METES AND BOUNDS DESCRIPTION

TRACT 1

BEING 617.436 GROSS-ACRES OF LAND SITUATED IN THE W. L. HOLT SURVEY, ABSTRACT NO. 1932, THE W. M. DURHAM SURVEY, ABSTRACT NO. 1787, THE EVELINE E. EDWARDS SURVEY, ABSTRACT NO. 1815, THE E. M. BROWN SURVEY, ABSTRACT NO. 247 AND THE M. E. P. & P. RR. CO. SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS, AND A PORTION OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 1-TRACT 4 TO TOM SHELTON MARITAL TRUST BY DEED RECORDED IN VOLUME 15170, PAGE 102, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND THOSE TRACTS OF LAND DESCRIBED AS TRACT 1-TRACT 3 TO BARABARA D. SHELTON BY DEED RECORDED IN COUNTY CLERK FILE NO. D205166020 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG-NAIL FOUND WITHIN TINSLEY LANE (AN APPARENT PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A MAG-NAIL FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID SHELTON TRACT BEARS NORTH 89°59’03” WEST, A DISTANCE OF 110.01 FEET;

THENCE SOUTH 89°59’03” EAST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 1185.83 FEET TO A NAIL WITH SHINER STAMPED “LJA SURVEYING” SET AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO JAMES PHILLIPS BY DEED RECORDED IN COUNTY CLERK FILE NO. D205336791 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 00°23’17” WEST, WITH THE WEST LINE OF SAID PHILLIPS TRACT AND CONTINUING WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED TO MISTY PHILLIPS AND JAMES C. PHILLIPS BY DEED RECORDED IN COUNTY CLERK FILE NO. D215289689 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 482.65 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED “BARNEY BALLARD” FOUND FOR THE SOUTHWEST CORNER OF SAME TRACT;

THENCE NORTH 89°59’47” EAST, WITH THE SOUTH LINE OF SAID MISTY AND JAMES PHILLIPS TRACT, A DISTANCE OF 904.73 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE NORTH 00°00’13” WEST, WITH THE EAST LINE OF SAID MISTY AND JAMES PHILLIPS TRACT, A DISTANCE OF 482.34 FEET TO A NAIL WITH SHINER STAMPED “LJA SURVEYING” SET WITHIN SAID RIGHT-OF-WAY;

THENCE SOUTH 89°59’03” EAST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 749.36 FEET TO A NAIL WITH SHINER STAMPED “LJA SURVEYING” SET;

THENCE SOUTH 00°03’03” EAST, A DISTANCE OF 15.01 FEET TO A 3/4-INCH IRON ROD FOUND ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF TINSLEY LANE;

THENCE NORTH 89°44’31” EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2061.29 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” SET AT THE NORTHEAST CORNER OF SAID SHELTON TRACT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6398.51 FEET AND A CHORD THAT BEARS SOUTH 12°43’54” EAST, 2207.99 FEET;

THENCE WITH THE EASTERLY LINE OF SAID SHELTON TRACT, THE FOLLOWING COURSES AND DISTANCES:

> WITH SAID WESTERLY RIGHT-OF-WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°52’16”, AN ARC-DISTANCE OF 2219.10 FEET TO A 1/2-INCH IRON ROD FOUND;

SOUTH 22°09’16” EAST, A DISTANCE OF 639.63 FEET TO A 1/2-INCH IRON ROD FOUND;

SOUTH 89°23’04” WEST, A DISTANCE OF 422.57 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” SET (HEREINAFTER REFERRED TO AS “CAPPED IRON ROD SET”);

SOUTH 00°26’34” EAST, A DISTANCE OF 1994.49 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID SHELTON TRACT;

THENCE SOUTH 89°21’31” WEST, WITH THE SOUTHERLY LINE OF SAID SHELTON TRACT, A DISTANCE OF 3655.33 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “MOSS 5882” FOUND FOR A REENTRANT CORNER OF SAME TRACT;

THENCE SOUTH 00°18’23” EAST, WITH THE EASTERLY LINE OF SAID SHELTON TRACT, A DISTANCE OF 1822.20 FEET TO THE CALLED NORTH RIGHT-OF-WAY LINE OF PEDEN ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A FENCE POST FOUND BEARS SOUTH 00°18’23” EAST, 10.29 FEET;

THENCE SOUTH 89°34’02” WEST, WITH SAID CALLED RIGHT-OF-WAY LINE, DISTANCE OF 1538.74 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE OVER AND ACROSS SAID SHELTON TRACTS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°15’30” WEST, A DISTANCE OF 630.24 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 493.99 FEET AND A CHORD THAT BEARS NORTH 04°29’11” EAST, 81.72 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°29’22”, AN ARC-DISTANCE OF 81.82 FEET TO A CAPPED IRON ROD SET;

