

EXHIBIT A

BEING A PORTION OF BLOCK D/5930, HAMPTON PLAZA ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGES 127 AND 128, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO AMIN AND MODY PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP, BY DEED RECORDED IN VOLUME 2000007, PAGE 3141, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE SOUTH LINE OF FORT WORTH AVENUE (120 FOOT PUBLIC RIGHT-OF-WAY) AND THE EAST LINE OF TARRANT PLACE (80 FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 67 DEGREES 42 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FORT WORTH AVENUE, A DISTANCE OF 292.96 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SHARON FAVORS AND THOMAS HAYES, BY DEED RECORDED IN CLERK'S FILE NO. 201300237866, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 20 DEGREES 35 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID FAVORS/HAYES TRACT, A DISTANCE OF 120.02 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING ON THE NORTH LINE OF A 30 FOOT ALLEY AND THE SOUTHWEST CORNER OF SAID FAVORS/HAYES TRACT;

THENCE SOUTH 67 DEGREES 43 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 292.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE EAST LINE OF SAID TARRANT PLACE;

THENCE NORTH 20 DEGREES 39 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID TARRANT PLACE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,133 SQUARE FEET OR 0.807 ACRES OF LAND.