

EXHIBIT "A"
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Metes & Bounds Description

BEING a part of LOT 1, BLOCK 1, of BAR ONE ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 85066, Page 2849, Map Records, Dallas County, Texas and also being part of a called 5.08 acre tract, out of the B.B.B. & C. R.R. SURVEY, ABSTRACT 202, conveyed to ACTION CONCRETE, Inc., according to the Deed recorded in Volume 99074, Page 3818, Deed Records, Dallas County, Texas and being more fully described as follows:

BEGINNING at a 5/8" iron rod set at the Southwest corner of said LOT 1, BLOCK 1 of BAR ONE ADDITION said iron rod being in the North Line of Oakdale Road;

THENCE N0°32'40"E along the West line of said LOT 1, BLOCK 1, a distance of 765.37' to a point for corner;

THENCE N88°51'46"E, crossing LOT 1, a distance of 100.00' to a point for corner;

THENCE N88°54'57"E, a distance of 170.66' to a point for corner;

THENCE S0°51'14"W, along the East line of said 5.08 acre tract, a distance of 799.40' to a point for corner in the North R.O.W. line of Oakdale Road;

THENCE S89°44'03"W, with said Oakdale Road a distance of 166.15' to a point for corner;

THENCE N0°32'40"E, leaving said North line of Oakdale Road, a distance of 30.00" to a point for corner at the Southeast corner of said Lot 1:

THENCE S89°44'00"W, with the South line of said Lot 1, a distance of 100.00 feet to the POINT OF BEGINNING and containing 211,016 square feet or 4.844 acres of Land.