

Exhibit "A"

PROPERTY (including any improvements):

All that certain tract or parcel of land situated in the City of Winnsboro, Wood County, Texas, being part of Lots 19 and 20, Block 4 of said City, being part of Lots 19 and 20 described in Deed to M. M. Harrison by deed recorded in Volume 601, Page 349, Deed Records of Wood County, Texas, and being part of Lots 19 and 20 described in Volume 632, Page 358 of said Deed Records and being more particularly described as follows:

BEGINNING at the SW corner of said Lot 20, being on the NW corner of Lot 21 and being on the East right of way line of Franklin Street;

THENCE North with said right of way line, 50.0 feet to the NW corner of said Lot 19 and the SE corner of Lot 18;

THENCE East with the NBL of said Lot 19 and the SBL of said Lot 18, 65.0 feet to an iron rod set for corner;

THENCE South with the WBL of a tract described in Deed to Wayne Thomas and wife, Blanche, recorded in Volume 641, Page 413 of said Deed Records, 50.0 feet to an iron rod set for corner situated on the SW corner of said Thomas tract;

THENCE West with the SBL of said Lot 20 and the NBL of said Lot 21, 65.0 feet to the place of beginning, containing 0.075 acres, more or less.

LESS AND EXCEPT:

All that certain tract or parcel of land situated in the City of Winnsboro, Wood County, Texas, being part of Lots 19 and 20, Block 4, owned by M. M. Harrison and being more particularly described as follows:

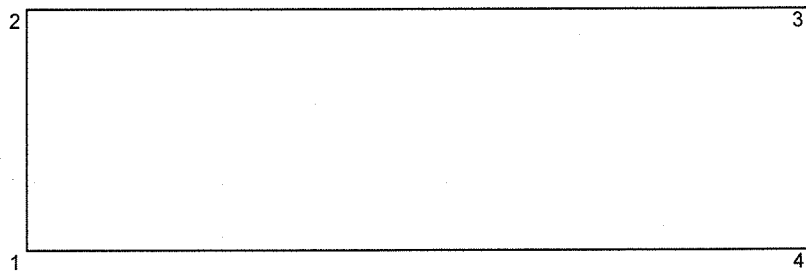
BEGINNING at the SW corner of said Lot 20, on the NW corner of Lot 21, and being on the East right of way line of Franklin Street;

THENCE North with said right of way line, 30.0 feet to a point for corner;

THENCE East, 65.0 feet to a point for corner;

THENCE South, 30.0 feet to a point for corner;

THENCE West with the SBL of said Lot 20 and the NBL of said Lot 21, 65.0 feet to the place of beginning, containing 0.045 acre, more or less.



Scale = 1: 16 (Feet)

- 1 N 20
- 2 E 65
- 3 S 20
- 4 W 65