

Exhibit "A"

Being a 0.098 acre tract of land out of the William McCowan Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas and being portion of a 177.283 acre tract of land (by deed) being deeded to the Keller Independent School District as recorded in Volume 13567, Page 310 of the Deed Records of Tarrant County, Texas, said 0.098 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "C&B" found for the southeast corner of said 177.283 acre tract of land, said 5/8 inch iron rod with cap found being the southwest corner of a 10.540 acre tract of land (by deed) deeded to Lighthouse Assembly of God, Inc. as recorded in Volume 13437, Page 63 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod with cap found being in the existing northeasterly right-of-way line of Golden Triangle Boulevard (a 120' right-of-way); **THENCE** North 00 degrees 01 minutes 16 seconds East, with the east line of said 177.283 acre tract of land and with the west line of said 10.540 acre tract of land, a distance of 0.38 feet to a 5/8 inch iron rod with cap stamped "Gorrondona" set in the proposed northeasterly right-of-way line of Golden Triangle Boulevard; **THENCE** North 70 degrees 21 minutes 53 seconds West, with the proposed northeasterly right-of-way line of said Golden Triangle Boulevard, a distance of 62.06 feet to the **POINT OF BEGINNING** of the herein described 0.098 acre tract of land;

THENCE North 70 degrees 21 minutes 53 seconds West, with the proposed northeasterly right-of-way line of said Golden Triangle Boulevard, a distance of 89.85 feet to a point for corner;

THENCE North 12 degrees 01 minutes 45 seconds East, a distance of 35.80 feet to a point for corner;

THENCE North 86 degrees 57 minutes 39 seconds East, a distance of 77.35 feet to a point for corner;

THENCE South 00 degrees 03 minutes 53 seconds West, a distance of 69.31 feet to the **POINT OF BEGINNING**, and containing 4,271 square feet or 0.098 acres of land, more or less.

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) All Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone, with a surface factor for this project of 1.00012. All bearings referenced here are grid, distances and areas shown are surface.