

Exhibit A
Legal description of land

Tract 1: (203 S. Wisteria St.)

BEING a 12.031 acre tract of land situated in the William C. Price Survey, Abstract No. 1240, Tarrant County, Texas; said tract being all of Lot 2R2, Block 47 of Hillcrest Addition Replat, an addition to the City of Mansfield, Texas according to the plat recorded in Cabinet A, Slide 9110 of the Plat Records of Tarrant County, Texas, said Lot 2R2 being part of that tract of land described in Special Warranty Deed to Silgan Containers Manufacturing Corporation recorded in Volume 13035, Page 234 of the Deed Records of Tarrant County, Texas; said 12.037 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the East right-of-way line of S. Wisteria Street (a 60-foot wide right-of-way); said point being the Northwest corner of said Lot 2R2 and the Southwest corner of Lot 2R1, Block 47 of said addition;

THENCE, North 82 degrees, 27 minutes, 27 seconds East, along the South line of Lot 2R1, a distance of 646.20 feet to a point for corner; said point being the Southeast corner of said Lot 2R;

THENCE in a Northerly direction, along the East line of said Lot 2R1, the following four (4) calls:

North 02 degrees, 32 minutes, 49 seconds West, a distance of 205.69 feet to a point for corner;

North 54 degrees, 08 minutes, 00 seconds West, a distance of 121.38 feet to a point at the beginning of a nontangent curve to the right;

Along said curve to the right having a central angle of 21 degrees, 54 minutes, 37 seconds, a radius of 126.00 feet, a chord bearing and distance of North 41 degrees, 09 minutes, 79 seconds West. 47.89 feet, an arc distance of 48.18 feet to a point at the end of said curve;

North 30 degrees, 12 minutes, 00 seconds West, a distance of 90.58 feet to a point for corner in the South right-of-way line of E. Broad Street (a variable width right-of-way); said point being the Northeast corner of said Lot 2R1 and the beginning of a non-tangent curve to the left;

THENCE, in a Northeasterly direction, along the said South line of E. Broad Street and said curve to the left, having a central angle of 02 degrees, 31 minutes, 23 seconds, a radius of 1,043.50 feet, a chord bearing and distance of North 69 degrees, 23 minutes, 50 seconds East 45.95 feet an arc distance of 45.95 feet to a point at the end of said curve;

THENCE, North 68 degrees, 08 minutes, 09 seconds East continuing along the said South line of E. Broad Street, a distance of 133.25 feet to a point for corner in the West line of Lot 3A, Block 47 Hillcrest Addition, an addition to the City of Mansfield, Texas according to the plat recorded in Volume 388-45, Page 29 of said Deed Records;

THENCE, South 30 degrees, 12 minutes, 00 seconds East departing the said South line of E. Broad Street and along the West line of said Lot 3A, a distance of 343.00 feet to a 1/2-inch iron rod with "T VOGT 1928" cap found for angle point;

THENCE, South 15 degrees, 52 minutes, 00 seconds West, continuing along the said West line of Lot 3A, a distance of 1,012.24 feet to a point for corner in the Northeasterly right-of-way line of the H.T.C. Railroad Co. Right-of-Way (a 100-foot wide right-of-way);

THENCE, North 74 degrees, 38 minutes, 00 seconds West, along said Northeasterly line of H.T.C. Railroad Co. Right-of-Way a distance of 600.00 feet to a point for corner in the said East line of S. Wisteria Street;

THENCE, in a Northerly direction, along the said East line of S. Wisteria Street, the following three (3) calls:

North 15 degrees, 52 minutes, 00 seconds East a distance of 132.77 feet to a 3/8-inch iron rod found at the beginning of a curve to the left;

Along said curve to the left, having a central angle of 23 degrees, 24 minutes, 00 seconds, a radius of 965.76 feet, a chord bearing and distance of North 04 degrees, 10 minutes, 00 seconds East, 391.69 feet an arc distance of 394.42 feet to a 3/8-inch iron rod found at the end of said curve;

North 07 degrees, 32 minutes, 00 seconds West, a distance of 46.56 feet to the POINT OF BEGINNING;

CONTAINING: 524,076 square feet or 12.031 acres of land, more or less.

Tract 2: (1304 E. Broad St.)

Lot 3, in Block 47, of Hillcrest Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the Plat thereof recorded in/under Volume 388-45, Page 29, Map Records, Tarrant County, Texas.