

**EXHIBIT "A"**  
**261.168 ACRES**

BEING A 261.168-ACRE TRACT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, D. T. FINLEY SURVEY, ABSTRACT NO. 1900 AND THE S.A. & M.G. RR. CO. SURVEYS, ABSTRACT NO. 1479 AND 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO TRT LAND INVESTORS, LLC BY DEEDS RECORDED IN COUNTY CLERKS FILE NO. D221245220 AND COUNTY CLERK FILE NO. D221245221, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND A PORTION OF THAT TRACT OF LAND DESCRIBED TO PMB VEALE LAND INVESTORS 1 LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221245180 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1-INCH IRON ROD FOUND FOR A REENRANT CORNER OF SAID TRT LAND INVESTORS TRACT AND BEING THE NORTHWEST CORNER OF VENTANA, PHASE 3B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D221278153, PLAT RECORDS OF TARRANT COUNTY TEXAS;

THENCE SOUTH 00°32'23" EAST, WITH THE EAST LINE OF SAID TRT LAND INVESTORS TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE EAST COMMON CORNER OF SAME TRACT AND SAID PMB VEALE LAND INVESTORS TRACT AT 1179.42 FEET AND CONTINUING WITH THE EAST LINE OF SAID PMB VEALE LAND INVESTORS TRACT FOR A TOTAL DISTANCE OF 4287.93 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAME TRACT;

THENCE SOUTH 60°58'38" WEST, WITH THE SOUTH LINE OF SAID PMB VEALE LAND INVESTORS TRACT, A DISTANCE OF 1365.46 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHERNMOST CORNER OF SAME TRACT BEARS SOUTH 60°58'38" WEST, A DISTANCE OF 286.93 FEET;

THENCE OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 29°01'22" WEST, A DISTANCE OF 405.05 FEET;

NORTH 26°56'44" WEST, A DISTANCE OF 59.08 FEET;

NORTH 22°51'04" WEST, A DISTANCE OF 57.38 FEET;

NORTH 18°48'58" WEST, A DISTANCE OF 57.38 FEET;

NORTH 14°46'52" WEST, A DISTANCE OF 57.38 FEET;

NORTH 08°20'06" WEST, A DISTANCE OF 62.93 FEET;

SOUTH 81°39'54" WEST, A DISTANCE OF 42.54 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 181.60 FEET;

SOUTH 11°59'55" EAST, A DISTANCE OF 5.00 FEET;

SOUTH 78°00'05" WEST, A DISTANCE OF 639.70 FEET;

NORTH 74°37'40" WEST, A DISTANCE OF 64.26 FEET;

NORTH 66°38'16" WEST, A DISTANCE OF 70.32 FEET;

NORTH 35°20'03" WEST, A DISTANCE OF 112.26 FEET;

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NORTH 11°59'55" WEST, A DISTANCE OF 319.43 FEET;

NORTH 10°06'12" WEST, A DISTANCE OF 78.07 FEET;

NORTH 05°24'41" WEST, A DISTANCE OF 79.09 FEET;

NORTH 00°39'54" WEST, A DISTANCE OF 79.09 FEET;

NORTH 04°04'53" EAST, A DISTANCE OF 79.09 FEET;

NORTH 08°49'40" EAST, A DISTANCE OF 79.09 FEET;

NORTH 13°34'27" EAST, A DISTANCE OF 79.09 FEET;

NORTH 18°19'15" EAST, A DISTANCE OF 216.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3775.00 FEET AND A CHORD THAT BEARS SOUTH 43°59'24" WEST, 497.22 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°33'08", AN ARC-DISTANCE OF 497.58 FEET TO A POINT ON THE WESTERLY LINE OF SAID PMB VEALE LAND INVESTORS TRACT FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAME TRACT BEARS SOUTH 12°05'12" EAST, A DISTANCE OF 754.13 FEET;

THENCE NORTH 12°05'12" WEST, WITH SAID WESTERLY LINE, A DISTANCE OF 186.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3615.00 FEET AND A CHORD THAT BEARS NORTH 28°45'50" EAST, 2176.26 FEET, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND FOR THE WESTERNMOST CORNER OF SAID PMB VEALE LAND INVESTORS TRACT BEARS NORTH 12°05'12" WEST, A DISTANCE OF 131.74 FEET;

THENCE OVER AND ACROSS SAID PMB VEALE LAND INVESTORS TRACT AND SAID TRT LAND INVESTORS TRACTS, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°02'09", AN ARC-DISTANCE OF 2210.54 FEET;

NORTH 11°14'46" EAST, A DISTANCE OF 434.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2085.00 FEET AND A CHORD THAT BEARS NORTH 16°26'32" EAST, 377.67 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°23'33", AN ARC-DISTANCE OF 378.19 FEET;

