



EXHIBIT "A"

BEING a tract or parcel of land situated within the City of West Tawakoni, Hunt County, Texas, being a part of the Jackson Wilson Survey, Abstract No. 1120, also being part of a tract of land as described in a Warranty Deed with Vendor's Lien from John W. Story and O.C. Humphrey to Starkey Smith and Stacey Smith as recorded in Volume 925 at Page 567 of the Deed Records of Hunt County, Texas and being further described as follows:

BEGINNING at a "DCA Inc" capped 1/2 Inch Iron rod found for a corner at the northeast corner of a 2.00 acre tract of land conveyed to Trail Dust Estates, Inc. as recorded in Volume 1305 at Page 467 of the Official Public Records of Hunt County, Texas, said Point of Beginning being on the west line of Tract One as conveyed to High Cotton Land Development, LLC as recorded In Volume 697 at Page 467 of the Official Public Records of Hunt County, Texas;

THENCE S 88 deg. 47' 55" W along the north line of said 2.000 acre tract, a distance of 461.58 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 2.000 acre tract on the east line of Mays Lane, said corner being further marked by a "DCA Inc." capped 1/2 inch iron rod found bearing N 88 deg. 47' 55" E at a distance of 31.66 feet;

THENCE N 01 deg. 12' 16" W along the east line of said Mays Lane, a distance of 1818.18 feet to a 1/2 inch iron rod found for a corner;

THENCE N 90 deg .. 00' 00" E a distance of 305.02 feet to a 1/2 inch iron rod found for a corner;

THENCE N 00 deg. 54' 49" W a distance of 27.08 feet to a capped 1/2 inch iron rod found for a corner, said corner being the southwest corner of a 0.827 acre tract of land conveyed to Heng Khun as recorded In Volume 1141 at Page 99 of the Official Public Records of Hunt County, Texas;

THENCE N 89 deg. 41' 38" E along a fence and the south line of said 0.827 acre tract, a distance of 155.83 feet to a "DCA Inc" capped 1/2 inch iron rod found for a corner at the southeast corner of said 0.827 acre tract;

THENCE S 01 deg. 13' 31" E a distance of 1836.43 feet returning to the Point of Beginning and containing 19.300 acres of land.