Exhibit A - Boundary Description Page 1 of 3





CASE LOCATION MAP
Case Number: Z190202

Woodhaven Mixed Use, 870 State Highway 161 N

City of Grand Prairie

Planning and Development

(972) 237-8257

www.gptx.org

Metes & Bounds

Lot 1, Block 4, and Lot 2, Block 4

BLOCK 4

Being 6.202 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract P, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 6.202 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1857 (TxDOT), said monument lying in the north line of said Tract P, said monument lying N89'50'20"E 94.06 feet from the northwest corner of said Tract P, said monument being the northeast corner of a tract of land to the State of Texas (recorded information not found), said monument being the most southerly west corner of Lot 2, Block 1, Curtiss—Wright Addition, an addition to the City of Grand Prairie, Dallas County, Texas according to the plat recorded in Volume 2004063, Page 23, Deed Records, Dallas County, Texas and said monument lying in the south line of a 60 Foot Wide Access Easement, recorded in Volume 86247, Page 3553, Deed Records, Dallas County, Texas;

THENCE along the southwest lines of said Lot 2 as follows:

- 1. N89°50'20"E, a distance of 44.57 feet to a 5/8"iron rod found;
- southeasterly, 192.49 feet, along a curve to the right, having a radius of 220.00 feet, a central angle of 50°07'53" and a chord bearing S65'05'43"E 186.41 feet to an 1/2" iron rod found;
 - S39*59'21"E, a distance of 172.86 feet to an 1/2" iron rod stamped "MMR 5668" found;
- 4. southeasterly, 244.17 feet along a non tangent curve to the left, having a radius of 280.00 feet, a central angle of $49^{\circ}57^{\circ}51^{\circ}$ and a chord bearing $864^{\circ}53^{\circ}16^{\circ}E$, 236.51 feet to an $1/2^{\circ}$ iron rod found;
 - 5. S89*38'45"E, a distance of 21.43 feet to an 1/2" iron rod found;
- 6. S02"12'03"W, a distance of 131.46 feet to an 1/2" iron rod stamped "Beasley 4050" set, from which an 1/2" iron rod found bears S00"13'36"W 1.42 feet;
- 7. S00°01'12"W, a distance of 193.39 feet to an 1/2" iron rod stamped "Beasley 4050" set at the southeast corner of said Lot P, from which an 1/2" iron rod found at the southwest corner of said Lot 2 bears S04°16'52"E 0.95 feet;

THENCE along the south line of said Lot P as follows:

- 1. S89"18'35"W, a distance of 343.76 feet to an 1/2" iron rod stamped "Beasley 4050" set;
- 2. N84°58'23"W, a distance of 100.57 feet to an 1/2" iron rod stamped "Beasley 4050" set;
- 3. S89"18'37"W, a distance of 60.37 feet to an 1/2" iron rod stamped "Beasley 4050" set, from which the southwest corner of said Tract P bears N89"57'18"W 123.36 feet, said iron rod being the southeast corner of said State of Texas tract;

THENCE along the east line of said State of Texas tract as follows:

- 1. N51°57'30"W, a distance of 87.23 feet to a TxDOT Monument No. 1853 found;
- 2. NO3'52'30"E, a distance of 152.00 feet to a TxDOT Monument No. 1854 found;
- NO2*22'10"E, a distance of 152.00 feet to a TxDOT Monument No. 1855 found;
- 4. NO0*51'50"E, a distance of 152.00 feet to a TxDOT Monument No. 1856 found;
- 5. N00°29'52"W, a distance of 122.87 feet to the point of beginning, containing 6.202 acres of land.

The bearings recited hereon are oriented to City of Grand Prairie GPS Monument No. 77.

Exhibit A - Boundary Description Page 3 of 3 JUNE LIME RESIDENT GEORGE BUSH TIPLE SH 161 REGISTERED PROFESSIONAL SURVEYORS FRBFRT S LAND SURVEYORS L.P. EASLEY *LAND *TOPOGRAPHIC *CONSTRUCTION SURVEYING FIRM NO. 10094900 METRO 817-429-0194 FAX 817-446-5488 hsbeasley@msn.com CONTAINED FRANK &

