

EXHIBIT "A"

Metes & Bounds Description

BEING a 5.530 acre tract of land situated in John Burnett Survey, Abstract No. 178, Tarrant County, Texas, and being a portion of a called 34.324 acre tract of land described as the "South Tract" in deed to Dallas-Fort Worth Regional Airport Board (DFW Airport), as recorded in Volume 6653, Page 856, Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 5.530 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with red cap stamped "D.F.W. BOUNDARY" for the southwest corner of said DFW Airport tract, said corner being the southeast corner of Lot 1, Block 1, International Airport Substation Addition, an addition to the City of Fort Worth, as recorded in Volume 388-213, Page 59, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and a point on the north right-of-way line of the Trinity Railway Express (TRE) (a variable width right-of-way) and being described as "Tract I" in deed to the City of Fort Worth, as recorded in Volume 7726, Page 1848, D.R.T.C.T., said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N: 6,983,298.95, E: 2,409,860.99;

THENCE North 00 degrees 45 minutes 17 seconds West, departing the north right-of-way line of said TRE tract, along the east line of said Lot 1 and the west line of said DFW Airport tract, a distance of 610.46 feet to a found 1/2-inch iron rod with pink cap (illegible) for the northeast corner of said Lot 1 and a point on the south line of said DFW Airport tract for corner;

THENCE South 89 degrees 42 minutes 17 seconds East, across said DFW Airport tract, a distance of 323.68 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (herein referred to as 5/8-inch YCIR) for corner;

THENCE continuing across DFW Airport tract, the following courses and distances:

THENCE South 03 degrees 57 minutes 16 seconds West, a distance of 154.66 feet to a set 5/8-inch YCIR for corner;

THENCE South 64 degrees 02 minutes 44 seconds East, a distance of 168.85 feet to a set 5/8-inch YCIR for corner, from which a found 5/8-inch iron rod with red cap stamped "D.F.W. BOUNDARY" for an angle point on the east line of said DFW Airport tract and a point of the west right-of-way line of State Highway 360 (a variable width right-of-way) bears North 73 degrees 27 minutes 47 seconds East, a distance of 397.67 feet;

THENCE South 03 degrees 02 minutes 44 seconds East, a distance of 231.61 feet to a set 5/8-inch YCIR for corner, from which a found 7/8-inch iron rod for the southeast corner of said DFW Airport tract, said corner being a point on the west right-of-way line of said State Highway 360 and the north right-of-way line of said TRE tract bears South 84 degrees 52 minutes 44 seconds East, a distance of 602.96 feet;

THENCE South 17 degrees 27 minutes 16 seconds West, a distance of 102.82 feet to a set 5/8-inch YCIR for corner on the common south line of said DFW Airport tract and the north right-of-way of said TRE tract for the beginning of a non-tangent curve to the left having a radius of 11,475.47 feet, a central angle of 02 degrees 12 minutes 11 seconds and a chord bearing of South 83 degrees 20 minutes 20 seconds West, a distance of 441.23 feet;

THENCE Southwesterly along said non-tangent curve to the left and said common line, an arc length of 441.26 feet to the POINT OF BEGINNING and containing 5.530 acres (or 240,893 square feet) of land, more or less.

NOTES:

The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99986013 was used for this project.

PAGE 1 OF 1

B005700.240

A plat of even date accompanies this metes and bounds description.



**SURVEY OF
5.530 ACRES**
LOCATED IN
JOHN BURNETT SURVEY
ABSTRACT NO. 178
TARRANT COUNTY, TEXAS

PLOTTED BY: James Gardella ON: Monday, June 26, 2023 AT: 1:47 PM FILEPATH: G:\Production\4000\005700\5700\240-Skyview Sub Boundary Survey\Drawings\B005700.240 - Skyview Sub Boundary SURFACE.TXT

CALLED 4.25 ACRES
TRACT 25
VIRIDIAN HOLDINGS LP
INSTRUMENT NO. 215157350
O.P.R.T.C.T.

CALLED 34.324 ACRES
SOUTH TRACT
DALLAS-FORT WORTH
REGIONAL AIRPORT BOARD
VOLUME 6653, PAGE 856
D.R.T.C.T.

EXHIBIT "B"

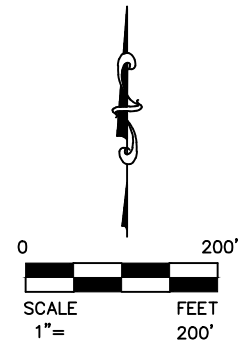
CALLED 0.779 ACRES
PART 1
20' PERMANENT EASEMENT
VOLUME 5697, PAGE 344
D.R.T.C.T.

STATE HIGHWAY 360
(VARIABLE WIDTH RIGHT-OF-WAY)

100' TEXAS ELECTRIC SERVICE
COMPANY EASEMENT
VOLUME 2231, PAGE 593
D.R.T.C.T.

FOUND 1/2-INCH
IRON ROD WITH PINK
CAP (ILLEGIBLE)

15' TEXAS ELECTRIC SERVICE
COMPANY EASEMENT
EXHIBIT J
VOLUME 5343, PAGE 358
D.R.T.C.T.



N89°45'21"W
382.93'

S89°42'17"E
323.68'

FOUND 5/8-INCH
IRON ROD (DAMAGED)

S03°57'16"W
154.66'

S64°02'44"E
168.85'

N73°27'47"E
397.67'

FOUND 5/8-INCH IRON ROD
WITH RED CAP STAMPED
"D.F.W. BOUNDARY"

LOT 2R, BLOCK 2
POST OAK VILLAGE ADDITION
CABINET A, SLIDE 9469
P.R.T.C.T.

LOT 1, BLOCK 1
INTERNATIONAL AIRPORT
SUBSTATION ADDITION
VOLUME 388-213, PAGE 59
P.R.T.C.T.

HOUSING AUTHORITY OF THE
CITY OF FORT WORTH
INSTRUMENT NO. D210275966
O.P.R.T.C.T.

CALLED 4.71 ACRES
TEXAS ELECTRIC SERVICE
COMPANY
VOLUME 4893, PAGE 162
D.R.T.C.T.

N00°45'17"W
610.46'

S03°02'44"E
231.61'

CALLLED 0.2774 ACRES
PART 2
15' PERMANENT EASEMENT
VOLUME 569, PAGE 344
D.R.T.C.T.

JOHN BURNETT SURVEY
ABSTRACT NO. 178



06-26-23
PAGE 1 OF 1

5.530 ACRES
240,893 SQUARE FEET

S84°52'44"E
602.96'

FOUND 7/8-INCH
IRON ROD

Δ=2°12'11"
R=11,475.47' L=441.26'
CH=S83° 20' 20"W 441.23'

S17°27'16"W
102.82'

TRINITY RAILWAY EXPRESS
(VARIABLE WIDTH RIGHT-OF-WAY)

TRACT I
CITY OF FORT WORTH
VOLUME 7726, PAGE 1848
D.R.T.C.T.

B005700.240

NOTES:
The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99986013 was used for this project.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

- = 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" set unless otherwise noted.
- D.R.T.C.T. = Deed Records, Tarrant County, Texas
- P.R.T.C.T. = Plat Records, Tarrant County, Texas
- O.P.R.T.C.T. = Official Public Records, Tarrant County, Texas

A metes and bounds description of even date accompanies this plat.



SURVEY OF
5.530 ACRES

LOCATED IN
JOHN BURNETT SURVEY
ABSTRACT NO. 178
TARRANT COUNTY, TEXAS