

EXHIBIT "A"

LEGAL DESCRIPTION

BEING a tract of land out of the Heirs of Benjamin Thomas Survey, Abstract No. 1497, situated in the City of Saginaw, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in July of 2019, said tract being a portion of Lot 2R4, Block A, Van Zandt Place, an addition to the City of Saginaw, Texas according to the plat thereof recorded as Document No. D212304343 in the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped steel rod found for the southeast corner of said Lot 2R4;

THENCE South 89 degrees 55 minutes 19 seconds West with the southerly boundary line of said Lot 2R4 a distance of 470.70 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

THENCE North 00 degrees 04 minutes 41 seconds West a distance of 430.29 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of said Lot 2R4 from which a 1/2 inch capped steel rod found for the northwest corner thereof bears WEST at 362.72 feet, said found rod being in the easterly right-of-way line of Old Decatur Road;

THENCE EAST with the northerly boundary line of said Lot 2R4 a distance of 470.62 feet to a 1/2 inch capped steel rod found for the northeast corner thereof;

THENCE South 00 degrees 05 minutes 20 seconds East with the easterly boundary line of said Lot 2R4 a distance of 429.65 feet to the point of beginning and containing 4.6458 acres of land, more or less.