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INTOO CONTAIN Remainder S A IKA; Tract I V.92165, P.3350 D.R.D.C.T. P. O. BOX 8873 FORT WORTH, TEXAS 76124 Being 3.346 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract M, in the deed to NATIEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 3.346 acres of land being more particularly described as follows: Being 2.005 acres of land located in the Bizabeth Cray Survey, Abstract No. 517, Dallas Courty, Texas, being a portion of the tract of land described as Total O, in the deed to NAITTEK Ltd., recorded in Yolume 86247, Page 3312, Deed Records, Dallas County, Texas. Sald 2.005 acres of land being more particularly described as follows: SECURION at a Team Septement of Temperatrial Measurement No. 1854 (Th00T), and SECURION CONTRACTOR OF TEMPERATRIAN CONTRACTOR OF TEMPERATRIAN CONTRACTOR OF TEMPERATRIAN CONTRACTOR OF TEMPERATRIAN CONTRACTOR OF TEMPERAT BECINNNO at a Teros Department of Transportation Manument No. 1860 (1:007), said monument lyies in the north like of said Tract (0, said monument lyies) in the north like of said Tract (0, said monument lyies) NSSTAGYST 37.35 feet from the northwest corner of as off local, 0, said monument being the northwest corner of as thought of the northwest length of the northwest corner of as the like of a 60 Feet Mide Access Easement, recorded in Volume 86247, Page 3588, Osed Records, Colles County, Teros INTZOGEOZERIBRIS
CONEY KENNETH W &
GERALDINE
INTZOOTOOJS541
ZACHARISE PAUL F
INTZOOTOOJS295
SASSE MELINN DON & LE
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SUSSELL NIN FAY
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SUSSELL NIN FAY
INTZOOTOJS6910
SOSMEL WERONIA
INTZOOGOO499166
SURRICL JOON HENRY JR
ŁELDA INTZOOHOOJS597
FORKERE CJARA M LOT 2, BLOCK 1 36,559 sq. ft. Deed Records, Dollad County, Teracy.

**NENCE SCOVIDE's, deep the common like of soid Block 4 and Trest M, at 680.30 feet passing a point from which on """ found at the southeast corner of Lot 2.36 fload Block 4 bears 1989/82/2°C Co.74 fload point being the northwest corner of Lot 2/26, Block 4, Cynties the pict recorded in County Carlo (2000) 1987/99. Deed Records, Dates County, Tess, at 79.64 fload point through the County Carlo (2000) 1987/99. Deed Records, Dates County, Tess, at 79.64 fload point to the State County Carlo (2000) 1987/99. Deed Records, Dates County, Tess, at 79.64 fload point to the County Carlo (2000) 1987/99. Deed Records, Dates County, Tess, at 79.64 fload point to the State County Carlo (2000) 1987/99. Deed Records (2000) 1987/99. Deed State Of Texas Re Document Not F HENCE along the common lines of said Tract 0 and Lot 2 as follows: SMITH BERLE R ≤ INT200600368456 S443704W, a distance of 65.33 feet to an 1/2" from rad found at the southeast come Troot 0, sold from rad being on exterior corner of seld tal 2 and lying in the north line of 10 Foot Wide Access Easement, recorded in Volume 86247, Page 3553, Deed Records, Sc County, Texas. SINCLAIR MARY E C INT20070000191 18 E WISSONDOORS MILL SHAM TO MY TOO SHAM TO westerly, 112.21 feet along a non tangent curve to the left, having a radius of 280.00 ral angle of 22°57°41° and a chord bearing N78°44°40°W, 111.46 feet to a 5/8° iron rad ped "PS&" found; JOT 3, BLOCK THENCE SRS15'S3"W, continuing along said Desco Lone north line, a distance of 107.00 fee to a TXXXII along the south line of said Tract M, from which the south less of said Tract M, bears \$861533"W 103.76 feet, said monument being the southeast corner of said State of Texas tract: S89°50'20"W, a distance of 46.25 feet to a TxDOT Monument found stamped "1858" found, from which the southwest corner of said Tract 0 bears S89°50'20"W 94.46 feet, said monument being the southwest corner of said State of Texas tract; THENCE NO2"11"40"W, along the east line of sold State of Texas tract, a distance of 60.53 feet to a TxDOT Monument found stamped "1859" found; THENCE NO1"25"00"W, along the east line of said State of Texas tract, a distance of 832.40 feet to the point of beginning, containing 3.346 acres of land. THENCE NOT 25 00 W, continuing along said east line, a distance of 366.53 feet to the point of beginning, containing 2.005 acres of land. Being 2.253 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County Texas, being a portion of the tract of land described as Tract N, in the deed to NATITEX Ltd., recorded in Volume 862-7, Page 3312, Deed Records, Dallas County, Texas. Seld 2.253 acres of land being more particularly described as follows: S 8815'53" W 80' Access Earth. 80247, P.3553 D.F.D. or and owing more porticularly assocrated an incises:

