EXHIBIT A
LEGAL DESCRIPTION
PROPOSED ACCESS EASEMENT

BEING a tract of land out of the S.C. Inman Survey, Abstract No. 824, Tarrant County, Texas, and being a portion of Lot 1-R, Block 3, Stonegate Addition, an addition to the City of Fort Worth, as shown on plat recorded in Cabinet A, Slide 2399, Plat Records, Tarrant County, Texas (PRTCT) and described in deed to Fretus Investors Fort Worth, LP, as recorded in Volume 16052, Page 104, Deed Records, Tarrant County, Texas (DRTCT); said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found (control monument) for the Southwest corner of said Lot 1-R and the Southeast corner of a tract of land described as Tract A in a deed to Kinderplatz of Fine Arts, Inc, as recorded in Volume 13025, Page 170, DRTCT;

THENCE North 6 degrees 34 minutes 55 seconds West along the common West line of said Lot 1-R and the East line of said Tract A, a distance of 8.20 feet to the Point of Beginning;

THENCE North 6 degrees 34 minutes 55 seconds West continuing along said common line Lot 1-R and the East line of Tract A, a distance of 52.20 feet to a 5/8 inch iron rod found;

THENCE South 73 degrees 43 minutes 08 seconds East departing said common line and across said Lot 1-R, a distance of 103.96 feet;

THENCE South 16 degrees 16 minutes 51 seconds West continuing across said Lot 1-R, a distance of 62.80 feet to the South line of said Lot 1-R and the Northerly right-of-way line of Stonegate Boulevard, a 120 foot right-of-way;

THENCE North 73 degrees 43 minutes 08 seconds West along the common South line of said Lot 1-R and said Northerly right-of-way line of Stonegate Boulevard, a distance of 38.00 feet, from which a 5/8 inch capped iron rod found bears North 73 degrees 43 minutes 08 seconds West, a distance of 11.70 feet;

THENCE North 16 degrees 16 minutes 51 seconds East departing said common line and across said Lot 1-R, a distance of 23.30 feet;

THENCE North 73 degrees 43 minutes 09 seconds West continuing across said Lot 1-R, a distance of 34.38 feet;

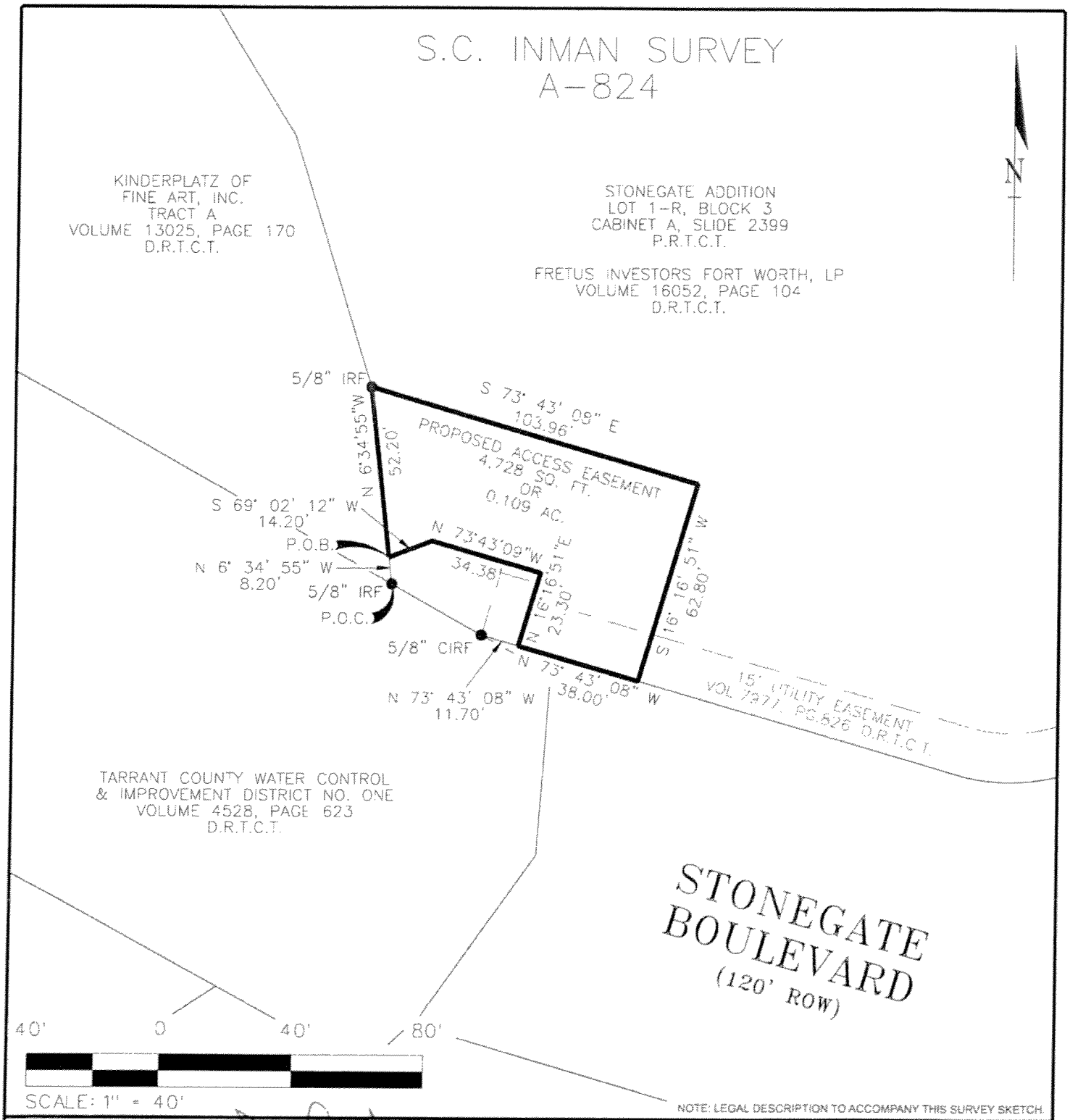
THENCE South 69 degrees 02 minutes 12 seconds West continuing across said Lot 1-R, a distance of 14.20 feet to the POINT OF BEGINNING and containing 4,728 Square Feet or 0.109 of an acre of land.

Note: Survey sketch to accompany this legal description.

Note: Basis of bearing = NAD 83 Texas North Central Zone (4202).

That I, David L. Dawson, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from on the ground survey on July 23, 2010 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

David L. Dawson
Registered Professional Land Surveyor
Texas Registration No. 4672
Date: 7-23-10



NOTE: LEGAL DESCRIPTION TO ACCOMPANY THIS SURVEY SKETCH.

TranSystems
500 West Seventh Street
Suite 1100
Fort Worth, Texas 76102
PHONE: 817-339-8950
FAX: 817-336-2247

PROJ NO: P202040362
SCALE: 1" = 40'
DATE: 7-23-10
DESIGNED BY: K.L.
DRAWN BY: J.A.K.
CHECKED BY: D.D

7-23-10

SHEET TITLE

EXHIBIT B

PROPOSED ACCESS EASEMENT
STONEGATE ADDITION

PROJECT

SH 121T WATER AND SEWER RELOCATIONS

0382-STONEGATE-ACCESS_ESMT01.DGN
V-SHT-ESM-003-TB.DGN
R-0382-STONEGATE-PL01.DGN