

EXHIBIT "A"

TRACT NO. 1

BEING a 6.7281 acre portion of LOT A-R-1-R, BLOCK 7, HILLTOP HEIGHTS ADDITION, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 588 of the Plat Records of Tarrant County, Texas, said 6.7281 acre tract of land being more particularly described by metes and bound as follows:

BEGINNING at a 5/8" iron pin with cap stamped "Dunaway Assoc." set at the Northwestern corner of said Lot A-R-1-R and the Southeasterly right-of-way of State Highway No. 377 (a 120' public right-of-way), said point being the most Northerly corner of Lot B, Block 7, Hilltop Heights Addition, an addition to the City of Benbrook according to the Plat recorded in Volume 388-167, Page 17, said Plat Records, said point also being in a curve to the left whose radius point bears North 44 degrees 18 minutes 07 seconds West, 2.295.00 feet;

THENCE along Southeasterly right-of-way line and along said curve in a Northeasterly direction through a central angle of 05 degrees 38 minutes 44 seconds, an arc length of 288.21 feet (Long chord bears North 42 degrees 5 minutes 31 seconds East, 288.09 feet) to a 5/8" iron pin with cap stamped 'Dunaway Assoc.) found;

THENCE South 50 degrees 55 minutes 46 seconds East, a distance of 150.00 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." found;

THENCE North 39 degrees 04 minutes 14 seconds East, a distance of 119.00 feet to an "X" cut in concrete found;

THENCE North 50 degrees 55 minutes 46 seconds West, a distance of 150.39 feet to an "X" cut in concrete found in the Southeasterly right-of-way line of the aforementioned State Highway No. 377, said point being in a curve to the left whose radius point bear North 52 degrees 16 minutes 44 seconds West, 2.925.00 feet;

THENCE along said right-of-way and along said curve in a Northeasterly direction through a central angle of 00 degrees 24 minutes 39 seconds, an arc length of 20.97 feet (Long Chord bears north 37 degrees 30 minutes 57 seconds East 20.97 feet) to a 5/8" iron pin with cap stamped "Dunaway Assoc." set;

THENCE North 37 degrees 36 minutes 51 seconds East continuing along said right-of-way line, 91.60 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." set at the most Westerly corner of Lot D-R, said Hilltop Heights Addition;

THENCE South 52 degrees 40 minutes 57 seconds East, along the Southwesterly line of said Lot D-R, 174.00 feet to an "X" cut in concrete found;

THENCE North 37 degrees 36 minutes 51 seconds East, along said the Southeasterly line of said Lot D-R, 34.38 feet to an "X" cut in concrete set;

THENCE South 52 degrees 12 minutes 57 seconds East, 325.76 feet to a 5/8" iron pin set in the Southeasterly line of said Lot A-R-1-R;

THENCE South 37 degrees 36 minutes 51 seconds West, along said Southwesterly line, 125.77 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." found at the beginning of a curve to the right whose radius point bears North 52 degrees 23 minutes 09 seconds West, 3.424.80 feet;

THENCE along said curve in a Southwesterly directions through a central angle of 08 degrees 32 minutes 32 seconds, an arc length of 510.60 feet (Long Chord bears South 41 degrees 53 minutes 07 seconds West, 510.13 feet) to a 5/8" iron pin with cap stamped "Dunaway Assoc." set;

THENCE North 42 degrees 57 minutes 09 seconds West, a distance of 150.00 feet to an "X" cut in concrete set;

THENCE South 47 degrees 02 minutes 51 seconds West, a distance of 100.00 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." set in the Northeasterly right-of-way line of Cozby South St. (a 50' wide public right-of-way);

THENCE North 42 degrees 55 minutes 09 seconds West, with said Northeasterly right-of-way line, a distance of 196.90 feet to a 5/8" iron pin set;

THENCE North 47 degrees 04 minutes 51 seconds East, a distance of 100.00 feet to a PK nail found in concrete;

THENCE 42 degrees 55 minutes 09 seconds West, a distance of 150.71 feet to the POINT OF BEGINNING and containing 293.075 square feet or 6.7281 acres of land, more or less.

TRACT NO. 2

BEING a 0.8987 acre tract of land known as LOT D-R, BLOCK 7, HILLTOP HEIGHTS ADDITION, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat Recorded in Cabinet A, Slide 588 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING at "Y" cut in concrete found at the most Northerly corner of said Lot D-R, said point being in the Southeasterly right-of-way line of State Highway No. 377 (a 120' wide public right-of-way);

THENCE South 57 degrees 47 minutes 49 seconds East, 174.78 feet along the Northeasterly line of said Lot D-R to "Y" cut in concrete;

THENCE South 37 degrees 36 minutes 51 seconds West, 232.78 feet to an "X" cut in concrete found at the most Southerly corner of said Lot D-R;

THENCE North 52 degrees 40 minutes 57 seconds West, 174.00 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." found in the aforementioned Southeasterly right-of-way line of State Highway No. 377;

THENCE North 37 degrees 36 minutes 51 seconds East, 217.20 feet along said right-of-way line to the POINT OF BEGINNING and containing 39.149 square feet or 0.8987 acres of land, more or less.

TRACT NO. 3

BEING a 1.6027 acre portion of LOT A-R-1-R, BLOCK 7, HILLTOP HEIGHTS ADDITION, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 588 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING at a "Y" cut in concrete set at the most Easterly corner of Lot D-R, of said Hilltop Heights Addition, said point being the most Northerly corner of said Lot A-R-1-R;

THENCE South 57 degrees 47 minutes 49 seconds East, along the Northerly line of said Lot A-R-1-R, 327.22 feet to a "Y" cut in concrete set;

THENCE South 37 degrees 36 minutes 51 seconds West, along the Easterly line of said Lot A-R-1-R, 230.23 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." set;

THENCE North 52 degrees 12 minutes 57 seconds West, a distance of 325.76 feet to a 5/8" iron pin with cap stamped "Dunaway Assoc." set in the Easterly line of the aforementioned Lot D-R;

THENCE North 37 degrees 36 minutes 51 seconds East, along the Easterly line of said Lot D-R, 198.40 feet to the POINT OF BEGINNING and containing 69.815 square feet or 1.6027 acres of land, more or less.
