

**EXHIBIT "A"**

**All that certain tract or parcel of land situated in the Joseph English Survey, Abstract No. 289, Hunt County, Texas, and being part of the same tracts of land conveyed to Jeffery K. Dunn, Louis A. Dunn, and Twylla J. Dunn Bell recorded in Volume 593, Page 551, Official Public Records, Hunt County, Texas, and being described by metes and bounds as follows:**

**Beginning at a 1/2 inch iron rod found for corner in the South right of way line of F.M. Highway No. 2068, said point being the recognized Northwest corner of said Dunn Tract, and the apparent Northeast corner of the remainder of a tract of land conveyed to Lincoln Trust recorded in Volume 382, Page 609 Deed Records, Hunt County, Texas;**

**Thence North 89 degrees 09 minutes 43 seconds East along said right of way, a distance of 51.59 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of herein described tract;**

**Thence South 00 degrees 16 minutes 05 seconds West, a distance of 264.18 feet to a 1/2 inch iron rod found for angle point, said point being an inner corner of herein described tract;**

**Thence South 66 degrees 54 minutes 24 seconds East, a distance of 611.27 feet to a 1/2 inch iron rod found for angle point, said point being an inner corner of herein described tract;**

**Thence North 81 degrees 57 minutes 49 seconds East, a distance of 456.91 feet to a 1/2 inch iron rod found for corner in the apparent West line of a tract of land described in Deed to John and Phyllis Carrier recorded in Volume 697, Page 280 Official Public Records, Hunt County, Texas, said point being the most Northeasterly Northeast corner of herein described tract;**

**Thence South 00 degrees 03 minutes 28 seconds East, a distance of 1823.93 feet to a 1/2 inch iron rod found for corner, said point being an inner ell corner of herein described tract and the apparent Southwest corner of said Carrier tract;**

**Thence North 89 degrees 17 minutes 53 seconds East, a distance of 798.63 feet to a 1/2 inch iron rod found for corner in the apparent West line of a tract of land described in Deed to Robert L. and Hannelore E. Watson recorded in Volume 771, Page 306 Official Public Records, Hunt County, Texas, said point being the apparent Southeast corner of said Carrier tract and the most Southerly Northeast corner of herein described tract;**

**Thence South 01 degrees 43 minutes 20 seconds East, a distance of 2376.61 feet to a 1/2 inch iron rod found for corner in the apparent West line of said Watson Tract, said point being the Southeast corner of herein described tract, from which a 1/2 inch iron rod found for Highbank bears South 01 degrees 43 minutes 20 seconds East, 525.92 feet;**

**Thence North 47 degrees 33 minutes 15 seconds West, a distance of 2624.44 feet to a 1/2 inch iron rod found for corner in the apparent East line of a tract of land described in Deed to Lewis A. and Marcia Alderman recorded in Volume 695, Page 360 Official Public Records, Hunt County, Texas, said point being the Southwest corner of herein described tract;**

**Thence North, a distance of 2857.77 feet to the Place of Beginning and containing 4,769,592.933 square feet or 109.494 acres of land.**