

N. RIVERSIDE DRIVE
DOE # 7236; Parcel # P 14-A
8601 OLD DENTON RD.
FORT WORTH, TEXAS.
W. McCOWEN SURVEY, A-999

N. RIVERSIDE DRIVE
RIGHT-OF-WAY ACQUISITION
P-14-A

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 1, 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 A 5/8 INCH IRON WITH CAP STAMPED "JACOBS" FOR AN INTERIOR CORNER OF SAID TRACT 1, IN THE WEST RIGHT-OF-WAY LINE OF OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS EAST, 32.06 FEET WITH THE COMMON LINE OF SAID TRACT 1, AND OLD DENTON ROAD TO THE NEW PROPOSED PART 1, OF WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 06 DEGREES 52 MINUTES 02 SECONDS WEST, 37.62 FEET WITH THE NEW PROPOSED PART 1, OF WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 23 DEGREES 07 MINUTES 58 SECONDS WEST, 10.17 FEET WITH THE PROPOSED PART 1, OF WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 67.38 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05 DEGREES 15 MINUTES 21 SECONDS WITH A RADIUS OF 734.50 FEET, A TANGENT LENGTH OF 33.71 FEET AND A CHORD WHICH BEARS SOUTH 06 DEGREES 32 MINUTES 46 SECONDS WEST, 67.36 FEET;

THENCE SOUTH 09 DEGREES 10 MINUTES 27 SECONDS WEST, 88.42 FEET WITH THE PROPOSED PART 1, OF WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 132.31 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09 DEGREES 36 MINUTES 51 SECONDS WITH A RADIUS OF 788.50 FEET, A TANGENT LENGTH OF 66.31 FEET AND A CHORD WHICH BEARS SOUTH 04 DEGREES 22 MINUTES 01 SECONDS WEST, 132.15 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 24 SECONDS EAST, 3.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" SET IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS WEST, 1.52 FEET WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" SET;

THENCE NORTH 00 DEGREES 26 MINUTES 24 SECONDS WEST, 104.06 FEET WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

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THENCE 103.96 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07 DEGREES 31 MINUTES 49 SECONDS WITH A RADIUS OF 791.01 FEET, A TANGENT LENGTH OF 52.05 FEET AND A CHORD WHICH BEARS NORTH 03 DEGREES 19 MINUTES 30 SECONDS EAST, 103.88 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 44.69 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 51 MINUTES 04 SECONDS WITH A RADIUS OF 82.99 FEET, A TANGENT LENGTH OF 22.90 FEET AND A CHORD WHICH BEARS NORTH 08 DEGREES 20 MINUTES 07 SECONDS WEST, 44.15 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 55.81 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 27 SECONDS WITH A RADIUS OF 137.01 FEET, A TANGENT LENGTH OF 28.30 FEET AND A CHORD WHICH BEARS NORTH 12 DEGREES 05 MINUTES 26 SECONDS WEST, 55.43 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST, 11.82 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 00 DEGREES 17 MINUTES 56 SECONDS WEST, 4.88 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 63.25 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57 DEGREES 31 MINUTES 36 SECONDS WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 34.58 FEET AND A CHORD WHICH BEARS NORTH 29 DEGREES 11 MINUTES 00 SECONDS WEST, 60.63 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 57 DEGREES 56 MINUTES 48 SECONDS WEST, 64.87 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 35 DEGREES 19 MINUTES 36 SECONDS WEST, 6.50 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE NORTH 57 DEGREES 56 MINUTES 48 SECONDS WEST, 19.52 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH TARRANT PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN VOLUME 15819, PAGE 247, OF SAID DEED RECORDS;

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THENCE NORTH 89 DEGREES 20 MINUTES 28 SECONDS EAST, 107.91 FEET WITH THE SOUTH TIGHT-OF-WAY LINE OF SAID NORTH TARRANT PARKWAY TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1, BEARS NORTH 89 DEGREES 20 MINUTES 28 SECONDS EAST, 7.90 FEET;

THENCE SOUTH 57 DEGREES 56 MINUTES 48 SECONDS EAST, 3.35 FEET WITH THE NEW EASTERLY LINE OF SAID TRACT 1, TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 27.33 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 35 SECONDS WITH A RADIUS OF 89.50 FEET, A TANGENT LENGTH OF 13.77 FEET AND A CHORD WHICH BEARS SOUTH 49 DEGREES 12 MINUTES 00 SECONDS EAST, 27.22 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

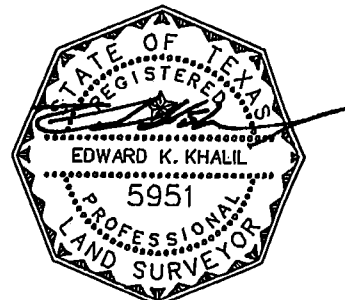
THENCE SOUTH 09 DEGREES 24 MINUTES 58 SECONDS WEST, 72.28 FEET WITH WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD TO THE POINT OF BEGINNING AND CONTAINING 12,071 SQUARE FEET OR 0.277 OF AN ACRE OF LAND MORE OR LESS.

