

Exhibit "A"
METES AND BOUNDS DESCRIPTION
26.99 ACRES
IN THE DANIEL BARCROFT SURVEY, A-141
CITY OF KELLER, TARRANT COUNTY, TEXAS

All that certain 26.99 acres of land, which is the tract described in the deed to Newton's Rocky Top Ranch, Inc., recorded in Volume 13796, Page 147 and Volume 11357, Page 2077 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the Daniel Barcroft Survey, A-141, City of Keller, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.)

BEGINNING at a 1/2" iron rod found for the northeast corner of said 26.99 acre tract, in the west right-of-way line of Keller Smithfield Road (R.O.W. Varies);

THENCE South 00° 14' 23" East - 889.50' along the west right-of-way line of said Keller Smithfield Road, to a 3/8" iron rod found for the southeast corner of said 26.99 acre tract, common to the northeast corner of the 3.140 acre tract described in the deed to Bridges Family Farm Revocable Trust, recorded in Volume 13796, Page 147 D.R.T.C.T.;

THENCE South 89° 43' 11" West along the south line of said 26.99 acre tract, passing at distance of 387.27' a 1/2" iron rod found for the common north corner of said 3.140 acre tract, and the property described in the deed to Matthew R. Shaltry and Shelly R. Shaltry, recorded in Document Number D200236156 D.R.T.C.T., continuing along the south line of said 26.99 acre tract, passing at a distance of 634.50' to a 3/8" iron rod found for the northwest corner of the property described in the deed to Cary B. & Debbie J. Walker, recorded in Volume 8886, Page 1184 in D.R.T.C.T., continuing along the south line of said 26.99 acre tract for a total distance of 1300.59' to the southwest corner of the herein described tract, in the east line of Lot 1, Block A, Stump Acres, recorded in Cabinet A, Slide 4585 P.R.T.C.T.;

THENCE North 01° 14' 20" West along the common line of said Lot 1, Block A, Ross Addition, and said 26.99 acre tract, passing at a distance of 231.27' a 1/2" iron rod found for the northeast corner of said Lot 1, Block A, Ross Addition, common to the southeast corner of the 4.07 acre tract described in the deed to Douglas R. Newton and Vivian K. Newton, recorded in Document Number D207100877 D.R.T.C.T., continuing along the common line of said 4.07 acre tract, and the 26.99 acre tract, for a total distance of 908.00' to a 5" fence post found for the northwest corner of said 26.99 acre tract, common to the southwest corner of the 2.9 acre tract described in the deed to Allen E. Dumas, recorded in Volume 12996, Page 257 D.R.T.C.T.,

THENCE North 89° 28' 50" East - 1316.16' (called 1315.77') along the north line of said 26.99 acre tract, to the POINT OF BEGINNING and containing 26.99 acres of land.

THIS METES AND BOUNDS DESCRIPTION IS ISSUED IN CONJUNCTION WITH THE LAND TITLE SURVEY AND THE SURVEYOR'S REPORT PREPARED BY SPRY SURVEYORS, OF THE SAME CERTIFICATION NOTE SHOWN HEREON.

SPRY SURVEYORS

Project Number: 034-170-10 • Issue Date: April 8, 2016
Certificate Date: March 1, 2016 • Firm Reg No. 10112000
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