

ORDINANCE NO. _____

AN ORDINANCE DECLARING CERTAIN FINDINGS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF FORT WORTH; PROVIDING FOR FULL-PURPOSE ANNEXATION OF A CERTAIN 121.53 ACRES OF LAND, MORE OR LESS, AND APPROXIMATELY 67.06 ACRES OF LAND MORE OR LESS OF RIGHTS-OF-WAY OUT OF THE OUT OF THE OUT OF SECTION 19, HOUSTON TAP & BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 654 AND SECTION 3, INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY SURVEY, ABSTRACT NO. 1995, IN PARKER COUNTY, TEXAS (CASE NO. AX-21-008) WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT CORPORATE BOUNDARY LIMITS OF FORT WORTH, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth has received a petition in writing from Walsh Ranch Limited Partnership and F. Howard Walsh Jr., the owners, requesting the full-purpose annexation of 121.53 acres of land as described in Section 1, below (the “Property”); and

WHEREAS, the hereinafter described Property is in the City’s exclusive extraterritorial jurisdiction and is adjacent to and adjoins the City; and

WHEREAS, Subchapter C-3 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation; and

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 of the Texas Local Government Code, the City section 43.0672 of the Texas Local Government Code, Walsh Ranch Limited Partnership and F. Howard Walsh Jr., and the City negotiated and entered into a written agreement, City Secretary Contract No. _____, for the provisions of municipal services in the area; and

WHEREAS, the Property abuts 67.06 acres of public right of way roads; and

WHEREAS, the City conducted one public hearing at which members of the public who wished to present testimony or evidence regarding the Municipal Service Agreement and Full-Purpose Annexation were given the opportunity to do so, in accordance with the procedural requirements of Section 43.0686 of the Local Government Code on August 3, 2021 at 7:00 p.m., at the City Council Chamber; and square footage in the descriptions.

WHEREAS, the City Council finds and determines that annexation of the Property hereinafter described is in the best interest of the citizens of the City of Fort Worth and the owners and residents of the area.

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

SECTION 1.

That all portions of the Property, comprising approximately 121.53 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such Property being all that certain land particularly described below and depicted as on Exhibit "A" attached to and incorporated in this ordinance for all purposes:

BEING a 121.53 acre parcel of land situated in Section 19, Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654 and Section 3, International & Great Northern Railroad Company Survey, Abstract No. 1995, Parker County, Texas and being a part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T.) and Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and a called 21.6792 acre tract of land described as Tract 5(A) in deed to J. Howard Walsh, Jr., recorded in Volume 1382, Page 1248, D.R.P.C.T., said 121.53 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (hereinafter called 5/8-inch YCIR) on the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), as recorded in Volume 1152, Page 1066, Volume 1152, Page 1055 and Volume 1152, Page 1075, D.R.P.C.T. and the northeast corner of Lot 3, Block 2, Walsh Ranch, an addition to the City of Fort Worth, as recorded in Document No. 201830249, Plat Records, Parker County, Texas (P.R.P.C.T.), and being locatable by NAD83 Grid Coordinate N= 6,946,346.15, E= 2,260,115.64;

THENCE North 89 degrees 33 minutes 28 seconds East, along said south right-of-way line, a distance of 298.11 feet to a found 5/8-inch iron rod for corner;

THENCE South 00 degrees 44 minutes 39 seconds East, continuing along said south right-of-way line, a distance of 18.77 feet to a found 1/2-inch iron rod for corner;

THENCE North 89 degrees 34 minutes 03 seconds East, continuing along said south right-of-way line, passing a found TxDOT concrete monument at a distance of 462.40 feet, continuing for a total distance of 475.30 feet to a found TxDOT concrete monument for the northwest corner of a tract of land described in deed to Nazarian - Thomas Joint Venture, as recorded in Volume 5942, Page 848, D.R.T.C.T.;

THENCE South 00 degrees 14 minutes 00 seconds East, departing said south right-of-way line, along the west line of said Nazarian - Thomas tract, a distance of 1,244.31 feet to a point for corner;

THENCE South 89 degrees 21 minutes 27 seconds West, departing the west line of said Nazarian - Thomas tract, across said Walsh Ranch tract, a distance of 555.28 feet to the beginning of a curve to the right having a radius of 755.00 feet, a central angle of 40 degrees 38 minutes 39 seconds and a chord bearing of South 07 degrees 38 minutes 27 seconds West, a distance of 524.42 feet;

THENCE Southwesterly along said curve to the right an arc length of 535.58 feet to the end of said curve;

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

THENCE North 57 degrees 15 minutes 36 seconds West, a distance of 1,042.35 feet to a point for corner;

THENCE South 58 degrees 27 minutes 16 seconds West, a distance of 325.01 feet to a point for corner;

THENCE South 78 degrees 14 minutes 32 seconds West, a distance of 544.48 feet to a point for corner;

THENCE North 64 degrees 53 minutes 07 seconds West, a distance of 133.31 feet to a point for corner;

THENCE North 78 degrees 19 minutes 41 seconds West, a distance of 150.30 feet to a point for corner;

THENCE North 85 degrees 49 minutes 33 seconds West, a distance of 721.88 feet to a point for corner;

