

**LEGAL DESCRIPTION**

**BEING** a 232.2245 acre (10,115,700 square foot) tract of land situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract No. 654, the International and Great Northern Railroad Company Survey, Abstract No. 2004, and the Jonathan Burleson Survey, Abstract No. 78, Parker County and Tarrant County, Texas, and being part of a called 19.62 acre tract of land described in the Special Warranty Deed to Quail Valley Community, Inc. Walsh Homeowners Association 1, recorded in Instrument No. 202238472, Official Records, Parker County, Texas, and being part of a tract of land described in the Special Warranty Deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas and in Volume 12624, Page 92, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with "HUITT-ZOLLARS" cap found at the southeast corner of the Walsh Ranch - Quail Valley subdivision, an addition to the City of Fort Worth according to the plat recorded in Instrument No. 202304398, Official Public Records, Parker County, Texas, and being the northeast corner of the said called 19.62 acre tract, and being a point in the west line of a called 34.19 acre tract of land described in the General Warranty Deed to Lee M. Bass, Trustee for the 820 Management Trust;

**THENCE** South 00°43'04" East, along the said west line, a distance of 431.77 feet to a fence corner post found at the southwest corner of the said called 34.19 acre tract, and being an interior corner of the said Walsh Ranches Limited Partnership tract;

**THENCE** North 89°48'59" East, along the northerly line of the said Walsh Ranch Limited Partnership Tract, a distance of 2,473.74 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for corner, and being the beginning of a non-tangent curve to the right with a radius of 1,022.00 feet, a central angle of 61°31'31", and a chord bearing and distance of South 29°01'47" West, 1,045.47 feet;

**THENCE** in a southwesterly direction, departing the said northerly line, and along the said non-tangent curve to the right, an arc distance of 1,097.44 feet to a 5/8-inch iron rod found for corner, and being the beginning of a reverse curve to the left with a radius of 1,022.00 feet, a central angle of 32°17'50", and a chord bearing and distance of South 43°38'37" West, 568.50 feet;

**THENCE** in a southwesterly direction, along the said reverse curve to the left, an arc distance of 576.09 feet to a 5/8-inch iron rod found for corner, and being the beginning of a compound curve to the left with a radius of 2,300.00 feet, a central angle of 34°48'57", and a chord bearing and distance of South 10°05'14" West, 1,376.19 feet;

**THENCE** in a southerly direction, along the said compound curve to the left, an arc distance of 1,397.60 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for corner, and being the beginning of a reverse curve to the right with a radius of 1,300.00 feet, a central angle of 26°55'47", and a chord bearing and distance of South 06°08'39" West, 605.41 feet;

**CONTINUED ON SHEET 2**

ANNEXATION EXHIBIT  
JONATHAN BURLESON SURVEY  
ABSTRACT NO. 78  
I. & G.N.R.Co. SURVEY  
ABSTRACT NO. 2004  
H.T. & B.R.R.Co. SURVEY  
ABSTRACT NO. 654  
CITY OF FORT WORTH  
PARKER & TARRANT COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511  
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**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** in a southerly direction, along the said reverse curve to the right, an arc distance of 611.02 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for corner;

**THENCE** South 07°44'19" West, a distance of 90.00 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 1,765.00 feet, a central angle of 06°19'35", and a chord bearing and distance of North 85°25'28" West, 194.79 feet;

**THENCE** in a westerly direction, along said non-tangent curve to the left, an arc distance of 194.88 feet to a point for corner;

**THENCE** North 88°35'16" West, a distance of 734.26 feet to a point for corner, being the beginning of a tangent curve to the right with a radius of 1,535.00 feet, a central angle of 08°46'18", and a chord bearing and distance of North 84°12'07" West, 234.77 feet;

**THENCE** in a westerly direction, along said tangent curve to the right, an arc distance of 235.00 feet to a point for corner;

**THENCE** North 79°48'58" West, a distance of 302.82 feet to a point for corner, being the beginning of a tangent curve to the left with a radius of 1,465.00 feet, a central angle of 27°35'32", and a chord bearing and distance of South 86°23'17" West, 698.71 feet;

