

EXHIBIT

PROPERTY DESCRIPTION:

BEING a 24,134 square foot tract of land situated in the John F. Heath Survey, Abstract Number 641, City of Fort Worth, Tarrant County, Texas, and being part of a tract of land described as "Parcel 2" in a deed to the City of Fort Worth recorded in Volume 11971, Page 1142 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being all of a tract of land described as "Parcel No. 5" in a deed to the City of Fort Worth recorded in Document Number D207006356, D.R.T.C.T., and being part of a tract of land dedicated as right-of-way by Quail Ridge Estates Addition, Phase III, an addition to the City of Fort Worth according to the plat recorded in Cabinet A, Slide 174 of the Plat Records Tarrant County, Texas, (P.R.T.C.T.), said 24,134 square feet of land being more particularly described as follows:

COMMENCING at a 5/8 inch found iron rod with a yellow cap stamped "Gorrandona Assoc." at the intersection of the southerly right-of-way line of Dutch Branch Road (variable width) with the westerly right-of-way line of State Highway 121 (variable width);

THENCE South 83 degrees 29 minutes 05 seconds West, along said southerly right-of-way line, a distance of 276.55 feet to a 5/8-inch set iron rod with a yellow plastic cap stamped "Dunaway Assoc, LP" (hereinafter referred to as "with cap") for the point of curvature of a circular curve to the right, having a radius of 1,010.00 feet and whose chord bears South 85 degrees 43 minutes 14 seconds West, a distance of 78.23 feet;

THENCE Southwesterly, continuing along said southerly right-of-way line and along said circular curve to the right, through a central angle of 04 degrees 26 minutes 21 seconds and an arc distance of 78.25 feet to a 5/8-inch found iron rod with cap stamped "K.H.A." for the point of reverse curvature of a circular curve to the left, having a radius of 989.98 feet and whose chord bears South 85 degrees 43 minutes 14 seconds West, a distance of 76.68 feet;

THENCE Southwesterly, continuing along said southerly right-of-way line and along said circular curve to the left, through a central angle of 04 degrees 26 minutes 21 seconds and an arc distance of 76.70 feet to a 5/8-inch set iron rod with cap for the point of tangency;

THENCE South 83 degrees 30 minutes 04 seconds West, continuing along said southerly right-of-way line, a distance of 37.60 feet to a 5/8-inch found iron rod with cap stamped "K.H.A." for the point of curvature of a circular curve to the right, having a radius of 1,141.67 feet and whose chord bears South 85 degrees 56 minutes 48 seconds West, a distance of 97.44 feet;

THENCE Southwesterly, continuing along said southerly right-of-way line and along said circular curve to the right, through a central angle of 04 degrees 53 minutes 30 seconds and an arc distance of 97.47 feet to a 5/8-inch set iron rod with cap for the point of reverse curvature of a circular curve to the left, having a radius of 20.00 feet and whose chord bears South 47 degrees 26 minutes 14 seconds West, a distance of 28.69 feet;

THENCE Southwesterly, departing said southerly right-of-way line of said Dutch Branch Road and along the existing easterly right-of-way line of Harris Parkway (variable width) as dedicated by the Plat of said Quail Ridge Estates Addition, Phase III, and along said circular curve to the left, through a central angle of 91 degrees 39 minutes 34 seconds and an arc distance of 32.00 feet to a 5/8-inch set iron rod with cap for corner;

THENCE South 01 degree 57 minutes 05 seconds West, continuing along said existing easterly right-of-way line, a distance of 40.10 feet to a 5/8-inch found iron rod with cap stamped "Gorrandona Assoc." for the POINT OF BEGINNING;

THENCE South 01 degree 57 minutes 09 seconds West, continuing along said existing easterly right-of-way line, a distance of 193.99 feet to a 5/8-inch found iron rod with cap stamped "KHA" for the point of curvature of a circular curve to the right, having a radius of 1,010.00 feet and whose chord bears South 04 degrees 06 minutes 14 seconds West, a distance of 78.21 feet;

