

EXHIBIT A

TRACT I:

Unit 1, Building B, Unit 2, Building B, Unit 3, Building B, Unit 4, Building
B, Unit 2, Building D, Unit 1, Building B, Unit 2, Building E, Unit 1, Building
F, Unit 2, Building F, Unit 3, Building F, Unit 4, Building F, Unit 1, Building
G, Unit 2, Building G, Unit 1, Building H, Unit 2, Building H, Unit 3, Building
H, Unit 4, Building H, Unit 1, Building I, Unit 2, Building I, Unit 3, Building
I, Unit 1, Building T, Unit 2, Building T, Unit 3, Building T, Unit 4, Building
T, Unit 1, Building U, Unit 2, Building U, Unit 3, Building U, Unit 4, Building
U, Unit 1, Building V, Unit 2, Building V, Unit 3, Building V, Unit 4, Building
V, Unit 1, Building W, Unit 2, Building W, Unit 3, Building W, Unit 4, Building
W, in RIDGMAR CROSSROADS CONDOMINIUMS, PHASE I, a Condominium Project, according
to the Condominium Declaration and Master Deed and Exhibits thereto, recorded
in Volume 15, Page 5, Condominium Records, Tarrant County, Texas; and First
Amendment to Declaration and Master Deed recorded in Volume 16, Page 88, Condominium
Records, Tarrant County, Texas; located on Lot 1R in Block 102, Ridgmar, an
Addition to the City of Fort Worth, Tarrant County, Texas, according to Revised
Plat recorded in Volume 188-165, Page 36, Plat Records, Tarrant County, Texas,
and a portion of Lot 1, Block 101, Ridgmar, an Addition to the City of Fort
Worth, Tarrant County, Texas, according to Revised Plat recorded in Volume
188-159, Page 37, Plat Records, Tarrant County, Texas.

Together with each Unit's exclusive right to certain parking spaces as a limited
common element and each Unit's appurtenant undivided percentage interest in
and to the general common elements, all as set forth hereafter, to-wit:

Exhibit A, Page 1

1ST AMEND D&MDEXA

10946 0100

<u>UNIT/BLDG</u>	<u>GENERAL COMMON ELEMENTS & INTEREST</u>	<u>PARKING SPACE</u>
1/A	1.6747	B1G
2/A	2.9103	B2P
3/A	2.2413	B3P
4/A	1.7915	B4G
2/D	2.7846	D2P D2G
2/E	2.2336	E1P E1G
2/F	2.7846	E2P E2G
1/T	2.8684	F1P F1G
2/T	2.7846	F2P F2G
3/T	2.7184	F3P F3G
4/T	2.8684	F4P F4G
1/G	1.6747	G1G
3/G	1.6903	G3P
1/H	1.7915	H1G
2/H	2.1089	H2P
3/H	2.0564	H3P
4/H	1.7915	H4G
1/I	2.2336	I1P I1G
2/I	2.7184	I2P I2G
3/I	2.7846	I3P I3G
1/J	1.8306	J1G
2/J	1.9103	J2P
3/J	1.9103	J3P
4/J	1.8306	J4G
1/U	2.2413	U1G
2/U	2.2472	U2P
3/U	2.2472	U3P
4/U	2.2413	U4G
1/V	1.7915	V1G
2/V	2.1089	V2P
3/V	2.0564	V3P
4/V	1.7915	V4G
1/W	2.2413	W1G
2/W	2.2472	W2P
3/W	2.2472	W3P
4/W	2.2413	W4G

The real property which is subject to the above Condominium Declaration is more particularly described in two parcels, as follows:

Exhibit A, Page 2

16945 0101

PARCEL A (TRACT 1):

BEING a description of a portion of Lot 1, Block 101, Ridgmar, an Addition to the City of Fort Worth, Tarrant County, Texas, said Ridgmar Addition being shown on the Plat filed in Volume 388-159 at Pages 27 and 28 of the Plat Records, Tarrant County, Texas, said portion, being the land that is condominiumized and called, Tract 1, is more particularly described by metes and bounds as follows:

