

**FIRST AMENDMENT TO 2021 DEVELOPMENT AGREEMENT FOR
MORNINGSTAR RANCH CSC NO. 56897**

This First Amendment to Development Agreement for Morningstar Ranch (“First Amendment”) is entered into among the City of Fort Worth, Texas, a home-rule municipal corporation situated in Tarrant, Denton, Johnson, Parker, and Wise Counties, Texas (the “City”), acting by and through its duly authorized Assistant City Manager, and FG Aledo Development, LLC, a Texas limited liability company, and FFWF Holdings, Inc., a Texas corporation (collectively, “Owner”), effective upon execution by both parties (the “Effective Date”).

RECITALS

WHEREAS, the City and Owner entered into that certain 2021 Development Agreement Between the City of Fort Worth, Texas and FG Aledo Development, LLC and FFWF Holdings, Inc. dated December 28, 2021 (City Secretary Contract No. 56897) recorded as Instrument No. 202150961 in the Tarrant County Real Property Records (the “Agreement”); and

WHEREAS, the Agreement governs development of approximately 1,087.8314 acres of land, consisting of 557.4334 acres of land in Morningstar Ranch Municipal Utility District No. 1 and 530.3980 acres of land in Morningstar Ranch Municipal Utility District No. 2 (the “Property”) described in Exhibit C attached to the Agreement and in **Exhibit A** attached to this First Amendment; and

WHEREAS, the Agreement provides for development of the Property for commercial uses and for detached single-family residences on minimum 6,000, 7,500 and 9,000 square foot lots; and

WHEREAS, the Property includes approximately 350.42 acres in Morningstar Ranch Municipal Utility District No. 2, which is described in Exhibit A to the Agreement and which is described in **Exhibit A-1** and depicted in **Exhibit A-3** attached to this First Amendment (the “Lyon Ranch Property”); and

WHEREAS, the City and Owner wish to amend the Agreement to allow development of an approximately 35-acre tract of land included in the Lyon Ranch Property, defined herein as the Garden Home Tract, in accordance with the City’s “R1” Residential standards; and

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations, and benefits herein contained, the City and Owner amend the Agreement as follows:

1. Article II is amended to add a definition of "Garden Home Tract" to read as follows:

"Garden Home Tract" means that certain approximately 35-acre tract described in Exhibit A-2 and depicted in Exhibit A-3, consisting of a portion of the Lyon Ranch Property.

"Lyon Ranch Property" means that certain approximately 350.42-acre tract described in Exhibit A-1 and depicted in Exhibit A-3, including the Garden Home Tract.

"Residential Tracts" means all of the Property except the Garden Home Tract and the Commercial Tracts.

"Utility Agreement" means the 2021 Utility Agreement for Morningstar Ranch entered into by the City, District One, District Two and Owner, effective February 9, 2022, City Secretary Contract No. 57091.

2. Section 3.02, "Land Use and Development Regulations" is amended in its entirety to read as follows:

(a) The Commercial Tracts shall be developed in accordance with the permitted uses and development regulations applicable to the "E" Neighborhood Commercial District as reflected in Article 8 of Chapter 4 and Section 4.901 of the Zoning Ordinance, plus large retail stores in accordance with Section 5.134 of the zoning ordinance, private or non-profit community centers, cocktail lounge, gun smithing (repair or sales), saddle or harness (repair or sales), retail auto parts supply, service station, portable sales or construction trailer, brew pub, produce market, mini-warehouse and accessory uses permitted in accordance with Section 3.03.

(b) The Residential Tracts shall be developed with the uses permitted in the "A-5" One-Family District, as reflected in Section 4.603 of the Zoning Ordinance, plus schools, private or non-profit community centers, and accessory uses permitted in accordance with Section 3.03. The Residential Tracts shall include a mixture of residential lot sizes, as follows:

- (i) A maximum of 2,569 lots with a minimum lot size of 6,000 square feet (the "6,000 SF Lots");
 - (ii) A maximum of 1,037 lots with a minimum lot size of 7,500 square feet (the "7,500 SF Lots"); and
 - (iii) A maximum of 52 lots with a minimum lot size of 9,000 square feet (the "9,000 SF Lots").
- (c) The following development regulations shall apply to the Residential Tracts described in Subsection (b):
- (i) All 6,000 SF lots shall be developed in accordance with Section 4.705 of the Zoning Ordinance applicable to the "A-5" One-Family Residential District.
 - (ii) All 7,500 SF Lots and 9,000 SF lots shall be developed in accordance with Section 4.704 of the Zoning Ordinance applicable to the "A-7.5" One-Family Residential District.
- (d) The Garden Home Tract shall be developed in accordance with Section 4.708 of the Zoning Ordinance, Zero Lot Line/Cluster ("R1") District, or in accordance with Section 3.02(b)(i)-(iii), at the developer's election. The Garden Home Tract may be developed with any single-family residential product permitted by Section 4.708, or a combination thereof, in accordance with the applicable development standards set out in Section 4.708. If developed in accordance with Section 4.708, all uses allowed in the "R1" District shall be permitted, plus private or non-profit community center and accessory uses permitted in accordance with Section 3.03.
3. Section 3.05, "Development Standards," shall be amended to read as follows:
- Chapter 6 of the Zoning Ordinance shall apply to the Development, except where inconsistent with this Agreement, including, but not limited to regulations relating to:
- Subsections (a) –(d): No change

4. Section 3.06, "Parks and Recreational Amenities," is amended to add Section 3.06(f), as follows:

(f) This subsection (f) applies only if the Garden Home Tract is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance. In such event, Owner will provide an amenity center on the Garden Home Tract consisting of an amenity building with exercise room and restroom facilities, resort style pool & hot tub, tot lots, fire pit/place seating and gathering areas, and outdoor kitchen with BBQ's. The amenity center shall be completely constructed prior to occupancy of more than 10% of the single-family residences on the Garden Home Tract. This amenity center will serve residents of the Garden Home Tract only.

