

## CENTREPORT OPTION TRACTS



### LEGEND

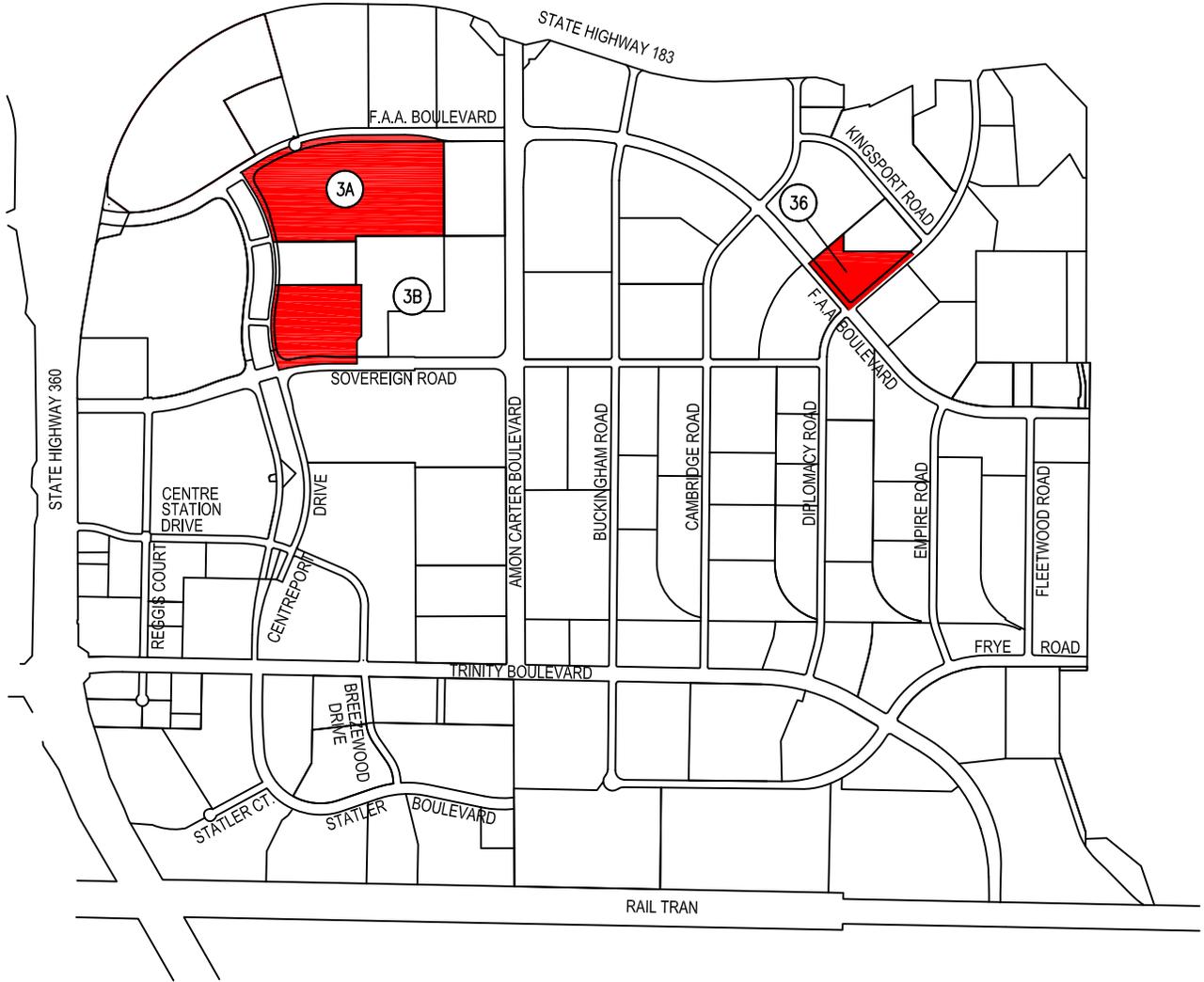
-  4.232 ACRE OPTION TRACT
-  OPTION TRACTS WITHOUT INFRASTRUCTURE
-  FEE TRACTS
-  ASSIGNMENT TO LG CENTREPORT 1, LLC
-  OTHER OWNERSHIP
-  PARCEL NUMBER



**Graham Associates, Inc.**  
 CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 640-8535  
 TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

PROJECT NO.: 9905-1000 DATE: JANUARY 2015



## CENTREPORT OPTION TRACTS



### LEGEND

 TRACTS TO BE REMOVED FROM OPTION

 PARCEL NUMBER



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS

600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

PROJECT NO.: 9905-1000 DATE: JANUARY 2015

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

**CITY OF FORT WORTH, TEXAS**, a municipal corporation in Tarrant County, Texas (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL and CONVEY, unto \_\_\_\_\_, a \_\_\_\_\_, whose address is 3090 Olive Street, Suite 300, Dallas, Texas 75219 (“**Grantee**”) those parcels of land described on Exhibit A attached hereto and made a part hereof for all purposes, together with all of Grantor’s right, title and interest in all improvements thereon and all rights and appurtenances pertaining thereto and all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, thereto belonging or appertaining and all of the estate, right, title, interest, claims or demands whatsoever of the Grantor therein and the streets and ways adjacent thereto, either in law or in equity (the “**Property**”), subject, however, to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes (the “**Permitted Exceptions**”), SAVE AND EXCEPT all the oil and gas in and under the Property conveyed herein, together with the right to all (i) lease bonuses, (ii) delay rentals, and (iii) lessor’s royalty provided in any oil and gas lease covering the Property conveyed herein, to the extent not expressly reserved to the City of Fort Worth. Grantor, on behalf of itself and its successors, assigns and transferees, including any operators, hereby waives all surface rights in connection with the reservations hereunder.

The Property is being sold by Grantor to Grantee subject to the Permitted Exceptions, and Grantee hereby accepts title to the Property subject to all of the Permitted Exceptions.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee’s successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee and Grantee’s successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Grantee hereby assumes liability for any ad valorem taxes, assessments and public charges relating to the Property for the calendar year 2015 and subsequent years.

[Signature Page Follows]

EXECUTED and EFFECTIVE FOR ALL PURPOSES as of the \_\_\_\_\_ day of January, 2015.

**CITY OF FORT WORTH, TEXAS**

**ATTEST:**

\_\_\_\_\_  
City Secretary of  
Fort Worth, Texas

By: \_\_\_\_\_  
Its Mayor

**APPROVED AS TO FORM  
AND LEGALITY:**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Fort Worth City Attorney

STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT         §

THIS INSTRUMENT was acknowledged before me on this \_\_\_\_\_ day of January, 2015, by \_\_\_\_\_, the Mayor of the CITY OF FORT WORTH, TEXAS, a municipal corporation in Tarrant County, Texas, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

Record and Return to:

Lorri Henson  
Senior Vice President  
REPUBLIC TITLE OF TEXAS, INC.  
2626 Howell Street, 10th Floor  
Dallas, TX 75204  
Bus. Phone: (214) 855-8891

**EXHIBIT "A"**

**PROPERTY**

**Lot 2 (previously known as Parcel 3A):**

WHEREAS, The City of Fort Worth is the owner of a 24.967 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas as recorded in Volume 2008, Page 243 and Volume 2037, Page 567 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the west line of said City of Fort Worth tract of land and being the northwest corner of a called 5.01 acre tract of land described as Drill Site A2 in a deed recorded in County Clerk's Instrument No. D207309359 of the County Clerk's Records of Tarrant County, Texas (CCRTCT), said ½ inch iron rod being in the east right-of-way line of Centreport Drive (variable width right-of-way) and being in a non-tangent curve to the left having a radius of 1281.00 feet, a central angle of 06 degrees 22 minutes 01 seconds, a chord bearing of North 14 degrees 29 minutes 06 seconds West and a chord length of 142.28 feet;

THENCE with the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive the following:

With said non-tangent curve to the left for an arc length of 142.35 feet to the beginning of a reverse curve to the right having a radius of 991.50 feet, a central angle of 03 degrees 50 minutes 06 seconds, a chord bearing of North 15 degrees 45 minutes 03 seconds West and a chord bearing of 66.35 feet;

With said reverse curve to the right for an arc length of 66.37 feet to the beginning of a reverse curve to the left having a radius of 608.50 feet, a central angle of 12 degrees 49 minutes 47 seconds, a chord bearing of North 20 degrees 14 minutes 53 seconds West and a chord length of 135.97 feet;

With said reverse curve to the left for an arc length of 136.25 feet to the beginning of a compound curve to the left having a radius of 1293.00 feet, a central angle of 05 degrees 46 minutes 54 seconds, a chord bearing of North 29 degrees 33 minutes 13 seconds West and a chord length of 130.42 feet;

With said compound curve to the left for an arc length of 130.47 feet;

North 32 degrees 26 minutes 40 seconds West, a distance of 20.39 feet to the beginning of a tangent curve to the right having a radius of 90.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 12 degrees 33 minutes 20 seconds West and a chord length of 127.28 feet;

