EXHIBIT "A"

"Variable Width Right-Of-Way"

Being 15,771 square feet of land situated in the Wm. McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, and being a portion of a tract of land conveyed in several tracts to O.R. Riddel or David Riddel, Co-Trustees of the Riddel Family Trust B under an instrument dated the 2nd day of Sept, 1986, 1/3 Int., Vol. 9920, Pg. 1294, Deed Records of Tarrant County, Texas (D.R.T.C.T.); O.R. Riddel or David Riddel, Co-Trustees of the Riddel Family Trust A under an instrument dated the 2nd day of Sept, 1986, 1/3 Int., Vol. 9920, Pg. 1297, D.R.T.C.T.; O.R. Riddel, Individually, 3/48 Int., Vol. 10481, Pg. 712, D.R.T.C.T.; David Riddel, Individually, 1/48 Int., Vol. 10481, Pg. 715, D.R.T.C.T.; David Riddel as Custodian for Jonathan Riddel under the Texas Uniform Gifts to Minors Act, 1/48 Int., Vol. 10481, Pg. 718, D.R.T.C.T.; David Riddel as Custodian for Catherine Riddel under the Texas Uniform Gifts to Minors Act, 1/48 Int., Vol. 10481, Pg. 721, D.R.T.C.T.; O.R. Riddel, Individually, 3/48 Int., Vol. 10532, Pg. 1362, D.R.T.C.T.; David Riddel as Custodian for Jonathan Riddel under the Texas Uniform Gifts to Minors Act, 1/48 Int., Vol. 10532, Pg. 1365, D.R.T.C.T.; David Riddel, Individually, 1/48 Int., Vol. 10532, Pg. 1368, D.R.T.C.T.; David Riddel as Custodian for Catherine Riddel under the Texas Uniform Gifts to Minors Act, 1/48 Int., Vol. 10532, Pg. 1371, D.R.T.C.T.; O.R. Riddel, Individually, 5/48 Int., Vol. 11904, Pg. 83, D.R.T.C.T.; David Riddel, 1/48 Int., Vol. 11904, Pg. 86, D.R.T.C.T.; David Riddel as Custodian for Catherine Riddel under the Texas Uniform Gifts to Minors Act, 2/48 Int., Vol. 11904, Pg. 91, D.R.T.C.T.; David Riddel as Custodian for Jonathan Riddel under the Texas Uniform Gifts to Minors Act, 2/48 Int., Vol. 11904, Pg. 94, D.R.T.C.T.; David Riddel, 1/3 Int., Vol. 13254, Pg. 426, D.R.T.C.T.; David Riddel as Custodian for Catherine Riddel under the Texas Uniform Transfer to Minors Act, 2/48 Int., Vol. 13254, Pg. 432, D.R.T.C.T.; David Riddel as Custodian for Jonathan Riddel under the Texas Uniform Transfer to Minors Act, 2/48 Int., Vol. 13254,Pg 433, D.R.T.C.T.; O.R. Riddel, Individually, 5/48 Int., Vol. 13254, Pg. 434, D.R.T.C.T.; David Riddel, Individually, 1/48 Int., Vol. 13254, Pg. 435, D.R.T.C.T.; said 15,771 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the existing east R-O-W line of Old Denton Road (variable width) at the northwest corner of said Riddel tract, also being the southwest corner of R-O-W dedicated by County Clerk's (C.C.) #D208025122, D.R.T.C.T. and re-filed in C.C. #D208110267, D.R.T.C.T.;

THENCE N 89°44'13" E, along the north line of said Riddel tract and the south line of said R-O-W dedication, 39.92 feet to a 1/2 inch iron rod found at the southeast corner of said R-O-W dedication for said Old Denton Road, also being the southwest corner of a tract of land conveyed to Edwin D. Luna and Pattie S. Luna, Trustees of the Luna Living trust, as filed in C.C. #D210040661, D.R.T.C.T.

THENCE S 00°12'55" E, leaving said line over and across said Riddel tract the following courses and distances;

S 00°12'55" E, 13.23 feet to 5/8 inch iron rod with cap stamped "TNP" set;

S 00°20'41" E, 35.19 feet to 5/8 inch iron rod with cap stamped "TNP" set;

S 89°39'19" W, 4.72 feet to 5/8 inch iron rod with cap stamped "TNP" set;

S 00°19'28" E, 395.79 feet to 5/8 inch iron rod with cap stamped "TNP" set in the south line of said Riddel tract, also being the north line of a tract of land conveyed to Inger Maria Randall Cox, as filed in Volume 11611, Page 2146, D.R.T.C.T;

THENCE S 89°42'33" W, along the common line of said Riddel and Cox tract, 34.79 feet to a 4"x4" concrete monument found in said line at the southwest corner of said Riddel tract, also being the existing east R-O-W line of said Old Denton Road;

THENCE N 00°22'34" W, along said R-O-W line and along the west line of said Riddel tract, 444.24 feet to the **POINT OF BEGINNING** and containing 15,771 square feet or 0.362 of an acre of land.