**THENCE** in a westerly direction, along said tangent curve to the left, an arc distance of 705.50 feet to a point for corner;

**THENCE** South 72°35'31" West, a distance of 245.89 feet to a point for corner, being in the easterly line of a called 112.44 acre tract of land (Section 1) described in City of Fort Worth Annexation Ordinance No. 19187-06-2010;

**THENCE** along the said easterly line, the following twenty-eight (28) calls:

North 17°24'29" West, a distance of 90.00 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 12.50 feet, a central angle of 89°59'59", and a chord bearing and distance of North 62°24'29" West, 17.68 feet;

In a northwesterly direction, along said non-tangent curve to the right, an arc distance of 19.63 feet to a point for corner;

North 17°24'29" West, a distance of 138.93 feet to a point for corner, being the beginning of a tangent curve to the right with a radius of 723.50 feet, a central angle of 17°55'22", and a chord bearing and distance of North 08°26'48" West, 225.40 feet;

**CONTINUED ON SHEET 3**

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**LEGAL DESCRIPTION (CONTINUED)**

In a northerly direction, along said tangent curve to the right, an arc distance of 226.32 feet to a point for corner;  
 North 00°30'53" East, a distance of 63.63 feet to a point for corner, being the beginning of a non-tangent curve to the right with a radius of 322.35 feet, a central angle of 89°00'14", and a chord bearing and distance of North 44°48'59" East, 451.89 feet;  
 In a northeasterly direction, along said non-tangent curve to the right, an arc distance of 500.74 feet to a point for corner;  
 North 89°07'05" East, a distance of 16.93 feet to a point for corner;  
 North 00°52'55" West, a distance of 420.09 feet to a point for corner;  
 South 83°30'54" West, a distance of 90.79 feet to a point for corner;  
 North 07°11'05" West, a distance of 156.65 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 526.50 feet, a central angle of 02°31'32", and a chord bearing and distance of North 81°16'51" East, 23.21 feet;  
 In an easterly direction, along said non-tangent curve to the left, an arc distance of 23.21 feet to a point for corner;  
 North 09°58'55" West, a distance of 53.00 feet to a point for corner;  
 North 03°37'06" West, a distance of 147.34 feet to a point for corner;  
 North 86°22'54" East, a distance of 100.24 feet to a point for corner;  
 North 34°04'08" East, a distance of 117.47 feet to a point for corner;  
 North 12°55'19" East, a distance of 346.16 feet to a point for corner;  
 North 06°12'12" East, a distance of 108.25 feet to a point for corner;  
 North 01°31'18" West, a distance of 183.64 feet to a point for corner;  
 North 45°10'23" East, a distance of 259.98 feet to a point for corner;  
 North 44°49'37" West, a distance of 34.81 feet to a point for corner;  
 North 45°10'23" East, a distance of 171.07 feet to a point for corner;  
 North 02°56'48" West, a distance of 162.44 feet to a point for corner;  
 North 21°31'49" East, a distance of 148.04 feet to a point for corner;  
 North 68°28'11" West, a distance of 178.42 feet to a point for corner, being the beginning of a tangent curve to the right with a radius of 162.50 feet, a central angle of 38°45'16", and a chord bearing and distance of North 49°05'33" West, 107.83 feet;  
 In a northwesterly direction, along said tangent curve to the right, an arc distance of 109.91 feet to a point for corner;  
 North 29°42'55" West, a distance of 136.37 feet to a point for corner, being the beginning of a tangent curve to the left with a radius of 176.50 feet, a central angle of 46°58'09", and a chord bearing and distance of North 53°11'59" West, 140.67 feet;  
 In a northwesterly direction, along said tangent curve to the left, an arc distance of 144.69 feet to a point for corner;  
 North 13°18'56" East, a distance of 185.00 feet to a point for corner, being the northeast corner of the said called 112.44 acre tract;

**THENCE** along the northerly line of the said called 112.44 acre tract, the following sixteen (16) calls:

North 76°41'04" West, a distance of 81.19 feet to a point for corner;