With said tangent curve to the right for an arc length of 141.37 feet to the north line of said City of Fort Worth tract of land and the south right-of-way line of F.A.A. Boulevard (110.00' right-of-way);

THENCE with the north line of said City of Fort Worth tract of land and the south line of said F.A.A. Boulevard the following:

North 57 degrees 33 minutes 20 seconds East, a distance of 22.40 feet to the beginning of a tangent curve to the right having a radius of 1395.00 feet, a central angle of 31 degrees 39 minutes 13 seconds, a chord bearing of North 73 degrees 22 minutes 56 seconds East and a chord length of 760.92 feet;

With said tangent curve to the right for an arc length of 770.68 feet;

North 89 degrees 12 minutes 33 seconds East, a distance of 740.68 feet to the northwest corner of Lot 1, Block 112 of Centreport, an addition to the City of Fort Worth, Texas as recorded in Inst. No. D211218692 (CCRTCT);

THENCE South 00 degrees 47 minutes 27 seconds East, departing the north line of said City of Fort Worth tract of land and with the west line of said Lot 1, passing at 718.58 feet the southwest corner of said Lot 1, in all a distance of 762.35 feet;

THENCE South 89 degrees 18 minutes 15 seconds West, a distance of 712.28 feet;

THENCE South 00 degrees 41 minutes 45 seconds East, a distance of 47.02 feet to a ½ inch iron rod with cap stamped "PATE" found for the northeast corner of said Drill Site A2;

THENCE South 89 degrees 18 minutes 15 seconds West, with the north line of said Drill Site A2, a distance of 639.29 feet to the POINT OF BEGINNING, containing 24.967 acres or 1,087,546 square feet of land, more or less.

**Lot 3 (a portion of previously known Parcel 3B):**

WHEREAS, The City of Fort Worth is the owner of a 9.133 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas as recorded in Volume 2008, Page 243 and Volume 2037, Page 567 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the west line of said City of Fort Worth tract of land and being the southwest corner of a called 5.01 acre tract of land described as Drill Site A2 in a deed recorded in County Clerk's Instrument No. D207309359 of the County Clerk's Records of Tarrant County, Texas (CCRTCT), said ½ inch iron rod being in the east right-of-way line of Centreport Drive (variable width right-of-way);

THENCE North 89 degrees 18 minutes 15 seconds East, departing the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive, passing at 622.51 feet, the southeast corner of said Drill Site A2, in all a distance of 667.89 feet;

THENCE South 00 degrees 33 minutes 09 seconds East, a distance of 412.46 feet;

THENCE South 44 degrees 26 minutes 51 seconds West, a distance of 50.73 feet;

THENCE South 00 degrees 33 minutes 09 seconds East, a distance of 133.94 feet to the south line of said City of Fort Worth tract of land and the north right-of-way line of Sovereign Road (variable width right-of-way);

THENCE with the south line of said City of Fort Worth tract of land and the north right-of-way line of Sovereign Road the following:

South 89 degrees 25 minutes 59 seconds West, a distance of 177.83 feet to the beginning of a tangent curve to the right having a radius of 983.50 feet, a central angle of 05 degrees 08 minutes 41 seconds, a chord bearing of North 87 degrees 59 minutes 40 seconds West and a chord length of 88.28 feet;

With said curve to the right for an arc length of 88.31 feet to the beginning of a reverse curve to the left having a radius of 616.50 feet, a central angle of 11 degrees 02 minutes 21 seconds, a chord bearing of South 89 degrees 03 minutes 30 seconds West and a chord length of 118.60 feet;

With said reverse curve to the left for an arc length of 118.78 feet to the beginning of a compound curve to the left having a radius of 1667.00 feet, a central angle of 05 degrees 28 minutes 12 seconds, a chord bearing of South 80 degrees 48 minutes 13 seconds West and a chord length of 159.08 feet;

With said compound curve to the left for an arc length of 159.14 feet to the beginning of a reverse curve to the right having a radius of 90.00 feet, a central angle of 89 degrees 51 minutes 53 seconds, a chord bearing of North 56 degrees 59 minutes 56 seconds West and a chord length of 127.13 feet;

With said reverse curve to the right for an arc length of 141.16 feet to the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive and being the beginning of a compound curve to the right having a radius of 1025.00 feet, a central angle of 22 degrees 27 minutes 11 seconds, a chord bearing of North 00 degrees 50 minutes 24 seconds West and a chord length of 399.11 feet;

THENCE with the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive the following:

With said compound curve to the right for an arc length of 401.68 feet to the beginning of a reverse curve to the left having a radius of 1281.00 feet, a central angle of 05 degrees 57 minutes 58 seconds, a chord bearing of North 07 degrees 24 minutes 12 seconds East and a chord length of 133.33 feet;

With said reverse curve to the left for an arc length of 66.76 feet to the POINT OF BEGINNING, containing 9.133 acres or 397,823 square feet of land, more or less.

**Parcel 36:**

Being a 4.232 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and also being a portion of Lot 2, Block 314A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly lot corner of said Lot 2, Block 314A, Area 3, Section 4, Centreport, and being in the northerly right-of-way line of FAA Boulevard (having a 92' R.O.W.);

THENCE North 49°17'14" East, leaving said northerly right-of-way line and following along the west line of said Lot 2, Block 314A, a distance of 323.39 feet to a point for corner;

THENCE South 00°09'50" West, leaving said west line, a distance of 143.23 feet to a point for corner;

THENCE North 89°44'07" East, a distance of 544.77 feet to a point for corner, said point being in the existing west right-of-way line of Diplomacy Road (having a 60' R.O.W.);

THENCE South 49°15'48" West, along said existing west right-of-way line, a distance of 624.21 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'57" and a long chord which bears North 85°43'15" West, 28.29 feet;

THENCE leaving said existing west right-of-way line, along said tangent curve to the right an arc distance of 31.42 feet to a point for corner, said point being in the existing north right-of-way line of said FAA Boulevard;

THENCE North 40°42'47" West, along said existing north right-of-way line, a distance of 441.98 feet to the POINT OF BEGINNING and CONTAINING 184,372 square feet, 4.232 acres of land, more or less.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Restrictive covenants described in instrument recorded in Volume 7463, Page 1641, Real Property Records, Tarrant County, Texas. Assignment of Developer's Rights and Duties filed 12/28/1989, recorded in Volume 9796, Page 2011, Real Property Records Tarrant County, Texas. Assignment of Developer's Rights and Duties filed 02/08/1991, recorded in Volume 10169, Page 1169, Real Property Records, Tarrant County, Texas. As supplemented by that instrument filed 09/06/1984, recorded in Volume 7943, Page 1502, Real Property Records, Tarrant County, Texas. Notice of Automatic Extension of Declaration filed 02/21/2013, recorded in cc# D213044421, Real Property Records, Tarrant County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects All Parcels)

Restrictive covenants described in instrument filed 06/29/2006, recorded in cc# D206196638, Real Property Records, Tarrant County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted. (Affects All Parcels)

2. Terms, provisions, conditions, and easements contained in instrument filed 12/07/1992, recorded in Volume 10869, Page 2287, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 39, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc.
3. Mineral estate and interest, and all rights incident thereto, described in instrument filed 08/30/2007, recorded in cc# D207309365, Real Property Records, Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. (Affects Parcel 35)
4. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, filed 09/01/1982, recorded in Volume 7349, Page 1106, Real Property Records, Tarrant County, Texas. (Affects All Parcels)
5. Terms, provisions, conditions, obligations, assessments, liens and right of repurchase contained in instrument filed 03/11/1983, recorded in Volume 7463, Page 1641, Real Property Records, Tarrant County, Texas. Assignment of Developer's Rights and Duties filed 12/28/1989, recorded in Volume 9796, Page 2011, Real Property Records, Tarrant County, Texas. Assignment of Developer's Rights and Duties filed 02/08/1991, recorded in Volume 10169, Page 1169, Real Property Records, Tarrant County, Texas. As supplemented by that instrument filed 09/06/1984, recorded in Volume 7943, Page 1502, Real Property Records, Tarrant County, Texas. (Affects All Parcels)
6. Avigation Easement and Release to be created pursuant to the Option to Purchase Land by and between the City of Fort Worth and CentrePort Joint Venture, dated 06/05/1980, filed 06/05/1980, recorded in Volume 6943, Page 893, Real Property Records, Tarrant County, Texas; Amendment to Option to Purchase Land recorded in Volume 9468, Page 1451, Real Property Records, Tarrant County, Texas; and Assignment of Option to Purchase Land recorded in

