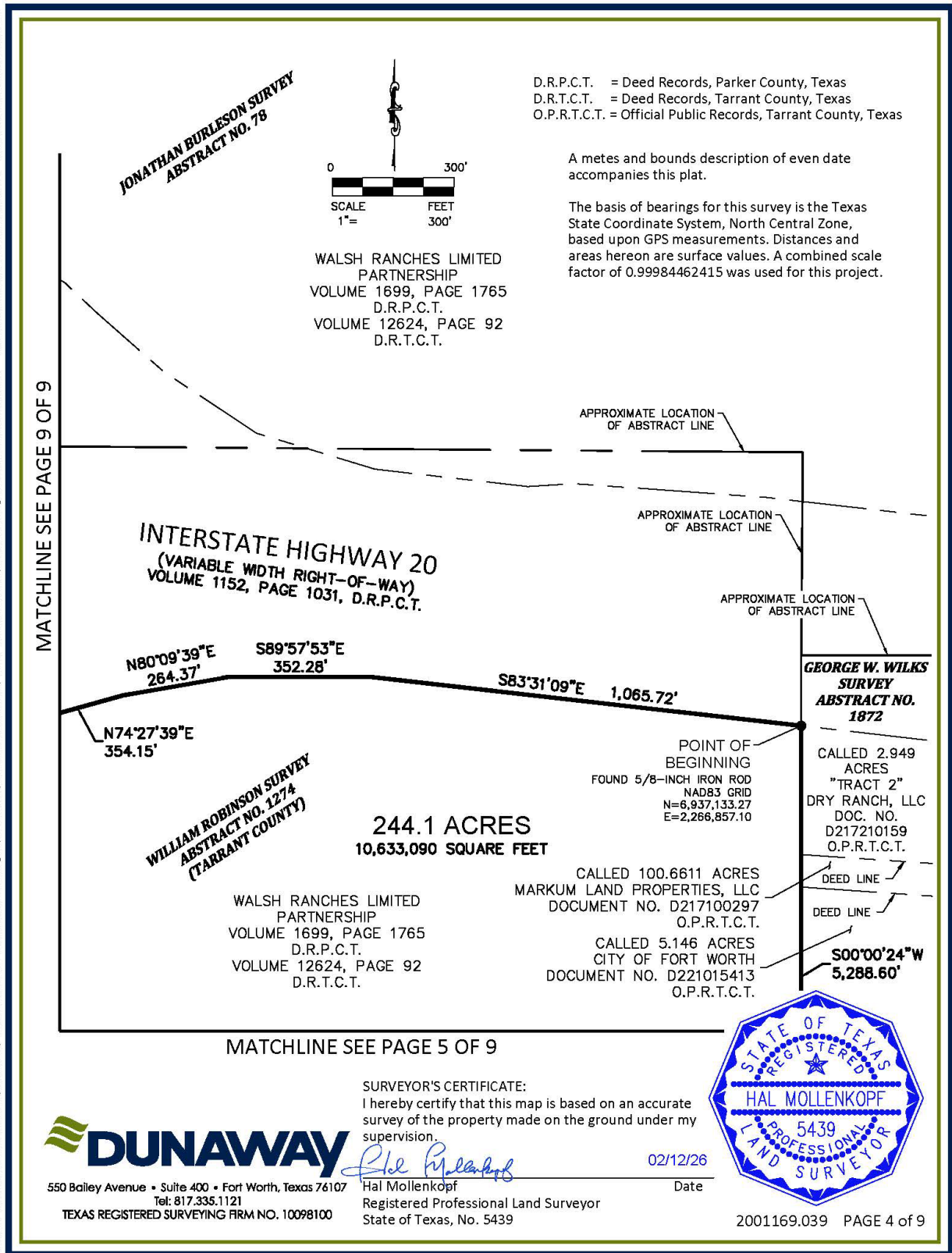


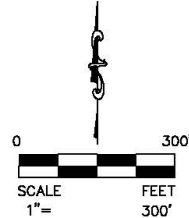
EXHIBIT A-3 Continued

MATCHLINE SEE PAGE 4 OF 9

D.R.P.C.T. = Deed Records, Parker County, Texas
D.R.T.C.T. = Deed Records, Tarrant County, Texas
O.P.R.T.C.T. = Official Public Records, Tarrant County, Texas

A metes and bounds description of even date accompanies this plat.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.



MATCHLINE SEE PAGE 8 OF 9

**WILLIAM ROBINSON SURVEY
ABSTRACT NO. 1274
(TARRANT COUNTY)**

**244.1 ACRES
10,633,090 SQUARE FEET**

WALSH RANCHES LIMITED
PARTNERSHIP
VOLUME 1699, PAGE 1765
D.R.P.C.T.
VOLUME 12624, PAGE 92
D.R.T.C.T.

APPROXIMATE LOCATION
OF ABSTRACT LINE

DEED LINE

CALLLED 119.4 ACRES
MD IND P1, LLC
DOCUMENT NO. D225171388
O.P.R.T.C.T.