THENCE North 74 degrees 18 minutes 50 seconds West, a distance of 210.36 feet to a point for corner;

THENCE South 68 degrees 24 minutes 21 seconds West, a distance of 492.99 feet to a point for corner;

THENCE North 86 degrees 53 minutes 58 seconds West, a distance of 263.42 feet to a point on the east right-of-way line of Interstate Highway 20 (a variable width right-of-way), as described in a right-of-way dedication to the State of Texas, as recorded in Volume 1152, Page 1031, D.R.P.C.T for corner;

THENCE North 40 degrees 51 minutes 59 seconds West, along said east right-of-way line, a distance of 1,689.37 feet to a found TxDOT monument for corner;

THENCE North 00 degrees 29 minutes 07 seconds East, continuing along said east right-of-way line, a distance 165.02 feet to the intersection of the east right-of-way line of said Interstate Highway 20 and the south right-of-way line of said Interstate Highway 30 for the beginning of a non-tangent curve to the left having a radius of 3,900.72 feet, a central of 02 degrees 33 minutes 54 seconds and a chord bearing of South 89 degrees 08 minutes 11

seconds East, a distance of 174.62 feet from which a found 6-inch iron pipe bears South 24 degrees 24 minutes 16 seconds East, a distance of 0.58 feet;

THENCE Southeasterly along the south right-of-way line of said Interstate Highway 30 and said non-tangent curve to the left, an arc length of 174.63 feet to a point for corner;

THENCE continuing along the south right-of-way line of said Interstate Highway 30, the following courses and distances:

THENCE North 89 degrees 34 minutes 44 seconds East, a distance of 174.50 feet to a found TxDOT monument for corner;

THENCE South 00 degrees 25 minutes 34 seconds East, a distance of 19.00 feet to a found TxDOT monument for corner;

THENCE North 89 degrees 34 minutes 26 seconds East, a distance of 700.00 feet to a found TxDOT monument for corner;

THENCE South 88 degrees 02 minutes 11 seconds East, a distance of 484.09 feet to a found TxDOT monument for corner;

THENCE South 88 degrees 08 minutes 43 seconds East, a distance of 320.01 feet to a found TxDOT monument for corner;

THENCE South 85 degrees 58 minutes 29 seconds East, a distance of 400.56 feet to the northwest corner of a called 0.9663 acre tract of land described as Parcel 2, Part 2 in a right-of way dedication to the City of Fort Worth, recorded in Document No. 210320926, Official Public Records of Parker County, Texas (O.P.R.P.C.T.) and Document No. D213244795, Official Public Records, Tarrant County, Texas;

THENCE South 04 degrees 00 minutes 59 seconds West, along the west line of said City of Fort Worth right-of-way dedication, a distance of 12.48 feet to a point for the southwest corner;

THENCE along the south line of said City of Fort Worth right-of-way dedication, the following courses and distances:

THENCE South 85 degrees 58 minutes 09 seconds East, a distance of 328.27 feet to a found TxDOT monument for corner;

THENCE South 54 degrees 00 minutes 30 seconds East, a distance of 82.24 feet to a found TxDOT monument for corner;

THENCE South 22 degrees 01 minute 54 seconds East, a distance of 73.53 feet to a found TxDOT monument for corner;

THENCE East, a distance of 24.51 feet to a found 5/8-inch YCIR for the northwest corner of Walsh Ranch Parkway (a variable width right-of-way), as dedicated by Walsh Ranch, an addition to the City of Fort Worth, as recorded in Document No. 201830249, P.R.P.C.T.;

THENCE South 03 degrees 14 minutes 50 seconds East, departing said south right-of-way line and along the west right-of-way line of said Walsh Ranch Parkway, a distance of 70.46 feet to a found 5/8-inch YCIR for corner;

THENCE continuing along the west right-of-way line of said Walsh Ranch Parkway, the following courses and distances:

THENCE South, a distance of 40.49 feet to a found 5/8-inch YCIR for the beginning of a curve to the left having a radius of 2,012.00 feet, a central angle of 02 degrees 54 minutes 52 seconds and a chord bearing of South 01 degree 27 minutes 26 seconds East, a distance of 102.34 feet;

THENCE Southeasterly along said curve to the left an arc length of 102.35 feet to the beginning of a reverse curve to the right having a radius of 5,720.00 feet, a central angle of 02 degrees 54 minutes 50 seconds and a chord bearing of South 01 degree 27 minutes 26 seconds East, a distance of 290.88 feet;

THENCE Southeasterly along said reverse curve to the right an arc length of 290.91 feet to a 5/8-inch YCIR to the southwest terminus of said Walsh Ranch Parkway for the end of said curve;

THENCE East, along the south right-of-way line of said Walsh Ranch Parkway, a distance of 140.00 feet to a found 5/8-inch YCIR for the southeast terminus of the east right-of-way line of said Walsh Ranch Parkway for corner;

THENCE North 44 degrees 10 minutes 13 seconds East, along the east right-of-way of said Walsh Ranch Parkway, a distance of 28.76 feet a found 5/8-inch YCIR for the intersection of the east right-of-way line of said Walsh Ranch Parkway and the south right-of-way line of Highland Hills Drive (a 60 foot width right-of-way), as dedicated by Walsh Ranch, an addition to the City of Fort Worth, as recorded in Document No. 201830249, P.R.P.C.T.;