Volume 9796, Page 1974, Real Property Records, Tarrant County, Texas; as further affected by Assignment of Option to Purchase Land recorded in Volume 10169, Page 1096, Real Property Records, Tarrant County, Texas; and by Amendment to Option to Purchase Land recorded in Volume 10169, Page 1156, Real Property Records, Tarrant County, Texas. Further amended by Amendment to Option to Purchase Land filed 11/20/1996, recorded in Volume 12586, Page 1914, Real Property Records of Tarrant County, Texas. Fourth Amendment filed 06/03/2005, under cc# D205157215, Real Property Records, Tarrant County, Texas. Fifth Amendment filed 06/08/2007, under cc# D207199291, Real Property Records, Tarrant County, Texas. Partial Assignment filed 08/30/2007, recorded in cc# D207309363, Real Property Records, Tarrant County, Texas. Notice of Conversion of Centreport Venture Inc., filed 11/09/2012, recorded in cc# D212277479, Real Property Records Texas County, Texas. Sixth Amendment dated 04/08/2014, filed 07/24/2014, recorded in cc# D214156630, Real Property Records, Tarrant County, Texas, as further affected by Assignment of Option Contract assigned to Centreport DFW Development, LLC, and Centreport TRS Venture, Inc., filed 11/07/2014, recorded in cc# D214244963, Real Property Records, Tarrant County, Texas. (Affects Parcels 3A, 3B and 36)

7. Mineral estate and interest in coal, lignite and other minerals together with all rights, privileges and immunities thereto described in instrument filed 08/30/2007, recorded in cc# D207309364, Real Property Records, Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. (Affects All Parcels)
8. Easements to Lone Star Gas Company as partially released and defined by instrument dated 02/09/2010, filed 05/27/1980, recorded in Volume 6939, Page 867, Real Property Records, Tarrant County, Texas. As affected by Partial Release dated 09/03/1952 filed 12/13/2007, recorded in cc# D207442197, Real Property Records, Tarrant County, Texas. (Affects All Parcels)
9. Easement granted by Harlan Ray and Winston Castleberry to Texas Electric Service Company, dated 03/03/1960, filed 03/08/1960, recorded in Volume 3421, Page 369, Real Property Records, Tarrant County, Texas. (Affects Parcel 35)
10. Easement granted by Centreport Joint Venture, and the City of Fort Worth, to the City of Fort Worth, dated 03/16/1988, filed 04/06/1988, recorded in Volume 9234, Page 1726, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 35, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 35)
11. All easements and/or building lines, as shown on plat recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, as shown on Survey for Parcel 35, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 35)
12. Title to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, all of such interest, to the extent not previously reserved or conveyed being described in instrument filed 09/11/2014, recorded in cc# D214199733, Real Property Records, Tarrant County, Texas. Title to said interest not checked subsequent to the date thereof. (Affects Parcel 35)
13. Easement granted by Centreport Joint Venture, and the City of Fort Worth, to the City of Fort Worth and Enserch Corporation, dated 11/17/1983, filed 12/02/1983, recorded in Volume 7681,

Page 1578, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcel 3B)

14. Easement granted by Centreport Joint Venture, and the City of Fort Worth, to the City of Fort Worth, dated 10/21/1983, filed 12/02/1983, recorded in Volume 7681, Page 1584, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcel 3B)
15. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to TU Electric, dated 01/16/1985, filed 05/09/1990, recorded in Volume 9921, Page 903, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcel 3B)
16. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to Texas Utilities Electric, daed 04/18/1990, filed 05/09/1990, recorded in Volume 9921, Page 908, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcel 3B)
17. Easement granted by Centreport Venture, Inc., and the City of Fort Worth, to The Sabre Group, dated 12/22/1998, filed 12/29/1998, recorded in Volume 13583, Page 22, Real Property Records, Tarrant County, Texas. As assigned to EDS Information Services dated 11/28/2006, filed 02/20/2007, recorded in cc# D207061094, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcels 3A and 3B)
18. Easements to Lone Star Gas Company as partially released and defined by instrument dated 02/09/2010, filed 05/27/1980, recorded in Volume 6939, Page 867, Real Property Records, Tarrant County, Texas. As affected by Partial Release dated 09/03/1952 filed 12/13/2007, recorded in cc# D207442197, Real Property Records, Tarrant County, Texas. (Affects Parcel 3A)
19. Easement granted by Centreport Venture, Inc., to Oncor Electric Delivery Company, LLC, dated 06/09/2008, filed 09/15/2008, recorded in cc# D208357625, Real Property Records, Tarrant County, Texas, as shown on the Survey. (Affects Parcels 3A)
20. Terms, provisions, and conditions of Natural Gas Pipeline License Agreement dated 10/23/2008, filed 10/24/2008, recorded in cc# D208405503, Real Property Records, Tarrant County, Texas. Amendment dated 12/23/2009, filed 01/08/2010, recorded in cc# D210004667, Real Property Records, Tarrant County, Texas. (Affects Parcel 3A)
21. Rights of the public and rights of public utilities in and to the portions of dedicated roadways contained within the field note descriptions of subject properties, as shown on Survey, to wit:  
  
F.A.A. Blvd., and Centreport Dr., as to Parcel 3A;  
Centreport Blvd., Sovereign Rd., and Amon Carter Blvd., as to Parcel 3B.
22. Consequences if any, of the following matters as disclosure on the Survey: (Affects Parcel 3A)
  - (a) Gravel Road
  - (b) Light standard, sanitary sewer manholes, underground gas signs and vaults all outside of recorded easement.

23. Consequences if any, of the following matters as disclosure on the Survey: (Affects Parcel 3B)
  - (a) Telephone right, water valves, fire hydrant, storm manhole 10' concrete inlets, vaults, FO, signs, SB's, electric muter all located outside recorded easements.
24. Easement granted by C.S. Kendall and Anna Lee Kendall to Gulf Pipe Line Company, filed 05/28/1926, recorded in Volume 928, Page 484, Real Property Records, Tarrant County, Texas. (Affects Parcel 36)
25. Non-executory royalty interest in and to an undivided one-half (1/2) of all oil and gas to be retained by the City of Fort Worth in all deeds to Centreport pursuant to the Option to Purchase Land by and between the City of Fort Worth and CentrePort Joint Venture, dated 06/05/1980, filed 06/05/1980, recorded in Volume 6943, Page 893, Real Property Records, Tarrant County, Texas; Amendment to Option to Purchase Land recorded in Volume 9468, Page 1451, Real Property Records, Tarrant County, Texas; and Assignment of Option to Purchase Land recorded in Volume 9796, Page 1974, Real Property Records, Tarrant County, Texas; as further affected by Assignment of Option to Purchase Land recorded in Volume 10169, Page 1096, Real Property Records, Tarrant County, Texas; and by Amendment to Option to Purchase Land recorded in Volume 10169, Page 1156, Real Property Records, Tarrant County, Texas. Further amended by Amendment to Option to Purchase Land, filed 11/20/1996, recorded in Volume 12586, Page 1914, Real Property Records, Tarrant County, Texas. Fourth Amendment filed 06/03/2005, recorded in cc# D205157215, Real Property Records, Tarrant County, Texas. Fifth Amendment filed 06/08/2007, recorded in cc# D207199291, Real Property Records, Tarrant County, Texas. Partial Assignment filed 08/30/2007, recorded in cc# D207309363, Real Property Records, Tarrant County, Texas. Notice of Conversion of Centreport Venture Inc., filed 11/09/2012, recorded in cc# D212277479, Real Property Records Texas County, Texas. (Affects All Parcels)
26. Easement granted by CentrePort Joint Venture, and the City of Fort Worth, to the City of Fort Worth, filed 04/06/1988, recorded in Volume 9234, Page 1720, Real Property Records, Tarrant County, Texas, and as shown on plat recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
27. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to TU Electric, dated 09/18/1990, filed 10/05/1990, recorded in Volume 10063, Page 2191, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
28. Easement granted by the Estate of Harlan Ray and the Estate of Winston Castleberry, to Lone Star Gas Company, dated 05/05/1972, filed 08/14/1972, recorded in Volume 5295, Page 720, Real Property Records, Tarrant County, Texas. (Affects Parcel 36)
29. Easement granted by the Estate of Harlan Ray, to The Trinity River Authority of Texas, dated 12/02/1970, filed 12/21/1970, recorded in Volume 4973, Page 310, Real Property Records, Tarrant County, Texas and shown on Plat recorded in Cabinet A, Slide 6477, Plat Records, Tarrant County, Texas. (Affects Parcel 36)
30. Easement granted by Winston Castleberry, to The Trinity River Authority of Texas, dated 12/02/1970, filed 12/21/1970, recorded in Volume 4973, Page 313, Real Property Records,

- Tarrant County, Texas and as shown on plat recorded in Cabinet A, Slide 6477, Plat Records, Tarrant County, Texas. (Affects Parcel 36)
31. Easement granted by Harlan Ray and Winston Castleberry to Texas Electric Service Company, dated 03/03/1960, filed 03/08/1960, recorded in Volume 3421, Page 369, Real Property Records, Tarrant County, Texas. (Affects Parcel 36)
  32. Easement granted by Centreport Joint Venture, and the City of Fort Worth, to Texas Electric Service Company, dated 09/18/1985, filed 10/24/1985, recorded in Volume 8351, Page 248, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  33. Easement granted by Centreport Joint Venture, and the City of Fort Worth, to Texas Electric Service Company, dated 09/19/1985, filed 10/24/1985, recorded in Volume 8351, Page 253, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  34. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to TU Electric, dated 09/18/1990, filed 10/05/1990, recorded in Volume 10063, Page 2181, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  35. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to TU Electric, dated 09/18/1990, filed 10/05/1990, recorded in Volume 10063, Page 2186, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  36. Public open space easement and 10' electric easement, as shown on plat recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, as shown on Surveys for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  37. Easement granted by Centreport Venture, Inc., to TXU Electric Delivery Company, dated 06/01/2005, filed 07/19/2005, recorded in cc# D205207711, Real Property Records, Tarrant County, Texas, as shown on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc. (Affects Parcel 36)
  38. Rights of the public and rights of public utilities in and to the portions of dedicated roadways contained within the field note descriptions of subject properties, as shown on Surveys for Parcel 4C, dated 08/13/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc., and Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc., to wit:  
  
F.A.A. Blvd., and Diplomacy Rd., as to Parcel 36.

