

TRACT 1: CAMBRIDGE VILLAGE

Being a tract of land out of the John C. Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract of land described as "Tract 1" in the deed to Cambridge NRH Development, LLC. recorded in Document No. D214061634 in the Deed Records of Tarrant County, Texas, and also being a portion of Tract 4B, N.R.H. Industrial Park Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-212, Page 77 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most easterly southeast corner of said Tract 4, said rod being in the easterly right-of-way line of Liberty Way;

Thence South 87 degrees 20 minutes 14 seconds West with the southerly boundary line of said Tract 4 a distance of 13.02 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northeast corner of Block 17, Holiday West Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-127, Page 29 of said Plat Records;

Thence South 89 degrees 45 minutes 46 seconds West continuing with the southerly boundary line of said Tract 4, passing at 2750.03 a 5/8 inch steel rod found for an inner corner thereof and continuing a total distance of 2919.32 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the westerly boundary line of said "Tract 4" and said Tract 4B, and being in the easterly right-of-way line of Iron Horse Drive, said rod also being in a curve to the right whose center bears South 54 degrees 41 minutes 12 seconds East at 299.16 feet;

Thence northeasterly with said westerly boundary lines and said easterly right-of-way line and with said curve through a central angle of 30 degrees 32 minutes 01 seconds and an arc length of 159.43 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 65 degrees 47 minutes 47 seconds East with the northerly boundary lines of said Tract 4 and said Tract 4B and the southerly right-of-way line of said Boulevard a distance of 112.01 feet to a 1/2 inch steel rod found for the beginning of a curve to the right whose center bears South 24 degrees 12 minutes 13 seconds East at 1216.55 feet;

Thence easterly continuing with said northerly boundary lines and said southerly right-of-way line and with said curve through a central angle of 23 degrees 59 minutes 33 seconds and an arc length of 509.43 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 89 degrees 47 minutes 20 seconds East with the northerly boundary line of said Tract 4 and said southerly right-of-way line a distance of 1580.92 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found in the southerly right-of-way line of Liberty Way (a public right-of-way);

Thence South 89 degrees 33 minutes 42 seconds East continuing with said northerly boundary lines and the southerly right-of-way line of said Liberty Way a distance of 363.87 feet to a 1/2 inch steel rod found for the beginning of a curve to the right whose center bears South 00 degrees 24 minutes 48 seconds West at 272.97 feet;

Thence southeasterly continuing with the northerly boundary line of said Tract 4 and said southerly right-of-way line and with said curve through a central angle of 83 degrees 10 minutes 19 seconds and an arc length of 396.25 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve and the beginning of a curve to the left whose center bears North 83 degrees 35 minutes 06 seconds East at 427.14 feet;

Thence southerly with the easterly boundary line of said Tract 4 and the westerly right-of-way line of said Liberty Way and with said curve through a central angle of 00 degrees 06 minutes 19 seconds and an arc length of 0.78 feet to the point of beginning and containing 15.173 acres of land, more or less, as surveyed by Miller Surveying, Inc. in February 2014.

TRACT 2: CAMBRIDGE PLACE

Being a tract of land out of the John C. Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in April 2014, said tract being Lot 5R1B, Block 1, N.R.H. Industrial Park Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Cabinet A, Slide 10027 in the Plat Records of Tarrant County, Texas said tract also being "Tract 2" in the deed to Cambridge NRH Development, LLC recorded in Document No. D214051634 in the Deed Records of Tarrant county, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the northwest corner of said Lot 5R1B, said rod being the intersection of the easterly right-of-way line of Rufe Snow Drive and the southerly right-of-way line of the DART railroad right-of-way, and also being in a curve to the right with a radius of 2814.79 feet and whose chord bears North 63 degrees 12 minutes 03 seconds East at 158.46 feet;

Thence northeasterly with the northerly boundary line of said Lot 5R1B and said southerly right-of-way line and with said curve through a central angle of 03 degrees 13 minutes 33 seconds and an arc length of 158.48 feet to a 5/8 inch capped steel rod found for the end of said curve;

Thence North 64 degrees 48 minutes 49 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 1841.14 feet to a 5/8 inch capped steel rod found for the most northerly corner of said Lot 5R1B;

Thence South 25 degrees 24 minutes 23 seconds East with the easterly boundary line of said Lot 5R1B a distance of 731.76 feet to a 5/8 inch capped steel rod found for the southeast corner of said Lot 5R1B, said rod being in the northerly right-of-way line of Iron Horse Boulevard;

Thence South 89 degrees 47 minutes 20 seconds West with the southerly boundary line of said Lot 5R1B and with said northerly right-of-way line a distance of 870.36 feet to a 1/2 inch steel rod found for the beginning of a curve to the left with a radius of 1296.55 feet; and whose chord bears South 77 degrees 47 minutes 33 seconds West at 538.97 feet;

Thence southwesterly continuing with said southerly boundary line and said northerly right-of-way line and with said curve through a central angle of 23 degrees 59 minutes 33 seconds and an arc length of 542.93 feet to a 1/2 inch steel rod found for the end of said curve;

