

EXHIBIT A
ANNEXATION TRACT
METES AND BOUNDS DESCRIPTION

BEING 7815 feet more or less of East Bankhead Highway (a variable width right-of-way) out of the following Surveys and Abstracts in Parker County, Texas: I & G.N.R.R. Co. Survey, Abstract No. 1821, John Cole Survey, Abstract No. 218, James Oxer Survey, Abstract No. 1029, A.J. Hood Survey, Abstract No. 2587, And Eliza Oxer Survey, Abstract No. 1031;

BEGINNING at a point being in the Eliza Oxer Survey, Abstract No. 1031, in the south right-of-way line of said East Bankhead Highway, being the northeast corner of a 2.93 acre tract, Tract Two, conveyed in Warranty Deed with Vendor's Lien, to Dustin Kyle Haney and Jayme Lynne Haney, recorded in Document Number 202200494, Official Public Records, Parker County, Texas, same being the northwest corner of a 3.549 acre tract conveyed in a Warranty Deed with Vendor's Lien to Stillwater Meadow, LLC recorded in Document Number 201522788, Official Public Records, Parker County, Texas, from which a ½ inch rebar rod for the northeast corner of said 3.549, same being in the west line of Shadow Creek Lane, bears N87°05'53"E 261.34 feet, being the southeast corner of this described tract;

THENCE northwesterly along the south and southwesterly right-of-way line of said East Bankhead Highway, crossing said AJ Hood Survey, James Oxer Survey, John Cole Survey, 7850 feet more or less to a point in the center of a creek, being in said I & G.N.R.R. Co. Survey, Abstract No. 1821, being on the existing City of Willow Park City Limits Line, same being the northeast corner of a 10.0 acre tract conveyed in Special Warranty Deed to Rider Scott, recorded in Document Number 201925933, Official Public Records, Parker County, Texas, same being the southeast corner of Trinity Fields, and addition to the City of Willow Park, recorded in Cabinet E, Slide 785, Plat Records, Parker County, Texas, for the southwest corner of this described tract;

THENCE crossing said East Bankhead Highway with the center of said creek, along the existing City of Willow Park City Limits Line, being the most westerly corner of a 3.058 acre tract conveyed in Warranty Deed with Vendor's Lien, to Richard Lee Baird, recorded in Volume 1776, Page 1637, Deed Records, Parker County, Texas, same being the most southerly southwest corner of a 3.966 acre tract conveyed in a Revocable Transfer on Death Deed, to Mike Crow, recorded in Document Number 202237674, Official Public Records, Parker County, Texas, and being an ell corner for the existing City of Willow Park, Texas, City Limits Line, being the northwest corner of this described tract;

THENCE in an southeasterly direction along the common line of said easterly and northerly right-of-way line of said East Bankhead Highway and the City of Willow Park City Limits Lines to a point being at the northwest intersection of said East Bankhead Highway and west right-of-way of Willow Bend Drive, being the most southerly southeast corner of Lot 7, Block 2, Willow Park Crossing, Phase One, recorded on Cabinet D, Slide 230, Plat Records, Parker County, Texas, and being an ell corner for where the said City Limits Line departs said East Bankhead Highway to the northeast along said west right-of-way of Willow Bend Drive;

THENCE continuing southeasterly with the northeasterly line of said East Bankhead Highway, to a point for the southwest corner of Willow Park Village, an addition in the City of Willow Park, Recorded in Cabinet C, Slide 252, Plat Records, Parker County, Texas, and being a point for an ell corner where the existing City of Willow Park City Limits joins said Bankhead Highway from the north;

THENCE continuing southeasterly with common line of the northeasterly line of said East Bankhead Highway, the southerly line of said Willow Park Village, and City of Willow Park City Limits Line, to a point for the most southerly southeast corner of said Willow Park Village, same being the southwest corner of Box 4 Storage and Retail, an addition recorded in Cabinet E, Slide 575, Plat Records, Parker County, Texas, and being an ell corner for which the City of Willow Park City Limits Line departs Bankhead Highway to the north;

THENCE continuing along the northerly line of said East Bankhead Highway to a point being in the south line of a 36.509 acre tract conveyed is a Special Warranty Deed, to Magellan Pipeline Terminals, L.P. recorded in Volume 2563, Page 1768, Official Public Records, Parker County, Texas, and being at right angles from the northeast corner of said Haney 2.93 acre tract, Tract Two, from which the southeast corner of said 36.509 acre tract, approximately bears, N86°34'17"E 79.2 feet and N87°45'50"E 201.1 feet;

THENCE crossing said East Bankhead Highway to the **POINT OF BEGINNING**, containing 10.95 acres more or less.