5. Section 3.08 "Landscape Requirements" is amended in its entirety to read as follows:

(a) Commercial Tracts. The Commercial Tracts shall be subject to landscape requirements for commercial uses in accordance with Chapter 6, Article 3 of the Zoning Ordinance.

(b) Medians and Parkways. Owner shall submit a landscape plan for medians and parkways to the City Parks and Community Services Department and the Transportation and Public Works Department for approval of plant material, consideration of future maintenance requirements and prevention of traffic hazards.

(c) Residential Tracts. The following landscaping and amenities, at a minimum, shall be installed on each residential lot within the Residential Tracts prior to initial occupancy, including the Garden Home Tract unless subsection (d) applies:

(i) One (1) three-inch caliper tree shall be planted in front of each house with a second three-inch caliper tree to be located per homeowner/builder preference.

(ii) Shrubs shall be provided in any size increment totaling a minimum of 30-gallons per residential lot that exceeds 7,500 square feet in area and a minimum of 25 gallons on each residential lot with an area of 7,500 square feet or less.

(iii) The front and side yards of each residential lot shall be fully sodded.

(iv) An irrigation system shall be installed in the front and side yards.

(d) Garden Home Tract. The following landscaping and amenities, at a minimum, shall be installed on each residential lot within the Garden Home Tract prior to initial occupancy if the Garden Home Tract is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance.

(i) One (1) three-inch caliper tree shall be planted in front of each house.

(ii) Shrubs shall be provided totaling a minimum of 20 gallons per residential lot.

(iii) The front of the house from Property line to fence returns shall be fully sodded.

(iv) An irrigation system shall be installed from the Property line to fence returns.

6. Section 3.09 "Covenants, Conditions, and Restrictions" is amended to add Section 3.09 (d), as follows:

(d) This subsection (d) applies only if the Garden Home Tract is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance. The Property Owners Association of the Garden Home Tract may amend the Declaration pertaining to the Garden Home Tract only, provided that the spirit of the Declaration is not diminished.

7. Section 3.10 "Entry Feature" is amended by adding Section 3.10(b) as follows:

(a) Owner shall construct an entry feature at the entrance to the Development. The entry feature shall have a minimum cost of \$150,000 and shall consist of a water feature, entry sign, landscaping and/or other elements, at Owner's discretion. No element of the entry feature shall exceed a height of 35 feet. Entry features shall be located outside of the twenty (20) foot by twenty (20) foot sign visibility triangle at any given intersection and shall not impede the minimum sight distance of three hundred (300) feet in any directions. Encroachments over streets that are or will become public must be approved by the Transportation and Public Works Department.

(b) This subsection (b) applies only if the Garden Home Tract is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning

Ordinance. For the Garden Home Tract, cost shall be a minimum of \$25,000 per monument and will include entry sign, landscaping and/or other elements at owner's discretion. Entry features shall be located outside of the twenty by twenty-foot sight visibility triangle at any given intersection or within the median at entrance to the Garden Home Tract.

8. Section 3.11 "Traffic Management", Section (f) "Urban Design Standards" is amended to add as follows:

For the Garden Home Tract if developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance, only, the following Urban Design Standards shall be utilized in addition to those in this Section 3.11(f):

Limited Local Residential: 40-ft ROW (2 Lanes: 25-ft B-B, 5-ft sidewalks both sides)

Alleys: 16-ft ROW (1 Lane: 12-ft Edge to Edge)

9. Section 3.13 "Building Permits, Fees, and Inspections" is amended to add Section 3.13(b), as follows:

(a) All Structures constructed in the Development shall be subject to City building permit, permit fee and inspection requirements s if such Structures were constructed within the City's corporate limits.

(b) This subsection (b) applies to the Garden Home Tract only if it is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance. The City will issue building permits for slab/foundations for the garden homes and amenity center that will allow for the concurrent construction of said slab/foundations and public infrastructure. The Fire Department shall issue addresses to obtain slab/foundation building permits prior to recording of final plat. No vertical construction will be allowed until all public infrastructure improvements have been accepted by the City and District.

10. Section 3.15 "Homeowners Association" is amended to add Section 3.5(b) as follows:

(a) Owner will establish the Homeowners Association in accordance with the Declaration of Covenants, Conditions and Restrictions. Membership in the

Homeowners Association shall be mandatory for all owners within the Development.

(b) This subsection (b) applies to the Garden Home Tract only if it is developed in accordance with "R1" standards pursuant to Section 4.708 of the Zoning Ordinance. Owner will institute a Property Owners Association to operate and maintain all private common areas and facilities. Such areas shall include but not be limited to landscaped areas, opens spaces, recreation areas, and recreation/clubhouse/exercise buildings and facilities within the Garden Home Tract in accordance with this Agreement.