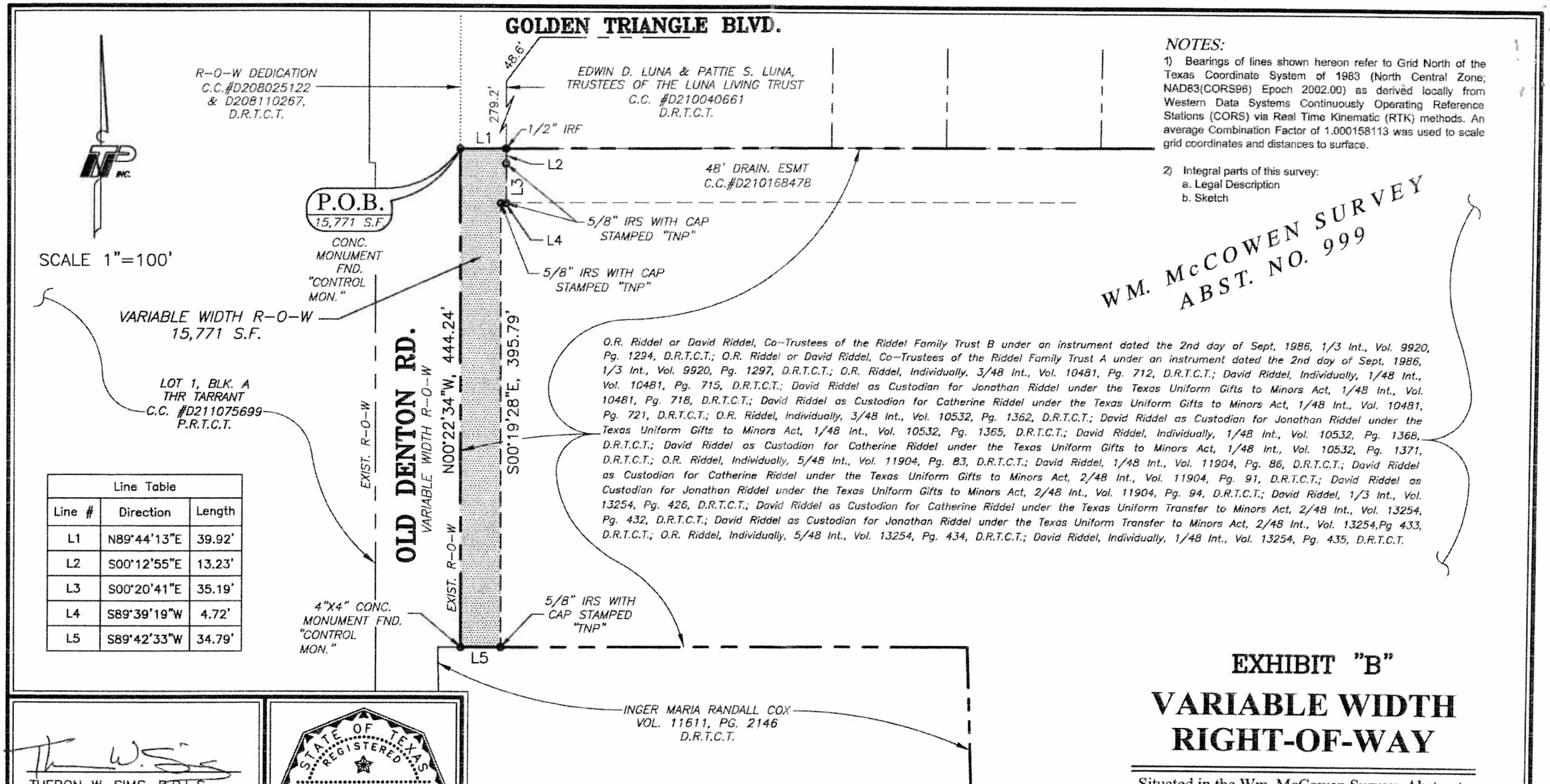
5/25/12

Theron W. Sims, R.P.L.S.
Texas Registration No. 5887

STATE OF TEXAS
REGISTERED
THERON W. SIMS
5887
PROFESSIONAL
LAND SURVEYOR

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000158113 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
   a. Legal Description
   b. Sketch



NOTES:

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000158113 was used to scale grid coordinates and distances to surface.

2) Integral parts of this survey:
   a. Legal Description
   b. Sketch

Line Table		
Line #	Direction	Length
L1	N89°44'13"E	39.92'
L2	S00°12'55"E	13.23'
L3	S00°20'41"E	35.19'
L4	S89°39'19"W	4.72'
L5	S89°42'33"W	34.79'

THERON W. SIMS, R.P.L.S.
TEXAS REGISTRATION NO. 5887

5/25/12
DATE:

STATE OF TEXAS
REGISTERED
THERON W. SIMS
5887
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "B"
VARIABLE WIDTH RIGHT-OF-WAY

Situated in the Wm. McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas.

TEAGUE NALL AND PERKINS
INC.
Civil Engineering | Surveying | Landscape Architecture | Planning
1100 Macon Street, Fort Worth, TX 76102
(817) 336-5773

JOB No. FTW 11148

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