

## EXHIBIT "A"

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE JEREMIAH MCDANIEL SURVEY, ABSTRACT NO. 774, BEING A PART OF A 94.078 ACRE TRACT OF LAND CONVEYED BY JOSEPH R. FALLON, TRUSTEE TO A. W. PEMBERTON, ET UX BY DEED DATED JANUARY 9, 1976, RECORDED IN VOLUME 1332, PAGE 251, DEED RECORDS, GRAYSON COUNTY, TEXAS, BEING THE SAME 63.86 ACRE TRACT OF LAND CONVEYED BY NORMAN L. PEMBERTON, TRUSTEE OF THE TOMMIE MAE PEMBERTON REVOCABLE LIVING TRUST TO JULE AKE, ET AL BY DEED DATED MAY 3, 2002, RECORDED IN VOLUME 3245, PAGE 287, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a found spike nail for the Southeast corner of said 94.078 acre tract, the Northeast corner of a 9.007 acre tract of land described in deed from Winifred A. Huddleston to Ron Duke and Jo Duke, dated December 4, 1999, recorded in Volume 2869, Page 624, Official Public Records, Grayson County, Texas, at the intersection of a North/South public road known as Harrell Road with the center of a public road running West known as Schneider Road, said nail being South 00 degrees 39 minutes 14 seconds East, a distance of 18.50 feet from the found ½ inch rebar maintaining the Southwest corner of a 14.197 acre tract of land conveyed by Jack W. Howard, et ux to Leroy Guy Warner by deed dated March 1, 1984, recorded in Volume 1684, Page 585, Deed Records, Grayson County, Texas, at the intersection of the center of said Harrell Road with the center of said Schneider Road running East;

THENCE North 89 degrees 47 minutes 00 seconds West, with the center of said Schneider Road, the South line of said 94.078 acre tract, the North line of said 9.007 acre tract, a distance of 290.75 feet to a set spike nail for the Southeast corner of Pemberton Heights, an Addition to Grayson County, Texas as shown by plat of record in Volume 11, Page 90 & 91, Plat Records, Grayson County, Texas;

THENCE North 00 degrees 13 minutes 00 seconds East, with the East line of said Pemberton Heights Addition, at a distance of 35.0 feet passing a found ½ inch rebar maintaining the Southeast corner of Lot Seven (7) of said Addition on the North side of said Schneider Road and continuing for a total distance of 557.72 feet to a found ½ inch rebar maintaining the Northeast corner of both said Lot Seven and Pemberton Heights Addition;

THENCE North 89 degrees 47 minutes 00 seconds West, with the North line of said Pemberton Heights Addition, at a distance of 1500.00 feet passing a found ½ inch rebar maintaining the Northeast corner of Lot One (1) of said Addition and continuing for a total distance of 1606.67 feet to the Northwest corner of both said Lot One and Pemberton Heights Addition in the center of a creek and on the East line of a 118 acre tract of land conveyed by L. B. Daniel, et ux to Benjamin F. Lee, Jr., et ux by deed dated August 14, 1950, recorded in Volume 621, Page 90, Deed Records, Grayson County, Texas, the East line of a 10.000 acre tract of land previously conveyed out of said 118 acre tract and conveyed by the Veterans Land Board of the State of Texas to Douglas Craft and Carole Craft by deed dated August 19, 1996, recorded in Volume 2491, Page 414, Official Public Records, Grayson County, Texas, said 10.000 acre tract being

more particularly described in Contract of Sale and Purchase from the Veterans Land Board of Texas to Carlton Webb, dated July 16, 1979, recorded in Volume 1486, Page 275, Deed Records, Grayson County, Texas;

THENCE in a Northerly direction with the center of said creek, the West line of said 94.078 acre tract, the East line of said 118 acre tract, the East line of said 10.000 acre tract, the East line of a 15.73 acre tract of land lying North of and adjacent to said 10.000 acre tract previously conveyed out of said 118 acre tract and described in deed from Arnold L. Wrede, et ux to Juan Adan Menjivar, dated November 26, 1996, recorded in Volume 2509, Page 893, Official Public Records, Grayson County, Texas, the following calls and distances:

North 40 degrees 47 minutes 01 seconds West, a distance of 44.66 feet;

South 73 degrees 11 minutes 38 seconds West, a distance of 76.79 feet;

North 32 degrees 00 minutes 58 seconds West, a distance of 68.22 feet;

