

EXHIBIT "A"

Metes and Bounds Description

875.12 Acres

Cresanto Vela Survey, Abstract No. 851 (Johnson Co.), Heirs of Lewis Russell Survey, Abstract No. 720 (Johnson Co.) 935 (Ellis Co.), Samuel Mitchell Survey, Abstract No. 593 (Johnson Co.) 1024 (Tarrant Co.), James Rape Survey, Abstract No. 1321 (Tarrant Co.), Milton Gregg Survey, Abstract No. 560 (Tarrant Co.) 1106 (Johnson Co.) 385 (Ellis Co.), Seth M. Blair Survey, Abstract No. 72 (Johnson Co.), Cresanto Vela Survey, Abstract No. 1102 (Ellis Co.) and Seth M. Blair Survey, Abstract No. 135 (Ellis Co.)
Mansfield, Tarrant, Johnson and Ellis Counties, Texas

BEING a tract of land situated in the Cresanto Vela Survey, Abstract No. 851 (Johnson Co.), Heirs of Lewis Russell Survey, Abstract No. 720 (Johnson Co.) 935 (Ellis Co.), Samuel Mitchell Survey, Abstract No. 593 (Johnson Co.) 1024 (Tarrant Co.), James Rape Survey, Abstract No. 1321 (Tarrant Co.), Milton Gregg Survey, Abstract No. 560 (Tarrant Co.) 1106 (Johnson Co.) 385 (Ellis Co.), Seth M. Blair Survey, Abstract No. 72 (Johnson Co.), Cresanto Vela Survey, Abstract No. 1102 (Ellis Co.) and Seth M. Blair Survey, Abstract No. 135 (Ellis Co.) in the City of Mansfield, Tarrant, Johnson and Ellis Counties, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of a tract of land conveyed to Harvender S. Kohli, as evidenced in a deed recorded in Volume 1110, Page 383, Deed Records, Johnson County, Texas, same being on the easterly right of way line of U. S. Highway No. 287 (a variable width right of way);

THENCE North 59°18'51" East, departing said easterly right of way line, a distance of 1698.38 feet to a corner on the common line of said Cresanto Vela Survey and said Heirs of Lewis Russell Survey;

THENCE North 29°59'26" West, along said common line, a distance of 47.86 feet to the west corner of said Heirs of Lewis Russell Survey;

THENCE North 60°24'35" East, along the north line of said Heirs of Lewis Russell Survey, a distance of 3410.63 feet to a corner;

THENCE North 31°00'05" West, departing the north line of said Heirs of Lewis Russell Survey, a distance of 2972.44 feet to a corner;

THENCE North 60°16'55" East, a distance of 128.15 feet to a corner on the southerly line of a 100-foot wide Union Pacific Railroad right of way;

THENCE South 75°07'55" East, along the southerly line of said Union Pacific Railroad right of way, a distance of 2629.28 feet to the intersection of said southerly line with the curving westerly right of way line of State Highway No. 360 (a 480-foot wide right of way), said curve being a non-tangent curve to the left;

THENCE in a southerly direction, along the westerly right of way line of said State Highway No. 360, the following:

Along the arc of said curve to the left, through a central angle of $13^{\circ}06'46''$, having a radius of 5969.58 feet, a chord bearing of South $12^{\circ}30'57''$ East, a chord distance of 1363.23 feet and an arc length of 1366.20 feet to the point of tangency of said curve;

South $19^{\circ}04'20''$ East, a distance of 1859.63 feet to a corner;

South $20^{\circ}51'40''$ West, a distance of 16.61 feet to a corner on the northerly line of a 130-foot wide Tarrant County Water Control & Improvement District No. 1, tract;

THENCE North $52^{\circ}55'50''$ West, departing the westerly right of way line of said State Highway No. 360 and along the northerly line of said 130-foot wide tract, a distance of 1569.55 feet to a corner on the common line of aforesaid Heirs of Lewis Russell Survey and aforesaid Milton Gregg Survey;