THENCE East, along said south right-of-way line of said Highland Hills Drive, a distance of 1,168.12 feet to a found 5/8-inch YCIR for to the beginning of a curve to the right having a radius of 695.76 feet, a central angle of 37 degrees 11 minutes 10 seconds and a chord bearing of South 71 degrees 02 minutes 48 seconds East, a distance of 443.68 feet;

THENCE Southeasterly along said south right-of-way and said curve to the right an arc length of 451.56 feet to a found 5/8-inch YCIR to the southeast terminus of said Highland Hills Drive for the end of said curve;

THENCE North 37 degrees 33 minutes 57 seconds East, along the east right-of-way line of said Highland Hills Drive, passing a found 5/8-inch YCIR at a distance of 60.00 feet the northeast terminus of said Highland Hills Drive and the southeast corner of said Lot 3, continuing for a total distance of 146.66 feet to a found 5/8-inch YCIR for corner;

THENCE North, along the east line of said Lot 3, a distance of 762.01 feet to the **POINT OF BEGINNING** and containing 5,293,809 square feet or 121.53 acres of land, more or less.

SECTION 2.

The above described territory is shown on Map Exhibit A attached hereto and expressly incorporated herein by reference for the purpose of depicting the location of the hereinabove described territory.

SECTION 3.

That all portions of the rights-of-way, comprising approximately 67.06 acres of land, are hereby annexed to the City of Fort Worth as a part of the city for all municipal purposes, and the city limits are extended to include such right-of-way being all that certain land particularly described below and depicted as on Exhibits “B” and “C” attached to and incorporated in this ordinance for all purposes.

SECTION 4.

That the above described territory hereby annexed shall be part of the City of Fort Worth, Texas, and the property so added hereby shall bear its pro rata part of the taxes levied by the City of Fort Worth, Texas, and the inhabitants thereof shall be entitled to all of the rights and privileges of all the citizens in accordance with the Municipal Services Agreement and shall be bound by the acts, ordinances, resolutions and regulations of the City of Fort Worth, Texas.

SECTION 5.

That the Municipal Services Agreement attached hereto as Exhibit “D” is approved and incorporated into this ordinance for all purposes.

SECTION 6.
CUMULATIVE CLAUSE

This ordinance amends every prior ordinance in conflict herewith, but as to all other ordinances or sections of ordinances not in direct conflict, this ordinance shall be, and the same is hereby made cumulative.

SECTION 7.
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.
SAVING CLAUSE

The City Council hereby declares it to be its purpose to annex to the City of Fort Worth every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Should this ordinance for any reason be ineffective as to any part or parts of the area hereby annexed to the City of Fort Worth for full purposes, the ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area.

SECTION 9.
EFFECTIVE DATE

This ordinance shall be in full force and effect upon adoption.

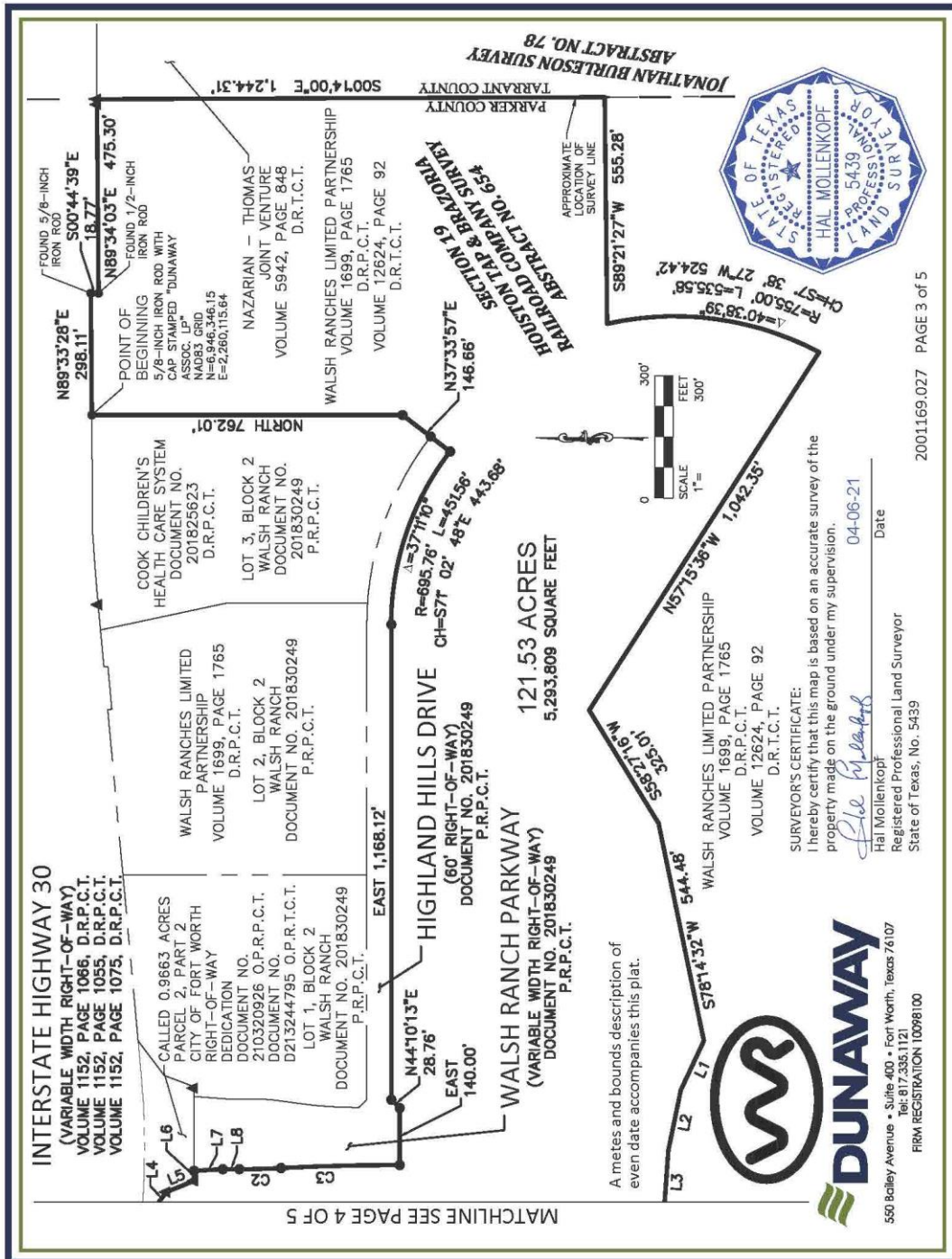
APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos
Senior Assistant City Attorney

