

## EXHIBIT A

### LEGAL DESCRIPTION

BEING that certain lot, tract, or parcel of land located in the James Grimsley Survey, Abstract No. 578, in the City of Mansfield, Tarrant County, Texas, and including all of that certain tract of land described in deed to Mansfield Ervin Minerals, Ltd. recorded in Instrument No. D209209900, of the Deed Records of Tarrant County, Texas (DRTCT), part of that certain tract of land described as First Tract in deed to L.T. Ervin recorded in Volume 3900, Page 265, DRTCT, part of that certain tract of land described in deed to Robert Lee Ervin, John Will Ervin, and Billy Wayne Ervin recorded in Instrument No. D211276771, DRTCT, and all of Lot 1, Block 1, of the Ervin Addition, an addition to the City of Mansfield according to Final Plat recorded in Cabinet A, Slide 417, of the Plat Records of Tarrant County, Texas (PRTCT), subject tract being more particularly described as follows;

BEGINNING at a "PK" nail in asphalt pavement found, said nail being located at the northeast corner of a right-of-way dedication for Mansfield-Webb Road (variable width R.O.W.) according to Final Plat recorded as The "L", an addition to the City of Mansfield recorded in Instrument No. D212182276, PRTCT;

THENCE North 59°36'07" East, with the southeast right-of-way line of said Mansfield-Webb Road, said southeast line according to a 25 foot right-of-way dedication by deed recorded in Volume 14536, Page 222, DRTCT, a distance of 404.76 feet to a "PK" nail in asphalt pavement set for corner;

THENCE South 30°23'46" East, leaving said southeast line of the 25 foot right-of-way dedication, a distance of 22.11 feet to a 1/2 inch iron rod found for corner, said iron rod being located at the southwest corner of a 10 foot right-of-way dedication for Mansfield-Webb Road according to the aforementioned Final Plat recorded in Cabinet A, Slide 417, PRTCT, from which a 1/2 inch iron rod found at the southwest corner of the aforementioned Lot 1, Block 1, Ervin Addition, bears South 30°23'46" East, a distance of 290.32 feet;

THENCE North 59°42'33" East, continuing with the southeast right-of-way line of Mansfield-Webb Road, southeast line according to said 10 foot right-of-way dedication by plat, a distance of 149.70 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner, said iron rod being located at the southeast corner of the 10 foot right-of-way dedication by plat, from which a 1/2 inch iron rod found at the southeast corner of said Lot 1, Block 1, Ervin Addition, bears South 30°23'46" East, a distance of 290.32 feet;

THENCE North 30°23'46" West, a distance of 22.39 feet to a "PK" nail in asphalt pavement set for corner, said nail being located on the aforementioned southeast line of the 25 foot right-of-way dedication by deed recorded in Volume 14536, Page 222, DRTCT;

THENCE North 59°36'07" East, continuing with the southeast right-of-way line of Mansfield-Webb Road according to said southeast line of the 25 foot right-of-way dedication, and the southeast line of a 35 foot right-of-way dedication for Mansfield-Webb Road according to Final Plat recorded as Lonesome Dove Estates (Phase Four), an addition to the City of Mansfield recorded in Cabinet A, Slides 4570-4574, PRTCT, a distance of 372.68 feet to a "PK" nail in asphalt pavement set for corner;

THENCE South 38°48'36" East, leaving said southeast right-of-way line of Mansfield-Webb Road, a distance of 612.01 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo &

Terry" set for corner, from which an iron rod with cap stamped "VOTEX" bears South 38°48'36" East, a distance of 61.01 feet;

THENCE South 53°48'07" West, a distance of 337.30 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner;

THENCE South 28°05'17" West, a distance of 213.41 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner;

THENCE South 30°19'33" East, a distance of 225.91 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner;

THENCE South 80°59'08" East, a distance of 147.89 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner, said iron rod being located on a westerly line of a 20 foot Permanent DFW Midstream Services LLC Easement recorded in Instrument No. D210253575, DRTCT;

THENCE South 09°00'52" West, with said westerly line of the 20 foot Permanent DFW Midstream Services LLC Easement, a distance of 124.61 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner, said iron rod being the beginning of a non-tangent curve to the left, and also being located on the northerly right-of-way line of East Debbie Lane (called 120 foot R.O.W.), from which a 1/2 inch iron rod with cap stamped "SRA" found on said northerly right-of-way line of East Debbie Lane is located on a curve to the right having a central angle of 04°01'08", a radius of 2560.00 feet, a tangent length of 89.82 feet, a chord which bears South 79°11'40" East, a chord distance of 179.53 feet, for an arc distance of 179.57 feet;

THENCE with said northerly right-of-way line of East Debbie Lane, said northerly line according to Debbie Lane Right-of-Way Parcel No. 3, Part 1, recorded in Instrument No. D204379601, DRTCT, and with said curve having a central angle of 09°01'19", a radius of 2560.00 feet, a tangent length of 201.97 feet, a chord which bears North 85°42'53" West, a chord distance of 402.69 feet, for an arc distance of 403.10 feet to the end of said curve, a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner;

THENCE North 00°59'37" West, continuing with the northerly right-of-way line of East Debbie Lane, a distance of 10.00 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" set for corner;

THENCE South 89°00'23" West, continuing with the northerly right-of-way line of East Debbie Lane, a distance of 39.63 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" found for corner, said iron rod being located at the northwest corner of the aforementioned Debbie Lane Right-of-Way Parcel No. 3, Part 1, and the northeast corner of Debbie Lane Right-of-Way Parcel No. 2, Part 2, recorded in the aforementioned Instrument No. D204379601, DRTCT;

THENCE North 29°58'08" West, with the southwest line of the aforementioned tract of land described as First Tract in deed to L.T. Ervin recorded in Volume 3900, Page 265, DRTCT, a distance of 351.71 feet to a 1/2 inch iron rod with plastic cap stamped "DiSciullo & Terry" found

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for corner, said iron rod being the southeast corner of the aforementioned Mansfield Ervin Minerals, Ltd. tract recorded in Instrument No. D209209900, DRTCT;

THENCE South 60°05'45" West, with the southeast line of said Mansfield Ervin Minerals, Ltd. tract, a distance of 180.05 feet to a 1/2 inch iron rod found for corner;

THENCE North 29°58'19" West, with the southwest line of the Mansfield Ervin Minerals, Ltd. tract, passing at a distance of 521.59 feet a 1/2 inch iron rod with cap stamped "RPLS 5230" at the northeast corner of Lot 1, Block 1, of the aforementioned The "L" Final Plat, continuing in all, a distance of 556.59 feet to the POINT OF BEGINNING of herein described tract, containing 747,562 square feet, or 17.162 acres of land.



*Joyce P. Stanton*  
9/9/2013