BEGINNING at an "X" set in concrete at the intersection of the north boundary of Lands End Boulevard and the west boundary of Aden Road for the southeast corner of Lot 1 and Block 101 of Ridgmar and being the southeast corner and **POINT OF BEGINNING** of this Tract 1;

THENCE North 85 degrees 41 minutes 53 seconds West on the north boundary of Lands End Boulevard and the south boundary of said Lot 1, a distance of 172.86 feet to a point for the southeast corner of Tract 2B and a corner of this Tract 1;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of this Tract 1 and Tract 2B, a distance of 83.78 feet to a point in the south line of Tomstock Drive (a 28 foot emergency access and utility easement and private street), for a corner of this Tract 1;

THENCE South 89 degrees 32 minutes 00 seconds West on the south line of Tomstock Drive and the north line of said 2B, a distance of 71.01 feet to a point for the beginning of a curve to the left whose center bears South 00 degrees 28 minutes 00 seconds East, 12.00 feet;

THENCE on said curve to the left being the common boundary of Tract 1 (Tomstock Drive) and Tract 2B, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 18.85 feet to a point;

THENCE North 89 degrees 32 minutes 00 seconds East on the common boundary of this Tract 1 and Tract 2B, a distance of 17.00 feet to a point for a corner;

THENCE South 00 degrees 28 minutes 00 seconds East continuing on said common boundary, a distance of 45.00 feet to a point for a corner;

THENCE South 89 degrees 32 minutes 00 seconds West, continuing on said common boundary, a distance of 17.00 feet to a point in the east line of said Tomstock Drive for a corner of this Tract and Tract 2B;

Exhibit A, Page 3

10946 0102

THENCE South 00 degrees 28 minutes 00 seconds East on the east boundary of Tomstock Drive, a distance of 21.86 feet to a point in the north boundary of Lands End Boulevard for a corner of this Tract 1 and Tract 2B;

THENCE North 85 degrees 41 minutes 53 seconds West, on the north boundary of Lands End Boulevard and the south limits of Tract 1 (Tomstock Drive) a distance of 20.96 feet to a "V" cut in the brick entranceway for the beginning of a curve to the left whose center bears South 04 degrees 18 minutes 07 seconds West, 825.00 feet;

THENCE on said curve to the left and the north boundary of Lands End Boulevard, through a central angle of 00 degrees 17 minutes 54 seconds, an arc distance of 5.13 feet to a point for the southeast corner of Tract 2A and the southwest corner of this tract;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of Tomstock Drive and Tract 2A a distance of 64.70 feet to a point for a curve to the right whose center bears North 89 degrees 32 minutes 00 seconds East, 12.00 feet;

THENCE on said curve to the right through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 59.89 feet to a point;

THENCE North 89 degrees 32 minutes 00 seconds East continuing on the north line of Tomstock Drive and the southerly line of Tract 2A, a distance of 60.17 feet to a point for a corner;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of Tracts 1 and 2A, a distance of 95.00 feet to a point in the north boundary of Lot 1 and Block 101 and the south boundary of Block 7, Ridgmar, for the northwest corner of this Tract 1;

THENCE North 89 degrees 32 minutes 00 seconds East on the common boundary of Lot 1, Block 101 and Block 7, a distance of 144.83 feet to a 1" iron rod set for the northeast corner of Lot 1, Block 101 in the west boundary of Aden Road, for the northeast corner of this Tract;

THENCE South 00 degrees 12 minutes 02 seconds West, on the west boundary of Aden Road a distance of 29.00 feet to a 1" iron rod set for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 58 seconds East, a distance of 413.00 feet;

