

## EXHIBIT A

### METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE G H & H RR CO SURVEY, ABSTRACT NO. 623, THE DAN H DIXON SURVEY, ABSTRACT NO. 442, AND THE HEIRS OF NATHAN PROCTOR SURVEY, ABSTRACT NO. 1229, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A 516.831-ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THOSE TRACTS OF LAND DESCRIBED TO PMB I-20 LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321297, AND TO PMB TEAM RANCH DEVCO LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D221321298, AND TO WAL-MART STORES EAST, LP BY DEEDS RECORDED IN COUNTY CLERK FILE NO. D223062320 AND D223062321 OF THE OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" (HEREINAFTER REFERRED TO AS A "5/8-INCH CAPPED IRON ROD") FOUND FOR THE SOUTHWEST CORNER OF SAID 516.831-ACRE TRACT IN THE RIGHT-OF-WAY OF ALEDO ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE NORTHWEST CORNER OF LOT 1, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D218066627, PLAT RECORDS OF TARRANT COUNTY, TEXAS, BEARS SOUTH 60°51'10" EAST, A DISTANCE OF 374.02 FEET;

THENCE NORTH 00°17'50" WEST, WITH THE WESTERLY LINE OF SAID 516.831-ACRE TRACT, A DISTANCE OF 50.38 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

THENCE SOUTH 89°52'50" WEST, OVER AND ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 232.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD NO. 2871;

THENCE NORTH 41°12'58" WEST, WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.04 FEET TO A 3-INCH METAL POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2871 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 452.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO FORT WORTH INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN COUNTY CLERKS FILE NO. D219293163, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE BOUNDS OF SAID SCHOOL DISTRICT TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°39'50" EAST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 00°20'10" WEST, A DISTANCE OF 1,000.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

SOUTH 89°39'50" WEST, A DISTANCE OF 653.00 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°20'10" WEST, WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,445.65 FEET;

THENCE OVER AND ACROSS SAID 516.831-ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

EAST, A DISTANCE OF 1,570.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS NORTH 88°21'29" EAST, 26.36 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°17'00", AN ARC-DISTANCE OF 26.36 FEET;

## **EXHIBIT A**

### **Continued**

#### **METES AND BOUNDS DESCRIPTION**

NORTH 81°56'26" EAST, A DISTANCE OF 76.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET AND A CHORD THAT BEARS NORTH 70°21'11" EAST, 109.12 FEET;  
WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°37'24", AN ARC-DISTANCE OF 109.38 FEET;  
NORTH 17°52'44" EAST, A DISTANCE OF 10.00 FEET;  
NORTH 28°36'48" WEST, A DISTANCE OF 34.78 FEET;  
NORTH 28°35'13" WEST, A DISTANCE OF 10.52 FEET;  
NORTH 61°23'34" EAST, A DISTANCE OF 80.00 FEET;  
SOUTH 28°36'26" EAST, A DISTANCE OF 45.33 FEET;  
SOUTH 71°51'11" EAST, A DISTANCE OF 10.00 FEET;  
NORTH 61°28'27" EAST, A DISTANCE OF 27.51 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 28°31'33" EAST, 80.00 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 253°44'23", AN ARC-DISTANCE OF 221.43 FEET;  
SOUTH 61°28'27" WEST, A DISTANCE OF 27.28 FEET;  
SOUTH 16°28'45" WEST, A DISTANCE OF 10.00 FEET;  
SOUTH 27°45'24" EAST, A DISTANCE OF 15.45 FEET;  
SOUTH 61°24'49" WEST, A DISTANCE OF 79.27 FEET;  
NORTH 29°17'57" WEST, A DISTANCE OF 15.63 FEET;  
NORTH 72°23'35" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET AND A CHORD THAT BEARS SOUTH 76°35'00" WEST, 250.59 FEET;  
WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°50'00", AN ARC-DISTANCE OF 252.90 FEET;  
WEST, A DISTANCE OF 94.17 FEET;  
SOUTH, A DISTANCE OF 0.72 FEET;  
SOUTH 27°44'55" EAST, A DISTANCE OF 629.89 FEET;  
SOUTH 40°30'31" EAST, A DISTANCE OF 366.43 FEET;  
SOUTH 29°59'53" EAST, A DISTANCE OF 428.04 FEET;  
SOUTH 44°06'58" EAST, A DISTANCE OF 375.47 FEET;  
SOUTH 20°33'48" EAST, A DISTANCE OF 405.11 FEET;  
SOUTH 29°35'23" EAST, A DISTANCE OF 577.14 FEET;  
SOUTH 35°58'45" EAST, A DISTANCE OF 171.42 FEET;  
SOUTH 08°11'50" EAST, A DISTANCE OF 255.96 FEET;



