

EXHIBIT "A"
Legal Description

BEING a tract of land out of the A. C. Warren Survey, Abstract Number 1687, and being part of a tract of land conveyed to Alliance Airport, Ltd., as recorded in Volume 9378, Page 2033 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the centerline of Keller-Haslet Road (County Road No. 4046), said iron rod being the southerly southeast corner of said Alliance Airport, Ltd. tract;

THENCE North 0 degrees 15 minutes 52 seconds East, departing said centerline, a distance of 23.98 feet to a point for corner;

THENCE North 50 degrees 21 minutes 36 seconds East, along the westerly line of I.H. 35W, a distance of 115.46 feet to a point for a corner;

THENCE North 10 degrees 38 minutes 57 seconds East, continuing along said westerly line, a distance of 353.66 feet to a point for a corner;

THENCE North 14 degrees 17 minutes 07 seconds East, continuing along said westerly line, a distance of 203.13 feet to the POINT OF BEGINNING, said point being the northeast corner of proposed Block 2, Lot 1 - Alliance International Centre;

THENCE South 68 degrees 08 minutes 15 seconds West, along the northerly line of said proposed Block 2, Lot 1, a distance of 1025.55 feet to a point for a corner, said corner being on the east right-of-way line of Heritage Parkway (100 feet wide right-of-way);

THENCE North 8 degrees 08 minutes 15 seconds East, along said East Heritage Parkway right-of-way line, a distance of 489.58 feet to the point of curvature of a circular curve to the right having a radius of 1150.00 feet;

THENCE Northerly, continuing along said East Heritage Parkway right-of-way line, and along said curve through a central angle of 2 degrees 41 minutes 04 seconds, an arc distance of 53.88 feet to a point for a corner;

THENCE North 68 degrees 08 minutes 15 seconds East, departing said east right-of-way line, a distance of 1067.67 feet to a point for a corner, said corner being on the said westerly line of I.H. 35W;

THENCE South 10 degrees 42 minutes 55 seconds West, along said westerly line, a distance of 368.20 feet to a point for a corner;

THENCE South 14 degrees 17 minutes 07 seconds West, continuing along said westerly line, a distance of 197.81 feet to the POINT OF BEGINNING AND CONTAINING 494,495 square feet or 11.3521 acre of land more or less.

SAVE AND EXCEPT that certain portion of subject property conveyed to The GC Net Lease (Heritage III) Investors, LLC, a Delaware limited liability company by the City of Fort Worth, by instrument dated March 26, 2018, filed March 27, 2018, recorded under Clerk's File No. D218063684, Real Property Records, Tarrant County, Texas.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.