Exhibit A, Page 4

10943 0103

THENCE on said curve to the left being the west boundary of Aden Road and the east boundary of Block 101, through a central angle of 18 degrees 47 minutes 01 seconds, an arc distance of 128.40 feet to a 1/2" iron rod set;

THENCE South 18 degrees 07 minutes 55 seconds East continuing on said common boundary, a distance of 41.00 feet to a 1/2" iron rod set for the beginning of a curve to the right whose center bears South 71 degrees 22 minutes 08 seconds West, a distance of 376.00 feet;

THENCE on said curve to the right being the common west boundary of Aden Lane and east boundary of Block 101 and this Tract, through a central angle of 03 degrees 12 minutes 02 seconds an arc distance of 20.87 feet to the POINT OF BEGINNING and containing 37,316 square feet or 0.8566 acres of land, more or less.

PARCEL B:

Field notes of Lot 1R, Block 102, Ridgmar, an Addition to the City of Fort Worth, as shown by the Plat of same recorded in Volume 388-165 at Page 36, Plat Records, Tarrant County, Texas, said Lot 1R is more particularly described by rates and bounds as follows:

BEGINNING at a 5/8" iron rod found in the north boundary of Plaza Parkway for the southeast corner of Block 102 and the southwest corner of Block K-R, Ridgmar Square, as shown by Plat of same recorded in Volume 388-16 at Page 99 of the Plat Records of Tarrant County, Texas, said 5/8" iron rod also being the southeast corner and POINT OF BEGINNING of this tract;

THENCE, with the north boundary of said Plaza Parkway, being a curve to the left with a central angle of 12 degrees 10 minutes 00 seconds and a radius of 709.03 feet, a distance of 190.86 feet to a 5/8" iron rod found for the end of said curve;

THENCE South 78 degrees 03 minutes 00 seconds West, continuing with the north boundary of Plaza Parkway and the south line of Block 102, a distance of 133.10 feet to a "4" cut in concrete for the southwest corner of this tract 102-1R;

THENCE North 28 degrees 25 minutes 00 seconds West, a distance of 144.00 feet to a 1/2" iron rod set for a bend right in the west line of this tract;

Exhibit A, Page 5

THENCE North 47 degrees 18 minutes 10 seconds East to a 5/8" iron rod found for a bend

THENCE North 02 degrees 18 minutes 10 seconds East to a 1/2" iron rod found for the north

THENCE South 87 degrees 44 minutes 10 seconds East to a "4" cut in concrete on the east line of Block 102 for the northeast corner of this

THENCE South 02 degrees 18 minutes 10 seconds West to the west line of Block 102 and the west line of Block 101 and containing 10 acres of land, more or less.

TRACT 2A:

BEING a description of a portion of the Plat of said Addition recorded in the Plat Records, Tarrant County, Texas, said undivided tract is more particularly described as follows:

BEGINNING at an "X" cut in concrete of Lands End Boulevard and the west corner of Lot 1 and Block 101;

THENCE North 85 degrees 41 minutes 30 seconds East of Lands End Boulevard and the south at 172.88 feet pass a corner of Tract 2B, at 284.16 feet pass the southwest corner of Tomstock Drive (a corner of a "4" cut in brick entranceway at the center bears South 84 degrees 18 minutes 30 seconds East);

THENCE continuing on the north boundary of Lot 1 and Block 101, on an angle of 00 degrees 17 minutes 34 seconds to a point for the southwest corner of the southeast corner and POINT OF BEGINNING

Exhibit A, Page 6

10945 0104

THENCE continuing on said curve to the left on the north boundary of Lands End Boulevard and the south boundary of Lot 1 and Block 101, through a central angle of 11 degrees 17 minutes 58 seconds and an arc distance of 194.23 feet to a 1/2" iron rod set for the end of curve;

THENCE South 82 degrees 42 minutes 15 seconds West, continuing on the common boundary of Lands End Boulevard and Lot 1 and Block 101, a distance of 113.91 feet to a 1/2" iron rod set for the southwest corner of Lot 1 and this Tract;

