

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

PROPERTY DESCRIPTION  
TRACT 1

BEING a tract of land situated in the Thomas White Survey, Abstract No. 1636, City of Fort Worth, Tarrant County, Texas, being all of Lots 2-9 & 12-19, Block 13, 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 Lots 1 & 20, Block 13 of said Ross Heights Addition, excluded from the right-of-way deeds to the City of Fort Worth, recorded in Volume 3024, Page 414 and Volume 3094, Page 98, Deed Records, Tarrant County, Texas, being that portion of the 15' Alley in Block 13 of said Ross Heights Addition, Vacated by City of Fort Worth Ordinance No. 4517, recorded in Volume 3603, Page 21, Deed Records, Tarrant County, Texas, Ordinance No. 5885, being all of that certain tract land as described by deed to Hinderliter Heat Treating, Inc., recorded in Volume 10110, Page 1759, 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 a point in the north right-of-way line of Bryce Avenue (a 50' width right-of-way), the east right-of-way line of Montgomery Street (a variable width-right-of way), 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 98 and the new southwest corner of Lot 20, Block 13 of said Ross Heights Addition;

THENCE North 00°35'31" West, departing the north right-of-way line of said Bryce Avenue, with the east right-of-way line of said Montgomery Street, a distance of 120.00 feet to a MAG nail with shiner stamped "DUNAWAY ASSOC. LP", set for new northwest corner of Lot 20, Block 13 of said Ross Heights Addition and the south line of 15' utility easement (Formerly 15' Alley);

THENCE North 06°17'14" East, departing the south line of said utility easement, continuing with the east right-of-way line of said Montgomery Street, a distance of 15.06 feet to a MAG nail with shiner stamped "DUNAWAY ASSOC. LP", set for the new southwest corner of Lot 1, Block 13 of said Ross Heights Addition, the north line of said utility easement and 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 3024, Page;

THENCE North 00°18'44" East, departing the north line of said utility easement, continuing with the east right-of-way line of said Montgomery Street, a distance of 120.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP", set for the new northwest corner of Lot 1, Block 13 of said Ross Heights Addition and in the south right-of-way line of Dexter Avenue (a 50' width right-of-way);

THENCE South 89°35'31" East, departing the east right-of-way line of said Montgomery Street and with south right-of-way line of said Dexter Avenue, a distance of 436.30 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set for the northeast corner of Lot 9, Block 13 of said Ross Heights Addition;

THENCE South 00°35'31" East, departing the north right-of-way line of said Dexter Avenue, with the east line of said Lot 9, Block 13 Ross Heights Addition, crossing said 15' utility easement (Formerly 15' Alley), continuing with the east line of Lot 12, Block 13 of said Ross Heights Addition, a distance of 255.00 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set for the southeast corner of said Lot 12, Block 13, Ross Heights Addition and in the north right-of-way line of said Bryce Avenue;

THENCE North 89°35'31" West, with the north right-of-way line of said Bryce Avenue, a distance of 440.00 feet to the POINT of BEGINNING containing a calculated area of 111,838 square feet or 2.567 acres 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 1

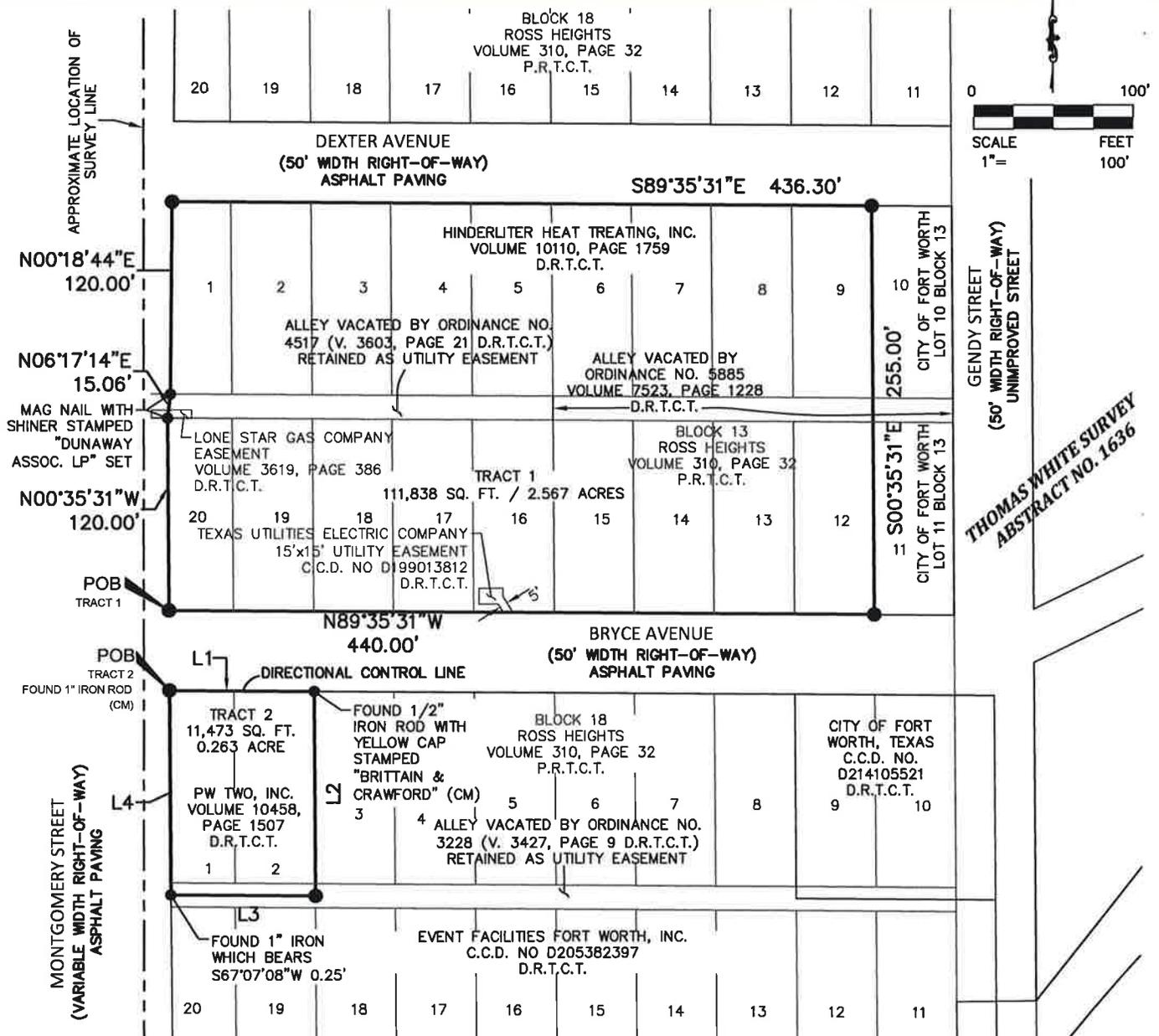
A PART OF  
BLOCK 13, ROSS HEIGHTS ADDITION

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



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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 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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DATE: MARCH 19, 2014