

N. RIVERSIDE DRIVE  
DOE # 7236; Parcel # P 8  
8200 OLD DENTON RD.  
FORT WORTH, TEXAS.  
C.C. WHYTE SURVEY, A-1611

N. RIVERSIDE DRIVE  
RIGHT-OF-WAY ACQUISITION  
P-8

**EXHIBIT "A"**  
**REAL PROPERTY DESCRIPTION**

BEING A PARCEL OF LAND SITUATED IN C. C. WHYTE SURVEY, ABSTRACT NUMBER 1611, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 10, AS CONVEYED TO AIL INVESTMENT L.P., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN VOLUME 14315, PAGE 56, 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 SOUTHWEST CORNER OF TRACT OF LAND AS CONVEYED TO RICARDO A. IBANEZ, BY DEED RECORDED IN INSTRUMENT NUMBER D209162181, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THE SAID AIL INVESTMENT L.P., TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF OLD DENTON ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 30.27 FEET WITH THE COMMON LINE OF SAID AIL INVESTMENT L.P., TRACT, AND SAID RICARDO A. IBANEZ TRACT TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 00 DEGREES 26 MINUTES 24 SECONDS EAST, 193.11 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 32 DEGREES 04 MINUTES 19 SECONDS EAST, 9.93 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 02 DEGREES 04 MINUTES 19 SECONDS EAST, 44.38 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

THENCE SOUTH 06 DEGREES 38 MINUTES 06 SECONDS EAST, 36.35 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 84.99 FEET WITH THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65 DEGREES 21 MINUTES 38 SECONDS WITH A RADIUS OF 74.50 FEET, A TANGENT LENGTH OF 47.79 FEET AND A CHORD WHICH BEARS SOUTH 39 DEGREES 18 MINUTES 55 SECONDS EAST, 80.45 FEET TO A 5/8 INCH IRON WITH CAP STAMPED "ANA" SET FOR THE NORTH RIGHT-OF-WAY LINE OF THOMPSON ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN INSTRUMENT NUMBER D211223965, OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 49 SECONDS WEST, 90.91 FEET WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID THOMPSON ROAD TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD DENTON ROAD;

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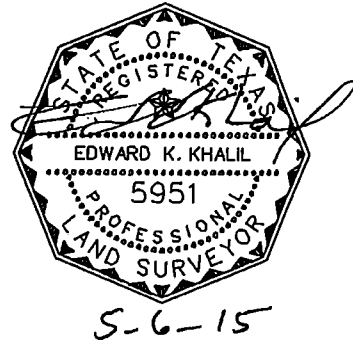
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RIGHT-OF-WAY ACQUISITION  
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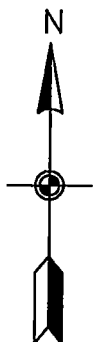
THENCE NORTH 00 DEGREES 28 MINUTES 51 SECONDS WEST, 345.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,576 SQUARE FEET OR 0.289 ACRES OF LAND MORE OR LESS.

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.





Scale 1" = 100'

NO.	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CH. L.
C1	84.99'	65°21'38"	74.50'	47.79'	S 39°18'55" E	80.45'

Apparent Owner  
RICARDO A. IBANEZ  
INST. # 209162181  
D.R.T.C.T.

Apparent Owner  
BILL MARKHAM  
VOL. 11580, PG. 1898  
D.R.T.C.T.

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

PROPOSED ROW

WM McCOWENS SURVEY  
A-999

Apparent Owner  
BLUE MAPLE GROUP, LLC,  
TRACT 2  
INST.: D213012615  
D.R.T.C.T.

VARIABLE WIDTH  
RIGHT-OF-WAY  
ACQUISITION  
12,576 SQ.FT. +/-

Apparent Owner  
AIL INVESTMENT LP,  
REMAINDER TRACT 10  
VOL. 14315, PG. 56  
D.R.T.C.T.

C. C. WHYTE SURVEY  
A-1611

NORTH RIVERSIDE DRIVE (OLD DENTON ROAD)  
(VARIABLE WIDTH RIGHT-OF-WAY)

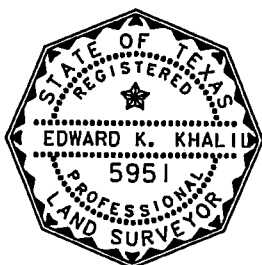
THOMPSON ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
INST.# D211210676 & D211153454  
D.R.T.C.T.

CITY OF FORT WORTH  
INST. NO. D211223965  
D.R.T.C.T.

Apparent Owner  
BASEM AND RIAD NIMRI  
INST. # D208232375  
D.R.T.C.T.

W. W. THOMPSON SURVEY  
A-1498

Apparent Owner  
LOT 1, BLOCK A,  
RESIDENCES AT OLD  
DENTON ROAD  
CAB.A, SLIDE 12595  
P.R.T.C.T.



Signed: *[Signature]*

Date: 5-6-15

## EXHIBIT "B"

SHOWING  
A PARCEL OF LAND  
SITUATED IN C. C. WHYTE SURVEY  
ABSTRACT NO. 1611  
CITY OF FORT WORTH,  
TARRANT COUNTY, TEXAS

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

DRAWN BY:  
DATE: 10-27-14  
DGN. NO.: 040180.P7  
APPROVED BY: EK  
REVISED: 05-06-15



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