**EXHIBIT A**  
**Continued**

**METES AND BOUNDS DESCRIPTION**

SOUTH 55°36'39" EAST, A DISTANCE OF 247.26 FEET;

SOUTH 52°40'54" EAST, A DISTANCE OF 370.40 FEET;

SOUTH 51°17'40" EAST, A DISTANCE OF 264.68 FEET;

SOUTH, A DISTANCE OF 96.87 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND WITHIN SAID RIGHT-OF-WAY OF ALEDO ROAD FROM WHICH THE NORTHEAST CORNER OF LOT 122, BLOCK 4, SKYLINE RANCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 11740 OF SAID PLAT RECORDS BEARS SOUTH 62°42'50" EAST, A DISTANCE OF 313.53 FEET;

THENCE WITH THE SOUTH LINE OF SAID 516.831-ACRE TRACT, AND GENERALLY ALONG THE RIGHT-OF-WAY OF SAID ALEDO ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°16'01" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 88°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 86°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 84°28'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°58'59" WEST, A DISTANCE OF 199.79 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

NORTH 82°43'59" WEST, A DISTANCE OF 2,661.42 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 169.243 ACRES (7,372,209 SQ. FEET) OF LAND, SAVE AND EXCEPT ANY PORTION OF THE HEREIN DESCRIBED TRACT LYING WITHIN THE EXISTING CITY LIMITS OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

BASIS OF BEARING IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, AS DETERMINED BY GPS OBSERVATIONS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH 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.



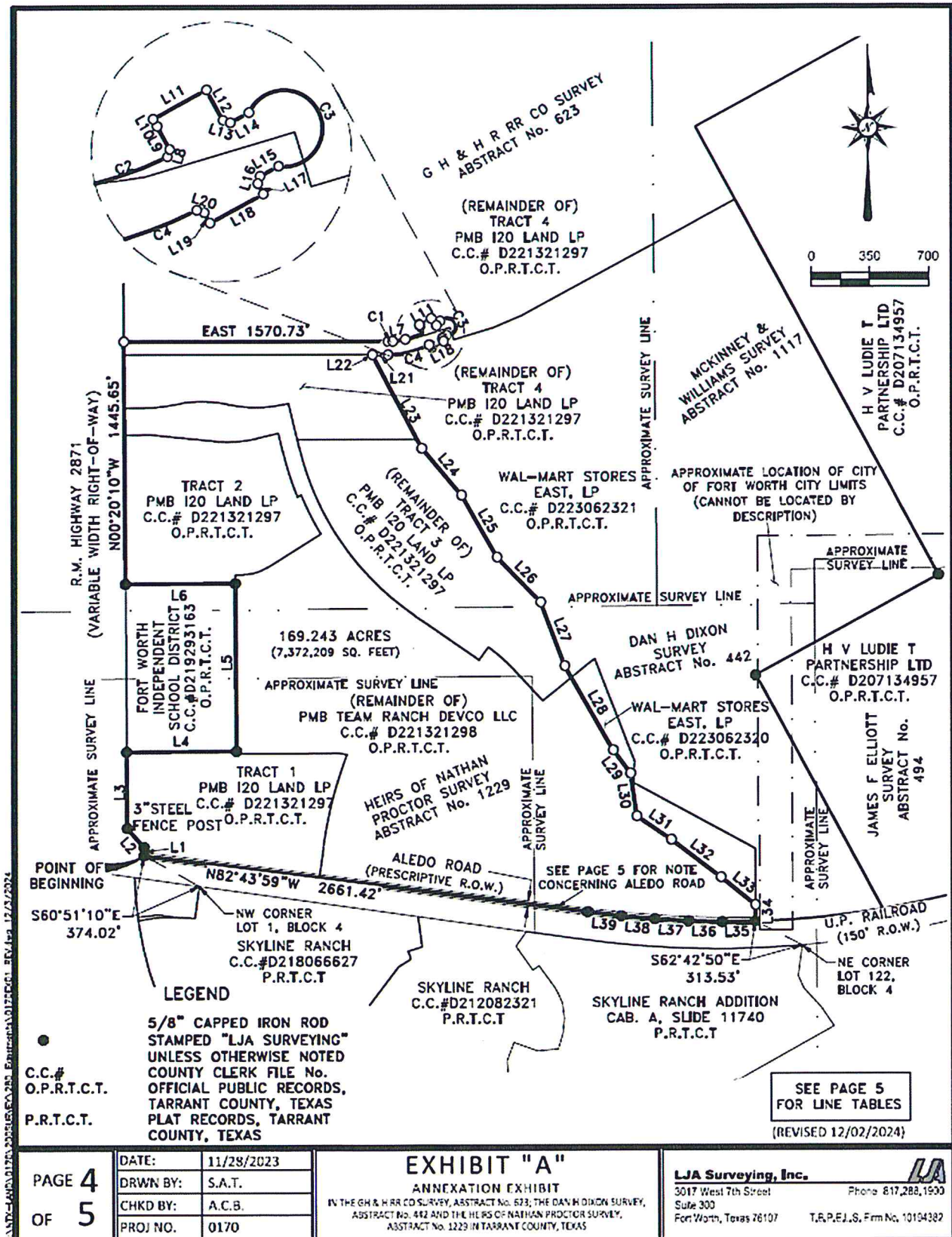
Aaron C. Brown, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6702  
LJA Surveying, Inc.  
3017 West 7<sup>th</sup> Street, Suite 300  
Fort Worth, Texas 76107  
817-288-1900  
TBPELS Firm No. 10194382

