

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a portion of that certain Lot 1, Block 44, ORIGINAL TOWN OF MANSFIELD, Tarrant County, Texas, according to the Plat recorded in Volume 63, Page 53, Plat Records, Tarrant County, Texas, and being described in Warranty Deed from Robert M. Sutphen to Charles Ray Bagley and wife, Bonna Frances Bagley, dated December 27, 1984 and recorded in Volume 8046, Page 1959, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set " X " cut in a concrete sidewalk for corner, same being the southeast corner of said Lot 1, Block 44 and the intersection of the north right-of-way line of West Oaks Street with the southwest right-of-way line of North Street;

THENCE North 84 degrees 30 minutes 00 seconds West, in the south boundary line of said Lot 1, Block 44 and in the north right-of-way line of said West Oak Street, a distance of 123.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 06 degrees 27 minutes 43 seconds East, departing said West Oak Street, over and across said Lot 1, a distance of 110.06 feet to a found 3/8 inch iron rod for corner;

THENCE North 83 degrees 00 minutes 23 seconds West, continuing over and across said Lot 1, a distance of 12.12 feet (12.00 feet by deed) to a found 3/8 inch iron rod for corner;

THENCE North 04 degrees 57 minutes 37 seconds East, continuing over and across said Lot 1, a distance of 15.08 feet to a found 3/8 inch iron rod for corner, same being in the north boundary line of said Lot 1 and in the south right-of-way line of a 25 foot wide alley;

THENCE South 84 degrees 30 minutes 00 seconds East, in the north boundary line of said Lot 1 and in the south right-of-way line of said alley, a distance of 50.08 feet (49.40 feet by deed) to a set 5/8 inch capped iron rod for corner, same being the northeast corner of said Lot 1, in the southwest right-of-way line of the aforementioned North Street and from which a found 3/8 inch iron rod bears North 25 degrees 57 minutes 14 seconds West, a distance of 1.44 feet;

THENCE South 28 degrees 05 minutes 45 seconds East, in the northeast boundary line of said Lot 1 and in the southwest right-of-way line of said North Street, a distance of 150.60 feet (150.04 feet by deed) to the POINT OF BEGINNING and containing 0.2355 acres of land, more or less.