EXHIBIT “A”
450.794 ACRES

BEING 450.794-ACRES OF LAND SITUATED IN THE T. & N.O. R.R. CO. SURVEY, ABSTRACT NOS. 1567 & 1878, HENRY LANE SURVEY, ABSTRACT NO. 928, T. F. ROGERS SURVEY, ABSTRACT NO. 1357 AND THE S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NOS. 1961 & 1903, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF TRACT OF LAND DESCRIBED TO PMB FW LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224123924 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED TO FW CLUB LP BY DEEDS RECORDED IN COUNTY CLERK FILE NO. D224163334 AND D224163336 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING ALL OF BEAR CREEK PARKWAY, A 55-FOOT WIDE RIGHT-OF-WAY WITHIN BELLA FLORA, AN ADDITION TO TARRANT COUNTY, TEXAS, AS DEDICATED BY PLATS RECORDED IN COUNTY CLERK FILE NO. D213294652 AND D216064985, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BELLA FLORA ADDITION ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BEAR CREEK PARKWAY, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE SOUTHWEST CORNER OF MAVERICK, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226108873 OF SAID PLAT RECORDS BEARS NORTH 00°32’47” WEST, A DISTANCE OF 45.00 FEET;

THENCE SOUTH 89°26’13” WEST, WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5820.38 FEET TO THE NORTHWEST CORNER OF LOT 40, BLOCK 1 OF SAID BELLA FLORA ADDITION;

THENCE NORTH 00°21’13” WEST, WITH THE WESTERLY LINE OF SAID BELLA FLORA ADDITION, A DISTANCE OF 55.00 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID PMB FW LAND LP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BEAR CREEK PARKWAY, FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 02°46’29” EAST, A DISTANCE OF 3.02 FEET;

THENCE NORTH 00°33’18” WEST, WITH THE WEST LINE OF SAID PMB FW LAND LP TRACT, A DISTANCE OF 968.99 FEET;

THENCE NORTH 60°58’38” EAST, WITH THE NORTHERLY LINE OF SAID PMB FW LAND LP TRACT AND WITH THE SOUTH LINE OF A 300-FOOT WIDE ELECTRIC EASEMENT DESCRIBED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 5335, PAGE 79 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 10,003.72 FEET TO THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED TO PMB VENTANA DEVELOPER SOUTH LLC BY DEED RECORDED IN COUNTY CLERK FILE NO. D224176443 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 29°01’22” EAST, WITH THE WESTERLY LINE OF SAID PMB VENTANA DEVELOPER SOUTH LLC TRACT, A DISTANCE OF 434.48 FEET TO 5/8-INCH CAPPED IRON ROD STAMPED “LJA SURVEYING” FOUND FOR A REENTRANT CORNER ON THE WESTERLY LINE OF VENTANA, PHASE

EXHIBIT "A"
450.794 ACRES

8B, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226088741 OF SAID PLAT RECORDS;

THENCE SOUTH 00°32'23" EAST, WITH SAID WESTERLY LINE AND THE WESTERLY LINE OF MAVERICK, PHASE 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN COUNTY CLERK FILE NO. D226019195 OF SAID PLAT RECORDS, A DISTANCE OF 1797.69 FEET TO A 1-INCH IRON ROD FOUND ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED TO FW CLUB LP BY DEED RECORDED IN COUNTY CLERK FILE NO. D224085431 OF SAID OFFICIAL PUBLIC RECORDS;

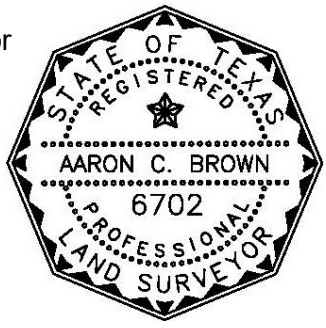
THENCE SOUTH 89°27'40" WEST, WITH THE NORTH LINE OF SAID FW CLUB LP TRACT, A DISTANCE OF 3180.00 FEET TO A 1-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME TRACT;

