

*EXHIBIT "A"*  
*A BOUNDARY SURVEY OF TRACTS 1 AND 2*  
*ROSS HEIGHTS ADDITION*

PROPERTY DESCRIPTION  
TRACT 2

BEING a tract of land situated in the Thomas White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas, being all of Lot 2, Block 18 Ross Heights, an addition to the City of Fort Worth, according to the plat recorded in Volume 310, Page 32, Plat Records, Tarrant County, Texas, that portion of Lot 1, Block 18 of said Ross Heights Addition, excluded from the right-of-way deed to the City of Fort Worth, recorded in Volume 3094, Page 97, Deed Records, Tarrant County, Texas, being that portion of half of a 15' Alley in Block 18 of said Ross Heights Addition, Vacated by City of Fort Worth Ordinance No. 3228, recorded in Volume 3228, Page 9, Deed Records, Tarrant County, Texas, being all of that certain tract land as described by deed to PW TWO, Inc., recorded in Volume 10458, Page 1507, Deed Records, Tarrant County, Texas and the name was amended with the Secretary of State for Texas, with an effective date of May 20, 1976 to Bodycote Thermal Processing, Inc., said tract of land being more particularly described by metes and bounds as follows:

Beginning at an 1" iron rod found in the east right-of-way line of Montgomery Street (a variable width right-of-way), the south right-of-way line of Bryce Avenue (a 50' width right-of-way), the new northwest corner of Lot 1, Block 18 of said Ross Heights Addition and the northeast corner of that certain tract of land as described by right-of-way deed to the City of Fort Worth, recorded in said Volume 3094, Page 97;

THENCE South 89°35'31" East, departing the east right-of-way line of said Montgomery Street and with the south right-of-way line of said Bryce Avenue, a distance of 90.00' to a 1/2" iron rod with yellow cap stamped "BRITAIN & CRAWFORD" found for the northeast corner of Lot 2, Block 18 of said Ross Heights Addition;

THENCE South 00°35'31" East, departing the south right-of-way line of said Bryce Avenue with the east line of said Lot 2, Block 18, Ross Heights Addition, a passing distance of 120.00 feet to the southeast corner of Lot 2, Block 18 of said Ross Heights Addition and continuing for a total distance 127.50 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set in the center of said 15' utility easement (Formerly center of 15' Alley);

THENCE North 89°35'31" West, with the center of said 15' utility easement, a distance of 90.00 feet to a point for the new southwest corner of Lot 1, Block 18 of said Ross Heights Addition, in the east right-of-way line of said Montgomery Street and from which a 1" iron rod found, bears South 67°07'08" West, a distance of 0.25 feet;

THENCE North 00°35'31" West, with the east right-of-way line of said Montgomery Street, a passing distance of 7.50' feet to the new southwest corner of Lot 1, Block 18 of said Ross Heights Addition, the southeast corner of that certain tract of land as described by right-of-way deed to the City of Fort Worth, recorded in said Volume 3094, Page 97 and continuing with the east right-of-way line of said Montgomery Street for a total distance of 127.50 feet to the POINT of BEGINNING containing a calculated area of 11,473 square feet or 0.263 acre of land.

NOTES: The basis of bearings for this Survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

The metes and bounds description contained herein was based from an actual Survey on the ground.

A drawing of even date accompanies this metes and bounds description.

DUNAWAY JOB NO. B0001706.002

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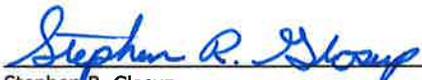
  
Stephen R. Glosup  
Registered Professional Land Surveyor  
Texas Registration No. 5570  
March 19, 2015

EXHIBIT "A"

