

EXHIBIT "A"

BEING a 1.629 acres of land situated in the F. B. WADDELL SURVEY, ABSTRACT NO. 1658, in the City of Mansfield, Tarrant County, Texas, being all of Lot 8, Block 1, Walnut Creek Village, Phase 2, an addition in the City of Mansfield Texas, according to the plat thereof recorded in Document Number D209176372, Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic caps stamped "5596" set for the common corner of said Lot 8, Block 1, and Lot 9, Block 1, of Walnut Creek Village Addition, an addition in the City of Mansfield Texas, according to the plat thereof recorded in Cabinet A, Slide 8197, Plat Records, Tarrant County, Texas, and being in the southerly right-of-way line of U.S. Highway 287 (a variable width public right-of-way);

THENCE S 43°20'42" W, along the common line of said Lot 8, Block 1, and said Lot 9, Block 1, a distance of 244.65 feet to a 1/2 inch iron rod with plastic cap stamped "5596" set for the common corner of said Lot 8, Block, 1, and said Lot 9, Block 1;

THENCE N 46°39'18" W, along the common line of said Lot 8, Block 1, and said Lot 9, Block 1, a distance of 327.21 feet to a 1/2 inch iron rod with plastic cap found for the common corner of said Lot 8, Block 1, and said Lot 9, Block 1, and being in the southeasterly right-of-way line of Mouser Way (a 70.00 foot wide public right-of-way);

THENCE N 60°35'11" E, along the northwesterly line of said Lot 8, Block 1, and the southeasterly right-of-way line of said Mouser Way, a distance of 236.98 feet to a 1/2 inch iron rod with plastic cap stamped "5596" set for the southwesterly corner clip intersection of said Mouser Way and said U.S. Highway 287;

THENCE S 81°57'30" E, along the said corner clip intersection of said Mouser Way and said U.S. Highway 287, a distance of 39.62 feet to a 1/2 inch iron rod with plastic cap found for the northerly northeast corner clip intersection of said Mouser Way and said U.S. Highway 287, and being in a curve to the left having a radius of 5944.58 feet, and a delta angle of 02°09'56";

THENCE along the northly line of said Lot 8, Block 1, and the southerly right-of-way line of said U. S. Highway 287, an arc distance of 224.69 feet, a chord bearing and distance of S 45°29'12" E, 224.68 feet to the **POINT OF BEGINNING** and containing 70,950 square feet or 1.629 acres of land more or less.