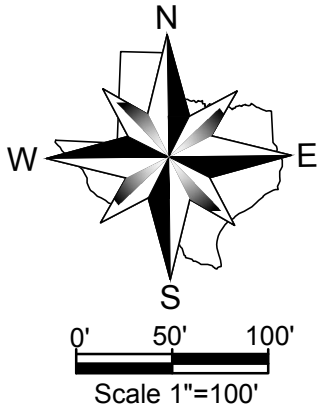


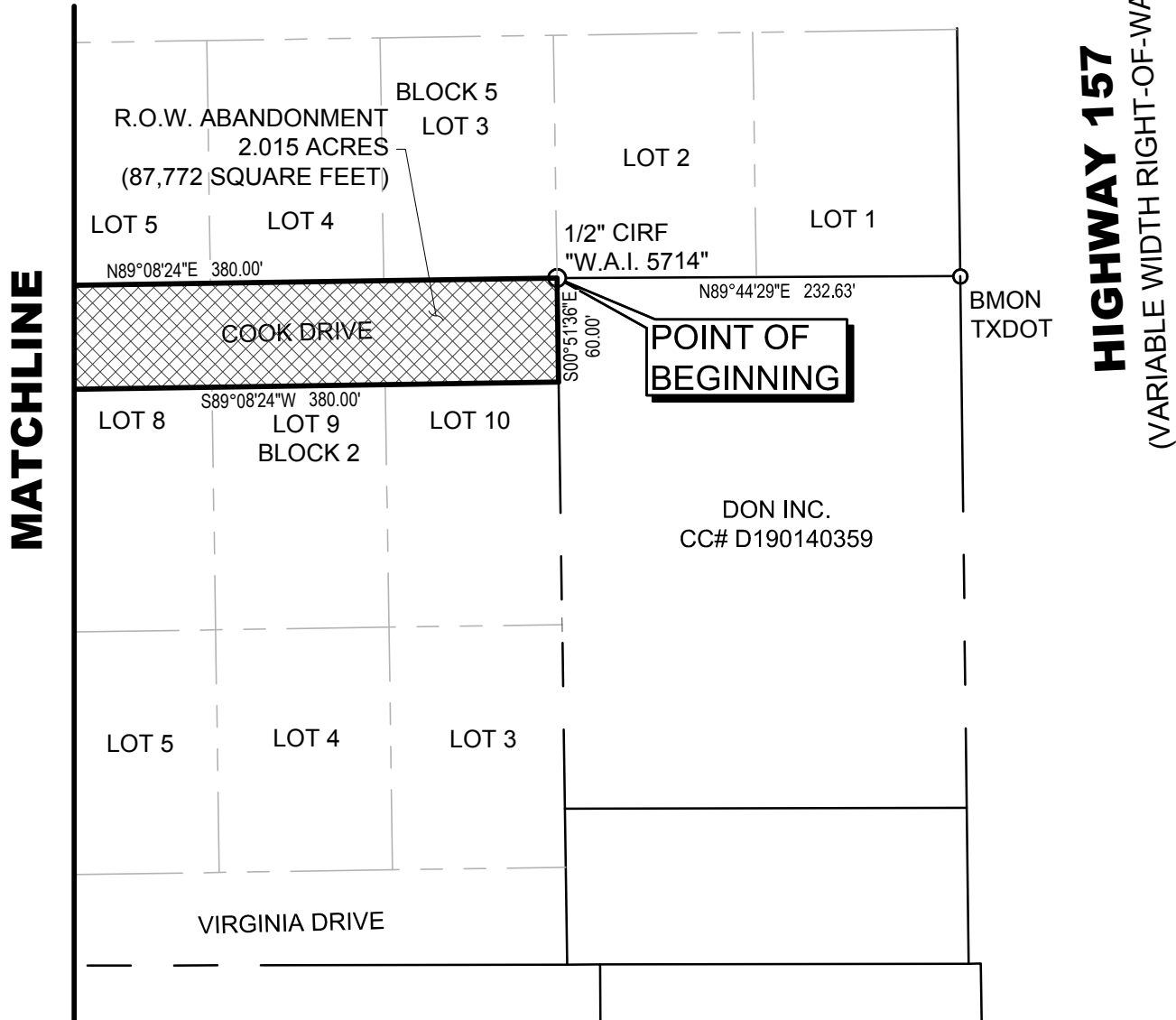
Exhibit A

ABBREVIATION LEGEND

ABBR. DEFINITION
 CC# COUNTY CLERK'S FILE NO.
 CIRF IRON ROD FOUND WITH CAP
 CM CONTROLLING MONUMENT
 TXDOT TEXAS DEPARTMENT OF
 TRANSPORTATION