11. Except as specifically amended in this First Amendment, the Agreement shall remain in full force and effect in accordance with its original terms and conditions.
12. Unless expressly defined herein, all capitalized terms shall have the meanings defined in the Agreement.
13. This First Amendment shall be recorded in the real property records of Parker County, Texas.

[The remainder of the page is intentionally left blank.]

IN WITNESS WHEREOF, each Party has caused this Agreement to be executed by its undersigned duly authorized representative in multiple copies on the date or dates indicated below.

ATTEST:

CITY OF FORT WORTH

City Secretary

By: _____
Assistant City Manager

Date: _____

APPROVED AS TO FORM AND LEGALITY:

Assistant City Attorney

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me, on the ___ day of _____, 2022, by Dana Burghdoff, Assistant City Manager of the City of Fort Worth, Texas on behalf of said city.

[SEAL]

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

OWNER:

**FG ALEDO DEVELOPMENT, LLC,
a Texas limited liability company**

By: KTFW INVESTMENTS, INC.,
a Texas corporation, its Manager

By: _____
Kim Gill
Its President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me, on the ___ day of _____, 2022, by Kim Gill, President of KTFW INVESTMENTS, INC., a Texas corporation, acting in its capacity as Manager of FG ALEDO DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this _____ day of _____, 2022.

[SEAL]

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

June 22, 2022

**FWFW HOLDINGS, INC.,
a Texas corporation**

By: _____
Kim Gill
Its President

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on _____, 2022, by Kim Gill, as President of FWFW HOLDINGS, INC., a Texas corporation, on behalf of said corporation.

[SEAL]

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

Exhibit A
Legal Description of the Property

DISTRICT ONE

BEING a 557.4334 acre tract of land located in the M.S. Teter Survey, Abstract Number 2070, P.J. McClary Survey, Abstract Number 907 and J.D. Morris Survey, Abstract Number 927, Parker County, Texas, said 557.4334 acre tract being a portion of a called 138.278 acre tract of land conveyed to **FG ALEDO DEVELOPMENT, LLC**, by deed thereof filed for record in Instrument Number 201410308, Official Public Records, Parker County, Texas, said 557.4334 acre tract being a portion of the remainder a called 598.949 acre tract of land conveyed to **FWFW HOLDINGS, INC.**, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas, said 557.4334 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a Texas Department of Transportation brass monument found (hereinafter referred to as a TXDOT monument found) at the southerly end of a corner clip located at the intersection of the north right-of-way line of Old Weatherford Road (being a variable width public right-of-way) with the east right-of-way line of Farmer Road (being a variable width public right-of-way also known as Farm to Market Highway No. 3325), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,954,954.08 and E: 2,245,264.49;

THENCE North 45°21'18" West, along the said corner clip, 71.52 feet to a Texas Department of Transportation brass monument found at the northerly end of the said corner clip;

THENCE along the said east right-of-way line of Farmer Road the following courses and distances:

North 01°04'02" West, 852.02 feet to a 1/2 inch iron rod with a cap stamped "4151" found;

North 01°04'21" West, 292.61 feet to a TXDOT monument found;

North 00°28'59" West, 13.07 feet to a 1/2 inch iron rod found;

North 01°04'30" West, 320.39 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

North 01°03'10" West, 1,466.70 feet;

North 04°25'07" East, 50.19 feet to a TXDOT monument found;

North 00°59'59" West, 100.04 feet to a TXDOT monument found;

North 06°43'22" West, 50.14 feet to a TXDOT monument found;

North 00°33'35" West, 47.37 feet to the beginning of a non-tangent curve to the left having a radius of 2,924.79 feet;

Along the said curve to the left, an arc length of 155.81 feet and across a chord which bears North 02°35'58" West, a chord length of 155.80 feet;

North 05°47'11" East, 104.38 feet to a TXDOT monument found;

North 07°15'41" West, 308.99 feet to a TXDOT monument found;

North 29°21'05" West, 106.79 feet to a TXDOT monument found at the beginning of a non-tangent curve to the left having a radius of 2,924.79 feet;

Along the said curve to the left, an arc length of 248.61 feet and across a chord which bears North 16°33'43" West, a chord length of 248.53 feet to a TXDOT monument found;

North 18°58'58" West, 877.17 feet to a TXDOT monument found at the beginning of a non-tangent curve to the right having a radius of 1,849.86 feet;

Along the said curve to the right, an arc length of 99.08 feet and across a chord which bears North 17°25'36" West, a chord length of 99.06 feet;

THENCE departing the said right-of-way line of Farmer Road and over and across the said 598.949 acre the following courses and distances:

North 89°29'59" East, 987.57 feet;

South 85°47'44" East, 144.39 feet;

North 15°56'45" East, 115.99 feet to the beginning of a non-tangent curve to the right having a radius of 500.00 feet;

Along the said curve to the right, an arc length of 49.89 feet and across a chord which bears South 71°06'54" East, a chord length of 49.87 feet;

South 68°15'24" East, 225.38 feet to the beginning of a curve to the right having a radius of 30.50 feet;

Along the said curve to the right, an arc length of 15.64 feet and across a chord which bears South 53°33'56" East, a chord length of 15.47 feet to the beginning of a curve to the left having a radius of 50.00 feet;

