

**EXHIBIT A
METES AND BOUNDS DESCRIPTION
ANNEXATION
SPENCE TRACT**

BEING a tract of land situated in the J. McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas, the subject tract being a portion of a tract conveyed to L.D. Spence and wife, Ruth Spence, by deed recorded in Volume 841, Page 660 of the Deed Records, Grayson County, Texas (DRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the west line of State Highway 5, a called 100-foot wide right-of-way (also known as North Waco Street), for the upper southeast corner of a tract conveyed to the Van Alstyne Independent School District (I.S.D.) by deed recorded in Volume 3008, Page 233, DRGCT;

THENCE S 22°08'34" E, 1076.82 feet along the west line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE continuing along the west line of said highway, around a tangent curve to the right having a central angle of 07°46'41", a radius of 1860.00 feet, a chord of S 18°15'14" E - 252.31 feet, an arc length of 252.50 feet to a PK nail set being the intersection of the west line thereof with the approximate center of Spence Road, a public road;

THENCE N 86°53'34" W, 961.48 feet along said road to a point for corner;

THENCE N 88°33'59" W, 1443.98 feet continuing along said road to a PK nail set for the lower southeast corner of said Van Alstyne I.S.D. tract;

THENCE N 00°32'21" E, along the lower east line thereof, passing at 25.00 feet a 1/2" iron rod found for witness, continuing a total distance of 1193.45 feet to a 1/2" iron rod with plastic cap found for an inset corner of said Van Alstyne I.S.D. tract;

THENCE S 88°39'34" E, 1907.98 feet along the upper east line thereof to the POINT OF BEGINNING with the subject tract containing 2,593,328 square feet or 59.535 acres of land.