

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND

PMB I20 LAND LP; PMB TEAM RANCH DEVCO LLC; WAL-MART STORES EAST, LP; ROCKBROOK I20 TIC LLC; MHRE I20 TIC LLC; MAPLE I20 TIC LLC; TM BAIRD I20 TIC LLC; TRES M I20 TIC LLC; P6 FAMILY I20 TIC LLC; MGM I20 TIC LLC; BAIRD I20 TIC LLC; PINCOFFS I20 TIC LLC; AND PMB I20 LAND GP LLC

This Municipal Services Agreement (“Agreement”) is entered into on _____ day of _____, 2025 by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, (“City”) and PMB I20 Land LP, a Texas limited partnership; PMB Team Ranch Devco LLC, a Texas limited liability company; Wal-Mart Stores East, LP, a Delaware limited partnership; Rockbrook I20 TIC LLC, a Texas limited liability company; MHRE I20 TIC LLC, a Texas limited liability company; Maple I20 TIC LLC, a Texas limited liability company; TM Baird I20 TIC LLC, a Texas limited liability company; Tres M I20 TIC LLC, a Texas limited liability company; P6 Family I20 TIC LLC, a Texas limited liability company; MGM I20 TIC LLC, a Texas limited liability company; Baird I20 TIC LLC, a Texas limited liability company; Pincoffs I20 TIC LLC, a Texas limited liability company; and PMB I20 Land GP LLC, a Texas limited liability company (collectively, “Owner”).

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the “Effective Date”);

WHEREAS, Owner owns certain parcels of land situated in TARRANT County, Texas, which consists of approximately 169.243 acres of land in the City’s extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit “A” attached and incorporated herein by reference (“Property”);

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-23-011 (“Annexation Case”);

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. For purposes of this Agreement, “full municipal services” means all services provided by the City within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service.
3. **MUNICIPAL SERVICES.**
 - a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City’s infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City’s Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to the level of service contemplated or projected in the area.
 - ii. Police – The City’s Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services - The City’s Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City’s Development Services Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities – Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings – Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City’s

Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.

- viii. Roads and Streets (including Street lighting) – The City’s Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
- ix. Water and Wastewater to Existing Structures – Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City’s cost for each occupied lot or tract in accordance with the City’s “Policy for the Installation of Community Facilities” and applicable law. Once connected to the City’s water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.
- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
- xi. Code Compliance – The City’s Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
- xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).

- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City’s extension policies and applicable law and at rates established by City ordinances for such services.
- c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
- d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.

4. SERVICE LEVEL. The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

5. AUTHORITY. City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City

Council. Nothing in this Agreement guarantees favorable decisions by the City Council.

6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

Jessica L. McEachern
Assistant City Manager

Approved as to Form and Legality:

Melinda Ramos
Deputy City Attorney

Jannette S. Goodall, City Secretary

Derek R. Hull, Contract Manager

Approvals:

M&C: _____

Ordinance No. _____

State of Texas §
County of Tarrant §

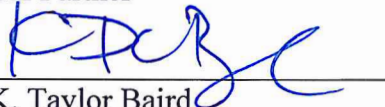
This instrument was acknowledged before me on the ____ day of _____, 2025,
by Jessica L. McEachern, Assistant City Manager of the City of Fort Worth, a Texas municipal
corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

PMB I20 LAND, LP

By: PMB I20 Land GP LLC,
a Texas limited liability company,
its General Partner

By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February 2025, by K. Taylor Baird, as Manager of PMB I20 Land GP LLC, a Texas limited liability company, the General Partner of PMB I20 Land LP, a Texas limited partnership, on behalf of said entities.


By: 

Notary Public, State of Texas



PMB TEAM RANCH DEVCO LLC,
a Texas limited liability company

By: PMB Team Ranch Manager LLC,
a Texas limited liability company,
its Manager

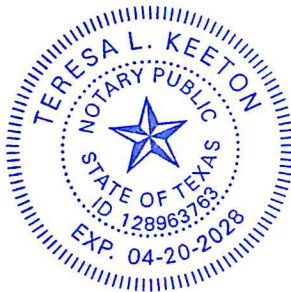
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February 2025, by
K. Taylor Baird, as Manager of PMB Team Ranch Manager LLC, a Texas limited liability company,
the Manager of PMB Team Ranch Devco LLC, a Texas limited liability company, on behalf of said
entities.

