

**EXHIBIT 'A'**  
**Legal Description**

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN, LOT TRACT OR PARCEL OF LAND SITUATED IN THE S.L. FERRELL SURVEY, ABSTRACT NO. 516, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 214.28 ACRE TRACT CONVEYED TO VISTA PARTNERS AS RECORDED IN VOLUME 11245, PAGE 2188, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACT 2 - 17.7768 ACRES AS DESCRIBED IN DEED TO SUNBELT LAND INVESTMENT/360, LTD, RECORDED IN VOLUME 14138 AT PAGE 99 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE SOUTHEAST ROW LINE OF STATE HIGHWAY NO. 360 (A 480' ROW), ALONG THE SOUTH LINE OF SAID VISTA PARTNERS TRACT FOR THE SOUTHWEST CORNER OF SAID SUNBELT LAND INVESTMENT/360 TRACT AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10° 48' 14", (10° 55' 16" PER DEED) WITH A RADIUS OF 5489.58 FEET AND A CHORD BEARING NORTH 27°47'50" EAST (NORTH 28° 22' 15" EAST PER DEED) AT A DISTANCE OF 1033.60 FEET (1044.78 FEET PER DEED);

THENCE ALONG THE SOUTHEAST ROW LINE OF STATE HIGHWAY NO. 360 AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1035.13 FEET (1046.37 FEET PER DEED) TO A 5/8" IRON ROD SET;

THENCE CONTINUING ALONG THE SOUTHEAST ROW OF STATE HIGHWAY NO. 360, THE FOLLOWING FIVE (5) COURSES:

(1) NORTH 33° 11' 57" EAST (NORTH 33° 45' 00" EAST PER DEED) FOR A DISTANCE OF 545.48 FEET TO A 1/2 INCH IRON ROD SET;

(2) NORTH 48° 09' 57" EAST (NORTH 48° 45' 53" EAST PER DEED) FOR A DISTANCE OF 155.24 TO A 5/8" IRON ROD SET FOR CORNER;

(3) NORTH 33° 13' 57" EAST (NORTH 33° 49' 53" EAST PER DEED) FOR A DISTANCE OF 50.00 TO A 5/8" IRON ROD SET FOR CORNER;

(4) NORTH 21° 55' 57" EAST (NORTH 22° 31' 53" EAST PER DEED) FOR A DISTANCE OF 203.96 TO A 5/8" IRON ROD SET FOR CORNER;

(5) NORTH 33° 14' 57" EAST (NORTH 33° 50' 53" EAST PER DEED) FOR A DISTANCE OF 96.81 FEET (95.81 FEET PER DEED) TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 39° 31' 03" EAST AND DEPARTING THE EAST RIGHT OF WAY LINE OF FOR A DISTANCE OF 4.08 TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF CALLED 20.51 ACRE TRACT OF LAND IDENTIFIED AS TRACT NO. 421 AS CONVEYED TO THE UNITED STATES OF AMERICA IN VOLUME 7268 AT PAGE 2087 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 03° 54' 44" EAST (SOUTH 03° 16' 51" EAST PER DEED) ALONG THE NORTHWEST LINE OF SAID UNITED STATES OF AMERICA TRACT AND COMMON TO THE EAST LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD, FOR A DISTANCE OF 540.39 FEET (537.98 FEET PER DEED) TO A "CORP. OF ENGINEERS" MONUMENT FOUND;

THENCE SOUTH 19° 40' 52" EAST (SOUTH 18° 57' 51" EAST PER DEED) AND CONTINUING ALONG THE NORTHWEST LINE OF SAID UNITED STATES OF AMERICA TRACT AND COMMON TO THE EAST LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT FOR A DISTANCE OF 537.92 FEET TO A "CORP. OF ENGINEERS" MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT;

THENCE SOUTH 60° 06' 20" WEST (SOUTH 60° 27' 11" EAST PER DEED) AND FOLLOWING ALONG THE SOUTH LINE OF SAID VISTA TRACT SAME BEING THE SOUTH LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT, AND GENERALLY ALONG AN OLD FENCE LINE FOR A DISTANCE OF 426.68 FEET TO A POINT FOR CORNER;

THENCE SOUTH 59° 52' 42" WEST (SOUTH 59° 52' 42" EAST PER DEED) AND CONTINUING ALONG THE SOUTH LINE OF SAID VISTA TRACT SAME BEING THE SOUTH LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT, AND GENERALLY ALONG AN OLD FENCE LINE FOR A PORTION OF THIS LINE FOR A DISTANCE OF 1044.21 FEET (1053.17 FEET PER DEED) TO THE PLACE OF BEGINNING AND CONTAINING 17.772 ACRES OF LAND (17.7768 ACRES DEED), MORE OR LESS.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS ZONE 4202)

#### **TITLE NOTES**

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (GF NO. 4311011704) EFFECTIVE OCTOBER 19, 2013, ISSUED OCTOBER 31, 2013, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE ON SCHEDULE B THEREOF:

10(b) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: UNITED STATES OF AMERICA PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: MARCH 26, 1982 RECORDING NO: VOLUME 7268, PAGE 2087, DEED RECORDS, TARRANT COUNTY, TEXAS.  
(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(c) INTENTIONALLY DELETED

(d) INTENTIONALLY DELETED

(e) INTENTIONALLY DELETED

(f) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: TRINITY RIVER AUTHORITY OF TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: JANUARY 22, 1985 RECORDING NO: VOLUME 8067, PAGE 688, DEED RECORDS, TARRANT COUNTY, TEXAS;  
AS AFFECTED BY RELEASE OF TEMPORARY CONSTRUCTION EASEMENT RECORDED MAY 10, 1995 IN VOLUME 11961, PAGE 1533, DEED RECORDS, TARRANT COUNTY, TEXAS. (PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(g) INTENTIONALLY DELETED

(h) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: TRINITY RIVER AUTHORITY OF TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: MAY 9, 1985 RECORDING NO: VOLUME 8177, PAGE 1007, DEED RECORDS, TARRANT COUNTY, TEXAS.

(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(i) INTENTIONALLY DELETED

(j) THE LAND HAS FRONTAGE OR ABUTS TEXAS STATE HIGHWAY NO. 360, WHICH IS A CONTROLLED ACCESS HIGHWAY, AS SHOWN IN DONATION DEED RECORDED MARCH 17, 1993 IN VOLUME 10982, PAGE 619, DEED RECORDS, TARRANT COUNTY, TEXAS. (PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(k) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF GRAND PRAIRIE, TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING  
DATE: JULY 24, 2002 RECORDING NO: VOLUME 15841, PAGE 304, REAL PROPERTY RECORDS, TARRANT  
COUNTY, TEXAS.  
(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(l) INTENTIONALLY DELETED

(m) INTENTIONALLY DELETED

(n) INTENTIONALLY DELETED

(o) LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT  
THERETO, DATED JANUARY 21, 2006, BY AND BETWEEN SUNBELT LAND DEVELOPMENT/360, LTD., AS  
LESSOR, AND EOG RESOURCES, INC. AS LESSEE, RECORDED MARCH 28, 2006 AT DOCUMENT NO.  
D206086738 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS.  
(SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED THEREIN.)

(p) LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT  
THERETO, DATED JANUARY 21, 2006, BY AND BETWEEN SUNBELT LAND INVESTMENT/360, LTD., AS  
LESSOR, AND EOG RESOURCES, INC., AS LESSEE, RECORDED MARCH 28, 2006 AT DOCUMENT NO.  
D206086739 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (SUBJECT PROPERTY IS A  
PORTION OF THE PROPERTY DESCRIBED THEREIN.)