

EXHIBIT A

LEGAL LAND DESCRIPTION:

BEING 187.850 acres or (8,182,753 square feet) of land in the James McDonald Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas; said 187.850 acres or (8,182,753 square feet) of land **being** the remainder of that certain tract of land described in a Correction Special Warranty Deed to James Christopher Knapp, as recorded in Instrument Number D209003527, Deed Records, Tarrant County, Texas (D.R.T.C.T.); the remainder of that certain tract of land described in a Warranty Deed to Sandra G. Knapp, an undivided one-fourth interest, Darcy Lee Knapp Sanders, Shelley L. Knapp and James C. Knapp, an undivided one-fourth interest, being the heirs at law of James H. Knapp, Jr., Deceased and William A. Knapp, an undivided one-half interest, as his separate property and estate, as recorded in Volume 9690, Page 120, D.R.T.C.T.; all of that certain tract of land described in a Special Warranty Deed to Darcy Knapp Fricks, Shelley Lynn Knapp and James Christopher Knapp, as recorded in Instrument Number D206324853, D.R.T.C.T.; the remainder of that certain tract of land described in a Special Warranty Deed to Darcy Knapp Fricks, Shelly Lynn Knapp and James Christopher Knapp (hereinafter collectively referred to as Knapp Property), as recorded in Instrument Number D206356866, D.R.T.C.T.; said 187.850 acres or (8,182,753 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod with plastic cap stamped "Beasley" found for the Westerly corner of that certain tract of land described as Lot 1, Block 1, MISD McDonald Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 12723, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same being the Southeasterly line of that certain tract of land described in a Warranty Deed to R.D.S. Properties, Ltd. (hereinafter referred to as R.D.S. Properties tract), as recorded in Volume 15564, Page 238, D.R.T.C.T., same also being the Northerly corner of the Knapp Property;

THENCE South 31 degrees 00 minutes 28 seconds East with the common line between said Knapp Property and said Lot 1, a distance of 1050.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly corner of said Lot 1, same being an inner-ell corner of said Knapp Property;

THENCE North 58 degrees 59 minutes 32 seconds East continue with the common line between said Knapp Property and said Lot 1, a distance of 1510.56 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN CRAWFORD" found for the Easterly corner of said Lot 1, same being the Northeasterly corner of said Knapp Property, same also being in the existing Southwesterly right-of-way line of Gertie Barrett Road (variable width right-of-way), as recorded in Instrument Number D211313943, D.R.T.C.T.;

THENCE South 30 degrees 53 minutes 47 seconds East with the common line between said Knapp Property and the existing Southwesterly right-of-way line of said Gertie Barrett Road, a distance of 1297.25 feet to a one-half inch iron rod found for the Easterly corner of said Knapp Property;

THENCE South 59 degrees 53 minutes 30 seconds West with the Southeasterly line of said Knapp Property, a distance of 2598.49 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the Southeasterly line of said Knapp Property, same being an angle point in the Northwesterly line of that certain tract of land described as Mansfield Country Meadows, Section Two (hereinafter referred to as Mansfield Country Estates, Section Two), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-172, Page 87, P.R.T.C.T.;

THENCE North 31 degrees 38 minutes 41 seconds West with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 330.30 feet to a one-half inch iron rod found an angle point in the Southeasterly line of said Knapp Property, same being an angle point in the Northwesterly line of said Mansfield Country Estates, Section Two;

THENCE South 59 degrees 02 minutes 58 seconds West continue with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 1323.18 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point in the Southeasterly line of said Knapp Property, same being the Westerly corner of Mansfield Country Estates, Section Two;

THENCE South 30 degrees 33 minutes 53 seconds East continue with the common line between said Knapp Property and Mansfield Country Estates, Section Two, a distance of 1321.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southerly Southeasterly corner of said Knapp Property, same being the Southerly corner of said Mansfield Country Estates, Section Two, same also being in the Northwesterly line of that certain tract of land described as Country Meadows Addition, Section 8 (hereinafter referred to as Country Meadows Addition, Section 8), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11020, P.R.T.C.T.;

THENCE South 59 degrees 45 minutes 22 seconds West with the common line between said Knapp Property and said Country Meadows Addition, Section 8, a distance of 207.20 feet to a one inch iron rod found for an angle point in the Southeasterly line of said Knapp Property, same being the Northeasterly line of that certain tract of land described in a deed to William Brewer (hereinafter referred to as Brewer tract), as recorded in Instrument Number D214066210, D.R.T.C.T., same also being the Northwesterly corner of said Country Meadows Addition, Section 8;

THENCE North 30 degrees 22 minutes 35 seconds West with the common line between said Knapp Property and said Brewer tract, a distance of 83.55 feet to a three-quarter inch iron rod found for an angle point in the Southeasterly line of said Knapp Property, same being the Northerly corner of said Brewer tract;

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LEGAL DESCRIPTION
DIAMOND CREEK ESTATES
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

CASE NO. ZC#16-001
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

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LEGAL LAND DESCRIPTION:

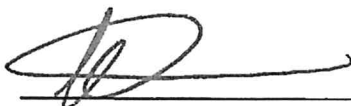
Continued from Page 1:

THENCE South 60 degrees 25 minutes 47 seconds West with the common line between said Knapp Property and said Brewer tract, a distance of 703.44 feet to a one-half inch iron rod found for the Southwesterly corner of said Knapp Property, same being the Northwesterly corner of said Brewer tract, same being the existing occupied Easterly right-of-way line of H. & T.C. Railroad;

THENCE with the common line between said Knapp Property and the existing occupied Easterly right-of-way line of said H. & T.C. Railroad for the following 6 courses:

1. North 11 degrees 46 minutes 58 seconds West, a distance of 182.85 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
2. North 11 degrees 31 minutes 55 seconds West, a distance of 2365.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 05 degrees 06 minutes 12 seconds West, a distance of 191.68 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
4. North 02 degrees 49 minutes 35 seconds West, a distance of 163.05 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
5. North 00 degrees 40 minutes 29 seconds East, a distance of 300.10 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
6. North 04 degrees 54 minutes 52 seconds East, a distance of 270.56 feet to a fence post found for the Northwesterly of said Knapp Property, same being the Southwesterly corner of the aforesaid R.D.S. Properties tract;

THENCE North 59 degrees 01 minute 22 seconds East with the common line between said Knapp Property and said R.D.S. Properties tract, a distance of 2010.86 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 187.850 acres or (8,182,753 square feet) of land.

 08/01/16

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094



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