

EXHIBIT "A"
Planned Development
DESCRIPTION - 14.194 ACRES

SITUATED in the City of Euless, Tarrant County, Texas, in the A. J. Huitt survey, abstract no. 709, being a survey of Tract A of Oak Crest Estates, an addition to Euless, Tarrant County, Texas according to the map thereof recorded in volume 388-14, page 29 of the Tarrant County plat records, a survey of Parcel No. 1 and Parcel No. 2 of Ordinance No. 880 recorded in volume 8537, page 695 of the Tarrant County deed records, being a survey of Lots 1, 2 and 3 of the Alexander & Cullum Subdivision recorded in volume 388-C, page 109 of the Tarrant County plat records and a survey of the tract 3.3250 acre tract described in a deed from Lane and Tisdale Joint Venture to Centex Investments, Inc., Trustee, dated August 30, 1984, recorded in volume 7945, page 429 of the Tarrant County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the northeast corner of said Tract A, in the south right-of-way line of East Euless Boulevard(State Highway 10) and the west right-of-way line of Dickey Drive;

THENCE southerly with the east line of said Tract A and the west right-of-way line of said Dickey Drive as follows:

South 01°06'43" East, 5.34 feet to a ½-inch iron pin set at the P.C. of a curve to the left;

THENCE along said curve, a radius of 472.90 feet, an arc length of 298.91 feet, a central angle of 36°12'55", a chord direction of South 19°13'10" East and a chord length of 293.96 feet to a ½-inch iron pin set at the northeast corner of the tract recorded in volume 4424, page 909;

THENCE South 88°49'56" West, with the north line of said tract in volume 4424, page 909, 104.92 feet to a ½-inch iron pin found at the northwest corner of said tract in volume 4424, page 909;

THENCE South 01°03'54" East, with the west line of said tract in volume 4424, page 909 and passing its southwest corner and the northwest corner of the tract recorded in volume 5749, page 174, continuing with the west line of said tract in volume 5749, page 174, in all, 130.98 feet to a ½-inch iron pin found at the southwest corner of said tract in volume 5749, page 174;

THENCE South 89°03'29" West, 189.05 feet to a ½-inch iron pin found at the east inside corner of the 1.610 acre tract recorded as document number D213053347;

THENCE North 01°04'00" West, an east line of said 1.610 acre tract, 20.33 feet to a ½-inch iron pin found at the north-northeast corner of said 1.610 acre tract;

THENCE South 88°25'30" West, with the north line of said 1.610 acre tract, 32.01 feet to a ½-inch iron pin found at the north-northwest corner of said 1.610 acre tract;

THENCE South 02°07'41" East, with a west line of said 1.610 acre tract, 20.18 feet to a ½-inch iron pin found at the west inside corner of said 1.610 acre tract;

THENCE South 89°05'57" West, with a north line of said 1.610 acre tract, 125.12 feet to a ½-inch iron pin set;

THENCE South 01°06'00" East, 60.87 feet to a ½-inch iron pin found at the northeast corner of Lot 8R, Block 1 of Oak Crest Estates recorded in volume 388-18, page 19 of said Tarrant County plat records; same being in the south line of said Tract A;

THENCE South 88°54'00" West, with the south line of said Tract A, passing the southwest corner of said Tract A and the southeast corner of said Parcel No. 1 at 610.84 feet and continuing with the south line of said Parcel No. 1, in all, 640.84 feet to a ½-inch iron pin found at the southwest corner of said Parcel No. 1; same being in a curve, the radius point bears North 88°14'11" East, 651.00 feet;

THENCE northerly with the west line of said Parcel No. 1 as follows:

To the right along said curve, an arc length of 74.96 feet, a central angle of 6°35'51", a chord direction of North 01°32'06" East and a chord length of 74.92 feet to a ½-inch iron pin found at the southeast corner of said Parcel No. 2;

