

EXHIBIT A

LEGAL DESCRIPTION – OVERALL TRACT

BEING all that parcel of land situated in the City of Mansfield, Johnson County and Tarrant County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195 (Johnson County), Abstract No. 1986 (Tarrant County), a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County), Abstract No. 1109 (Johnson County), being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, being all of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 577.29 feet to a point in the northeasterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 820.42 feet to the east corner of said 18.615 acre tract of land and being in the northwesterly line of said 75 acre tract of land;

THENCE along the northwesterly line of said 75 acre tract of land as follows:

North 59 degrees 54 minutes 50 seconds East, 360.00 feet to a point for corner;

North 59 degrees 40 minutes 53 seconds East, 292.77 feet to the north corner of said 75 acre tract of land;

THENCE South 29 degrees 28 minutes 26 seconds East, 1,224.95 feet to the east corner of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 2,692.79 feet to the south corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the west corner of said 75 acre tract of land and said point being in the easterly right-of-way line of Lillian Road;

THENCE along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 26 degrees 23 minutes 57 seconds East, 503.04 feet to a point for corner;

North 38 degrees 29 minutes 06 seconds East, 254.87 feet to a point for the south corner of said 18.615 acre tract of land;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 35 degrees 14 minutes 51 seconds East, 157.98 feet to a point for corner;

North 33 degrees 00 minutes 01 seconds East, 100.25 feet to a point for corner;

North 20 degrees 24 minutes 31 seconds East, 57.02 feet to a point for corner;

North 15 degrees 36 minutes 41 seconds East, 27.85 feet to a point for corner;

North 11 degrees 02 minutes 01 seconds East, 44.00 feet to a point for corner;

North 04 degrees 19 minutes 09 seconds West, 514.15 feet to a point for corner;

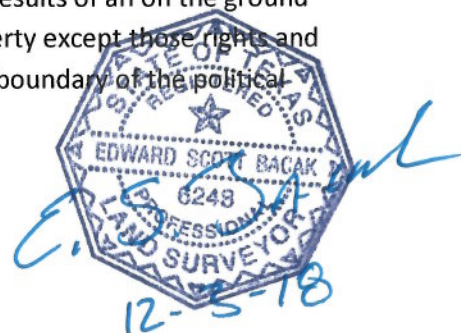
North 06 degrees 31 minutes 51 seconds East, 40.63 feet to a point for corner;

North 12 degrees 44 minutes 31 seconds East, 85.39 feet to a point for corner;

North 10 degrees 33 minutes 10 seconds East, 50.42 feet to a point for corner;

North 19 degrees 30 minutes 16 seconds East, 18.59 feet to the POINT OF BEGINNING and containing 91.69 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



LEGAL DESCRIPTION – TRACT 1

BEING all that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644 and a part of the M.D. Dickey Survey, Abstract No. 1986 and being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 46.73 feet to a point for corner;

THENCE South 30 degrees 40 minutes 35 seconds East, 289.19 feet to a point for corner;

THENCE South 58 degrees 35 minutes 09 seconds West, 396.68 feet to a point for corner in the westerly line of said 18.615 acre tract of land and easterly right-of-way line of Lillian Road;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 04 degrees 19 minutes 09 seconds West, 166.32 feet to a point for corner;

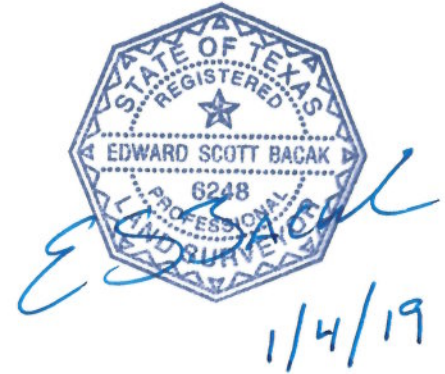
North 06 degrees 31 minutes 51 seconds East, 40.63 feet to a point for corner;

North 12 degrees 44 minutes 31 seconds East, 85.39 feet to a point for corner;

North 10 degrees 33 minutes 10 seconds East, 50.42 feet to a point for corner;

North 19 degrees 30 minutes 16 seconds East, 18.59 feet to the POINT OF BEGINNING and containing 2.07 acres of land.