By: 

Notary Public, State of Texas



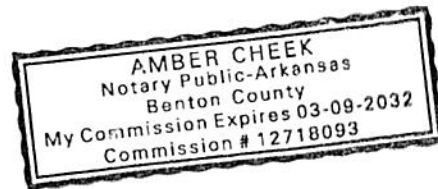
WAL-MART STORES EAST, LP

By: G.C. May
Name: Gabriel Nagel
Title: Director

State of Arkansas §
County of Benton §

This instrument was acknowledged before me on the 21 day of February, 2025,
by Gabriel Nagel, Director, on behalf of
WAL-MART STORES EAST, LP.

By: [Signature]
Notary Public, State of Arkansas



ROCKBROOK I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

By: 

Name: K. Taylor Baird

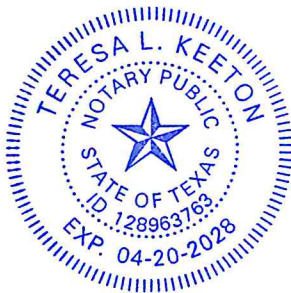
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by
K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the
Manager of Rockbrook I20 TIC LLC, a Texas limited liability company, on behalf of said entities.

By: 

Notary Public, State of Texas



MHRE I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

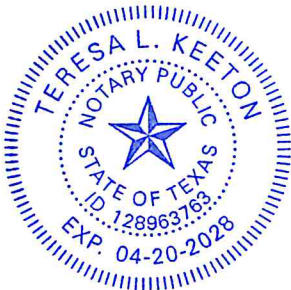
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of MHRE I20 TIC LLC, a Texas limited liability company, on behalf of said entities.


By: 

Notary Public, State of Texas



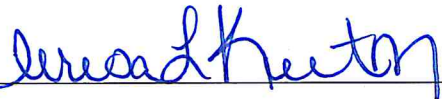
MAPLE I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

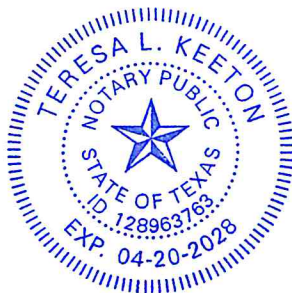
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by
K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the
Manager of Maple I20 TIC LLC, a Texas limited liability company, on behalf of said entities.


By: 

Notary Public, State of Texas



TM BAIRD I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

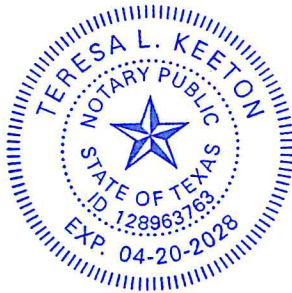
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of TM Baird I20 TIC LLC, a Texas limited liability company, on behalf of said entities.


By: 

Notary Public, State of Texas



TRES M I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

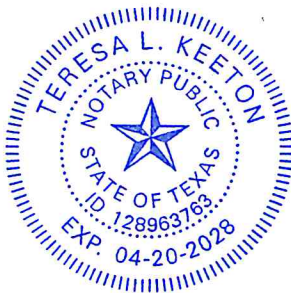
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of Tres M I20 TIC LLC, a Texas limited liability company, on behalf of said entities.

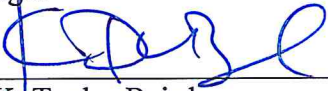
By: 

Notary Public, State of Texas



P6 FAMILY I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

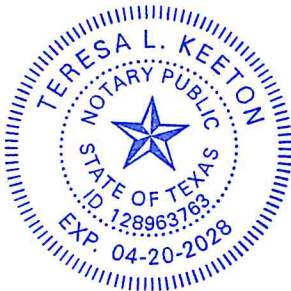
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of P6 Family I20 TIC LLC, a Texas limited liability company, on behalf of said entities.

By: 

Notary Public, State of Texas



MGM I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

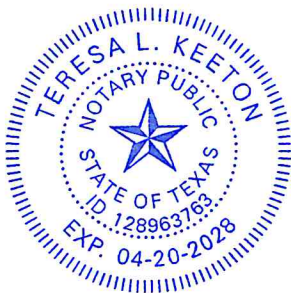
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of MGM I20 TIC LLC, a Texas limited liability company, on behalf of said entities.

By: 

Notary Public, State of Texas



BAIRD I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

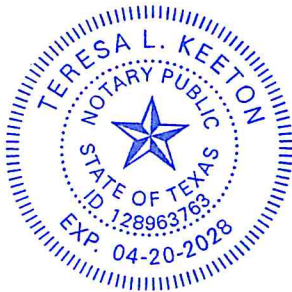
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the Manager of Baird I20 TIC LLC, a Texas limited liability company, on behalf of said entities.


