

# EXHIBIT "A"

## PROPERTY DESCRIPTION TRACT 1

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a portion of Evening View Drive right-of-way per the final plat of Fossil Hill Estates (Phase 5), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas;

THENCE S 00°10'00" E, along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, a distance of 105.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE S 00°10'00" E, across said Evening View Drive right-of-way, a distance of 70.00 feet to an angle point in west right-of-way line of said Evening View Drive;

THENCE along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, as follows:

N 45°10'00" W, a distance of 14.14 feet;

N 00°10'00" W, a distance of 50.00 feet;

N 44°50'00" E, a distance of 14.14 feet to the POINT OF BEGINNING and containing 500 square feet or 0.014 acre of land.

### NOTE:

Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

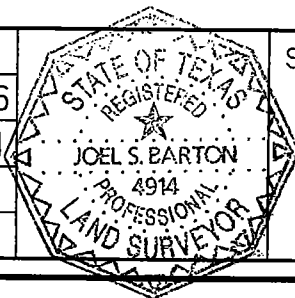
**GOODWIN &  
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051  
Metro (817) 329-4373  
TBPLS FIRM No. 10021700

*Joel S. Barton*

Scale: NONE  
Date: 2/18/2016  
Job No.: 10164  
Drafted: T. J. M.  
Checked: J. S. B.



Sheet  
1  
of  
9

# EXHIBIT "A"

## PROPERTY DESCRIPTION TRACT 2

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a portion of Evening View Drive right-of-way per the final plat of Fossil Hill Estates (Phase 5), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas;

THENCE S 00°10'00" E, along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, a distance of 355.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE S 00°10'00" E, across said Evening View Drive right-of-way, a distance of 70.00 feet to an angle point in west right-of-way line of said Evening View Drive;

THENCE along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, as follows:

N 45°10'00" W, a distance of 14.14 feet;

N 00°10'00" W, a distance of 50.00 feet;

N 44°50'00" E, a distance of 14.14 feet to the POINT OF BEGINNING and containing 600 square feet or 0.014 acre of land.

**NOTE:**

Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

|   |  |  |  |  |
|---|--|--|--|--|
| <p style="text-align: center;"><b>GOODWIN &amp;<br/>MARSHALL &amp; S</b></p> <hr/> <p style="text-align: center;">CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS</p> <p style="text-align: center;">2405 Mustang Drive, Grapevine, TX. 76051<br/>Metro (817) 329-4373<br/>TBPLS FIRM No. 10021700</p> |  | <p>Scale : NONE</p> <p>Date : 2/18/2016</p> <p>Job No. : 10164</p> <p>Drafted : T. J. M.</p> <p>Checked : J. S. B.</p> |  | <p>Sheet</p> <p style="font-size: 2em;">2</p> <p>of</p> <p style="font-size: 2em;">9</p> |
|---|--|--|--|--|

## EXHIBIT "A"

PROPERTY DESCRIPTION TRACT 3

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a portion of Evening View Drive right-of-way per the final plat of Fossil Hill Estates (Phase 5), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas (DRTCT);

THENCE along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, as follows:

S 00°10'00" E, a distance of 428.03 feet to the beginning of a tangent curve to the left, having a radius of 380.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 66.98 feet, and a chord that bears S 05°12'57" E, 66.89 feet to the end of said curve;

S 10°15'54" E, tangent to said curve, a distance of 51.99 feet to the being of a tangent curve to the right, having a radius of 320.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 56.40 feet, and a chord that bears S 05°12'57" E, 56.33 feet to the end of said curve;

S 00°10'00" E, tangent to said curve, a distance of 3.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE S 00°10'00" E, across said Evening View Drive right-of-way, a distance of 70.00 feet to an angle point in west right-of-way line of said Evening View Drive;

THENCE along the west right-of-way line of said Evening View Drive and the east line of said Bloomfield Homes Tract V, as follows:

N 45°10'00" W, a distance of 14.14 feet;

N 00°10'00" W, a distance of 50.00 feet;

N 44°50'00" E, a distance of 14.14 feet to the POINT OF BEGINNING and containing 600 square feet or 0.014 acre of land.

## NOTE:

Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

**GOODWIN &  
MARSHALL &**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051

Metro (817) 329-4373

TBPLS FIRM No. 10021700

*Joel S. Barton*

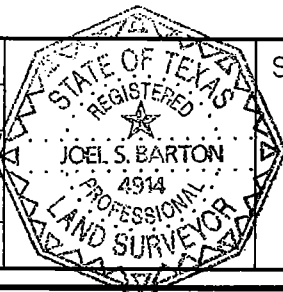
Scale: NONE

Date: 2/18/2016

Job No.: 10164

Drafted: T. J. M.

