

Exhibit "A"
Location Map
Page 1 of 3

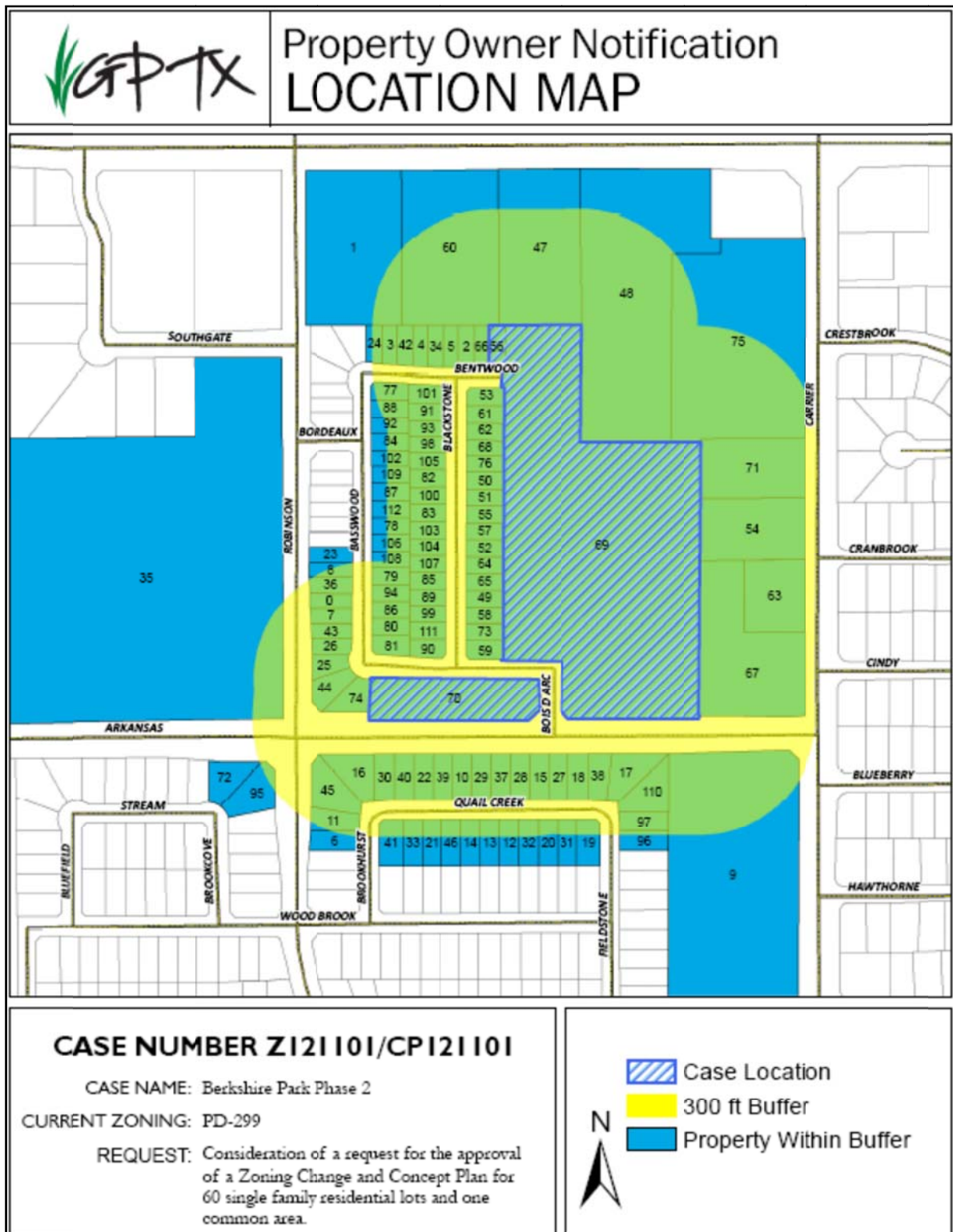


Exhibit "A"
Legal Description
Page 2 of 3

TRACT 1

LOT 15, BLOCK A, BERKSHIRE PARK, PHASE 1, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2004198, Page 00130, Plat Records, Dallas County, Texas.

TRACT 2

BEING all that tract of land in the City of Grand Prairie, Dallas County, Texas, a part of the Allen Jenkins Survey, Abstract No. 713, and being a part of that 9.122 acre tract described in deed to M.R. Development Corporation as recorded in Volume 2004050, Page 6366, Dallas County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 9.122 acre tract, said point also being the northeast corner of Berkshire Park, Phase 1, an addition to the City of Grand Prairie as recorded in Volume 2004198, Page 130, Dallas County Deed Records;

THENCE South 89 degrees 56 minutes 00 seconds East, 197.10 feet to a one-half inch iron rod found for corner in the east line of Lot 3, Block 1, Community Square Addition, an addition to the City of Grand Prairie as recorded in Volume 83114, Page 2348, Dallas County Deed Records, said point being in the west line of Lot 4B, Block 1, Community Square Addition, an addition to the City of Grand Prairie as recorded in Volume 84024, Page 4404, Dallas County Deed Records;

THENCE South 00 degrees 27 minutes 29 seconds West, 300.68 feet to a one-half inch iron rod found at the southwest corner of said Lot 4B;

