

EXHIBIT A
Legal Description

Tract 1

BEGINNING at an iron rod marked & set in the North boundary line of aforesaid Stephen Clare Horning-Lockwood Tract and the South boundary line of a tract of land conveyed to Mansfield Trinity Development, L.P., by the deed recorded in County Clerk's File No. D206053443, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the West right-of-way line of Regency Parkway;

THENCE along the West right-of-way line of Regency Parkway, as follows:

1. SOUTHEASTERLY 735.67 feet, along a curve to the right, having a radius of 844.00 feet, a central angle of 49°56'29", and a chord bearing S 55°21'31" E 712.60 feet, to an iron rod marked & set at the end of said curve;
2. S 30°23'16"E 86.82 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 28°15'18"W 29.20 feet, to an "X" cut in concrete set at the intersection of the West right-of-way line of Regency Parkway and the North right-of-way line of Heritage Parkway;

THENCE S59°06'31"W 750.54 feet, to an iron rod marked "Brittain & Crawford" set at the intersection of the South right-of-way line of aforesaid Heritage Parkway and the Northeast line of Union Pacific Railroad;

THENCE N74°47'36" 616.67 feet, along the Northeast right-of-way line of the Union Pacific Railroad and the Southwest boundary line of aforesaid Stephen Clare Horning-Lockwood Tract, to a ½" iron rod marked "Brittain & Crawford" set at the South corner of a tract of land conveyed to the City of Mansfield, by the deed recorded in County Clerk's File No. D213176340, of the Deed Records of Tarrant County, Texas;

THENCE N54°52'08"W 356.90 feet, along the East boundary line of said City of Mansfield Tract, to a ½" iron rod marked "Brittain & Crawford" set at the Northeast corner of said Mansfield Tract, lying in the North boundary line of aforesaid Stephen Clare Horning-Lockwood Tract and the South line of a tract of land conveyed to the City of Mansfield, by the deed recorded in County Clerk's File No. D207146896, of the Deed Records of Tarrant County, Texas;

THENCE N59°46'42"E 71.74 feet, along the South boundary line of said City of Mansfield Tract and the North boundary line of said Stephen Clare Horning-Lockwood Tract, to a ½" iron rod found at the Southeast corner of said City of Mansfield Tract and the Southwest corner of the aforesaid tract of land conveyed to Mansfield Trinity Development, L.P.;

THENCE N60°13'42"E 982.34 feet, along the South boundary line of said Mansfield Trinity Development, L.P. Tract and the North boundary line of said Stephen Clare Horning-Lockwood Tract, to the POINT OF BEGINNING containing 17.951 acres (781,945 square feet) of land.

Tract 2

BEING 0.636 acre of land located in the MIL TON GREGG SURVEY, ABSTRACT NO. 555, Mansfield, Tarrant County, Texas, and being a portion of the tract of land conveyed to Stephen Clare Horning-Lockwood by the deed recorded in Volume 12278, Page 1222 of the Deed Records of Tarrant County, Texas. Said 0.636 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford", found at the Northwest corner of said Stephen Clare Horning-Lockwood Tract lying in the Northwest line of aforesaid MILTON GREGG SURVEY and the Southeast line of the E. MCANEAR SURVEY, ABSTRACT NO. 1005, Mansfield, Tarrant County, Texas. Said POINT OF BEGINNING also lying in the Northeast right-of-way line of Union Pacific Railroad (a 100-foot wide right-of-way).

THENCE N 59°46' 42" E 170.73 feet, along the Northwest boundary line of said Stephen Clare Horning-Lockwood Tract and the Northwest boundary line of the MILTON GREGG SURVEY to a ½" iron rod marked "Brittain & Crawford", set lying in the Southwest line of 130-foot right-of-way easement to Tarrant County Water Control and Improvement District No. 1 by the deed recorded in Volume 3796, Page 47 of the Deed Records of Tarrant County, Texas;

THENCE S 54°52' 08" E 356.90 feet, along the Southwest line of said Tarrant County Water Control and Improvement District No. 1 Easement severing said Stephen Clare Horning-Lockwood Tract to a ½" iron rod marked "Brittain & Crawford", set in the Southwest boundary line of said Stephen Clare Horning-Lockwood Tract and the Northeast right-of-way of Union Pacific Railroad;

THENCE N 74°47' 36" W 455.36 feet, along the South west boundary line of said Stephen Clare Horning-Lockwood Tract and the Northeast right-of-way line of said Union Pacific Railroad to the POINT OF BEGINNING containing 0.636 acre (27,691 square feet) of land.