

EXHIBIT "A"  
BOUNDARY DESCRIPTION  
FORT WORTH, TARRANT COUNTY, TEXAS  
PHASE I, RIDGMAR CROSSROADS IN RIDGMAR ADDITION

Tract No. 1

BEING a portion of Block 101, Ridgmar Addition, to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-151, Pages 13 and 14, Tarrant County Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point, said point being the southeast corner of said Block 101, Ridgmar Addition; said POINT OF BEGINNING also being situated in the north right-of-way line of Lands End Boulevard, a 60 foot right-of-way;

THENCE North  $85^{\circ} - 43' - 00''$  West a distance of 172.89 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 85.41 feet;

THENCE South  $89^{\circ} - 32' - 00''$  West a distance of 71.01 feet to a point, said point being the beginning of a curve to the left whose radius is 12.0 feet;

THENCE along said curve to the left through a central angle of  $90^{\circ} - 00' - 00''$  an arc length of 18.85 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 17.00 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 45.00 feet;

THENCE South  $89^{\circ} - 32' - 00''$  West a distance of 17.0 feet;

THENCE South  $00^{\circ} - 28' - 00''$  East a distance of 21.52 feet;

THENCE North  $85^{\circ} - 43' - 00''$  West a distance of 20.56 feet to a point, said point being the beginning of a non-tangent curve to the left whose radius is 985.0 feet and whose long chord bears North  $85^{\circ} - 52' - 46''$  West a distance of 5.529 feet;

THENCE along said non-tangent curve to the left through a central angle of  $00^{\circ} - 19' - 00''$  an arc length of 5.53 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 64.37 feet to a point, said point being the beginning of a curve to the right whose radius is 38.0 feet;

THENCE along said curve to the right through a central angle of  $90^{\circ} - 00' - 00''$  an arc length of 59.69 feet;

THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 60.17 feet;

THENCE North  $00^{\circ} - 28' - 00''$  West a distance of 95.0 feet;

Dondi-Ridgmar  
Job No. 8375-1  
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THENCE North  $89^{\circ} - 32' - 00''$  East a distance of 144.83 feet;

THENCE South  $00^{\circ} - 17' - 00''$  West a distance of 28.7 feet to a point, said point being the beginning of a curve to the left whose radius is 413.0 feet;

THENCE along said curve to the left through a central angle of  $18^{\circ} - 47' - 00''$  an arc length of 135.4 feet;

THENCE South  $18^{\circ} - 30' - 00''$  East a distance of 38.9 feet to a point, said point being the beginning of a non-tangent curve to the right with a radius of 370.0 feet whose long chord bears South  $16^{\circ} - 44' - 51''$  East a distance of 22.77 feet;

THENCE along said curve to the right through a central angle of  $03^{\circ} - 32'$  an arc length of 22.77 feet to the POINT OF BEGINNING and containing 0.86 acres of land.

Tract No. 2

BEING a portion of Block 102, Ridgmar Addition, to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-151, Pages 13 and 14, Tarrant County Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point, said point being the southeast corner of said Block 102, Ridgmar Addition, and also being situated in the north right-of-way line of Parkway Plaza, a 68 foot right-of-way, said POINT being the beginning of a non-tangent curve to the left whose radius is 709.03 feet and whose long chord bears South  $84^{\circ} - 10' - 06''$  West a distance of 150.29 feet;

THENCE along said non-tangent curve to the left through a central angle of  $12^{\circ} - 10' - 00''$  an arc length of 150.06 feet;

THENCE South  $78^{\circ} - 05' - 00''$  West a distance of 123.1 feet;

THENCE North  $28^{\circ} - 25' - 00''$  West a distance of 144.6 feet;

THENCE North  $47^{\circ} - 15' - 00''$  East a distance of 130.0 feet;

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THENCE North  $02^{\circ} - 15' - 00''$  East a distance of 175.0 feet;

THENCE South  $87^{\circ} - 45' - 34''$  East a distance of 250.0 feet;

THENCE South  $02^{\circ} - 15' - 00''$  West a distance of 340.0 feet to the  
POINT OF BEGINNING and containing 2.31 acres of land.

Prepared based on information  
provided by Brown & Davies  
and Carter & Burgess, Inc.

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