**HENRY LANE SURVEY
ABSTRACT NO. 928**

MATCHLINE SEE PAGE 6 OF 9

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf

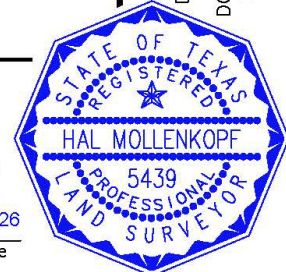
02/12/26

Date

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439



DEED LINE

**GEORGE W. WILKS SURVEY
ABSTRACT NO. 1872**

APPROXIMATE
LOCATION OF
ABSTRACT LINE

S00°00'24"W 5,288.60'

CALLLED 36.0248 ACRES
MC ESTATES, LLC
DOCUMENT NO. D222245826
O.P.R.T.C.T.

DEED LINE

"TRACT 3"
DRY RANCH,
LLC
DOCUMENT NO.
D217210159
O.P.R.T.C.T.

2001169.039 PAGE 5 of 9

EXHIBIT A-3 Continued

PLOTTED BY: Joe Shin ON: Thursday, February 12, 2026 AT: 2:58 PM FILE PATH: P:\Legacy\Drawings\PlannedCommunity\2001169\Survey\DA\Drawings\Annexation\2001169\039 - Walsh Ranch Annexation\2001169\039 - Industrial