EGENNING of a Teach Opportunet of Teach Opportunet No. 1857 (1/607), and

EGENNING to a Teach Opportunet of Teach Opportunet No. 1857 (1/607), and

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from the notification of teach opportunet to the opportune of teach opportunet to the opportune of teach opportune opportune of teach opportune of teach opportune of teach opportunet on the teach opportune of teach opportune opportune of teach opportune opportune of teach opportune Δ=1810'46* R=280.00 L=88.84 , LC=N 7817'36" E 88.47 5/8°R THENCE N8815'53"E, along the said north line, a distance of 107.34 feet to a 5/8" iron rod stamped "PBS&C" found at the beginning of a non tangent curve to the left; THENCE easterly continuing along sold north line, 88.84 feet, having a radius of 280.00 feet, a central orgie of 1810/45" and a chard bearing 1879/75/25 68.47 feet to an 1/2" row rad to line of Lot 1, Back 1, Curtise—linghi Addition, and distinct to the City of Grand Parisis, Dollar line of Lot 1, Back 1, Curtise—linghi Addition, and distinct to the City of Grand Parisis, Dollar County, Tensa according to the plot recorded in Volume 2000/198, Page 782, Deed Records, Dollar County, Tensa scored line 1, 27 km or of Jona deers 3775/55/27 L.14 feet; THENCE along the southwest lines of said Lot 2 as follows: 1. N89'50'20"E, a distance of 44.57 feet to a 5/8"iron rod found. southeasterly, 192.49 feet, along a curve to the right, having a radius of 220.00 feet, a rad angle of 50'07'53" and a chard bearing \$85'05'43"E 188.41 feet to an 1/2" iron rad found; 3. \$39"59"21"E, a distance of 172.86 feet to an 1/2" iron rod stamped "MMR 5668" found; State Of Texas Recorded Document Not Found 4. southeasterly, 244.17 feet dong a non tangent curve to the left, howing a radius of 280.00 feet, a central angle of 49'57'51" and a chord bearing \$84'53'16'E, 236.51 feet to an 1/2" kon ord found; THEMCE S88'04'03"W, clong the south line of sold Tract N, a distance of 198.93 feet to Tx00T Manument No. 1861 found in sold south line, from which the southwest corner of Tract N beers S88'04'03"W 98.00 feet, sold manument being the southwest corner of sold Texas tract. S89'38'45"E, a distance of 21.43 feet to an 1/2" iron rod found; $6.~S02'12'03'W, a distance of 131.46 feet to an <math display="inline">1/2^{\prime\prime}$ iron rod stamped "Beasley 4050" set, which an $1/2^{\prime\prime}$ iron rod found bears S00'13'36'W 1.42 feet; THENCE NO1'25'00"W, along the east line of said State of Texas tract, a distance of 496.84 to the point of beginning, containing 2.253 acres of land. 7. S0001/12*W, a distance of 193.39 feet to an 1/2* iron rod stamped "Beasley 4050" set at the southeast corner of sold Lot P, from which an 1/2* iron rod found at the southwest corner of sold Lot 2 bears 30HT632°C 305 feet;
ThENCE along the south line of sold Lot P as follows: 1. S89"8"35"W, a distance of 343.76 feet to an 1/2" iron rod stamped "Beasley 4050" set; 2. NB47527W, a distance of 100.57 feet to an 1/2" iron rod stamped "Beasley 4050" set;
