

N. RIVERSIDE DRIVE
DOE # _7236; Parcel # P 13
8497 OLD DENTON RD.
FORT WORTH, TEXAS.
W. McCOWEN SURVEY, A-999

N. RIVERSIDE DRIVE
RIGHT-OF-WAY ACQUISITION
P-13

EXHIBIT "A"
REAL PROPERTY DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN W. McCOWENS SURVEY, ABSTRACT NUMBER 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2, AS CONVEYED TO AIL INVESTMENT L.P., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN INSTRUMENT NUMBER D211298925, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID AIL INVESTMENT L.P. TRACT, IN THE CENTERLINE OF OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 2, IN DEED TO BLUE MAPLE GROUP, LLC, AS RECORDED IN INSTRUMENT NUMBER D213012615, OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, WITH THE COMMON LINE OF SAID BLUE MAPLE GROUP TRACT AND SAID AIL INVESTMENT L.P. TRACT, AT 20.15 FEET PASSING A ONE INCH IRON FOUND, IN ALL 61.03 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 00 DEGREES 26 MINUTES 24 SECONDS WEST, 494.72 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD IN THE NORTH LINE OF SAID AIL INVESTMENT L.P. TRACT AND THE SOUTH LINE OF MONTERRA BLVD. (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D207079304 OF SAID DEED RECORDS;

THENCE SOUTH 45 DEGREES 22 MINUTES 42 SECONDS EAST, 8.59 FEET WITH THE COMMON LINE OF SAID AIL INVESTMENT L.P. TRACT AND SAID MONTERRA BLVD;

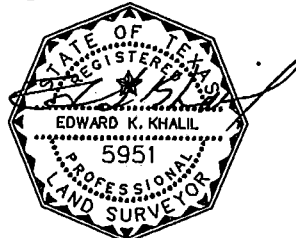
THENCE NORTH 89 DEGREES 37 MINUTES 18 SECONDS EAST, 55.49 FEET TO THE NORTHEAST CORNER OF SAID AIL INVESTMENT L.P. TRACT IN THE CENTERLINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 00 DEGREES 22 MINUTES 42 SECONDS EAST, 488.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,953 SQUARE FEET OR 0.688 ACRES OF LAND MORE OR LESS.

Note: Surveyed on the ground September 2014.

Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(9), this "Report" consists of the Real Property Description included herein and the Map of Survey attached herewith.



12-12-14

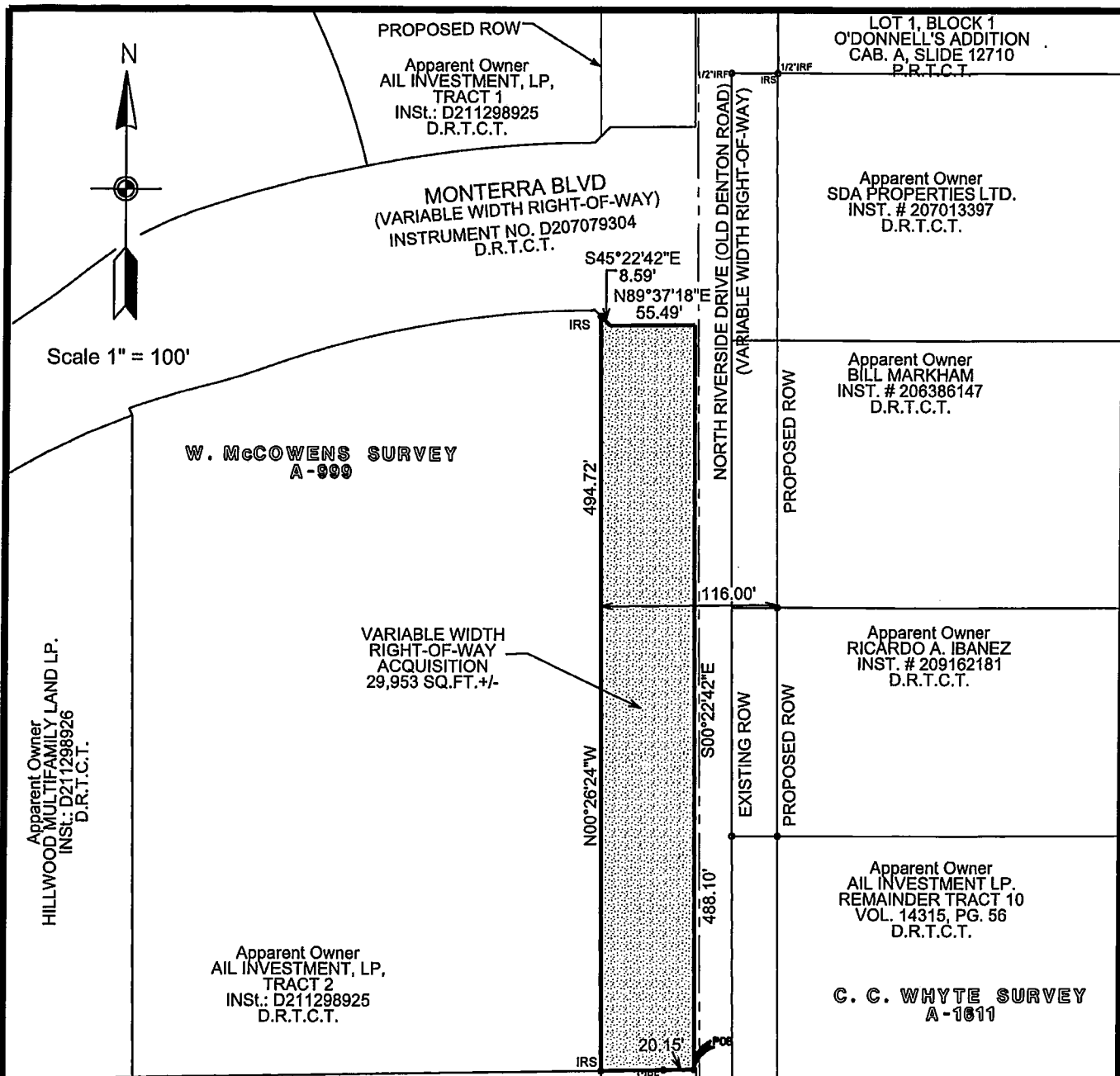


EXHIBIT "B"

SHOWING
A PARCEL OF LAND
SITUATED IN W. McCOWENS SURVEY
ABSTRACT NO. 999
CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS

IRS 5/8" IRON WITH CAP STAMPED
"ANA" SET



12-12-14

DRAWN BY:
DATE: 10-27-14
DGN. NO.: 040180.P13
APPROVED BY: EK
REVISED:



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SHT. NO.: 1 OF 1