

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1138, the T. & P. R.R. Co. Survey, Abstract No. 1568, the R. Ganzara Survey, Abstract No. 563, the Y. Samora Survey, Abstract No. 1385, and the J.J. Holt Survey, Abstract No. 1892, Tarrant County, Texas, being all of that tract of land as described in deed to BRN Piedmont LLC, recorded in D224031219, Official Public Records, Tarrant County, Texas (OPRTCT), being all of that tract of land as described in Quitclaim Deed to BRN Piedmont LLC, recorded in D224031220, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of said BRN Piedmont tract and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in D213039813, OPRTCT, from which a 1" rebar found bears North 89 degrees 23 minutes 42 seconds East, 3323.10 (Deed 3323.17 feet);

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1681.01 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of a remainder portion of a tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in D207444902, OPRTCT;

THENCE departing the north line of said Bonds Ranch Road, along the lines common to said BRN Piedmont tract and a remainder portion of said Bonds Ranch tract, as follows:

North 00 degrees 36 minutes 18 seconds West, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

South 89 degrees 23 minutes 42 seconds West, a distance of 360.06 feet 5/8" rebar capped Brookes Baker Surveyors found;

South 00 degrees 36 minutes 18 seconds East, a distance of 604.98 feet 5/8" rebar capped Brookes Baker Surveyors found in the north line of said Bonds Ranch Road at the southwest corner of a remainder portion of said Bonds Ranch tract;

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1573.83 feet to 1/2" rebar capped Goodwin & Marshall found at the southwest corner of said BRN Piedmont tract and the southeast corner of Tract 2 as described in deed to MM Bonds 836, LLC, recorded in D224060969, OPRTCT, from which a 1" rebar found bears South 89 degrees 23 minutes 42 seconds West, 815.33 feet;

THENCE North 00 degrees 36 minutes 18 seconds West, departing the north line of said Bonds Ranch Road, along the west line of said BRN Piedmont tract and the east line of said MM Bonds 836 tract, at 3978.2 feet passing the center of the asphalt pavement within Peden Road (an apparent prescriptive right-of-way), continuing a total distance of 4008.29 feet to a 1/2" rebar capped GMCIVIL set in the south line of the final plat of Eagle Vista Estates, Phase One, an addition to Tarrant County, Texas as recorded in Cabinet A, Slide 2429, Plat Records, Tarrant County, Texas, from which a 1/2" rebar capped Goodwin & Marshall found bears North 00 degrees 36 minutes 18 seconds West, 7.12 feet;

THENCE North 89 degrees 35 minutes 52 seconds East, departing the east line of said MM Bonds 836 tract, along the south line of the final plat of said Eagle Vista Estates, Phase One, a distance of 820.91 feet to a 1/2" rebar capped MOSS 5122 found at the southeast corner of said final plat of said Eagle Vista Estates, Phase One and the southwest corner of a remainder portion of a tract of land as described in deed to Barbara Shelton, Trustee, recorded in D201240322, OPRTCT;

THENCE North 01 degrees 17 minutes 24 seconds West, along the east line of said Eagle Vista Estates, Phase One and the west line of said Shelton remainder tract, a distance of 7.44 feet;

THENCE North 89 degrees 34 minutes 32 seconds East, departing the east line of said Eagle Vista Estates, Phase One, across said Shelton tract, a distance of 3014.54 feet;

THENCE South 00 degrees 16 minutes 05 seconds East, across said Shelton tract, at a distance of 9.40 feet passing the south line of said Shelton tract, continuing along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, at 38.4 feet passing the center of the asphalt pavement within said Peden Road, at a distance of 63.25 feet passing a 5/8" rebar capped Brookes Baker Surveyors found, continuing a total distance of 2483.34 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

THENCE along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, as follows:

South 89 degrees 36 minutes 39 seconds West, a distance of 200.27 feet (Deeds 200.27 & 200.24 feet) to a 5/8" rebar capped Brookes Baker Surveyors found;

South 00 degrees 23 minutes 43 seconds East, a distance of 1520.80 feet (Deeds 1520.80 feet & 1520.73 feet) to the POINT OF BEGINNING and containing 339.863 acres of land.

SAVE & EXCEPT from the 339.863 acre tract described above, that certain 5.001 acre tract of land described as follows:

BEING a tract of land situated in the Y. Samora Survey, Abstract No. 1385, Tarrant County, Texas, being a remainder portion of that tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in D207444902, Official Public Records, Tarrant County, Texas (OPRTCT), being all of Well Site 1 as described in deed recorded in D208118160, DRTCT, and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of a tract of land as described in deed to BRN Piedmont LP, recorded in D224031219, OPRTCT and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in D213039813, OPRTCT;

THENCE departing the north line of said Bond Ranch Road, along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, as follows:

North 00 degrees 23 minutes 43 seconds West, a distance of 1520.80 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

North 89 degrees 36 minutes 39 seconds East, a distance of 200.27 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

North 00 degrees 16 minutes 05 seconds West, a distance of 2473.94 feet to a point in the south line of a tract of land as described in deed to Barbar Shelton, Trustee, recorded in D201240322, OPRTCT, from which a 5/8" rebar capped Brookes Baker Surveyors found bears South 00 degrees 16 minutes 05 seconds East, 53.85 feet;

THENCE South 89 degrees 36 minutes 46 seconds West, along the south line of said Shelton tract, a distance of 1204.37 feet;

THENCE South 00 degrees 25 minutes 28 seconds East, departing the south line of said Shelton tract, across said BRN Piedmont tract, a distance of 306.64 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the northeast corner of said 5.001 acre tract and the POINT OF BEGINNING;

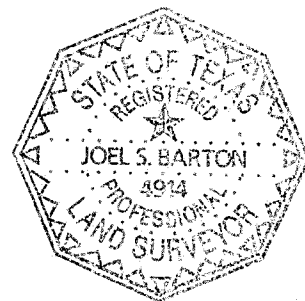
THENCE South 00 degrees 25 minutes 28 seconds East, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of said 5.001 acre tract;

THENCE South 89 degrees 34 minutes 32 seconds West, a distance of 360.06 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southwest corner of said 5.001 acre tract;

THENCE North 00 degrees 25 minutes 28 seconds West, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the northwest corner of said 5.001 acre tract;

THENCE North 89 degrees 34 minutes 32 seconds East, a distance of 360.06 feet to the POINT OF BEGINNING and containing 5.001 acres of land.

LEAVING a net acreage of 14,586,621 square feet or 334.863 acres of land, SAVE & EXCEPT any rights to the public and others in and along said Peden Road.



Joel S. Barton
1/23/2025