

EXHIBIT "A"
Property Description

All that certain land being in the County of Kaufman, State of Texas, and being 44.308 acres of land, Kaufman County Property ID 6414, out of the John Gregg Survey, Abstract 171, out of the following:

First Tract: 56 acres, more or less, a part of said John Gregg Survey, described as:

BEGINNING at the North corner of said John Gregg Survey;

THENCE S 45 W with the Northwest boundary line of said survey 850 varas to stake on said line;

THENCE S 45 E with line between subdivisions No. 2 & 3 of said survey, 536 varas to the bed of Buffalo Creek;

THENCE, up said creek with its meanderings to the line between Subdivision No. 1 and 2 of said survey, corner;

THENCE N 45 W with said line 140 vrs to corner, bois d'arc tree 10 inches in dia brs S 56 W 10 vrs, an ash brs 14E 8 vrs;

THENCE N 45 E 425 vrs to corner on the Northwest boundary line of said Gregg Survey from which an ash 26 inches in dia brs N 80 W 5.5 vrs;

THENCE N 45 W 260 vrs to corner and the PLACE OF BEGINNING, containing 56 acres of land, more or less, as aforesaid.

Second Tract: 10 acres, more or less, also a part of the John Gregg Survey, described as:

BEGINNING 375 vrs S 45 E from the North corner of said John Gregg Survey, this point being in bed of Big Buffalo Creek;

THENCE N 45 W 106 vrs to corner from which an ash 12 inches in dia brs S 3 E 4 vrs, an ash 26 inches in dia brs N 89 W 5.5 vrs;

THENCE S 45 W 425 vrs corner from which a bois d'arc 10 inches in dia brs S 56 W 10 vrs, an ash 6 inches in dia brs S 14 E 8vrs;

THENCE S 45 E 136 vrs to corner in bed of said Buffalo Creek;

THENCE N 45 E and which meanderings of said Creek, in the bed of channel thereof, to the PLACE OF BEGINNING containing 10 acres of land, more or less.

LESS, SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

Tract 1 (Property ID 59169): BEGINNING at a ½" dia iron set at a fence corner in the southeast right of way line of FM 460 and also being in the southwest line of a so-called 5.276 acre tract of land conveyed to Loretta L Gibson by deed recorded in Volume 712, Page 15, Deed Records of Kaufman County, Texas. From which a 1" iron pipe found in the northeast line of said 5.276 acres tract and southeast right of way of said FM 460 bears N 47°15'00" E a distance of 196.00';

THENCE: S 47°15'00" W along the southeast right of way line of said FM 460 a distance of 50.00 feet to a ½" dia iron pin set for a corner.

THENCE: S 42°24'29" E a distance of 511.26 feet to a ½" iron pin set in the east right of way of Texas Power & Light Co. easement recorded in Volume 510, Page 114, Deed Records of Kaufman County, Texas.

THENCE: S 23°17'56" W along said TP&L easement a distance of 263.32 feet to a ½" iron pin set for a corner.

THENCE: S 42°24'29" E, at 520.70 feet passed a ½" dia reference iron pin set, and all a distance of 570.70 feet to a corner in the center of Buffalo Creek, same being the east line of said Briscoe Tract Two.

THENCE: Along the center line meanders of Buffalo Creek as follows: N 34°58'44" E 35.98 feet, N 01°15'17" W 48.69 feet, N 24°22'24" E 35.93 feet, N 49°55'50" E 18.81 feet, N 61°21'45" E 56.72 feet, N 44°40'23" E 48.59 feet, N 51°13'41" E 43.08 feet, N 55°43'49" E 34.77 feet to the south corner of said Gibson 5.276 acres tract.

THENCE: N 42°24'29" W along the southwest line of said Gibson 5.276 acres tract, at 19.20 feet pass a 2" dia iron pipe found at a fence corner on the northwest bank of said creek, in all a distance of 1151.41 feet to the PLACE OF BEGINNING, and containing 4.802 acres of land.

Tract 2 (Property ID 6582):

All that certain lot, tract or parcel of land, being 11.525 acres, situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, and being a part of the First Tract described in deed from John H. Kuban et ux to Van D. Briscoe, dated January 20, 1954, recorded in Volume 377, page 39, Deed Records of Kaufman County, Texas, and being more fully described as follows:

BEGINNING at an iron stake at the intersection of center line of Farm Road No. 740 with the center line of Farm Road No. 460, this being the North corner of said Gregg Survey;

THENCE South 45° East 1046 feet with center line of Farm Road No. 740 to an iron stake at the center line of Creek;

THENCE South 54° 18' 50" West 253.34 feet and South 12° 32' 45" West, 270.19 feet with center line of said creek to a point, and iron stake bears 25 feet North 45 West in fence line;

THENCE North 45° West 1150 feet to the center line of Farm Road No. 460, an iron stake bears 45 feet South 45° East in fence line;

THENCE North 45° East 478 feet with the center line of Farm Road No. 460 to the place of Beginning, containing 11.525 acres, with 1.503 acres within the Dallas Water Line Right-of-Way, leaving a net of 10.022 acres, subject however to the rights in and to 1.114 acres within the Farm Roads and leaving 1.0 acre out of the South corner of this tract for the purpose of perfecting a lien thereon, described as follows, to-wit:

BEGINNING at the point in center of said creek the South corner of above tract, an iron stake bears 23 feet North 45° West in fence; THENCE North 45° West 275.5 feet to stake for corner; THENCE North 45° East 220 feet to stake for corner; THENCE South 45° East 120.5 feet to point in center of said creek; THENCE South 12° 32' 45" West 270.19 feet to the place of beginning, containing 1.0 acre of land.

Tract 3 (Property ID 6583):

All that certain lot, tract, or parcel of land, being 5.276 acres situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, and being a part of the First Tract described in Deed from John H. Kuban et ux to Van D. Briscoe, dated January 20, 1954, recorded in Volume 377, page 39, Deed Records of Kaufman County, Texas, and being more fully described as follows:

BEGINNING at a point in center of Farm Road No. 460, the Northwest line of aforesaid tract, and being 478 feet S 45°W from the North corner thereof;

An iron stake bears 45 feet S 45°E in fence line;

THENCE S 45°E 1150 feet to the center line of a creek, an iron stake bears 23 feet N 45°W in fence line;

THENCE S 32°04'W 201 feet down the center line of said creek to a point, an iron stake bears 20 feet N 45°W in fence line;

THENCE N 45°W 1195 feet to the center line of said Farm Road No. 460, an iron stake bears 45 feet S 45 E in fence line;

THENCE N 45°E 196 feet with center line of said Farm Road to the place of BEGINNING, containing 5.276 acres of land, with 0.276 acre within the Dallas Water Line Right-of-Way, leaving a net of 5.00 acres, of which 0.202 acre is within Farm Road No. 460.