THENCE South 89 degrees 56 minutes 00 seconds East, 310.84 feet along the south line of said Block 1 and the south line of Lot 4A, Carrier Crossing, an addition to the City of Grand Prairie as recorded in Volume 84204, Page 4404, to a one-half inch iron rod found in the west line of Lot 3, Block 2, Community Square Addition, an addition to the City of Grand Prairie as recorded in Volume 81180, Page 1888, Dallas County Deed Records;

THENCE South 00 degrees 34 minutes 20 seconds West, 313.45 feet to a one-half inch iron rod found for corner at the northwest corner of Lot 1, Block 2, Community Square Addition, an addition to the City of Grand Prairie as recorded in Volume 81180, Page 1888, Dallas County Deed Records;

THENCE South 00 degrees 27 minutes 27 seconds West, 399.81 feet to a three-eighths inch iron rod found at the southwest corner of said Lot 1, Block 2, said point being in the north line of Arkansas Lane (a variable width right-of-way);

THENCE North 89 degrees 52 minutes 00 seconds West, 324.31 feet along the south line of said Block 2 and along the north line of Arkansas Lane to a one-half inch iron rod found for corner, said point being the southeast corner of said Berkshire Park, Phase 1 Addition;

THENCE along the east line of said Berkshire Park, Phase 1 as follows;

North 44 degrees 52 minutes 00 seconds West, 35.36 feet to a one-half inch iron rod found for corner;

North 00 degrees 08 minutes 00 seconds East, 125.00 feet to a one-half inch iron rod found for corner;

North 89 degrees 52 minutes 00 seconds West, 155.00 feet to a one-half inch iron rod found for corner;

North 00 degrees 08 minutes 00 seconds East, 756.00 feet to a one-half inch iron rod found for corner;

South 89 degrees 52 minutes 00 seconds East, 2.73 feet to a one-half inch iron rod found for corner;

North 00 degrees 08 minutes 00 seconds East, 107.32 feet to the POINT OF BEGINNING and containing 397,052 square feet or 9.115 acres of land, more or less;

Exhibit "A"
Legal Description
Page 3 of 3

SAVE AND EXCEPT: That portion thereof conveyed from M.R. Development Corporation, by Right-of-Way Deed, to the City of Grand Prairie, by instrument dated 6/17/2004, filed 9/13/2004, recorded in Volume 2004176, Page 2709, Real Property Records, Dallas County, Texas.

TRACT 2A

BEING all that tract of land in the City of Grand Prairie, Dallas County, Texas, a part of the Allen Jenkins Survey, Abstract No. 713, and being a part of that called 1.028 acre tract described in Deed to M.R. Development Corporation as recorded in Volume 2004050, Page 6366, Dallas County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest end of a corner clip at the intersection of Arkansas Lane and the west right-of-way line of Bois d'Arc Lane, as shown on Plat of Berkshire Park, Phase 1, as recorded in Volume 2004198, Page 130, Dallas County Deed Records;

THENCE North 89 degrees 52 minutes 00 seconds West, 415.00 feet along the south line of said 1.028 acre tract and along the north line of Arkansas Lane to a one-half inch iron rod found for corner;

THENCE North 00 degrees 08 minutes 00 seconds East, 100.09 feet to a one-half inch iron rod found for corner;

THENCE Northeasterly, 28.65 feet along a non-tangent curve to the left which has a central angle of 32 degrees 50 minutes 07 seconds, a radius of 50.00 feet, a tangent of 14.73 feet, and whose chord bears North 70 degrees 16 minutes 33 seconds East, 28.26 feet to a one-half inch iron rod found for corner;

THENCE South 87 degrees 39 minutes 58 seconds East, 10.42 feet to a one-half inch iron rod found for corner;

THENCE Southeasterly, 57.04 feet along a curve to the right which has a central angle of 03 degrees 21 minutes 07 seconds, a radius of 975.00 feet, a tangent of 28.53 feet, and whose chord bears South 85 degrees 41 minutes 02 seconds East, 57.03 feet to a one-half inch iron rod found for corner;

THENCE Southeasterly, 83.40 feet along a curve to the left which has a central angle of 04 degrees 39 minutes 43 seconds, a radius of 1025.00 feet, a tangent of 41.72 feet, and whose chord bears South 86 degrees 20 minutes 20 seconds East, 83.38 feet to a one-half inch iron rod found for corner;

THENCE South 89 degrees 52 minutes 00 seconds East, 252.90 feet to a one-half inch iron rod found for corner;

THENCE South 44 degrees 52 minutes 00 seconds East, 14.14 feet to a one-half inch iron rod found for corner;

THENCE South 00 degrees 08 minutes 00 seconds West, 65.00 feet to a one-half inch iron rod set for corner;

THENCE South 45 degrees 05 minutes 00 seconds West, 35.36 feet to the POINT OF BEGINNING and containing 44,420 square feet or 1.020 acres of land, more or less;

SAVE AND EXCEPT: That portion thereof conveyed from M.R. Development Corporation to the City of Grand Prairie, Texas, by instrument dated 4/10/2008, filed 6/6/2008, recorded in Clerk's File No. 20080187254, Real Property Records, Dallas County, Texas.

[illegible]