NORTH 21°38'19" EAST, A DISTANCE OF 426.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 715.00 FEET AND A CHORD THAT BEARS NORTH 10°32'58" EAST, 275.04 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°10'42", AN ARC-DISTANCE OF 276.77 FEET;

NORTH 00°32'23" WEST, A DISTANCE OF 655.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1140.00 FEET AND A CHORD THAT BEARS NORTH 87°55'49" EAST, 60.88 FEET;

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WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°03'37", AN ARC-DISTANCE OF 60.89 FEET;

NORTH 89°27'37" EAST, A DISTANCE OF 3674.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET AND A CHORD THAT BEARS SOUTH 76°17'42" EAST, 300.20 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°29'22", AN ARC-DISTANCE OF 303.31 FEET;

SOUTH 62°03'01" EAST, A DISTANCE OF 477.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VEALE RANCH PARKWAY (A 110-FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D217021025 OF SAID PLAT RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS NORTH 89°22'39" WEST, 31.29 FEET;

THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°43'50", AN ARC-DISTANCE OF 31.48 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.99 FEET AND A CHORD THAT BEARS SOUTH 79°54'37" WEST, 67.66 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°09'18", AN ARC-DISTANCE OF 69.29 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 82.99 FEET AND A CHORD THAT BEARS SOUTH 77°18'25" WEST, 53.97 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 37°56'54", AN ARC-DISTANCE OF 54.97 FEET;

NORTH 83°43'08" WEST, A DISTANCE OF 24.55 FEET;

SOUTH 06°36'03" WEST, A DISTANCE OF 74.86 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, OVER AND ACROSS SAID TRT LAND INVESTORS TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62°03'01" WEST, A DISTANCE OF 309.33 FEET;

SOUTH 27°56'59" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS SOUTH 23°16'45" EAST, 62.62 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 77°32'30", AN ARC-DISTANCE OF 67.67 FEET;

SOUTH 00°32'23" EAST, A DISTANCE OF 166.48 FEET TO THE SOUTHERLY LINE OF SAID TRT LAND INVESTORS TRACT;

THENCE SOUTH 89°26'43" WEST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 2607.72 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA 261.168 ACRES (11,376,498 SQUARE FEET) OF LAND.

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**261.168 ACRES**

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 ESTABLISH TBPELS ACTS AND RULES PAGE 97 OF 109 UPDATED APRIL 1, 2021 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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Aaron C. Brown, R.P.L.S.  
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3017 West 7<sup>th</sup> Street, Suite 300  
Fort Worth, Texas 76107  
682-747-0800  
TBPELS Firm No. 10194382

June 5, 2024

①  
TRT LAND INVESTORS, LLC  
C.C.# D221245221  
O.P.R.T.C.T.

S.F. CO. SURVEY  
ABSTRACT No. 1844  
N89°27'37"E 3674.42'

G.H. & H. RR. CO.  
SURVEY  
ABSTRACT No. 623

S.A. & M.G. RR. CO.  
SURVEY  
ABSTRACT No. 1479

APPROXIMATE SURVEY LINE

POINT OF BEGINNING  
1" IRF

SEE  
DETAIL 1  
SHEET 6  
D.T. FINLEY SURVEY  
ABSTRACT No. 1900

DEED LINE

"LJA"  
©1179.42'  
261.168 ACRES  
(11,376,498 SQ. FT.)

APPROXIMATE SURVEY LINE

②  
PMB VEALE LAND INVESTORS 1 LP  
C.C.# D221245180  
O.P.R.T.C.T.

SEE  
DETAIL 3  
SHEET 6

S.A. & M.G. RR. CO.  
SURVEY  
ABSTRACT No. 1903

SEE  
DETAIL 2  
SHEET 6

APPROXIMATE SURVEY LINE

S.A. & M.G. RR. CO. SURVEY  
ABSTRACT No. 1961

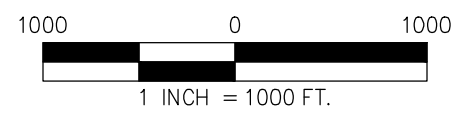
S60°58'38"W  
286.93'