39. Consequences if any, of the following matters as disclosure on Survey for Parcel 36, dated 08/05/2014, prepared by Michael L. Peterson, Texas Registration No. 5999, of Graham Associates, Inc.: (Affects Parcel 36)
- (a) Possible gas line as disclosed by gas sign and test.
  - (b) Rights of third parties, if any, to use and access the SBC sign.

**AVIGATION EASEMENT AND RELEASE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

WHEREAS, \_\_\_\_\_ (hereinafter called "***Owner***", whether one or more), is the owner of that certain parcel of land situated in the City of Fort Worth, Tarrant County, Texas, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (hereinafter called the "***Property***").

NOW, THEREFORE, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Owner does hereby grant, sell and convey unto the Cities of Dallas, Texas, and Fort Worth, Texas, and the Dallas-Fort Worth Regional Airport Board, their successors and assigns (hereinafter called "***Cities***"), for the use and benefit of the public and its agencies, an Avigation Easement for free and unobstructed passage of aircraft ("***aircraft***" being defined as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) through the airspace above said Property at heights above the imaginary surfaces of established by and shown on "The Hazard Zoning Maps of the Joint Airport Zoning Board for the Dallas-Fort Worth Regional Airport" identified and incorporated in the Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, Zoning Ordinance No. 71-100, to which reference is hereby made for all purposes and which maps are incorporated herein by reference.

TO HAVE AND TO HOLD such Avigation Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, and Owner does hereby bind itself, its successors, heirs, executors and assigns, to forever warrant and defend all and singular the said rights granted herein unto the Cities, their successors and assigns, against every person whomsoever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to this grant, Owner does hereby waive, release, remise, quitclaim and forever hold harmless the said Cities, their successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of the passage of any and all aircraft ("***aircraft***" being defined as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air), by whomsoever owned or operated, in the airspace over Owner's Property, at heights above the imaginary surfaces as established by and shown on "The Hazard Zoning Maps of the Joint Airport Zoning Board for the Dallas-Fort Worth Regional Airport" identified and incorporated in the Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, Zoning Ordinance No. 71-100, to which reference is hereby made for all purposes and which maps are incorporated herein by reference, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's described Property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation at or on the Dallas-Fort Worth Regional Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon Owner, its successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land, same to be recorded in the Deed Records of Tarrant County, Texas.

EXECUTED this \_\_\_\_\_ day of January, 2015.

**OWNER:**

\_\_\_\_\_,  
a \_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS                    §  
   §  
COUNTY OF DALLAS            §

THIS INSTRUMENT was acknowledged before me on this \_\_\_\_\_ day of January, 2015, by \_\_\_\_\_, an Authorized Person for \_\_\_\_\_, a \_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

Record and Return to:

Lorri Henson  
Senior Vice President  
REPUBLIC TITLE OF TEXAS, INC.  
2626 Howell Street, 10th Floor  
Dallas, TX 75204  
Bus. Phone: (214) 855-8891

**EXHIBIT "A"**

**PROPERTY**

**Lot 2 (previously known as Parcel 3A):**

WHEREAS, The City of Fort Worth is the owner of a 24.967 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas as recorded in Volume 2008, Page 243 and Volume 2037, Page 567 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the west line of said City of Fort Worth tract of land and being the northwest corner of a called 5.01 acre tract of land described as Drill Site A2 in a deed recorded in County Clerk's Instrument No. D207309359 of the County Clerk's Records of Tarrant County, Texas (CCRTCT), said ½ inch iron rod being in the east right-of-way line of Centreport Drive (variable width right-of-way) and being in a non-tangent curve to the left having a radius of 1281.00 feet, a central angle of 06 degrees 22 minutes 01 seconds, a chord bearing of North 14 degrees 29 minutes 06 seconds West and a chord length of 142.28 feet;

THENCE with the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive the following:

With said non-tangent curve to the left for an arc length of 142.35 feet to the beginning of a reverse curve to the right having a radius of 991.50 feet, a central angle of 03 degrees 50 minutes 06 seconds, a chord bearing of North 15 degrees 45 minutes 03 seconds West and a chord bearing of 66.35 feet;

With said reverse curve to the right for an arc length of 66.37 feet to the beginning of a reverse curve to the left having a radius of 608.50 feet, a central angle of 12 degrees 49 minutes 47 seconds, a chord bearing of North 20 degrees 14 minutes 53 seconds West and a chord length of 135.97 feet;

With said reverse curve to the left for an arc length of 136.25 feet to the beginning of a compound curve to the left having a radius of 1293.00 feet, a central angle of 05 degrees 46 minutes 54 seconds, a chord bearing of North 29 degrees 33 minutes 13 seconds West and a chord length of 130.42 feet;

With said compound curve to the left for an arc length of 130.47 feet;

North 32 degrees 26 minutes 40 seconds West, a distance of 20.39 feet to the beginning of a tangent curve to the right having a radius of 90.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord bearing of North 12 degrees 33 minutes 20 seconds West and a chord length of 127.28 feet;

With said tangent curve to the right for an arc length of 141.37 feet to the north line of said City of Fort Worth tract of land and the south right-of-way line of F.A.A. Boulevard (110.00' right-of-way);

THENCE with the north line of said City of Fort Worth tract of land and the south line of said F.A.A. Boulevard the following:

North 57 degrees 33 minutes 20 seconds East, a distance of 22.40 feet to the beginning of a tangent curve to the right having a radius of 1395.00 feet, a central angle of 31 degrees 39 minutes 13 seconds, a chord bearing of North 73 degrees 22 minutes 56 seconds East and a chord length of 760.92 feet;

With said tangent curve to the right for an arc length of 770.68 feet;

North 89 degrees 12 minutes 33 seconds East, a distance of 740.68 feet to the northwest corner of Lot 1, Block 112 of Centreport, an addition to the City of Fort Worth, Texas as recorded in Inst. No. D211218692 (CCRTCT);

THENCE South 00 degrees 47 minutes 27 seconds East, departing the north line of said City of Fort Worth tract of land and with the west line of said Lot 1, passing at 718.58 feet the southwest corner of said Lot 1, in all a distance of 762.35 feet;

THENCE South 89 degrees 18 minutes 15 seconds West, a distance of 712.28 feet;

THENCE South 00 degrees 41 minutes 45 seconds East, a distance of 47.02 feet to a ½ inch iron rod with cap stamped "PATE" found for the northeast corner of said Drill Site A2;

THENCE South 89 degrees 18 minutes 15 seconds West, with the north line of said Drill Site A2, a distance of 639.29 feet to the POINT OF BEGINNING, containing 24.967 acres or 1,087,546 square feet of land, more or less.

**Lot 3 (a portion of previously known Parcel 3B):**

WHEREAS, The City of Fort Worth is the owner of a 9.133 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas as recorded in Volume 2008, Page 243 and Volume 2037, Page 567 of the Deed Records of Tarrant County, Texas (DRTCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the west line of said City of Fort Worth tract of land and being the southwest corner of a called 5.01 acre tract of land described as Drill Site A2 in a deed recorded in County Clerk's Instrument No. D207309359 of the County Clerk's Records of Tarrant County, Texas (CCRTCT), said ½ inch iron rod being in the east right-of-way line of Centreport Drive (variable width right-of-way);

THENCE North 89 degrees 18 minutes 15 seconds East, departing the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive, passing at 622.51 feet, the southeast corner of said Drill Site A2, in all a distance of 667.89 feet;

THENCE South 00 degrees 33 minutes 09 seconds East, a distance of 412.46 feet;

THENCE South 44 degrees 26 minutes 51 seconds West, a distance of 50.73 feet;

THENCE South 00 degrees 33 minutes 09 seconds East, a distance of 133.94 feet to the south line of said City of Fort Worth tract of land and the north right-of-way line of Sovereign Road (variable width right-of-way);

THENCE with the south line of said City of Fort Worth tract of land and the north right-of-way line of Sovereign Road the following:

South 89 degrees 25 minutes 59 seconds West, a distance of 177.83 feet to the beginning of a tangent curve to the right having a radius of 983.50 feet, a central angle of 05 degrees 08 minutes 41 seconds, a chord bearing of North 87 degrees 59 minutes 40 seconds West and a chord length of 88.28 feet;

With said curve to the right for an arc length of 88.31 feet to the beginning of a reverse curve to the left having a radius of 616.50 feet, a central angle of 11 degrees 02 minutes 21 seconds, a chord bearing of South 89 degrees 03 minutes 30 seconds West and a chord length of 118.60 feet;

