

EXHIBIT "A"

BEING 58.628 acres of land located in the M.D. DICKEY SURVEY, Abstract No. 195, Johnson County, Texas, and being a portion of the 137.840 acre tract of land conveyed to City of Mansfield, by the deed recorded in County Clerk's File Document No. 2019-10606, of the Deed Records of Johnson County, Texas. Said 58.628 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the most Westerly corner of said City of Mansfield 137.840 acre Tract;

THENCE N 59° 39' 53" E 1056.05 feet, along the Northwest boundary line of said City of Mansfield Tract, to a point in the Northeast boundary line of the aforesaid M.D. Dickey Survey;

THENCE S 29° 47' 45" E 2531.52 feet, along the Northeast boundary line of said Dickey Survey, to a point in the Southeast boundary line of said City of Mansfield 137.840 acre Tract;

THENCE S 59° 37' 01" W 1056.06 feet, along the Southeast boundary line of said City of Mansfield Tract, to a ☐, iron rod found at the most Westerly South corner of said City of Mansfield Tract;

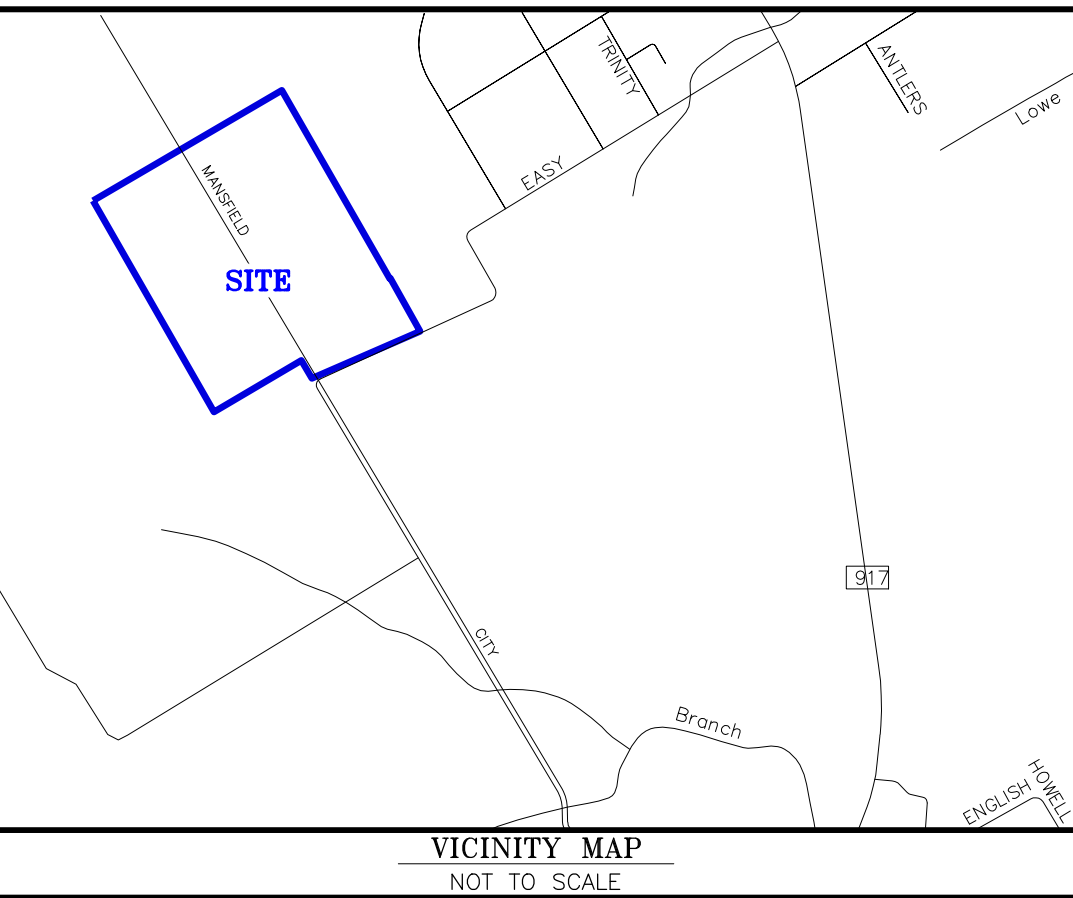
THENCE N 29° 47' 45" W 1910.85 feet, along the Southwest boundary line of said City of Mansfield Tract, to a point;