Mary J. Kayser
City Secretary

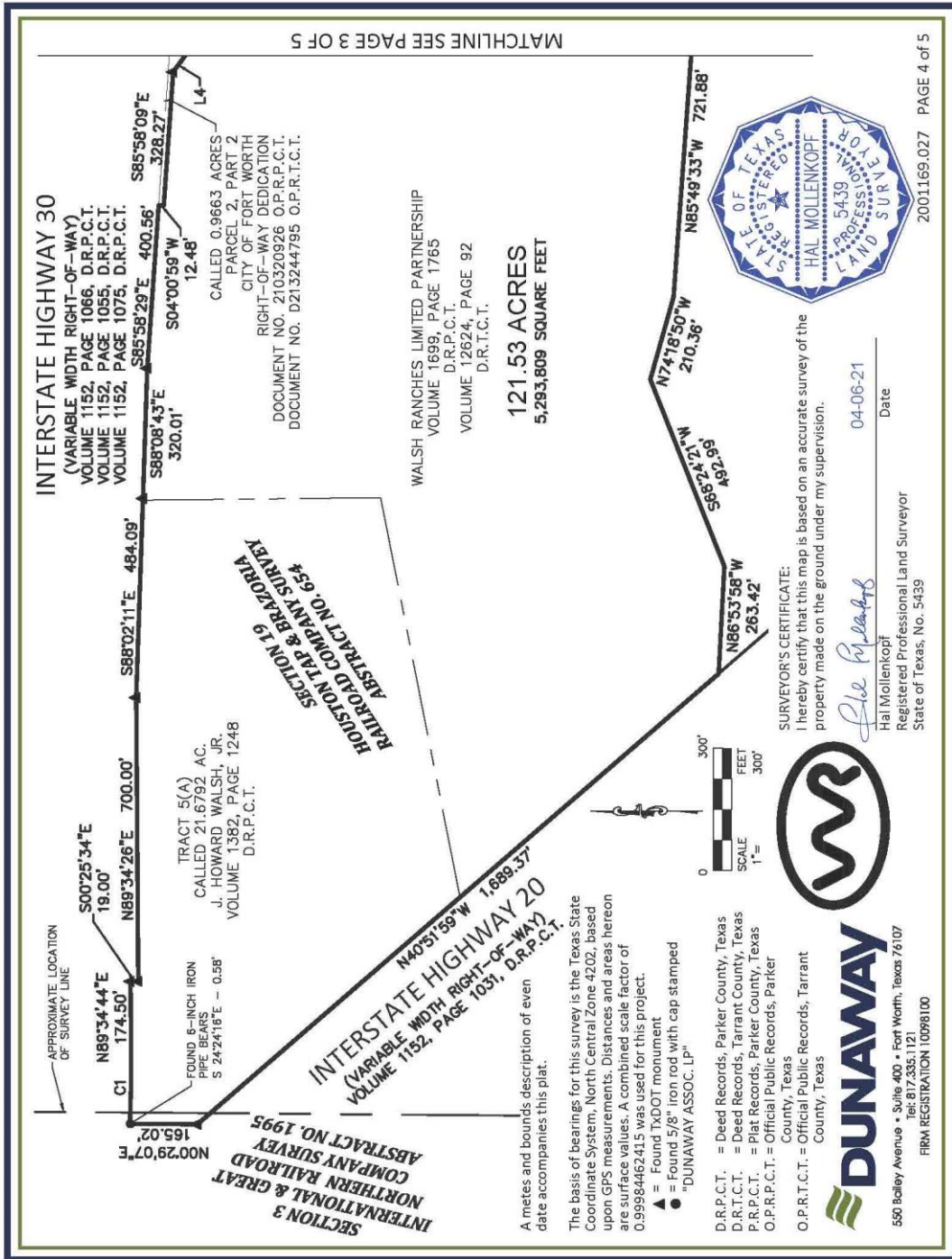
ADOPTED AND EFFECTIVE: _____

EXHIBIT A



PLotted by: James Gabelda On: Tuesday, April 06, 2021 AT: 4:39 PM FILE PATH: G:\Production\PlannedCommunity\2001169\Survey-DAL\Drawings\Annexation\2001169.027 Walsh Ranch Highlnd