**CONTINUED ON SHEET 4**

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**LEGAL DESCRIPTION (CONTINUED)**

South 72°13'03" West, a distance of 475.27 feet to a point for corner;  
 South 47°30'10" West, a distance of 195.76 feet to a point for corner;  
 South 62°28'46" West, a distance of 21.17 feet to a point for corner;  
 South 72°48'21" West, a distance of 63.81 feet to a point for corner;  
 South 71°06'17" West, a distance of 34.71 feet to a point for corner;  
 South 87°26'57" West, a distance of 48.76 feet to a point for corner;  
 South 05°05'30" West, a distance of 157.38 feet to a point for corner;  
 South 76°17'37" West, a distance of 82.70 feet to a point for corner;  
 North 73°19'58" West, a distance of 200.28 feet to a point for corner;  
 North 80°42'37" West, a distance of 126.34 feet to a point for corner;  
 South 04°44'31" West, a distance of 185.52 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 631.50 feet, a central angle of 24°42'40", and a chord bearing and distance of South 82°23'11" West, 270.25 feet;  
 In a westerly direction, along said non-tangent curve to the left, an arc distance of 272.36 feet to a point for corner;  
 South 70°01'51" West, a distance of 167.93 feet to a point for corner, being the beginning of a non-tangent curve to the left with a radius of 273.50 feet, a central angle of 06°11'12", and a chord bearing and distance of South 66°56'42" West, 29.52 feet;  
 In a southwesterly direction, along said non-tangent curve to the left, an arc distance of 29.53 feet to a point for corner;  
 South 63°51'06" West, a distance of 47.23 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for the southeast corner of Lot 5X, Block 1, Walsh Ranch, an addition to the City of Fort Worth, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 637, Plat Records, Parker County, Texas;

**THENCE** along the east line of said Lot 5X, the following five (5) calls:

North 26°08'54" West, a distance of 39.32 feet to a 5/8-inch iron rod found for corner;  
 North 71°08'54" West, a distance of 64.62 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for corner;  
 North 26°08'54" West, a distance of 379.60 feet to a 5/8-inch iron rod found for corner;  
 North 28°26'20" West, a distance of 116.36 feet to a 5/8-inch iron rod found for corner;  
 North 16°39'10" East, a distance of 135.76 feet to a 5/8-inch iron rod with "DUNAWAY ASSOC. LP" cap found for corner;

**THENCE** North 28°20'50" West, continuing along the said east line, at a distance of 152.98 feet passing the southwest corner of the aforementioned 19.62 acre tract, continuing in all a total distance of 506.28 feet to a 5/8-inch iron rod with "HUITT-ZOLLARS" cap found for the southwest corner of aforementioned Walsh Ranch - Quail Valley subdivision;

**CONTINUED ON SHEET 5**

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**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** along the south line of said Walsh Ranch - Quail Valley subdivision, the following twelve (12) calls:

