

EXHIBIT A
PROPERTY DESCRIPTION

Being 26.280 acres in the J. Owens Survey, Abstract No. 981, City of Flower Mound, Denton County, Texas and being composed of all of Tract 3, Flower Mound Plaza, as shown on the map recorded in Cabinet E, Slida 378, Map records, Denton County, Texas, and being a portion of that tract of land described in a deed to Oak Park Investments, Inc. and recorded in Volume 3272, Page 535, Deed Records, Denton County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron with cap found at the northwest corner of said Oak Park Investments, Inc. tract and also being the southwest corner of said Tract 3. Said iron is also in the easterly line of Kirkpatrick Road (a 100 foot wide right-of-way);

Thence N 00 degrees 24 minutes 24 seconds E with the westerly line of Tract 3 and the easterly line of Kirkpatrick Road, 196.74 feet to a 1/2" iron with cap found in the southerly line of Everett Drive (a 64 foot wide right-of-way);

Thence S 89 degrees 33 minutes 56 seconds E with the southerly line of Everett Drive, 246.01 feet to a 5/8" iron found at the beginning of a curve to the left;

Thence 237.21 feet with the arc of said curve to the left and a southerly line of Everett Drive to a 1/2" iron found. Said curve to the left has a radius of 332.00 feet, a central angle of 40 degrees 56 minutes 16 seconds, and a long chord which bears N 69 degrees 55 minutes 56 seconds E, 232.20 feet;

Thence S 43 degrees 56 minutes 44 seconds E, with the northeasterly line of Tract 3, 249.86 feet to a 5/8" iron with cap set at the beginning of a curve to the left and in the westerly line of Timbercreek No. 2, an addition to the City of Flower Mound as shown on the map recorded in Cabinet B, slide 74, said Plat Records;

Thence with the line of Timbercreek No. 2 the following calls:

35.58 feet with the arc of said curve to the left to a 1/2" iron found. Said curve has a radius of 353.44 feet, a central angle of 5 degrees 46 minutes 03 seconds, and a long chord which bears S 02 degrees 21 minutes 24 seconds W, 35.56 feet;

S 00 degrees 31 minutes 37 seconds E, at 55.16 feet pass a 1/2" iron found at the southeast corner of Tract 3 and at the northeast corner of said Oak Park Investments, Inc. tract and continue on a total distance of 177.32 feet to a 1/2" iron found at the beginning of a curve to the right;

75.32 feet with the arc of said curve to the right to a 1/2" iron found. Said curve has a central angle of 20 degrees 43 minutes 47 seconds, a radius of 208.19 feet, and a long chord which bears S 09 degrees 47 minutes 40 seconds W, 74.91 feet;

S 20 degrees 10 minutes 00 seconds W, 300.25 feet to a 5/8" iron with cap, set;

S 69 degrees 48 minutes 19 seconds E, 279.73 feet to a 5/8" iron with cap, set, in the westerly line of Timbercreek Addition, an addition to the City of Flower Mound as shown on the map recorded in Cabinet J, Slide 270, said deed records;

Thence with the line of Timbercreek Addition the following calls:

S 22 degrees 02 minutes 19 seconds W, 79.05 feet to a 5/8" iron with cap, set, at the beginning of a curve to the left;

00.43 feet with the arc of said curve to the left to a 5/8" iron with cap, set, at the beginning of a curve to the right. Said curve to the left has a central angle of 69 degrees 12 minutes 26 seconds, a radius of 55.00 feet, and a long chord which bears S 13 degrees 53 minutes 04 seconds E, 62.47 feet;

59.40 feet with the arc of said curve to the right to a 5/8" iron with cap, set. Said curve has a central angle of 38 degrees 14 minutes 26 seconds, a radius of 89.00 feet, and a long chord which bears S 29 degrees 27 minutes 13 seconds E, 58.30 feet;

S 10 degrees 20 minutes 00 seconds E, 15.00 feet to a 5/8" iron with cap, set, at the beginning of a curve to the right;

202.48 feet with the arc of said curve to the right to a 5/8" iron with cap, set. Said curve has a central angle of 35 degrees 39 minutes 00 seconds, a radius of 325.42 feet, and a long chord which bears S 07 degrees 29 minutes 30 seconds W, 199.23 feet;

S 24 degrees 56 minutes 13 seconds W, 94.30 feet to a 5/8" iron with cap, set, at the beginning of a curve to the right;

38.83 feet with the arc of said curve to the right to a 3/4" iron found. Said curve has a central angle of 08 degrees 23 minutes 14 seconds, a radius of 265.26 feet, and a long chord which bears S 29 degrees 30 minutes 37 seconds W, 38.80 feet;

S 33 degrees 42 minutes 14 seconds W, 84.81 feet to a 5/8" iron with cap, set, at the beginning of a curve to the left;

41.50 feet with the arc of said curve to the left to a 5/8" iron with cap, set. Said curve has a central angle of 12 degrees 43 minutes 49 seconds, a radius of 186.79 feet, and a long chord which bears S 27 degrees 20 minutes 19 seconds W, 41.42 feet;

Thence S 20 degrees 58 minutes 25 seconds W, 42.47 feet to a 5/8" iron with cap, set, at the beginning of a curve to the right;

37.07 feet with the arc of said curve to the right to a 5/8" iron with cap, set. Said curve has a central angle of 19 degrees 28 minutes 05 seconds, a radius of 109.09 feet, and a long chord which bears S 30 degrees 42 minutes 28 seconds W, 36.89 feet;

S 40 degrees 21 minutes 29 seconds W, 66.09 feet to a 5/8" iron with cap, set, at the beginning of a curve to the left;

41.37 feet with the arc of said curve to the left to a 5/8" iron with cap, set. Said curve has a central angle of 11 degrees 26 minutes 30 seconds, a radius of 207.14, and a long chord which bears S 34 degrees 46 minutes 19 seconds W, 41.30 feet;

S 29 degrees 03 minutes 04 seconds W, 68.03 feet to a 5/8" iron with cap, set, at the beginning of a curve to the left;

101.65 feet with the arc of said curve to the left to a 5/8" iron with cap, set. Said curve has a central angle of 29 degrees 18 minutes 03 seconds, a radius of 198.76 feet, and a long chord which bears S 14 degrees 24 minutes 02 seconds W, 100.54 feet;

S 00 degrees 14 minutes 59 seconds E, 17.82 feet to a 5/8" iron with cap, set, at the northeast corner of a tract of

land described in a deed to Robert D. Boid and Norma M. Boid and recorded in Volume 1852, Page 108, said deed records;

Thence S 88 degrees 09 minutes 18 seconds W, 75.45 feet to a 1/2" iron found at the northwest corner of said Boid tract;

Thence S 01 degrees 09 minutes 53 seconds E, 26.30 feet to a 5/8" iron with cap, set, at the southwest corner of said Boid tract and in the line of said Timbercreek Addition;

Thence continue with the line of Timbercreek Addition the following calls;

N 85 degrees 34 minutes 04 seconds W, 95.32 feet to a 5/8" iron with cap, set;

S 89 degrees 45 minutes 01 seconds W, 30.00 feet to a 3/4" iron, found;

S 54 degrees 45 minutes 30 seconds W, 61.03 feet to a 5/8" iron with cap, set;

Thence S 89 degrees 37 minutes 30 seconds W departing the line of Timbercreek Addition, 232.64 feet to a 5/8" iron with cap, set in the westerly line of the Oak Park Investment, Inc. tract and also being in the easterly line of Kirkpatrick Road;

Thence N 00 degrees 22 minutes 30 seconds W with the easterly line of Kirkpatrick Road, 1582.60 feet to the point of beginning and containing 26.280 acres of land.