THENCE North 00 degrees 28 minutes 00 seconds West, on the common boundary of Lots 1 and 2 of Block 101, a distance of 215.24 feet to a 1/2" iron rod found for the northeast corner of Lot 2 and the northwest corner of Lot 1 and this Tract 2A in the south line of Block 7, Ridgmar;

THENCE North 89 degrees 32 minutes 00 seconds East on the common boundary of Block 7, Ridgmar and Lot 1 of and Block 101, a distance of 405.17 feet to a point for the common north corner of Tract 1 and this 2A;

THENCE South 00 degrees 28 minutes 00 seconds East, continuing on the common boundary of Tracts 1 and 2A, a distance of 95.00 feet to a point in the north boundary of Tomstock Drive for a corner of this Tract;

THENCE South 89 degrees 32 minutes 00 seconds West on the north line of Tomstock Drive, a distance of 60.17 feet to a point for the beginning of a curve to the left whose center bears South 00 degrees 28 minutes 00 seconds East, 38.00 feet;

THENCE in a southwesterly direction around said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 59.69 feet to a point for end of curve;

THENCE South 00 degrees 28 minutes 00 seconds East, on the west boundary of Tomstock Drive, a distance of 64.70 feet to the POINT OF BEGINNING and containing 71,316 square feet or 1.6372 acres of land, more or less.

TRACT 2B:

BEING a description of a portion of Lot 1, Block 101, Ridgmar, an Addition to the City of Fort Worth, Tarrant County, Texas, as shown by Plat of said Addition recorded in Volume 188-189 at Pages 27 and 28 of the Plat Records, Tarrant County, Texas, said portion or Tract 2B is more particularly described by metes and bounds as follows:

Exhibit A, Page 7

10945 0106

COMMENCING at an "X" cut in concrete at the intersection of the north boundary of Lands End Boulevard and the west boundary of Aden Road for the southeast corner of Lot 1, Block 101;

THENCE North 85 degrees 41 minutes 53 seconds West on the north boundary of Lands End Boulevard and south boundary of Lot 1, Block 101, a distance of 172.86 feet to a point for a corner of Tract 1 and the southeast corner and POINT OF BEGINNING of this Tract;

THENCE North 85 degrees 41 minutes 53 seconds West on the boundary of Lands End Boulevard and the south boundary of Lot 1, Block 101, a distance of 82.30 feet to a point for the southeast corner of Tomstock Drive and a corner of Tract 1 for the southwest corner of this Tract 2B;

THENCE North 00 degrees 28 minutes 00 seconds West on the east boundary of Tomstock Drive, a distance of 21.85 feet to a point for a corner;

THENCE North 89 degrees 32 minutes 00 seconds East, with the boundary of Tract 1, a distance of 17.00 feet to a point for a corner;

THENCE North 00 degrees 28 minutes 00 seconds West continuing on the boundary of Tract 1, a distance of 43.00 feet to a point for a corner;

THENCE South 89 degrees 32 minutes 00 seconds West continuing on said boundary, a distance of 17.00 feet to a point in the east line of Tomstock Drive for the beginning of a curve to the right whose center bears North 89 degrees 32 minutes 00 seconds East, 12.00 feet;

THENCE on said curve to the right and boundary of Tomstock Drive, through a central angle of 90 degrees 00 minutes 00 seconds in a northeasterly direction, an arc distance of 18.85 feet to a point for end of curve;

THENCE North 89 degrees 32 minutes 00 seconds East on the south boundary of Tomstock Drive, a distance of 71.01 feet to a point for a corner of Tract 1 and being the northeast corner of this Tract;

THENCE South 00 degrees 28 minutes 00 seconds East with the west line of Tract 1, a distance of 83.78 feet to the POINT OF BEGINNING and containing 8,038 square feet or 0.1386 acres of land, more or less.

Exhibit A, Page 8

10946 0107