THENCE Southwesterly, continuing along said existing easterly right-of-way line and along said circular curve to the right, through a central angle of 04 degrees 26 minutes 16 seconds and an arc distance of 78.23 feet to a 5/8-inch found iron rod with cap stamped "K.H.A." for the point of reverse curvature of a circular curve to the right, having a radius of 990.00 feet and whose chord bears South 04 degrees 06 minutes 13 seconds West, a distance of 76.67 feet;

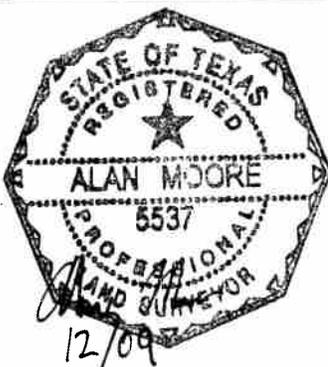
THENCE Southwesterly, continuing along said existing easterly right-of-way line and along said circular curve to the right, through a central angle of 04 degrees 26 minutes 17 seconds and an arc distance of 76.68 feet to a 5/8-inch found iron rod with cap stamped "K.H.A." for the point of tangency;

THENCE South 01 degree 59 minutes 28 seconds West, continuing along said existing easterly right-of-way line, a distance of 195.32 feet to a 5/8-inch found iron rod with cap stamped "K.H.A." for an angle point;

THENCE South 01 degree 52 minutes 27 seconds West, continuing along said existing easterly right-of-way line, a distance of 245.63 feet to a 5/8-inch set iron rod with cap for corner;

THENCE North 15 degrees 31 minutes 43 seconds West, departing said existing easterly right-of-way line and crossing the right-of-way of said Harris Parkway along the proposed easterly right-of-way line of said Harris Parkway, a distance of 49.05 feet to a 5/8-inch set iron rod with cap for the point of curvature of a circular curve to the right, having a radius of 884.01 feet and whose chord bears North 01 degree 21 minutes 06 seconds East, a distance of 513.37 feet;

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DUNAWAY

1501 Merrifac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-335-1121 • Fax: 817-335-7437

A plat of even date accompanies
this metes and bounds description

December, 2009

PORTION OF
HARRIS PARKWAY
TO BE VACATED

CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

2008328

EXHIBIT

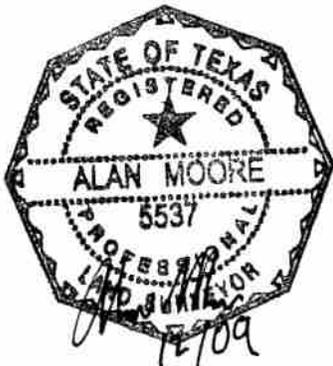
PROPERTY DESCRIPTION:

THENCE Northeasterly, continuing along said proposed easterly right-of-way line and along said circular curve to the right, through a central angle of 33 degrees 45 minutes 35 seconds and an arc distance of 520.87 feet to a 5/8-inch set iron rod with cap for the point of reverse curvature of a circular curve to the left, having a radius of 600.00 feet and whose chord bears North 12 degrees 22 minutes 57 seconds East, a distance of 122.29 feet;

THENCE Northeasterly, continuing along said proposed easterly right-of-way line and along said circular curve to the left, through a central angle of 11 degrees 41 minutes 54 seconds and an arc distance of 122.50 feet to a 5/8-inch set iron rod with cap for the point of a compound circular curve to left, having a radius of 1,366.03 feet and whose chord bears North 03 degrees 50 minutes 00 seconds East, a distance of 109.37 feet;

THENCE Northeasterly, continuing along said proposed easterly right-of-way line and along said circular curve to the left, through a central angle of 04 degrees 35 minutes 18 seconds and an arc distance of 109.39 feet to the POINT OF BEGINNING and containing 0.5540 acres, or 24,134 square feet of land, more or less.

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 **DUNAWAY**

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