North 77 degrees 07 minutes 48 seconds West, a distance of 71.80 feet;

North 11 degrees 30 minutes 30 seconds West, a distance of 35.03 feet;

North 24 degrees 42 minutes 52 seconds East, a distance of 35.24 feet;

North 59 degrees 15 minutes 42 seconds East, a distance of 32.30 feet;

North 08 degrees 12 minutes 33 seconds West, a distance of 108.88 feet;

North 33 degrees 54 minutes 15 seconds West, a distance of 29.81 feet;

North 11 degrees 06 minutes 26 seconds East, a distance of 92.95 feet;

North 64 degrees 05 minutes 38 seconds East, a distance of 26.34 feet;

South 54 degrees 41 minutes 47 seconds East, a distance of 58.76 feet;

North 52 degrees 51 minutes 54 seconds East, a distance of 6.62 feet;

South 89 degrees 19 minutes 19 seconds East, a distance of 35.98 feet;

North 17 degrees 12 minutes 05 seconds East, a distance of 70.74 feet;

North 54 degrees 05 minutes 59 seconds West, a distance of 52.75 feet;

South 87 degrees 30 minutes 05 seconds West, a distance of 52.76 feet;

North 03 degrees 24 minutes 38 seconds West, a distance of 35.35 feet;

North 25 degrees 52 minutes 04 seconds East, a distance of 31.30 feet;  
North 23 degrees 36 minutes 02 seconds West, a distance of 57.42 feet;  
North 83 degrees 56 minutes 23 seconds West, a distance of 27.42 feet;  
North 56 degrees 20 minutes 30 seconds West, a distance of 21.50 feet;  
North 01 degrees 41 minutes 43 seconds West, a distance of 25.94 feet;  
North 48 degrees 12 minutes 37 seconds East, a distance of 47.59 feet;  
North 85 degrees 51 minutes 15 seconds East, a distance of 46.75 feet;  
South 83 degrees 09 minutes 55 seconds East, a distance of 66.31 feet;  
North 03 degrees 38 minutes 15 seconds East, a distance of 93.09 feet;  
North 16 degrees 16 minutes 17 seconds West, a distance of 176.40 feet;  
North 24 degrees 07 minutes 58 seconds West, a distance of 144.67 feet;  
North 59 degrees 19 minutes 17 seconds West, a distance of 23.19 feet;  
North 19 degrees 17 minutes 29 seconds East, a distance of 104.09 feet;  
North 54 degrees 15 minutes 05 seconds West, a distance of 74.46 feet;  
North 04 degrees 30 minutes 34 seconds West, a distance of 149.38 feet;  
North 87 degrees 28 minutes 14 seconds East, a distance of 110.66 feet;  
North 50 degrees 01 minutes 31 seconds East, a distance of 21.21 feet;  
North 08 degrees 31 minutes 02 seconds West, a distance of 30.96 feet;  
North 39 degrees 31 minutes 11 seconds West, a distance of 87.22 feet;  
South 46 degrees 45 minutes 40 seconds West, a distance of 44.65 feet;  
North 82 degrees 10 minutes 47 seconds West, a distance of 33.81 feet;  
North 41 degrees 40 minutes 34 seconds West, a distance of 51.78 feet;  
North 41 degrees 20 minutes 22 seconds East, a distance of 76.58 feet;

South 83 degrees 03 minutes 41 seconds East, a distance of 86.60 feet;  
South 61 degrees 04 minutes 30 seconds East, a distance of 70.12 feet;  
North 70 degrees 20 minutes 24 seconds East, a distance of 47.72 feet;  
North 06 degrees 07 minutes 57 seconds East, a distance of 56.84 feet;  
North 31 degrees 37 minutes 30 seconds West, a distance of 192.68 feet;  
North 03 degrees 16 minutes 18 seconds East, a distance of 60.14 feet;  
South 82 degrees 29 minutes 19 seconds East, a distance of 48.52 feet;  
North 05 degrees 03 minutes 59 seconds West, a distance of 46.56 feet;  
North 75 degrees 33 minutes 50 seconds West, a distance of 46.12 feet;  
North 12 degrees 12 minutes 08 seconds West, a distance of 68.21 feet;  
North 52 degrees 18 minutes 40 seconds East, a distance of 106.13 feet;  
South 25 degrees 46 minutes 15 seconds East, a distance of 69.18 feet;  
South 48 degrees 58 minutes 33 seconds East, a distance of 65.15 feet;  
North 40 degrees 17 minutes 58 seconds East, a distance of 83.40 feet;