THENCE South $29^{\circ}44'00''$ East, departing the northerly line of said 130-foot wide tract and along the common line of said Heirs of Lewis Russell Survey and said Milton Gregg Survey, a distance of 330.04 feet to a corner on the southerly line of said 130-foot wide tract;

THENCE South $52^{\circ}55'50''$ East, along the southerly line of said 130-foot wide tract, a distance of 1303.90 feet to a corner on the westerly right of way line of aforesaid State Highway No. 360;

THENCE South $16^{\circ}45'41''$ East, along the westerly right of way line of said State Highway No. 360, a distance of 59.33 feet to a corner in Lone Star Road (no record found);

THENCE South $59^{\circ}30'25''$ West, along Lone Star Road, a distance of 500.36 feet to the intersection of said Lone Star Road with Lowe Road (no record found);

THENCE South $29^{\circ}44'08''$ East, along Lowe Road, a distance of 1501.17 feet to the north corner of the aforesaid J. Lawrence Survey;

THENCE South $59^{\circ}20'00''$ West, departing said Lowe Road and along the common line of said J. Lawrence Survey and aforesaid Heirs of Lewis Russell Survey, a distance of 1497.65 feet to the west corner of said J. Lawrence Survey;

THENCE North $25^{\circ}23'40''$ West, continuing along the southeast line of said Heirs of Lewis Russell Survey, a distance of 136.81 feet to a corner;

THENCE South $59^{\circ}10'05''$ West, continuing along said southeast line, a distance of 294.08 feet to a corner;

THENCE South $30^{\circ}08'23''$ East, departing said southeast line, a distance of 3561.86 feet to a corner on the westerly right of way line of aforesaid State Highway No. 360;

THENCE in a southerly and westerly direction, along the westerly right of way line of said State Highway No. 360, the following:

South $05^{\circ}17'02''$ West, a distance of 96.41 feet to a corner;

South $11^{\circ}27'58''$ East, a distance of 189.62 feet to a corner;

South $09^{\circ}42'22''$ West, a distance of 406.59 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of $106^{\circ}36'50''$, having a radius of 1115.92 feet and an arc length of 2076.46 feet to the point of tangency of said curve, said point also being on the easterly right of way line of aforesaid U. S. Highway No. 287;

THENCE in a northwesterly direction, along the easterly right of way line of said U. S. Highway No. 287, the following:

North $56^{\circ}16'07''$ West, a distance of 2387.62 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of $22^{\circ}30'55''$, having a radius of 2724.80 feet and an arc length of 1070.75 feet to the point of tangency of said curve;

North $33^{\circ}25'58''$ West, a distance of 443.72 feet to the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of $21^{\circ}21'04''$, having a radius of 1285.97 feet and an arc length of 479.21 feet to the point of tangency of said curve;

North $54^{\circ}46'58''$ West, a distance of 303.51 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of $46^{\circ}50'12''$, having a radius of 924.93 feet and an arc length of 756.09 feet to the point of tangency of said curve;

North $07^{\circ}56'58''$ West, a distance of 200.00 feet to the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of $19^{\circ}35'24''$, having a radius of 984.93 feet and an arc length of 336.76 feet to the end of said curve;

North $15^{\circ}16'54''$ East, a distance of 71.39 feet to a corner;

North $30^{\circ}29'34''$ West, a distance of 43.58 feet to a corner;

North $77^{\circ}45'21''$ West, a distance of 73.71 feet to the point of curvature of a non-tangent curve to the left;

Along the arc of said curve to the left, through a central angle of $19^{\circ}15'47''$, having a radius of 984.93 feet, a chord bearing of North $46^{\circ}18'23''$ West, a chord distance of 329.58 feet and an arc length of 331.14 feet to the point of tangency of said curve;

North $55^{\circ}56'59''$ West, a distance of 199.99 feet to the point of curvature of a curve to the right;

Along the arc of said curve to the right, through a central angle of $34^{\circ}01'33''$, having a radius of 1402.40 feet and an arc length of 832.83 feet to the point of tangency of said curve;

North $21^{\circ}54'23''$ West, a distance of 441.33 feet to the POINT OF BEGINNING and containing 875.12 acres of land, more or less.

This Document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared