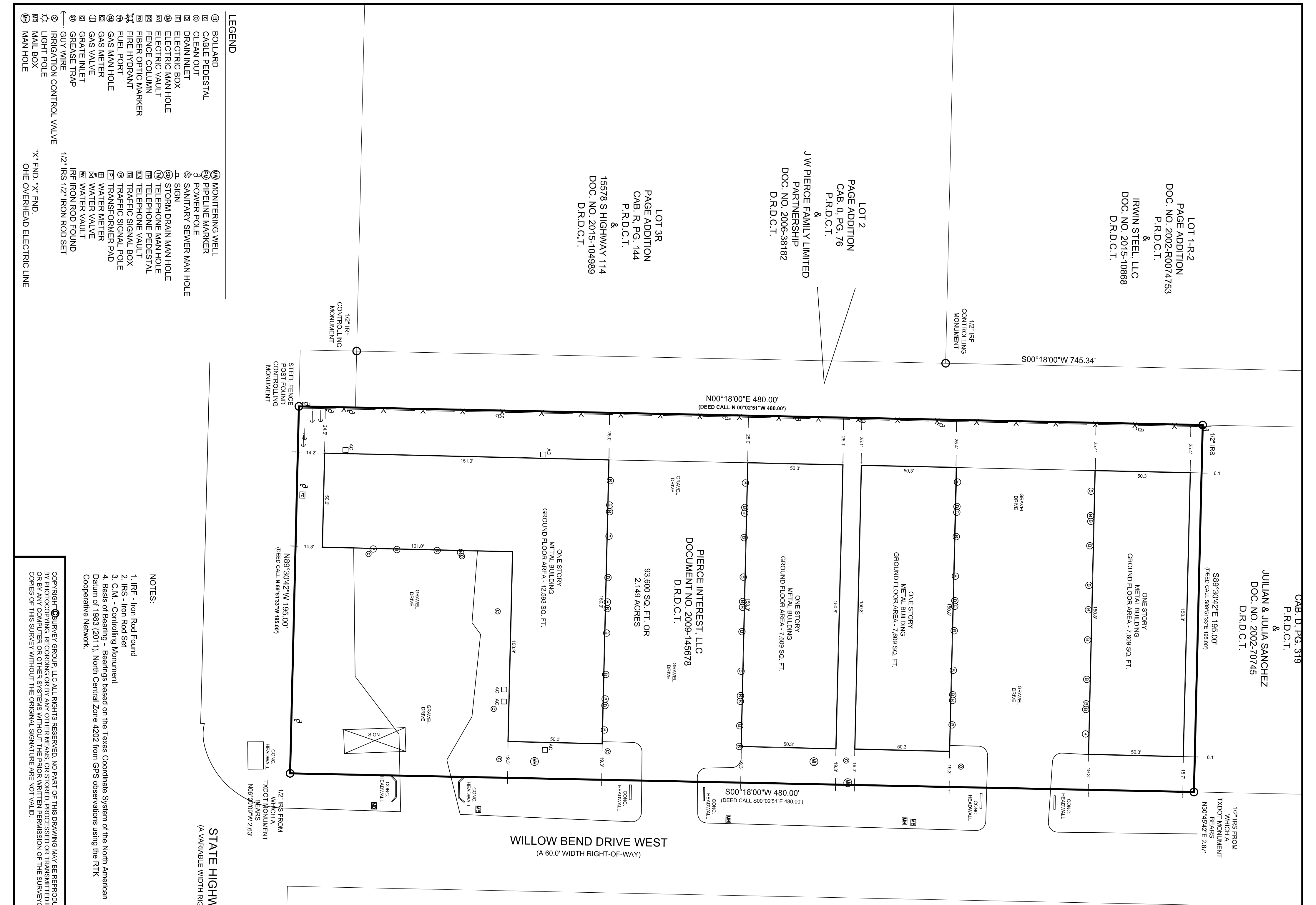


EXHIBIT A SITE AND LEGAL DESCRIPTION



**LEGEND**

- ⊕ BOLLARD
- ⊖ CABLE PEDESTAL
- ⊕ DRAIN INLET
- ⊖ ELECTRIC BOX
- ⊕ ELECTRIC MAN HOLE
- ⊖ FENCE COLUMN
- ⊕ FIRE HYDRANT
- ⊖ GAS MAN HOLE
- ⊕ GAS METER
- ⊖ GRATE INLET
- ⊕ GREASE TRAP
- ⊖ GUY WIRE
- ⊕ IRON ROD FOUND
- ⊖ IRON ROD FOUND
- ⊕ IRON ROD FOUND
- ⊖ MAIL BOX
- ⊕ MAN HOLE
- ⊖ MOUNTING WELL
- ⊕ PRELINE MARKER
- ⊖ POWER POLE
- ⊕ SANITARY SEWER MAN HOLE
- ⊖ SIGN
- ⊕ STORM DRAIN MAN HOLE
- ⊖ TELEPHONE MAN HOLE
- ⊕ TELEPHONE PEDestal
- ⊖ TRAFFIC SIGNAL POLE
- ⊕ TRANSFORMER PAD
- ⊖ WATER METER
- ⊕ WATER VALVE
- ⊖ WATER VAULT
- ⊕ 1/2" IRIS 1/2" IRON ROD SET
- ⊖ 1/2" IRIS 1/2" IRON ROD SET
- ⊕ ONE OVERHEAD ELECTRICAL LINE
- ⊖ ONE OVERHEAD ELECTRICAL LINE

**NOTES:**

1. IRF - Iron Rod Found
2. IRF - Iron Rod Set
3. C.M. - Controlling Monument

4. Basis of Bearing - Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011), North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

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NO.	DATE	REVISION
1.		
2.		
3.		

Scale 1" = 30'

Scale 1" = 30'

TPBS No. 101733-00

**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

400 SOUTH INDUSTRIAL BLVD., STE 219  
EULESS, TEXAS 76040

(817) 354-1445  
(817) 354-1451 FAX

DATE: SEPTEMBER 16, 2016  
SCALE: 1" = 30'

DRAWN BY: R.M.

ATLACSM SURVEY  
OF  
PIERCE INTEREST, L.L.C. TRACT  
DOCUMENT NO. 2009-145678  
DEED RECORDS, DENTON COUNTY, TEXAS  
SITUATED IN  
DENTON COUNTY, TEXAS

SHEET: 1 OF 1

William P. Price  
Registered Professional Land Surveyor No. 3047

**FLOOD CERTIFICATE**

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, Texas, the subject property is located in Zone "X" and does not lie within a Special Flood Hazard Area (100 Year Flood), Community Panel No. 480774.0475, dated April 2, 1997.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: 15520 Hwy 114, L.L.C. a Texas limited liability company. Pierce Interest, L.L.C. First American Title Insurance Company

The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Texas for surveys and with the Minimum Standard Detail Requirements for ALL TACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2011, and meets the Accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of the certification of an Urban Survey, with accuracy and precision as shown on the plat. The survey was made in accordance with the standards of the Surveyor and the subject property is located, and contains, without limitation, 1.234,679(70)(1) 8.910,113,415 and 16 of Table A thereof.

