

**EXHIBIT "A"**  
**Property Description**

All that certain land being in the County of Kaufman, State of Texas, and being 5.00 acres of land, Kaufman County Property ID 6583, out of the John Gregg Survey, Abstract 171, out of the following:

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.