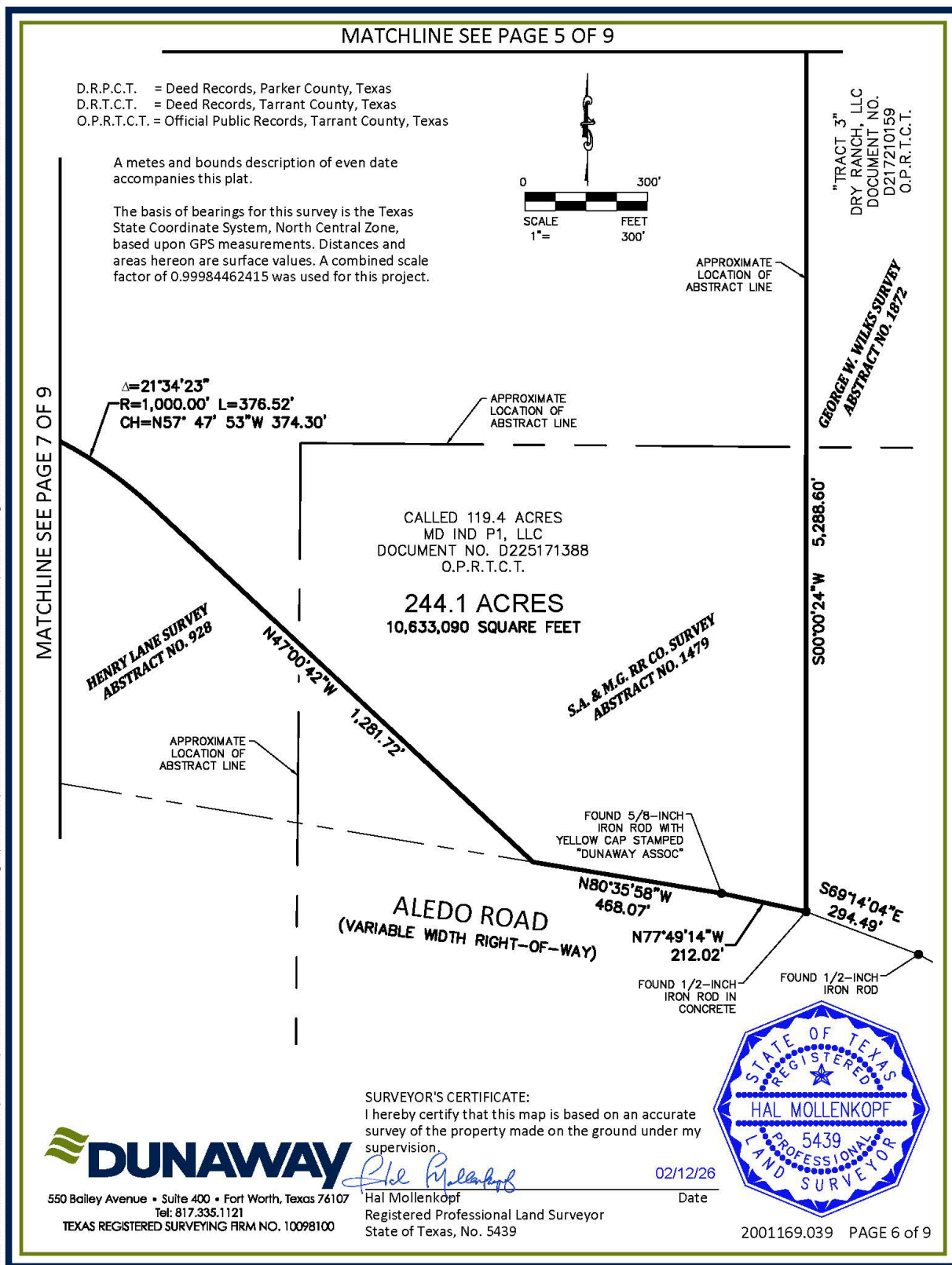


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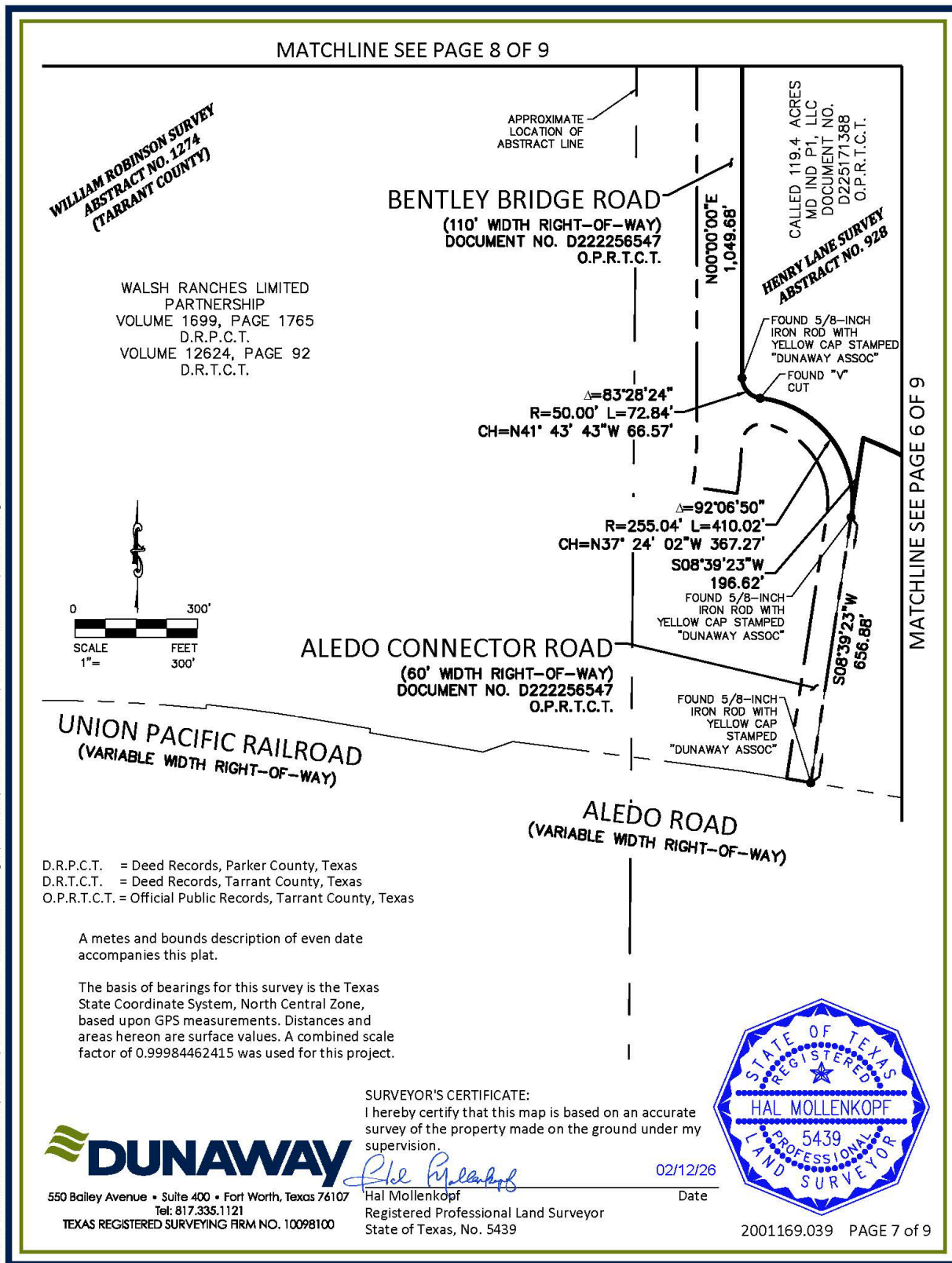