A BOUNDARY SURVEY  
OF TRACT 2

A PART OF  
BLOCK 18, ROSS HEIGHTS ADDITION

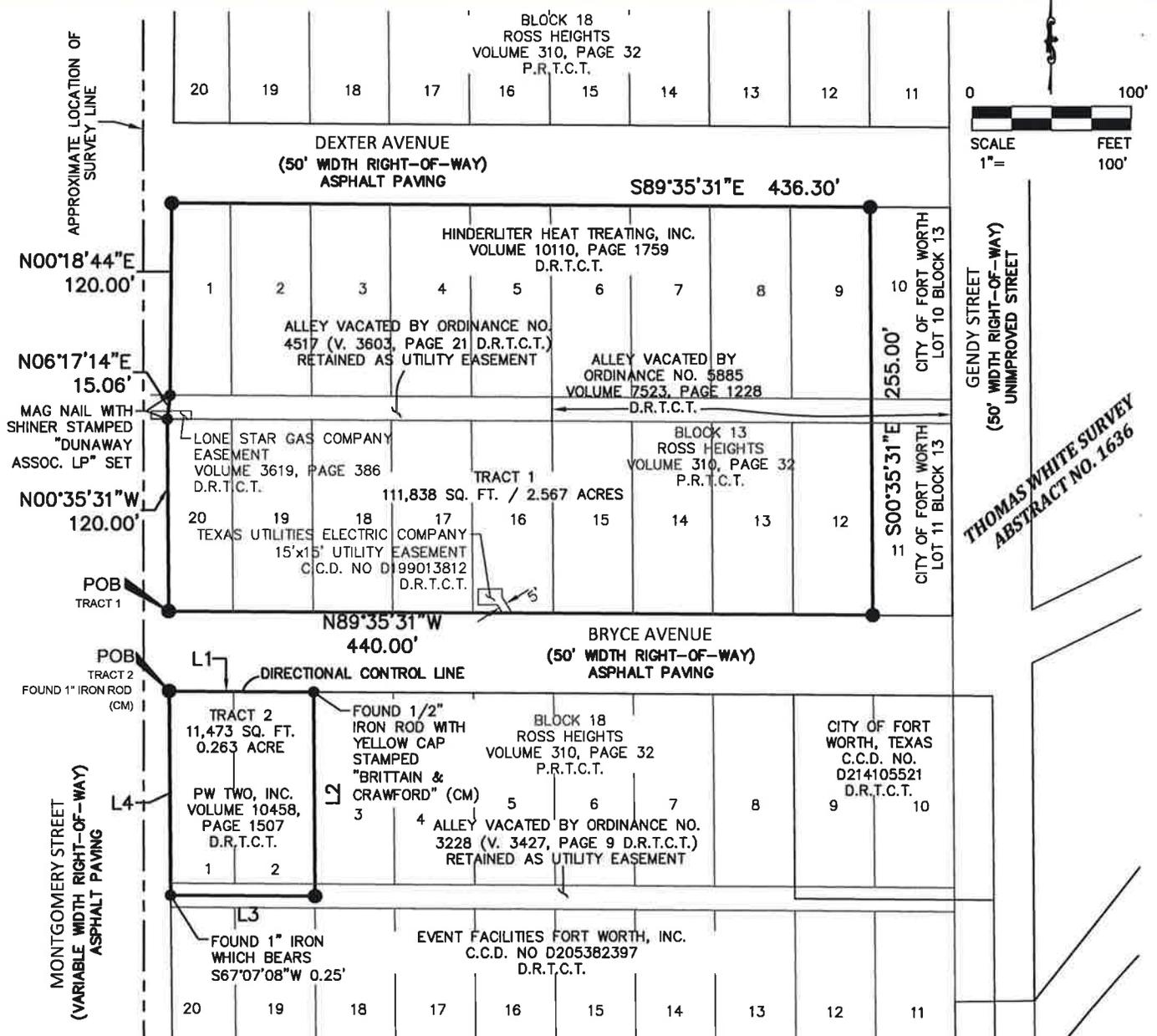
An addition to the City of Fort Worth,  
according to the plat recorded in Volume 310,  
Page 32, Plat Records, Tarrant County, Texas.

 **DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437  
FIRM REGISTRATION 10098100



**EXHIBIT "B"**  
**A BOUNDARY SURVEY OF TRACTS 1 AND 2**  
**ROSS HEIGHTS ADDITION**



HINDERLITER HEAT TREATING, INC. NAME WAS AMENDED WITH THE SECRETARY OF THE STATE OF TEXAS, WITH AN EFFECTIVE DATE OF MAY 20, 1976 TO BODYCOTE THERMAL PROCESSING, INC.

PW TWO, INC. NAME WAS AMENDED WITH THE SECRETARY OF THE STATE OF TEXAS, WITH AN EFFECTIVE DATE OF MAY 20, 1976 TO BODYCOTE THERMAL PROCESSING, INC.

Line Table		
Line Number	Bearing	Distance
L1	S89°35'31"E	90.00'
L2	S00°35'31"E	127.50'
L3	N89°35'31"W	90.00'
L4	N00°35'31"W	127.50'

- = 5/8" CAPPED IRON ROD STAMPED "DUNAWAY ASSOC. LP" SET UNLESS OTHERWISE NOTED
- (CM) = CONTROLLING MONUMENT
- C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
- D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS



*Stephen R. Glosup*  
 3/19/15



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 FIRM REGISTRATION 10098100

DATE: MARCH 19, 2014

A metes and bounds description of even date accompanies this drawing.