With said reverse curve to the left for an arc length of 118.78 feet to the beginning of a compound curve to the left having a radius of 1667.00 feet, a central angle of 05 degrees 28 minutes 12 seconds, a chord bearing of South 80 degrees 48 minutes 13 seconds West and a chord length of 159.08 feet;

With said compound curve to the left for an arc length of 159.14 feet to the beginning of a reverse curve to the right having a radius of 90.00 feet, a central angle of 89 degrees 51 minutes 53 seconds, a chord bearing of North 56 degrees 59 minutes 56 seconds West and a chord length of 127.13 feet;

With said reverse curve to the right for an arc length of 141.16 feet to the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive and being the beginning of a compound curve to the right having a radius of 1025.00 feet, a central angle of 22 degrees 27 minutes 11 seconds, a chord bearing of North 00 degrees 50 minutes 24 seconds West and a chord length of 399.11 feet;

THENCE with the west line of said City of Fort Worth tract of land and the east right-of-way line of said Centreport Drive the following:

With said compound curve to the right for an arc length of 401.68 feet to the beginning of a reverse curve to the left having a radius of 1281.00 feet, a central angle of 05 degrees 57 minutes 58 seconds, a chord bearing of North 07 degrees 24 minutes 12 seconds East and a chord length of 133.33 feet;

With said reverse curve to the left for an arc length of 66.76 feet to the POINT OF BEGINNING, containing 9.133 acres or 397,823 square feet of land, more or less.

**Parcel 36:**

Being a 4.232 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and also being a portion of Lot 2, Block 314A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly lot corner of said Lot 2, Block 314A, Area 3, Section 4, Centreport, and being in the northerly right-of-way line of FAA Boulevard (having a 92' R.O.W.);

THENCE North 49°17'14" East, leaving said northerly right-of-way line and following along the west line of said Lot 2, Block 314A, a distance of 323.39 feet to a point for corner;

THENCE South 00°09'50" West, leaving said west line, a distance of 143.23 feet to a point for corner;

THENCE North 89°44'07" East, a distance of 544.77 feet to a point for corner, said point being in the existing west right-of-way line of Diplomacy Road (having a 60' R.O.W.);

THENCE South 49°15'48" West, along said existing west right-of-way line, a distance of 624.21 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'57" and a long chord which bears North 85°43'15" West, 28.29 feet;

THENCE leaving said existing west right-of-way line, along said tangent curve to the right an arc distance of 31.42 feet to a point for corner, said point being in the existing north right-of-way line of said FAA Boulevard;

THENCE North 40°42'47" West, along said existing north right-of-way line, a distance of 441.98 feet to the POINT OF BEGINNING and CONTAINING 184,372 square feet, 4.232 acres of land, more or less.

DRILL SITE A1  
EASEMENT  
INST. NO. D207309359  
C.C.R.T.C.T.

25' PROPOSED WATER  
EASEMENT  
11' X 17' TELE. MH ESMT  
VOL. 10053, PG. 2881  
P.R.T.C.T. SLIDE 12480

20' TEXAS MIDSTREAM GAS ESMT  
DOC. NO. 0208143246  
C.C.R.T.C.T.

LOT 2B-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

LOT 1B-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

A= 31'39".02"  
R=1450.00'  
T=411.00'  
L=800.99'  
Cb=N73°23'.02"E  
LC=790.84'

N57°33'.31"E  
146.50'

N82°26'.40"W  
165.39'

A= 21'08'.34"  
R=1259.00'  
T=284.96'  
L=464.59'  
Cb=N21°52'.23"W  
LC=461.99'

LOT 1A,  
BLOCK 111  
RECORDING  
PENDING

LOT 1B,  
BLOCK 111  
RECORDING  
PENDING

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.M.)

FUTURE FA BOULEVARD  
(VARIABLE WIDTH R.O.M.)

20' TEXAS MIDSTREAM GAS ESMT  
DOC. NO. D09840353  
P.R.T.C.T.  
C.C.R.T.C.T.

27.508 ACRES  
CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681

POINT OF  
BEGINNING  
END 5/8" I.R.  
W/KHA CAP

LOT 2B-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

LOT 1B-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

500'47'.27"E 762.35'

LOT 1, BLOCK 112  
CENTREPORT  
INST. NO. D211218692  
C.C.R.T.C.T.

500'41'.45"E 47.02'  
BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983  
(NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL

578'41'.54"W 22.00'  
DRILL SITE A2  
5.01 ACRES  
INST. NO. D207309359  
C.C.R.T.C.T.

589'18'.15"W 639.29'  
589'26'.51"W 712.28'

EXHIBIT A

27.508 ACRES  
SITUATED IN THE  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 78011 (817) 640-8535  
TELE FIRM: F-1181/78PLS FIRM: 101538-00



JANUARY 2015

METES AND BOUNDS DESCRIPTION  
27.508 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 27.508 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No.681, Tarrant County, Texas and being a portion of a tract of land conveyed to the City of Fort Worth, as recorded in Volume 2008, Page 243 and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being a portion for existing FAA Boulevard (having a variable width R.O.W.), as recorded in Cabinet A, Slide 12480, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with KHA cap for corner, being the northwest corner of Lot 1, Block 112, an addition to the City of Fort Worth, as recorded in Instrument No. D211218692, County Clerk Records, Tarrant County, Texas, and being in the existing south right-of-way line of F.A.A. Boulevard (having a variable width R.O.W.);

THENCE South 00°47'27" East, leaving said existing south right-of-way line, at a distance of 718.58 passing a found 5/8 inch iron rod with KHA cap for the southwest corner of said Lot 1, Block 112, and continuing for a total distance 762.35 feet to a point for corner;

THENCE South 89°26'51" West, a distance of 712.28 feet to a point for corner;

THENCE South 00°41'45" East, a distance of 47.02 feet to a found 5/8 inch iron rod with Pate cap for corner, said point being the northeast corner of Drill Site A2, as recorded in Instrument No. D207309359, Deed, Records, Tarrant County, Texas;

THENCE South 89°18'15" West, along the north line of said Drill Site A2, for a distance of 639.29 feet to a point for corner, being in the east right-of-way line of future Centreport Drive (a variable width R.O.W.);

THENCE South 78°41'54" West, leaving said future east right-of-way line, a distance of 22.00 feet to a point for corner, said point being in the future centerline of said Centreport Drive, (northbound lane), for the beginning of a non-tangent curve to the left having a radius of 1259.00 feet and a central angle of 21°08'34" and a long chord which bears North 21°52'23" West, 461.95 feet;

THENCE along said northbound centerline, and along said non-tangent curve to the left an arc distance of 464.59 feet to a point for corner;

THENCE North 32°26'40" West, continuing along said northbound centerline, a distance of 165.39 feet to a point for corner, said point being in the centerline of future FAA Boulevard (having a variable width R.O.W.);

THENCE North 57°33'31" East, leaving said northbound centerline and along the centerline of said future FAA Boulevard, a distance of 146.50 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1450.00 feet, a central angle of 31°39'02", and a long chord which bears North 73°23'02" East, 790.84 feet;

THENCE continuing along said centerline, and along said tangent curve to the right, an arc distance of 800.99 feet to a point for corner;

THENCE North 89°12'33" East, continuing along said centerline, a distance of 740.66 feet to a point for corner;

THENCE South 00°47'27" East, leaving said centerline, a distance of 55.00 feet to the POINT OF BEGINNING and CONTAINING 1,198,264 square feet, 27.508 acres of land, more or less.



01-06-2015

DRILL SITE A1  
EASEMENT  
INST. NO. D207309359  
C.C.R.T.C.T.

A= 31.39'.13"  
R=1395.00'  
T=395.45'  
L=770.68'  
Cb=N73.22'.56"E  
LC=760.92'

20' TELE. ESHMT  
CABINET A, SLIDE 12480  
P.R.T.C.T.

20' TEXAS MIDSTREAM GAS ESHMT  
DOC. NO. 0208143246  
C.C.R.T.C.T.

LOT 2R-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

LOT 1R-1, BLOCK 113  
CENTREPORT  
INST. NO. D214132074  
C.C.R.T.C.T.

11' X 17' TELE. MH ESHMT  
VOL. 10053, PG. 2281

11' X 17' TELE. MH ESHMT  
VOL. 10045, PG. 0772

10' TELE. ESHMT  
VOL. 10052, PG. 0464

11' X 17' TELE. MH ESHMT  
VOL. 10045, PG. 0772

N57.33'.20"E  
22.40'

FUTURE FAA BOULEVARD  
(VARIABLE WIDTH R.O.M.)

A= 90.00'.00"  
R=90.00'  
T=90.00'  
L=141.37'  
Cb=N12.33'.20"E  
LC=127.28'

24.967 ACRES  
CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

20' TEXAS MIDSTREAM GAS ESHMT  
DOC. NO. D208405503  
ABSTRACT DOC. NO.  
C.C.R.T.C.T.

