

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY BEING REMOVED FROM THE ZONE

TRACT 1

Being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, and 16 in Block 17 of Linwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 181, Plat Records, Tarrant County, Texas, and being all of Lot 11R in Block 17 of Linwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Cabinet B, Slide 3352, Plat Records, Tarrant County, Texas, and being the same tracts of land conveyed to James T. Ayres, by deeds recorded in Instrument Nos. D205321976, D206009786, D206026252, Volume 9288, Page 2042 and Volume 9756, Page 362, Deed Records, Tarrant County, Texas, and being part of tracts of land conveyed to Economy Apartments, LLC, by deed recorded in Instrument No. D211126041, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the intersection of the East line of Foch Street (50 foot right-of-way) and the South line of Azalea Avenue (variable width right-of-way);

THENCE South 58 degrees 40 minutes 00 seconds East along the South line of said Azalea Avenue, a distance of 155.24 feet to a 1/2 inch iron rod found for corner, said corner lying in a tangent curve to the left, having a radius of 800.00 feet, a delta of 31 degrees 20 minutes 00 seconds and a chord bearing and distance that bears South 74 degrees 20 minutes 00 seconds East, 432.07 feet;

THENCE continuing along the South line of said Azalea Avenue and along the said curve to the left, an arc length of 437.50 feet to a 1/2 inch iron rod found for corner;

THENCE East, continuing along the South line of said Azalea Avenue, a distance of 2.93 feet to a 1/2 inch iron rod found for corner, said corner lying in the intersection of the South line of said Azalea Avenue and the West line of Carroll Street (variable width right-of-way);

THENCE South, along the West line of said Carroll Street, a distance of 110.23 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Block 20 City of Fort Worth Park;

THENCE West, along the North line of said Block 20, a distance of 243.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Block 20;

THENCE South, along the West line of said Block 20, a distance of 110.00 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of Mercedes Avenue (50 foot right-of-way);

THENCE West, along the North line of said Mercedes Avenue, a distance of 5.00 feet to a 1/2 inch iron rod found for corner, said corner lying in a tangent curve to the right, having a radius of 550.00 feet, a delta of 23 degrees 09 minutes 58 seconds and a chord bearing and distance that bears North 78 degrees 25 minutes 00 seconds West, 220.87 feet;

THENCE along the North line of said Mercedes Avenue and along the said curve to the right, an arc length of 222.38 feet to a 1/2 inch iron rod found for corner;

THENCE North 66 degrees 50 minutes 00 seconds West, continuing along the North line of said Mercedes Avenue, a distance of 36.01 feet to a 1/2 inch iron rod found for corner, said corner lying in a tangent curve to the left, having a radius of 750.00 feet, a delta of 16 degrees 14 minutes 37 seconds

and a chord bearing and distance that bears North 74 degrees 57 minutes 19 seconds West, 211.92 feet;

THENCE continuing along the North line of said Mercedes Avenue and along the said curve to the left, an arc length of 212.63 feet to a 1/2 inch iron rod found for corner, said corner lying in the intersection of East line of said Foch Street and the North line of said Mercedes Avenue, and lying in a nontangent curve to the right, having a radius of 800.00 feet, a delta of 11 degrees 13 minutes 47 seconds and a chord bearing and distance that bears North 24 degrees 28 minutes 07 seconds East, 156.54 feet;

THENCE along the East line of said Foch Street and along said curve to the right, an arc length of 156.80 feet to an "X" found in concrete for corner;

THENCE North 30 degrees 05 minutes 00 seconds East along the East line of said Foch Street, a distance of 89.01 feet to a 1/2 inch iron rod found for corner, said corner being in a tangent curve to the left, having a radius of 650.00 feet, a delta of 08 degrees 17 minutes 58 seconds and a chord bearing and distance that bears North 25 degrees 55 minutes 36 seconds East, 94.07 feet;

THENCE continuing along the East line of said Foch Street and along said curve to the left, an arc length of 94.15 feet to the POINT OF BEGINNING and containing 148,573 square feet or 3.41 acres of land.

