

EXHIBIT 'A'

EXHIBIT "A" LEGAL DESCRIPTION

BEING a tract of land in the P. Mansola Survey, Abstract No. 991 in the City of Grand Prairie, Dallas County, Texas, being that tract of land described in General Warranty Deed to Texas Midstream Gas Services, L.L.C., as recorded in County Clerk's Document No. 20070380336 in the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for an angle point in the common line between the east line of said Texas Midstream tract and in the westerly line of New Castle Addition, an addition to the City of Grand Prairie, Dallas County, Texas, as recorded in Volume 311, Page 1075 in the Plat Records of Dallas County, Texas;

THENCE South 46 degrees 01 minute 36 seconds West, along said common line, a distance of 194.22 feet to a point for the common southwest corner of said Texas Midstream tract and the most westerly northwest corner of said New Castle Addition, being on the east right-of-way line of Robinson Road;

THENCE North 01 degrees 26 minutes 14 seconds West, departing said common line and along said east right-of-way line, a distance of 111.71 feet to a point for corner;

THENCE North 00 degrees 04 minutes 18 seconds East, continuing along said east right-of-way line, a distance of 313.70 feet to a point for corner from which a 1/2-inch found iron rod bears South 55 degrees 29 minutes 31 seconds West, a distance of 0.91 feet;

THENCE South 89 degrees 55 minutes 42 seconds East, continuing along said east right-of-way line, a distance of 20.00 feet to a point for corner from which a 1/2-inch found iron rod bears South 33 degrees 11 minutes 53 seconds West, a distance of 1.52 feet;

THENCE North 00 degrees 05 minutes 18 seconds East, continuing along said east right-of-way line, a distance of 67.15 feet to a point for corner at the intersection of said east right-of-way line with the south right-of-way line of W. Marshall Drive, being the point of curvature of a circular curve to the right, having a radius of 237.14 feet, whose chord bears South 75 degrees 39 minutes 46 seconds East, a distance of 118.15 feet, from which a 3/4-inch found iron rod bears South 44 degrees 15 minutes 04 seconds East, a distance of 2.39 feet;

THENCE Southeasterly, along said south right-of-way line and along said circular curve to the right, through a central angle of 28 degrees 51 minutes 02 seconds, an arc length of 119.41 feet to a point for corner from which a found 60D nail bears South 40 degrees 42 minutes 06 seconds East, a distance of 2.16 feet;

THENCE South 61 degrees 03 minutes 42 seconds East, continuing along said south right-of-way line, a distance of 168.66 feet a point for the common northeast corner of said Texas Midstream tract and the most northerly northwest corner of said New Castle Addition;

THENCE South 29 degrees 33 minutes 58 seconds West, departing said south right-of-way line and along the common line between the east line of said Texas Midstream tract and the westerly line of said New Castle Addition, a distance of 283.72 feet to the POINT OF BEGINNING AND CONTAINING 80,573 square feet or 1.850 acres of land, more or less.

A plat accompanies this legal description.

EXHIBIT 'A'