Along the said curve to the left, an arc length of 129.82 feet and across a chord which bears North 66°44'36" East, a chord length of 96.31 feet to the beginning of a curve to the right having a radius of 30.50 feet;

Along the said curve to the right, an arc length of 11.49 feet and across a chord which bears North 03°09'00" East, a chord length of 11.42 feet;

South 68°15'24" East, 119.72 feet;

North 21°44'36" East, 95.00 feet;

South 68°15'24" East, 355.00 feet;

South 66°17'41" East, 98.06 feet;

South 59°04'13" East, 97.32 feet;

South 51°43'41" East, 97.88 feet;

South 49°23'17" East, 155.00 feet;

North 40°36'43" East, 118.81 feet;

North 02°23'24" West, 20.00 feet to the beginning of a non-tangent curve to the left having a radius of 50.00 feet;

Along the said curve to the left, an arc length of 178.66 feet and across a chord which bears North 14°45'25" West, a chord length of 97.68 feet to the beginning of a curve to the right having a radius of 30.50 feet;

Along the said curve to the right, an arc length of 24.87 feet and across a chord which bears South 86°14'07" West, a chord length of 24.19 feet;

North 40°36'43" East, 127.97 feet;

North 49°23'17" West, 64.43 feet to the beginning of a curve to the left having a radius of 1,045.00 feet;

Along the said curve to the left, an arc length of 17.50 feet and across a chord which bears North 49°52'05" West, a chord length of 17.50 feet;

North 39°39'08" East, 179.32 feet;

North 16°57'38" East, 121.40 feet to the beginning of a non-tangent curve to the right having a radius of 280.00 feet;

Along the said curve to the right, an arc length of 23.37 feet and across a chord which bears North 70°38'53" West, a chord length of 23.37 feet;

North 68°15'24" West, 74.92 feet;

North 21°44'36" East, 279.36 feet;

North 08°17'52" East, 51.41 feet;

North 00°13'12" East, 234.40 feet;

North 89°26'50" East, 8.63 feet;

North 00°33'10" West, 120.00 feet;

North 89°26'50" East, 517.88 feet;

North 89°16'06" East, 80.00 feet;

North 89°05'25" East, 225.00 feet;

South 45°54'35" East, 14.14 feet;

South 00°54'35" East, 153.08 feet;

North 89°05'25" East, 300.00 feet;

South 00°54'35" East, 5.00 feet;

North 89°05'25" East, 350.00 feet;

South 00°54'35" East, 60.00 feet;

North 89°05'25" East, 550.00 feet;

South 00°54'35" East, 420.00 feet;

North 89°05'25" East, 650.00 feet;

South 00°54'35" East, 360.00 feet;

North 89°05'25" East, 300.00 feet;

North 00°54'35" West, 300.00 feet;

North 89°05'25" East, 730.00 feet;

North 00°54'35" West, 125.00 feet;

North 89°05'25" East, 5.00 feet;

North 00°54'35" West, 350.00 feet;

North 89°05'25" East, 129.67 feet;

North 00°09'21" West, 228.80 feet to the beginning of a curve to the right having a radius of 30.50 feet;

Along the said curve to the right, an arc length of 23.55 feet and across a chord which bears North 21°58'01" East, a chord length of 22.97 feet;

North 89°50'39" East, 126.35 feet to the east property line of the said 598.949 acre tract, same being the west property line of a certain tract of land conveyed to Walsh Ranches, Ltd., by deed thereof filed for record in Volume 237, Page 562, Deed Records, Parker County, Texas;

THENCE South 00°09'21" East, along the said east property line and along the said west property line, 1,388.40 feet to a cross tie found at the most southerly northeast property corner of said 598.949 acre tract, same being the southwest property corner of the said Walsh tract, said cross tie found being on the north property line of a certain tract of land conveyed to W.C. Onken, by deed thereof filed for record in Volume 1142, Page 648 Deed Records, Parker County, Texas;

THENCE South 89°05'25" West, along a south property line of the said 598.949 acre tract and along the said north property line of the Onken tract, 2,077.14 feet to a cross tie found at a northeast property corner of the said 598.949 acre tract, same being the northwest property corner of the said Onken tract;

THENCE South 01°13'18" East, along an east property line of the said 598.949 acre tract, 4,817.83 feet to a cross tie found at the southeast property corner of the said 598.949 acre tract, said cross tie found being on the north property line of a certain tract of land conveyed to Beggs Geo III, et Al, by deed thereof filed for record in Volume 204, Page 497, Deed Records, Parker County, Texas, same being the future north right-of-way line of Old Weather Road(not recorded at time of survey);

THENCE along the said south property line of the said 598.949 acre tract and along the said north property line of the Beggs tract the following courses and distances:

North 69°37'17" West, 342.48 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

North 78°56'11" West, 382.16 feet;

South 78°25'49" West, 296.23 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

South 71°49'06" West, 625.79 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

South 83°02'14" West, 195.24 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

North 84°16'49" West, 132.86 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

North 64°52'53" West, 160.44 feet to a 5/8 inch iron rod with a cap stamped "JACOBS" found;

North 81°04'46" West, 540.40 feet to a 2 inch iron pipe fence corner found;

North 89°57'16" West, 1,436.84 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **557.4334 acres (24,281,800 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

