

Exhibit “A” – ETJ Property to be Annexed

4.28 Acre Tract for Annexation

BEING that certain 4.28 acres tract, or parcel of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas, being part of a 54.373 acre tract of land, conveyed to Whaley Investments, LTD., by Warranty Deed, as recorded in Instrument Number 2013-0006533, Official Public Records, Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the East corner of a 4.654 acre tract, conveyed to Jacob Derieux, by deed recorded in Instrument Number 2018-0003749, Official Public Records, Kaufman County, and an ell corner of said 54.373 acre tract, which a 1/2 inch iron rod found, bears South 41 Degrees 11 Minutes 55 Seconds East a distance of 2.11 feet;

THENCE, North 45 Degrees 18 Minutes 06 Seconds West, along the Northeasterly line of said 4.654 acre tract, and a Northeasterly line of said 54.373 acre tract, a distance of 372.84 feet to a 1/2 inch iron rod found, at the South corner of a 4.879 acres tract, conveyed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation Sole, by deed recorded in Instrument Number 2003-04504, Official Public Records, Kaufman County, Texas, which a 1/2 inch iron rod found, being the North corner of said 4.654 acre tract, bears North 45 Degrees 18 Minutes 06 Seconds West a distance of 32.76 feet;

THENCE, North 43 Degrees 03 Minutes 39 Seconds East, along the Southeasterly line of said 4.879 acres tract, and a Northerly line of said 54.373 acre tract, a distance of 500.39 feet to a 1/2 inch iron rod found, in the Southwesterly line of Golden Meadow Estates, by plat recorded in Cabinet 1 Slide 748, Plat Records, Kaufman County, Texas, said corner being the East Corner of said 4.879 acre tract, and the North corner of said 54.373 acre tract;

THENCE, South 45 Degrees 11 Minutes 41 Seconds East, along the West line of said Golden Meadow Estates, passing 1/2 inch rods found at 272.64 feet, and continuing a total distance of 372.86 feet to point for corner,;

THENCE, North 43 Degrees 03 Minutes 39 Seconds East, across the 54.373 acre tract, and with the approximate Forney City Limits Line, a distance of 499.69 feet, to the POINT OF BEGINNING and CONTAINING 186,359 square feet or 4.28 acres of land more or less.