

BEING a parcel or tract of land situated in the Vincent J. Hutton Survey, Abstract Number 681, City of Fort Worth, Tarrant County, Texas, and being part of a tract of land described in Deeds to The City of Fort Worth as recorded in Volume 2008, Page 243, and Volume 2037, Page 567, Deed Records, Tarrant County, Texas, and being part of Amon Carter Boulevard (a 150 foot right-of-way) and Sovereign Road (a variable width right-of-way) and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with a cap stamped "KHA" found in the west line of said Amon Carter Boulevard, said point being the southeast corner of Lot 1, Block 112 of Centreport Addition, an addition to the City of Fort Worth as recorded in Instrument Number D211218692, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said point being the northeast corner of Tract 2 described to Centreport DFW Development LLC in a deed as recorded in Instrument Number D217110684, O.P.R.T.C.T., and said point being North 89° 20' 11" East, 491.00 feet from a 1/2-inch iron rod with a cap stamped "KHA" found for the southwest corner of said Lot 1;

THENCE South 00° 45' 29" East following the west line of said Amon Carter Boulevard and the east line of said Tract 2 for a distance of 152.30 feet to the southeast corner of said Tract 2, said point being the POINT OF BEGINNING;

THENCE North 89° 28' 49" East departing the west line of said Amon Carter Boulevard, over and across said Amon Carter Boulevard for a distance of 75.00 feet to the centerline of said Amon Carter Boulevard;

THENCE South 00° 45' 30" East following the centerline of said Amon Carter Boulevard for a distance of 922.33 feet to a point for corner at the intersection of the centerline of said Amon Carter Boulevard and the centerline of said Sovereign Road;

THENCE departing the centerline of said Amon Carter Boulevard and following the centerline of said Sovereign Road the following courses and distances:

South 89° 27' 57" West for a distance of 807.63 feet to a point for corner;

South 00° 49' 09" East for a distance of 4.24 feet to a point for corner;

South 89° 27' 57" West for a distance of 431.10 feet to a point for corner;

THENCE North 00° 31' 11" West departing the centerline of said Sovereign Road, at a distance of 55.00 feet passing the north line of said Sovereign Road and the southeast corner of Tract 1 described to Centreport DFW Development LLC in said deed recorded in Instrument Number D217110684, O.P.R.T.C.T., continuing and following the east line of said Tract 1 for a total distance of 222.93 feet to the north corner of said Tract 1, said point also being in the east line of Lot 3, Block 112, Centreport Addition, an addition to the City of Fort Worth as recorded in Instrument Number D21512779, O.P.R.T.C.T.;

THENCE North 44° 28' 19" East following the east line of said Lot 3 for a distance of 2.65 feet to a point for corner;

THENCE North 00° 31' 11" West continuing along the east line of said Lot 3 for a distance of 412.46 feet to the northeast corner of said Lot 3;

THENCE South 89° 20' 13" West following the north line of said Lot 3 for a distance of 1.87 feet to a southeast corner of said Tract 2;

EXHIBIT A

**BEING A 27.616 ACRE TRACT
IN THE VINCENT J. HUTTON SURVEY, ABST. NO. 681
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AUGUST 2017**

BEARING BASIS:

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).



Brown & Gay Engineers, Inc.
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TBPLS Registration No. 10193953

JOB No. 4891-00 DFM/SPR SHEET 1 OF 3

THENCE departing the north line of said Lot 3, and following the southerly line of said Tract 2 the following the courses and distances:

North 00° 31' 11" West for a distance of 182.23 feet to a point for corner at the beginning of a tangent curve to the right whose chord bears North 06° 58' 49" East , 33.81 feet;

In a northeasterly direction along said curve to the right having a central angle of 15° 00' 06" , a radius of 129.50 feet, and an arc length of 33.91 feet to a point for corner;

North 14° 28' 49" East for a distance of 36.26 feet to a point for corner at the beginning of a tangent curve to the left whose chord bears North 06° 58' 49" East , 49.73 feet;

In a northeasterly direction along said curve to the left having a central angle of 14° 59' 59" , a radius of 190.50 feet, and an arc length of 49.87 feet to a point for corner;

North 00° 31' 11" West for a distance of 22.33 feet to a point for corner at the beginning of a tangent curve to the right whose chord bears North 44° 28' 49" East , 41.72 feet;

In a northeasterly direction along said curve to the right having a central angle of 90° 00' 07" , a radius of 29.50 feet, and an arc length of 46.34 feet to a point for corner;

North 89° 28' 49" East for a distance of 879.58 feet to a point for corner at the beginning of a tangent curve to the right whose chord bears South 71° 38' 57" East , 64.69 feet;

In a southeasterly direction along said curve to the right having a central angle of 37° 44' 36" , a radius of 100.00 feet, and an arc length of 65.87 feet to a point for corner at the beginning of a reverse curve to the left whose chord bears South 70° 01' 05" East , 77.65 feet;