Note: Surveyed on the ground September 2014.

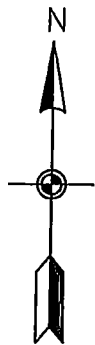
Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

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.

Note: In accordance with the Texas Board of Professional Land Surveying General Rules of Procedures and Practices, 663.19(7), "The cited instruments are not necessarily the current owners of the subject property, but are the documents containing the descriptions of the boundaries as surveyed.



3/5/16

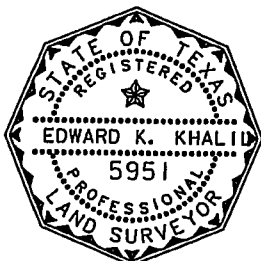


Scale 1" = 200'

NO.	BEARING	DISTANCE
L1	N89°00'03"E	32.06'
L2	S00°26'24"E	3.62'
L3	S89°33'36"W	1.52'
L4	N00°25'12"W	11.82'
L5	N00°17'56"W	4.88'
L6	N57°56'48"W	64.87'
L7	N35°19'36"W	6.50'
L8	N57°56'48"W	19.52'
L9	S57°56'48"E	3.35'
L10	S09°24'58"W	72.28'

NO.	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CH. L.
C1	67.38'	05°15'21"	734.50'	33.71'	S 06°32'46" W	67.36'
C2	132.31'	09°36'51"	788.50'	66.31'	S 04°22'01" W	132.15'
C3	103.96'	07°31'49"	791.01'	52.05'	N 03°19'30" E	103.88'
C4	44.69'	30°51'04"	82.99'	22.90'	N 08°20'07" W	44.15'
C5	55.81'	23°20'27"	137.01'	28.30'	N 12°05'26" W	55.43'
C6	63.25'	57°31'36"	63.00'	34.58'	N 29°11'00" W	60.63'
C7	27.33'	17°29'35"	89.50'	13.77'	S 49°12'00" E	27.22'

W. McCOWENS SURVEY
A-999



Signed: *[Signature]*

Date: 3/9/16

DRAWN BY:
DATE: 03-03-16
DGN. NO.: 040180_P14.ADD
APPROVED BY: EK
REVISED:



A.N.A. CONSULTANTS, L.L.C.

5000 Thompson Terrace
Colleyville, Texas 76034
Office: (817) 335-9900
Fax: (817) 335-9955
F.R.No. 10090800

SHT. NO. : 1 OF 1

NORTH TARRANT PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF FORT WORTH PROPOSED
VOL. 15819, PG. 247
D.R.T.C.T.

PART 2
VARIABLE WIDTH
RIGHT-OF-WAY
ACQUISITION
73 SQ.FT. +/-

ADDITIONAL
VARIABLE WIDTH
RIGHT-OF-WAY
ACQUISITION
12,071 SQ.FT. +/-

Apparent Owner
AIL INVESTMENT, LP,
TRACT 1
INST.: D211298925
D.R.T.C.T.

PROPOSED
PART 1
VARIABLE WIDTH
RIGHT-OF-WAY
ACQUISITION
46,922 SQ.FT. +/-

MONTERRA BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)
INSTRUMENT NO. D207079304
D.R.T.C.T.

Apparent Owner
AIL INVESTMENT, LP
TRACT 2
INST.: D211298925
D.R.T.C.T.

EXHIBIT "B"

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

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

LOT 2
NTP POINT ADDITION
CAB. A,
SLIDE 12679
D208184814

LOT 2, BLOCK 1,
NORTH RIVERSIDE SENIOR
LIVING ADDITION
INST. NO. D213250180 P.R.T.C.T.

NORTH TARRANT PARKWAY
(210' WIDE RIGHT-OF-WAY)
CITY OF FORT WORTH
D205191388
D.R.T.C.T.

Apparent Owner
DGI ENTERPRISES, LP,
INST.: D208346159
D.R.T.C.T.

Apparent Owner
RICKY W. COLLINS
VOL. 11677, PG. 1829
D.R.T.C.T.

Apparent Owner
PRENTISS D. CLARK &
ANNA A. CLARK
INST. # D203238576
D.R.T.C.T.

LOT 1, BLOCK 1
O'DONNELL'S ADDITION
CAB. A, SLIDE 12710
P.R.T.C.T.

Apparent Owner
SDA PROPERTIES LTD.
INST. # 207013397
D.R.T.C.T.

C. C. WHYTE SURVEY
A-1611