

## EXHIBIT "A"

BEING all that certain tract or parcel of land in the City of Forney, Kaufman County, Texas and being a part of Block 42 of the Original Town of Forney and being all that 2.685 acre tract as conveyed from Thomas R. Rogers and Mary Lou Rogers to Texas Commerce Bank-Northwest as recorded in Volume 897, Page 328 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod set for corner at the north corner of said Block 42, said point being at the intersection of the southeast R.O.W. of Chestnut Street and the southwest R.O.W. of Old U.S. Highway 80, said point also being on a curve to the southeast, having a central angle of  $6^{\circ}32'03''$ , a radius of 1722.22 feet and a chord bearing of  $84^{\circ}43'59''$ E, 196.38 feet; THENCE with said curve and the southwest R.O.W. of Old U.S. Highway 80, (a 100' R.O.W.), an arc length of 196.41 feet to a 1/4" iron rod found for corner; THENCE  $83^{\circ}00'00''$ E, continuing along said R.O.W., a distance of 171.57 feet to a 1/2" iron rod found for corner and the POINT OF BEGINNING;

THENCE  $83^{\circ}00'00''$ E, continuing along the southwest R.O.W. of Old U.S. Highway 80, a distance of 209.13 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left, having a central angle of  $4^{\circ}34'08''$ , a radius of 1762.42 feet and a chord bearing of  $83^{\circ}27'04''$ E, 158.75 feet;

THENCE with said curve, and R.O.W.; an arc length of 158.79 feet to a 1/2" iron rod set for corner;

THENCE  $83^{\circ}00'32''$ W, a distance of 312.60 feet to a 1/2" iron rod set for corner in the northeast R.O.W. of the Texas and Pacific Railroad, said point being on a curve to the northwest, having a central angle of  $10^{\circ}47'43''$ , a radius of 1846.65 feet and a chord bearing of  $N55^{\circ}40'22''$ W, 347.44 feet;

THENCE with said curve and the northeast R.O.W. of the Texas and Pacific Railroad, an arc length of 347.95 feet to a 1/2" iron rod set for corner;

THENCE  $N38^{\circ}58'15''$ E, a distance of 145.98 feet to a 1/2" iron rod set for corner;

THENCE  $N51^{\circ}01'45''$ W, a distance of 17.58 feet to a 1/2" iron rod set for corner;

THENCE  $N38^{\circ}58'15''$ E, a distance of 175.98 feet to the POINT OF BEGINNING and containing 2.685 acres of land,

