

EXHIBIT “A”
LEGAL DESCRIPTION

BEING 0.413 acre of land located in the R. BRATTON SURVEY, Abstract No. 114, Mansfield, Tarrant County, Texas, and being portion of the former prescriptive right-of-way area for Miller Road contained within the tracts of land designated as Tract One and Tract Two in the deed to Daniel Jay Massey, recorded in Volume 11021, Page 1064 of the Deed Records of Tarrant County, Texas, and a portion of the tract of land conveyed to ECW Investments, LLC, by the deed recorded in County Clerk's File No. D210314434 of the Deed Records of Tarrant County, Texas. Said 0.413 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod marked “Brittain & Crawford”, set at the most Easterly Southeast corner of said Tract Two, to Daniel Jay Massey, and said Point of Beginning being the intersection of the centerline of said Miller Road with the West right-of-way line of State Highway No. 360;

THENCE S 21° 30’ 16” W 10.04 feet, along the Southeast right-of-way line of said Miller Road to a ½” iron rod marked “Brittain & Crawford”, set in the new Northeast right-of-way line of Heritage Parkway;

THENCE N 71° 43’ 17” W 14.82 feet, along the new Northeast right-of-way line of said Heritage Parkway to a point;

THENCE along the existing Southwest prescriptive right-of-way line of said Miller Road as follows:

1. N 30° 55’ 02” W 424.64 feet, to a point;
2. N 30° 41’ 38” W 508.05 feet, to a point in the new East right-of-way line of (new) Miller Road, lying in the Northwest boundary line of aforesaid ECW Investments, LLC Tract;

THENCE NORTHWESTERLY 47.94 feet, along the new East right-of-way line of said Miller Road, and the Northwest boundary line of said ECW Investments, LLC Tract, with a curve to the left having a radius of 535.00 feet, a central angle of 05° 08’ 05”, and a chord bearing N 07° 28’ 53” W 47.93 feet, to a ½” iron rod marked “Brittain & Crawford”, set at the intersection of the centerline of existing said Miller Road;

THENCE S 30° 43’ 08” E 981.75 feet, along the centerline of said Miller Road and the Northeast boundary line of said ECW Investments, LLC Tract, and Tract One and Tract Two to Daniel Jay Massey, to THE POINT OF BEGINNING, containing 0.413 acre (17,994 square feet) of land.

EXHIBIT "B"
0.413 ACRE OF LAND
(17,994 SQ.F.)
LOCATED IN
THE R. BRATTON SURVEY
ABSTRACT No. 114, MANSFIELD
TARRANT COUNTY, TEXAS

DANIEL JAY MASSEY
PART OF TRACT ONE
V. 11021, PG. 1064
D.R.T.C.T.

R. BRATTON SURVEY
ABSTRACT No. 114

1/2" IRON ROD
MARKED "BRITAIN
& CRAWFORD"
SET

$\Delta=05^{\circ}08'05''$
 $R=535.00'$
 $L=47.94'$
 $CH=N\ 07^{\circ}28'53''W$
47.93

N $30^{\circ}41'38''W$

ECW INVESTMENTS, LLC
CC D210314434
D.R.T.C.T.

0.413 ACRE
(17,994 SQ.F.)

DANIEL JAY MASSEY
PART OF TRACT ONE
V. 11021, PG. 1064
D.R.T.C.T.

(NEW) MILLER ROAD

S $30^{\circ}43'08''E$ 981.75'

508.05'

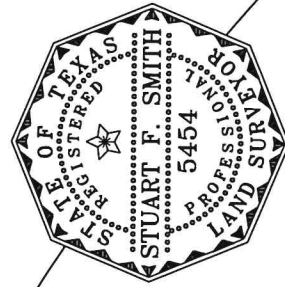
MILLER-ROAD

N $30^{\circ}55'02''W$ 424.64'

SOUTHWEST PRESCRIPTIVE
RIGHT-OF-WAY LINE

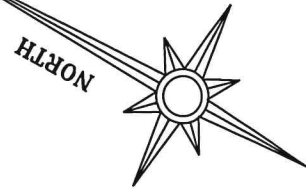
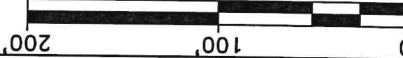
TRACT 2
DANIEL JAY MASSEY
VOLUME 11021, PAGE 1064
D.R.T.C.T.

HERITAGE PARKWAY



SURVEYED ON THE GROUND
OCTOBER 4th, 2010

Stuart F. Smith
STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 5454



N $71^{\circ}43'17''W$
14.82'

TX DOT
MONUMENTS
FOUND

POINT OF
BEGINNING

S $21^{\circ}30'16''W$
10.04'

1/2" IRON ROD
MARKED "BRITAIN
& CRAWFORD" SET

SCALE 1"=100'

S.H. No. 360

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
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TEXAS HEALTH RESOURCES
CC# D 205361628
D.R.T.C.T.

R. BRATTON SURVEY
ABSTRACT No. 114