TRACT 2

Being all of Lots 1, 2, 3, 4, 5, 6, 23, 24 and part of Lot 22 in Block 16 of Linwood Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 181, Plat Records, Tarrant County, Texas, and being the same tract of land conveyed to James T. Ayres, by deed recorded in Instrument No. D202119337, Deed Records, Tarrant County, Texas, and being the same tracts of land conveyed to James T. Ayres, by Deeds recorded in Volume 10311, Page 1442 and Page 1454, Deed Records, Tarrant County, Texas, and being part of tracts of land conveyed to Economy Apartments, LLC, by deed recorded in Instrument No. D211126041, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the East line of Foch Street (50 foot right-of-way) and the South line of Mercedes Avenue (50 foot right-of-way);

THENCE South 82 degrees 29 minutes 59 seconds East, along the South line of said Mercedes Avenue, a distance of 15.95 feet to a 1/2 inch iron rod found for corner, said corner being in a nontangent curve to the right, having a radius of 700.00 feet, a delta of 16 degrees 22 minutes 13 seconds and a chord bearing and distance that bears South 74 degrees 18 minutes 52 seconds East, 199.32 feet;

THENCE along the South line of said Mercedes Avenue and along said curve to the right, an arc length of 200.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 66 degrees 56 minutes 38 seconds East, continuing along the South line of said Mercedes Avenue, a distance of 27.41 feet to a 1/2 inch iron rod found for corner, said corner being in a nontangent curve to the left, having a radius of 600.00 feet, a delta of 15 degrees 31 minutes 38 seconds and a chord bearing and distance that bears South 74 degrees 35 minutes 49 seconds East, 162.10 feet;

THENCE continuing along the South line of said Mercedes Avenue and along said curve to the left, an arc length of 162.60 feet to an "X" found in concrete for corner, said corner being the Northwest corner of Lot 7 in said addition;

THENCE South 07 degrees 39 minutes 00 seconds West, along the West line of said Lot 7, a distance of 114.27 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of Lot 17 in said addition;

THENCE North 80 degrees 44 minutes 00 seconds West, along the South lines of said Lots 3-6, a distance of 249.37 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 20 and the North corner of Lot 21 in said addition;

THENCE South 47 degrees 24 minutes 00 seconds West, along the Northwest line of said Lot 21, a distance of 90.80 feet to a 3/4 inch iron rod found for corner;

THENCE North 82 degrees 25 minutes 00 seconds West, a distance of 7.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 05 degrees 59 minutes 00 seconds West, a distance of 85.89 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of Merrimac Street (50 foot right-of-way), and being in a nontangent curve to the right, having a radius of 750.00 feet, a delta of 06 degrees 35 minutes 06 seconds and a chord bearing and distance of North 79 degrees 17 minutes 23 seconds West, 86.15 feet;

THENCE along the North line of said Merrimac Street and along said curve to the right, an arc length of 86.20 feet to a 1/2 inch iron rod found for corner;

THENCE North 75 degrees 59 minutes 50 seconds West, along the North line of said Merrimac Street, a distance of 9.29 feet to a 1/2 inch iron rod found for corner, said corner lying in the intersection of the North line of said Merrimac Street, and the East line of said Foch Street;

THENCE North 07 degrees 35 minutes 00 seconds East, along the East line of said Foch Street, a distance of 207.86 feet to an "X" found in concrete for corner, said corner being in a tangent curve to the right, having a radius of 800.00 feet, a delta angle of 07 degrees 38 minutes 29 second, and a chord bearing and distance that bears North 11 degrees 24 minutes 14 seconds East, 106.61 feet;

THENCE along said East line of said Foch Street and along said curve to the right, an arc length of 106.69 feet to the POINT OF BEGINNING and containing 73,805 square feet or 1.69 acres of land.