

ZC#16-017
EXHIBIT A

LEGAL LAND DESCRIPTION:

BEING 15.458 acres (673,334 square feet) of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas; said 15.458 acres (673,334 square feet) of land being a portion of that certain tract of land described in a Surface Deed (Without Warranty), as recorded in Instrument Number D215060717, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 15.458 acres (673,334 square feet) of land also being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to James Franklin Holland (hereinafter referred to collectively as Holland tract), as recorded in Volume 7315, Page 2390, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 15.458 acres (673,334 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-quarters inch iron pipe found for the Northeasterly corner of said Holland tract, same being a Southerly corner of the remainder of that certain tract of land described in a Warranty Deed to Weatherford Holland Family Partnership, L.P., as recorded in the following Instrument No.s D204209784, D204209785, and D204209786, O.P.R.T.C.T., now known as DEBLOCK, LTD. (hereinafter referred to as Deblock tract) as recorded in Instrument No. D214077438, O.P.R.T.C.T., same also being in the Southwesterly line of that certain tract of land described as Lot 1, Block 1, Community of Hope Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 10362, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 29 degrees 46 minutes 35 seconds East with the common line between said Holland tract and said Lot 1, passing at a distance of 120.61 feet, a one-half inch iron pipe found for the Southerly corner of said Lot 1, same being the Westerly corner of that certain tract of land described in a deed to R. H. Ervin and Faye Doris Ervin (hereinafter referred to as Ervin tract), as recorded in Volume 8781, Page 782, D.R.T.C.T., and continue with said course and with the common line between said Holland tract and said Ervin tract for a total distance of 540.57 feet to the Northerly corner of the Walnut Hills, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, as recorded in Cabinet A, Slide 5739, P.R.T.C.T., from which a one-half inch iron pipe found bears North 84 degrees 54 minutes 34 seconds West, a distance of 0.74 feet and a one-half inch iron rod found bears North 59 degrees 29 minutes 25 seconds East, a distance of 2.26 feet;

THENCE South 59 degrees 25 minutes 24 seconds West with the common line between said Holland tract and said Walnut Hills, a distance of 1096.39 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 29 degrees 54 minutes 10 seconds West, departing the common line between said Holland tract and said Walnut Hills and crossing said Holland tract, a

distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 59 degrees 25 minutes 25 seconds West, continue crossing said Holland tract, a distance of 250.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument Number D198163662, D.R.T.C.T.;

THENCE North 29 degrees 54 minutes 10 seconds West with the common line between said Holland tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 302.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the North line of said Holland tract, same being the South line of that certain tract of land described in a deed to James F. Holland and wife Mary J. Holland (hereinafter referred to as Holland Estate), as recorded in Volume 12500, Page 1831, D.R.T.C.T.;

THENCE North 59 degrees 54 minutes 46 seconds East with the common line between said Holland Estate and said Holland tract, passing at a distance of 207.50, the Southeast corner of said Holland Estate, same being a Southerly corner of the aforesaid Deblock tract, and continue with the same course and the common line between said Holland tract and said Deblock tract, a distance of 1347.50 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 15.458 acres (673,334 square feet) of land.