

EXHIBIT A
Street Right of Way Vacation
ELIZABETHTOWN CEMETERY & OLD DENTON ROAD

BEING A 3.378 ACRE TRACT OF LAND SITUATED IN THE T.J. BATES SURVEY ABSTRACT NUMBER 206, WILLIAM BUSH SURVEY ABSTRACT 205, JAMES EADS SURVEY ABSTRACT NUMBER 410 AND THE T. S. REYBURN SURVEY ABSTRACT NUMBER 1130 OF DENTON COUNTY, TEXAS. AND BEING A PORTION OF THAT CALLED 260.514 ACRE TRACT OF LAND DESCRIBED IN DEED AS PARCEL NO. 3, CALLED 0.517 ACRES DESCRIBED AS PARCEL NO. 5 AND ALL OF PARCEL NO. 6 IN DEED TO AIL INVESTMENT, L.P., AS RECORDED IN DOCUMENT NUMBER 1998-117441 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS. ALSO BEING A PORTION OF THAT REMAINDER TRACT OF LAND KNOWN AS TRACT I, CALLED 165.497 ACRES, AS DESCRIBED IN DEED TO AIL INVESTMENT, LP., RECORDED IN DOCUMENT NUMBER 2000-117444 OF SAID REAL PROPERTY RECORDS. SAID 3.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron capped rod found and stamped "Jacobs" being the northwest corner of said remainder tract also being the southwest corner of that called Tract 2 as described in Deed to Eagle Income Properties, LP as recorded in Document Number 2009-143323 of said Real Property Records. Also lying in the east Right-of- Way (ROW) line of Interstate Highway 35W (variable width ROW);

THENCE S 30° 22' 14" W, along the said east ROW line a distance of 131.02 feet, to an angle point, also being the most northerly corner of that called 0.0734 Save & Except (Tract 3) as described in said Document Number 1998-117441;

THENCE S 16° 33' 05" W, continuing along said east ROW line AND THE WEST LINE OF SAID Parcel No. 5 passing at a distance of 4.04 feet, a point being the proposed northwest corner of Lot 1, Block 1, continuing in all a total distance of 162.23 feet, to a concrete right of way monument found;

THENCE S 19° 53' 58" W, along the common line of said Parcel 6 and said east ROW a distance of 33.93 feet, for the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE over and across said Tract I the following three (3) courses and distances:

N 89°53'50" E, a distance of 824.87 feet, to an angle point for corner;

N 88°53'37" E, a distance of 195.53 feet, to an angle point for corner;

N 89°42'13" E, a distance of 1594.43 feet, to a point for the northeast corner hereof and lying in the proposed centerline line of North Beach Street (130 foot wide ROW);

THENCE S 01° 05' 46" E, along said proposed centerline of North Beach Street a distance of 45.23 feet, to a point for the most easterly southeast corner hereof and lying within a 4 foot barbed wire fence line;

THENCE over and across said Parcel No. 6 the following nine (9) courses and distances:

S 89° 42' 13" W, leaving said proposed centerline of North Beach Street, along a 4 foot barbed wire fence a distance of 1711.49 feet, to fence post for an angle point hereof;

S 54° 34' 25" W, continuing along said fence a distance of 74.25 feet, to a fence post for corner;

S 00° 32' 07" E, along a fence line a distance of 741.40 feet, to a point for the most southerly southeast corner hereof, lying in the south line of said proposed Lot 1, also being the proposed north line of Eagle Parkway (120 foot wide ROW);

S 88° 54' 14" W, along said proposed north line a distance of 20.52 feet, to a point for corner, also lying in the east line of that certain tract of land described as save and Except Tract 1 as described in said Document Number 1998-117441;

N 00° 45' 24" W, along the east line of said Save and Except tract, a distance of 26.42 feet, to a point for corner also being the northeast corner of said save and Except;

S 89° 09' 36" W, along a north line of said Save and Except tract, a distance of 19.38 feet, to a point for corner;

N 00° 32' 07" W, leaving said Save and Except tract, continuing over and across said Parcel 3 a distance of 716.55 feet, to a fence post for an angle point hereof;

N 44° 11' 27" W, along and with a 4 foot barbed wire fence a distance of 61.48 feet, to a fence post for an angle point hereof;

S 89° 53' 50" W, along a 4 foot barbed wire fence a distance of 775.28 feet, to a point for the most westerly southwest corner hereof and lying in said east ROW line AND THE WEST LINE OF SAID Parcel 6;

THENCE N 19°53'58" E, along the common line of said Parcel 6 and the said Interstate Highway 35W, a distance of 42.57 feet, to the **POINT OF BEGINNING** and containing 147,134.35 square feet, 3.378 acres of land more or less.

"This description is for Preliminary Review Only and not to be recorded"



