



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

HIGHWAY 360 (VARIABLE WIDTH R.O.M.)

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

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TEXAS FRANCHISE # 101536-00



EXHIBIT A
BEING A
416,473 SQ.FT./9.560 ACRES
VINCENT J. HUTTON SURVEY, ABSTRACT NO. 681
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 9.560 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 of FAA Boulevard (having a variable width R.O.W.), and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with a "Pate" cap, said point being the southeast corner of a tract of land conveyed to Chesapeake Exploration Limited Partnership, as recorded in Document No. D207309359, County Clerk Records, Tarrant County, Texas;

THENCE South $16^{\circ}02'59''$ East, a distance of 17.48 feet to a point for corner, for the beginning of a non-tangent curve to the left having a radius of 1498.00 feet and a central angle of $1^{\circ}46'42''$ and a long chord which bears South $71^{\circ}39'57''$ West, 46.49 feet;

THENCE along said non-tangent curve to the left an arc distance of 46.49 feet to a point for corner, for the beginning of a compound curve to the left having a radius of 50.00 feet, a central angle of $88^{\circ}41'47''$, and a long chord which bears South $26^{\circ}25'26''$ West, 69.90 feet;

THENCE along said compound curve to the left, an arc distance of 77.40 feet to a point for corner, for the beginning of a compound curve to the left having a radius of 1450.00 feet, a central angle of $11^{\circ}14'24''$, and a long chord which bears South $63^{\circ}10'32''$ West, 284.00 feet, said point being in the approximate centerline of said FAA Boulevard;

THENCE along said approximate centerline, and along said compound curve to the left, an arc distance of 284.45 feet to a point for corner;

THENCE South $57^{\circ}33'20''$ West, continuing along said approximate centerline, a distance of 163.90 feet to a point for corner;

THENCE North $32^{\circ}26'40''$ West, leaving said approximate centerline, a distance of 77.23 feet to a point for corner, for the beginning of a tangent curve to the right having a radius of 62.00 feet, a central angle of $45^{\circ}00'00''$, and a long chord which bears North $09^{\circ}56'40''$ West, 47.45 feet;

THENCE along said tangent curve to the right, an arc distance of 48.69 feet to a point for corner;

THENCE North $12^{\circ}33'20''$ East, a distance of 135.17 feet to a point for corner, for the beginning of a tangent curve to the left having a radius of 88.00 feet, a central angle of $43^{\circ}13'26''$, and a long chord which bears North $09^{\circ}03'23''$ West, 64.82 feet;

THENCE along said tangent curve to the left, an arc distance of 66.39 feet to a point for corner;

THENCE North $30^{\circ}39'47''$ West, a distance of 357.76 feet to a point for corner;

THENCE North $84^{\circ}28'58''$ West, a distance of 115.25 feet to a point for corner;

THENCE North 30°40'07" West, a distance of 321.11 feet to a point for corner, for the beginning of a non-tangent curve to the right having a radius of 1880.05 feet and a central angle of 23°45'25" and a long chord which bears North 60°25'48" East, 773.97 feet, said point being in the existing east right-of-way line of State Highway 360, (having a variable width R.O.W.);

THENCE along said existing east right-of-way, and along said non-tangent curve to the right an arc distance of 779.54 feet to a point for corner, said point being the northwest corner of Lot 3, Block 113, Centreport Addition, an addition to the City of Fort Worth, as recorded in Cabinet A, Slide 12480, Plat Records, Tarrant County, Texas;

THENCE South 16°02'58" East, along the west line of said Lot 3, Block 113, a distance of 525.26 feet to a found 5/8 inch iron rod with "Pate" cap for corner, for the beginning of a non-tangent curve to the left, having a radius of 1994.00 feet and a central angle of 14°37'09", and a long chord which bears South 66°38'28" West, 507.39 feet, said point being the northeast corner of said Chesapeake Exploration Limited Partnership tract;

THENCE along the north line of said Chesapeake Exploration Limited Partnership tract, and along said non-tangent curve to the left an arc distance of 508.77 feet to a found 5/8 inch iron rod with "Pate" cap for corner, said point being the northwest corner of said Chesapeake Exploration Limited Partnership tract;

THENCE South 30°40'07" East, leaving said north line and along the west line of said Chesapeake Exploration Limited Partnership tract, a distance of 489.00 feet to a point for corner, for the beginning of a non-tangent curve to the right, having a radius of 1505.00 feet and a central angle of 14°37'09", and a long chord which bears North 66°38'28" East, 382.96 feet, said point being the southwest corner of said Chesapeake Exploration Limited Partnership tract;

THENCE along the south line of said Chesapeake Exploration Limited Partnership tract, and along said non-tangent curve to the right an arc distance of 384.00 feet to the POINT OF BEGINNING and CONTAINING 416,473 square feet, 9.560 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; as affected by instruments recorded in Volume 9796, Page 2011 and Volume 10169, Page 1169, Real Property Records, Tarrant County, Texas. Notice of Conversion of Centreport Venture, Inc., filed 11/09/2012, recorded in cc# D212277479, Real Property Records, Tarrant County, Texas. As affected by Notice of Automatic Extension of Declaration filed 02/21/2013, recorded in cc# D213044421, Real Property Records, Tarrant County, Texas. As affected by Assignment of Developer's Rights and Duties Under Declaration filed 09/11/2014, recorded in cc# D214199735, Real Property Records, Tarrant County, Texas. Further Assignment of Developer's Rights and Duties Under Declaration filed 01/09/2015, recorded in cc# D215004633, Real Property Records, Tarrant County, Texas.
2. Terms and conditions of Ordinance No. 71-100, entitled Airport Zoning Ordinance of the Dallas-Fort Worth Regional Airport, dated 07/21/1982, filed 09/01/1982, recorded in Volume 7349, Page 1106, Real Property Records, Tarrant County, Texas.
3. Terms, provisions, conditions, obligations, assessments and liens contained in instrument dated 02/11/1983 filed 03/11/1983, recorded in Volume 7463, Page 1641, Real Property Records of Tarrant County, Texas. Assignment of Developer's Rights and Duties dated 12/15/1989, filed 12/28/1989, recorded in Volume 9796, Page 2011, Real Property Records, Tarrant County, Texas. Assignment of Developer's Rights and Duties dated 02/08/1991, filed 02/08/1991, recorded in Volume 10169, page 1169, Real Property Records, Tarrant County, Texas. Notice of Conversion of Centreport Venture, Inc., dated 02/08/1991, filed 11/09/2012, recorded in cc# D212277479, Real Property Records, Tarrant County, Texas. As affected by Notice of Automatic Extension of Declaration dated 02/20/2013, filed 02/21/2013, recorded in cc# D213044421, Real Property Records, Tarrant County, Texas. As affected by Assignment of Developer's Rights and Duties Under Declaration, dated 09/10/2014, filed 09/11/2014, recorded in cc# D214199735, Real Property Records, Tarrant County, Texas. Further Assignment of Developer's Rights and Duties Under Declaration filed 01/09/2015, recorded in cc# D215004633, Real Property Records, Tarrant County, Texas.
4. Easement granted by Centre Consolidated Properties, Ltd., and the City of Fort Worth, to the City of Fort Worth, dated 08/29/1990, filed 09/17/1990, recorded in Volume 10045, Page 454, Real Property Records, Tarrant County, Texas.
5. Limitation or denial of abutter's rights of direct access to State Highways 183 and 360, as set out in instrument dated 09/24/1973, filed 01/14/1974, recorded in Volume 5582, Page 283, Real Property Records, Tarrant County, Texas.