

EXHIBIT "A"
Property Description

All that certain land being in the County of Kaufman, State of Texas, and being 7.304 acres of land, Kaufman County Property ID 6582, out of the John Gregg Survey, Abstract 171, out of the following:

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.