North 82°26'36" East, a distance of 388.25 feet to a 5/8-inch iron rod with "HUITT-ZOLLARS" cap found for corner;  
South 73°03'48" East, a distance of 217.04 feet to a point for corner;  
South 23°27'13" East, a distance of 106.57 feet to a point for corner;  
South 50°10'17" East, a distance of 168.61 feet to a point for corner;  
South 70°48'10" East, a distance of 109.21 feet to a point for corner;  
South 68°43'25" East, a distance of 333.55 feet to a point for corner;  
North 68°27'40" East, a distance of 339.90 feet to a point for corner;  
North 52°49'00" East, a distance of 394.75 feet to a point for corner;  
South 85°10'06" East, a distance of 262.54 feet to a point for corner;  
North 78°05'27" East, a distance of 339.61 feet to a 5/8-inch iron rod with "HUITT-ZOLLARS" cap found for corner;  
South 87°46'59" East, a distance of 287.72 feet to a 5/8-inch iron rod with "HUITT-ZOLLARS" cap found for corner;  
South 80°07'26" East, a distance of 408.13 feet to the **POINT OF BEGINNING** and containing 10,115,700 square feet or 232.2245 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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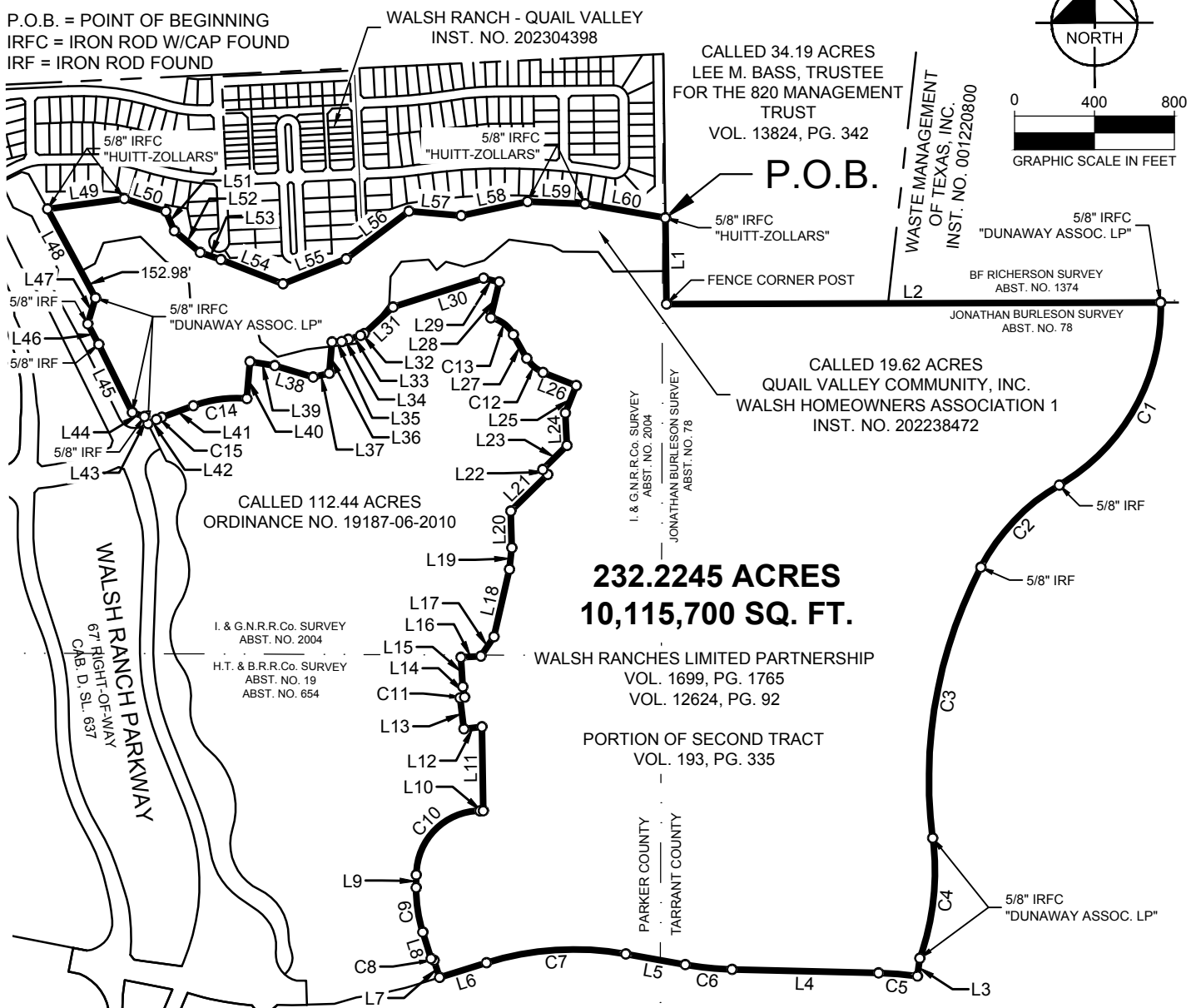
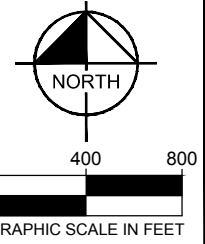
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**LEGEND**

