

EXHIBIT "A"

"PART I"

Being 0.481 of an acre of land situated in the Wm. McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, and being a portion of Old Denton Road; said 0.481 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", set at the southeast corner of Amador Drive (variable width R-O-W), conveyed to the City of Fort Worth and filed in County Clerk's #D213218133, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being in the existing west Right-of-Way (R-O-W) line of Old Denton Road, and also being a northeast corner of the south portion of the remainder tract of land conveyed in tract 4 to Ail Investments, L.P., a Texas limited partnership, as filed in Volume 14315, Page 56, D.R.T.C.T., from which a 5/8 inch iron rod with cap stamped "PELOTON", found in the north R-O-W line of said Amador Drive, bears N 80°57'52" W, 226.80 feet and from which a 5/8 inch iron rod with cap stamped "PELOTON", found in said north R-O-W line of Amador Drive, bears N 74°18'29" W, 189.45 feet;

THENCE over and across said existing Old Denton Road, along the proposed new west line of said Old Denton Road, the following courses and distances;

N 81°18'08" E, a distance of 11.71 feet to a 5/8 inch iron rod with cap stamped "TNP", set;

S 52°43'24" E, a distance of 27.83 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the intersection of the east R-O-W line of said Old Denton Road with the north corner of a remainder tract of land conveyed in tract 6 to Hillwood/2500, Ltd., as filed in Volume 9409, Page 1403, name amended to Hillwood Alliance Residential, L.P., as filed in Volume 14494, Page 155, D.R.T.C.T., and also being in the west line of a tract of land conveyed to the City of Fort Worth, as filed in County Clerk's #D213178166, D.R.T.C.T.;

THENCE S 00°21'36" E, along the west line of said Hillwood remainder tract and along said east R-O-W line of existing Old Denton Road, a distance of 445.77 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the intersection of said line with said tract of land conveyed to the City of Fort Worth, also being the south corner of said Hillwood remainder tract;

THENCE S 05°48'12" W, leaving said line over and across said existing Old Denton Road along said proposed new west line of said Old Denton Road, a distance of 322.25 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the intersection of the north corner of a tract of land to the City of Fort Worth, as filed in County Clerk's #D213178323, D.R.T.C.T., the existing west line of Old Denton Road and the east line of aforementioned Hillwood tract;

THENCE N 00°17'19" W, along said existing west R-O-W line of Old Denton Road and east line of said Hillwood tract, a distance of 781.46 feet to the **POINT OF BEGINNING** and containing 20,973 square feet or 0.481 of an acre of land.

"PART II"

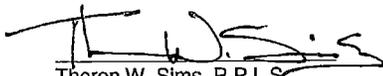
Being 0.020 of an acre of land situated in the Wm. McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, and being a portion of Old Denton Road; said 0.020 of an acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", set at the northeast corner of Amador Drive (variable width R-O-W), conveyed to the City of Fort Worth and filed in County Clerk's #D213218133, D.R.T.C.T., also being in the existing west R-O-W line of Old Denton Road, and also being a southeast corner of the south portion of the remainder tract of land conveyed in tract 4 to Ail Investments, L.P., a Texas limited partnership, as filed in Volume 14315, Page 56, D.R.T.C.T., from which a 5/8 inch iron rod with cap stamped "PELOTON", found in the north R-O-W line of said Amador Drive, bears S 80°45'11" W, 184.38 feet and from which a 5/8 inch iron rod with cap stamped "PELOTON", found in said north R-O-W line of Amador Drive, bears S 81°34'28" W, 265.95 feet;

THENCE N 00°17'19" W, along said east line of said Ail Investments remainder tract and along said existing west line of Old Denton Road, a distance of 103.44 feet to a 5/8 inch iron rod with cap stamped "TNP", set at the south corner of a tract of land conveyed to the City of Fort Worth, as filed in County Clerk's #D213178315, D.R.T.C.T. and being the beginning of a non-tangent curve to the right whose radius is 1945.00 feet and whose long chord bears S 11°40'02" E, 82.30 feet;

THENCE over and across said Old Denton Road along the proposed new R-O-W line and continuing along said curve in a southeasterly direction through a central angle of 02°25'28", an arc length of 82.31 feet to a 5/8 inch iron rod with cap stamped "TNP", set in existing Old Denton Road;

THENCE S 35°13'10" W, continuing over and across said Old Denton Road, along said proposed new R-O-W line, a distance of 27.96 feet to the **POINT OF BEGINNING** and containing 864 square feet or 0.020 of an acre of land.



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



Date: January 8, 2014

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