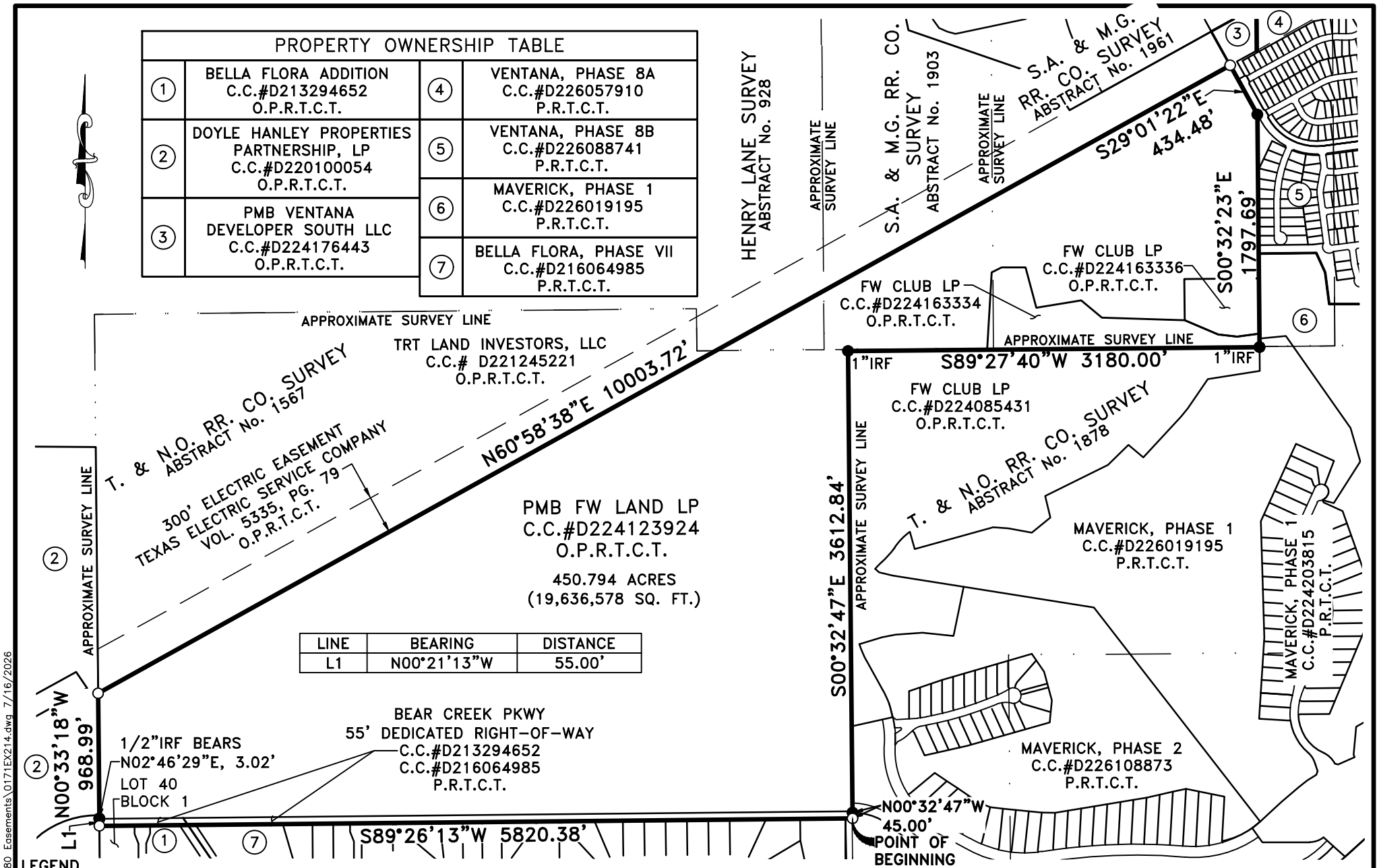
THENCE SOUTH 00°32'47" EAST, WITH THE EAST LINE OF SAID PMB FW LAND LP TRACT AND SAID BELLA FLORA ADDITION, A DISTANCE OF 3612.84 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 450.794 ACRES (19,636,578 SQ. FEET) OF LAND.

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 7th Street, Suite 300
Fort Worth, Texas 76107
817-288-1900
TBPELS Firm No. 10194382

July 16, 2026





LINE	BEARING	DISTANCE
L1	N00°21'13"W	55.00'

LEGEND

- ● 5/8"CAPPED IRON ROD STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- C.C.# COUNTY CLERK'S FILE NO.

BEARING OF BEARINGS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012.

PAGE 3 OF 3

DATE:	07/16/2026
DRWN BY:	S.A.T.
CHKD BY:	A.C.B.
PROJ NO.	0171

EXHIBIT "A"

450.794 ACRES

IN THE T. & N.O. RR. CO. SURVEY, ABSTRACT NO. 1567, S.A. & M.G. RR. CO. SURVEY, ABSTRACT NOS. 1903 & 1961, AND THE HENRY LANE SURVEY, ABSTRACT NO. 928 TARRANT COUNTY, TEXAS

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3017 West 7th Street Phone 817.288.1900
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

S:\NTX-LAND\0171\200SURVEY\280 Easements\0171EX214.dwg 7/16/2026