

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 0.276 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 tract of land conveyed to Heritage Town Center, LLC, by the deed recorded in County Clerk's File No. D213231415, of the Deed Records of Tarrant County, Texas. Said 0.276 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 Heritage Town Center, LLC Tract, 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 214.99 feet, to a point in the South boundary line of a 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;

THENCE N 59° 16' 47" E 19.04 feet, along the South boundary line of said ECW Investments LLC Tract, 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 644.66 feet, along the centerline of said Miller Road and the Northeast boundary line of aforesaid Heritage Town Center LLC Tract, to the POINT OF BEGINNING containing 0.276 acre (12,034 square feet) of land.

EXHIBIT "B"
0.276 ACRE OF LAND
(12,034 SQ.F.)
LOCATED IN
THE R. BRATTON SURVEY
ABSTRACT No. 114, MANSFIELD
TARRANT COUNTY, TEXAS

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX No. (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com

SURVEY LINE

NEW R.O.W. LINE

EXISTING R.O.W. LINE

R. BRATTON SURVEY
ABSTRACT No. 114

HERITAGE TOWN CENTER, LLC
CC# D213231415
D.R.T.C.T.

(NEW) MILLER ROAD

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

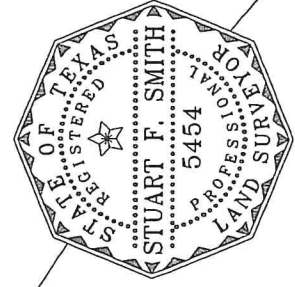
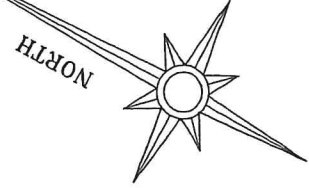
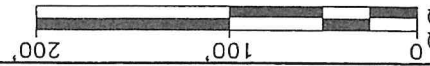
HERITAGE TOWN CENTER, LLC
CC# D213231415
D.R.T.C.T.

0.276 ACRE
(12,034 SQ.F.)

TEXAS HEALTH RESOURCES
CC# D205361628
D.R.T.C.T.

R. BRATTON SURVEY
ABSTRACT No. 114

HERITAGE PARKWAY



SURVEYED ON THE GROUND
MARCH 30, 2017

Stuart F. Smith
STUART F. SMITH
REGISTERED PROFESSIONAL
LAND SURVEYOR

SCALE 1"=100'

STATE OF TEXAS NO. 5454
MARKED "BRITAIN
& CRAWFORD" SET

TX DOT
MONUMENTS
FOUND

POINT OF
BEGINNING

N 71°43'17"W
14.82'

S 21°30'16"W
10.04'

S.H. No. 360

REVISED: MARCH 30, 2017

(K.G.) DATA\MANSFIELD\MATLOCK\ROW-D0C.CRD\MILLER_ABAND_MASSEY & ECW.DWG