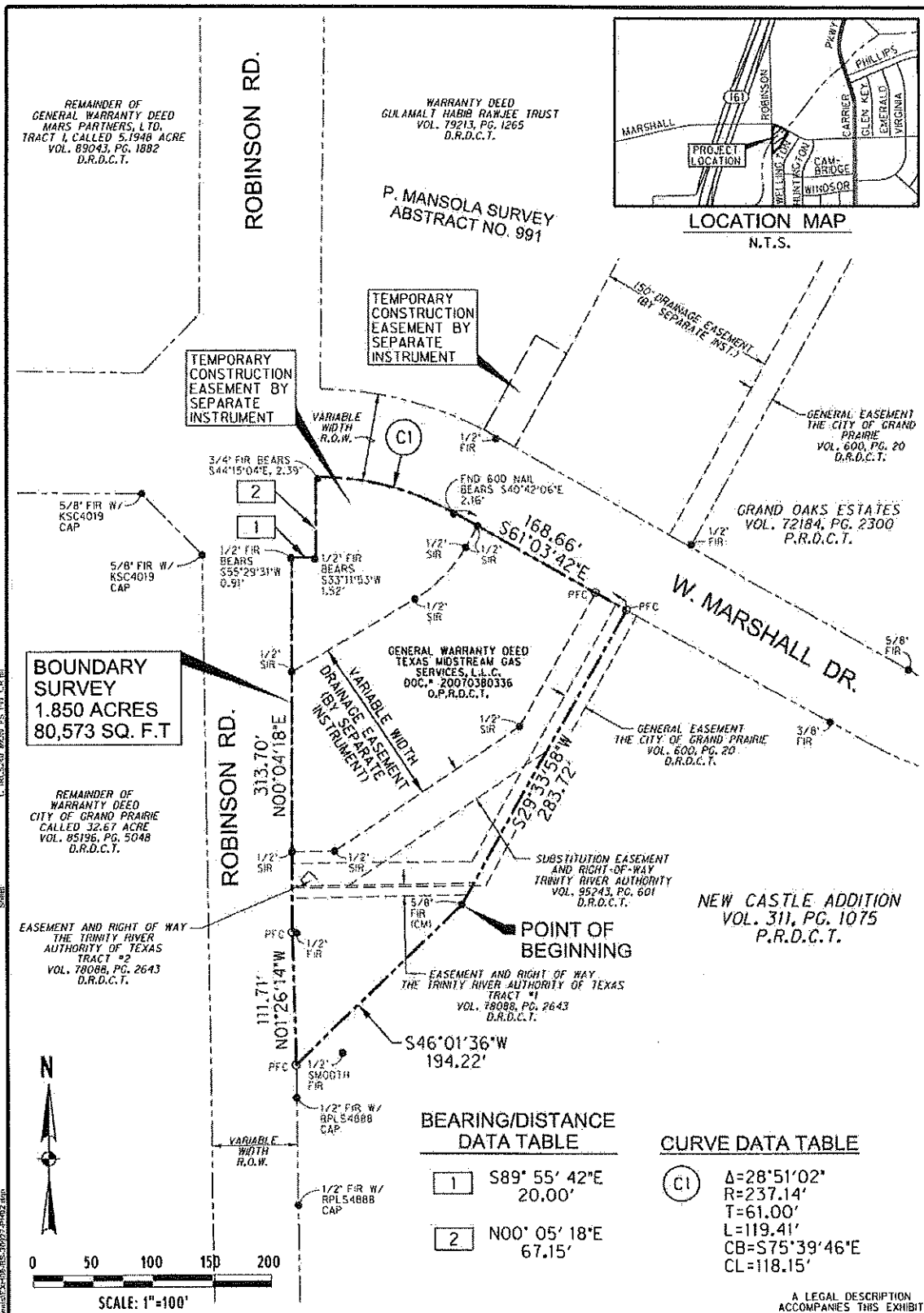


EXHIBIT "A"

1.850 ACRE BOUNDARY SURVEY

IN THE

P. MANSOLA SURVEY ABSTRACT NO. 991

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

Based on Bearing in the Texas Coordinate System NAD 83, North Central Zone (4203), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network on 06/25/2015. Checked to City of Grand Prairie monuments GPS14, GPS34, GPS38, GPS39, and GPS74. Control brought to surface using the Tarrant County Scale Factor of 1.00012

LEGEND

- FOUND CORNER MONUMENT
- PFC POINT FOR A CORNER
- (CM) CONTROL MONUMENT
- 1/2" SET IRON ROD W/ BLUE PLASTIC CAP STAMPED "HALFF ESMT"
- PROPOSED BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE

HALFF

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422

DGN: EXH08-B5-30927-PH02.dgn

DATE: 7/19/2017

30927-PH02

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STATE OF TEXAS

REGISTERED

DOUGLAS A. CALHOUN

6819

PROFESSIONAL LAND SURVEYOR

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision and direction.