A= 5.46'.54"  
R=1293.00'  
L=65'.29'  
L=130.47'  
Cb=N29.33'.13"W  
LC=130.42'

A= 12.49'.47"  
R=608.50'  
T=68.41'  
L=136.28'  
Cb=N20.14'.53"W  
LC=135.97'

LOT 1A,  
BLOCK 111  
PENDING

LOT 1B,  
BLOCK 111  
PENDING

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.M.)

A= 6.22'.01"  
R=1281.00'  
T=71.25'  
L=142.35'  
Cb=N14.29'.05"W  
LC=142.28'

DRILL SITE A2  
5.01 ACRES  
INST. NO. D207309359  
C.C.R.T.C.T.

S89.18'.15"W 639.29'

S00.41'.45"E  
47.02'

S89.26'.51"W 712.28'

S00.47'.27"E 762.35'

POINT OF BEGINNING  
END 5/8" I.R.  
W/KHA CAP

FAA BOULEVARD  
CABINET A, SLIDE 12480  
P.R.T.C.T.  
(VARIABLE WIDTH R.O.M.)

LOT 1, BLOCK 112  
CENTREPORT  
INST. NO. D211218692  
C.C.R.T.C.T.

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681

EXHIBIT A

24.967 ACRES

SITUATED IN THE  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



Graham Associates, Inc.  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 644-8535  
TELE FIRM: F-1191/TBPLS FIRM: 101539-00

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983  
(NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL



JANUARY 2015

METES AND BOUNDS DESCRIPTION  
24.967 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 24.967 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No.681, Tarrant County, Texas and being a portion of a tract of land conveyed to the City of Fort Worth, as recorded in Volume 2008, Page 243 and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with KHA cap for corner, being the northwest corner of Lot 1, Block 112, an addition to the City of Fort Worth, as recorded in Instrument No. D211218692, County Clerk Records, Tarrant County, Texas, and being in the existing south right-of-way line of F.A.A. Boulevard (a 110 foot R.O.W.);

THENCE South 00°47'27" East, leaving said existing south right-of-way line, at a distance of 718.58 passing a found 5/8 inch iron rod with KHA cap for the southwest corner of said Lot 1, Block 112, and continuing for a total distance 762.35 feet to a point for corner;

THENCE South 89°26'51" West, a distance of 712.28 feet to a point for corner;

THENCE South 00°41'45" East, a distance of 47.02 feet to a found 5/8 inch iron rod with Pate cap for corner, said point being the northeast corner of Drill Site A2, as recorded in Instrument No. D207309359, Deed, Records, Tarrant County, Texas;

THENCE South 89°18'15" West, along the north line of said Drill Site A2, for a distance of 639.29 feet to a point for corner, being in the east right-of-way line of future Centreport Drive (a variable width R.O.W.), and being the beginning of a non-tangent curve to the left having a radius of 1281.00 feet, a central angle of 6°22'01" and a long chord which bears North 14°29'06" West, 142.28 feet;

THENCE leaving said north line, along the future east right-of-way line, and along said non-tangent curve to the left an arc distance of 142.35 feet to a point for corner, for the beginning of a reverse curve to the right having a radius of 991.50 feet and a central angle of 3°50'06" and a long chord which bears North 15°45'03" West, 66.35 feet;

THENCE continuing along said future east right-of-way line, and along said reverse curve to the right an arc distance of 66.37 feet to a point for corner, for the beginning of a reverse curve to the left having a radius of 608.50 feet and a central angle of 12°49'47" and a long chord which bears North 20°14'53" West, 135.97 feet;

THENCE continuing along said future east right-of-way line, and along said reverse curve to the left an arc distance of 136.25 feet to a point for corner, for the beginning of a compound curve to the left having a radius of 1293.00 feet and a central angle of  $5^{\circ}46'54''$  and a long chord which bears North  $29^{\circ}33'13''$  West, 130.42 feet;

THENCE continuing along said future east right-of-way line, and along said compound curve to the left an arc distance of 130.47 feet to a point for corner;

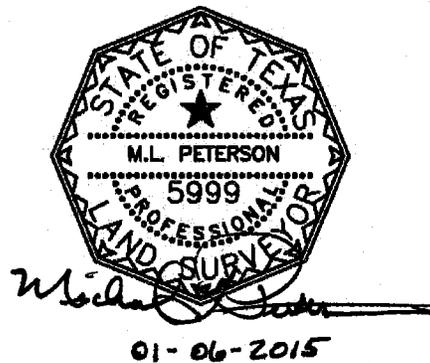
THENCE North  $32^{\circ}26'40''$  West, continuing along said future east right-of-way line, a distance of 20.39 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 90.00 feet and a central angle of  $90^{\circ}00'00''$  and a long chord which bears North  $12^{\circ}33'20''$  East, 127.28 feet;

THENCE leaving said future east right-of-way line, and along said tangent curve to the right an arc distance of 141.37 feet to a point for corner, said point being in the future south right-of-way line of said F.A.A. Boulevard (a 110 foot R.O.W.);

THENCE North  $57^{\circ}33'20''$  East, along said future south right-of-way line, a distance of 22.40 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1395.00 feet and a central angle of  $31^{\circ}39'13''$  and a long chord which bears North  $73^{\circ}22'56''$  East, 760.92 feet;

THENCE continuing along said future south right-of-way line, and along said tangent curve to the right an arc distance of 770.68 feet to a point for corner;

THENCE North  $89^{\circ}12'33''$  East, continuing along said future south right-of-way line, a distance of 740.68 feet to the POINT OF BEGINNING and CONTAINING 1,087,546 square feet, 24.967 acres of land, more or less.



CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

A= 5'57.58"  
R=1259.00'  
T=65.61'  
L=131.10'  
Cb=NO7'24.12"E  
Lc=131.04'

A= 26'46.30"  
R=1047.00'  
T=249.19'  
L=489.28'  
Cb=NO3'00.04"W  
Lc=484.84'

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.W.)

LOT 1B,  
BLOCK 111  
RECORDING  
PENDING

LOT 1C,  
BLOCK 111  
RECORDING  
PENDING

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.W.)

S85°34'48"E  
22.00'

POINT OF  
BEGINNING  
FND 1/2" I.R.  
W/PAVE CAP

DRILL SITE A2  
5.01 ACRES  
INST. NO.1 D207309359  
C.C.R.T.C.T.

10.401 ACRES  
CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

N89°18'15"E 667.26'

500°33'09"E 412.46'

CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681

A= 15'02.16"  
R=1600.00'  
T=211.18'  
L=419.93'  
Cb=S81°54'51"W  
Lc=418.73'

LOT 1,  
BLOCK 104  
CENTREPORT  
INST. NO. D211144558  
C.C.R.T.C.T.

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983  
(NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL

SOVEREIGN ROAD  
CABINET A, SLIDE 12260  
P.R.T.C.T. (R.O.W.)  
(VARIABLE WIDTH R.O.W.)

N16°23'19"W  
81.37'

S89°25'59"W  
213.41'

500°33'09"E  
55.00'

500°33'09"E  
133.94'

S44°26'54"W  
50.73'

**EXHIBIT A**

**10.401 ACRES**

SITUATED IN THE  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPE FIRM: F-1191/TBPLS FIRM: 101538-00



JANUARY 2015

METES AND BOUNDS DESCRIPTION  
10.401 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 10.401 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No.681, Tarrant County, Texas and being a portion of a tract of land conveyed to the City of Fort Worth, as recorded in Volume 2008, Page 243 and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and a portion of Sovereign Road, as recorded in Cabinet A, Slide 12290, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Pate cap, said point being the southwest corner of Drill Site A2, as recorded in Instrument No.D207309359, County Clerk Records, Tarrant County, Texas, and being in the future east right-of-way line of the northbound lane of Centreport Drive (having a 50' R.O.W.);

THENCE North 89°18'15" East, leaving said future right-of-way line, and along the south line of said Drill Site A2, a distance of 667.26 feet to a point for corner;

THENCE South 00°33'09" East, leaving said south line, a distance of 412.46 feet to a point for corner;

THENCE South 44°26'51" West, a distance of 50.73 feet to a point for corner;

THENCE South 00°33'09" East, a distance of 133.94 feet to a point for corner, said point being in the existing north right-of-way line of said Sovereign Road;

THENCE South 00°33'09" East, leaving said existing north right-of-way line, a distance of 55.00 feet to a point for corner, said point being in the existing centerline of said Sovereign Road;

THENCE South 89°25'59" West, along said existing centerline, a distance of 213.41 feet to a point for corner, for the beginning of a tangent curve to the left having a radius of 1600.00 feet, a central angle of 15°02'16", and a long chord which bears South 81°54'51" West, 418.73 feet;

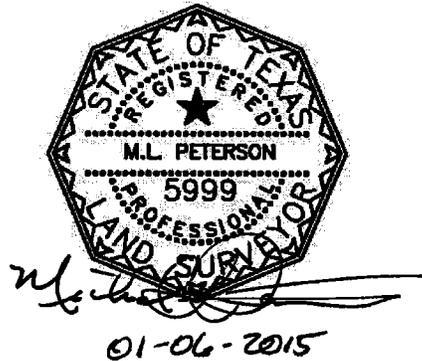
THENCE continuing along said existing centerline, and along said tangent curve to the left, an arc distance of 419.93 feet to a point for corner, said point being the intersection of existing Sovereign Road and the northbound lane of future Centreport Drive (having a 50' R.O.W.);

THENCE North  $16^{\circ}23'19''$  West, leaving said existing centerline, and along the future centerline, a distance of 81.37 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1047.00 feet, a central angle of  $26^{\circ}46'30''$ , and a long chord which bears North  $03^{\circ}00'04''$  West, 484.84 feet;

THENCE continuing along said future centerline, and along said tangent curve to the right, an arc distance of 489.28 feet to a point for corner, for the beginning of a reverse curve to the left having a radius of 1259.00 feet, a central angle of  $5^{\circ}57'58''$ , and a long chord which bears North  $07^{\circ}24'12''$  East, 131.04 feet;

THENCE continuing along said future centerline, and along said reverse curve to the left an arc distance of 131.10 feet to a point for corner;

THENCE South  $85^{\circ}34'48''$  East, leaving said future centerline, a distance of 22.00 feet to the POINT OF BEGINNING and CONTAINING 453,087 square feet, 10.401 acres of land, more or less.



CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.M.)

LOT 1B,  
BLOCK 111  
RECORDING  
PENDING

FUTURE CENTREPORT DRIVE  
(VARIABLE WIDTH R.O.M.)

DRILL SITE A2  
5.01 ACRES  
INST. NO. D207309359  
C.C.R.T.C.T.

POINT OF  
BEGINNING  
FND 1/2" I.R.  
W/PATE CAP

N89°18'15"E 667.26'

CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

9.133 ACRES  
CITY OF FORT WORTH  
VOL. 2008, PG. 243 &  
VOL. 2037, PG. 567  
D.R.T.C.T.

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681

A= 22°27'11"  
R=1025.00'  
T=203.45'  
L=401.68'  
Cb=N00°50'24"W  
LC=399.11'

A= 89°51'53"  
R=90.00'  
T=89.79'  
L=141.16'  
Cb=N56°59'56"W  
LC=127.13'

A= 11°02'21"  
R=616.50'  
T=59.57'  
L=118.78'  
Cb=S89°03'30"W  
LC=118.60'

A= 5°28'12"  
R=1667.00'  
T=79.63'  
L=159.14'  
Cb=S80°48'13"W  
LC=159.08'

A= 5°08'41"  
R=983.50'  
T=44.19'  
L=88.31'  
Cb=N87°59'40"W  
LC=88.28'

LOT 1, BLOCK 104  
CENTREPORT  
INST. NO. D21144558  
C.C.R.T.C.T.

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983  
(NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL

500°33'09"E 412.46'

S44°26'51"W  
50.73'

500°33'09"E  
133.94'

S89°25'59"W  
177.83'

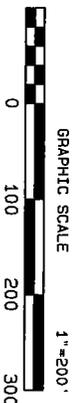
SOVEREIGN ROAD  
CABINET A, SLIDE 12290  
(VARIABLE WIDTH R.O.M.)

LOT 1C,  
BLOCK 111  
RECORDING  
PENDING

**EXHIBIT A**

**9.133 ACRES**

SITUATED IN THE  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS



JANUARY 2015



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
800 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 940-8535  
TYPE FIRM: F-1191/TBPLS FIRM: 101538-00

METES AND BOUNDS DESCRIPTION  
9.133 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 9.133 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No.681, Tarrant County, Texas and being a portion of a tract of land conveyed to the City of Fort Worth, as recorded in Volume 2008, Page 243 and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Pate cap, said point being the southwest corner of Drill Site A2, as recorded in Instrument No.D207309359, County Clerk Records, Tarrant County, Texas, and being in the future east right-of-way line of the northbound lane of Centreport Drive (having a 50' R.O.W.);

THENCE North 89°18'15" East, leaving said future right-of-way line, and along the south line of said Drill Site A2, a distance of 667.26 feet to a point for corner;

THENCE South 00°33'09" East, leaving said south line, a distance of 412.46 feet to a point for corner;

THENCE South 44°26'51" West, a distance of 50.73 feet to a point for corner;

THENCE South 00°33'09" East, a distance of 133.94 feet to a point for corner, said point being in the existing north right-of-way line of Sovereign Road (having a 110' R.O.W.);

THENCE South 89°25'59" West, along said existing north right-of-way line, a distance of 177.83 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 983.50 feet, a central angle of 5°08'41", and a long chord which bears North 87°59'40" West, 88.28 feet;

THENCE continuing along said existing north right-of-way line, and along said tangent curve to the right, an arc distance of 88.31 feet to a point for corner, for the beginning of a reverse curve to the left having a radius of 616.50 feet, a central angle of 11°02'21", and a long chord which bears South 89°03'30" West, 118.60 feet;

THENCE continuing along said existing north right-of-way line, and along said reverse curve to the left an arc distance of 118.78 feet to a point for corner, for the beginning compound curve to the left having a radius of 1667.00 feet and a central angle of 5°28'12" and a long chord which bears South 80°48'13" West, 159.08 feet;

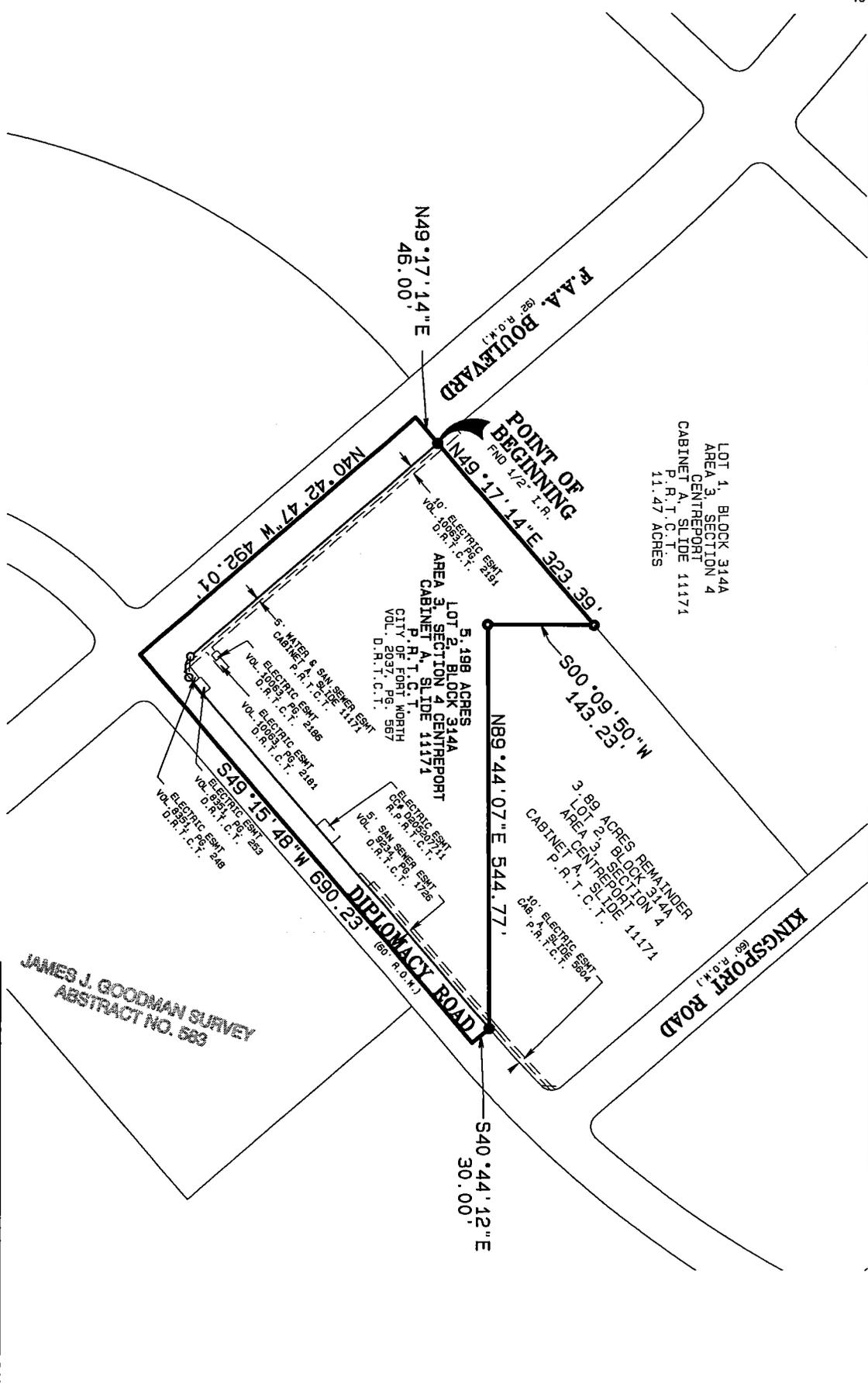
THENCE continuing along said existing north right-of-way line, and along said compound curve to the left an arc distance of 159.14 feet to a point for corner, for the beginning reverse curve to the right having a radius of 90.00 feet, a central angle of 89°51'53", and a long chord which bears North 56°59'56" West, 127.13 feet;

THENCE leaving said existing north right-of-way line, along said reverse curve to the right an arc distance of 141.16 feet to a point for corner, for the beginning of a compound curve to the right having a radius of 1025.00 feet and a central angle of  $22^{\circ}27'11''$ , and a long chord which bears North  $00^{\circ}50'24''$  West, 399.11 feet, said point being in the future east right-of-way line of said Centreport Drive;

THENCE along said future east right-of-way line, and along said compound curve to the right an arc distance of 401.68 feet to a point for corner, for the beginning of a reverse curve to the left having a radius of 1281.00 feet, a central angle of  $5^{\circ}57'58''$ , and a long chord which bears North  $07^{\circ}24'12''$  East, 133.33 feet;

THENCE continuing along said future east right-of-way line, and along said reverse curve to the left an arc distance of 133.39 feet to the POINT OF BEGINNING and CONTAINING 397,823 square feet, 9.133 acres of land, more or less.