By: 

Notary Public, State of Texas



PINCOFFS I20 TIC LLC,
a Texas limited liability company

By: PMB I20 TIC Manager LLC,
a Texas limited liability company,
its Manager

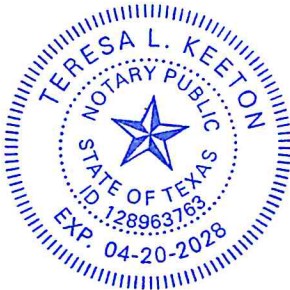
By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §


This instrument was acknowledged before me on the 21 day of February 2025, by
K. Taylor Baird, as Manager of PMB I20 TIC Manager LLC, a Texas limited liability company, the
Manager of Pincoffs I20 TIC LLC, a Texas limited liability company, on behalf of said entities.

By: 

Notary Public, State of Texas



PMB I20 LAND GP LLC,
a Texas limited liability company

By: 
Name: K. Taylor Baird
Title: Manager

State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 21 day of February, 2025, by K. Taylor Baird, as Manager of PMB I20 Land GP LLC, a Texas limited liability company, on behalf of said entity.

By: 

Notary Public, State of Texas



EXHIBIT A

METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE G H & H RR CO SURVEY, ABSTRACT NO. 623, THE DAN H DIXON SURVEY, ABSTRACT NO. 442, AND THE HEIRS OF NATHAN PROCTOR SURVEY, ABSTRACT NO. 1229, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A 516.831-ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO PMB I-20 LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321297, AND TO PMB TEAM RANCH DEVCO LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321298, AND TO WAL-MART STORES EAST, LP BY DEEDS RECORDED IN COUNTY CLERK FILE NO. D223062320 AND D223062321 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" (HEREINAFTER REFERRED TO AS A "5/8-INCH CAPPED IRON ROD") FOUND FOR THE SOUTHWEST CORNER OF SAID 516.831-ACRE TRACT IN THE RIGHT-OF-WAY OF ALEDO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D218066627, PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEARS SOUTH 60°51'10" EAST, A DISTANCE OF 374.02 FEET;

THENCE NORTH 00°17'50" WEST, WITH THE WESTERLY LINE OF SAID 516.831-ACRE TRACT, A DISTANCE OF 50.38 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

THENCE SOUTH 89°52'50" WEST, OVER AND ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 232.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 2871;

THENCE NORTH 41°12'58" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.04 FEET TO A 3-INCH METAL POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 452.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERKS FILE NO. D219293163, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE BOUNDS OF SAID SCHOOL DISTRICT TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°39'50" EAST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 00°20'10" WEST, A DISTANCE OF 1,000.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

SOUTH 89°39'50" WEST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,445.65 FEET;

THENCE OVER AND ACROSS SAID 516.831-ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

EAST, A DISTANCE OF 1,570.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS NORTH 88°21'29" EAST, 26.36 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°17'00", AN ARC-DISTANCE OF 26.36 FEET;

EXHIBIT A Continued

METES AND BOUNDS DESCRIPTION

NORTH 81°56'26" EAST, A DISTANCE OF 76.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS NORTH 70°21'11" EAST, 109.12 FEET;
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°37'24", AN ARC-DISTANCE OF 109.38 FEET;
NORTH 17°52'44" EAST, A DISTANCE OF 10.00 FEET;
NORTH 28°36'48" WEST, A DISTANCE OF 34.78 FEET;
NORTH 28°35'13" WEST, A DISTANCE OF 10.52 FEET;
NORTH 61°23'34" EAST, A DISTANCE OF 80.00 FEET;
SOUTH 28°36'26" EAST, A DISTANCE OF 45.33 FEET;
SOUTH 71°51'11" EAST, A DISTANCE OF 10.00 FEET;
NORTH 61°28'27" EAST, A DISTANCE OF 27.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 28°31'33" EAST, 80.00 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 253°44'23", AN ARC-DISTANCE OF 221.43 FEET;
SOUTH 61°28'27" WEST, A DISTANCE OF 27.28 FEET;
SOUTH 16°28'45" WEST, A DISTANCE OF 10.00 FEET;
SOUTH 27°45'24" EAST, A DISTANCE OF 15.45 FEET;
SOUTH 61°24'49" WEST, A DISTANCE OF 79.27 FEET;
NORTH 29°17'57" WEST, A DISTANCE OF 15.63 FEET;
NORTH 72°23'35" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CHORD THAT BEARS SOUTH 76°35'00" WEST, 250.59 FEET;
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°50'00", AN ARC-DISTANCE OF 252.90 FEET;
WEST, A DISTANCE OF 94.17 FEET;
SOUTH, A DISTANCE OF 0.72 FEET;
SOUTH 27°44'55" EAST, A DISTANCE OF 629.89 FEET;
SOUTH 40°30'31" EAST, A DISTANCE OF 366.43 FEET;
SOUTH 29°59'53" EAST, A DISTANCE OF 428.04 FEET;
SOUTH 44°06'58" EAST, A DISTANCE OF 375.47 FEET;
SOUTH 20°33'48" EAST, A DISTANCE OF 405.11 FEET;
SOUTH 29°35'23" EAST, A DISTANCE OF 577.14 FEET;
SOUTH 35°58'45" EAST, A DISTANCE OF 171.42 FEET;
SOUTH 08°11'50" EAST, A DISTANCE OF 255.96 FEET;

