

Exhibit A

TRACT 1, PROPERTY DESCRIPTION

BEING a tract of land situated in the M. J. Sanches Survey, Abstract Number 1272, Dallas County, Texas and being all of that certain called 2.841 acre tract of land described by deed to Parula Partners LP, as recorded in County Clerk's File Number 201600053925, Official Public Records, Dallas County, Texas, said tract being a portion of Lot 1, Block A/7319, Forest Central No. 3 Addition, as recorded in Volume 77084, Page 1289, Plat Records, Dallas County, Texas and a portion of Lot 3, Block A/7319, Forest Central No. 6 Addition, as recorded in Volume 79001, Page 1149, Plat Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the northerly end of a corner clip found at the intersection of the south right-of-way line of Bonner Street (an 80 foot public Right-of-Way) and the westerly right-of-way line of Forest Center Drive (a 74 foot public Right-of-Way);

THENCE S 45°18'03"E, a distance of 7.07 feet along said corner clip to a 1/2 inch iron rod with cap stamped "Pierce Murray" set in said westerly Right-of-Way;

THENCE S 00°18'11"E, a distance of 60.32 feet along said westerly Right-of-Way line to a 5/8 inch iron rod found at the beginning of a curve to the left;

THENCE continuing along said westerly Right-of-Way line and with said curve to the left an arc distance of 234.17, through a central angle of 24°59'05", having a radius of 537.00 feet and a long chord of which bears S 12°47'36"E, 232.32 feet to point from which a 5/8 inch iron rod found bears N 11°39'45"E, a distance of 0.42 feet;

THENCE S 25°17'08"E, a distance of 20.62 feet continuing along said westerly Right-of-Way to a 5/8 inch iron rod found, said iron rod being the southeast corner of said called 2.841 acre tract, the southeast corner of said Lot 1, Block A/7319. Forest Central No. 3 Addition and the northeast corner of said Lot 3, Block A/7319. Forest Central No. 6 Addition and also being the northeast corner of that certain called 2.964 acre tract of land described by deed to FC Investments Ltd., as recorded in Volume 2001214, Page 9457, Official Public Records, Dallas County, Texas;

THENCE S 89°41'16"W, a distance of 130.31 feet along the common line of the south line of said called 2.841 acre tract and the north line of said called 2.964 acre tract to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 00°12'30"E, a distance of 20.07 feet continuing along said common line to a point from which a 1/2 inch iron rod with cap stamped "Powell" found bears N 14°02'23"E, 0.28 feet;

THENCE S 89°53'50"W, a distance of 152.94 feet continuing along said common line to a 1/2 inch iron rod with cap stamped "Powell" found;

THENCE N 00°17'14"W, a distance of 19.75 feet continuing along said common line to a 1/2 inch iron rod found;

THENCE S 89°44'27"W, a distance of 149.90 feet continuing along said common line to a point from which a 1/2 inch iron rod found bears N 51°15'54"W, 0.21 feet, said point being the southwest corner of said called 2.841 acre tract, the northwest corner of said called 2.964 acre tract and also being in the easterly Right-of-Way line of North Central Expressway (a variable width public Right-of-Way);

THENCE N 00°09'14"W, a distance of 289.91 feet along the common line of the west line of said called 2.841 acre tract and said easterly Right-of-Way to a 1/2 inch iron rod with cap stamped "Pierce Murray" set at the southerly end of a corner clip found at the intersection of said easterly Right-of-Way and the south Right-of-Way line of the aforementioned Bonner Street;

THENCE N 42°24'53"E, a distance of 28.28 feet along said corner clip to an x-Cut found in said south Right-of-Way;

THENCE N 89°43'26"E, a distance of 349.28 feet along said south Right-of-Way line returning to the Point of Beginning and containing 123,756 square feet or 2.841 acres of land, more or less.

TRACT 2 DESCRIPTION

Non-exclusive easement rights as created and defined in Reciprocal Easement Agreement, dated October 6, 1997, filed on October 8, 1997 and recorded in Volume 97197, Page 971, Real Property Records, Dallas County, Texas.