

EXHIBIT "A"

PROPERTY (including any improvements):

All that certain tract or parcel of land situated in the City of Winnsboro, Wood County, Texas, being in the **GRAY B. KING SURVEY, ABSTRACT NO. 3**, and being all of **Lot No. 3-F in Block I-2** of the R.C.Martin Subdivision, a plat of said subdivision being recorded in Volume 2, Page 21 of the Plat Records of Wood County, Texas, and being that same land conveyed from Evelyn Preston to Clura Ann Byars and Iwana Harvey, and recorded in Volume 1173, Page 459 of the Real Property Records of said county and bounded as follows:

BEGINNING at a 1/2 inch steel rod found in the west right-of-way line of Beavers Street, same being the northeast corner of Lot No. 3-G of said R. C. Martin Subdivision;

THENCE North 88 deg. 22 min. 52 sec. West, 96.54 feet to a 3-inch steel pipe found at the northwest corner of the above mentioned Lot No. 3-G;

THENCE North 0 deg. 49 min. 25 sec. East, 109.94 feet to a 60d nail found at the southwest corner of Lot No. 3-E of said R. C. Martin Subdivision;

THENCE South 88 deg. 13 min. 27 sec. East, 94.97 feet to a 1/2 inch steel rod found in the west right-of-way line of Beavers Street, same being the southeast corner of Lot No. 3-E;

THENCE South, with said street right-of-way line, 10971 feet to the PLACE OF BEGINNING, and containing **0.241 of an acre** of land, as surveyed by Tom Noble, RPLS No. 2097, dated December 4, 2000.