THENCE N 60° 00' 00" E 600.00 feet, to a point;

THENCE N 30° 00' 00" W 200.00 feet, to a point;

THENCE s 60° 00' 00" w 599.29 feet, to a point in the Southwest boundary line of said City of Mansfield Tract;

THENCE N 29° 47' 45" W 421.55 feet, along the Southwest boundary line of said City of Mansfield Tract, to the POINT OF BEGINNING containing 58.628 acres of land.



VICINITY MAP
NOT TO SCALE

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48251C0100J, MAP REVISED DECEMBER 4, 2012.

NOTE:

ALL "IRS" ARE 1/2" IRON RODS MARKED "BRITTAIN & CRAWFORD" SET

MAP LEGEND:

AC - AIR CONDITIONER
AS - FIRE SYSTEM AUTO SPRINKLER
BC - BRICK COLUMN
CC - CONCRETE COLUMN
CMP - CORRUGATED METAL PIPE
EBOX - ELECTRIC BOX
GI - GRATE INLET
G - GAS METER
GR - GUARD RAIL
HR - HAND RAIL
MHSS - SAN. SEWER MANHOLE
MHTL - TELEPHONE MANHOLE

SCV - SPRINKLER VALVE CONTROL
SSCO - SANITARY SEWER CLEANOUT
SLT - LIGHT STANDARD
SP - STEEL POST "BOLLARD"
SV - SPRINKLER VALVE
TSP - TRAFFIC SIGNAL POLE
TSB - TRAFFIC SIGNAL BOX
PP - POWER POLE
RCP - REINFORCED CONCRETE PIPE
WM - WATER METER
WW - WINGWALL
W-VA - WATER VAULT
WV - WATER VALVE

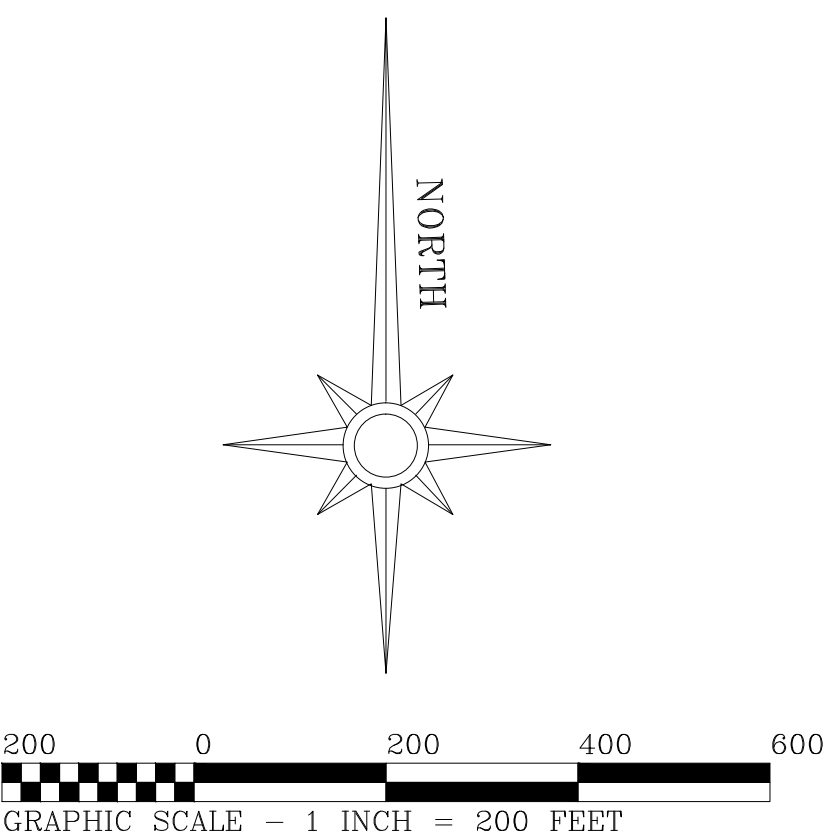
CERTIFICATION

TO: CITY OF MANSFIELD; REUNION TITLE AND THEIR UNDERWRITER FIRST AMERICAN TITLE GUARANTY COMPANY

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of the Tract of land shown hereon lies within a 100-year flood hazard area.