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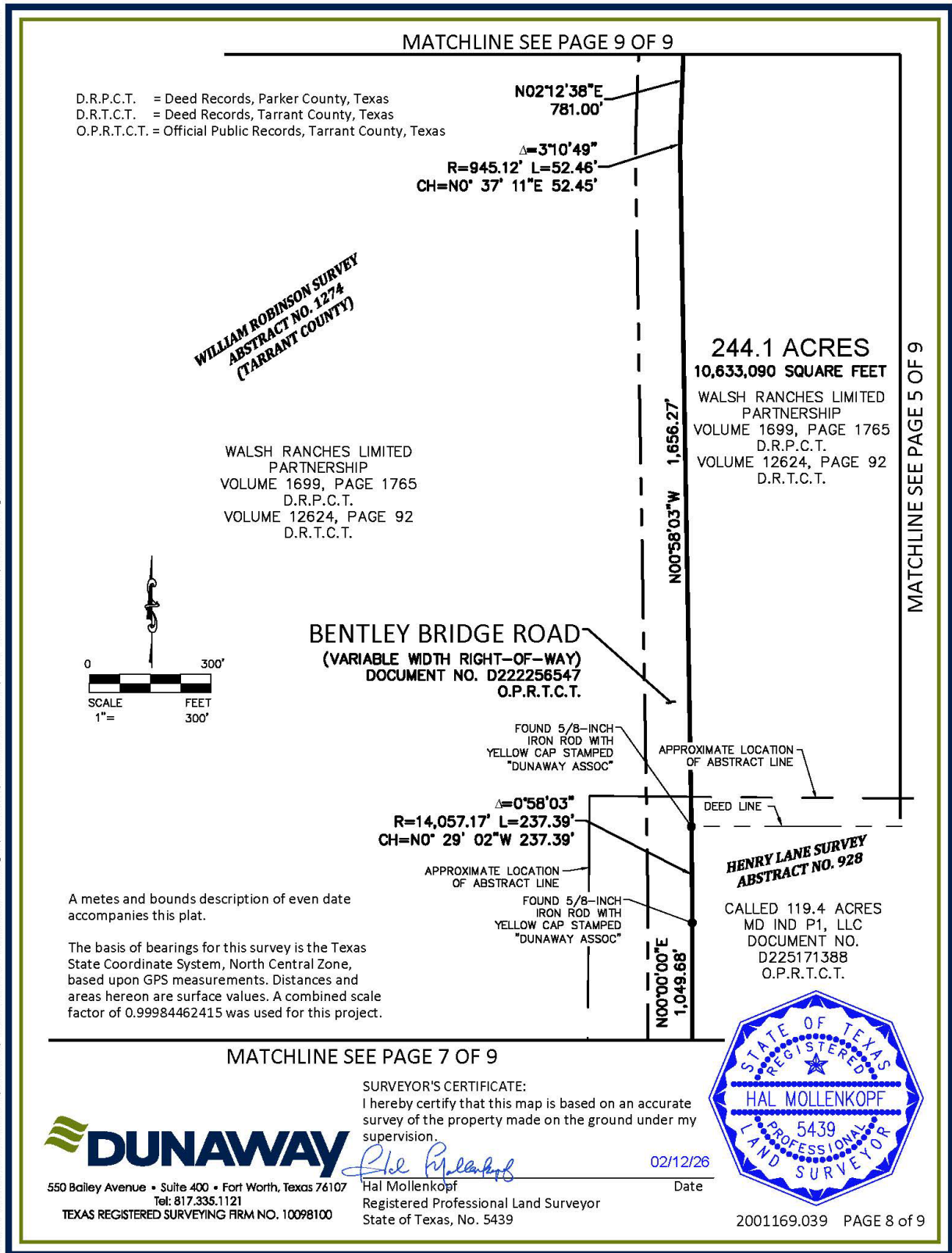
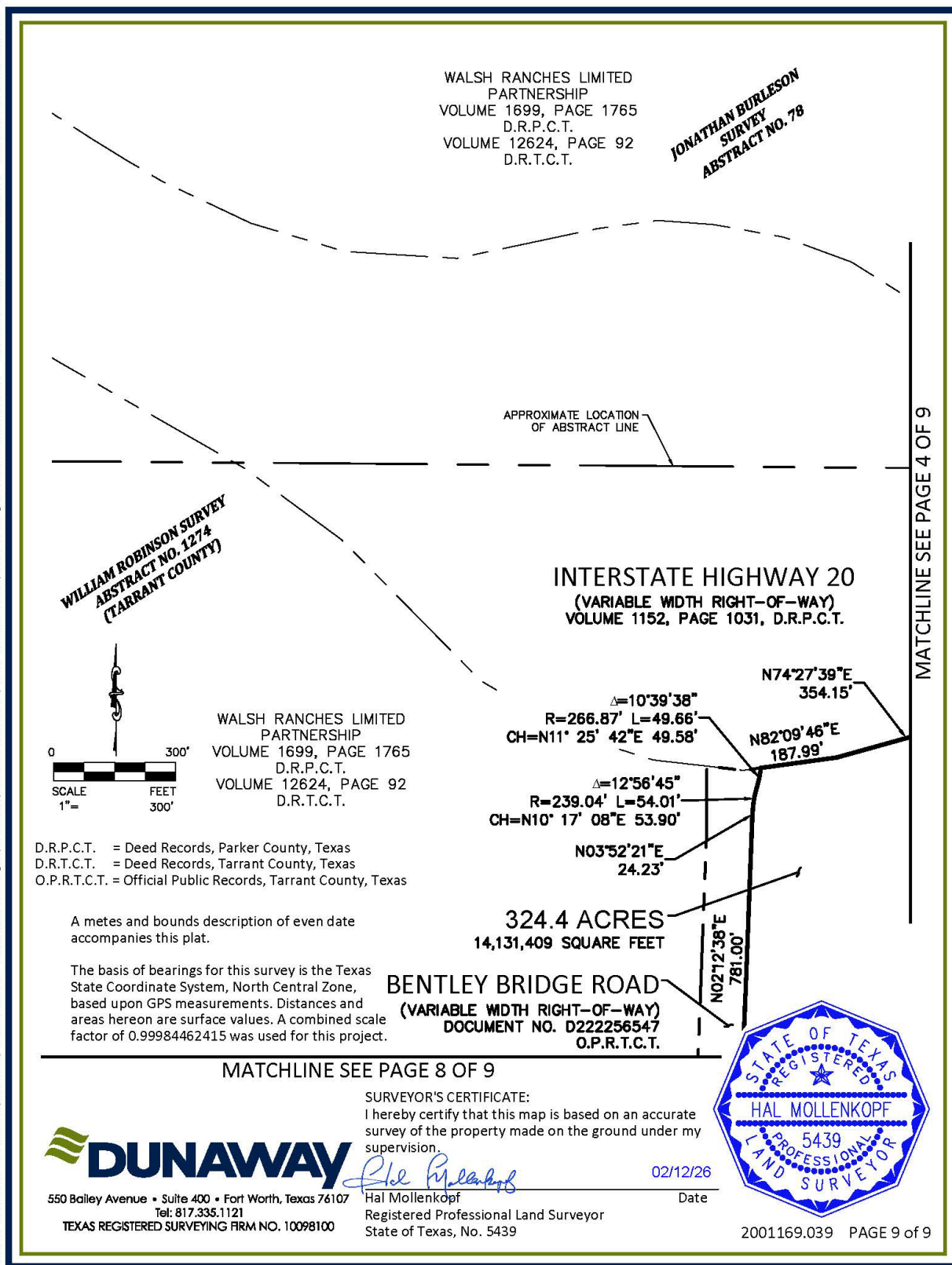


