

Legal Description of the Land

Exhibit A

Being 16.517 acres of land located in the William Howard Survey, Abstract No. 690, Tarrant County, Texas, being a portion of the tract of land described in the deed to Cann-Mansfield, Ltd., recorded in County Clerks Document No. D206373693, Deed Records, Tarrant County, Texas. Said 16.517 acres of land being more particularly described as follows:

BEGINNING at a 1-1/4" iron rod found at the Southeast corner of said Cann-Mansfield tract;

THENCE S59°19'24"W, a distance of 886.78 feet along the South line of said Cann-Mansfield tract to a 1/2" iron rod stamped BEASLEY RPLS No. 4050 found at the Southwest corner of said Cann-Mansfield tract, being the Southeast corner of Lot 3, Block 1, New Intermediate School South Addition an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9243, Plat Records, Tarrant County, Texas;

THENCE N30°44'15"W, a distance of 616.82 feet along the common line of said Lot 3 and said Cann-Mansfield tract to an 1/2" iron rod stamped BEASLEY RPLS No. 4050 found at the Southwest corner of Lot 1, Block 1, Heirs of William Howard Addition an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in cabinet A, Slide 10205, Plat Records, Tarrant County, Texas;

THENCE along the South and East lines of said Lot 1 as follows:

1. N59°18'58"E, a distance of 135.00 feet to an 1/2" iron rod stamped BEASLEY RPLS No. 4050 set at the Southeast corner of said Lot 1;
2. N30°44'15"W, a distance of 275.00 feet to an X set in the South line of a tract of land described in the permanent right-of-way to the City of Mansfield, recorded in Volume 12916, Page 229, Deed records, Tarrant County, Texas being the Northeast corner of said Lot 1;

THENCE N59°18'58"E, a distance of 706.68 feet along said South line of said City of Mansfield tract to a point at the Northwest corner of a Permanent Right-of-Way to the City of Mansfield as described in the deed recorded in County Clerk's Document Number D210205991, Deed Records, Tarrant County, Texas;

THENCE along the West and South lines of said Permanent Right-of-Way as follows:

1. S75°52'13"E, a distance of 14.19 feet to a point;
2. S31°03'41"E, a distance of 252.43 feet to a point;
3. Southerly, 326.12 feet along a non tangent curve to the right, having a radius of 495.00 feet, a central angle of 37°44'51" and a chord bearing S12°11'16"E, 320.25 feet to a point;
4. S83°18'50"E, a distance of 60.00 feet to a point;
5. Northerly, 7.49 feet along a non tangent curve to the left, having a radius of 555.00 feet, a central angle of 00°46'24" and a chord bearing N06°17'57"E, 7.49 feet to a point;
6. N49°03'16"E, a distance of 14.47 feet to a point;
7. Easterly, 84.74 feet along a non tangent curve to the right, having a radius of 770.00 feet, a central angle of 06°18'19" and a chord bearing S83°47'23"E, 84.70 feet to a point in the East line of said Cann-Mansfield tract;

THENCE S31°03'56"E, a distance of 247.11 feet to the point of beginning, containing 16.517 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.
Grid Scale Factor = 0.9999073525.