Thence South 65 degrees 47 minutes 47 seconds West continuing with said southerly boundary line and said northerly right-of-way line a distance of 111.90 feet to a 1/2 inch steel rod found for the beginning of a curve to the left with a radius of 379.04 feet and whose chord bears South 46 degrees 28 minutes 48 seconds West at 251.50 feet;

Thence southwesterly continuing with said southerly boundary line and said northerly right-of-way line and with said curve through a central angle of 38 degrees 45 minutes 04 seconds and an arc length of 256.36 feet to a 5/8 inch capped steel rod found for the end of said curve;

Thence South 89 degrees 52 minutes 34 seconds West, departing said northerly right-of-way line and continuing with said southerly boundary line a distance of 447.77 feet to a 5/8 inch capped steel rod found for the southwest corner of said Lot 5R1B, said rod being in said easterly right-of-way line of Rufe Snow Drive;

Thence North 03 degrees 09 minutes 33 seconds East with the westerly boundary line of said Lot 5R1B and with said easterly right-of-way line a distance of 143.39 feet to the point of beginning and containing 17.397 acres of land, more or less;

Exhibit A – Legal Description – Ordinance No. 3468 – Page 1 of 3

TRACT 3: CAMBRIDGE ESTATES

Being a tract of land out of the John C. Yates Survey, Abstract No. 1753 and situated in the City of North Richland Hills, Tarrant County, Texas, said tract being the same tract of land described as "Tract 3" in the deed to AG/IRG North Richland Hills, L.L.C. recorded as Document No. D207262117 in the Deed Records of Tarrant County, Texas, and also being a portion of Tract 4B, N.R.H. Industrial Park Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-212, Page 77 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northwest corner of said Tract 3 and the northwest corner of said Tract 4B, said rod being the intersection of the easterly right-of-way line of Iron Horse Boulevard (a public right-of-way) and the southerly right-of-way line of the DART Railroad right-of-way;

Thence North 64 degrees 48 minutes 49 seconds East with the northerly boundary lines of said Tract 3 and said Tract 4B and with said railroad right-of-way line a distance of 638.53 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most northerly corner of said Tract 3 and said Tract 4B, said rod being the northwest corner of College Hills Addition, an addition to the City of North Richland Hills, Texas according to the plat thereof recorded in Volume 388-124, Page 99 of said Plat Records;

Thence South 00 degrees 43 minutes 16 seconds East with the easterly boundary lines of said Tract 3 (the bearing basis of this tract) and said Tract 4B and with the westerly boundary line of said College Hills Addition a distance of 1094.49 feet;

Thence South 20 degrees 39 minutes 16 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 470.20 feet;

Thence South 78 degrees 27 minutes 16 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 35.10 feet;

Thence South 12 degrees 48 minutes 46 seconds East continuing with the easterly boundary lines of said Tract 3 and said Tract 4B and the westerly boundary line of said College Hills Addition a distance of 202.20 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southeast corner of said Tract 3 and the most easterly southeast corner of said Tract 4B;

Thence South 87 degrees 31 minutes 52 seconds West with the southerly boundary lines of said Tract 3 and said Tract 4B a distance of 157.58 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the most southerly southwest corner of said Tract 3, said rod being in the easterly right-of-way line of Liberty Way (a public right-of-way) and at the beginning of a non-tangent curve to the left whose center bears N82°44'20"E at 359.14 feet;

Thence in a northwesterly direction with said westerly boundary and said easterly right-of-way line and with said curve through a central angle of 00 degrees 50 minutes 46 seconds and an arc length of 5.30 feet to a 1/2 inch steel rod found for the beginning of a curve to the left whose center bears South 83 degrees 35 minutes 10 seconds West at 340.97 feet;

Thence northwesterly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 83 degrees 10 minutes 21 seconds and an arc length of 494.96 feet to a 5/8 inch steel rod found for the end of said curve;

Thence North 89 degrees 35 minutes 09 seconds West with the southerly boundary line of said Tract 3 and the northerly right-of-way line of said Liberty Way a distance of 299.84 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the southerly end of a right-of-way corner clip for said northerly right-of-way line and the easterly right of said Iron Horse Boulevard;

Thence North 44 degrees 54 minutes 57 seconds West with said right-of-way corner clip a distance of 35.01 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the northerly end thereof;

Thence North 00 degrees 12 minutes 40 seconds West with the westerly boundary line of said Tract 3 and with said easterly right-of-way line a distance of 355.67 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 1040.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 72.13 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 04 degrees 11 minutes 05 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 103.58 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the right whose center bears North 85 degrees 48 minutes 55 seconds East at 966.00 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 58 minutes 26 seconds and an arc length of 66.99 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the end of said curve;

Thence North 00 degrees 12 minutes 40 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 488.49 feet to a 5/8 inch steel rod with cap stamped "MSI RPLS 4224" found for the beginning of a curve to the left whose center bears South 89 degrees 47 minutes 20 seconds West at 905.22 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve through a central angle of 03 degrees 17 minutes 57 seconds and an arc length of 52.12 feet to the point of beginning and containing 19.135 acres of land, more or less.