**EXHIBIT A
CONTINUED**



PLOTTED BY: James Gardella ON: Tuesday, April 06, 2021 AT: 5:18 PM FILEPATH: G:\Production\PlannedCommunity\2001169\Survey-Dwg\Crawfings\Annexation\2001169\27 Walsh Ranch Highway 30

Exhibit B Legal Description for Right-of-Way “Portions of I-30 & I-20”

PLOTTED BY: James Cardella ON: Friday, July 02, 2021 AT: 12:24 PM FILEPATH: G:\Production\PlannedCommunity\2001\2001169\2021\Survey\DWG\Drawings\Annexation\2001169\027 Walsh Ranch Highland Hills Annex (Highway Tract).dwg

METES AND BOUNDS DESCRIPTION

BEING a 67.06 acre parcel of land situated in Section 19, Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654 and Section 3, International & Great Northern Railroad Company Survey, Abstract No. 1995, Parker County, Texas and a being part of a tract of land described as Interstate Highway 30 in deed to the State of Texas, as recorded in Volume 1152, Page 1066, Volume 1152, Page 1055 and Volume 1152, Page 1075, Deed Records, Parker County, Texas (D.R.P.C.T.), a called 0.9846 acre tract of land described as Parcel 1, in a right-of-way dedication to the City of Fort Worth, recorded in Document No. 210320926, Official Public Records of Parker County, Texas (O.P.R.P.C.T.) and Document No. D213244795, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), a called 0.9663 acre tract of land described as Parcel 2, Part 2, in a right-of-way dedication to the City of Fort Worth, recorded in Document No. 210320926, O.P.R.P.C.T. and Document No. D213244795, O.P.R.T.C.T. and being part of a tract of land described as Interstate Highway 20 in deed to the State of Texas, as recorded in Volume 1152, Page 1031, D.R.P.C.T., said 67.06 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (hereinafter called 5/8-inch YCIR) on the south right-of-way line of said Interstate Highway 30, the northeast corner of said Parcel 2 and the most northerly northwest corner of Lot 1, Block 2, Walsh Ranch, an addition to the City of Fort Worth, as recorded in Document No. 201830249, Plat Records, Parker County, Texas (P.R.P.C.T.), said point being locatable by NAD83 Grid Coordinate N= 6,946,232.53, E= 2,258,582.41;

THENCE South 52 degrees 41 minutes 25 seconds West, departing the south right-of-way line of said Interstate Highway 30, along the common west line of said Lot 1 and the east right-of-way line of said Parcel 2, a distance of 105.96 feet to a found 5/8-inch YCIR for corner;

THENCE South 20 degrees 36 minutes 42 seconds West, continuing along common line, a distance of 77.99 feet to a found TxDOT monument for a point the west line of said Lot 1 and the southeast corner of said Parcel 2;

THENCE WEST, along the south right-of-way line of said Parcel 2, a passing at a distance of 24.00 feet a found 5/8-inch YCIR for the most westerly northwest corner of said Lot 1 and the northeast of Walsh Ranch Parkway (a variable width right-of-way), as dedicated by Walsh Ranch, an addition to the City of Fort Worth, as recorded in Document No. 201830249, P.R.P.C.T., passing at a distance of 205.92 feet a found 5/8-inch YCIR for the northwest corner of said Walsh Ranch Parkway, continuing for a total distance of 230.50 feet to a found TxDOT monument for corner;

THENCE continuing along the south right-of-way line of said Parcel 2, the following courses and distances:

THENCE North 22 degrees 01 minute 54 seconds West, a distance of 73.53 feet to a found TxDOT monument for corner;

THENCE North 54 degrees 00 minutes 30 seconds West, a distance of 82.24 feet to a found TxDOT monument for corner;

THENCE North 85 degrees 58 minutes 09 seconds West, a distance of 328.27 feet to a point for corner;

THENCE North 04 degrees 00 minutes 59 seconds East, a distance of 12.48 feet to a point on the south right-of-way line of said Interstate Highway 30 for corner;

THENCE continuing along the south right-of-way line of said Interstate Highway 30, the following courses and distances:

THENCE North 85 degrees 58 minutes 29 seconds West, a distance of 400.56 feet to a found TxDOT monument for corner;

THENCE North 88 degrees 08 minutes 43 seconds West, a distance of 320.01 feet to a found TxDOT monument for corner;

THENCE North 88 degrees 02 minutes 11 seconds West, a distance of 484.09 feet to a found TxDOT monument for corner;

THENCE South 89 degrees 34 minutes 26 seconds West, a distance of 700.00 feet to a found TxDOT monument for corner;

