

EXHIBIT "A"

County: Tarrant
Roadway: Avenue K & SH 360

Page | 1 of 3
November 22, 2023

Parcel 1

Being a 0.089-acre (3,882 square foot) tract of land situated in Tarrant County, Texas, in the M.K. Selvidge Survey, Abstract No. 1423, out of the Bell Helicopter Textron Industrial Park, Lot 1R, Block 1R, recorded in Volume 388-188, Page 73, Plat Records, Tarrant County, Texas, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch capped iron rod stamped "TNP" at the Northwest corner Proposed ROW, the West lien of said Bell Helicopter tract and along the East Right-of-Way line SH 360, (variable width Right-of-Way) recorded in Volume 5348, Page 840, Deed Records, Tarrant County, Texas (N 6,968,467.07, E 2,410,913.72);

- 1) **THENCE** South 41 Degrees 46 Minutes 51 Seconds East, along the Proposed Right-of-Way, a distance of 33.62 feet to a set 5/8-inch capped iron rod stamped "TNP";
- 2) **THENCE** South 78 Degrees 40 Minutes 24 Seconds East, along the Proposed Right-of-Way, a distance of 80.30 feet to a set 5/8-inch capped iron rod stamped "TNP";
- 3) **THENCE** North 89 Degrees 20 Minutes 39 Seconds East, along the Proposed Right-of-Way, a distance of 55.26 feet to a set 5/8-inch capped iron rod stamped "TNP";
- 4) **THENCE** South 86 Degrees 22 Minutes 03 Seconds East, along the Proposed Right-of-Way, a distance of 158.92 feet to a set 5/8-inch capped iron rod stamped "TNP" along the South line of said Bell Helicopter tract and the North line of Avenue K, (100-foot Right-of-Way), no recording information found;
- 5) **THENCE** South 89 Degrees 24 Minutes 22 Seconds West, along the South line of said Bell Helicopter tract and the North line of Avenue K, a distance of 295.25 feet to a found 5/8-inch iron rod at the Southwest corner of said Bell Helicopter tract and the East Right-of-Way line of SH 360;
- 6) **THENCE** North 41 Degrees 46 Minutes 51 Seconds West, along the West line of said Bell Helicopter tract and East Right-of-Way line of SH 360, a distance of 33.62 feet to a found 3/4-inch iron rod;
- 7) **THENCE** North 5 Degrees 21 Minutes 19 Seconds East, along the West line of said Bell Helicopter tract and East Right-of-Way line of SH 360, a distance of 28.39 to the **POINT OF BEGINNING**, containing 0.089 acres (3,882 square feet) of land.

EXHIBIT "A"

County: Tarrant
Roadway: Avenue K & SH 360

Page | 2 of 3
November 22, 2023

Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone (4202), NAD 83, (2011) Epoch 2010. All distances and coordinates shown hereon are surface values displayed in US Survey Feet. A Surface Adjustment Factor of 1.000136506 was used to scale grid coordinates and distances to surface.

Note: This legal description is accompanied by a survey plat of even date.

That I, Timothy A. Frost, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and accompanying plat of even date represent an actual survey made on the ground February 2022, under my supervision.

 11-22-2023

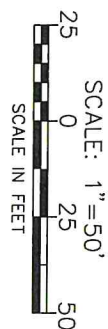
Timothy A. Frost
Texas Registered Professional Land Surveyor #5316
Teague, Nall & Perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
TBPELS Firm Number 10011600



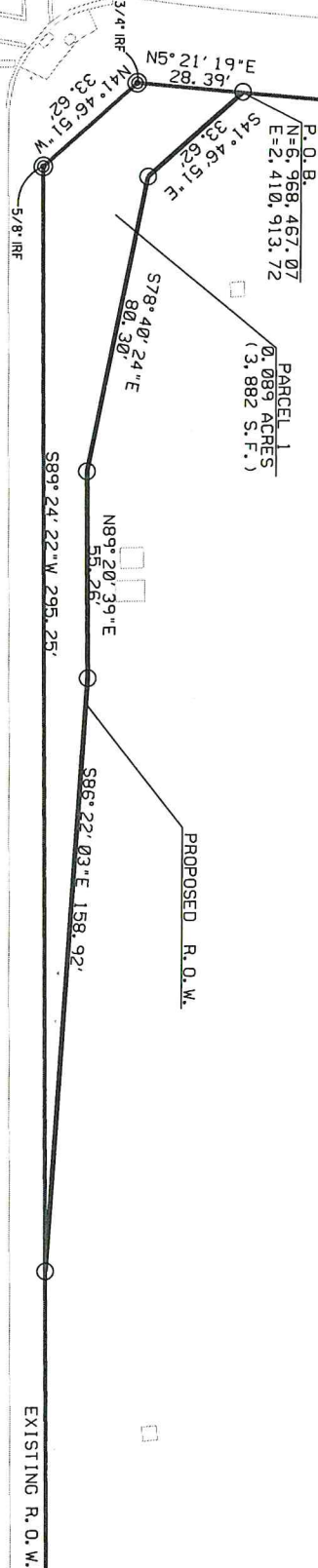
SH 360
(VARIABLE WIDTH ROW)
VOL. 5348, PG. 840
D.R.T.C.T.

M.K. SELVIDGE SURVEY NO. 1423

LOT 1R, BLOCK 1R
BELL HELICOPTER TEXTRON INDUSTRIAL PARK
VOL. 388-188, PG. 73
P.R.T.C.T.



AVENUE K
(100' R.O.W.)



NOTES:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83, (2011) EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES DISPLAYED IN US SURVEY FEET. A SURFACE ADJUSTMENT FACTOR OF 1.00136506 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.

THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE LEGAL DESCRIPTION OF EVEN DATE.

- = SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TEAGUE, NALL & PERKINS" OR AS OTHERWISE NOTED
- ⊙ = MARKER FOUND "AS NOTED"
- D.R.E.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
- R.P.R.E.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.E.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- CMR = TxDOT TYPE 1 MONUMENT
- CIIF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- R = PROPERTY LINE
- S = SURVEY LINE
- ↔ = FEE HOOK
- ⊥ = CENTERLINE
- = PROPOSED ROW

EXHIBIT "A" - PAGE 3 OF 3

A PLAT OF SURVEY OF

PARCEL 1

FOR AVENUE K

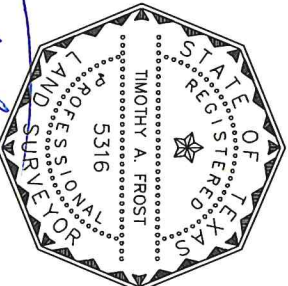
A 0.089 ACRE (3,882 SQ. FT.)

PARCEL OF LAND IN

M.K. SELVIDGE SURVEY

ABSTRACT NO. 1423

TARRANT COUNTY, TEXAS



Timothy A. Frost
DATE 11-22-2023

TIMOTHY A. FROST, RPLS NO. 5316
TEAGUE, NALL & PERKINS
TBPELS FIRM REGISTRATION NO. 10011600