

"EXHIBIT A"

Annexation 2023-N

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J. Casillas Survey, A-86, the J. Stephenson Survey, A-452, the W.E. Sullivan Survey, A-490, and the M.L. Swing Survey, A-501, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of a tract of land deeded to Donna F. Pena in Volume 6116, Page 94 of the Deed Records of Kaufman County, Texas;

THENCE North 45 deg. 00 min. 27 sec. West a distance of 65.93 feet to a point for corner, said corner being in the North right of way of F.M. 1392;

THENCE South 45 deg. 51 min. 22 sec. West a distance of 910.55 feet to a point for corner;

THENCE North 45 deg. 58 min. 09 sec. West a distance of 2,068.75 feet to a point for corner;

THENCE North 42 deg. 02 min. 43 sec. East a distance of 2,901.92 feet to a point for corner;

THENCE North 42 deg. 34 min. 23 sec. East a distance of 148.23 feet to a point for corner;

THENCE North 34 deg. 05 min. 05 sec. East a distance of 2,588.58 feet to a point for corner;

THENCE South 45 deg. 28 min. 24 sec. East a distance of 2,688.35 feet to a point for corner;

THENCE South 43 deg. 31 min. 44 sec. West a distance of 1,739.84 feet to a point for corner;

THENCE South 46 deg. 46 min. 29 sec. East a distance of 1,834.98 feet to a point for corner;

THENCE South 46 deg. 43 min. 32 sec. East a distance of 448.28 feet to a point for corner, said corner being in the existing city limit line of the City of Terrell;

THENCE South 43 deg. 05 min. 42 sec. West along the City Limits of Terrell a distance of 1,031.50 feet to a point for corner;

THENCE South 44 deg. 28 min. 56 sec. East a distance of 308.26 feet to a point for corner;

THENCE South 45 deg. 31 min. 54 sec. West a distance of 476.92 feet to a point for corner;

THENCE South 43 deg. 41 min. 07 sec. East a distance of 561.44 feet to a point for corner;

THENCE South 43 deg. 22 min. 50 sec. West a distance of 266.15 feet to a point for corner;

THENCE South 46 deg. 34 min. 19 sec. East a distance of 579.90 feet to a point for corner;

THENCE South 43 deg. 29 min. 37 sec. West a distance of 1,188.23 feet to a point for corner;

THENCE North 46 deg. 08 min. 17 sec. West a distance of 3,738.54 feet to the **POINT OF BEGINNING** and containing 499.35 acres of land More or Less.