

"EXHIBIT A"

Annexation 2023-F

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the A. Bennett Survey, A-20, the R.G. Cartwright Survey, A-76, the E.W. Guthrie Survey, A-190, the B. Kimberling Survey, A-265, the R. Mead Survey, A-306, the J. McCarter Survey, A-345, the A.J. Paschall Survey, A-396, the J. Russel Survey, A-429, and the A.J. Seitz Survey, A-484, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the South Right of Way of the Union Pacific Railroad, said point being the east corner of a tract of land deeded to U.S. Highway 80 Terrell Partnership in Volume 3427, Page 345 of the Deed Records of Kaufman County, Texas, said point also being the North corner of a tract of land deeded to Peaches and Cotton Realty LP in Volume 4750, Page 476 of the Deed Records of Kaufman County, Texas;

THENCE South 82 deg. 59 min. 10 sec. East, along said Union Pacific Railroad Right of Way, a distance of 8,467.07 feet to a point for corner;

THENCE South 22 deg. 26 min. 30 sec. West, leaving the Union Pacific Railroad Right of Way, a distance of 5,056.04 feet to a point for corner;

THENCE North 78 deg. 10 min. 43 sec. West a distance of 4,043.63 feet to a point for corner;

THENCE South 46 deg. 47 min. 11 sec. West a distance of 1,263.09 feet to a point for corner;

THENCE North 46 deg. 55 min. 16 sec. West a distance of 1,432.39 feet to a point for corner;

THENCE South 43 deg. 26 min. 52 sec. West a distance of 1,124.65 feet to a point for corner;

THENCE North 46 deg. 24 min. 16 sec. West a distance of 274.67 feet to a point for corner;

THENCE South 44 deg. 43 min. 43 sec. West a distance of 932.16 feet to a point for corner;

THENCE South 44 deg. 58 min. 26 sec. West a distance of 1,776.40 feet to a point for corner;

THENCE South 42 deg. 00 min. 19 sec. West a distance of 107.92 feet to a point for corner;

THENCE North 58 deg. 56 min. 45 sec. West a distance of 327.61 feet to a point for corner;

THENCE North 58 deg. 59 min. 40 sec. West a distance of 1,452.81 feet to a point for corner;

THENCE North 61 deg. 52 min. 15 sec. West a distance of 777.41 feet to a point for corner;

THENCE North 62 deg. 33 min. 23 sec. West a distance of 1,064.87 feet to a point for corner;

THENCE North 62 deg. 08 min. 56 sec. West a distance of 395.17 feet to a point for corner;

THENCE North 44 deg. 40 sec. 33 sec. West a distance of 1,075.73 feet to a point for corner;

THENCE North 46 deg. 47 min. 57 sec. West a distance of 2,783.58 feet to a point for corner;

THENCE North 31 deg. 27 min. 24 sec. West a distance of 178.79 feet to a point for corner;

THENCE North 48 deg. 30 min. 07 sec. East a distance of 2,844.63 feet to a point for corner;

THENCE South 46 deg. 21 min. 27 sec. East a distance of 1,571.78 feet to a point for corner;

THENCE South 46 deg. 38 min. 34 sec. East a distance of 2,746.59 feet to a point for corner;

THENCE North 43 deg. 39 min. 53 sec. East a distance of 3,989.45 feet to a point for corner;

THENCE North 43 deg. 40 min. 40 sec. East a distance of 1,118.34 feet to the **POINT OF BEGINNING** and containing 1,566.29 acres of land More or Less.