DISTRICT TWO

BEING a 530.3980 acre tract of land located in the M.S. Teter Survey, Abstract Number 2070, W.H. Glover Survey, Abstract Number 2584, J.D. Morris Survey, Abstract Number 927, C. Rider Survey, Abstract Number 1121, and E. Dean Survey, Abstract Number 354, Parker County, Texas, said 530.3980 acre tract being all of a called 350.42 acre tract of land conveyed to **350 LYONS LAND INVESTMENTS, LLC**, by deed thereof filed for record in Instrument Number 202112419, Official Public Records, Parker County, Texas, said 530.3980 acre tract being a portion of a called 737.227 acre tract of land conveyed to **FWFW HOLDINGS, INC.**, by deed thereof filed for record in Instrument Number 201410303, Official Public Records, Parker County, Texas, said 530.3980 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a Texas Department of Transportation brass monument found (hereinafter referred to as a TXDOT monument found) at the northwest property corner of the said 737.227 acre tract, same being the southwest property corner of the said 350.42 acre tract, said beginning point being on the east right-of-way line of Farmer Road (being a variable width public right-of-

way also known as Farm to Market Highway No. 3325), said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,961,751.09 and E: 2,244,603.92, said beginning point being at the beginning of a curve to the right having a radius of 7,579.44 feet;

THENCE along the said right-of-way line and along the said curve to the right, an arc length of 189.08 feet and across a chord which bears North 03°15'18" East, a chord length of 189.08 feet to a TXDOT monument found;

THENCE North 03°56'22" East, 316.07 feet to a TXDOT monument found at the beginning of a non-tangent curve to the left having a radius of 7,699.44 feet;

THENCE along the said curve to the left, an arc length of 122.59 feet and across a chord which bears North 03°34'28" East, a chord length of 122.59 feet to a TXDOT monument found at the most westerly northwest property corner of the said 350.42 acre tract;

THENCE North 89°53'09" East, along the north property line of the said 350.42 acre tract, 3,248.64 feet to a northwest property corner of the said 350.42 acre tract;

THENCE along a west property line of the said 350.42 acre tract the following courses and distances:

North 01°19'41" West, 262.08 feet;

North 01°29'52" West, 510.70 feet;

North 01°11'40" West, 844.39 feet;

North 01°11'20" West, 1,471.79 feet;

North 01°22'34" West, 418.58 feet;

North 01°29'54" West, 389.33 feet;

North 01°03'16" West, 283.72 feet to a 4 inch metal post found at the most northerly northwest property corner of the said 350.42 acre tract;

THENCE North 88°34'49" East, along a north property line of the said 350.42 acre tract, 197.68 feet to a 1/2 inch iron rod with a cap stamped "TEXAS SURVEYING INC" found at the southwest lot corner of Lot 14, Holly Ridge Estates, being an Addition to Parker County, Texas, according to the plat thereof filed for record in Cabinet B, Slide 74, Plat Records, Parker County, Texas;

THENCE North 88°38'44" East, along the said north property line, 1,857.45 feet to a 1/2 inch iron rod with a cap stamped "STARK 5084" found at the most northerly northeast property corner of the said 350.42 acre tract, same being the southeast lot corner of Lot 13 of the said plat

of Holly Ridge Estates, same being the southwest property corner of a called 103.95 acre tract of land conveyed to Bar-ko Land Company, LLC, by deed thereof filed for record in Instrument Number 201917432, Official Public Records, Parker County, Texas, said point also being the northwest property corner of a called 15.47 acre tract conveyed to Bar-Ko Land Company, LLC, by deed thereof filed for record in Instrument Number 201931204, Official Public Records, Parker County, Texas;

THENCE along the common property line of the said 350.42 acre tract and the said 15.47 acre tract the following courses and distances:

South 00°46'13" East, 350.06 feet to the beginning of a non-tangent curve to the right having a radius of 375.00 feet;

Along the said curve to the right, an arc length of 78.89 feet and across a chord which bears South 72°03'13" East, a chord length of 78.75 feet;

South 66°01'35" East, 771.72 feet;

North 51°39'08" East, 697.93 feet to a 4 inch metal post found at the most easterly northeast property corner of the 350.42 acre tract, same being the east property corner of the said 15.47 acre tract, same being the most southerly southeast property corner of the said 103.95 acre tract, same being a northwest property corner of a certain tract of land conveyed to Walsh Ranches Ltd., by deed thereof filed for record in Volume 237, Page 562, Deed Records, Parker County, Texas;

THENCE along the easterly property line of the said 350.42 acre tract and along the westerly property line of the said Walsh Ranches tract (Vol. 237, Pg. 562) the following courses and distances:

South 00°58'02" East, 1,250.04 feet;

South 88°26'49" West, 1,055.84 feet to a 4 inch metal post found;

South 17°16'01" West, 1,973.87 feet;

South 50°20'51" East, 244.06 feet to a 4 inch metal post found;

South 33°31'25" East, 278.03 feet;

South 70°54'56" East, 148.55 feet;

South 71°45'30" East, 306.48 feet;

South 71°47'05" East, 812.68 feet;

South 49°29'16" East, 167.90 feet;

South 01°21'28" East, 764.09 feet to a cross tie found at the southeast property corner of the said 350.42 acre tract, same being the northeast property corner of the said 737.227 acre tract;

