

EXHIBIT A

Being a 10.97 acre tract of land situated in the T.J. Hanks Survey, Abstract No. 644, Tarrant County, Texas and being all of Lot 1R1, Block A, Bethlehem Baptist Church Addition, as recorded in Document Number D213242716, Plat Records, Tarrant County, Texas, and a tract of land described to Bethlehem Baptist Church of Mansfield Inc., as recorded in Document Number D214003320, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY", being in the westernmost corner of said Lot 1R1, the north corner of a tract of land described to Toney Turner and wife, Kristina Turner, as recorded in Document Number D219217840, Deed Records, Tarrant County, Texas, also being in the south line of a tract of land described to Clifton Douglas, as recorded in Volume 15140, Page 476, Deed Records, Tarrant County, Texas;

THENCE North 59°55'10" East, along said south line and the north line of said Lot 1R1, a distance of 487.66 feet to a point, being in the south line of a tract of land described to O. C. Smith, Jr. and wife, Barbara Jean Smith, as recorded in Volume 5249, Page 875, Deed Records, Tarrant County, Texas and said north line, being a common line;

THENCE North 60°07'14" East, continuing along said common line, a distance of 210.67 feet to a point, being the southeast corner of said Smith tract;

THENCE North 30°05'26" West, continuing with said common line, a distance of 101.50 feet to a point, being in the southwest corner of a tract of land described to Glover Charles Brown and wife, Linda Marie Brown, as recorded in Volume 8118, Page 1203, Deed Records, Tarrant County, Texas;

THENCE North 60°07'49" East, along the southeast line of said Brown Tract and said North line, a distance of 538.30 feet to point, being in the northeast corner of said Brown Tract and the west public right-of-way line of Morgan Road (having a 60 foot right-of-way);

THENCE South 34°02'49" East, along the east line of said Lot 1R1 and said west public right-of-way line, being a common line, a distance of 101.90 feet to a point;

THENCE South 34°02'14" East, continuing along said common line, a distance of 49.95 feet to a point;

THENCE South 34°02'49" East, a distance of 189.55 feet to a point, being in the intersection of said west public right-of-way line and the north public right-of-way line of W Broad Street (having a variable width right-of-way), for the beginning of a non-tangent curve to the right having a radius of 1,327.27 feet, a central angle of 15°45'12" and a long chord which bears South 44°16'12" West, 363.78 feet;

THENCE leaving said common line, along said north public right-of-way line and the south line of said Lot 1R1, being a common line, along said non-tangent curve to the right, a distance of 364.93 feet to a point;

THENCE South 50°53'18" West, continuing along said common line, a distance of 3.56 feet to a point;

THENCE South 57°04'10" West, a distance of 211.92 feet to a point;

THENCE South 58°37'34" West, a distance of 199.67 feet to a point;

THENCE South 58°55'00" West, a distance of 483.49 feet to a point, being in the east line of said Turner tract, from which a found 5/8 inch iron rod with yellow cap stamped "DUNAWAY" bears North 31°55'23 West, a distance of 0.97;

THENCE North 31°55'23 West, leaving said common line, along said east line and the west line of said Lot 1R1, a distance of 364.19 feet to the **POINT OF BEGINNING** and **CONTAINING** 477,821 square feet, 10.97 acres of land, more or less.