(Revised December 2, 2024)

November 28, 2023



# EXHIBIT A Continued





# EXHIBIT A

## Continued

LINE	BEARING	DISTANCE
L1	N00°17'50"W	50.38'
L2	N41°12'58"W	151.04'
L3	N00°20'10"W	452.00'
L4	N89°39'50"E	653.00'
L5	N00°20'10"W	1000.00'
L6	S89°39'50"W	653.00'
L7	N81°56'26"E	76.60'
L8	N17°52'44"E	10.00'
L9	N28°36'48"W	34.78'
L10	N28°35'13"W	10.52'
L11	N61°23'34"E	80.00'
L12	S28°36'26"E	45.33'
L13	S71°51'11"E	10.00'
L14	N61°28'27"E	27.51'
L15	S61°28'27"W	27.28'
L16	S16°28'45"W	10.00'
L17	S27°45'24"E	15.45'
L18	S61°24'49"W	79.27'
L19	N29°17'57"W	15.63'
L20	N72°23'35"W	10.00'

LINE	BEARING	DISTANCE
L21	WEST	94.17'
L22	SOUTH	0.72'
L23	S27°44'55"E	629.89'
L24	S40°30'31"E	366.43'
L25	S29°59'53"E	428.04'
L26	S44°06'58"E	375.47'
L27	S20°33'48"E	405.11'
L28	S29°35'23"E	577.14'
L29	S35°58'45"E	171.42'
L30	S08°11'50"E	255.96'
L31	S55°36'39"E	247.26'
L32	S52°40'54"E	370.40'
L33	S51°17'40"E	264.68'
L34	SOUTH	96.87'
L35	S89°16'01"W	199.79'
L36	N88°28'59"W	199.79'
L37	N86°28'59"W	199.79'
L38	N84°28'59"W	199.79'
L39	N82°58'59"W	199.79'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3°17'00"	460.00'	N88°21'29"E	26.36'	26.36'
C2	13°37'24"	460.00'	N70°21'11"E	109.12'	109.38'
C3	253°44'23"	50.00'	S28°31'33"E	80.00'	221.43'
C4	26°50'00"	540.00'	S76°35'00"W	250.59'	252.90'

### ALEDO ROAD

THE SOUTH LINE OF THE SUBJECT TRACT APPEARS TO BE CONTIGUOUS WITH THE NORTHERLY LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY, EITHER BY INTENT OR IN FACT. THE ENTIRE EXISTING PRESCRIPTIVE RIGHT-OF-WAY OF ALEDO ROAD APPEARS TO BE WITHIN THE DEEDED BOUNDS OF THE SUBJECT TRACT AS SHOWN HEREON AND WITHIN THE UNRECORDED BOUNDS OF SAID RAILROAD RIGHT-OF-WAY.

(REVISED 12/02/2024)

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OF 5

DATE: 11/28/2023  
DRWN BY: S.A.T.  
CHKD BY: A.C.B.  
PROJ NO: 0170

**EXHIBIT "A"**  
ANNEXATION EXHIBIT  
IN THE GH & HARR CO SURVEY, ABSTRACT No. 623, THE DAN HODGSON SURVEY,  
ABSTRACT No. 442 AND THE HILKS OF NATHAN PROCTOR SURVEY,  
ABSTRACT No. 1229 IN TARRANT COUNTY, TEXAS

**LJA Surveying, Inc.**  
3017 West 7th Street Phone: 817.288.1900  
Suite 300  
Fort Worth, Texas 76107 T.R.P.E.J.S. Firm No. 10104382