In a southeasterly direction along said reverse curve to the left having a central angle of 34° 28' 48" , a radius of 131.00 feet, and an arc length of 78.83 feet to the beginning of a reverse curve to the right whose chord bears South 78° 43' 13" East , 38.89 feet;

In a southeasterly direction along said reverse curve to the right having a central angle of 17° 04' 21" , a radius of 131.00 feet, and an arc length of 39.03 feet to a point for corner at the beginning of a reverse curve to the left whose chord bears South 80° 37' 39" East , 36.26 feet;

In a southeasterly direction along said reverse curve to the left having a central angle of 20° 53' 28" , a radius of 100.00 feet, and an arc length of 36.46 feet to a point for corner;

North 89° 28' 49" East for a distance of 22.76 feet to the POINT OF BEGINNING and containing an area of 1,202,972 square feet or 27.616 acres of land, more or less.

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David F. McCullah
David F. McCullah,
Texas Registered Professional Land
Surveyor No. 4023
8-25-17

BEARING BASIS:

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

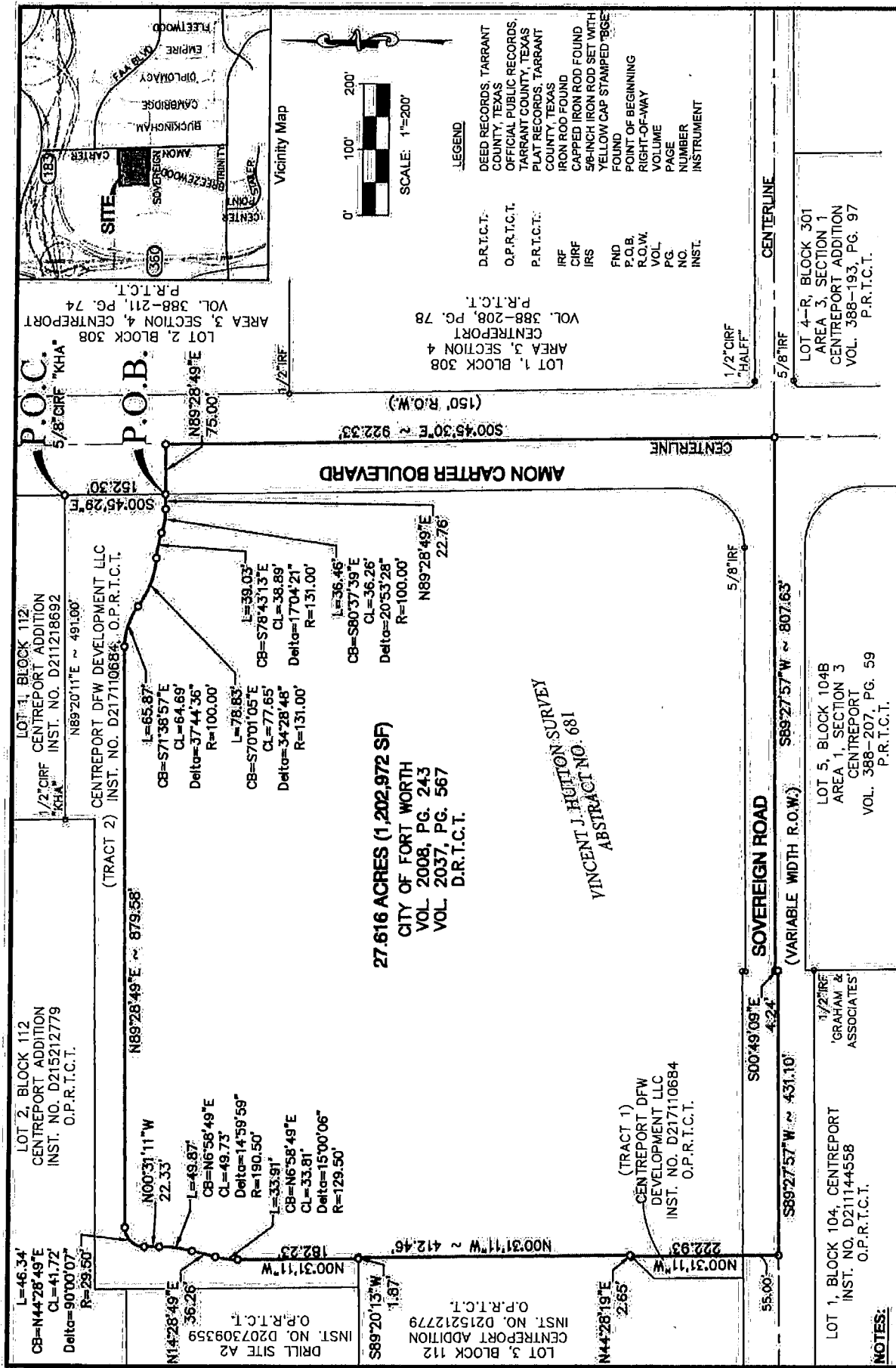


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