THENCE North 00 degrees 25 minutes 34 seconds West, a distance of 19.00 feet to a found TxDOT monument for corner;

THENCE South 89 degrees 34 minutes 44 seconds West, a distance of 174.50 feet to the beginning of a circular curve to the right having a radius of 3,900.72 feet, a central of 02 degrees 33 minutes 54 seconds and a chord bearing of North 89 degrees 08 minutes 11 seconds West, a distance of 174.62 feet;

THENCE Northwesterly along the south right-of-way line of said Interstate Highway 30 and said curve to the right, an arc length of 174.63 feet to the intersection of the east right-of-way line of said Interstate Highway 20 and the south right-of-way line of said Interstate Highway 30 for the end of said curve, from which a found 6-inch iron pipe bears South 24 degrees 24 minutes 16 seconds East, a distance of 0.58 feet;

THENCE South 00 degrees 29 minutes 07 seconds West, along the east right-of-way of said Interstate Highway 20, a distance of 165.02 feet to a found TxDOT monument for corner;

THENCE South 40 degrees 51 minutes 59 seconds East, continuing along the east right-of-way said Interstate Highway 20, a distance of 1,689.37 feet to a point for corner;

Continued.....

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

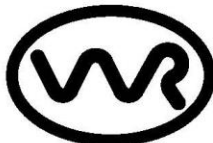


Exhibit C

Legal Description for Right-of-Way

“Portions of I-30 & I-20”

Continued

PLOTTED BY: James Cardella ON: Friday, July 02, 2021 AT: 12:23 PM FILEPATH: C:\Production\PlannedCommunity\20011619\Survey-DWG\Crawings\Annexation\20011619\Survey-DWG\Highway-Right-of-Way-Parcel.dwg

METES AND BOUNDS DESCRIPTION

Continued.....

THENCE South 49 degrees 08 minutes 01 second West, departing the east right-of-way said Interstate Highway 20, across said Interstate Highway 20, a distance of 554.24 feet to a point on the west right-of-way of said Interstate Highway 20 for corner;

THENCE North 42 degrees 37 minutes 19 seconds West, along the west right-of-way line of said Interstate Highway 20, a distance of 1,004.87 feet to a point for corner;

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

THENCE North 48 degrees 39 minutes 19 seconds West, a distance of 178.37 feet to a point for corner;

THENCE North 44 degrees 27 minutes 18 seconds West, a distance of 65.55 feet to a point for corner;

THENCE North 51 degrees 41 minutes 19 seconds West, a distance of 328.70 feet to a point for corner;

THENCE North 54 degrees 00 minutes 19 seconds West, a distance of 308.06 feet to a point for corner;

THENCE North 04 degrees 38 minutes 03 minutes East, departing the west right-of-way of said Interstate Highway 20, across said Interstate Highway 20 and Interstate Highway 30, a distance of 1,108.79 feet to a found TxDOT monument on the north right-of-way of said Interstate Highway 30 for the beginning of a circular curve to the left having a radius of 1,398.07 feet, a central of 31 degrees 36 minutes 56 seconds and a chord bearing of South 76 degrees 10 minutes 57 seconds East, a distance of 761.70 feet;

THENCE Southeasterly along the north right-of-way line of said Interstate Highway 30 and said curve to the left, an arc length of 771.45 feet to a found TxDOT monument for the end of said curve;

THENCE continuing along the north right-of-way line of said Interstate Highway 30, the following courses and distances:

THENCE North 88 degrees 00 minutes 36 seconds East, a distance of 78.27 feet to a point for corner;

THENCE North 75 degrees 36 minutes 14 seconds East, a distance of 102.49 feet to a point for corner;

THENCE North 87 degrees 59 minutes 03 seconds East, a distance of 199.99 feet to a point for corner;

THENCE South 79 degrees 44 minutes 29 seconds East, a distance of 102.61 feet to a found TxDOT monument for corner;

THENCE North 87 degrees 58 minutes 21 seconds East, passing a found TxDOT monument at a distance of 342.90 feet, continuing for a total distance of 1,397.44 feet to a found TxDOT monument for the beginning of a circular curve to the left having a radius of 2,826.89 feet, a central of 05 degrees 56 minutes 38 seconds and a chord bearing of North 85 degrees 00 minutes 00 seconds East, a distance of 293.13 feet;

THENCE Northeasterly along the north right-of-way line of said Interstate Highway 30 and said curve to the left, an arc length of 293.26 feet to a found TxDOT monument for the end of said curve;

THENCE North 82 degrees 02 minutes 19 seconds East, a distance of 200.01 feet to a found TxDOT monument for the beginning of a circular curve to the right having a radius of 1,947.93 feet, a central of 03 degrees 33 minutes 46 seconds and a chord bearing of North 83 degrees 49 minutes 13 seconds East, a distance of 121.11 feet;

THENCE Northeasterly along the north right-of-way line of said Interstate Highway 30 and said curve to the right, an arc length of 121.13 feet to a point for corner on the south right-of-way line of said Parcel 1 for the end of said curve;