Checked: J. S. B.



Sheet  
3  
of  
9

# EXHIBIT "A"

## PROPERTY DESCRIPTION TRACT 4

STATE OF TEXAS:  
COUNTY OF TARRANT:

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COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas (DRTCT);

THENCE N 89°50'00" E, across said Evening View Drive, a distance of 60.00 feet to a point in the east right-of-way line of said Evening View Drive and the west line of Tract I as described in deed to Bloomfield Homes, L.P., recorded in D215281478, DRTCT,

THENCE S 00°10'00" E, along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, a distance of 105.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, as follows:

S 45°10'00" E, a distance of 14.14 feet;

S 00°10'00" E, a distance of 50.00 feet;

S 44°50'00" W, a distance of 14.14 feet

THENCE N 00°10'00" W, across said Evening View Drive right-of-way, a distance of 70.00 feet to the POINT OF BEGINNING and containing 600 square feet or 0.014 acre of land.

### NOTE:

Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

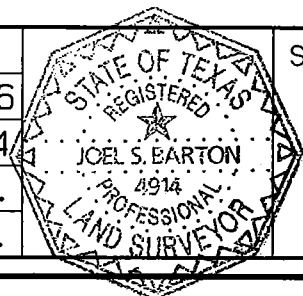
**GOODWIN<sup>®</sup>**  
**MARSHALL<sup>®</sup>**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051  
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TBPLS FIRM No. 10021700

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Scale: NONE  
Date: 2/18/2016  
Job No.: 10164  
Drafted: T. J. M.  
Checked: J. S. B.



Sheet  
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of  
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# EXHIBIT "A"

## PROPERTY DESCRIPTION TRACT 5

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a portion of Evening View Drive right-of-way per the final plat of Fossil Hill Estates (Phase 5), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas (DRTCT);

THENCE N 89°50'00" E, across said Evening View Drive, a distance of 60.00 feet to a point in the east right-of-way line of said Evening View Drive and the west line of Tract I as described in deed to Bloomfield Homes, L.P., recorded in D215281478, DRTCT,

THENCE S 00°10'00" E, along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, a distance of 355.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, as follows:

S 45°10'00" E, a distance of 14.14 feet;

S 00°10'00" E, a distance of 50.00 feet;

S 44°50'00" W, a distance of 14.14 feet

THENCE N 00°10'00" W, across said Evening View Drive right-of-way, a distance of 70.00 feet to the POINT OF BEGINNING and containing 600 square feet or 0.014 acre of land.

### NOTE:

Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

**GOODWIN &  
MARSHALL &**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

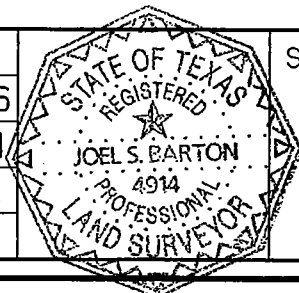
2405 Mustang Drive, Grapevine, TX. 76051

Metro (817) 329-4373

TBPLS FIRM No. 10021700

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Scale: NONE  
Date: 2/18/2016  
Job No.: 10164  
Drafted: T. J. M.  
Checked: J. S. B.



Sheet  
5  
of  
9

# EXHIBIT "A"

## PROPERTY DESCRIPTION TRACT 6

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a tract of land situated in the Henry Robertson Survey, Abstract No. 1259, City of Fort Worth, Tarrant County, Texas, being a portion of Evening View Drive right-of-way per the final plat of Fossil Hill Estates (Phase 5), an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas (PRTCT), and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Dunaway found at the northwest corner of the platted terminus of said Evening View Drive per plat recorded in Cabinet A, Slide 11577, PRTCT, the southwest corner of the platted terminus of said Evening View Drive per the final plat of Fossil Hill Estates, Lot 15, Block 23, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 9501, PRTCT, being the northeast corner of Tract V as described in deed to Bloomfield Homes, L.P., recorded in D215281478, Deed Records, Tarrant County, Texas (DRTCT);

THENCE N 89°50'00" E, across said Evening View Drive, a distance of 60.00 feet to a point in the east right-of-way line of said Evening View Drive and the west line of Tract I as described in deed to Bloomfield Homes, L.P., recorded in D215281478, DRTCT,

THENCE along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, as follows:

S 00°10'00" E, a distance of 428.03 feet to the beginning of a tangent curve to the left, having a radius of 320.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 56.40 feet, and a chord that bears S 05°12'57" E, 56.33 feet to the end of said curve;

S 10°15'54" E, tangent to said curve, a distance of 51.99 feet to the being of a tangent curve to the right, having a radius of 380.00 feet;