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PLOTTED BY: Joe Shinz ON: Thursday, February 12, 2026 AT: 2:58 PM FILEPATH: P:\Legacy\ Dunaway\ Dunaway\PlannedCommunity\2001169\Survey\Drawings\Annexation\2001169\039 - Walsh Ranch Annexation\US 20 - Indultic

EXHIBIT A-4
Metes & Bounds

METES AND BOUNDS DESCRIPTION

BEING a 244.1 acre parcel of land situated in the William Robinson Survey, Abstract No. 1274, the Henry Lane Survey, Abstract No. 928, the S.A. & M.G. Railroad Company Survey, Abstract No. 1479, Tarrant County, Texas and being a portion of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92, Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being a portion of a called 119.4 acre tract of land described in deed to MD IND P1, LLC, as recorded in Document No. D225171388, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 244.1 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod on the east line of said Walsh Ranches tract, said corner being on the south right-of-way line of Interstate Highway 20 (a variable width right-of-way), as recorded in Volume 1152, Page 1031, D.R.P.C.T., said corner being the northwest corner of a called 2.949 acre tract of land described as Tract 2 in deed to Dry Ranch, LLC, as recorded in Document No. D217210159, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N= 6,937,133.27, E= 2,266,857.10;

THENCE South 00 degrees 00 minutes 24 seconds West, departing the south right-of-way line of said Interstate Highway 20, along the east line of said Walsh Ranches tract and along the west line of said Tract 2, the west line of a called 100.6611 acre tract of land described in deed to Markum Land Properties, LLC, as recorded in Document No. D217100297, O.P.R.T.C.T., the west line of a called 5.146 acre tract of land described in deed to the City of Fort Worth, as recorded in Document No. D221015413, O.P.R.T.C.T., the west line of a called 36.0248 acre tract of land described in deed to Mc Estates, LLC, as recorded in Document No. D222245826, O.P.R.T.C.T., the west line of a tract of land described as Tract 3 in deed to Dry Ranch, LLC, as recorded in Document No. D217210159, O.P.R.T.C.T. and the east line of said MD IND tract, a total distance 5,288.60 feet to a found 1/2-inch iron rod in concrete for the southwest corner of said Tract 3 and the southeast corner of said MD IND tract, said corner being on the north right-of-way line of Aledo Road (a variable width right-of-way), from which a found 1/2-inch iron rod bears South 69 degrees 14 minutes 04 seconds East, a distance of 294.49 feet;

THENCE North 77 degrees 49 minutes 14 seconds West, along the common south line of said MD IND tract and the north right-of-way line of said Aledo Road, a distance of 212.02 feet to a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for corner;

THENCE North 80 degrees 35 minutes 58 seconds West, continuing along said common line, a distance of 468.07 feet to a point for corner;

THENCE North 47 degrees 00 minutes 42 seconds West, departing said common line, across said MD IND tract, a distance 1,281.72 feet for the beginning of a curve to the left having a radius of 1,000.00 feet, a central angle of 21 degrees 34 minutes 23 seconds and a chord bearing of North 57 degrees 47 minutes 53 seconds West, a distance of 374.30 feet;

THENCE Northwesterly along said curve to the left and continuing across said MD IND tract, an arc length of 376.52 feet for the end of said curve;

THENCE South 08 degrees 39 minutes 23 seconds West, continuing across said MD IND tract and said Walsh Ranches tract, a distance of 196.62 feet to a found 5/8-inch YCIR for corner on the common east right-of-way line of Aledo Connector Road (60' width right-of-way), as recorded in Document No. D222256547, O.P.R.T.C.T. and the west line of said MD IND tract for the beginning of a non-tangent curve to the left having a radius of 255.04 feet, a central angle of 92 degrees 06 minutes 50 seconds and a chord bearing of North 37 degrees 24 minutes 02 seconds West, a distance of 367.27 feet, from which a found 5/8-inch YCIR for the southeast terminus of said Aledo Connector Road and the southwest corner of said MD IND tract bears South 08 degrees 39 minutes 23 seconds West, a distance of 656.88 feet;

THENCE Northwesterly along said non-tangent curve to the left and the common northeast right-of-way line of said Aledo Connector Road and the west line of said MD IND tract, an arc length of 410.02 feet to a found "V" cut for the beginning of reverse curve to the right having a radius of 50.00 feet, a central angle of 83 degrees 28 minutes 24 seconds and a chord bearing of North 41 degrees 43 minutes 43 seconds West, a distance of 66.57 feet;

THENCE Northwesterly along said reverse curve to the right and said common line, an arc length of 72.84 feet to a found 5/8-inch YCIR on the common west line of said MD IND tract and the east right-of-way line of Bentley Bridge Road (a 110' width right-of-way), as recorded in Document No. D222256547, O.P.R.T.C.T. for the end of said curve;

THENCE North 00 degrees 00 minutes 00 seconds East, along said common line, a distance of 1,049.68 feet to a found 5/8-inch YCIR for the beginning of a curve to the left having a radius of 14,057.17 feet, a central angle of 00 degrees 58 minutes 03 seconds and a chord bearing of North 00 degrees 29 minutes 02 seconds West, a distance of 237.39 feet;

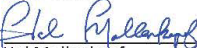
Continuing.....

A plat of even date accompanies this metes and bounds description.


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE:

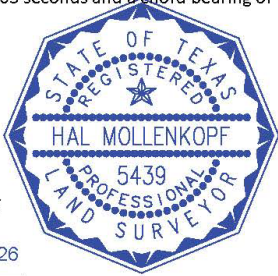
I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.



Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439

02/12/26

Date



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EXHIBIT A-4 Metes & Bounds Continued

METES AND BOUNDS DESCRIPTION

Continuing.....

THENCE Northwesterly along said curve to the left and along the west line of said MD IND tract, an arc length of 237.39 feet to a found 5/8-inch YCIR for the northwest corner of said MD IND tract and a point on the east right-of-way line of said Bentley Bridge Road for the end of said curve;

THENCE North 00 degrees 58 minutes 03 seconds West, along the east right-of-way line of said Bentley Bridge Road and across said Walsh Ranches tract, a distance of 1,656.27 feet to the beginning of a curve to the right having a radius of 945.12 feet, a central angle of 03 degrees 10 minutes 49 seconds and a chord bearing of North 00 degrees 37 minutes 11 seconds East, a distance of 52.45 feet;

THENCE Northeasterly along said curve to the right and the east right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, an arc length of 52.46 feet to the end of said curve;

THENCE North 02 degrees 12 minutes 38 seconds East, continuing along the east right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, a distance of 781.00 feet to a point for corner;

THENCE North 03 degrees 52 minutes 21 seconds East, continuing along the east right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, a distance of 24.23 feet to the beginning of a curve to the right having a radius of 239.04 feet, a central angle of 12 degrees 56 minutes 45 seconds and a chord bearing of North 10 degrees 17 minutes 08 seconds East, a distance of 53.90 feet;

THENCE Northeasterly along said curve to the right and the east right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, an arc length of 54.01 feet to the beginning of a reverse curve to the left having a radius of 266.87 feet, a central angle of 10 degrees 39 minutes 38 seconds and a chord bearing of North 11 degrees 25 minutes 42 seconds East, a distance of 49.58 feet;

THENCE Northeasterly along said reverse curve to the left and the east right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, an arc length of 49.66 feet to the northeast terminus of said Bentley Bridge Road and a point on the south right-of-way line of said Interstate Highway 20 for the end of said curve;

THENCE North 82 degrees 09 minutes 46 seconds East, along the south right-of-way line of said Interstate Highway 20, a distance of 187.99 feet to a point for corner;

THENCE continuing along the south right-of-way line of said Interstate Highway 20 the following courses and distances:

North 74 degrees 27 minutes 39 seconds East, a distance of 354.15 feet to a point for corner;

North 80 degrees 09 minutes 39 seconds East, a distance of 264.37 feet to a point for corner;

South 89 degrees 57 minutes 53 seconds East, a distance of 352.28 feet to a point for corner;

South 83 degrees 31 minutes 09 seconds East, a distance of 1,065.72 feet to the POINT OF BEGINNING and containing 10,633,090 square feet or 244.1 acres of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.

A plat of even date accompanies this metes and bounds description.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is based on an accurate survey of the property made on the ground under my supervision.

Hal Mollenkopf

Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439

02/12/26

Date



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EXHIBIT A-5

PLOTTED BY: James Gardella ON: Thursday, February 12, 2026 AT: 2:22 PM FILE PATH: P:\Legacy\Drawings\PlannedCommunity\2001\69\Survey\DA\Drawings\Annexation\2001\69\039 - Walsh Ranch Annexation\2001\69\039 - Walsh Ranch Annexation US 20 -