Adam Whitfield, RPLS
Texas Registration No. 5786

4-22-13

Date: April 22, 2013

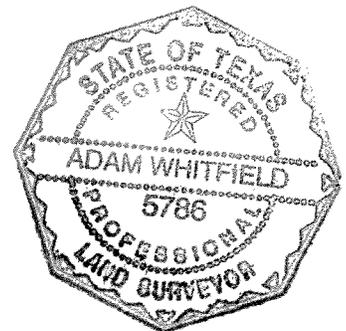


EXHIBIT B

JAMES EADS SURVEY
ABSTRACT NO. 410

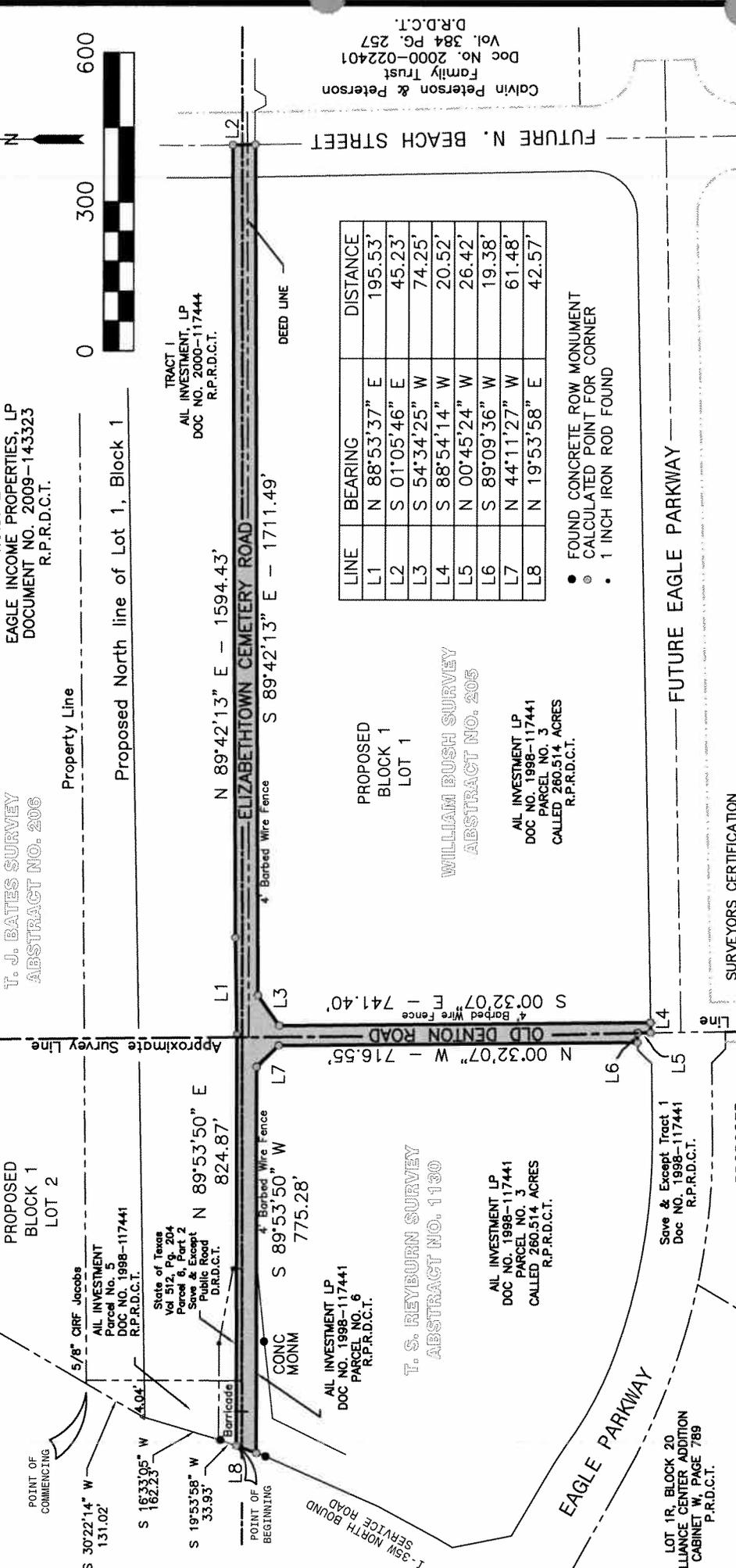
T. J. BATES SURVEY
ABSTRACT NO. 206

TRACT 2
EAGLE INCOME PROPERTIES, LP
DOCUMENT NO. 2009-143323
R.P.R.D.C.T.

Property Line

Proposed North line of Lot 1, Block 1

0 300 600



Calvin Peterson & Peterson
Family Trust
Doc No. 2000-022401
Vol. 384 Pg. 257
D.R.D.C.T.

PROPOSED
BLOCK 1
LOT 1

WILLIAM BUSH SURVEY
ABSTRACT NO. 205

AIL INVESTMENT LP
DOC NO. 1998-117441
PARCEL NO. 3
CALLED 260.514 ACRES
R.P.R.D.C.T.

Save & Except Tract 1
Doc No. 1998-117441
R.P.R.D.C.T.

PROPOSED
BLOCK 7
LOT 1

AIL INVESTMENT LP
DOC NO. 1998-117441
PARCEL NO. 3
CALLED 260.514 ACRES
R.P.R.D.C.T.

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE PLAT HEREON IS
A CORRECT REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY
MADE ON THE GROUND, APRIL 02, 2013. THE LINES AND DIMENSIONS OF SAID
PROPERTY BEING AS INDICATED BY THE PLAT.

Adam M. Whitfield

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5786

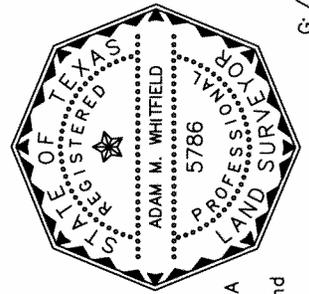
4.22.2013

DATED: APRIL 22, 2013

This Survey Was Completed Without The Benefit Of A
Current Title Policy Or Commitment; There May Be
Easements And/Or Rights-Of-Way That Peloton Land
Solutions Has Not Been Advised.

3.378 ACRES
STREET R.O.W. VACATION

being a portion of
**ELIZABETHTOWN CEMETERY &
OLD DENTON ROAD**
out of the
William Bush Survey, Abst No. 205
T. S. Reyburn Survey, Abst No. 1130
James Eads Survey, Abst No. 410
T. J. Bates Survey, Abst No. 206
DENTON COUNTY, TEXAS



PELTON
LAND SOLUTIONS

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