LINE	BEARING	DISTANCE
L1	S60°58'38"W	1365.46'
L2	N29°01'22"W	405.05'
L3	N26°56'44"W	59.08'
L4	N22°51'04"W	57.38'
L5	N18°48'58"W	57.38'
L6	N14°46'52"W	57.38'
L7	N08°20'06"W	62.93'
L8	S81°39'54"W	42.54'
L9	S78°00'05"W	181.60'
L10	S11°59'55"E	5.00'
L11	S78°00'05"W	639.70'
L12	N74°37'40"W	64.26'
L13	N66°38'16"W	70.32'
L14	N35°20'03"W	112.26'
L15	N11°59'55"W	319.43'
L16	N10°06'12"W	78.07'
L17	N05°24'41"W	79.09'
L18	N00°39'54"W	79.09'
L19	N04°04'53"E	79.09'
L20	N08°49'40"E	79.09'
L21	N13°34'27"E	79.09'
L22	N18°19'15"E	216.60'
L23	N12°05'12"W	186.43'
L24	N11°14'46"E	434.46'
L25	N21°38'19"E	426.24'
L26	N00°32'23"W	655.94'
L27	S62°03'01"E	477.21'
L28	N83°43'08"W	24.55'
L29	S06°36'03"W	74.86'
L30	N62°03'01"W	309.33'
L31	S27°56'59"W	10.00'
L32	S00°32'23"E	166.48'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	7°33'08"	3775.00'	S43°59'24"W	497.22'	497.58'
C2	35°02'09"	3615.00'	N28°45'50"E	2176.26'	2210.54'
C3	10°23'33"	2085.00'	N16°26'32"E	377.67'	378.19'
C4	22°10'42"	715.00'	N10°32'58"E	275.04'	276.77'
C5	3°03'37"	1140.00'	N87°55'49"E	60.88'	60.89'
C6	28°29'22"	610.00'	S76°17'42"E	300.20'	303.31'
C7	21°43'50"	82.99'	N89°22'39"W	31.29'	31.48'
C8	43°09'18"	91.99'	S79°54'37"W	67.66'	69.29'
C9	37°56'54"	82.99'	S77°18'25"W	53.97'	54.97'
C10	77°32'30"	50.00'	S23°16'45"E	62.62'	67.67'

**LEGEND**

- 5/8" CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND UNLESS OTHERWISE NOTED
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- C.C.# COUNTY CLERK FILE NO.



BEARING OF BEARINGS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.

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OF 6

DATE:	06/05/2024
DRWN BY:	S.A.T.
CHKD BY:	A.C.B.
PROJ NO.	0171

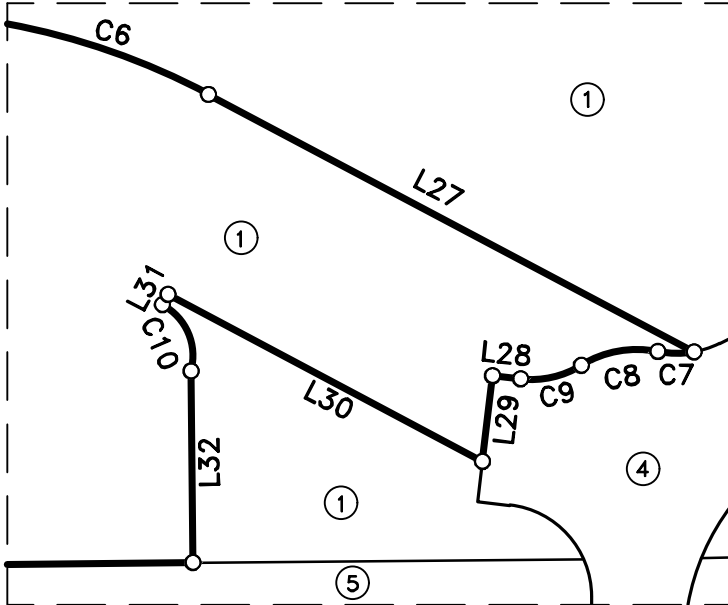
**EXHIBIT "A"**  
261.168-ACRE TRACT

IN THE D.T. FINLEY SURVEY, ABSTRACT NO. 1900, G.H. & H. RR. CO. SURVEY, ABSTRACT NO. 623, S.F. CO. SURVEY, ABSTRACT NO. 1844, AND THE S.A. & M.G. RR. CO. SURVEY, ABSTRACT NOS. 1479 & 1903 TARRANT COUNTY, TEXAS

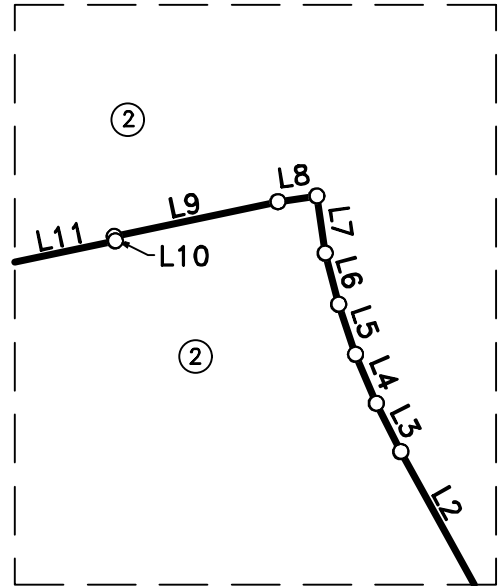
**LJA Surveying, Inc.**  
3017 West 7th Street Suite 300 Fort Worth, Texas 76107  
Phone 682.747.0800  
T.B.P.E.L.S. Firm No. 10194382

