

Exhibit "A"
Location Map
Page 1 of 3

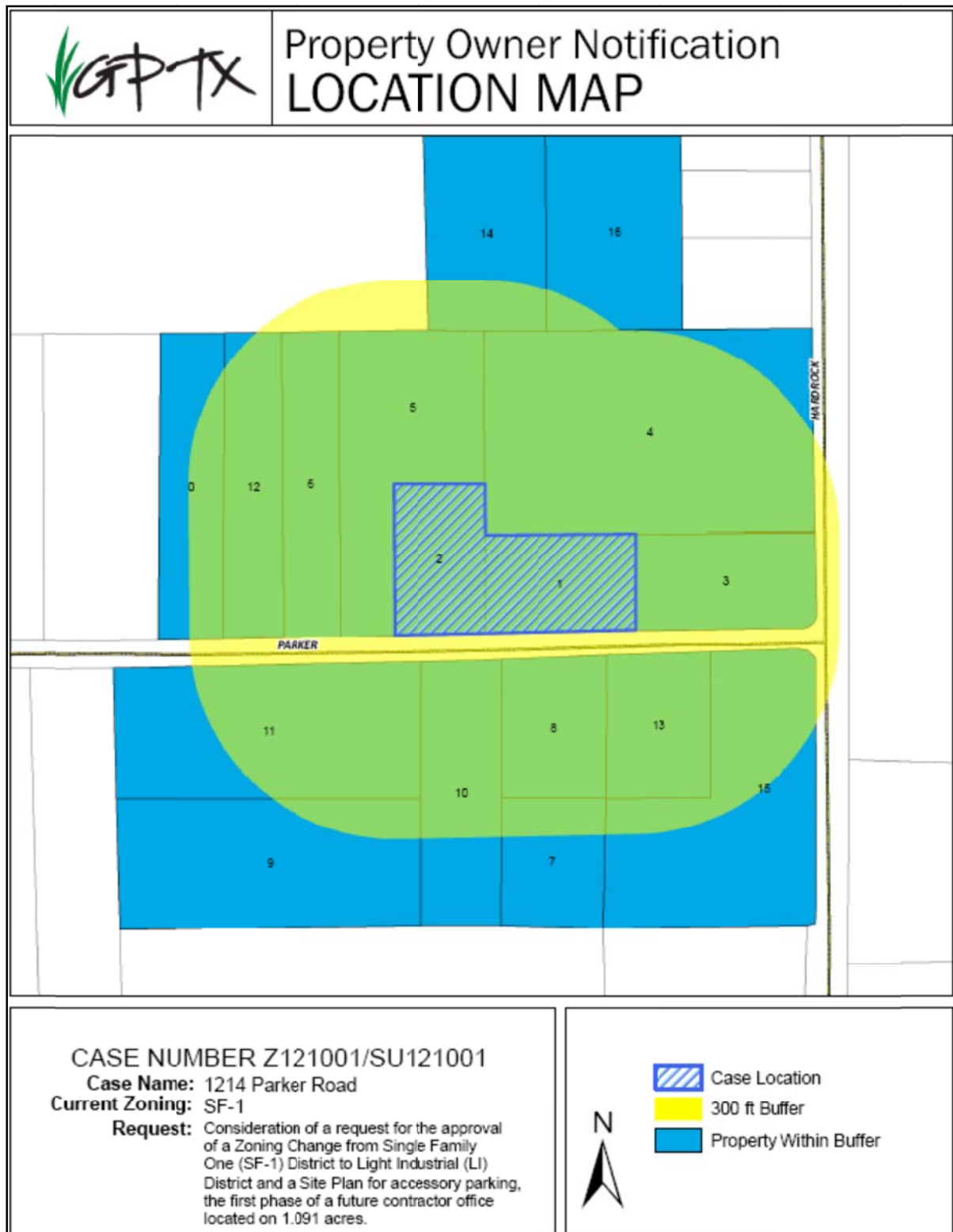


Exhibit "A"
Metes and Bounds Description
Page 3 of 3

Being 1.091 acres of land located in the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, being the tract of land described in the deed to Henry C. Berger and wife, Margaret K. Berger, recorded in Volume 81012, Page, 884, Deed Records, Dallas County, Texas. Said 1.091 acres of land being more particularly described as follows:

BEGINNING at an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southeast corner of said Berger tract being the Southwest corner of a tract of land described in the deed to Marvin Hughes and wife, Betty Lee Hughes recorded in Volume 78221, Page 2395, Deed Records, Dallas County, Texas;

THENCE S88°40'39"W, a distance of 300.00 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southwest corner of said Berger tract, from which an 1/2" iron rod found bears N49°54'36"W a distance of 0.74 feet;

THENCE N00°10'21"W, a distance of 225.21 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Northwest corner of said Berger tract, from which an 1/2" iron rod found bears N69°38'09"W a distance of 1.22 feet;

THENCE N88°40'39"E, a distance of 100.00 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the East line of a tract of land described in the deed to Henry C. Berger, Trustee, recorded in Volume 74107, Page 132, Deed Records, Dallas County, Texas, from which a 3/8" iron rod found at the Northwest corner of said Henry C. Berger, Trustee tract bears N00°10'21"W a distance of 225.00 feet, and a 3/8" iron rod found bears N46°06'09"W a distance of 1.50 feet;

THENCE S00°10'21"E, a distance of 100.18 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set at the Southwest corner of said Henry C. Berger, Trustee tract;

THENCE N88°40'39"E, a distance of 200.00 feet to an 1/2" iron rod stamped BEASLEY RPLS 4050 set in the South line of said Henry C. Berger, Trustee tract, at the Northwest corner of said Hughes tract from which an 1/2" iron pipe found at the Southeast corner of said Henry C. Berger, Trustee tract, bears N88°40'39"E a distance of 280.00 feet;

THENCE S00°10'21"E, a distance of 125.03 feet along the West line of said Hughes tract to the point of beginning, containing 1.091 acres of land.

The bearings recited hereon are oriented to NAD 83, North Central Texas Zone.

