

EXHIBIT "A"

BEING 12.498 acres of land situated in the W.W. FORD SURVEY, ABSTRACT No. 80 and being a part of a tract of land described in a deed to Mark Lanning as recorded in Volume 903, Page 114, Real Estate Records, ROCKWALL County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southeast right of way line of F.M. Road No. 549, said iron rod being the North corner of a tract of land described a deed to C. Van Walker et ux Carol Miller Walker as recorded in Volume 1202, Page 202 of said Real Estate Records;

THENCE North 44 deg 47 min 35 sec East, along the Southeast right of way line of F.M. Road No. 549, a distance of 322.90 feet to a 1/2 inch iron rod found for corner, said iron rod being the beginning of a curve to the right having a central angle of 01 deg 57 min 18 sec, radius 6337.94 feet, and chord bearing North 45 deg 52 min 08 sec East, 216.26 feet;

THENCE continuing along the Southeast right of way line of said F.M. Road No. 549, an arc distance of 216.26 feet to a 1/2 inch iron rod found, said iron rod being the West corner of a tract of land described in a deed to Kenneth M. Urban and wife, Patricia Urban as recorded in Volume 1252, Page 300 of said Real Estate Records;

THENCE South 45 deg 12 min 25 sec East, along the Southwest line of said Urban's tract, and the Southwest line of a tract of land described in a deed to Dr. Mohiudin Zeb and Nasreen Zeb as recorded in Volume 1059, Page 14, of said Real Estate Records, a distance of 1005.94 feet to a 1/2 inch iron rod found for corner, said iron rod being the South corner of said Zeb's tract;

THENCE South 44 deg 47 min 35 sec West, a distance of 539.11 feet to a 1/2 inch iron rod found for corner, said iron rod being the East corner of aforesaid Walker's tract;

THENCE North 45 deg 12 min 25 sec West, along the Northeast line of said Walker's tract a distance of 1010.00 feet to the POINT OF BEGINNING and containing 12.493 acres.