

# EXHIBIT "A"

## LEGAL LAND DESCRIPTION

BEING a portion of that certain tract of land in the James Grimsley Survey, Abstract No. 578, City of Mansfield, Tarrant County, Texas, described in a Surface Deed (Without Warranty) to Holland Family Farm Surface (hereinafter referred to as Holland Family tract), as recorded in Instrument Number D215060717, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a one-half inch iron rod with plastic cap stamped "PRECISE" found for the Northwestern corner of that certain tract of land described as Lot 1, Block 1, Walnut Hills, Section Two, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 5739, Plat Records, Tarrant County, Texas, same being the existing Northeasterly right-of-way line of Matlock Road (variable width right-of-way), as recorded in Instrument Number D198163662, O.P.R.T.C.T., same also being the Southeasterly line of said Holland Family tract;

**THENCE** North 29 degrees 54 minutes 10 seconds West with the common line between the remainder of said Holland Family tract and the existing Northeasterly right-of-way line of said Matlock Road, a distance of 250.00 feet to a point for corner;

**THENCE** North 59 degrees 25 minutes 25 seconds East, departing the existing Northeasterly right-of-way line of said Matlock Road and crossing said Holland Family tract, a distance of 250.00 feet to a point for corner;

**THENCE** South 29 degrees 54 minutes 10 seconds East, continue crossing said Holland Family tract, a distance of 250.00 feet to a point for corner in the Northwestern line of that certain tract of land described as Lot 4, Block 1 of the aforesaid Walnut Hills, Section Two (hereinafter referred to as Lot 4);

**THENCE** South 89 degrees 25 minutes 25 seconds West with the common line between said Holland Family tract and said Lot 4, passing at a distance of 11.79 feet, a one-half inch iron rod with plastic cap stamped "BEASLEY" found for the Northwestern corner of said Lot 4, same being the Northerly corner of that certain tract of land described as Lot 3, Block 1, of said Walnut Hills, Section Two and continue with said course and the common line between said Holland Family tract and said Block 1 for a total distance of 250.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.435 acres (62,496 square feet) of land.