THENCE South 00°09'21" East, along the said east property line of the said 737.227 acre tract and continuing along the said west property line of the Walsh Ranches tract, 423.47 feet;

THENCE departing the said property lines and over and across the said 737.227 acre tract the following courses and distances:

South 89°50'39" West, 126.35 feet to the beginning of a non-tangent curve to the left having a radius of 30.50 feet;

Along the said curve to the left, an arc length of 23.55 feet and across a chord which bears South 21°58'01" West, a chord length of 22.97 feet;

South 00°09'21" East, 228.80 feet;

South 89°05'25" West, 129.67 feet;

South 00°54'35" East, 350.00 feet;

South 89°05'25" West, 5.00 feet;

South 00°54'35" East, 125.00 feet;

South 89°05'25" West, 730.00 feet;

South 00°54'35" East, 300.00 feet;

South 89°05'25" West, 300.00 feet;

North 00°54'35" West, 360.00 feet;

South 89°05'25" West, 650.00 feet;

North 00°54'35" West, 420.00 feet;

South 89°05'25" West, 550.00 feet;

North 00°54'35" West, 60.00 feet;

South 89°05'25" West, 350.00 feet;

North 00°54'35" West, 5.00 feet;

South 89°05'25" West, 300.00 feet;

North 00°54'35" West, 153.08 feet;

North 45°54'35" West, 14.14 feet;

South 89°05'25" West, 225.00 feet;

South 89°16'06" West, 80.00 feet;

South 89°26'50" West, 517.88 feet;

South 00°33'10" East, 120.00 feet;

South 89°26'50" West, 8.63 feet;

South 00°13'12" West, 234.40 feet;

South 08°17'52" West, 51.41 feet;

South 21°44'36" West, 279.36 feet;

South 68°15'24" East, 74.92 feet to the beginning of a curve to the left having a radius of 280.00 feet;

Along the said curve to the left, an arc length of 23.37 feet and across a chord which bears South 70°38'53" East, a chord length of 23.37 feet;

South 16°57'38" West, 121.40 feet;

South 39°39'08" West, 179.32 feet to the beginning of a non-tangent curve to the right having a radius of 1,045.00 feet;

Along the said curve to the right, an arc length of 17.50 feet and across a chord which bears South 49°52'05" East, a chord length of 17.50 feet;

South 49°23'17" East, 64.43 feet;

South 40°36'43" West, 127.97 feet to the beginning of a non-tangent curve to the left having a radius of 30.50 feet;

Along the said curve to the left, an arc length of 24.87 feet and across a chord which bears North 86°14'07" East, a chord length of 24.19 feet to the beginning of a curve to the right having a radius of 50.00 feet;

Along the said curve to the right, an arc length of 178.66 feet and across a chord which bears South 14°45'25" East, a chord length of 97.68 feet;

South 02°23'24" East, 20.00 feet;

South 40°36'43" West, 118.81 feet;

North 49°23'17" West, 155.00 feet;

North 51°43'41" West, 97.88 feet;

North 59°04'13" West, 97.32 feet;

North 66°17'41" West, 98.06 feet;

North 68°15'24" West, 355.00 feet;

South 21°44'36" West, 95.00 feet;

North 68°15'24" West, 119.72 feet to the beginning of a non-tangent curve to the left having a radius of 30.50 feet;

Along the said curve to the left, an arc length of 11.49 feet and across a chord which bears South 03°09'00" West, a chord length of 11.42 feet to the beginning of a curve to the right having a radius of 50.00 feet;

Along the said curve to the right, an arc length of 129.82 feet and across a chord which bears South 66°44'36" West, a chord length of 96.31 feet to the beginning of a curve to the left having a radius of 30.50 feet;

Along the said curve to the left, an arc length of 15.64 feet and across a chord which bears North 53°33'56" West, a chord length of 15.47 feet;

North 68°15'24" West, 225.38 feet to the beginning of a curve to the left having a radius of 500.00 feet;

Along the said curve to the left, an arc length of 49.89 feet and across a chord which bears North 71°06'54" West, a chord length of 49.87 feet;

South 15°56'45" West, 115.99 feet;

North 85°47'44" West, 144.39 feet;

South $89^{\circ}29'59''$ West, 987.57 feet to a point on the said east right-of-way line of Farmer Road, said point being at the beginning of a non-tangent curve to the right having a radius of 1,849.86 feet;

THENCE along the said right-of-way line and along the said curve to the right, an arc length of 482.27 feet and across a chord which bears North $08^{\circ}25'25''$ West, a chord length of 480.90 feet to a TXDOT monument found;

THENCE North $00^{\circ}57'45''$ West, 796.84 feet to the beginning of a non-tangent curve to the right having a radius of 7,579.44 feet;

THENCE along the said right-of-way line and along the said curve to the right, an arc length of 461.63 feet and across a chord which bears North $00^{\circ}48'44''$ East, a chord length of 461.56 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **530.3980 acres (23,104,137 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.

