

EXHIBIT A
PROPERTY DESCRIPTION

BEING a tract of land situated in the James McDonald 1/3 League Survey, Abstract No. 997, City of Mansfield, Tarrant County, Texas, being all the land described in the deed to Testudo Land, LLC, as recorded in Instrument No. D216010303, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on the Texas Coordinate System of 1983, North Central Zone, 4202, determined by GPS observations)

BEGINNING at a 1/2" iron rod found for the northwest corner of said Testudo Land, LLC tract, the most westerly southwest corner of a called 69.289 acre tract of land described in the deed to Bisbee Ranch, LLC, (Tract 2) as recorded in Instrument No. D217247689 of said Official Public Records, and in the easterly right-of-way line of Southern Pacific Railroad Company, a 100 feet wide right-of-way, from said 1/2" iron rod found, a 5/8" capped iron rod stamped "RPLS 4838" found in the westerly line of said Bisbee Ranch, LLC, bears N 11°44'19" W, a distance of 182.90 feet;

THENCE N 60°25'46" E, departing the easterly right-of-way line of said Southern Pacific Railroad Company and with the common line of said Testudo Land, LLC tract and said Bisbee Ranch, LLC tract, a distance of 703.63 feet (deed 703.51 feet) to a 5/8" iron rod found at a fence corner post for the northeast corner of said Testudo Land, LLC tract, an interior ell corner of said Bisbee Ranch, LLC tract;

THENCE S 30°20'19" E, with the common line of said Testudo Land, LLC tract and said Bisbee Ranch, LLC tract, a distance of 83.55 feet to a 1" bolt found for the most easterly southwest corner of said Bisbee Ranch, LLC tract and for the northwest corner of Country Meadows Addition, Section 8, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 11020, Plat Records, Tarrant County, Texas;

THENCE S 31°00'19" E, with the easterly line of said Testudo Land, LLC tract, a distance of 570.52 feet to a point for the southeast corner of said Testudo Land, LLC tract;

THENCE S 59°05'42" W, with the southerly line of said Testudo Land, LLC tract, passing a 1/2" iron rod found for the most northerly northeast corner of Alpine Industrial Park, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-217, Page 35 of said Plat Records, at a distance of 0.55 feet, and continue for a total distance of 798.79 feet (deed 798.65 feet) to a 1/2" iron rod found for the southwest corner of said Testudo Land, LLC tract, the northwest corner of said Alpine Industrial Park and in the easterly right-of-way line of said Southern Pacific Railroad Company, said 1/2" iron rod found being the beginning of a non-tangent curve to the right, having a radius of 1,803.29 feet and a chord which bears N 22°49'30" W, a distance of 677.17 feet;

THENCE in a northwesterly direction, with the westerly line of said Testudo Land, LLC tract, the easterly right-of-way line of said Southern Pacific Railroad Company and said non-tangent curve to the right, through a central angle of 21°38'39", an arc length of 681.21 feet (deed 681.14 feet) to the **POINT OF BEGINNING** containing 512,047 Square Feet or 11.755 Acres of Land, more or less.



Lon E. Whitten, RPLS No. 5893
Date: May 17, 2021

