

Exhibit "A"
Metes and Bounds (1)
Page 3 of 5

METES AND BOUNDS DESCRIPTION
SOUTH SIDE STORAGE AREA

BEING ALL OF THE SOUTH SIDE STORAGE AREA ON THE EAST SIDE OF S.W. 14TH STREET IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID PARCEL, SAME BEING IN THE EAST LINE OF SW 14TH STREET,

THENCE S 88° 09' 54" W, ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 303.875 FEET, TO A POINT IN THE WEST LINE OF A 22.00 FEET WIDE RAILROAD RIGHT-OF-WAY;

THENCE S 1° 50' 06" E, ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 300.60 FEET TO AN IRON ROD, SAME BEING IN THE EAST LINE OF SW 14TH STREET;

THENCE N 45° 03' 30" W, ALONG THE EAST LINE OF SW 14TH STREET A DISTANCE OF 405.83 FEET TO A POINT, THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 45° 15' 31" AND A RADIUS OF 234.89 FEET, FOR AN ARC DISTANCE OF 8.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 45,769 SQUARE FEET OR 1.051 ACRES OF LAND.

10-11