

EXHIBIT "A"

BEING 211.83 acres of land situated in the 1-1. Walters Survey, Abstract No. 958, Collin County, Texas and being all of a 183.753 acre tract of land described in a Deed of Trust executed by Carl Raymond Montgomery and wife, Rheda Beth Montgomery to Paul Bennett or James Blakey, trustees, recorded in Volume 2292, Page 279, of the Deed Records of Collin County, Texas (DRCCT) and being all of a 43.635 acre tract of land described in a Deed to Raymon Webb Montgomery and Christa Carol Montgomery, recorded as Instrument No. 20131125001578440 (DRCCT), and also being all of that called 2.00 acre tract described in an Owelty Deed to Raymon W. Montgomery, recorded in Volume 2990, Page 495, (DRCCT) and this tract being more particularly described as follows:

BEGINNING at a point for corner in a Bois D'Arc tree in the south line of a 73.279-acre tract described in a Deed to Marilyn Rice, recorded in Volume 1732, Page 369 (DRCCT), at the northwest corner of said 183.753-acre tract common to the northeast corner of said 43.635 acre tract, from which a steel fence post found for reference bears South 02°54'15" East a distance of 3.23 feet;

THENCE South 89°54'18" East, along the north line of said 183.753-acre tract common to the south line of said 73.279-acre tract, a distance of 372.95 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set at an angle point thereof;

THENCE South 89°57'56" East, along the north line of said 183.753 acre tract common to the south lines of said 73.279 acre tract and the south line of a 33.279 acre tract of land described in a Deed to Amy Warren, recorded as Instrument No. 20080812000981780 (DRCCT), a distance of 1003.73 feet, to a 5/8" iron rod found for corner near the center of a creek at an exterior ell corner of said 183.753 acre tract common to an interior ell corner of said 33.279 acre tract;

THENCE Southeasterly, along the common lines of said 183.753-acre tract and 33.279 acre tract, the following courses:

South 00°09'50" West, a distance of 65.91 feet, to a 5/8" iron rod found for corner;

South 75°09'08" East, a distance of 718.73 feet, to a point for corner in a west line of a 36.1891 acre tract described in a Deed to Gene Doc Sohn and Sun Young Choi, husband and wife, and Kyoungjoon Cho and Eun Young Choi, husband and wife, recorded as Instrument No. 20141113001243240 (DRCCT) at the northeast corner of said 183.753 acre tract common to a south corner of said 33.279 acre tract, from which a 600 Nail, set for reference bears South 15°38'28" East a distance of 26.03 feet;

THENCE along the common lines of said 183.753-acre tract and said 36.1891-acre tract, the following courses:

South 00°53'07" West, a distance of 32.60 feet, to a 5/8" iron rod found for corner;

South 82°38'52" West, a distance of 22.40 feet, to a 5/8" iron rod found for corner;

THENCE South 00°12'03" West, along an east line of said 183.753 acre tract common to the west lines of said 36.1891 acre tract, a 50.001 acre tract described in a Deed to David Reeder and wife, Becky Reeder, recorded as Instrument No. 92-0071701 (DRCCT), and partly with Spencers Estates Addition, an Addition to Collin County, Texas, recorded in Cabinet H, Slide 622 of the Plat Records of Collin County, Texas (PRCCT), respectively, for a total distance of 2571.88 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

THENCE South 89°47'57" West, a distance of 784.88 feet to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

THENCE South 00°12'03" West, a distance of 13.93 feet to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner in the south line of said 183.753-acre tract common to the north right-of-way line of FM 1778, (a 90' right-of-way at this point);

THENCE continuing along the common lines of said 183.753-acre tract and north right-of-way lines of said FM 1778, the following courses:

South 85°09'47" West, a distance of 164.66 feet to a 5/8" iron rod found for corner at the beginning of a curve to the right, having a radius of 2819.79 feet, and a chord which bears South 87°45'46" West a distance of 255.85 feet;

Southwesterly, along said curve to the right, having a central angle of 05°12' 02", an arc distance of 255.94 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", set for corner;

North 89°38'11" West, a distance of 76.11 feet, to a 5/8" iron rod found for corner at the southeast corner of a tract of land described in a Deed to First Baptist Church of Copeville, recorded in Volume 900, Page 353 (DRCCT);

THENCE along the common lines of said 183.753-acre tract and said First Baptist Church of Copeville tract, the following courses: North 02°55'02" East, a distance of 307.96 feet, to a 5/8" iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

North 89°45'11" West, a distance of 517.40 feet, to a wooden fence post found for corner at the most eastern southeast corner of said 43.635-acre tract common to the northwest corner of said First Baptist Church of Copeville tract;

THENCE South 02°37'47" West, along an east line of said 43.635 acre tract common to the west line of said First Baptist Church of Copeville tract, a distance of 321.86 feet, to a point for corner near the base of a wood highway marker in the north right-of-way line of FM 1778 (a 60' right-of-way at this point going west), at the most southern southeast corner of said 43.635 acre tract;

THENCE North 89°38'13" West, along a south line of said 43.635 acre tract common to the north right-of-way line of said FM 1778, a distance of 282.00 feet, to a point for corner at a south corner of said 43.635 acre tract common to the southeast corner of a 8.22 acre tract of land described in a Deed to Susan Annie Potter and Jon Trace Hailey, recorded as Instrument No. 20101102001194000 (DRCCT), from which a 1/2" iron rod found for reference bears North 20°20'2 1" West a distance of 1.42 feet;

THENCE North 20°20'2 1" West, along a southwest line of said 43.635-acre tract common to the northeast line of said 8.22-acre tract, a distance of 860.95 feet, to a wood fence post found at a common corner thereof;

THENCE South 89°34'33" West, along a south line of said 43.635-acre tract common to the north line of said 8.22-acre tract, a distance of 617.61 feet, to a 5/8" iron rod found for corner at a common west corner thereof and being in the east right-of-way line of said Burlington Northern & SF Rail Road, said point being in a curve to the left, having a radius of 1960.08 feet and a chord which bears North 15°08'31" East a distance of 671.75 feet;

THENCE Northeasterly, along the west lines of said 43.635-acre tract common to the east right-of-way lines of said Burlington Northern & SF Railroad, the following courses:

Northeasterly with said curve to the left, having a central angle of  $19^{\circ}44'01''$ , an arc distance of 675.09 feet, to the point of tangent;

North  $05^{\circ}16'30''$  East, a distance of 2468.30 feet to a  $\frac{3}{8}$ " iron rod found at the northwest corner of said 43.635-acre tract common to the southwest corner of said 73.279-acre tract;

THENCE South  $89^{\circ}23'59''$  East, along the north line of said 43.635-acre tract common to the south line of said 73.279-acre tract, a distance of 557.73 feet, to a THE POINT OF BEGINNING and containing 9,227,310 square feet, or 211.830 acres of land.