

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**  
**0.580 ACRES**  
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BEING all that tract of land in the City of Grand Prairie, Tarrant County, Texas and being a part of the BBB & CRR Survey, Abstract No. 199 and being a part of that 4.288 acre tract of land conveyed to Peninsula Investment Limited Partnership as recorded in Document No. D204025507, Tarrant County Deed Records and being a part of that 30.127 acre tract of land described as Tract 3 conveyed to Peninsula Investment Limited Partnership as recorded in Volume 16091, Page 17, Tarrant County Deed Records, and being further described as follows;

COMMENCING at a one-half inch iron rod found at the southwest corner of said 4.288 acre tract of land, said point being in the southeast line of said Tract 3, and said point being in the north line of England Parkway (a 120 foot right-of-way, at this point);

THENCE North 86 degrees 11 minutes 51 seconds East, 714.47 feet along the south line of said 4.288 acre tract of land and along the north line of England Parkway to a point for corner;

THENCE Northeasterly, 60.32 feet along a curve to the left having a central angle of 01 degrees 52 minutes 41 seconds, a radius of 1840.00 feet, a tangent of 30.16 feet, and whose chord bears North 85 degrees 15 minutes 31 seconds East, 60.31 feet to the POINT OF BEGINNING of this easement;

THENCE North 29 degrees 17 minutes 33 seconds West, 40.58 feet to a point for corner;

THENCE Northeasterly, 132.84 feet along a curve to the right having a central angle of 95 degrees 08 minutes 13 seconds, a radius of 80.00 feet, a tangent of 87.51 feet, and whose chord bears North 18 degrees 15 minutes 54 seconds East, 118.09 feet to a point for corner;

THENCE Northeasterly, 31.99 feet along a curve to the left having a central angle of 91 degrees 38 minutes 14 seconds, a radius of 20.00 feet, a tangent of 20.58 feet, and whose chord bears North 20 degrees 00 minutes 53 seconds East, 28.69 feet to a point for corner;

THENCE Northwesterly, 182.82 feet along a curve to the right having a central angle of 02 degrees 55 minutes 31 seconds, a radius of 3580.87 feet, a tangent of 91.44 feet, and whose chord bears North 24 degrees 20 minutes 28 seconds West, 182.81 feet to a point for corner;

THENCE Northwesterly, 52.94 feet along a curve to the right having a central angle of 37 degrees 55 minutes 03 seconds, a radius of 80.00 feet, a tangent of 27.48 feet, and

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whose chord bears North 03 degrees 55 minutes 12 seconds West, 51.98 feet to a point for corner;

THENCE North 15 degrees 02 minutes 19 seconds East, 35.15 feet to a point for corner, said point being in southwest line of a tract of land conveyed to William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust as recorded in Document No. D204025510, Tarrant County Deed Records;

THENCE South 29 degrees 17 minutes 51 seconds, at 43.66 feet passing the south corner of said Calhoun tract of land, said point being the west corner of a tract of land conveyed to William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust as recorded in Volume 13739, Page 552, Tarrant County Deed Records, in all a total distance of 216.86 feet along the southwest line of said William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust tract of land to a point for corner;

THENCE Southeasterly, 41.12 feet along a curve to the right having a central angle of 00 degrees 40 minutes 09 seconds, a radius of 3520.87 feet, a tangent of 20.56 feet, and whose chord bears South 25 degrees 28 minutes 10 seconds East, 41.12 feet to a point for corner;

THENCE Southwesterly, 127.95 feet along a curve to the right having a central angle of 91 degrees 38 minutes 14 seconds, a radius of 80.00 feet, a tangent of 82.32 feet, and whose chord bears South 20 degrees 00 minutes 53 seconds West, 114.74 feet to a point for corner;

THENCE Southwesterly, 33.21 feet along a curve to the left having a central angle of 95 degrees 07 minutes 33 seconds, a radius of 20.00 feet, a tangent of 21.89 feet, and whose chord bears South 18 degrees 16 minutes 13 seconds West, 29.52 feet to a point for corner;

THENCE South 29 degrees 17 minutes 33 seconds East, 65.57 feet to a point for corner, said point being in the south line of said 4.288 acre tract of land, and said point being in the north line of England Parkway;

THENCE Southwesterly, 65.00 feet along the southwest line of said 4.288 acre tract of land and along the north line of England Parkway, and along a curve to the right having a central of 02 degrees 01 minutes 26 seconds, a radius of 1840.00 feet, a tangent of 32.50 feet, and whose chord bears South 83 degrees 18 minutes 27 seconds West, 65.00 feet to the POINT OF BEGINNING and containing 25,286 square feet or 0.580 acre of land.