S:\NTX-LAND\0171\2005SURVEY\260 Easements\0171EX19.dwg 6/16/2024

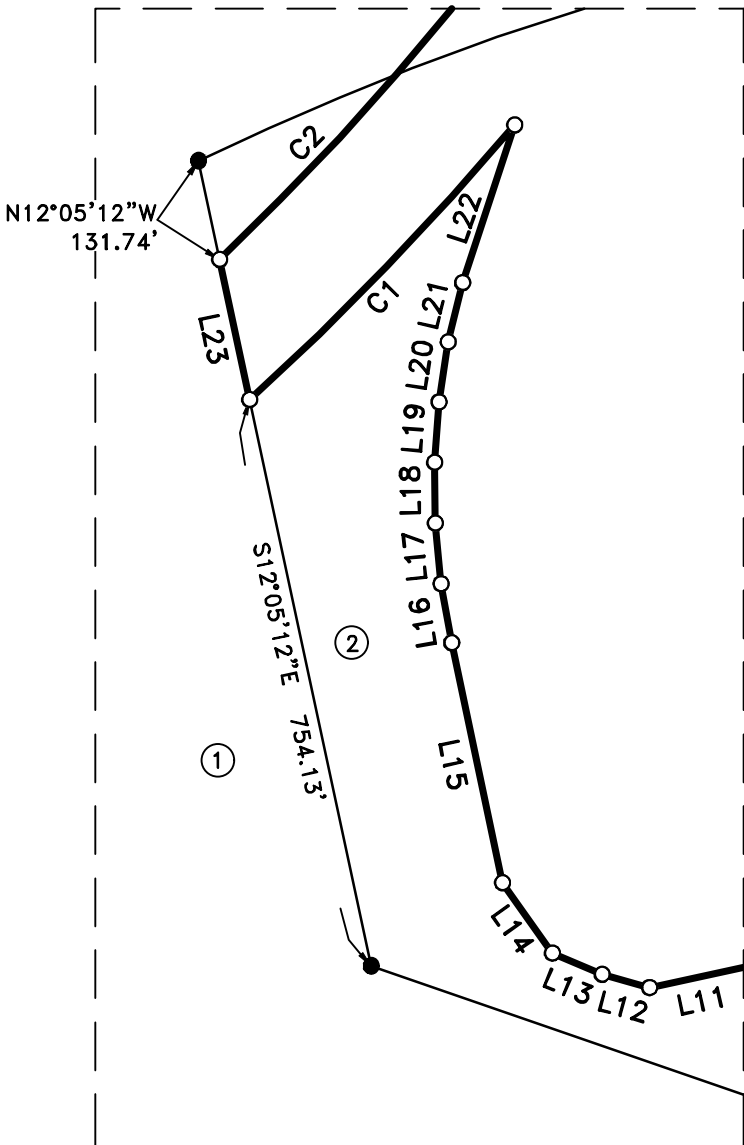
DETAIL 1  
(NOT TO SCALE)



DETAIL 2  
(NOT TO SCALE)



DETAIL 3  
(NOT TO SCALE)



PROPERTY OWNERSHIP TABLE	
①	TRT LAND INVESTORS, LLC C.C.# D221245221 O.P.R.T.C.T.
②	PMB VEALE LAND INVESTORS 1 LP C.C.# D221245180 O.P.R.T.C.T.
③	TRT LAND INVESTORS, LLC C.C.# D221245220 O.P.R.T.C.T.
④	VEALE RANCH PARKWAY (110' WIDE RIGHT-OF-WAY) C.C.# D217021025 P.R.T.C.T.
⑤	VENTANA, PHASE 1 C.C.# D217078339 P.R.T.C.T.
⑥	VENTANA, PHASE 2 C.C.# D218280750 P.R.T.C.T.
⑦	VENTANA, PHASE 3A-1 C.C.# D219221531 P.R.T.C.T.
⑧	VENTANA, PHASE 3A-2 C.C.# D2220128361 P.R.T.C.T.
⑨	VENTANA, PHASE 3B C.C.# D221278153 P.R.T.C.T.
⑩	VENTANA, PHASE 4 C.C.# D220185039 P.R.T.C.T.
⑪	VENTANA, PHASE 5A C.C.# D221230758 C.C.# D221277917 P.R.T.C.T.
⑫	VENTANA, PHASE 5B C.C.# D222149165 P.R.T.C.T.
⑬	PMB VENTANA DEVELOPER SOUTH LLC C.C.# D221026481 O.P.R.T.C.T.