

"EXHIBIT A"

Lying and situated in the City of Farmers Branch, Dallas County, Texas, the William H. Pulliam Survey, Abstract No. 926, and being a part of that certain tract of land described in a Deed to the City of Farmers Branch, a Municipal corporation, recorded in Volume 437, page 147, Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the southwest corner of the above mentioned tract and being 532.32 feet, SOUTH along the west line of said tract and common northerly east line of Hutton Valley Distribution Center Addition, an addition to the City of Farmers Branch, according to the map or plat thereof recorded in Volume 97188, page 1712, D.R.D.C.T. from a 1/2" iron rod found; Thence EAST, along the south line of said tract, a distance of 494.22 feet to the west right of way line of Senlac Drive; Thence NORTH, along said right of way line, a distance of 126.30 feet to the POINT OF BEGINNING;

THENCE S 83° 53' 57" W, departing said right of way line, a distance of 32.80 feet;

THENCE S 19° 58' 55" W, a distance of 19.09 feet;

THENCE N 70° 01' 05" W, a distance of 180.14 feet;

THENCE N 19° 58' 55" E, of 15.00 feet;

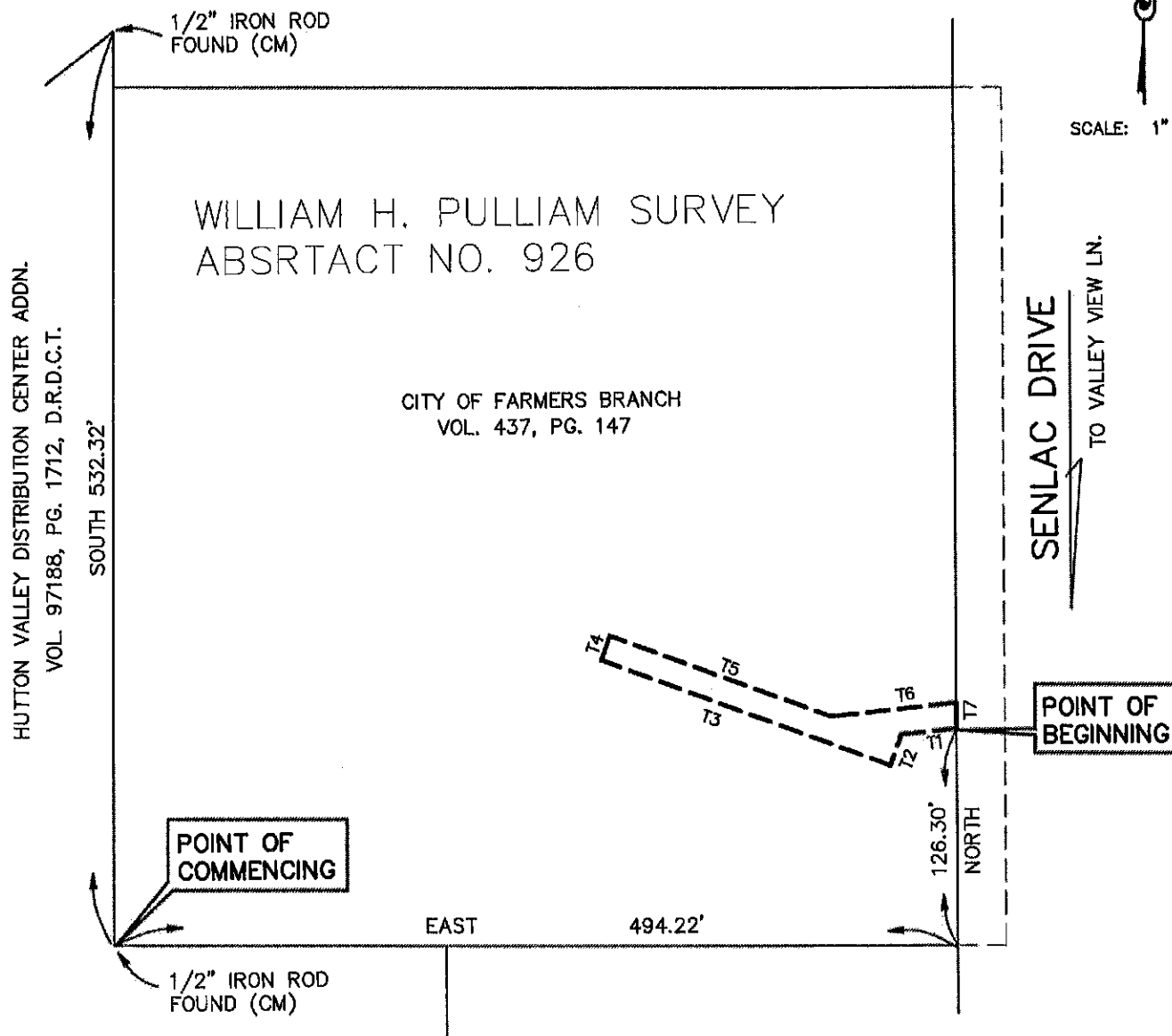
THENCE S 70° 01' 05" E, a distance of 137.67 feet;

THENCE N 83° 53' 57" E, a distance of 74.35 feet to the west right of way line of Senlac Drive;

THENCE SOUTH, along said right of way line, a distance of 15.09 feet to the POINT OF BEGINNING and containing 3,592.70 square feet of land more or less.

BEARING BASIS:

THE WEST LINE OF THE TRACT DESCRIBED IN A DEED TO THE CITY OF FARMERS BRANCH RECORDED IN VOL. 437, PG. 147, D.R.D.C.T..



TANGENT	BEARING	LENGTH
T1	S 83°53'57" W	32.80'
T2	S 19°58'55" W	19.09'
T3	N 70°01'05" W	180.14'
T4	N 19°58'55" E	15.00'
T5	S 70°01'05" E	137.67'
T6	N 83°53'57" E	74.35'
T7	SOUTH	15.09'

CM = CONTROLLING MONUMENT

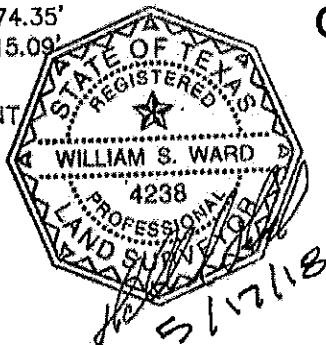


EXHIBIT "A"
ONCOR ELECTRIC DELIVERY CO.
EASEMENT

CORNERSTONE SURVEYING, INC

200 WEST MARSHALL

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