

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION:

All that certain tract or parcel of land situated in Tarrant County, Texas, being a part Of the Henry McGehee Survey, Abstract 998, being a portion of a tract of land described in a deed to Max Kimbrough, as recorded in Volume 5004, Page 856, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found for the north corner of the herein described tract of land, being the west corner of said Lot 4, and being in the southeast line of Lot 5 of said Block I;

THENCE S 270 57' 48" E, (bearing basis), (deed S 300 06' 00" E), along and with the northeast line of the herein described tract of land and the southwest line of said Lot 4, a distance Of 329.93 feet to a 1/2" iron rod set for the east corner of the herein described tract of land, and being the north corner of the remainder of said Kimbrough tract;

THENCE S 590 45' 12" W, (deed S 590 37' 00" W), along and with the southeast line of the herein described tract of land, a distance of 271.46 feet to a 1/2" iron rod set for the south corner of the herein described tract of land, and being in the northeast line of Lot I, Block I of Mansfield Hospital Addition, as recorded in Volume 388-182, Page 10, Plat Records, Tarrant County, Texas;

THENCE N 270 57' 48" W, (deed N 300 06' 00" W), along and with the southwest line of the herein described tract of land, a distance of 329.93 feet to a 1/2" iron rod set for the west corner of the herein described tract of land, and being the south corner of said Lot 5;

THENCE N 590 45' 12" E, (deed N 590 37' 00" E), along and with the northwest line of the herein described tract of land and the southeast line of said Lot 5, a distance of 271.46 feet to the POINT OF BEGINNING, and containing 2.056 acres, (89,563 sq. ft.), of land.

Bearings are based on the southwest line of Block I, of PLEASANT ACRES, an Addition to the City of Mansfield, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 1445, of the Plat Records of Tarrant County, Texas.