

BEING 322.442 GROSS-ACRES OF LAND SITUATED IN THE M. E. P. & P. RR. CO. #19 SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PETE AND JO BONDS FAMILY PARTNERSHIP BY DEED RECORDED IN COUNTY CLERK FILE NO. D213039813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND FOR THE SOUTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF W. BONDS RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE WESTERLY LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°23'50" WEST, A DISTANCE OF 1520.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 89°36'14" EAST, A DISTANCE OF 200.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 00°15'49" WEST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND AT 2419.91 FEET, A TOTAL DISTANCE IN ALL OF 2483.37 FEET TO THE NORTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT;

THENCE NORTH 89°34'02" EAST, WITH THE NORTH LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, A DISTANCE OF 3428.70 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°31'49" EAST, OVER AND ACROSS SAID BONDS FAMILY PARTNERSHIP TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR REFERENCE AT 62.27 FEET, A TOTAL DISTANCE OF 3975.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON SAID NORTH RIGHT-OF-WAY LINE OF BONDS RANCH ROAD WITHIN A CURVE TO THE RIGHT HAVING A RADIUS OF 3030.41 FEET;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT HAVING A CHORD THAT BEARS SOUTH 86°15'05" WEST, 321.56 FEET, THROUGH A CENTRAL ANGLE OF 6°04'57", AN ARC-DISTANCE OF 321.71 FEET TO A 1-INCH IRON ROD FOUND;

THENCE SOUTH 89°23'49" WEST, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3322.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 322.442 GROSS-ACRES (14,045,561 SQ. FEET) OF LAND, OF WHICH 4.949 ACRES OF LAND IS LOCATED WITHIN THE APPARENT PRESCRIPTIVE RIGHT-OF-WAY OF PEDEN ROAD FOR A TOTAL CALCULATED AREA OF 317.493 NET-ACRES OF LAND.