TRACT 3
 COCKRELL HILL PARTNERS, INC.
 CC# D217186577




Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 10086600 Expires 12-31-19
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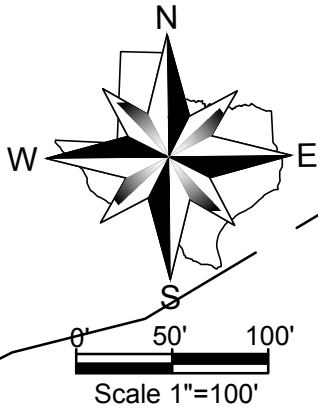
Scale : 1" = 100'
 Date : 09.11.19
 Dwg. File : 77302-ROW ABANDONMENT
 Project No. : 77302.00

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

R.O.W. ABANDONMENT EXHIBIT
 2.015 ACRES
 (87,772 SQ. FT.)

FAROOQ WAZIRALI
 2667 NORTHAVERN ROAD
 DALLAS, TX 75229

SHEET
1
OF
4



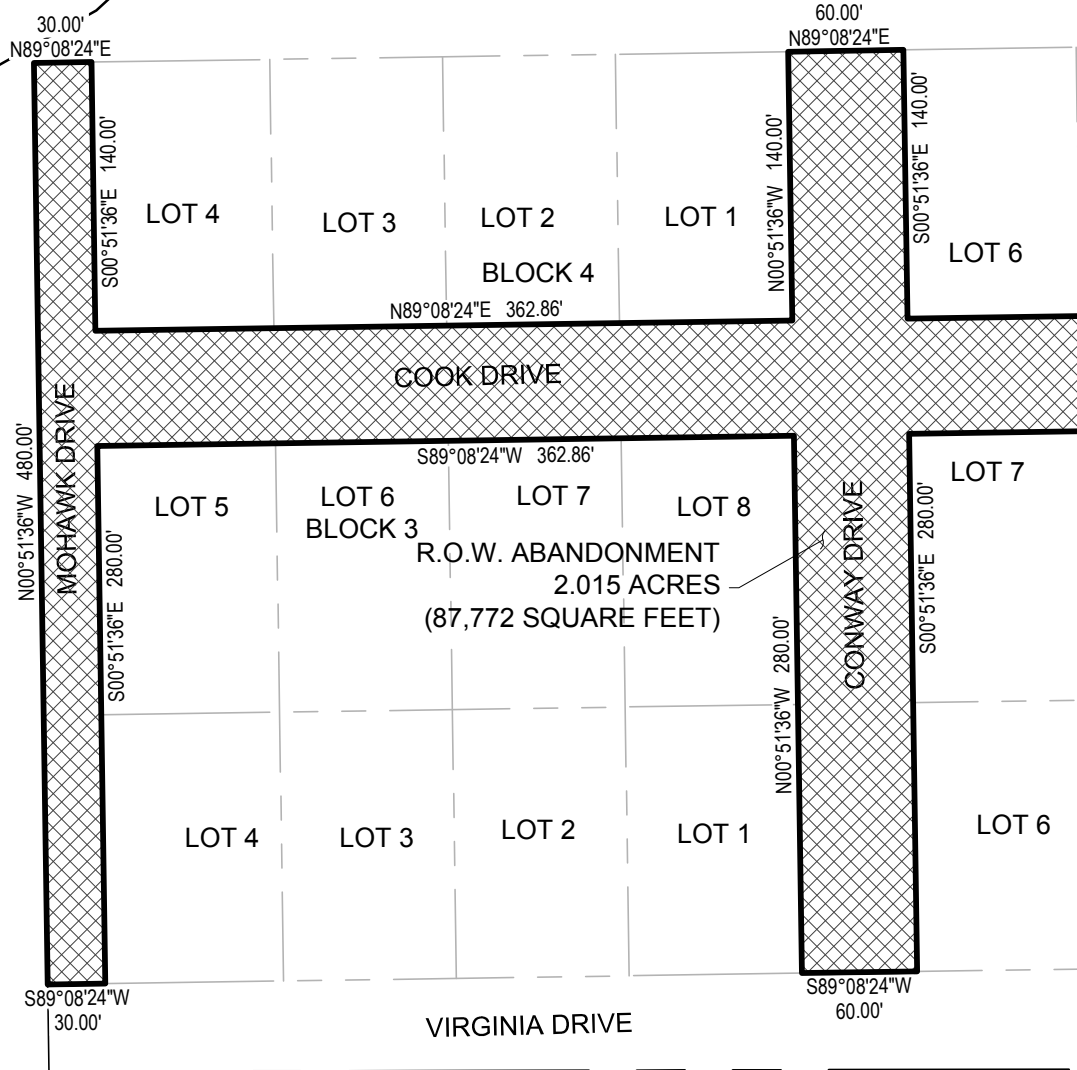
TRINITY BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CM	CONTROLLING MONUMENT
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION

TRACT 3
COCKRELL HILL PARTNERS, INC.
CC# D217186577

(BASIS OF BEARINGS)



MATCHLINE

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
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FAROOQ WAZIRALI
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DALLAS, TX 75229

SHEET
2
OF
4

R.O.W. ABANDONMENT DESCRIPTION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the G.W. COUCH SURVEY, ABSTRACT NO. 278, City of Fort Worth, Tarrant County, Texas and being a portion of a tract of land as described in deed to Cockrell Hill Partners, Inc., called Tract 3, as recorded in County Clerk's Instrument Number D217186577, Official Public Records, Tarrant County, Texas, and being all of Cook Drive, a 60-foot right-of-way and Conway Drive, a 60-foot right-of-way, and a portion of Mohawk Drive, a 30-foot right-of-way, Conway Manor Addition, according to the plat thereof recorded in Cabinet 388-Y, Slide 19, Official Public Records, Tarrant County, Texas, corrected by Cabinet 388-5, Slide 10, Official Public Records, Tarrant County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southwest corner of Lot 2, Block 5, of said Conway Manor and the Northwest corner of a tract of land as described in deed to Don Inc., as recorded in County Clerk's Instrument Number D190140359, Official Public Records, Tarrant County, Texas, said iron rod being the Northeast corner of said Cook Drive, from which a brass monument stamped "Texas Department of Transportation" found for the Northeast corner of said Don Inc. tract, bears North 89 deg 44 min 29 sec East, at a distance of 232.63 feet;

THENCE South 00 deg 51 min 36 sec East, along the East line of Cook Drive and the West line of said Don Inc. tract, a distance of 60.00 feet to a point for corner, said point being the Northeast corner of Lot 10, Block 2, said Conway Manor Addition;

THENCE South 89 deg 08 min 24 sec West, departing the Westerly line of said Don Inc. tract and along the Southerly right-of-way of said Cook Drive and the Northerly line of said Block 2, a distance of 380.00 feet to the Northwest corner of Lot 7, Block 2, said Conway Manor Addition, said point being the intersection of the Southerly right-of-way of said Cook Drive and the Easterly right-of-way of said Conway Drive;

THENCE South 00 deg 51 min 36 sec East, along the Easterly right-of-way of said Conway Drive and the Westerly line of said Lot 7 and the Westerly line of Lot 6, Block 2, said Conway Manor Addition, a distance of 280.00 feet to a point for the Southwest corner of said Lot 6, and the Southeast corner of said Conway Drive, said point being situated in the Northerly right-of-way of Virginia Drive, a 60-foot right-of-way, said Conway Manor Addition;

THENCE South 89 deg 08 min 24 sec West, along the Northerly right-of-way of said Virginia Drive and the Southerly right-of-way of said Conway Drive, a distance of 60.00 feet to a point for the Southeast corner of Lot 1, Block 3, said Conway Manor Addition, said point being the intersection of the Northerly right-of-way of said Virginia Drive and the Westerly right-of-way of said Conway Drive;

THENCE North 00 deg 51 min 36 sec West, departing the Northerly right-of-way of said Virginia Drive and the along the Westerly right-of-way of said Conway Drive and the Easterly line of said Block 3, a distance of 280.00 feet to a point for the Northeast corner of Lot 8, Block 3, said Conway Manor Addition, said point being the intersection of the Westerly right-of-way of said Conway Drive and the Southerly right-of-way of said Cook Drive;

THENCE South 89 deg 08 min 24 sec West, along the Southerly right-of-way of said Cook Drive and the Northerly line of said Block 3, a distance of 362.86 feet to a point for the Northwest corner of Lot 5, Block 3, said Conway Manor Addition, said point being the intersection of the Southerly right-of-way of said Cook Drive and the Easterly right-of-way of said Mohawk Drive;