THENCE North 89°06'51" West, with the south line of said Parcel No. 2, passing the southwest corner of said Parcel No. 2 and the southeast corner of said 3.3250 acre tract at 30.07 feet and continuing with the south line of said 3.3250 acre tract, passing the southeast corner of said Lot 3 at 124.94 feet and continuing with the south line of said Lot 3, in all 324.94 feet to a ½-inch iron pin set at the southwest corner of said Lot 3, in the east right-of-way line of Cullum Drive;

THENCE North 01°42'31" West, with the east right-of-way line of said Cullum Drive and with the west line of said Lot 3, 2 & 1, 435.60 feet to a ½-inch iron pin set at the northwest corner of said Lot 1; same being in the south right-of-way line of said East Euless Boulevard and the northwest corner of said 3.3250 acre tract;

THENCE easterly with the south right-of-way line of said East Euless Boulevard as follows:

South 89°09'49" East, with the north line of said 3.3250 acre tract, passing the northeast corner of said 3.3250 acre tract and the northwest corner of said Parcel No. 2 at 349.98 feet, continuing with the north line of said Parcel No. 2, in all, 380.01 feet to a ½-inch iron pin found at the northeast corner of said Parcel No. 2 and the northwest corner of said Parcel No. 1;

South 89°06'15" East, with the north line of said Parcel No. 1, passing the northeast corner of said Parcel No. 1 and the northwest corner of said Tract A at 30.03 feet, continuing with the north line of said Tract A, in all 946.92 feet to the PLACE OF BEGINNING and containing 14.194 acres.

EXHIBIT "B"
Senior Living Tract
DESCRIPTION 5.000 ACRES

SITUATED in the City of Euless, Tarrant County, Texas, in the A. J. Huitt survey, abstract no. 709, being a survey of part of Tract A of Oak Crest Estates, an addition to Euless, Tarrant County, Texas according to the map thereof recorded in volume 388-14, page 29 of the Tarrant County plat records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the northeast corner of said Tract A, in the south right-of-way line of East Euless Boulevard(State Highway 10) and the west right-of-way line of Dickey Drive;

THENCE southerly with the east line of said Tract A and the west right-of-way line of said Dickey Drive as follows:

South 01°06'43" East, 5.34 feet to a ½-inch iron pin set at the P.C. of a curve to the left;

THENCE along said curve, a radius of 472.90 feet, an arc length of 298.91 feet, a central angle of 36°12'55", a chord direction of South 19°13'10" East and a chord length of 293.96 feet to a ½-inch iron pin set at the northeast corner of the tract recorded in volume 4424, page 909;

THENCE South 88°49'56" West, with the north line of said tract in volume 4424, page 909, 104.92 feet to a ½-inch iron pin found at the northwest corner of said tract in volume 4424, page 909;

THENCE South 01°03'54" East, with the west line of said tract in volume 4424, page 909 and passing its southwest corner and the northwest corner of the tract recorded in volume 5749, page 174, continuing with the west line of said tract in volume 5749, page 174, in all, 130.98 feet to a ½-inch iron pin found at the southwest corner of said tract in volume 5749, page 174;

THENCE South 89°03'29" West, 189.05 feet to a ½-inch iron pin found at the east inside corner of the 1.610 acre tract recorded as document number D213053347;

THENCE North 01°04'00" West, an east line of said 1.610 acre tract, 20.33 feet to a ½-inch iron pin found at the north-northeast corner of said 1.610 acre tract;

THENCE South 88°25'30" West, with the north line of said 1.610 acre tract, 32.01 feet to a ½-inch iron pin found at the north-northwest corner of said 1.610 acre tract;

THENCE South 02°07'41" East, with a west line of said 1.610 acre tract, 20.18 feet to a ½-inch iron pin found at the west inside corner of said 1.610 acre tract;

THENCE South 89°05'57" West, with a north line of said 1.610 acre tract, 125.12 feet to a ½-inch iron pin set;

