

Exhibit A

Legal Description

Whereas, **BEN HARTMAN** is the sole owner of a 0.475 acre (20,700 square feet) tract of land in the Hugh Henderson Survey, Abstract Number 432, Ellis County, Texas; said 0.475 acre (20,700 square feet) of land being all of that certain tract of land described in a General Warranty Deed to Ben Hartman (hereinafter referred to as Hartman tract), as recorded in Instrument Number 1911998, Deed Records, Ellis County, Texas (D.R.E.C.T.), said 0.475 acre (20,700 square feet) of land also being a portion of Lot 6, Block 2, Original Town of Britton (hereinafter referred to as Lot 6), according to the plat thereof recorded in Volume 158, Page 45, D.R.E.C.T., said 0.475 acre (20,700 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to D.W. Cope and Betty Cope (hereinafter referred to as Cope tract), as recorded in Volume 2388, Page 614, D.R.E.C.T., same also being the existing West right-of-way line of Cope Street (50' right-of-way), formerly known as Fourth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the East line of said Lot 6;

THENCE South 00 degrees 28 minutes 49 seconds East, with the common line between said Hartman tract, the existing West right-of-way line Cope Street, and the East line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of herein described tract;

THENCE South 89 degrees 21 minutes 24 seconds West, departing the existing West right-of-way line of said Cope Street and crossing said Lot 6, a distance of 200.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwest corner of herein described tract, same being the existing East right-of-way line of Noah Street (50' right-of-way), formerly known as Fifth Street, according to the plat recorded in Volume 158, Page 45, D.R.E.C.T., same also being the West line of said Lot 6;

THENCE North 00 degrees 28 minutes 49 seconds West, with the common line between said Hartman tract, the existing East right-of-way line of said Noah Street, and the West line of said Lot 6, a distance of 103.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of herein described tract;

THENCE North 89 degrees 21 minutes 24 seconds East, departing the existing East right-of-way line of said Noah Street, and crossing said Lot 6, a distance