

**DS#20-004**  
**EXHIBIT A**  
**METES & BOUNDS LEGAL DESCRIPTION**

DESCRIPTION

Tract 1

BEING a part of that certain tract of land situated in the S.S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas described in a Special Warranty Deed as Tract 1 to Glenn M. Day III, Mary Angelyn Day Englert, Margaret Ann Day Samson and Elizabeth Jean Day Cooper as recorded in Instrument Number D208367819 of the Official Public Records of Tarrant County, Texas and previously described in a Trustee's Deed to Jack Rattikin, JR. as recorded in Volume 9743, Page 1428 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found in the southeasterly right-of-way line of Highway 157 (a called 100-foot right-of-way), for the southwest corner of said Rattikin tract and the northwest corner of Pressley Hiway Addition, an addition to the City of Mansfield, Tarrant County, Texas as recorded in Volume 160, Page 98 of the Plat Records of Tarrant County, Texas;

THENCE North 64 degrees 58 minutes 05 seconds East, departing the southeasterly right-of-way line of said Highway 157 and along the southerly line of said Rattikin tract, a distance of 265.04 feet to the POINT OF BEGINNING;

THENCE departing the southerly line of said Rattikin tract and over, across, and through said Rattikin tract, the following five (5) calls:

North 25 degrees 02 minutes 29 seconds West, a distance of 293.70 feet to a 5/8-inch iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF) for corner;

North 44 degrees 26 minutes 49 seconds East, a distance of 71.15 feet to a CIRF at the beginning of a tangent curve to the right;

Northeasterly, along said tangent curve to the right, having a central angle of 20 degrees 30 minutes 42 seconds, a radius of 135.00 feet, a chord bearing and distance of North 54 degrees 42 minutes 10 seconds East - 48.07 feet, and an arc length of 48.33 feet to a CIRF;

North 64 degrees 57 minutes 31 seconds East, a distance of 58.86 feet to a point for corner (PFC);

North 55 degrees 02 minutes 29 seconds West, a distance of 31.18 feet to a PFC;

North 64 degrees 57 minutes 31 seconds East, a distance of 189.38 feet to a PFC;

South 55 degrees 02 minutes 29 seconds East, a distance of 31.18 feet to a PFC;

North 64 degrees 57 minutes 31 seconds East, a distance of 288.55 feet to a PFC;

North 55 degrees 02 minutes 29 seconds West, a distance of 31.18 feet to a PFC;

North 64 degrees 57 minutes 31 seconds East, a distance of 137.42 feet to a PFC;

South 55 degrees 02 minutes 29 seconds East, a distance of 31.18 feet to a PFC;

North 64 degrees 57 minutes 31 seconds East, a distance of 142.78 feet to a CIRF;

South 25 degrees 02 minutes 29 seconds East, a distance of 327.35 feet to a CIRF in the southerly line of said Rattikin tract, from which a 5/8-inch iron rod found for an angle point in the southerly line of said Rattikin tract bears North 64 degrees 58 minutes 05 seconds East at a distance of 1.85 feet;

THENCE South 64 degrees 58 minutes 05 seconds West, along the southerly line of said Rattikin tract, passing a 1/2-inch iron rod found at a distance of 525.04 feet, continuing in all, for a total distance of 930.94 feet to the POINT OF BEGINNING and CONTAINING 7.162 acres (or 311,958 square feet) tract of land, more or less.

#### Tract 2

BEING a part of that certain tract of land situated in the S.S. Callender Survey, Abstract Number 359, City of Mansfield, Tarrant County, Texas described in a Special Warranty Deed as Tract 1 to Glenn M. Day III, Mary Angelyn Day Englert, Margaret Ann Day Samson and Elizabeth Jean Day Cooper as recorded in Instrument Number D208367819 of the Official Public Records of Tarrant County, Texas and previously described in a Trustee's Deed to Jack Rattikin, JR. as recorded in Volume 9743, Page 1428 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the southeasterly right-of-way line of Highway 157 (a called 100-foot right-of-way), for the northwest corner of said Rattikin tract and the southwest corner of that called 1.744 acre tract described in Constable's Deed to Doraco Brothers LLC as recorded in Instrument Number D21529061 of the Official Property Records of Tarrant County, Texas;

THENCE North 59 degrees 15 minutes 23 seconds East, departing the southeasterly right-of-way line of said Highway 157 and along the northerly line of said Rattikin tract, a distance of 377.68 feet to a point for corner;

THENCE South 30 degrees 44 minutes 37 seconds East, departing the northerly line of said Rattikin tract and over, across, and through said Rattikin tract, a distance of 74.92 feet to CIRF;

THENCE South 25 degrees 02 minutes 29 seconds East, a distance of 28.70 feet to the POINT OF BEGINNING, said point being in the southerly line of a called 25-foot pipeline easement recorded in Instrument Number D213250710 of the Official Public Records of Tarrant County, Texas;

THENCE southeasterly, along the southerly line of said easement, the following two calls:

South 85 degrees 36 minutes 32 seconds East, a distance of 290.08 feet to a PFC;

South 66 degrees 24 minutes 22 seconds East, a distance of 208.84 feet to a PFC;

THENCE South 25 degrees 02 minutes 29 seconds East, departing the southerly line of said easement, a distance of 162.92 feet to a CIRF;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 184.49 feet to a point for corner (PFC);

THENCE South 55 degrees 02 minutes 29 East, a distance of 31.18 feet to a PFC;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 137.42 feet to a PFC;

THENCE North 55 degrees 02 minutes 29 seconds West, a distance of 31.18 feet to a PFC;

THENCE South 64 degrees 57 minutes 31 seconds West, a distance of 152.74 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 317.95 feet to a CIRF;

THENCE North 64 degrees 57 minutes 31 seconds East, a distance of 84.00 feet to a CIRF;

THENCE North 25 degrees 02 minutes 29 seconds West, a distance of 144.26 feet to the POINT OF BEGINNING and CONTAINING 3.730 acres (or 162,482 square feet) tract of land, more or less.