

**EXHIBIT A****LEGAL DESCRIPTION**

Of a 171.915 acres tract of land out of the J.J. Murray Survey, Abstract No. 2029, the Mrs. N.C. Smith Survey, Abstract No. 2862, Section No. 367, T. & P. RR. Co. Survey, Abstract No. 1497, the J.A. Rummage Survey, Abstract No. 2727 and the Southwest 1/4 of Section No. 332, T. & P. RR. Co. Survey (J.C. Sims Survey), Abstract No. 2712, all in Parker County, Texas; being part of a certain 743.101 acres tract described in Volume 1692, Page 19 of the Real Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 60D nail in the centerline of an existing gravel drive and in the north line of a certain 415.288 acres, also surveyed this day, for the most southerly southwest and beginning corner of this tract. Whence a 3" steel post at the northwest corner of said J.J. Murray Survey, the same being an ell corner of said 743.101 acres tract, bears N. 71 deg. 49 min. 04 sec. W. 64.66 feet.

Thence along the centerline of said gravel drive and the north line of said 415.288 acres tract the following courses and distances:

- N. 08 deg. 46 min. 04 sec. W. 90.90 feet
- N. 21 deg. 55 min. 49 sec. W. 50.77 feet
- N. 17 deg. 59 min. 28 sec. W. 285.91 feet
- N. 24 deg. 06 min. 04 sec. W. 127.85 feet
- N. 29 deg. 30 min. 14 sec. W. 93.01 feet
- N. 37 deg. 26 min. 19 sec. W. 102.91 feet
- N. 40 deg. 45 min. 07 sec. W. 551.66 feet
- N. 39 deg. 19 min. 26 sec. W. 385.52 feet
- N. 38 deg. 52 min. 23 sec. W. 404.23 feet to a set 60D nail in the southeast right of way line of Interstate Highway No. 20 and in the northwest line of said 743.101 acres tract and at the most northerly northwest corner of said 415.288 acres tract for the most westerly southwest corner of this tract

Thence N. 51 deg. 23 min. 36 sec. E. 840.42 feet along the southeast right of way line of said Interstate Highway No. 20 to a set 1/2" iron rod with cap at the northwest corner of a certain 6.824 acres tract described in Volume 2870, Page 952 of the Official Records and at a corner of said 743.101 acres tract for the most westerly northwest corner of this tract.

Thence S. 03 deg. 41 min. 06 sec. E. 77.19 feet to a 4" steel post at the southwest corner of said 6.824 acres tract for an ell corner of this and said 743.101 acres tract.

Thence S. 89 deg. 54 min. 51 sec. E. 1009.30 feet to a found 3/8" iron rod at the southeast corner of said 6.824 acres tract for a corner of this and said 743.101 acres tract.

Thence S. 89 deg. 57 min. 13 sec. E. 280.70 feet to a 12" post oak tree fence corner at the southwest corner of a certain 121.228 acres tract described in Volume 638, Page 733 of the Deed Records for a corner of this and said 743.101 acres tract.

Thence S. 89 deg. 46 min. 46 sec. E. 2642.86 feet to a set 1/2" iron rod with cap at the southeast corner of said 121.228 acres tract for an ell corner of this and said 743.101 acres tract.

Thence N. 02 deg. 24 min. 01 sec. E. 1046.66 feet to a found 1/2" iron rod in the east line of said 121.228 acres tract for the most northerly northwest corner of this and said 743.101 acres tract.

Thence S. 88 deg. 44 min. 25 sec. E. 1046.05 feet to a found "X" on a rock at the most northerly northeast corner of said 743.101 acres tract for the northeast corner of this tract.

Thence S. 00 deg. 06 min. 00 sec. W. 847.03 feet to a set 1/2" iron rod with cap in a northwest line of a certain 666.181 acres tract described in Volume 1517, Page 229 of the Real Records and at a corner of said 743.101 acres tract for the most easterly southeast corner of this tract.

Thence S. 61 deg. 09 min. 56 sec. W. 973.02 feet to a set 1/2" iron rod with cap at the most westerly northwest corner of said 666.181 acres tract for an ell corner of this and said 743.101 acres tract.

Thence S. 22 deg. 23 min. 25 sec. W. 199.75 feet to a 3" steel post at the most westerly southwest corner of said 666.181 acres tract and in the north line of said 415.288 acres tract and at an ell corner of said 743.101 acres tract for the most southerly southeast corner of this tract.

Thence N. 67 deg. 04 min. 56 sec. W. 201.68 feet to a set 1/2" iron rod with cap on the east side of Grindstone Creek for a corner of this and said 415.288 acres tract.

Thence N. 18 deg. 48 min. 17 sec. W. 138.03 feet, crossing said Grindstone Creek, to a set 1/2" iron rod with cap on the west side of said Grindstone Creek and at the most northerly northeast corner of said 415.288 acres tract for a corner of this tract.

Thence along the west side of said Grindstone Creek and the north line of said 415.288 acres tract the following courses and distances:

- S. 38 deg. 59 min. 09 sec. W. 190.62 feet to a set 1/2" iron rod with cap
- S. 37 deg. 41 min. 51 sec. W. 187.47 feet to a set 1/2" iron rod
- S. 37 deg. 42 min. 40 sec. W. 324.34 feet to a set 1/2" iron rod with cap
- S. 40 deg. 18 min. 21 sec. W. 172.66 feet to a 2" steel post
- S. 29 deg. 43 min. 11 sec. W. 162.65 feet to a set 1/2" iron rod with cap
- S. 39 deg. 38 min. 14 sec. W. 253.26 feet to a set 1/2" iron rod with cap

Thence, leaving the west side of said Grindstone Creek, N. 66 deg. 03 min. 59 sec. W. 483.73 feet to a set 1/2" iron rod with cap on the southeast side of an existing gravel drive for a corner of this and said 415.288 acres tract.

Thence generally along the southeast side of said gravel drive and with the north line of said 415.288 acres tract the following courses and distances:

- S. 28 deg. 59 min. 48 sec. W. 288.77 feet to a set 1/2" iron rod with cap
- S. 50 deg. 05 min. 37 sec. W. 429.32 feet to a set 1/2" iron rod with cap
- S. 70 deg. 55 min. 56 sec. W. 532.21 feet to a set 1/2" iron rod with cap
- S. 73 deg. 22 min. 34 sec. W. 249.83 feet to a set 1/2" iron rod with cap
- S. 79 deg. 00 min. 28 sec. W. 195.36 feet to a set 1/2" iron rod with cap
- S. 70 deg. 39 min. 36 sec. W. 339.54 feet to a set 1/2" iron rod with cap
- S. 78 deg. 47 min. 02 sec. W. 103.46 feet to a set 1/2" iron rod with cap
- S. 67 deg. 00 min. 11 sec. W. 178.84 feet to a set 1/2" iron rod with cap

Thence S. 73 deg. 55 min. 01 sec. W. 171.94 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: OCTOBER 22, 2015

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DS  
 JW

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