SURVEYED ON THE GROUND
MARCH 6, 2019

James L. Brittain
JAMES L. BRITTAIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS No. 1674



ASHTON HOLDINGS, INC.
2014-24386
D.R.J.C.T.

MANSFIELD INDEPENDENT SCHOOL DISTRICT
BOOK 4206, PG. 915
D.R.J.C.T.

MANSFIELD INDEPENDENT
SCHOOL DISTRICT
28.831 ACRES
CC# 212272633
D.R.T.C.T.

137.840 ACRES
(6,004,310 SQ. FT.)
JAMES H. KNAPP JR.
VOL. 557, PG. 445
D.R.J.C.T.

SUBJECT
PROPERTY
58.628 Ac.

ASHTON HOLDINGS, INC.
2014-24386
D.R.J.C.T.

GARY M. HOLLAND
BOOK 2351, PG. 504
D.R.J.C.T.

EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2017-270384-RU, EFFECTIVE DATE: FEBRUARY 5, 2019, ISSUED DATE: FEBRUARY 14, 2019.

FIRST AMERICAN TITLE GUARANTY COMPANY
ITEM NO. 10

e. EASEMENT GRANTED BY C.C. MORROW AND NANNIE LU MORROW TO SINCLAIR REFINING COMPANY, RECORDED IN VOLUME 360, PAGE 199, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, MAY AFFECT THE TRACT OF LAND SHOWN HEREON.

f. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE EASEMENT GRANTED BY JAMES KNAOO, JR., TRUSTEES TO JOHNSON COUNTY RURAL WATER SUPPLY CORP., RECORDED IN VOLUME 674, PAGE 287, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

g. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLE, ET AL TO ENERGY TRANSFER FUEL, L.P., RECORDED IN VOLUME 3927, PAGE 864, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

h. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLE, ET AL TO EOG RESEOURCES, INC., RECORDED IN VOLUME 4103, PAGE 571, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

i. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLE, ET AL TO EOG RESOURCES, INC., RECORDED IN VOLUME 4224, PAGE 715, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

j. EASEMENT GRANTED BY SANDRA G. KNAPP SPONSLE, ET AL TO ENERGY TRANSFER FUEL, L.P., RECORDED IN VOLUME 4446, PAGE 120, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

k. EASEMENT RIGHTS AS AWARDED TO TARRANT COUNTY REGIONAL WATER DISTRICT IN AGREED FINAL JUDGMENT, CAUSE #CC-E2016002, JOHNSON COUNTY, CERTIFIED COPY RECORDED IN CC#2018-25505, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON AND IS SHOWN ON THE SURVEY.

l. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM JAMES CHRISTOPHER KNAPP DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 849, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

m. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM SANDRA KNAPP, INDIVIDUALLY AND AS IND. EXECUTRIX OF THE ESTATE OF JAMES H. KNAPP, DECEASED DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 852, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

n. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT THERETO, TO EOG RESOURCES, INC. FROM SHELLEY LYNN KNAPP AND DARCY LEE KNAPP FRICKS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3413, PAGE 855, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING 137.840 acres of land located in the W.M. STYLES SURVEY, Abstract No. 791, the T.J. HANKS SURVEY, Abstract No. 1109, and the M.D. DICKEY SURVEY, Abstract No. 195, City of Mansfield, Johnson County, Texas, and being the same tract of land conveyed to James H. Knapp, Jr., by the deed recorded in Volume 557, Page 445, of the Deed Records of Johnson County, Texas. Said 137.840 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the Southeast boundary line of said Knapp Tract and the Northeast boundary line of the aforesaid M.D. Dickey Survey, and said POINT OF BEGINNING also lying at the North corner of the tract of land conveyed to Gary M. Holland, by the deed recorded in Book 2351, Page 504, of the Deed Records of Johnson County, Texas;

