



BASIS OF BEARING IS PER PLAT RECORDED IN  
CABINET A, SLIDE 11244, P.R.T.C.T.

**EXHIBIT A**  
**1.874 ACRES**  
**SITUATED IN THE**  
**JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583,**  
**CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**



SCALE: 1"=60'

**Graham Associates, Inc.**  
**CONSULTING ENGINEERS & PLANNERS**  
 600 SIX FLAGS DRIVE, SUITE 500  
 ARLINGTON, TEXAS 76011 (817) 840-8535  
 TBPE FIRM: F-1191/TBPLS FIRM: 101638-00

APRIL 2017

METES AND BOUNDS DESCRIPTION  
1.874 ACRES  
JAMES J. GOODMAN SURVEY, ABSTRACT NO. 583  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

Being a 1.874 acre tract of land situated in the James J. Goodman Survey, Abstract No. 583, Tarrant County, Texas, conveyed to the City of Fort Worth in Volume 2008, Page 243, Deed Records, Tarrant County, Texas, and also being all of Lot 2, Block 313A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Texas, as recorded in Cabinet A, Slide 11244, Plat Records, Tarrant County, Texas, and portions of Cambridge Road (a 60 foot R.O.W.) and Kingsport Road (a 60 foot R.O.W.), and being more particularly described as follows:

BEGINNING at a found "x" cut in the approximate centerline intersection of said Cambridge Road and Kingsport Road;

THENCE North  $00^{\circ}18'07''$  West, along the approximate centerline of said Cambridge Road, a distance of 245.47 feet to a point for corner,

THENCE North  $89^{\circ}41'53''$  East, leaving said approximate centerline, a distance of 30.00 passing a found 1/2 inch iron rod, said point being the northwest corner of said Lot 2, Block 313A, Area 3, Section 4, Centreport, and the southwest corner of Lot 1, Block 313A, Area 3, Section 4, Centreport, an addition to the City of Fort Worth, Texas, as recorded in Cabinet A, Slide 11244, Plat Records, Tarrant County, Texas, and being in the existing west right-of-way line of said Cambridge Road, and continuing for total distance of 379.47 feet to a found 1/2 inch iron rod for corner, said point being in the west line of Lot 1, Block 1 Clubwise Finance Addition, as recorded in Document No. D209039249, County Clerk Records, Tarrant County, Texas;

THENCE South  $00^{\circ}07'56''$  East, along said west line, a distance of 23.97 feet to a found 5/8 inch iron rod for corner, said point being in the north line of Lot 1, Block 317, Centreport Addition, as recorded in Cabinet A, Slide 11025, Plat Records, Tarrant County, Texas;

THENCE South  $76^{\circ}49'59''$  West, along said north line, a distance of 15.75 feet to a found 1/2 inch iron rod for corner, said point being the northwest corner of said Lot 1, Block 317;

THENCE South  $21^{\circ}59'54''$  West, along the west line of said Lot 1, Block 317, a distance of 234.54 feet to a found 1/2 inch iron rod for corner, said point being the southwest corner of said Lot 1, Block 317, and being in the existing north right-of-way line of said Kingsport Road;

THENCE South  $18^{\circ}31'10''$  West, leaving said existing north right-of-way line, a distance of 30.00 feet to a point for corner, said point being in the approximate centerline of said Kingsport Road, and the beginning of a non-tangent curve to the left having a radius of 512.58 feet and a central angle of  $18^{\circ}49'15''$  and a long chord which bears North  $80^{\circ}53'30''$  West, 167.62 feet;

THENCE along the said approximate centerline, and along said non-tangent curve to the left, an arc distance of 168.38 feet to a found x in concrete;

THENCE South  $89^{\circ}41'53''$  West, continuing along said approximate centerline, a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING 81,633 square feet, 1.874 acres of land, more or less.