North 11 degrees 18 minutes 38 seconds West, a distance of 66.33 feet to the Northwest corner of said 94.078 acre tract, the Southwest corner of an 18.01 acre tract of land conveyed by Prudential Residential Services, Limited Partnership to Wesley R. Kimball, et ux by deed dated February 9, 2001, recorded in Volume 3031, Page 240, Official Public Records, Grayson County, Texas;

THENCE South 88 degrees 05 minutes 03 seconds East, with the North line of said 94.078 acre tract, the South line of said 18.01 acre tract, at a distance of 47.0 feet passing a "T" fence post on the East bank of said creek and continuing along or near a fence for a total distance of 492.80 feet to a found ½ inch rebar maintaining the Northwest corner of a 20.295 acre tract of land conveyed by the Veterans Land Board of Texas to Edsel Lee Kuykendall by deed dated January 21, 1970, recorded in Volume 1151, Page 763, Deed Records, Grayson County, Texas;

THENCE in a Southeasterly direction with the general line of a fence, an East line of said 94.078 acre tract, the West line of said 20.295 acre tract, the following calls and distances;

South 29 degrees 07 minutes 26 seconds East, a distance of 123.05 feet;

South 28 degrees 29 minutes 09 seconds East, a distance of 184.07 feet;

South 28 degrees 07 minutes 34 seconds East, a distance of 187.99 feet;

South 28 degrees 42 minutes 17 seconds East, a distance of 204.00 feet;

South 36 degrees 21 minutes 28 seconds East, a distance of 153.32 feet;

South 43 degrees 01 minutes 23 seconds East, a distance of 161.16 feet to a cross tie fence post at the South end of a gate, and on the dam of a small pond;

THENCE South 41 degrees 10 minutes 06 seconds East, continuing with an East line of said 94.078 acre tract, the West line of said 20.295 acre tract, a distance of 203.60 feet to an ell corner of said 94.078 acre tract, the Southwest corner of said 20.295 acre tract at the South end of said pond and on the North line of an 8.00 acre tract of land previously conveyed out of said 94.078 acre tract and described in deed from Mark Alan Reed, and Melita D. Reed to Cherri Joyce Ballew, dated July 21, 2000, recorded in Volume 3701, Page 667, Official Public Records, Grayson County, Texas;

THENCE South 89 degrees 14 minutes 16 seconds West, with the North line of said 8.00 acre tract, a distance of 429.72 feet to a found ½ inch rebar maintaining the Northwest corner of said 8.00 acre tract;

THENCE South 00 degrees 39 minutes 40 seconds East, a distance of 329.37 feet to a found ½ inch rebar maintaining the Southwest corner of said 8.00 acre tract;

THENCE North 89 degrees 14 minutes 25 seconds East, with the South line of said 8.00 acre tract, at a distance of 1038.12 feet passing a found ½ inch rebar on the West side of said Harrell Road and continuing for a total distance of 1058.12 feet to a found spike nail in the center of said Harrell Road and on the West line of a 10.160 acre tract of land conveyed by the Veterans Land Board of the State of Texas to Dorinda Lynn Reynolds by deed dated August 26, 1999, recorded in Volume 2833, Page 834, Official Public Records, Grayson County, Texas, said 10.160 acre tract being more particularly described in Contract of Sale and Purchase from the Veterans Land Board of Texas to Willie E. Burrow, dated December 20, 1983, recorded in Volume 1674, Page 541, Deed Records, Grayson County, Texas;

THENCE South 00 degrees 39 minutes 14 seconds East, with the center of said Harrell Road, the West line of said 10.160 acre tract, passing its Southwest corner, the Northwest corner of a 10.186 acre tract of land conveyed by the Veterans Land Board of Texas to Leroy Guy Warner by Contract of Sale and Purchase dated March 14, 1984, recorded in Volume 1684, Page 92, Real Property Records, Grayson County, Texas and continuing with the West line of said 10.186 acre tract, passing its Southwest corner, the Northwest corner of the above mentioned Howard 14.197 acre tract and continuing with the West line of said 14.197 acre tract, a distance of 1196.08 feet passing the found ½ inch rebar maintaining the Southwest corner at the

intersection of the center of said Harrell Road with the center of said Schneider Road running East and continuing for a total distance of 1214.58 feet to the PLACE OF BEGINNING and containing 63.86 acres of land more or less.