THENCE South 01°06'00" East, 60.87 feet to a ½-inch iron pin found at the northeast corner of Lot 8R, Block 1 of Oak Crest Estates recorded in volume 388-18, page 19 of said Tarrant County plat records; same being in the south line of said Tract A;

THENCE South 88°54'00" West, with the south line of said Tract A, 128.00 feet to a ½-inch iron pin set;

THENCE North 00°01'16" West, 492.60 feet to a ½-inch iron pin set in the north line of said Tract A and the south right-of-way line of said East Euless Boulevard(State Highway 10);

THENCE South 89°06'15" East, with the north line of said Tract A and the south right-of-way line of said East Euless Boulevard(State Highway 10), 478.38 feet to the PLACE OF BEGINNING and containing 5.000 acres.

EXHIBIT "C"
Single Family Tracts

Tract 1 of 3

DESCRIPTION 5.562 ACRES:

SITUATED in the City of Euless, Tarrant County, Texas, in the A. J. Huitt survey, abstract no. 709, being a survey of part of Tract A of Oak Crest Estates, an addition to Euless, Tarrant County, Texas according to the map thereof recorded in volume 388-14, page 29 of the Tarrant County plat records and a survey of Parcel No. 1 of Ordinance No. 880 recorded in volume 8537, page 695 of the Tarrant County deed records, being described by metes and bounds as follows:

COMMENCING at a ½-inch iron pin set at the northeast corner of said Tract A, in the south right-of-way line of East Euless Boulevard(State Highway 10) and the west right-of-way line of Dickey Drive; THENCE North 89°06'15" West, with the south right-of-way line of said East Euless Boulevard and with the north line of said Tract A, 478.38 feet to a ½-inch iron pin set for the PLACE OF BEGINNING;

THENCE South 00°01'16" East, 492.60 feet to a ½-inch iron pin set in the south line of said Tract A;

THENCE South 88°54'00" West, with the south line of said Tract A, passing the southwest corner of said Tract A and the southeast corner of said Parcel No. 1 at 482.84 feet and continuing with the south line of said Parcel No. 1, in all, 512.84 feet to a ½-inch iron pin found at the southwest corner of said Parcel No. 1; same being in a curve, the radius point bears North 88°14'11" East, 651.00 feet;

THENCE northerly with the west line of said Parcel No. 1 as follows:

To the right along said curve, an arc length of 198.10 feet, a central angle of 17°26'07", a chord direction of North 06°57'14" East and a chord length of 197.34 feet to a ½-inch iron pin set at the point of reverse curve;

THENCE along a curve to the left, a radius of 651.00 feet, an arc length of 198.46 feet, a central angle of 17°28'00", a chord direction of North 06°56'17" East and a chord length of 197.69 feet to a ½-inch iron pin set at the P.T. of said curve;

THENCE North 01°47'43" West, 117.71 feet to a ½-inch iron pin found at the northwest corner of said Parcel No. 1; same being in the south right-of-way line of said East Euless Boulevard;

THENCE South 89°06'15" East, with the north line of said Parcel No. 1 and with the south right-of-way line of said East Euless Boulevard, passing the northeast corner of said Parcel No. 1 and the northwest corner of said Tract A at 30.03 feet and continuing with the north line of said Tract A, in all, 468.54 feet to the PLACE OF BEGINNING and containing 5.562 acres.

EXHIBIT C, cont'd

Tract 2 of 3

DESCRIPTION 1.895 ACRES:

SITUATED in the City of Euless, Tarrant County, Texas, in the A. J. Huitt survey, abstract no. 709, being a survey of Lot 3 and part of Lot 2 of the Alexander & Cullum Subdivision recorded in volume 388-C, page 109 of the Tarrant County plat records and a part of the tract 3.3250 acre tract described in a deed from Lane and Tisdale Joint Venture to Centex Investments, Inc., Trustee, dated August 30, 1984, recorded in volume 7945, page 429 of the Tarrant County deed records and a survey of Parcel No. 2 of Ordinance No. 880 recorded in volume 8537, page 695 of the Tarrant County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the southwest corner of said Lot 3, in the east right-of-way line of Cullum Drive;

