

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING 14.156 acres (616,621 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 14.156 acres (616,621 square feet) of land being a portion of that certain tract of land described in a deed to Total E&P USA Real Estate, LLC (hereinafter referred to as Total E&P USA Real Estate tract), as recorded in Instrument Number D216266570, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described in an Affidavit Regarding City Ordinance No. 1364 (Vacating & Abandoning Right-of-Way) (hereinafter referred to as City Ordinance No. 1364), as recorded in Volume 15211, Page 273, Deed Records, Tarrant County, Texas (D.R.T.C.T.) and recorded in Volume 15133, Page 540, D.R.T.C.T.; said 14.156 acres (616,621 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for the Southwest corner of said Total E&P USA Real Estate tract, same being the Northwest corner of that certain tract of land described as North Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D204096481, O.P.R.T.C.T., same also being the existing Easterly right-of-way line of North Walnut Creek Drive (variable width right-of-way);

THENCE North 03 degrees 37 minutes 08 seconds West with the common line between said Total E&P USA Real Estate tract and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 546.90 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being an angle point in the Westerly line of said Total E&P USA Real Estate tract, same being the Southerly corner of said City Ordinance No. 1364;

THENCE North 07 degrees 10 minutes 33 seconds West with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, a distance of 134.42 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a curve to the left, whose long chord bears North 12 degrees 53 minutes 36 seconds West, a distance of 50.42 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the left, having a radius of 252.69 feet, through a central angle of 11 degrees 27 minutes 05 seconds, for an arc distance of 50.50 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve left, whose long chord bears North 21 degrees 44 minutes 53 seconds West, a distance of 87.98 feet;

THENCE Northerly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said non-tangent curve to the left, having a radius of 806.00 feet, through a central angle of 06 degrees 15 minutes 27 seconds, for an arc distance of 88.03 feet to a one-half inch iron rod with plastic cap stamped "BEASLEY" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 17 degrees 21 minutes 20 seconds East, a distance of 91.42 feet;

THENCE Northeasterly, continue with the common line between said City Ordinance No. 1364 and the existing Easterly right-of-way line of North Walnut Creek Drive, with said curve to the right, having a radius of 68.00 feet, through a central angle of 84 degrees 28 minutes 11 seconds, for an arc distance of 100.25 feet to a one-half inch iron rod found for corner in the existing South right-of-way line of East Debbie Lane (variable width right-of-way);

THENCE North 59 degrees 33 minutes 40 seconds East with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 113.05 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner;

THENCE North 60 degrees 28 minutes 30 seconds East, continue with the common line between said City Ordinance No. 1364 and the existing South right-of-way line of said East Debbie Lane, a distance of 62.00 feet to a one-half inch iron rod with plastic cap stamped "WEIR & ASSOC. INC." found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears North 61 degrees 36 minutes 06 seconds East, a distance of 14.30 feet;

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ZONING LIMITS EXHIBIT

ADDRESS: 1700 NORTH WALNUT CREEK DRIVE
BEING 14.156 ACRES OR (616,621 SQUARE FEET) OUT OF THE
HENRY MCGEHEE SURVEY, ABSTRACT NO. 998
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS



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THENCE Easterly with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, with said non-tangent curve to the right, having a radius of 1940.00 feet, through a central angle of 00 degrees 25 minutes 21 seconds, for an arc distance of 14.30 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the existing South right-of-way line of said East Debbie Lane, as recorded in Instrument Number D220286670, O.P.R.T.C.T.;

THENCE North 68 degrees 11 minutes 57 seconds East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 101.13 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 62 degrees 37 minutes 01 second East, continue with the common line between said Total E&P USA Real Estate tract and the existing South right-of-way line of said East Debbie Lane, a distance of 64.61 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the existing Northwest corner of that certain tract of land described in a Special Warranty Deed to Mansfield Independent School District (hereinafter referred to as Mansfield ISD tract), as recorded in Instrument Number D220097207, O.P.R.T.C.T.;

THENCE South 73 degrees 52 minutes 46 seconds East, departing the existing South right-of-way line of said East Debbie Lane, with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 21.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 34 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 37.05 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 75 degrees 22 minutes 29 seconds East, a distance of 133.64 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 94.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 148.44 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE North 59 degrees 37 minutes 26 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 126.70 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 75 degrees 22 minutes 31 seconds East, a distance of 41.72 feet;

THENCE Easterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 29.50 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 46.34 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

THENCE South 30 degrees 22 minutes 32 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 427.76 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 22 degrees 42 minutes 17 seconds East, a distance of 58.07 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the right, having a radius of 217.50 feet, through a central angle of 15 degrees 20 minutes 33 seconds, for an arc distance of 58.24 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner;

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THENCE South 15 degrees 02 minutes 51 seconds East, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, a distance of 55.29 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 22 degrees 29 minutes 32 seconds East, a distance of 73.34 feet;

THENCE Southeasterly, continue with the common line between the remainder of said Total E&P USA Real Estate tract and said Mansfield ISD tract, with said curve to the left, having a radius of 282.50 feet, through a central angle of 14 degrees 54 minutes 59 seconds, for an arc distance of 73.55 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" set for corner in the Southeasterly line of said Total E&P USA Real Estate tract, same being the Northwesternly line of that certain tract of land described as Lot 1, Block 1 of the aforesaid North Park (hereinafter referred to as Lot 1);

THENCE South 59 degrees 35 minutes 21 seconds West with the common line between said Total E&P USA Real Estate tract and said Lot 1, a distance of 982.28 feet to the PLACE OF BEGINNING, and containing a calculated area of 14.156 acres (616,621 square feet) of land.

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