

"EXHIBIT A"

Annexation 2023-J

Tract 1

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, A-202, the D. McIver Survey, A-331, and the R. Sowell Survey, A-443, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of a tract of land deeded to the City of Terrell in Volume 459, Page 52 of the Deed Records of Kaufman County, Texas, said point being in the Northwest Right of Way of F. M. 2578, said point also being in the existing City Limit line of the City of Terrell;

THENCE North 23 deg. 39 min. 34 sec. West a distance of 214.21 feet following along said City Limit line of the City of Terrell to a point for corner;

THENCE North 09 deg. 29 min. 36 sec. East a distance of 123.17 feet to a point for corner;

THENCE South 63 deg. 44 min. 00 sec. East a distance of 283.72 feet to a point for corner;

THENCE North 44 deg. 37 min. 18 sec. East a distance of 1,053.60 feet to a point for corner;

THENCE South 63 deg. 46 min. 18 sec. East a distance of 795.49 feet to a point for corner;

THENCE South 14 deg. 18 min. 02 sec. West a distance of 4,093.09 feet to a point for corner;

THENCE North 64 deg. 37 min. 16" West, leaving the existing City Limits of the City of Terrell, distance of 2,826.17 feet to a point for corner;

THENCE North 45 deg. 09 min. 38 sec. West a distance of 102.73 feet to a point for corner;

THENCE North 56 deg. 08 min. 40 sec. West a distance of 2,215.10 feet to a point for corner;

THENCE South 39 deg. 50 min. 58 sec. West a distance of 320.92 feet to a point for corner;

THENCE South 47 deg. 09 min. 44 sec. West a distance of 131.07 feet to a point for corner;

THENCE South 40 deg. 47 min. 01 sec. West a distance of 914.20 feet to a point for corner;

THENCE North 46 deg. 54 min. 16 sec. West a distance of 1,662.31 feet to a point for corner;

THENCE North 53 deg. 38 min. 24 sec. West a distance of 84.33 feet to a point for corner in the existing City Limit line of the City of Terrell;

THENCE North 42 deg. 38 min. 05 sec. East a distance of 150.15 feet following along said City Limits of the City of Terrell to a point for corner;

THENCE North 44 deg. 15 min. 38 sec. East a distance of 119.50 feet to a point for corner;

THENCE North 45 deg. 45 min. 22 sec. West a distance of 1,071.01 feet to a point for corner;

THENCE North 43 deg. 54 min. 42 sec. East a distance of 917.33 feet to a point for corner;

THENCE North 43 deg. 47 min. 52 sec. East a distance of 638.49 feet to a point for corner;

THENCE North 41 deg. 18 min. 35 sec. East a distance of 354.78 feet to a point for corner;

THENCE North 44 deg. 16 min. 57 sec. East a distance of 505.74 feet to a point for corner;

THENCE North 43 deg. 18 min. 32 sec. East a distance of 375.84 feet to a point for corner;

THENCE North 43 deg. 49 min. 43 sec. East a distance of 159.33 feet to a point for corner;

THENCE North 46 deg. 03 min. 00 sec. East a distance of 555.10 feet to a point for corner;

THENCE South 46 deg. 50 min. 17 sec. East a distance of 990.21 feet to a point for corner;

THENCE North 41 deg. 53 min. 44 sec. East a distance of 939.65 feet to a point for corner;

THENCE South 63 deg. 42 min. 39 sec. East a distance of 87.41 feet to a point for corner;

THENCE South 42 deg. 25 min. 42 sec. West a distance of 1,041.15 feet to a point for corner;

THENCE South 63 deg. 44 min. 00 sec. East a distance of 2,881.32 feet to a point for corner;

THENCE South 54 deg. 30 min. 56 sec. West a distance of 367.93 feet to a point for corner;

THENCE South 44 deg. 41 min. 39 sec. West a distance of 890.08 feet to a point for corner;

THENCE South 45 deg. 41 min. 11 sec. East a distance of 1,185.68 feet to a point for corner;

THENCE North 43 deg. 54 min. 59 sec. East a distance of 1,343.27 feet to the **POINT OF BEGINNING** and containing 528.97 acres of land More or Less.

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TRACT 2

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, A-202, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at the Northeast corner of a tract of land deeded to the City of Terrell in Volume 459, Page 52 of the Deed Records of Kaufman County, Texas, said point being in the Northwest Right of Way of F. M. 2578;

THENCE North 23 deg. 39 min. 24 sec. West a distance of 214.21 feet to a point for corner;

THENCE North 09 deg. 29 min. 36 sec. East a distance of 126.18 feet to a point for corner;

THENCE North 47 deg. 45 min. 50 sec. West a distance of 87.14 feet to a point for corner;

THENCE North 76 deg. 02 min. 07 sec. East a distance of 50.27 feet to the **POINT OF BEGINNING** in the common line of a tract of land deeded to O.R. Wynne in Volume 462, Page 214 of the Deed Records of Kaufman County, Texas, and said City of Terrell tract;

THENCE South 76 deg. 02 min. 13 sec. West a distance of 40.63 feet to a point for corner;

THENCE North 28 deg. 26 min. 55 sec. West a distance of 47.69 feet to a point for corner;

THENCE South 62 deg. 39 min. 32 sec. East a distance of 69.96 feet to the **POINT OF BEGINNING** and containing 0.0215 acres More or Less.

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TRACT 3

LEGAL DESCRIPTION

STATE OF TEXAS

COUNTY OF KAUFMAN

Being a tract or parcel of land in the J.C. Hale Survey, A-202, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at the Northeast corner of a tract of land deeded to the City of Terrell in Volume 459, Page 52 of the Deed Records of Kaufman County, Texas, said point being in the Northwest Right of Way of F. M. 2578;

THENCE North 23 deg. 39 min. 24 sec. West a distance of 214.21 feet to a point for corner;

THENCE North 57 deg. 55 min. 35 sec. West a distance of 388.65 feet to the **POINT OF BEGINNING** in the common line of a tract of land deeded to O.R. Wynne in Volume 462, Page 214 of the Deed Records of Kaufman County, Texas, and said City of Terrell tract;

THENCE South 48 deg. 39 min. 38 sec. West a distance of 62.14 feet to a point for corner;

THENCE South 20 deg. 30 min. 45 sec. West a distance of 30.99 feet to a point for corner;

THENCE South 79 deg. 42 min. 13 sec. West a distance of 75.45 feet to a point for corner;

THENCE North 43 deg. 03 min. 22 sec. West a distance of 302.38 feet to a point for corner;

THENCE North 61 deg. 53 min. 48 sec. West a distance of 112.18 feet to a point for corner;

THENCE North 31 deg. 10 min. 46 sec. East a distance of 101.85 feet to a point for corner;

THENCE South 63 deg. 44 min. 00 sec. East a distance of 329.94 feet to a point for corner;

THENCE South 14 deg. 14 min. 20 sec. East a distance of 25.66 feet to a point for corner;

THENCE North 61 deg. 59 min. 23 sec. East a distance of 24.03 feet to a point for corner;

THENCE South 63 deg. 13 min. 07 sec. East a distance of 69.79 feet to a point for corner;

THENCE South 09 deg. 38 min. 47 sec. West a distance of 53.21 feet to a point for corner;

THENCE South 12 deg. 41 min. 24 sec. East a distance of 34.71 feet to the **POINT OF BEGINNING** and containing 1.55 acres More or Less.