

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land situated in the Benjamin Thomas Survey, Abstract No.1497, City of Fort Worth, Tarrant County, Texas, and being part of a called 15.0736 acre tract of a tract of land described in Special Warranty Deed with Vendor's Lien to AM & JK Development LLC recorded in Instrument No. D217258083 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of said 15.0736 acre tract; from said point the northwest corner of said 15.0736 acre tract, and being a point in the northeast right-of-way line of Old Decatur Road (a variable width right-of-way) bears South 89°30'41" West, a distance of 293.92 feet;

THENCE North 89°30'41" East, along the said north line of the 15.0736 acre tract, a distance of 654.22 feet to a point for northeast corner;

THENCE South 0°31'17" East, along the east line of said 15.0736 acre tract, a distance of 364.36 feet to a point for the southeast corner of said 15.0736 acre tract;

THENCE South 89°31'24" West, along the south line of said 15.0736 acre tract, a distance of 1015.77 feet to a point for corner in the said northeast right-of-way line of Old Decatur Road, and being the southwest corner of said 15.0736 acre tract;

THENCE North 18°14'55" West, along the said northeast right-of-way line of Old Decatur Road, a distance of 168.40 feet to a point for corner; said point being the beginning of a non-tangent curve to the left having a central angle of 16°01'32", a radius of 859.61 feet, a chord bearing and distance of North 64°55'20" East, 239.65 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 240.43 feet to a point for corner;

THENCE North 18°14'31" West, a distance of 325.48 feet to the **POINT OF BEGINNING** and containing 12.3937 acres or 539,868 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or established interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.