Southeasterly, along said curve, having a central angle of 10°05'54", an arc distance of 66.98 feet, and a chord that bears S 05°12'57" E, 66.89 feet to the end of said curve;

S 00°10'00" E, tangent to said curve, a distance of 3.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE along the east right-of-way line of said Evening View Drive and the west line of said Bloomfield Homes Tract I, as follows:

S 45°10'00" E, a distance of 14.14 feet;

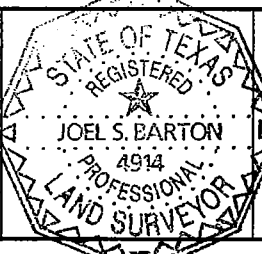
S 00°10'00" E, a distance of 50.00 feet;

S 44°50'00" W, a distance of 14.14 feet

THENCE N 00°10'00" W, across said Evening View Drive right-of-way, a distance of 70.00 feet to the POINT OF BEGINNING and containing 600 square feet or 0.014 acre of land.

### NOTE:

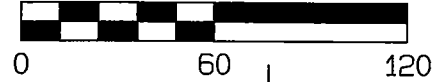
Bearings are referenced to the final plat of Fossil Hill Estates (Phase 5) as recorded in Cabinet A, Slide 11577, Plat Records, Tarrant County, Texas.

|   |                              |                   |   |                             |
|---|------------------------------|-------------------|---|-----------------------------|
| <p><b>GOODWIN &amp; MARSHALL</b><br/>CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS<br/>2405 Mustang Drive, Grapevine, TX. 76051<br/>Metro (817) 329-4373<br/>TBPLS FIRM No. 10021700</p> | <p><i>Joel S. Barton</i></p> | Scale: NONE       |  | <p>Sheet<br/>6 of<br/>9</p> |
|   |                              | Date: 2/18/2016   |   |                             |
|   |                              | Job No.: 10164    |   |                             |
|   |                              | Drafted: T. J. M. |   |                             |
|   |                              | Checked: J. S. B. |   |                             |

# EXHIBIT "A"

FOSSIL HILL ESTATES  
LOT 15, BLOCK 23  
CAB. A, SL. 9501  
P.R.T.C.T.

GRAPHIC SCALE 1"=60'



**POINT OF  
COMMENCING  
TRACTS 1 - 6**

**EVENING VIEW  
DRIVE**  
(60' R.O.W.)  
CAB. A, SL. 9501  
P.R.T.C.T.

SEE SHEET 9  
FOR LINE AND  
CURVE DATA

S 89°50'00" W

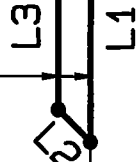
5/8" R.C.F.  
"DUNAWAY"

L16

**POINT OF  
BEGINNING  
TRACT 1**

105.00'  
S 00°10'00" E

TRACT 1  
600 SQ. FT.  
0.014 AC.



TRACT V  
BLOOMFIELD HOMES, L.P.  
D215281478  
D.R.T.C.T.

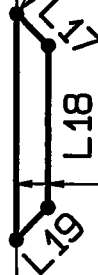
**EVENING VIEW DRIVE**  
(60' R.O.W.)  
CAB. A, SL. 11577, P.R.T.C.T.

L20

**POINT OF  
BEGINNING  
TRACT 4**

105.00'  
S 00°10'00" E

TRACT 4  
600 SQ. FT.  
0.014 AC.



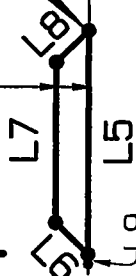
TRACT I  
BLOOMFIELD HOMES, L.P.  
D215281478  
D.R.T.C.T.

HENRY ROBERTSON SURVEY  
ABSTRACT No. 1259

**POINT OF  
BEGINNING  
TRACT 2**

S 00°10'00" E 180.00'

TRACT 2  
600 SQ. FT.  
0.014 AC.

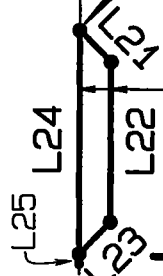


MATCH LINE  
SEE SHEET 8

**POINT OF  
BEGINNING  
TRACT 5**

S 00°10'00" E 180.00'

TRACT 5  
600 SQ. FT.  
0.014 AC.



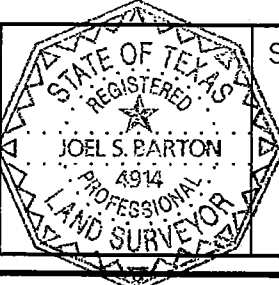
**GOODWIN &  
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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Metro (817) 329-4373  
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*Joel S. Barton*

Scale: 1"=60'  
Date: 2/18/2016  
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Drafted: T. J. M.  
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Sheet  
7  
of  
9

# EXHIBIT "A"

GRAPHIC SCALE 1"=60'



SEE SHEET 7  
MATCH LINE

SEE SHEET 9  
FOR LINE AND  
CURVE DATA



**POINT OF  
BEGINNING  
TRACT 3**

TRACT 3  
600 SQ. FT.  
0.014 AC.