EXHIBIT A
Continued

METES AND BOUNDS DESCRIPTION

SOUTH 55°36'39" EAST, A DISTANCE OF 247.26 FEET;

SOUTH 52°40'54" EAST, A DISTANCE OF 370.40 FEET;

SOUTH 51°17'40" EAST, A DISTANCE OF 264.68 FEET;

SOUTH, A DISTANCE OF 96.87 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND WITHIN SAID RIGHT-OF-WAY OF ALEDO ROAD FROM WHICH THE NORTHEAST CORNER OF LOT 122, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 11740 OF SAID PLAT RECORDS BEARS SOUTH 62°42'50" EAST, A DISTANCE OF 313.53 FEET;

THENCE WITH THE SOUTH LINE OF SAID 516.831-ACRE TRACT, AND GENERALLY ALONG THE RIGHT-OF-WAY OF SAID ALEDO ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 88°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 86°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 84°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°58'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°43'59" WEST, A DISTANCE OF 2,661.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 169.243 ACRES (7,372,209 SQ. FEET) OF LAND, SAVE AND EXCEPT ANY PORTION OF THE HEREIN DESCRIBED TRACT LYING WITHIN THE EXISTING CITY LIMITS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



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(Revised December 2, 2024)

November 28, 2023



EXHIBIT A Continued

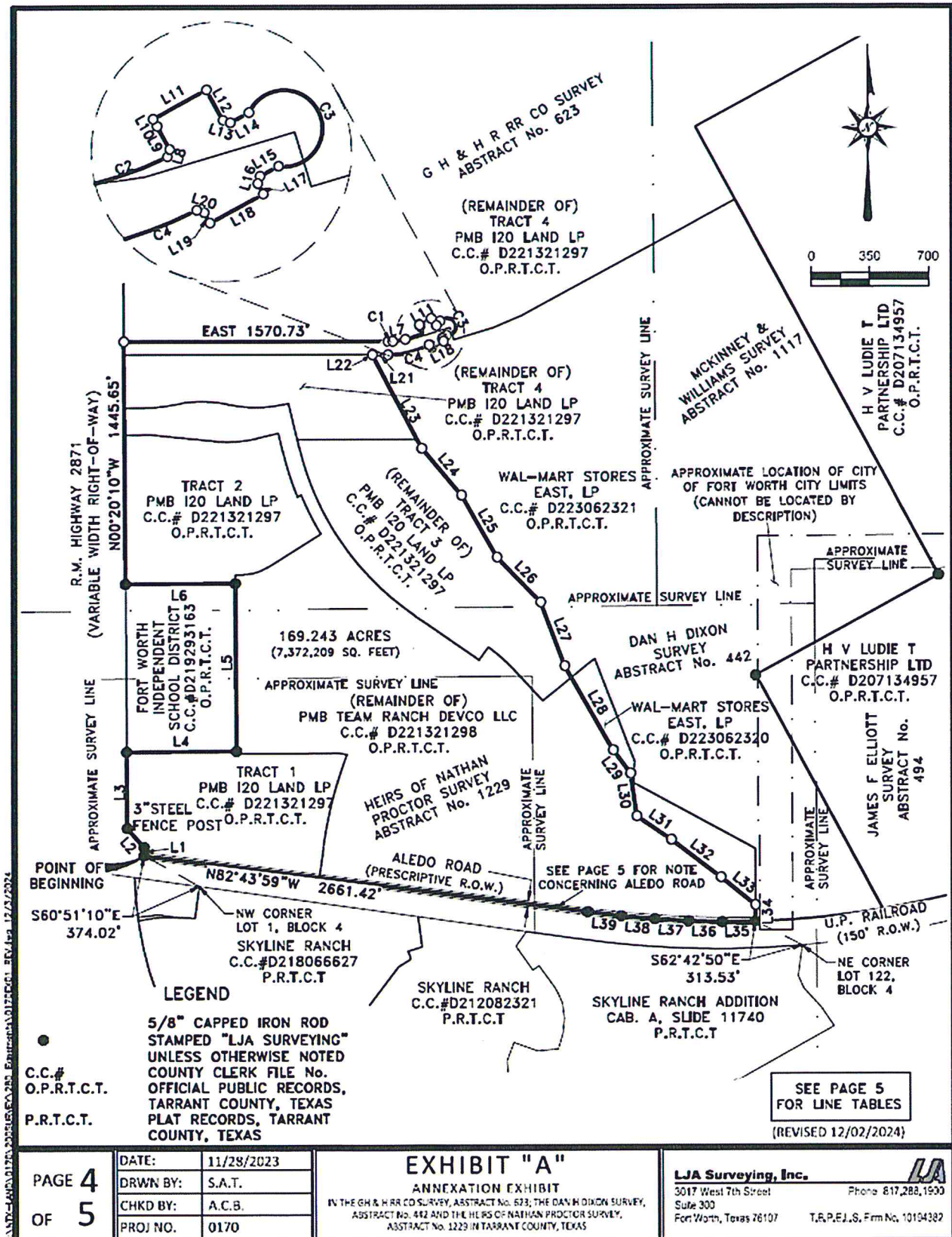


EXHIBIT A

Continued

LINE	BEARING	DISTANCE
L1	N00°17'50"W	50.38'
L2	N41°12'58"W	151.04'
L3	N00°20'10"W	452.00'
L4	N89°39'50"E	653.00'
L5	N00°20'10"W	1000.00'
L6	S89°39'50"W	653.00'
L7	N81°56'26"E	76.60'
L8	N17°52'44"E	10.00'
L9	N28°36'48"W	34.78'
L10	N28°35'13"W	10.52'
L11	N61°23'34"E	80.00'
