

EXHIBIT A

BEING A OF TRACT OF LAND LOCATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126, TARRANT COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO HWY 360-MATLOCK RD-BROAD STREET PARTNERSHIP, LP, RECORDED IN VOLUME 16224, PAGE 136, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF BROAD STREET (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NUMBER 360 (SH 360) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BROAD STREET AS FOLLOWS:

- 1) NORTH 61°21'54" EAST, A DISTANCE OF 133.26 FEET TO THE PLACE OF BEGINNING;
- 2) NORTH 61°21'54" EAST, A DISTANCE OF 150.19 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS NORTH 78°01' EAST, 0.2 FEET;
- 3) NORTH 67°36'18" EAST, A DISTANCE OF 69.34 FEET TO A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS NORTH 67°36'18" EAST, 31.26 FEET;

THENCE SOUTH 22°23'42" EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID BROAD STREET, A DISTANCE OF 36.40 FEET TO A POINT;

THENCE SOUTH 28°40'21" EAST, A DISTANCE OF 236.40 FEET TO A POINT IN THE MOST WESTERLY NORTHWEST LINE OF LOT 1, BLOCK 1, MANSFIELD ISD ATHLETIC COMPLEX, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 10068, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE SOUTH 61°19'39" WEST, ALONG THE MOST WESTERLY NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 250.01 FEET TO A POINT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1 BEARS SOUTH 61°19'39" WEST, 422.70 FEET, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID SH 360, FROM SAID CORNER A 1/2" IRON ROD FOUND WITH A CAP STAMPED "COOMBS RPLS 5294" BEARS SOUTH 14°56' EAST, 2.3 FEET;

THENCE NORTH 28°40'35" WEST, DEPARTING THE MOST WESTERLY NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 270.29 FEET TO A POINT;

THENCE NORTH 61°21'54" EAST, A DISTANCE OF 34.89 FEET TO A POINT;

THENCE NORTH 28°38'06" WEST, A DISTANCE OF 10.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.597 ACRES (69,551 SQUARE FEET) OF LAND, MORE OR LESS.