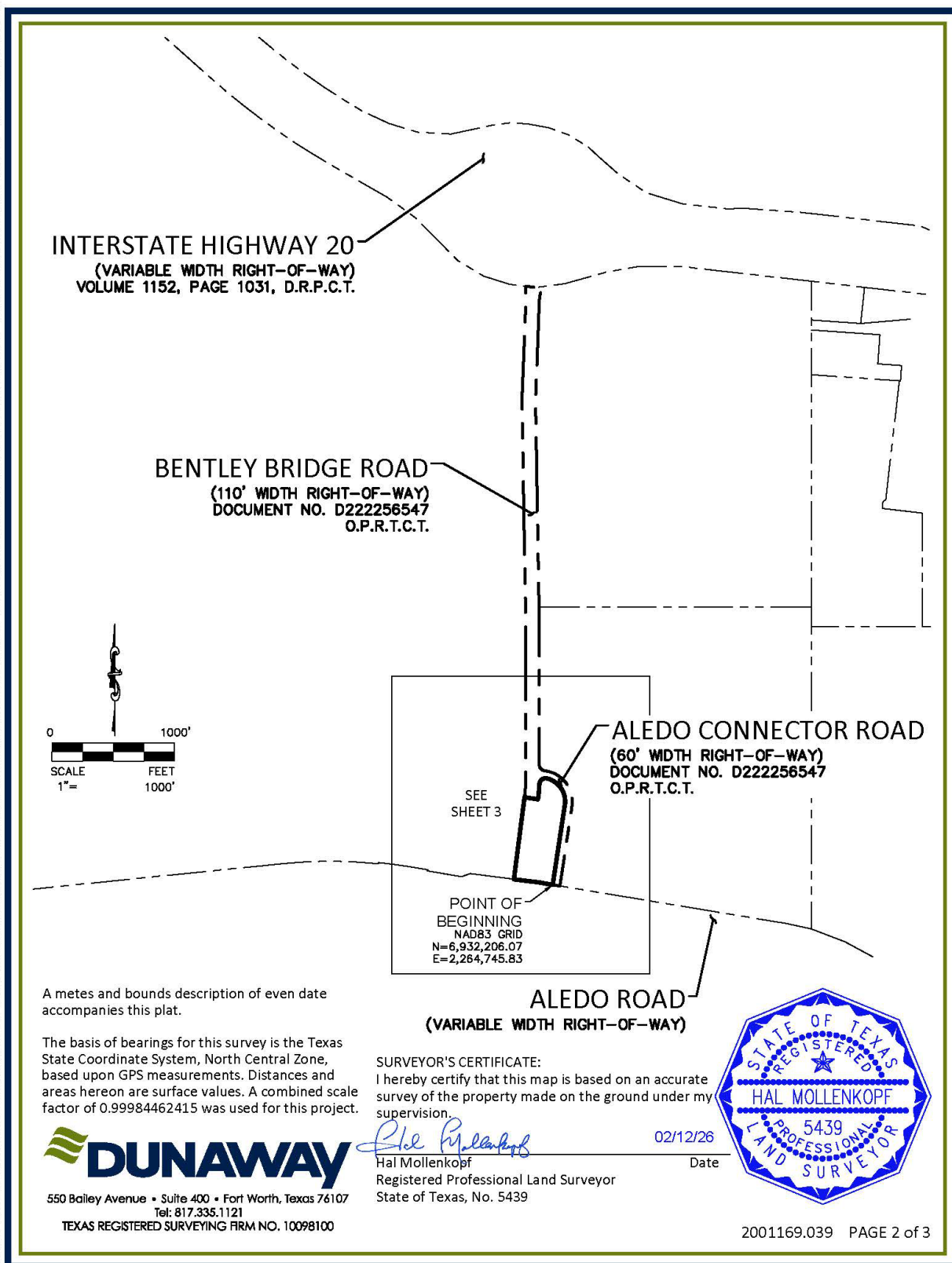


EXHIBIT A-5 Continued

PLOTTED BY: James Gardella ON: Thursday, February 12, 2026 AT: 2:22 PM FILEPATH: P:\Legacy\Drawings\PlannedCommunity\2001169\Survey-DAT\Drawings\Annexation\2001169.039 - Walsh Ranch Annexation\2001169.039 - Walsh Ranch Annexation US 20 -