L12	S28°36'26"E	45.33'
L13	S71°51'11"E	10.00'
L14	N61°28'27"E	27.51'
L15	S61°28'27"W	27.28'
L16	S16°28'45"W	10.00'
L17	S27°45'24"E	15.45'
L18	S61°24'49"W	79.27'
L19	N29°17'57"W	15.63'
L20	N72°23'35"W	10.00'

LINE	BEARING	DISTANCE
L21	WEST	94.17'
L22	SOUTH	0.72'
L23	S27°44'55"E	629.89'
L24	S40°30'31"E	366.43'
L25	S29°59'53"E	428.04'
L26	S44°06'58"E	375.47'
L27	S20°33'48"E	405.11'
L28	S29°35'23"E	577.14'
L29	S35°58'45"E	171.42'
L30	S08°11'50"E	255.96'
L31	S55°36'39"E	247.26'
L32	S52°40'54"E	370.40'
L33	S51°17'40"E	264.68'
L34	SOUTH	96.87'
L35	S89°16'01"W	199.79'
L36	N88°28'59"W	199.79'
L37	N86°28'59"W	199.79'
L38	N84°28'59"W	199.79'
L39	N82°58'59"W	199.79'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°17'00"	460.00'	N88°21'29"E	26.36'	26.36'
C2	13°37'24"	460.00'	N70°21'11"E	109.12'	109.38'
C3	253°44'23"	50.00'	S28°31'33"E	80.00'	221.43'
C4	26°50'00"	540.00'	S76°35'00"W	250.59'	252.90'

ALEDO ROAD

THE SOUTH LINE OF THE SUBJECT TRACT APPEARS TO BE CONTIGUOUS WITH THE NORTHERLY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY, EITHER BY INTENT OR IN FACT. THE ENTIRE EXISTING PRESCRIPTIVE RIGHT-OF-WAY OF ALEDO ROAD APPEARS TO BE WITHIN THE DEEDED BOUNDS OF THE SUBJECT TRACT AS SHOWN HEREON AND WITHIN THE UNRECORDED BOUNDS OF SAID RAILROAD RIGHT-OF-WAY.

(REVISED 12/02/2024)

PAGE 5
OF 5

DATE: 11/28/2023
DRWN BY: S.A.T.
CHKD BY: A.C.B.
PROJ NO: 0170

EXHIBIT "A"
ANNEXATION EXHIBIT
IN THE GH & HARR CO SURVEY, ABSTRACT No. 623, THE DAN HODGSON SURVEY,
ABSTRACT No. 442 AND THE HILKS OF NATHAN PROCTOR SURVEY,
ABSTRACT No. 1229 IN TARRANT COUNTY, TEXAS

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