THENCE North 01°42'31" West, with the west line of said Lot 3 and the east right-of-way line of said Cullum Drive, passing the northwest corner of said Lot 3 and the southwest corner of said Lot 2 at 150.00 feet and continuing in all, 165.17 feet to a ½-inch iron pin set;

THENCE South 89°06'51" East, 275.82 feet to a ½-inch iron pin set;

THENCE North 00°01'16" West, 270.43 feet to a ½-inch iron pin set in the south right-of-way line of East Euless Boulevard(State Highway 10); same being in the north line of said 3.3250 acre tract;

THENCE South 89°09'49" East, with the north line of said 3.3250 acre tract, passing the northeast corner of said 3.3250 acre tract and the northwest corner of said Parcel No. 2 at 66.20 feet and continuing with the north line of said Parcel No. 2, in all, 96.23 feet to a ½-inch iron pin found at the northeast corner of said Parcel No. 2;

THENCE southerly with the east line of said Parcel No. 2 as follows:

South 01°47'43" East, 117.71 feet to a ½-inch iron pin set at the P.C. of a curve to the right;

THENCE along said curve to the right, a radius of 651.00 feet, an arc length of 198.46 feet, a central angle of 17°28'00", a chord direction of South 06°56'17" West and a chord length of 197.69 feet to a ½-inch iron pin set at the point of reverse curve;

THENCE along a curve to the left, a radius of 651.00 feet, an arc length of 123.14 feet, a central angle of 10°50'16", a chord direction of South 10°15'09" West and a chord length of 122.96 feet to a ½-inch iron pin found at the southeast corner of said Parcel No. 2;

THENCE North 89°06'51" West, with the south line of said Parcel No. 2, passing the southwest corner of said Parcel No. 2 and the southeast corner of said 3.3250 acre tract at 30.07 feet and continuing with the south line of said 3.3250 acre tract, passing the southeast corner of said Lot 3 at 124.94 feet and continuing with the south line of said Lot 3, in all 324.94 feet to the PLACE OF BEGINNING and containing 1.895 acre.

EXHIBIT C, cont'd

Tract 3 of 3

DESCRIPTION 1.736 ACRES:

SITUATED in the City of Euless, Tarrant County, Texas, in the A. J. Huitt survey, abstract no. 709, being a survey of Lot 1 and part of Lot 2 of the Alexander & Cullum Subdivision recorded in volume 388-C, page 109 of the Tarrant County plat records and a part of the tract 3.3250 acre tract described in a deed from Lane and Tisdale Joint Venture to Centex Investments, Inc., Trustee, dated August 30, 1984, recorded in volume 7945, page 429 of the Tarrant County deed records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin set at the northwest corner of said Lot 1; same being in the east right-of-way line of Cullum Drive and the south right-of-way of East Euless Boulevard(State Highway 10);

THENCE South 89°09'49" East, with the south right-of-way line of said East Euless Boulevard and with the north line of said Lot 1, passing the northeast corner of said Lot 1 at 200.00 feet and continuing with the north line said 3.3250 acre tract, in all, 283.78 feet to a ½-inch iron pin set;

THENCE South 00°01'16" East, 270.43 feet to a ½-inch iron pin set;

THENCE North 89°06'51" West, 275.82 feet to a ½-inch iron pin set in the east right-of-way line of said Cullum Drive and the west line of said Lot 2;

THENCE North 01°42'31" West, with the west line of said Lot 2 and with the east right-of-way line of said Cullum Drive, passing the northwest corner of said Lot 2 and the southwest corner of said Lot 1 at 134.83 feet and continuing with the west line of said Lot 1, in all, 270.43 feet to the PLACE OF BEGINNING and containing 1.736 acre.