

EXHIBIT A

Legal Description

BEING a tract of land situated in the William W. Warnell Survey, Abstract No. 91, City of Mansfield, Tarrant County, Texas, being that same tract of land described in Warranty Deed with Vendors Lien (Vendor's Lien Reserved and Assigned to Third Party Lender) to SPAPS Limited Liability Company recorded in Document Number D222125927, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

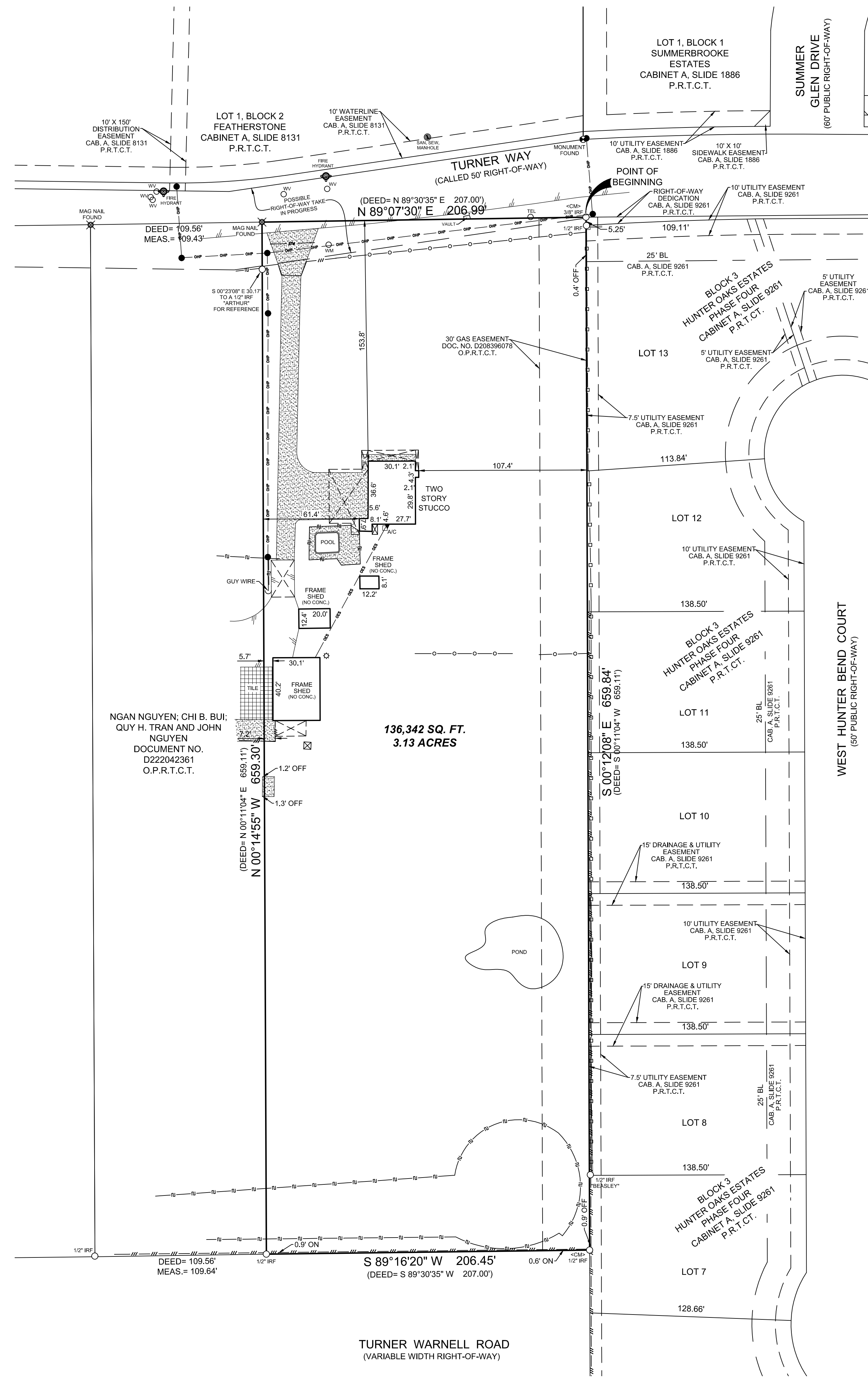
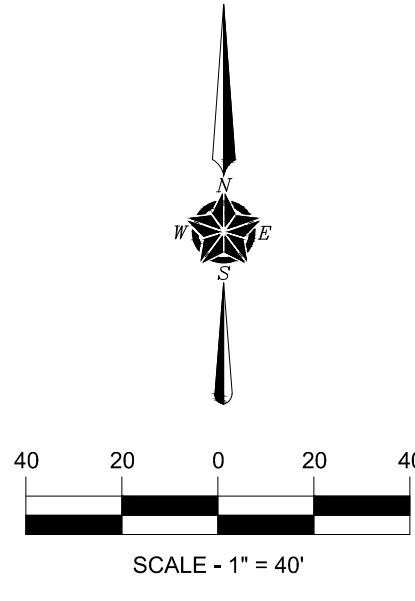
BEGINNING at a found 3/8 inch iron rod for corner, said point being the northwest corner of Hunter Oaks Estates, an addition to the of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9261, Plat Records, Tarrant County, Texas, also being the northwest corner of right-of-way dedication as reflected on said Hunter Oaks Estates, lying on the south right-of-way line of Turner Way (called 50' right-of-way);