Exhibit A-1
Legal Description of the Lyon Ranch Property

Legal description of land:

Being a 350.42 acres tract determined by field survey situated in the E. DEAN SURVEY, ABSTRACT NO. 354; W. GLOVER SURVEY, ABSTRACT NO. 2584; J. MORRIS SURVEY, ABSTRACT NO. 927 and the CRIDER SURVEY, ABSTRACT NO. 1121, Parker County, Texas, being all the following called tracts: Called 302 acres +/- conveyed by the Lyon Living Trust to Tommy Calvin Lyon, Darrell Joe Lyon, and Pamela Gail Lyon Fuqua as evidenced by deed recorded in Volume 1874, Page 685, Real Property Records Parker County, Texas (Tracts I and II); Called 10 acres +/- conveyed by the Lyon Living Trust to Tommy Lyon & Pam Lyon Fuqua as evidenced by deed recorded in Volume 1874, Page 680, Real Property Records Parker County, Texas; Called 20 acres +/- conveyed by the Lyon Living Trust to Darrell Joe Lyon as evidenced by deed recorded in Volume 1874, Page 676, Real Property Records Parker County, Texas; and Called 12.82 acres +/- conveyed by Ira Calvin Lyon, Tommy Calvin Lyon, and Darrell Joe Lyon to Terry Wayne Fuqua, Jr. and Pamela Gail Fuqua as evidence by deed recorded in Volume 2002, Page 20, Real Property Records Parker County, Texas. Said 350.42 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the north line of said Tract II, being the northerly southeast corner of that certain tract of land described in deed to Betsy Jo Dearing Browder, recorded in Volume 597, Page 487, Deed Records, Parker County, Texas, and being the southwest corner of HOLLY RIDGE ESTATES, an Addition in Parker County, Texas, according to the Plat recorded in Plat Cabinet B, Slide 074, Plat Records, Parker County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6966567.89 and EAST:2247996.42, for reference;

THENCE N 88°38'36" E, along the common line of said Tract II and said HOLLY RIDGE ESTATES, at 926.86 feet passing a 1/2" iron rod found at the common rear corner of Lots 13 and 14 of said HOLLY RIDGE ESTATES, and continuing along said common line, in all, a distance of 1856.33 feet to a point at the southeast corner of said HOLLY RIDGE ESTATES and being the southwest corner of that certain tract of land described in deed to MCRCR Ranch, recorded in Volume 1409, Page 1104, Real Property Records, Parker County, Texas, from said point a 3" metal fence corner post found bears N 85°00'01" E, a distance of 1.27 feet and an 8" wood post found bears N 19°02'18" W, a distance of 1.10 feet, for reference;

THENCE N 89°04'36" E, a distance of 0.83 feet to the northwest corner of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201931204, Official Public Records, Parker County, Texas;

THENCE along the west and south line of said BAR-KO Land Company, LLC, tract, as follows:

S 00°46'04" E, a distance of 350.07 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084" at the southwest corner of said BAR-KO Land Company, LLC, tract, being the beginning of a curve to the right, whose radius is 375.00 feet and whose long chord bears S 72°03'04" E, a chord distance of 78.75 feet;

Along said curve in a southeasterly direction, through a central angle of 12°03'16", an arc distance of 78.90 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"; S 66°01'26" E, a distance of 771.73 feet to a 1/2" capped iron rod found stamped "C.F. Stark RPLS 5084"; N 51°39'17" E, a distance of 697.94 feet to a 4" metal post found at the southeast corner of said BAR-KO Land Company, LLC, tract, also being the southerly southwest corner of that certain tract of land described in deed to BAR-KO Land Company, LLC, recorded in Instrument Number 201917432, Official Public Records, Parker County, Texas, being in the east line of said Tract II and being the most northerly northwest corner of that certain tract of land described in deed to William Fleming, et al, recorded in Volume 237, Page 562, Deed Records, Parker County, Texas;

THENCE along the common line of said Tract II and said Fleming, et al tract, generally along a fence, as follow:

S 00°58'03" E, a distance of 1250.06 feet to a 4" metal fence corner post found;

S 88°27'51" W, a distance of 1055.62 feet to a 4" metal fence corner post found;

S 17°25'05" W, a distance of 1565.81 feet to a bend in said fence;

S 16°27'00" W, a distance of 319.75 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"

S 50°20'24" E, a distance of 244.10 feet to a 4" metal fence corner post found;

S 33°31'43" E, a distance of 277.98 feet to a 4" metal fence corner post found;

S 70°S5'14" E, a distance of 148.53 feet to a 4" metal fence post found;

S 71°45'48" E, a distance of 306.43 feet to a metal fence post found;

S 71°47'23" E, a distance of 812.54 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"

S 49°29'34" E, a distance of 167.87 feet to 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084"

S 01°21'46" E, a distance of 763.95 feet to a 6" wood fence corner post found at the southeast corner of said Tract II and being the northeast corner of that certain tract of land described in deed to FFWF Holdings, Inc., recorded in Instrument Number 2014-10303, Official Public Records, Parker County, Texas;

THENCE S 89°26'49" W, along the common line of said Tract II and said FFWF Holdings, Inc., tract, a distance of 4212.50 feet to a 4" metal fence corner post found at the southwest corner of said Tract II;

THENCE N 01°11'58" W, continuing along the common line of said Tract II and said FFWF Holdings, Inc., tract, a distance of 247.39 feet to a 4" metal fence corner post found at the southeast corner of said Tract I;