THENCE S 59° 37' 01" W 1056.06 feet, generally following a fence along the Southeast boundary line of said Knapp Tract and the Northwest boundary line of said Holland Tract, to a 1/2" iron rod found at the most Westerly South corner of said Knapp Tract and the most Southerly East corner of the tract of land conveyed to Ashton Holdings, Inc., by the deed recorded in County Clerk's File No. 2014-24386, of the Deed Records of Johnson County, Texas;

THENCE N 29° 47' 45" W 1910.85 feet, along the most Westerly Southwest boundary line of said Knapp Tract and the most Westerly Northeast boundary line of said Ashton Holdings, Inc. Tract, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE N 60° 00' 00" E 600.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE N 30° 00' 00" W 200.00 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE S 60° 00' 00" W 599.29 feet, to a 1/2" iron rod marked "Brittain & Crawford" set in the most Westerly Southwest boundary line of said Knapp Tract and the most Westerly Northeast boundary line of said Ashton Holding, Inc. Tract;

THENCE N 29° 47' 45" W 421.55 feet, along the most Westerly Southwest boundary line of said Knapp Tract, to a 1/2" iron rod found at the West corner of said Knapp Tract;

THENCE N 59° 39' 53" E 2278.12 feet, along the Northwest boundary line of said Knapp Tract and the most Northerly Southeast boundary line of said Ashton Holding, Inc. Tract, and the Southeast boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Book 4206, Page 915, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod found at the East corner of said Mansfield Independent School District Tract and the North corner of said Knapp Tract;

THENCE S 29° 50' 50" E 2258.10 feet, along the Northeast boundary line of said Knapp Tract and the Southwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in County Clerk's File No. 212272633, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod marked "BEASLEY" found at the South corner of said Mansfield Independent School District Tract;

THENCE N 58° 12' 26" E 4.20 feet, along the Southeast boundary line of said Mansfield Independent School District Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the West corner of the tract of land conveyed to Mansfield Economic Development Corporation, by the deed recorded in Instrument No. 2016-26125, of the Deed Records of Johnson County, Texas;

THENCE S 29° 28' 58" E 635.55 feet, along the Southwest boundary line of said Mansfield Economic Development Corporation Tract and the Northeast boundary line of said Knapp Tract, to a 1/2" iron rod marked "Brittain & Crawford" set at the East corner of said Knapp Tract and the South corner of said Mansfield Economic Development Tract;

THENCE S 66° 32' 33" W 1230.52 feet, along the Southeast boundary line of said Knapp Tract and along the Northwest right-of-way line of Hanks Road, and the Northwest boundary line of the tract of land conveyed to Mansfield Independent School District, by the deed recorded in Book 3935, Page 293, of the Deed Records of Johnson County, Texas, to a 1/2" iron rod marked "Brittain & Crawford" set in the Northeast boundary line of aforesaid M.D. Dickey Survey and the Northeast boundary line of the aforesaid tract of land conveyed to Gary M. Holland;

THENCE N 30° 10' 11" W 214.62 feet, along the most Easterly Southwest boundary line of said Knapp Tract and the Northeast boundary line of said Holland Tract, and the Northeast boundary line of said M.D. Dickey Survey, to the POINT OF BEGINNING containing 137.840 acres (6,004,310 square feet) of land.

BOUNDARY SURVEY MAP
OF
137.840 ACRES OF LAND
LOCATED IN THE
W.M. STYLES SURVEY
ABSTRACT No. 791
THE
T.J. HANKS SURVEY
ABSTRACT No. 1109
AND THE
M.D. DICKEY SURVEY
ABSTRACT No. 195
CITY OF MANSFIELD, JOHNSON COUNTY,
TEXAS

(DANNY) ...Projects\MANSFIELD\PARKS\KNAPP\KNAPP-BNDRY-2019.dwg

MISC.CO. #560