THENCE South 00 deg 51 min 36 sec East, along the Easterly right-of-way of said Mohawk Drive and the Westerly line of said Block 3, a distance of 280.00 feet to a point for corner, said point being the Southwest corner of Lot 4, Block 3, said Conway Manor Addition, said point being at the intersection of the Northerly right-of-way of Virginia Drive and the Easterly right-of-way of said Mohawk Drive;

THENCE South 89 deg 08 min 24 sec West, over and across said Mohawk Drive, a distance of 30.00 feet to a point for corner, said point being situated in the Westerly right-of-way of said Mohawk Drive and the Westerly line of said Conway Manor Addition;

THENCE North 00 deg 51 min 36 sec West, along the Westerly right-of-way of said Mohawk Drive, a distance of 480.00 feet to a point for the Northwest corner of said Mohawk Drive and the Northwest corner of said Conway Manor Addition;

(Continued on Sheet 4)

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7099 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-19 COPYRIGHT © 2019, Winkelmann & Associates, Inc.</p>	<p align="center"><i>Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.</i></p>	<p align="center">R.O.W. ABANDONMENT EXHIBIT 2.015 ACRES (87,772 SQ. FT.)</p>	<p align="center">SHEET 3 OF 4</p>

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

R.O.W. ABANDONMENT EXHIBIT
 2.015 ACRES
 (87,772 SQ. FT.)

FAROOQ WAZIRALI
 2667 NORTHHAVEN ROAD
 DALLAS, TX 75229

SHEET
3
OF
4

R.O.W. ABANDONMENT DESCRIPTION

(Continued from Sheet 3)

THENCE North 89 deg 08 min 24 sec East, along the Northerly line of said Conway Manor Addition and the Northerly right-of-way of said Mohawk Drive, a distance of 30.00 feet to a point for the Northwest corner of Lot 4, Block 4, said Conway Manor Addition;

THENCE South 00 deg 51 min 36 sec East, along the Easterly right-of-way of said Mohawk Drive and the Westerly line of said Lot 4, Block 4, a distance of 140.00 feet to a point for the Southwest corner of said Lot 4, Block 4, said point being at the intersection of the Easterly right-of-way of said Mohawk Drive and the Northerly right-of-way of said Cook Drive;

THENCE North 89 deg 08 min 24 sec East, along the Northerly right-of-way of said Cook Drive and the Southerly line of said Block 4, a distance of 362.86 feet to a point for the Southeast corner of Lot 1, Block 4, said Conway Manor Addition, said point being the intersection of the Northerly right-of-way of said Cook Drive and the Westerly line of said Conway Drive;

THENCE North 00 deg 51 min 36 sec West, along the Westerly right-of-way of said Conway Drive and the Easterly line of said Lot 1, Block 4, a distance of 140.00 feet to a point for the Northeast corner of said Lot 1, Block 4, and the Northwest corner of said Conway Drive, said point being situated in the Northerly line of said Conway Manor Addition;

THENCE North 89 deg 08 min 24 sec East, along the Northerly right-of-way of said Conway Drive and the Northerly line of said Conway Manor Addition, a distance of 60.00 feet to a point for the Northeast corner of said Conway Drive and the Northwest corner of Lot 6, Block 5, said Conway Manor Addition;

THENCE South 00 deg 51 min 36 sec East, departing the Northerly line of said Conway Manor Addition and along the Easterly right-of-way of said Conway Drive and the Westerly line of said Lot 6, Block 5, a distance of 140.00 feet to a point for the Southwest corner of said Lot 6, Block 5, said point being the intersection of the Northerly right-of-way of said Cook Drive and the Easterly right-of-way of said Conway Drive;

THECNE North 89 deg 08 min 24 sec East, along the Northerly right-of-way of said Cook Drive and the Southerly line of said Block 5, a distance of 380.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.015 acres or 87,772 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of April, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 (972) 490-7090 (972) 490-7099 FAX Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-19 COPYRIGHT © 2019, Winkelmann & Associates, Inc.</p>	<p align="center"><i>Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.</i></p>	<p align="center">R.O.W. ABANDONMENT EXHIBIT 2.015 ACRES (87,772 SQ. FT.)</p>	<p align="center">SHEET 4 OF 4</p>

<p align="center">R.O.W. ABANDONMENT EXHIBIT 2.015 ACRES (87,772 SQ. FT.)</p>
<p align="center">FAROOQ WAZIRALI 2667 NORTHAVEN ROAD DALLAS, TX 75229</p>

<p align="center">SHEET 4 OF 4</p>