THENCE N 89°46'43" W, along the common line of said Tract I and said FFWF Holdings, Inc., tract, a distance of 2433.98 feet to a Texas Department of Public Transportation monument found (herein after called TxDOT monument) in the east line of Farm To Market Highway 3325 (A.K.A Farmer Road - Right-of-Way varies) and **being** the northwest corner of said FFWF Holdings, Inc., tract, said TxDOT monument found being in a curve to the right, whose radius is 7579.44 feet and whose long chord bears N 03°13'30" E, a chord distance of 189.35 feet;

THENCE along the east line of said Farm To Market Highway 3325 and along said curve, in a northeasterly direction, through a central angle of 01°25'53", an arc distance of 189.35 feet to a TxDOT monument found;

THENCE N 03°56'26" E, continuing along the east line of said Farm To Market Highway 3325, a distance of 315.95 feet to a TxDOT monument found at the beginning of a curve to the left, whose radius is 7699.44 feet and whose long chord bears N 03°29'04" E, a chord distance of 122.59 feet;

THENCE continuing along the east line of said Farm To Market Highway 3325 and along said curve, in a northeasterly direction, through a central angle of 00°54'44", an arc distance of 122.59 feet to a TxDOT monument found in the north line of said Tract I, in the south line of said Betsy Jo Dearing Browder tract and being the most westerly northwest corner of the herein described 350.42 acre tract;

THENCE N 89°53.30" E, leaving the east line of said Farm To Market Highway 3325, along the common line of said Tract I and said Betsy Jo Dearing Browder tract, passing the northeast corner of said Tract I and the most westerly northwest corner of said Tract II, and continuing along the common line of said Tract II and said Betsy Jo Dearing Browder tract, in all, a distance of 3247.97 feet to a 1/2" iron rod found at the most southerly southeast corner of said Betsy Jo Dearing Browder tract;

THENCE along the common line of said Tract II and said Betsy Jo Dearing Browder tract, generally along a fence, as follows:

N 01°19'20" W, a distance of 262.02 feet to a bend in said fence;

N 01°29'31" W, a distance of 510.59 feet to a bend in said fence;

N 01°11'19" W, a distance of 844.21 feet to a bend in said fence;

N 01°10'59" W, a distance of 1471.49 feet to a bend in said fence;

N 01°22'14" W, a distance of 418.49 feet to a bend in said fence;

N 01°29'33" W, a distance of 389.25 feet to a bend in said fence;

N 01°02'56" W, a distance of 283.66 feet to a 4" metal fence corner post found at the most northerly northwest corner of said Tract II and being an cll corner of said Betsy Jo Dearing Browder tract;

THENCE N 88°26'28" E, continuing along the common line of said Tract II and said Betsy Jo Dearing Browder tract, a distance of 197.36 feet to the POINT OF BEGINNING and containing 350.42 acres of land, more or less.

Exhibit A-2
Legal Description of Garden Home Tract

BEING a 35.0620 acre tract of land located in the W. Glover Survey , Abstract No. 2584, Parker County, Texas, said 35.0620 acre tract of land being a portion of a called 350.42 acre tract of land conveyed to 350 Lyons Land Investments, LLC, by deed thereof filed for record in Parker County Clerk's Instrument No. (P.C.C.I.No.) 202112419, Official Public Records, Parker County, Texas (O.P.R.P.C.T.), said 35.0620 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 4-inch Texas Department of Transportation brass monument found in concrete, hereinafter refer to as a TXDOT monument found, at the most westerly southwest property corner of the said 350.42 acre tract, same being the northwest property corner of a called 737.227 acre tract of land conveyed to FFWF Holdings, Inc. by deed thereof filed for record in P.C.C.I.No. 201410303, O.P.R.P.C.T., said beginning point being on the east right-of-way line of Farmer Road, being a variable width public right-of-way also known as FM 3325, said beginning point also being at the beginning of a curve to the right having a radius of 7,579.44 feet;

THENCE along the west property line of the said 350.42 acre tract and along the said right-of-way line the following courses and distances:

Along said curve to the right, an arc length of 189.30 feet, and across a chord which bears North 03°05'58" East, a chord length of 189.29 feet to a TXDOT monument found;

North 3°56'11" East, a distance of 316.07 feet to a TXDOT monument found at the beginning of a curve to the left having a radius of 7,699.44 feet;

Along said curve to the left, an arc length of 122.59 feet, and across a chord which bears North 03°34'18" East, a chord length of 122.59 feet to a TXDOT monument found at the most westerly northwest property corner of the said 350.42 acre tract, same being the southwest property corner of a called 514.0 acre tract of land conveyed to Creek Pasture, LTD. by deed thereof recorded in P.C.C.I.No. 202043711, O.P.R.P.C.T.;

THENCE North 89°52'58" East, departing the said right-of-way line, along a north property line of the said 350.42 acre tract and along the south property line of the said 514.0 acre tract, a distance of 2,383.82 feet to a 5/8" iron rod with cap stamped "SPOONER 5922" set;

THENCE South 00°57'22" East, over and across the said 350.42 acre tract, a distance of 641.00 to a 4" metal fence post found at southwest internal property corner of the said 350.42 acre tract, same being a northeast internal property corner of the said 737.227 acre tract;

THENCE North 89°46'48" West, along the south property line of the said 350.42 acre tract and along the north property line of the said 737.227 acre tract, a distance of 2,434.10 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of **35.0620 acres (1,527,300 square feet)** of land, more or less.

Exhibit A-3
Map of Lyon Ranch Property and Garden Home Tract