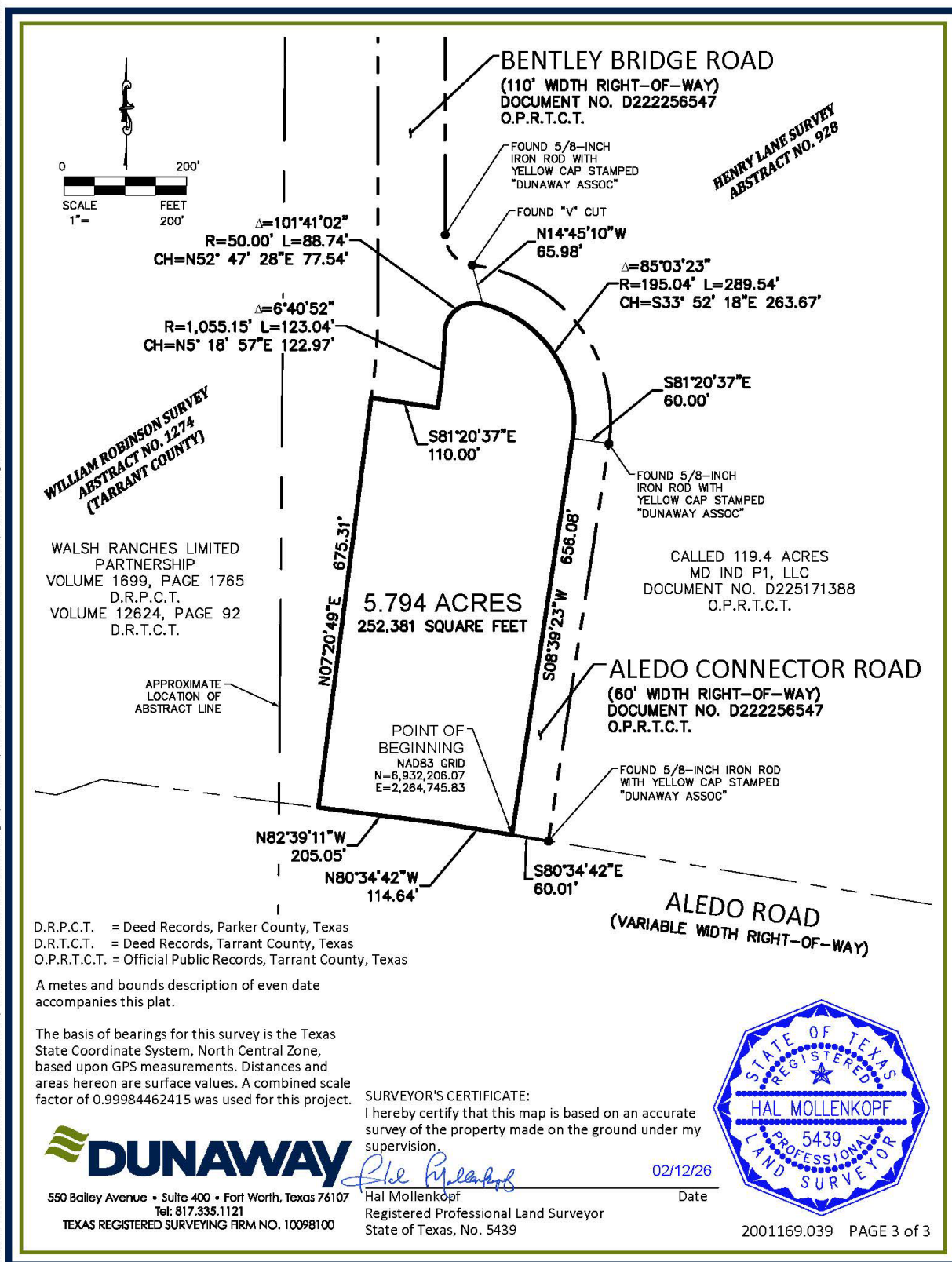


EXHIBIT A-6 Metes & Bounds

METES AND BOUNDS DESCRIPTION

BEING a 5.794 acre parcel of land situated in the Henry Lane Survey, Abstract No. 928 and being a portion of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 5.794 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in said Walsh Ranches tract, said corner being the southwest terminus of Aledo Connector Road (60' width right-of-way), as recorded in Document No. D222256547, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said corner being on the north right-of-way line of Aledo Road (a variable width right-of-way), from which a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter referred to as 5/8-inch YCIR) for the southeast terminus of said Aledo Connector Road and the southwest corner of a called 119.4 acre tract of land described in deed to MD IND P1, LLC, as recorded in Document No. D225171388, O.P.R.T.C.T. bears South 80 degrees 34 minutes 42 seconds East, a distance of 60.01 feet, said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N= 6,932,206.07, E= 2,264,745.83;

THENCE North 80 degrees 34 minutes 42 seconds West, along the north right-of-way line of said Aledo Road and across said Walsh Ranches tract, a distance of 114.64 feet to a point for corner;

THENCE North 82 degrees 39 minutes 11 seconds West, continuing along the north right-of-way line of said Aledo Road and across said Walsh Ranches tract, a distance of 205.05 feet to a point for corner;

THENCE North 07 degrees 20 minutes 49 seconds East, departing the north right-of-way line of said Aledo Road and continuing across said Walsh Ranches tract, a distance of 675.31 feet to the southwest terminus of Bentley Bridge Road (a 110' width right-of-way), as recorded in Document No. D222256547, O.P.R.T.C.T. for corner;

THENCE South 81 degrees 20 minutes 37 seconds East, along the south right-of-way line of said Bentley Bridge Road and continuing across said Walsh Ranches tract, a distance of 110.00 feet to the southeast terminus of Bentley Bridge Road for the beginning of a non-tangent curve to the left having a radius of 1,055.15 feet, a central angle of 06 degrees 40 minutes 52 seconds and a chord bearing of North 05 degrees 18 minutes 57 seconds East, a distance of 122.97 feet;

THENCE Northeasterly continuing along said non-tangent curve to the left and the east right-of-way line of said Bentley Bridge Road, an arc length of 123.04 feet for the beginning of a reverse curve to the right having a radius of 50.00 feet, a central angle of 101 degrees 41 minutes 02 seconds and a chord bearing of North 52 degrees 47 minutes 28 seconds East, a distance of 77.54 feet;

THENCE Northeasterly continuing along said reverse curve to the right and along the southwest right-of-way of said Aledo Connector Road, an arc length of 88.74 feet to a point on the southwest right-of-way of said Aledo Connector Road for the beginning of a compound curve to the right having a radius of 195.04 feet, a central angle of 85 degrees 03 minutes 23 seconds and a chord bearing of South 33 degrees 52 minutes 18 seconds East, a distance of 263.67 feet, from which a found "V" cut bears North 14 degrees 45 minutes 10 seconds West, a distance of 65.98 feet;

THENCE Southeasterly continuing along said compound curve to the right and the west right-of-way line of said Aledo Connector Road, an arc length of 289.54 feet for the end of said curve, from which a found 5/8-inch YCIR bears South 81 degrees 20 minutes 37 seconds East, a distance of 60.00 feet;

THENCE South 08 degrees 39 minutes 23 seconds West, continuing along the west right-of-way of said Aledo Connector Road, a distance of 656.08 feet to the POINT OF BEGINNING and containing 252,381 square feet or 5.794 acres of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.

A plat of even date accompanies this metes and bounds description.



DUNAWAY

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TEXAS REGISTERED SURVEYING FIRM NO. 10098100

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2001169.039 PAGE 1 of 3