3. S8918'37"W, a distance of 60.37 feet to an 1/2" iron rod stamped "Beasley 4050" set, for which the southwest corner of said Star of Teas 18015'718"W 123.36 feet, soid iron rod being the southwest corner of said Star of Teas 18015'. 60° Access Earnt. U.MC247, P.3568 D.R.D.C.T. State Of Texas V.2003096, P.8656 D.R.D.C.T. THENCE along the east line of said State of Texas tract as follows: 1. N51°57'30"W, a distance of 87.23 feet to a TxDOT Monument No. 1853 fo 2. NO3'52'30"E, a distance of 152.00 feet to a TxDOT Monument No. 1854 found; 3. NO2'22'10"E, a distance of 152.00 feet to a TxDOT Monument No. 1855 found; FRONTACE ROAD (NORTH BOUND) LOT 1, BLOCK 3 28,192 sq. ft. 5. NCO'29'52"W, a distance of 122.87 feet to the point of beginning, containing 6.202 as 40'X70' GRADING & D.E V. 2001009, P. 1357 D.R.D.C.T. 38'35'00"W recited hereon are oriented to City of Grand Prairie GPS Monument No. 77. State Of Texas Recorded Document Not Found Lot 2, Block 1 Curtiss-Wright Additio V.2004063, P.23 D.R.D.C.T. PRELIMINARY, THIS PLAT SHALL NOT BE FILED FOR ANY PURPOSE. RIGHT SENIOR APTS LP VOL 2003196 P. 00152 DICK S. JONES REGISTERED PROFESSIONAL LAND SURVEYOR No. 5524 Surveyed on the ground September 2013 Δ=22'57'41" R=280.00 L=112.21 LC=N 78'44'40" 111.46 15' Utility Earnt. V.2004083, P.23 -D.R.D.C.T. ate Of Texas Recorde Δ=49'57'51" R=280.00 L=244.17 , LC=S 64'53'16" E 236.51 **LEGEND** LOT 1, BLOCK 4 77,544 sq. ft. WROUGHT IRON FENCE N DRAINAGE MANHOLE SANITARY SEWER MANHOLE (\$) S|89'38'45" FIRE HYDRANT Magnolia Gas Company, 30 Foot Wide Pipeline Easement, recorded in Vol. 1992, Pg. 80, Deed Records, Dallas County, Texas is located to the west of the subject properties.
 CM — Control Monument for Directional Control Line,
 IRS — Iron Rod Set. X oe OVERHEAD ELECTRIC 4. IRF - Iron Rod Found POWER POLE 6 FIBER OPTIC CABLE MARKER SIGN WATER VALVE Zone X Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA). 36,559 sq. ft. 35,534 sq. ft. 36,332 sq. ft. LOT 2, BLOCK 1 LOT 3, BLOCK 1 LOT 4, BLOCK 1 LOT 1, BLOCK 2 LOT 2, BLOCK 2 LOT 3, BLOCK 2 33,144 sq. ft. 32,462 sq. ft. 32,526 sq. ft. LOT 1, BLOCK 3 LOT 2, BLOCK 3 LOT 3, BLOCK 3 28,192 sq. ft. 28,187 sq. ft. 30,972 sq. ft. B. E. Damron V.81205, P.931 D.R.D.C.T. LOT 1, BLOCK 4 77,544 sq. ft. LOT 2, BLOCK 4 192,593 sq. ft. Leonardo Rivas CC #200900314388 D.R.D.C.T. PRELIMINARY PLAT
NATIEX ADDITION,
TO THE CITY OF GRAND PRAIRIE, DALLAS, COUNTY, TEXAS,
LOTS 1 THROUGH 4, BLOCK 1,
LOTS 1 THROUGH 3, BLOCK 3,
AND LOTS 1 AND 2, BLOCK 4, A TOTAL OF 12 LOTS,
BEING 4 SEPARATE TRACTS OF LAND LOCATED IN THE
EUZABETH GRAY SURVEY, ABSTRACT NO. 517,
DALLAS COUNTY, TEXAS, CONTAINING A TOTAL OF 13.806 ACRES OF LAND.
PREPARED DECEMBER, 2014.

SURVEYOR HERBERT S. BEASLEY LAND SURVEYORS L.P. P.O. BOX 8873 FORT WORTH, TEXAS 76124 817-429-0194 FAX 817-448-5488 E-MAIL habesaley@msn.com

OWNER/DEVELOPER NATITEX LTD. PS 1615 W. ABRAM STREET, SUITE 201 ARLINGTON, TEXAS 76013

The bearings recited hereon are oriented to the City of Grand Proble GPS Monument 77. Combined Grid Scale Factor: 0.9998567741

ENGINEER ZPS Consluting Engineers 1111 Main Street, Suite 129 Grapevine, Texas 76051 214-502-7209

CASE NUMBER P150201 Gray4Trocts.dep