TRACT V  
BLOOMFIELD HOMES, L.P.  
D215281478  
D.R.T.C.T.

**POINT OF  
BEGINNING  
TRACT 6**

TRACT I  
BLOOMFIELD HOMES, L.P.  
D215281478  
D.R.T.C.T.

TRACT 6  
600 SQ. FT.  
0.014 AC.

**EVENING VIEW DRIVE**  
(60' R.O.W.)  
CAB. A, SL. 11577, P.R.T.C.T.

**MAGMA DRIVE**  
(30' R.O.W.)  
CAB. A, SL. 11577, P.R.T.C.T.

HENRY ROBERTSON SURVEY  
ABSTRACT No. 1259

5

6

7

8

9

BLOCK 32

(PHASE 5)  
FOSSIL HILL ESTATES  
CAB. A, SL. 11577  
P.R.T.C.T.

**GOODWIN &  
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051

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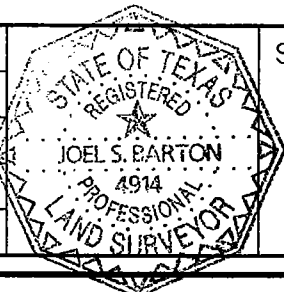
Scale: 1"=60'

Date: 2/18/2016

Job No.: 10164

Drafted: T. J. M.

Checked: J. S. B.



Sheet

8

of

9



## EXHIBIT "A"

## LINE DATA

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S00°10'00"E | 70.00'   |
| L2   | N45°10'00"W | 14.14'   |
| L3   | N00°10'00"W | 50.00'   |
| L4   | N44°50'00"E | 14.14'   |
| L5   | S00°10'00"E | 70.00'   |
| L6   | N45°10'00"W | 14.14'   |
| L7   | N00°10'00"W | 50.00'   |
| L8   | N44°50'00"E | 14.14'   |
| L9   | S00°10'00"E | 3.03'    |
| L10  | S10°15'54"E | 51.99'   |
| L11  | S00°10'00"E | 3.04'    |
| L12  | S00°10'00"E | 70.00'   |
| L13  | N45°10'00"W | 14.14'   |
| L14  | N00°10'00"W | 50.00'   |
| L15  | N44°50'00"E | 14.14'   |
| L16  | N89°50'00"E | 60.00'   |
| L17  | S45°10'00"E | 14.14'   |
| L18  | S00°10'00"E | 50.00'   |
| L19  | S44°50'00"W | 14.14'   |
| L20  | N00°10'00"W | 70.00'   |
| L21  | S45°10'00"E | 14.14'   |
| L22  | S00°10'00"E | 50.00'   |
| L23  | S44°50'00"W | 14.14'   |
| L24  | N00°10'00"W | 70.00'   |
| L25  | S00°10'00"E | 3.03'    |
| L26  | S10°15'54"E | 51.99'   |
| L27  | S00°10'00"E | 3.04'    |
| L28  | S45°10'00"E | 14.14'   |
| L29  | S00°10'00"E | 50.00'   |
| L30  | S44°50'00"W | 14.14'   |
| L31  | N00°10'00"W | 70.00'   |

## CURVE DATA

| CURVE | RADIUS  | DELTA     | LENGTH | CHORD BEARING | CHORD  |
|-------|---------|-----------|--------|---------------|--------|
| C1    | 380.00' | 10°05'54" | 66.98' | S05°12'57"E   | 66.89' |
| C2    | 320.00' | 10°05'54" | 56.40' | S05°12'57"E   | 56.33' |
| C3    | 320.00' | 10°05'54" | 56.40' | S05°12'57"E   | 56.33' |
| C4    | 380.00' | 10°05'54" | 66.98' | S05°12'57"E   | 66.89' |

**GOODWIN<sup>INC</sup>**  
**MARSHALL<sup>INC</sup>**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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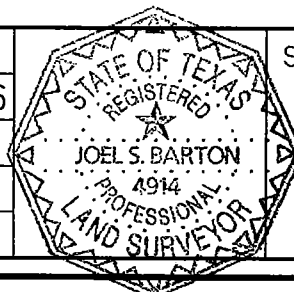
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Date: 2/18/2016

Job No.: 10164

Drafted: T. J. M.

Checked: J. S. B.



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