THENCE South 00 degrees 12 minutes 08 seconds East, departing the south right-of-way line of said Turner Way, along the west line of said Hunter Oaks Estates, passing a found 1/2 inch iron rod at a distance of 5.25 feet, said point being the southwest corner of said right-of-way dedication, and the northwest corner of Block 3 of said Hunter Oaks Estates, continuing along the west line of said Block 3 for a total distance of 659.84 feet to a found 1/2 inch iron for corner, said point being the southeast corner of the herein described tract, lying on the north right-of-way line of Turner Warnell Road (variable width right-of-way);

THENCE South 89 degrees 16 minutes 20 seconds West, departing the said west line of Hunter Oaks Estates, along the north right-of-way line of said Turner Warnell Road, a distance of 206.45 feet to a found 1/2 inch iron rod for corner, said point being the southeast corner of that same tract of land described in Warranty Deed with Vendor's Lien to Ngan Nguyen; Chi B. Bui; Quy H. Tran and John Nguyen recorded in Document Number D222042361, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 55 seconds West, departing the north right-of-way line of said Turner Warnell Road, along the east line of said Nguyen, Bui, Tran, Nguyen tract, a distance of 659.30 feet to a mag nail found in the asphalt road, said point being the northeast corner of said Nguyen, Bui, Tran, Nguyen tract, on the said south right-of-way line of Turner Way;

THENCE North 89 degrees 07 minutes 30 seconds East, along the south right-of-way line of Turner Way, a distance of 206.99 feet to the POINT OF BEGINNING and containing 136,342 square feet or 3.13 acre of land.



PROPERTY DESCRIPTION

BEING a tract of land situated in the William W. Warnell Survey, Abstract No. 91, City of Mansfield, Tarrant County, Texas, being that same tract of land described in Warranty Deed with Vendors Lien (Vendor's Lien Reserved and Assigned to Third Party Lender) to SPAPS Limited Liability Company recorded in Document Number D222125927, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod for corner, said point being the northwest corner of Hunter Oaks Estates, an addition to the of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9261, Plat Records, Tarrant County, Texas, also being the northwest corner of right-of-way dedication as reflected on said Hunter Oaks Estates, lying on the south right-of-way line of Turner Way (called 50' right-of-way);

THENCE South 00 degrees 12 minutes 08 seconds East, departing the south right-of-way line of said Turner Way, along the west line of said Hunter Oaks Estates, passing a found 1/2 inch iron rod at a distance of 5.25 feet, said point being the southwest corner of said right-of-way dedication, and the northwest corner of Block 3 of said Hunter Oaks Estates, continuing along the west line of said Block 3 for a total distance of 659.84 feet to a found 1/2 inch iron for corner, said point being the southeast corner of the herein described tract, lying on the north right-of-way line of Turner Warnell Road (variable width right-of-way);

THENCE South 89 degrees 16 minutes 20 seconds West, departing the said west line of Hunter Oaks Estates, along the north right-of-way line of said Turner Warnell Road, a distance of 206.45 feet to a found 1/2 inch iron rod for corner, said point being the southeast corner of that same tract of land described in Warranty Deed with Vendor's Lien to Ngan Nguyen; Chi B. Bui; Quy H. Tran and John Nguyen recorded in Document Number D222042361, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 55 seconds West, departing the north right-of-way line of said Turner Warnell Road, along the east line of said Nguyen, Bui, Tran, Nguyen tract, a distance of 659.30 feet to a mag nail found in the asphalt road, said point being the northeast corner of said Nguyen, Bui, Tran, Nguyen tract, on the said south right-of-way line of Turner Way;

THENCE North 89 degrees 07 minutes 30 seconds East, along the south right-of-way line of Turner Way, a distance of 206.99 feet to the POINT OF BEGINNING and containing 136,342 square feet or 3.13 acre of land.

LEGEND

- | | |
|------------------------------------|------------------------------|
| <CM> CONTROL MONUMENT | SANITARY SEWER MANHOLE COVER |
| IRON ROD FOUND | LIGHT POLE |
| IRON ROD SET "TXHS" | POWER POLE |
| IRON PIPE FOUND | BRICK COLUMN |
| FENCE POST CORNER | AC AIR CONDITIONING |
| "X" FOUND / SET | FIRE HYDRANT |
| GAS METER | ELECTRIC METER |
| ASPHALT PAVING | CHAIN LINK FENCE |
| WOOD FENCE (CENTER POST) | BRICK |
| WIRE FENCE | STONE |
| IRON FENCE | GRAVEL/ROCK ROAD OR DRIVE |
| PIPE FENCE | |
| OES OVERHEAD ELECTRIC SERVICE | |
| OHP OVERHEAD POWER LINE | |
| COVERED PORCH, DECK OR CARPORT | |
| CONCRETE PAVING | |

GENERAL NOTES

- 1) According to the F.I.R.M. No. 48439C0460K, the subject property lies in Zone X, and does not lie within a Special Flood Hazard Area.
- 2) All bearings, easements and building lines are by recorded plat and as furnished in referenced commitment for title insurance *unless* otherwise noted.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).

TEXAS HERITAGE SURVEYING, LLC



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METES & BOUNDS SURVEY

880 TURNER WAY
A 3.13 ACRES TRACT OUT OF
WILLIAM W. WARNELL SURVEY, A-1612
MANSFIELD, TARRANT COUNTY, TEXAS

Task No.
2201478-1

Drawn By
JAM

Date
09/26/2022

Scale
1"=40'



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to SPAPS Limited Liability Company; Title Resources Guaranty Company and Independence Title, in connection with the transaction described in G.F. No. 2216368-STDF that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.