NORTH 09°13’51” EAST, A DISTANCE OF 277.08 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 564.06 FEET AND A CHORD THAT BEARS NORTH 04°25’42” EAST, 94.44 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°36’16”, AN ARC-DISTANCE OF 94.55 FEET TO A CAPPED IRON ROD SET;

NORTH 00°22’26” WEST, A DISTANCE OF 2609.91 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 606.02 FEET AND A CHORD THAT BEARS NORTH 05°36’47” WEST, 110.67 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°28’42”, AN ARC-DISTANCE OF 110.83 FEET TO A CAPPED IRON ROD SET;

NORTH 10°51’08” WEST, A DISTANCE OF 223.16 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 494.01 FEET AND A CHORD THAT BEARS NORTH 05°36’59” WEST, 90.16 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°28’18”, AN ARC-DISTANCE OF 90.29 FEET TO A CAPPED IRON ROD SET;

NORTH 00°22’50” WEST, A DISTANCE OF 102.62 FEET TO A CAPPED IRON ROD SET;

NORTH 00°14’54” WEST, A DISTANCE OF 2415.45 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 617.436 GROSS-ACRES (26,895,526 SQ. FEET) OF LAND, OF WHICH A 0.716-ACRE PORTION OF SAID SHELTON TRACT LIES WITHIN THE PRESCRIPTIVE

RIGHT-OF-WAY OF TINSLEY LANE, FOR A TOTAL CALCULATED AREA OF 616.720 NET-ACRES (26,864,352 SQ. FEET) OF LAND.

TRACT 2

BEING 240.696 ACRES OF LAND SITUATED IN THE T. & P. RR. CO. SURVEY, ABSTRACT NO. 1573 AND THE JOHN J. HOLT SURVEY, ABSTRACT NO. 1892, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 5 TO TOM SHELTON MARITAL TRUST BY DEED RECORDED IN VOLUME 15170, PAGE 102, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 5, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO SANDSTROM BUSINESS PARK BY DEED RECORDED IN COUNTY CLERK FILE NO. D223180456 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY LINE OF SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°34’43” EAST, A DISTANCE OF 2662.18 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED “PARKHILL RPLS 6889” FOUND FOR A REENTRANT CORNER OF SAME TRACT;

NORTH 00°15’45” WEST, A DISTANCE OF 0.29 FEET;

NORTH 89°35’07” EAST, A DISTANCE OF 15.08 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” SET (HEREINAFTER REFERRED AS A “CAPPED IRON ROD SET” FOR THE NORTHEAST CORNER OF SAID TRACT 5;

THENCE WITH THE EASTERLY LINE OF SAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°16’18” EAST, A DISTANCE OF 2110.50 FEET TO A 3/4-INCH IRON ROD FOUND;

SOUTH 88°57’37” WEST, A DISTANCE OF 11.10 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°15’30” EAST, A DISTANCE OF 545.00 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 5, SAME BEING ON THE NORTHERLY LINE OF SAID TRACT 1;

THENCE OVER AND ACROSS SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°37’34” EAST, A DISTANCE OF 59.77 FEET TO A CAPPED IRON ROD SET;

SOUTH 00°22’26” EAST, A DISTANCE OF 192.64 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 454.06 FEET AND A CHORD THAT BEARS SOUTH 04°25’42” WEST, 76.02 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°36’16”, AN ARC-DISTANCE OF 76.11 FEET TO A CAPPED IRON ROD SET;

SOUTH 09°13’51” WEST, A DISTANCE OF 277.08 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 603.99 FEET AND A CHORD THAT BEARS SOUTH 04°29’11” WEST, 99.22 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°29’22”, AN ARC-DISTANCE OF 100.03 FEET;

SOUTH 00°15’30” EAST, A DISTANCE OF 630.58 FEET TO A CAPPED IRON ROD SET ON THE CALLED NORTH RIGHT-OF-WAY LINE OF PEDEN ROAD (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE SOUTH 89°34’02” WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2650.58 FEET TO A CAPPED IRON ROD SET;

THENCE NORTH 00°23’57” WEST, WITH THE WESTERLY LINE OF SAID SHELTON TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT 12.44 FEET, A TOTAL DISTANCE IN ALL OF 1283.96 FEET TO A CAPPED IRON ROD SET;

THENCE NORTH 00°32’18” WEST, CONTINUING WITH SAID WESTERLY LINE, A DISTANCE OF 2643.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 240.696 ACRES (10,484,736 SQ. FEET) OF LAND.

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