THENCE South 00 degrees 25 minutes 15 seconds East, departing the south right-of-way line of said Parcel 1, crossing said Interstate Highway 30, a distance of 637.11 feet to a point on the north right-of-way line of said Parcel 2 for the beginning of a non-tangent circular curve to the left having a radius of 1,947.86 feet, a central angle of 08 degrees 39 minutes 04 seconds and a chord bearing of North 89 degrees 04 minutes 44 seconds East, a distance of 293.83 feet;

THENCE Northeasterly along the north right-of-way line of said Parcel 2 and said non-tangent curve to the left, an arc length of 294.11 feet to a point for corner for the end of said non-tangent curve;

THENCE North 84 degrees 45 minutes 45 seconds East, continuing along the north right-of-way line of said Parcel 2, a distance of 85.23 feet to the POINT OF BEGINNING and containing 2,920,969 square feet or 67.06 acres of land, more or less.



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



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

07-02-21

Date



Exhibit C
Map of Right-of-Way
"Portions of I-30 & I-20"
Continued

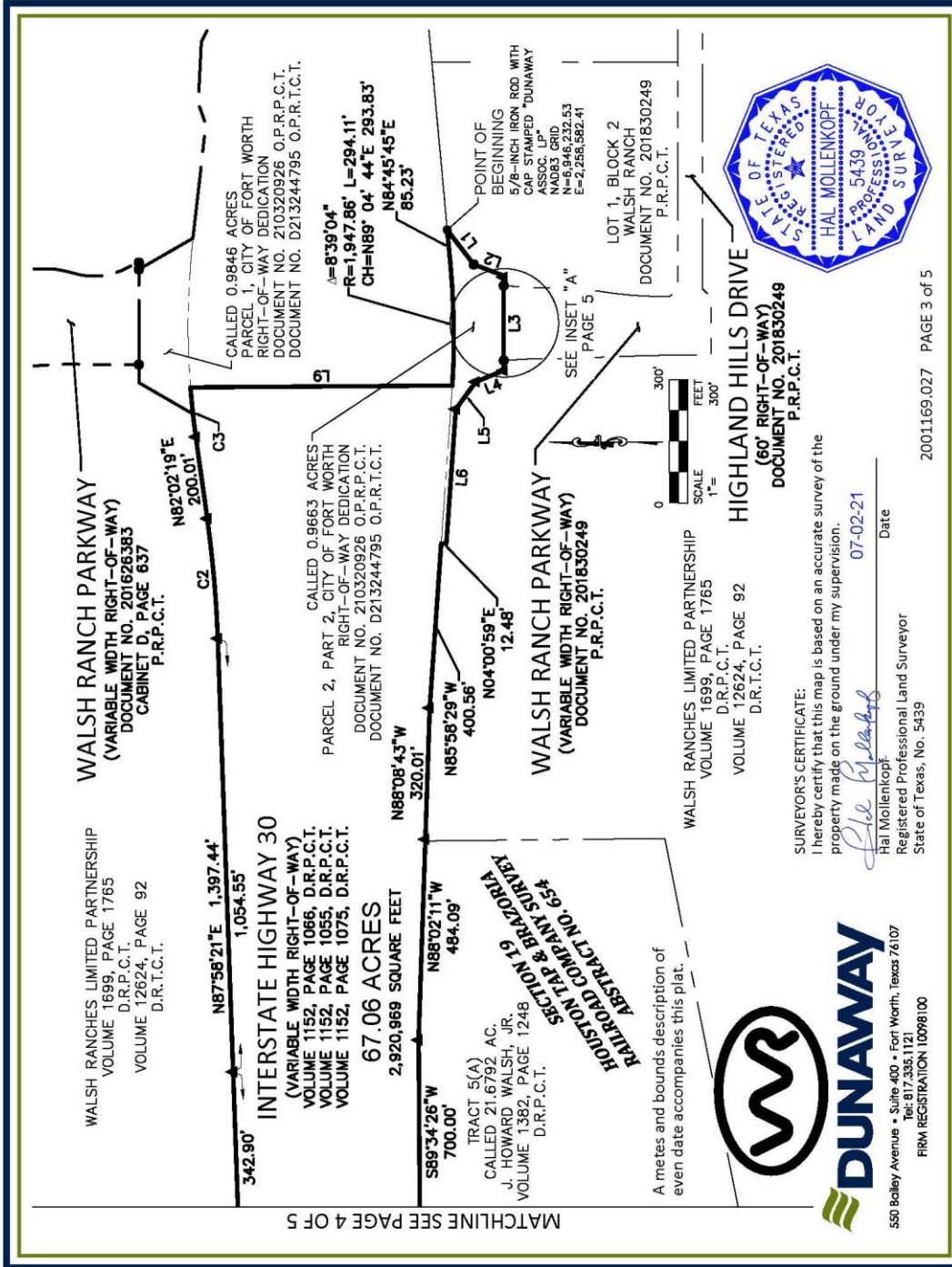


