

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

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

EXHIBIT "A"  
REAL PROPERTY DESCRIPTION

PART 1:

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 "ANA" SET FOR THE NEW PROPOSED WEST RIGHT-OF-WAY LINE OF OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) IN THE SOUTH MOST NORTHERLY LINE OF SAID TRACT 1, FROM WHICH A 5/8 INCH IRON FOUND FOR AN INTERIOR CORNER OF SAID TRACT 1, BEARS SOUTH 89 DEGREES 00 MINUTES 03 SECONDS WEST, 32.06 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 03 SECONDS EAST, 27.70 FEET TO THE NORTHEAST MOST EASTERLY CORNER OF SAID TRACT 1, IN THE CENTERLINE OF EXISTING OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 22 MINUTES 44 SECONDS EAST, 845.85 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, IN THE NORTH LINE OF MONTERRA BLVD. (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D207079304 OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 37 MINUTES 16 SECONDS WEST, 55.49 FEET WITH THE COMMON LINE OF SAID TRACT 1, AND SAID MONTERRA BLVD;

THENCE SOUTH 44 DEGREES 37 MINUTES 16 SECONDS WEST, 8.76 FEET WITH THE COMMON LINE OF SAID TRACT 1, AND SAID MONTERRA BLVD 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 SOUTH LINE OF SAID TRACT 1;

THENCE NORTH 00 DEGREES 26 MINUTES 24 SECONDS WEST, 519.29 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD AND THE BEGINNING OF A CURVE TO RIGHT;

THENCE 132.31 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT 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 NORTH 04 DEGREES 22 MINUTES 01 SECONDS EAST, 132.15 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;

THENCE NORTH 09 DEGREES 10 MINUTES 27 SECONDS EAST, 88.42 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 67.38 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05 DEGREES 15 MINUTES 21 SECONDS WITH A RADIUS OF 734.50 FEET, A

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TANGENT LENGTH OF 33.71 FEET AND A CHORD WHICH BEARS NORTH 06 DEGREES 32 MINUTES 46 SECONDS EAST, 67.36 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 23 DEGREES 07 MINUTES 58 SECONDS WEST, 10.17 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET IN THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 06 DEGREES 52 MINUTES 02 SECONDS EAST, 37.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 46,922 SQUARE FEET OR 1.077 ACRES OF LAND MORE OR LESS.

**PART 2:**

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 FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1, 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;

THENCE SOUTH 42 DEGREES 23 MINUTES 56 SECONDS EAST, 23.60 FEET WITH THE EASTERLY LINE OF SAID TRACT 1 TO A 5/8 INCH IRON FOUND;

THENCE SOUTH 09 DEGREES 24 MINUTES 58 SECONDS WEST, 2.26 FEET WITH THE 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 LEFT;

THENCE 27.33 FEET WITH THE ARC OF SAID CURVE TO THE LEFT 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 NORTH 49 DEGREES 12 MINUTES 00 SECONDS WEST, 27.22 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, 3.35 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 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTH LINE OF SAID NORTH TARRANT PARKWAY;

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THENCE NORTH 89 DEGREES 20 MINUTES 28 SECONDS EAST, 7.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 73 SQUARE FEET OR 0.002 OF AN ACRE OF LAND MORE OR LESS.

Note: Surveyed on the ground September 2014.

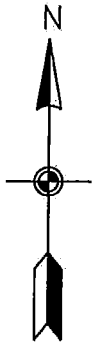
Note: Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum 1983 (NAD '83), Texas State Plane Coordinate System, North Central Zone.

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.



12-12-14



Scale 1" = 200'

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

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

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

NORTH TARRANT PARKWAY  
(210' WIDE RIGHT-OF-WAY)

CITY OF FORT WORTH  
D205191388  
D.R.T.C.T.

C1  
 $\Delta = 09^{\circ}36'51''$   
R=788.50'  
L=132.31'  
T=66.31'  
L.C.=N04°22'01"E  
132.15'

C2  
 $\Delta = 05^{\circ}15'21''$   
R=734.50'  
L=67.38'  
T=33.71'  
L.C.=N06°32'46"E  
67.36

C3  
 $\Delta = 17^{\circ}29'35''$   
R=89.50'  
L=27.33'  
T=13.77'  
L.C.=N49°12'00"W  
27.22'

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

Apparent Owner  
AIL INVESTMENT, LP,  
TRACT 1  
INST.: D211298925  
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

Apparent Owner  
BILL MARKHAM  
INST. # 206386147  
D.R.T.C.T.

W. McCOWENS SURVEY  
A-999



Signed: *E. Khalil*

Date: *12-12-14*

## EXHIBIT "B"

SHOWING  
TWO PARCELS 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

DRAWN BY:  
DATE: 10-27-14  
DGN. NO.: 040180\_P14  
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.1009080

SHT. NO. : 1 OF 1