This survey was performed in connection with the transaction described in GF No. 16-06798-051 of First Western Title, Issue date of June 14, 2016. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERNOUGHED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

a. Subject to all leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, interests or mineral interests that are not listed hereon.

f. Subject to Rights of Easements, Easements, as tenants only, under any unrecorded rental or lease agreements. (May be deleted with appropriate affidavit) (Owner's Policy only)

g. Subject to Rights of Parties under any unrecorded contracts.

h. Esasement Agreement by and between EIB J Ranch, LTD, et al, and Central Telephone Company-Midstate aka Wise County Telephone Company, dated October 1, 1984, filed February 21, 1985, and recorded in Volume 1577, Page 441, of the Real Property Records of Denton County, Texas. Does not affect subject property.

i. Right of Way Agreement by and between Willow Springs Properties LP and Southwestern Gas Pipeline, Inc., dated October 21, 2000, filed December 7, 2000, and recorded in Volume 4731, Page 1686, of the Real Property Records of Denton County, Texas. Does not affect subject property.

j. Lease Agreement by and between Larry Pierce and Stuart H. Herdgett, dated April 13, 2004, filed May 28, 2004, and recorded in Clerk's File No. 2004-69778, of the Official Records of Denton County, Texas. As affected by Assn. Agreement to Primary Media Partners, L.L.C. recorded in Clerk's File No. 2011-125012, of the Official Records of Denton County, Texas. Affects subject property and blanket in nature.

k. Subject to Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated December 13, 1982, by and between John Adams and wife.

l. Sara F. Adams, as Lessor, and L. F. Merrill, as Lessee, recorded in Volume 1183, Page 752, of the Real Property Records of Denton County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Affects subject property and blanket in nature.

m. Affect subject property as shown in instrument executed by GO Oil Corp., dated June 9, 1983 and filed in Volume 1224, Page 719, of the Real Property Records of Denton County, Texas, together with any and all amendments thereto, if any. Affects subject property and blanket in nature.