**EXHIBIT A**

**5.198 ACRES**

**SITUATED IN THE  
JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TELE FIRM: F-1191/TELE FIRM: 101538-00

JANUARY 2015

METES AND BOUNDS DESCRIPTION  
5.198 ACRES  
JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 5.198 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and also being a portion of Lot 2, Block 314A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, and being portions of Diplomacy Road (60 foot R.O.W.) and of FAA Boulevard (a 92 foot R.O.W.) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly lot corner of said Lot 2, Block 314A, Area 3, Section 4, Centreport, and being in the northerly right-of-way line of said FAA Boulevard;

THENCE North 49°17'14" East, leaving said northerly right-of-way line and following along the west line of said Lot 2, Block 314A, a distance of 323.39 feet to a point for corner;

THENCE South 00°09'50" West, leaving said west line, a distance of 143.23 feet to a point for corner;

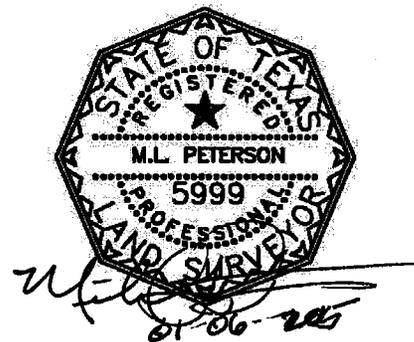
THENCE North 89°44'07" East, a distance of 544.77 feet to a point for corner, said point being in the existing west right-of-way line of said Diplomacy Road;

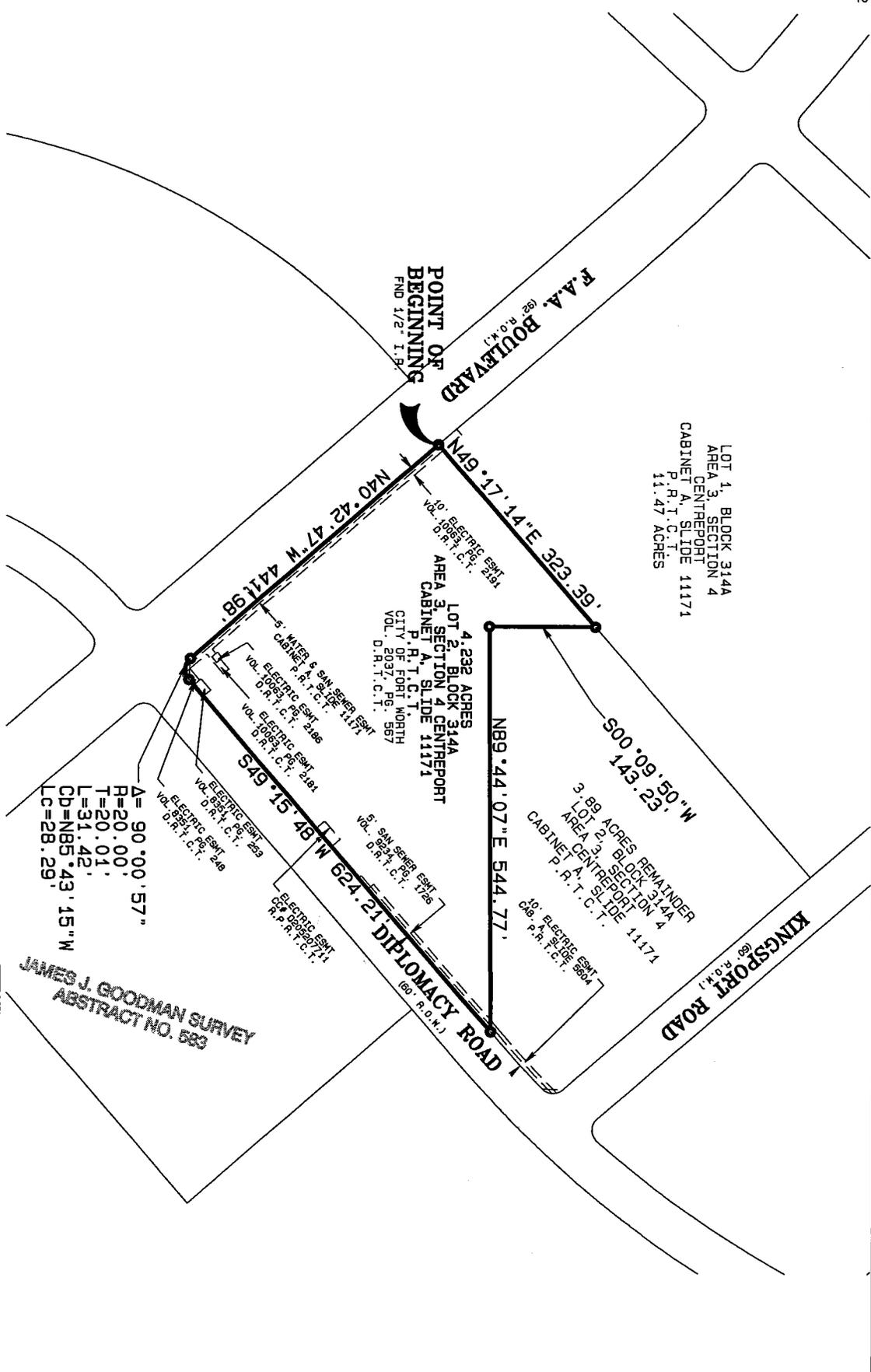
THENCE South 40°44'12" East, leaving said existing west right-of-way line, a distance of 30.00 feet to a point for corner, said point being in the centerline of said Diplomacy Road;

THENCE South 49°15'48" West, along the centerline of said Diplomacy Road, a distance of 690.23 feet to a point for corner, said point being the centerline intersection of said Diplomacy Road and said FAA Boulevard;

THENCE North 40°42'47" West, leaving said Diplomacy Road centerline, and along said FAA Boulevard centerline, a distance of 492.01 feet to a point for corner;

THENCE North 49°17'14" East, continuing along said FAA Centerline, a distance of 46.00 feet to the POINT OF BEGINNING and CONTAINING 226,416 square feet, 5.198 acres of land, more or less.



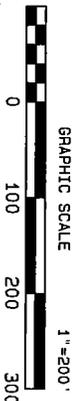


**EXHIBIT A**

**4.232 ACRES**

**SITUATED IN THE  
JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83), STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL



JANUARY 2015



**Graham Associates, Inc.**  
CONSULTING ENGINEERS & PLANNERS  
600 SIX FLAGS DRIVE, SUITE 500  
ARLINGTON, TEXAS 76011 (817) 640-8535  
TYPE FIRM: F-1191/TBPLS FIRM: 101538-00

METES AND BOUNDS DESCRIPTION  
4.232 ACRES  
JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 4.232 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and also being a portion of Lot 2, Block 314A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11171, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the most westerly lot corner of said Lot 2, Block 314A, Area 3, Section 4, Centreport, and being in the northerly right-of-way line of FAA Boulevard (having a 92' R.O.W.);

THENCE North 49°17'14" East, leaving said northerly right-of-way line and following along the west line of said Lot 2, Block 314A, a distance of 323.39 feet to a point for corner;

THENCE South 00°09'50" West, leaving said west line, a distance of 143.23 feet to a point for corner;

THENCE North 89°44'07" East, a distance of 544.77 feet to a point for corner, said point being in the existing west right-of-way line of Diplomacy Road (having a 60' R.O.W.);

THENCE South 49°15'48" West, along said existing west right-of-way line, a distance of 624.21 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 20.00 feet and a central angle of 90°00'57" and a long chord which bears North 85°43'15" West, 28.29 feet;

THENCE leaving said existing west right-of-way line, along said tangent curve to the right an arc distance of 31.42 feet to a point for corner, said point being in the existing north right-of-way line of said FAA Boulevard;

THENCE North 40°42'47" West, along said existing north right-of-way line, a distance of 441.98 feet to the POINT OF BEGINNING and CONTAINING 184,372 square feet, 4.232 acres of land, more or less.

