

EXHIBIT "A"

BEING a tract of land located in the William J. Walker Survey, Abstract No. 1547, Dallas County, Texas and being a portion of Lot 1, Block A/6030, Dallas Family Hospital Addition to the City of Dallas, Texas, according to the plat recorded in Volume 85174, Page 2902 of the Map Records of Dallas County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the west right-of-way line of Hampton Road (a 100-foot right-of-way) and the north right-of-way line of Perryton Drive (variable width ROW);

THENCE with said north right-of-way, the following courses and distances to wit:
South 89°06'33" West, a distance of 50.02 feet to a 1/2" iron rod found for corner;
North 45°49'14" West, a distance of 45.10 feet to a 1/2" iron rod found for corner;
South 89°06'33" West, a distance of 65.50 feet to a pk nail set for corner;

THENCE leaving the north right-of-way line of Perryton Drive, the following courses and distances to wit:
North 0°53'27" West, a distance of 38.20 feet to a pk nail set at the beginning of a tangent curve to the left having a central angle of 82°54'55", a radius of 180.00 feet, a chord bearing and distance of North 42°20'54" West, 238.34 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 260.49 feet to a pk nail set for corner;
South 0°33'27" East, a distance of 216.83 feet to a 5/8" iron rod set with a plastic stamped "KHA" for corner in the north right-of-way line of said Perryton Drive;

THENCE with said north right-of-way, South 89°06'33" West, a distance of 985.86 feet to a 5/8" iron rod set with a plastic stamped "KHA" for corner in the east line of Hampton Oaks III Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 200321700062, Official Public Records of Dallas County, Texas;

THENCE with said east line, North 0°54'05" West, a distance of 564.48 feet to a 5/8" iron rod set with a plastic stamped "KHA" in the south right-of-way line of Barlow Avenue (variable width ROW), from which a 1/2" iron rod found with a cap stamped "ILL" bears South 01°52'08" West, 0.43 feet;

THENCE with said south right-of-way line, North 89°17'27" East, a distance of 760.05 feet to a 5/8" iron rod set with a plastic stamped "KHA" in the west line of a called 4.00 acre tract of land described in Exhibit A-1 in document recorded in Volume 86117, Page 5071 of the Deed Records of Dallas County, Texas;

THENCE with the west and south lines of said called 4.00 acre tract, the following courses and distances to wit:
South 0°51'52" East, a distance of 324.65 feet to an X in concrete found for corner;
North 89°17'47" East, a distance of 382.67 feet to a 60d nail found for corner;
North 0°52'50" West, a distance of 35.00 feet to an X in concrete found for corner;
North 89°16'31" East, a distance of 149.98 feet to a pk nail found for corner in the west right-of-way line of Hampton Road;

THENCE with said west right-of-way line, South 0°51'42" East, a distance of 302.66 feet to the POINT OF BEGINNING and containing 12.253 acres or 533,739 square feet of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.