P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD W/CAP FOUND  
 IRF = IRON ROD FOUND



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 800'	CRG	JDW	2/16/2024	064580306	6 OF 7

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°43'04"E	431.77'	L21	N45°10'23"E	259.98'	L41	S70°01'51"W	167.93'
L2	N89°48'59"E	2473.74'	L22	N44°49'37"W	34.81'	L42	S63°51'06"W	47.23'
L3	S07°44'19"W	90.00'	L23	N45°10'23"E	171.07'	L43	N26°08'54"W	39.32'
L4	N88°35'16"W	734.26'	L24	N02°56'48"W	162.44'	L44	N71°08'54"W	64.62'
L5	N79°48'57"W	302.82'	L25	N21°31'49"E	148.04'	L45	N26°08'54"W	379.60'
L6	S72°35'31"W	245.89'	L26	N68°28'11"W	178.42'	L46	N28°26'20"W	116.36'
L7	N17°24'29"W	90.00'	L27	N29°42'55"W	136.37'	L47	N16°39'10"E	135.76'
L8	N17°24'29"W	138.93'	L28	N13°18'56"E	185.00'	L48	N28°20'50"W	506.28'
L9	N00°30'53"E	63.63'	L29	N76°41'04"W	81.19'	L49	N82°26'36"E	388.25'
L10	N89°07'05"E	16.93'	L30	S72°13'03"W	475.27'	L50	S73°03'48"E	217.04'
L11	N00°52'55"W	420.09'	L31	S47°30'10"W	195.76'	L51	S23°27'13"E	106.57'
L12	S83°30'54"W	90.79'	L32	S62°28'46"W	21.17'	L52	S50°10'17"E	168.61'
L13	N07°11'05"W	156.65'	L33	S72°48'21"W	63.81'	L53	S70°48'10"E	109.21'
L14	N09°58'55"W	53.00'	L34	S71°06'17"W	34.71'	L54	S68°43'25"E	333.55'
L15	N03°37'06"W	147.34'	L35	S87°26'57"W	48.76'	L55	N68°27'40"E	339.90'
L16	N86°22'54"E	100.24'	L36	S05°05'30"W	157.38'	L56	N52°49'00"E	394.75'
L17	N34°04'08"E	117.47'	L37	S76°17'37"W	82.70'	L57	S85°10'06"E	262.54'
L18	N12°55'19"E	346.16'	L38	N73°19'58"W	200.28'	L58	N78°05'27"E	339.61'
L19	N06°12'12"E	108.25'	L39	N80°42'37"W	126.34'	L59	S87°46'59"E	287.72'
L20	N01°31'18"W	183.64'	L40	S04°44'31"W	185.52'	L60	S80°07'26"E	408.13'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	61°31'31"	1022.00'	1097.44'	S29°01'47"W	1045.47'
C2	32°17'50"	1022.00'	576.09'	S43°38'38"W	568.50'
C3	34°48'57"	2300.00'	1397.60'	S10°05'14"W	1376.19'
C4	26°55'47"	1300.00'	611.02'	S06°08'39"W	605.41'
C5	6°19'35"	1765.00'	194.88'	N85°25'28"W	194.79'
C6	8°46'18"	1535.00'	235.00'	N84°12'07"W	234.77'
C7	27°35'32"	1465.00'	705.50'	S86°23'17"W	698.71'
C8	89°59'59"	12.50'	19.63'	N62°24'29"W	17.68'
C9	17°55'22"	723.50'	226.32'	N08°26'48"W	225.40'
C10	89°00'14"	322.35'	500.74'	N44°48'59"E	451.89'
C11	2°31'32"	526.50'	23.21'	N81°16'51"E	23.21'
C12	38°45'16"	162.50'	109.91'	N49°05'33"W	107.83'
C13	46°58'09"	176.50'	144.69'	N53°11'59"W	140.67'
C14	24°42'40"	631.50'	272.36'	S82°23'11"W	270.25'
C15	6°11'12"	273.50'	29.53'	S66°56'42"W	29.52'

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