

EXHIBIT "A"
ZC#17-022
Dolce vita' at Mansfield
Legal Description

TRACT ONE – 52.1225 NET ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the most easterly northeast corner of "Tract 2" of said Balloun deed, said rod being in the westerly right-of-way line of Callender Road;

Thence South 00 degrees 04 minutes 36 seconds West with the easterly boundary line of said Tract 2 and with said right-of-way line a distance of 305.99 feet to a 1/2 inch steel rod found;

Thence South 85 degrees 07 minutes 27 seconds West with the southerly boundary line of said Tract 2 a distance of 317.84 feet to a 1/2 inch steel rod found;

Thence South 05 degrees 06 minutes 12 seconds East with the easterly boundary line of said Tract 2 a distance of 662.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Tract 2 a distance of 708.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 42 minutes 39 seconds West continuing with the southerly boundary line of said Tract 2 a distance of 122.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence North 61 degrees 41 minutes 41 seconds West with the northerly boundary line of said District 1 right-of-way a distance of 2123.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 134.52 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 61 degrees 42 minutes 28 seconds East a distance of 49.16 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 28 degrees 17 minutes 32 seconds East a distance of 180.89 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 37 degrees 32 minutes 36 seconds East a distance of 330.53 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 20 degrees 17 minutes 49 seconds East a distance of 94.05 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 04 degrees 38 minutes 54 seconds West a distance of 138.03 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 64 degrees 12 minutes 56 seconds East a distance of 105.79 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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Thence North 85 degrees 21 minutes 06 seconds East a distance of 1235.09 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Balloun tract;

Thence South 00 degrees 41 minutes 03 seconds West with said easterly boundary line a distance of 1052.02 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 69 degrees 41 minutes 45 seconds East continuing with said easterly boundary line a distance of 760.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 11 degrees 08 minutes 12 seconds East a distance of 99.61 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 70 degrees 03 minutes 47 seconds East a distance of 373.16 feet to the point of beginning and containing 65.2407 acres of land, more or less;

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being the same tract of land described as "TRACT I" in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210094400 of said Public Records and also including the same tract of land described in the deed to Texas Energy Midstream, LP recorded as Instrument No. D2090364978 of said records and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch capped steel rod found in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas, said rod being the southeast corner of Lot 46, Block 2, Woodlands Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded Cabinet A, Slide 10939 of the Plat Records of Tarrant County, Texas; Thence South 61 degrees 41 minutes 41 seconds East with said northerly boundary line a distance of 947.36 feet; Thence North 28 degrees 18 minutes 18 seconds East a distance of 360.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Bagby tract, said rod being the point of beginning of the tract described herein;

Thence North 08 degrees 48 minutes 23 seconds West with the westerly boundary line of said Bagby tract a distance of 500.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner thereof;

Thence North 81 degrees 11 minutes 37 seconds East with the northerly boundary line of said Bagby tract a distance of 704.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northeast corner thereof;

Thence South 00deg 44 minutes 37 seconds West with the easterly boundary line of said Bagby tract a distance of 506.63 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner thereof, said rod being the northeast corner of said Texas Midstream tract;

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Thence South 00 degrees 41 minutes 03 seconds West with the easterly boundary line of said Texas Midstream tract a distance of 152.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southeast corner thereof;

Thence South 81 degrees 11 minutes 01 seconds West with the southerly boundary line of said Texas Midstream tract a distance of 450.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner thereof;

Thence North 08 degrees 48 minutes 59 seconds West with the westerly boundary line of said Texas Midstream tract a distance of 150.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner thereof, said rod being in the southerly boundary line of said Bagby tract;

Thence South 81 degrees 08 minutes 23 seconds West with said southerly boundary line a distance of 145.64 feet to the point of beginning and containing 9.200 acres of land, more or less;

FURTHER SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being the same tract of land described in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210178806 of said Public Records and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch capped steel rod found in the northerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas, said rod being the southeast corner of Lot 46, Block 2, Woodlands Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded Cabinet A, Slide 10939 of the Plat Records of Tarrant County, Texas; Thence South 61 degrees 41 minutes 41 seconds East with said northerly boundary line a distance of 1315.38 feet; Thence North 28 degrees 18 minutes 18 seconds East a distance of 73.80 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner of said Bagby tract, said rod being the point of beginning of the tract described herein;

Thence North 28 degrees 26 minutes 56 seconds East with the westerly boundary line of said Bagby tract a distance of 57.76 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 30 degrees 55 minutes 12 seconds East with the westerly boundary line of said Bagby tract a distance of 292.00 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 30.00 feet and whose chord bears North 89 degrees 27 minutes 57 seconds East at 51.18 feet;

Thence with said curve along an arc length of 61.30 feet and through a central angle of 117 degrees 04 minutes 44 seconds to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 31 degrees 38 minutes 06 seconds East with the northeasterly boundary line of said Bagby tract a distance of 47.82 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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Thence South 29 degrees 56 minutes 40 seconds East with the northeasterly boundary line of said Bagby tract a distance of 159.28 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 33 degrees 15 minutes 00 seconds East with the northeasterly boundary line of said Bagby tract a distance of 95.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 37 degrees 36 minutes 22 seconds East with the northeasterly boundary line of said Bagby tract a distance of 123.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 46 degrees 24 minutes 34 seconds East with the northeasterly boundary line of said Bagby tract a distance of 108.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 43 degrees 26 minutes 55 seconds East with the northeasterly boundary line of said Bagby tract a distance of 36.97 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 17 degrees 42 minutes 29 seconds West with the easterly boundary line of said Bagby tract a distance of 119.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 26 degrees 22 minutes 20 seconds West with the easterly boundary line of said Bagby tract a distance of 62.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 61 degrees 42 minutes 28 seconds West with the southerly boundary line of said Bagby tract a distance of 546.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of 50.17 feet and whose chord bears North 16 degrees 42 minutes 28 seconds West at 70.71 feet;

Thence with said curve along an arc length of 78.47 feet and through a central angle of 89 degrees 36 minutes 34 seconds to the point of beginning and containing 3.9182 acres of land, more or less

LEAVING A NET AREA OF 52.1225 ACRES OF LAND, MORE OR LESS.

TRACT TWO – 10.4597 ACRES: Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November of 2017, said tract being a portion of the same tract of land described AS "Tract 3" in the deed to Michael Balloun recorded as Instrument No. D206310937 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly northwest corner of said Tract 3, said rod being in the southerly boundary line of the Tarrant County Water Control & Improvement District No. 1 Right-of-Way described in Volume 4665, Page 680 of the Deed Records of Tarrant County, Texas;

Thence South 61 degrees 48 minutes 32 seconds East with the northerly boundary line of said Tract 3 and with the southerly boundary line of said District No. 1 right-of-way a distance of 250.93 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

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Thence South 61 degrees 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 818.99 feet to the most northerly corner of the same tract of land described as "TRACT II" in the deed to Bagby Energy Holdings, LP recorded as Instrument No. D210094400 of said Public Records;

Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said TRACT II a distance of 429.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof;

Thence South 30 degrees 57 minutes 07 seconds East with the southwesterly boundary line of said TRACT II a distance of 13.78 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 50 degrees 48 minutes 59 seconds West a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 30 degrees 48 minutes 54 seconds West a distance of 1037.77 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 59 degrees 12 minutes 04 seconds East a distance of 175.05 feet to the point of beginning and containing 10.4597 acres of land, more or less.