

EXHIBIT A
ZC#21-004
Willow Branch
LEGAL DESCRIPTION

BEING a tract of land situated in the Margaret Rockerfellow Survey, Abstract No. 1267, Tarrant County, Texas and being all of Lot 1, of C'est La Vie Addition, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Cabinet A, Page 1355 of the Plat Records of Tarrant County, Texas and being all of a 128.82 acre tract of land described in Gift Deed to Colette Nifong Rawdon, recorded in Instrument No. D200204581, Official Public Records of Tarrant County, Texas; all of a 91.01 acre tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285727, Official Public Records of Tarrant County, Texas; all of a 15.00 acre tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7396, Page 1538, Deed Records of Tarrant County, Texas; all of a 20.00 acre tract of land described in Deed to Harvey Back, recorded in Instrument No. D2000020455, Official Public Records of Tarrant County, Texas; all of a 5.00 acre tract of land described in Warranty Deed to Jacob C. Back, Jr. and Judy Back, recorded in Volume 7267, Page 1487, Deed Records of Tarrant County, Texas; and all of a 5.00 acre tract of land described in Special Warranty Deed to Jacob Charles Back, Jr., and Harvey Claud Back, recorded in Instrument No. D203285728, Official Public Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of the south right-of-way line of Newt Patterson Road (County Road No. 2108, a variable width right-of-way) and the southwest right-of-way line of the Southern Pacific Railroad (a 100-foot wide right-of-way), at the northernmost corner of said 128.82 acre tract and being the beginning of a curve to the left having a central angle of 25°03'49", a radius of 2004.18 feet, a chord bearing and distance of South 61°49'48" East, 869.74 feet;

THENCE with said southwest right-of-way line, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 876.71 feet (Deed:1017.8 feet) to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 74°44'19" East, a distance of 2055.73 feet (Deed:1911 feet) to a 1/2" iron rod found at the northeast corner of said 128.82 acre tract and the northwest corner of a 40.485 acre tract of land described in Special Warranty Deed to Sergio M. Rochin and Diana Rochin, recorded in Instrument No. D196042455, Official Public Records of Tarrant County, Texas;

THENCE departing said southwest right-of-way line and with the southwest line of said 40.485 acre tract, South 29°58'32" East, a distance of 2128.47 feet (Deed:2130 feet) to a 1/2" iron rod found in the northwest line of Lot 12, of Mount Zion Estates, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Volume 388-11, Page 134, Plat Records of Tarrant County, Texas at the southwest corner of said 40.485 acre tract;

THENCE with the northwest line of said Mount Zion Estates and the northwest line of Hammon Terrace Additions, an addition an addition to the City of Mansfield, Texas, according to the plat thereof recorded in Volume 388-5, Page 56, Plat Records of Tarrant County, Texas, South 60°01'28" West, a distance of 1451.00 feet to a point in a creek for corner at the easternmost corner of a 5.892 acre tract of land

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described in Special Warranty Deed to Mansfield Park Facilities Development Corporation, recorded in Instrument No. D211190585, Official Public Records of Tarrant County, Texas;

THENCE departing the northwest line of said Hammon Terrace Additions, and generally along the centerline of said creek, the following courses and distances:

North 48°34'14" West, a distance of 194.50 feet to a point for corner;
North 79°58'26" West, a distance of 89.50 feet to a point for corner;
South 52°20'21" West, a distance of 67.60 feet to a point for corner;
South 20°28'53" West, a distance of 84.41 feet to a point for corner;
South 32°37'53" West, a distance of 213.03 feet to a point for corner;
South 84°54'53" West, a distance of 303.04 feet to a point for corner;
South 68°59'53" West, a distance of 191.32 feet to a point for corner;
South 87°25'53" West, a distance of 105.71 feet to a point for corner;
South 54°02'53" West, a distance of 111.01 feet to a point for corner;
South 70°35'49" West, a distance of 315.75 feet to a point for corner;
South 84°01'37" West, a distance of 106.01 feet to a point for corner;
North 33°09'23" West, a distance of 141.02 feet to a point for corner;
South 54°24'37" West, a distance of 200.02 feet to a point for corner;
South 73°23'37" West, a distance of 100.01 feet to a point for corner;
North 24°15'23" West, a distance of 64.01 feet to a point for corner;
North 12°52'37" East, a distance of 99.81 feet to a point for corner;
North 18°51'23" West, a distance of 89.01 feet to a point for corner;
North 50°01'23" West, a distance of 76.01 feet to a point for corner;
South 68°22'37" West, a distance of 160.02 feet to a point for corner at the southeast corner of a 53.65 acre tract of land described in General Warranty Deed to Peregrine Field Services, LP, recorded in Instrument No. D208458322, Official Public Records of Tarrant County, Texas;

THENCE departing said creek and with the northeast line of said 53.65 acre tract, North 20°01'23" West, at a distance of 35.22 feet, passing a 1/2" iron pipe found for reference, continuing with said northeast line, in all a total distance of a distance of 1847.22 feet (Deed:1847 feet) to a 1/2" iron rod found at the northeast corner of said 53.65 acre tract;

THENCE with the north line of said 53.65 acre tract, South 84°58'09" West, a distance of 844.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at an interior corner of said 53.65 acre tract and the southwest corner of said 15.00 acre tract; from which a disturbed 1/2" iron pipe found bears South 36°57' East, a distance of 11.0 feet;

THENCE with a northeast line of said 53.65 acre tract, North 29°13'43" West, at a distance of 560.52 feet, passing a 1/2" iron rod found at the northwest corner of said 15.00 acre tract and the southwest corner of said 20.00 acre tract, continuing with said northeast line and the northeast line of a 69.787 acre tract of land described in Special Warranty Deed to Otto E. Schroeder, III and Doris R. Schroeder, recorded in

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Instrument No. D215291282, Official Public Records of Tarrant County, Texas, a total distance of 1033.58 feet to a 1/2" iron rod found at an interior corner of said 69.787 acre tract;

THENCE with a southeasterly line of said 69.787 acre tract, North 59°26'43" East, a distance of 594.11 feet (Deed:596.5') to a 30" oak tree found in the southwest line of said Lot 1, of C'est La Vie Addition, an addition to the City of Mansfield, Texas according to the plat thereof recorded in Cabinet A, Slide 1355, Plat Records of Tarrant County, Texas at the southeast corner of said 69.787 acre tract;

THENCE with said southwest line of Lot 1, North 26°34'04" West, a distance of 683.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northwest corner of said Lot 1;

THENCE with the north line of said Lot 1, North 75°03'20" East, a distance of 149.00 feet to a 1/2" iron rod with plastic cap stamped "CBG" found for corner;

THENCE continuing with the north line of said Lot 1, North 9°38'23" East, a distance of 39.53 feet to a 1/2" iron rod with plastic cap stamped "CBG" found for corner in said south right-of-way line of Newt Patterson Road and being the beginning of a non-tangent curve to the left having a central angle of 20°48'08", a radius of 498.60 feet, a chord bearing and distance of North 88°57'32" East, 180.03 feet;

THENCE with said south right-of-way line of Newt Patterson Road, the following courses and distances:

In a easterly direction, with said curve to the left, an arc distance of 181.02 feet to a 3/8" iron rod found for corner;

North 78°33'29" East, a distance of 991.33 feet to the **POINT OF BEGINNING** and containing 277.9608 acres or 12,107,971 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.