Exhibit C
Map of Right-of-Way
"Portions of I-30 & I-20"
Continued

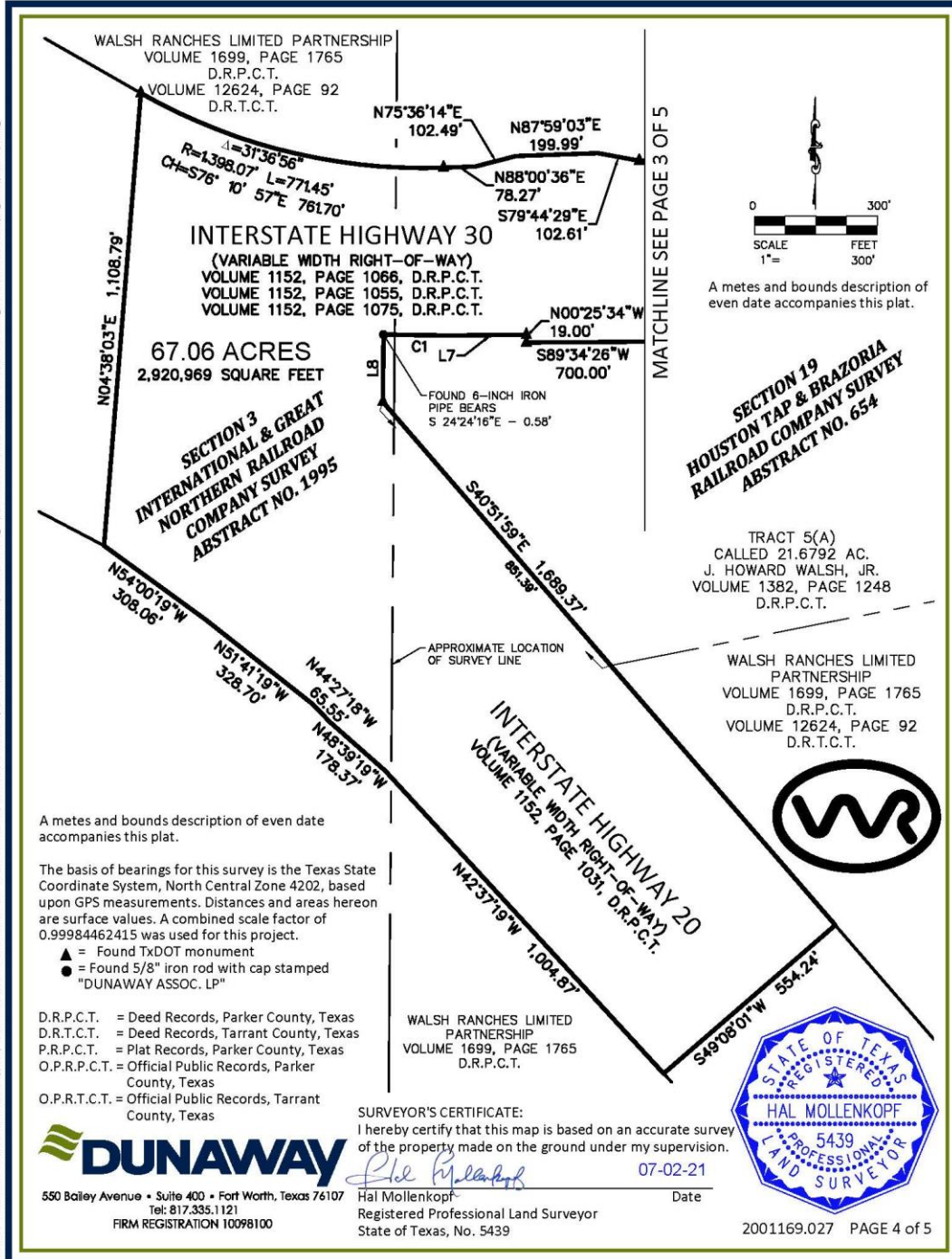
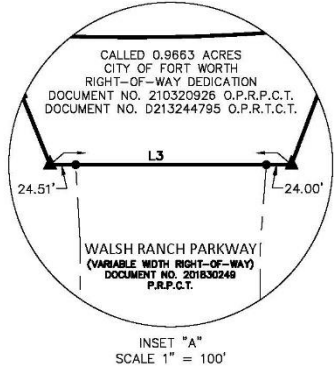


Exhibit C Map of Right-of-Way "Portions of I-30 & I-20" Continued

FILED BY: James Goodrich, July 02, 2021, AT: 1228 PM, FILED AT: 1228 PM, FILED IN: 5439, RECORDATION: 2001169.027 Walsh Ranch Highland Hill



Line Table		
Line Number	Bearing	Distance
L1	S52°41'25"W	105.96'
L2	S20°36'42"W	77.99'
L3	WEST	230.50'
L4	N22°01'54"W	73.53'
L5	N54°00'30"W	82.24'
L6	N85°58'09"W	328.27'
L7	S89°34'44"W	174.50'
L8	S00°29'07"W	165.02'
L9	S00°25'15"E	637.11'

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 4202, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99984462415 was used for this project.

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	2°33'54"	3,900.72	174.63	N89°08'11"W 174.62'
C2	5°56'38"	2,826.89	293.26	N85°00'00"E 293.13'
C3	3°33'46"	1,947.93	121.13	N83°49'13"E 121.11'



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 07-02-21
 Hal Mollenkopf Date
 Registered Professional Land Surveyor
 State of Texas, No. 5439



Exhibit D
Municipal Services Agreement