

EXHIBIT A

TRACT 1 - 65.2525 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 March of 2019, 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 42 minutes 28 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 135.00 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;

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;

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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 65.2525 acres of land, more or less;

TRACT TWO – 15.9256 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 42 minutes 28 seconds East continuing with said northerly boundary line a distance of 1537.57 feet to the most northerly corner of Lot 1, Block 1, Mansfield ISD Center for the Performing Arts, an addition to the City of Mansfield, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D210210194 of said Public Records;

Thence South 50 degrees 53 minutes 35 seconds West with the westerly boundary line of said Lot 1 a distance of 674.83 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an inner corner of said Lot 1;

Thence North 29 degrees 43 minutes 42 seconds West with the northeasterly boundary line of said Lot 1 a distance of 168.22 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point therein;

Thence North 30 degrees 57 minutes 07 seconds West continuing with said northeasterly boundary line a distance of 254.95 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 50 degrees 48 minutes 59 seconds West with the northwesterly boundary line of said Lot 1 a distance of 303.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner of said Lot 1;

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 175.57 feet to the point of beginning and containing 15.9256 acres of land, more or less.