



BASIS OF BEARING IS CITY OF FORT WORTH GPS MONUMENTATION BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (SURFACE).



SCALE: 1"=300'

**EXHIBIT A**  
**BEING A**  
**1,963,434 SQ.FT/45.074 ACRE**  
**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  
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

EXHIBIT A  
BEING A  
1,963,434 SQ.FT./45.074 ACRES  
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 45.074 acre tract of land situated in the Vincent J. Hutton Survey, Abstract No. 681, Tarrant County, Texas and being a portion 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 of existing FAA Boulevard (having a variable width R.O.W.) and existing Centreport Drive (having a variable width R.O.W.) and existing Sovereign Road (having a variable width R.O.W.), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, said point being in the southwest corner of said City of Fort Worth tract, and being in the existing north right-of-way line of said Sovereign Road, and also being in the existing east right-of-way line of State Highway 360 (a variable width R.O.W.);

THENCE North 00°48'02" West, leaving said existing north right-of-way line, and along said existing east right-of-way line, a distance of 170.77 feet to a found Txdot Monument for corner;

THENCE North 05°05'00" East, continuing along said existing east right-of-way line, a distance of 131.40 feet to a found Txdot Monument for corner, for the beginning of a non-tangent curve to the right having a radius of 2834.79 feet and a central angle of 6°48'53" and a long chord which bears North 05°26'34" East, 336.97 feet;

THENCE continuing along said existing east right-of-way line, and along said non-tangent curve to the right an arc distance of 337.17 feet to a found 1/2 inch iron rod for corner;

THENCE North 08°59'44" East, continuing along said existing east right-of-way line, a distance of 610.68 feet to a found 1/2 inch iron rod for corner;

THENCE North 30°39'40" East, continuing along said existing east right-of-way line, a distance of 53.85 feet to a found 1/2 inch iron rod for corner;

THENCE North 77°06'48" East, continuing along said existing east right-of-way line, a distance of 175.48 feet to a found 1/2 inch iron rod for corner;

THENCE North 31°48'48" East, continuing along said existing east right-of-way line, a distance of 143.25 feet to a point for corner, for the beginning of a non-tangent curve to the left having a radius of 1050.00 feet and a central angle of 31°10'47" and a long chord which bears North 73°08'44" East, 564.38 feet, said point being in the approximate existing centerline of said FAA Boulevard;

THENCE along said approximate existing centerline, and along said non-tangent curve to the left an arc distance of 571.40 feet to a point for corner;

THENCE North  $57^{\circ}33'20''$  East, continuing along said approximate existing centerline, a distance of 221.94 feet to a point for corner, said point being the intersection of the approximate centerline of said existing FAA Boulevard, and the approximate centerline of said existing Centreport Drive(south bound lane)

THENCE South  $32^{\circ}26'40''$  East, leaving said approximate existing centerline of said FAA Boulevard, and along the approximate existing centerline of said Centreport Drive, a distance of 165.38 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 1050.00 feet, a central angle of  $42^{\circ}49'52''$ , and a long chord which bears South  $11^{\circ}01'44''$  East, 766.77 feet;

THENCE continuing along said approximate existing centerline, and along said tangent curve to the right, an arc distance of 784.92 feet to a point for corner, for the beginning of a reverse curve to the left having a radius of 1256.00 feet, a central angle of  $26^{\circ}46'31''$ , and a long chord which bears South  $03^{\circ}00'04''$  East, 581.62 feet;

THENCE continuing along said approximate existing centerline, and along said reverse curve to the left an arc distance of 586.95 feet to a point for corner;

THENCE South  $16^{\circ}23'19''$  East, continuing along said approximate existing centerline, a distance of 81.22 feet to a point for corner, said point being the intersection of the approximate existing centerline of said Centreport Drive (south bound lane) and the approximate existing centerline of said Sovereign Road;

THENCE South  $73^{\circ}36'41''$  West, leaving the approximate existing centerline of said Centreport Drive, and along the approximate existing centerline of said Sovereign Road, a distance of 203.29 feet to a point for corner, for the beginning of a tangent curve to the left having a radius of 1550.00 feet, a central angle of  $6^{\circ}55'37''$ , and a long chord which bears South  $70^{\circ}08'52''$  West, 187.28 feet;

THENCE along said approximate existing centerline, and along said tangent curve to the left, an arc distance of 187.39 feet to a point for corner, for the beginning of a reverse curve to the right having a radius of 1450.00 feet, a central angle of  $22^{\circ}44'42''$ , and a long chord which bears South  $78^{\circ}03'25''$  West, 571.85 feet;

THENCE continuing along said approximate existing centerline, and along said reverse curve to the right an arc distance of 575.62 feet to a point for corner;

THENCE South  $89^{\circ}25'46''$  West, continuing along said approximate existing centerline, a distance of 495.43 feet to a point for corner, said point being in the existing east right-of-way line of said State Highway 360;

THENCE North  $00^{\circ}48'02''$  West, leaving said approximate centerline, and along the existing east right-of-way line of said State Highway 360, a distance of 65.00 feet to the POINT OF BEGINNING and CONTAINING 1,963,434 square feet, 45.074 acres of land, more or less.