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LEGAL DESCRIPTION – TRACT 2

BEING all of that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644, being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas and being further described as follows:

COMMENCING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the southeasterly right-of-way line of W Broad Street as follows:

North 59 degrees 18 minutes 43 seconds East, 145.32 feet to a point for corner;

North 58 degrees 03 minutes 59 seconds East, 46.73 feet to the POINT OF BEGINNING of this tract of land;

North 58 degrees 03 minutes 59 seconds, 530.56 feet to a point in the northeasterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 275.18 feet to a point for corner;

THENCE South 57 degrees 39 minutes 33 seconds West, 527.36 feet to a point for corner;

THENCE North 30 degrees 40 minutes 35 seconds West, 278.84 feet to the POINT OF BEGINNING and containing 3.36 acres of land.

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LEGAL DESCRIPTION – TRACT 3

BEING all of that parcel of land situated in the City of Mansfield, Tarrant County, Texas, being a part of the Thomas J. Hanks Survey, Abstract No. 644 and a part of the M.D. Dickey Survey, Abstract No. 1986, being a part of that called 18.615 acre tract of land described in deed to Nellie Walker recorded in Volume 7211, Page 338, Deed Records Tarrant County, Texas, and being further described as follows:

COMMENCING at a point found in the westerly line of said 18.615 acre tract of land and being at the intersection of the southeast right-of-way line of W Broad Street (a variable width right-of-way) with the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

South 19 degrees 30 minutes 16 seconds West, 18.59 feet to a point for corner;

South 10 degrees 33 minutes 10 seconds West, 50.42 feet to a point for corner;

South 12 degrees 44 minutes 31 seconds West, 85.39 feet to a point for corner;

South 06 degrees 31 minutes 51 seconds West, 40.63 feet to a point for corner;

South 04 degrees 19 minutes 09 seconds East, 166.32 feet to the POINT OF BEGINNING of this tract of land;

THENCE North 58 degrees 35 minutes 09 seconds East, 396.68 feet to a point for corner;

THENCE North 30 degrees 40 minutes 35 seconds West, 10.35 feet to a point for corner;

THENCE North 57 degrees 39 minutes 33 seconds East, 527.36 feet to a point in the easterly line of said 18.615 acre tract of land;

THENCE South 29 degrees 59 minutes 25 seconds East, 545.24 feet to the east corner of said 18.615 acre tract of land;

THENCE South 59 degrees 34 minutes 02 seconds West, 1,399.56 feet to a point for the south corner of said 18.615 acre tract of land and being in the easterly right-of-way line of Lillian Road;

THENCE along the westerly line of said 18.615 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 35 degrees 14 minutes 51 seconds East, 157.98 feet to a point for corner;

North 33 degrees 00 minutes 01 seconds East, 100.25 feet to a point for corner;

North 20 degrees 24 minutes 31 seconds East, 57.02 feet to a point for corner;

North 15 degrees 36 minutes 41 seconds East, 27.85 feet to a point for corner;

North 11 degrees 02 minutes 01 seconds East, 44.00 feet to a point for corner;

North 04 degrees 19 minutes 09 seconds West, 347.83 feet to the POINT OF BEGINNING and containing 13.00 acres of land.

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LEGAL DESCRIPTION – TRACT 4

BEING all that parcel of land situated in the City of Mansfield and in Johnson County and Tarrant County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195 (Johnson County), Abstract No. 1986 (Tarrant County), a part of the Thomas J. Hanks Survey, Abstract No. 644 (Tarrant County), Abstract No. 1109 (Johnson County), being all of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a point found at the most northerly west corner of said 75 acre tract of land and being in the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE along the northwesterly line of said 75 acre tract of land as follows:

North 59 degrees 34 minutes 02 seconds East, 1,399.56 feet to a point for corner;

North 59 degrees 54 minutes 50 seconds East, 360.00 feet to a point for corner;

North 59 degrees 40 minutes 53 seconds East, 292.77 feet to the north corner of said 75 acre tract of land;

THENCE South 29 degrees 28 minutes 26 seconds East, 1,224.95 feet to the east corner of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 2,692.79 feet to the south corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the most southerly west corner of said 75 acre tract of land and said point being in the easterly right-of-way line of Lillian Road;

THENCE along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road as follows:

North 26 degrees 23 minutes 57 seconds East, 503.04 feet to a point for corner;

North 38 degrees 29 minutes 06 seconds East, 254.87 feet to the POINT OF BEGINNING and containing 73.26 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

