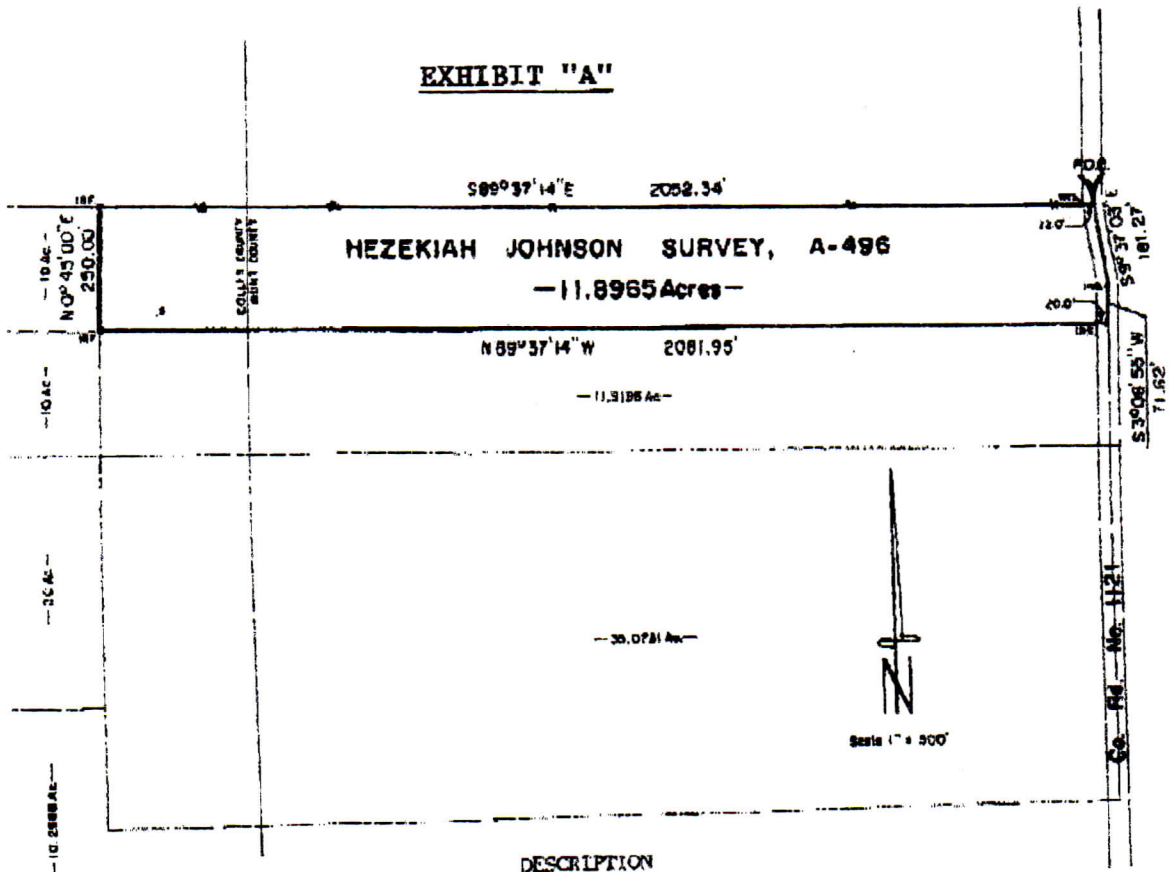


EXHIBIT "A"



DESCRIPTION

BEING a lot, tract or parcel of land situated in Hunt County, and Collin County, Texas, and being a part of the Hezekiah Johnson Survey, Abstract No. 496, and being a portion of a called 109.5 acre tract of land described in a Warranty Deed with Vendor's Lien from Thelma Jo Clack to M.K. Jackson Investment, Inc., recorded in Volume 433 at Page 904 Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of County Road No. 1121, said corner being the northeast corner of the called 109.5 acre tract of land and said corner marked with a $\frac{1}{2}$ " reference iron rod set 22.00 feet;
 THENCE S9°37'03"E and with the centerline of County Road No. 1121 and the east line of the called 109.5 acre tract of land a distance of 181.27 feet to an $\frac{1}{2}$ " iron rod set for corner;
 THENCE S3°08'55"W and with the centerline of County Road No. 1121 and the east line of the called 109.5 acre tract of land a distance of 71.62 feet to a 60-D nail set for corner, corner marked with a $\frac{1}{2}$ " reference iron rod set N89°37'14"W a distance of 20.00 feet;
 THENCE N89°37'14"W a distance of 2081.95 feet to an $\frac{1}{2}$ " iron rod found for corner at the southeast corner of a called 10.00 acre tract of land out of the called 109.5 acre tract of land;
 THENCE N0°45'00"E and with the east line of the called 10.00 acre tract of land a distance of 250.00 feet to an $\frac{1}{2}$ " iron rod found for corner on the north line of the called 109.5 acre tract of land;
 THENCE S89°37'14"E and along the general line of a old fence line and the north line of the called 109.5 acre tract of land a distance of 2052.34 feet to return to the Place of Beginning and containing 11.8965 acres of land.

SURVEYOR'S CERTIFICATE

I, Dennis R. Rust, Registered Professional Land Surveyor, State of Texas, hereby certify that the above survey was made by me, taken from actual measurements upon the ground and there are no encroachments, conflicts or protrusions, this being a true and correct survey to the best of my knowledge and belief this the 6th day of May, 1997.



D. R. Rust