

EXHIBIT A

Property Description

PHASE I

a tract of land situated in the J. Rockwell Survey, Abstract No. 1266, the J. B. Shade Survey, Abstract No. 1380, and the George Wilson Survey, Abstract No. 1529, and being part of a tract of land described by deed to TCR-Mountain Creek No. I Limited Partnership in Volume 87127, Page 4909 of the Deed Records of Dallas County, Texas (DRDCT), and a part of a tract of land described by deed to TCR-III A.S. Mountain Creek No. I Limited Partnership in Volume 87127, Page 4954 of the DRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set at the point of intersection of the Northwesterly right-of-way line of Eagle Ford Drive (a variable width right-of-way) as recorded in Volume 87103, Page 2804 Plat Records of Dallas County, Texas (PROCT) and the Southwesterly right-of-way line of Mountain Creek Parkway (a 120-foot right-of-way as recorded in Volume 87167, Page 3518 (PROCT), said point being the point of curvature of a circular curve to the right having a radial bearing North 46°19'28" West, 657.87 feet;

THENCE, along the Westerly right-of-way line of Eagle Ford Drive, the following courses:

Southwesterly along said circular curve to the right, through a central angle of 06°22'03", an arc distance of 73.11 feet, and having a chord bearing South 46°51'32" West, 73.07 feet to a 5/8-inch iron rod set;

South 50°02'35" West, 194.85 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right, having a radius of 620.00 feet;

Southwesterly along said circular curve to the right, through a central angle of 03°30'10", an arc distance of 37.90 feet and having a chord bearing South 51°47'40" West, 37.90 feet to a 5/8-inch iron rod set;

South 53°32'45" West, 88.52 feet to a 5/8-inch iron rod set;

South 36°27'15" East, 20.00 feet to a 5/8-inch iron rod set;

South 53°32'45" West, 160.00 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the left having a radius of 780.00 feet;

Along said circular curve to the left, through a central angle of 13°50'00", an arc distance of 188.32 feet, and having a chord bearing South 46°37'44" West, 187.86 feet to a 5/8-inch iron rod set;

South 39°42'45" West, 61.11 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the left having a radius of 700.00 feet;

Along said circular curve to the left through a central angle of 03°35'00", an arc distance of 43.78 feet, and having a chord bearing South 37°55'15" West, 43.78 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the left having a radial bearing North 53°52'15" West, 20.00 feet;

THENCE, leaving the northerly right-of-way line of Eagle Ford Drive and along said circular curve to the left through a central angle of 86°25'00", an arc distance of 30.17 feet, and having a chord bearing North 07°04'45" West, 27.39 feet to a 5/8-inch iron rod set;

THENCE, North 50°17'15" West, 81.41 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the left having a radius of 125.00 feet;

THENCE, along said circular curve to the left through a central angle of 54°07'15", an arc distance of 118.07 feet and having a chord bearing North 77°20'52" West, 113.73 feet to a 5/8-inch iron rod set;

THENCE, South 75°35'30" West, 89.42 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 535.00 feet;

THENCE, along said circular curve to the right, through a central angle of 47°28'32", an arc distance of 443.30 feet, and having a chord bearing North 80°40'14" West, 430.73 feet to a 5/8-inch iron rod set;

THENCE, North 56°55'58" West, 193.69 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 175.00 feet;

THENCE, along said circular curve to the right, through a central angle of 34°09'22", an arc distance of 104.32 feet, and having a chord bearing North 39°51'17" West, 102.79 feet to a 5/8-inch iron rod set at the point of non-tangency;

THENCE, South 78°05'01" West, 271.11 feet to a 5/8-inch iron rod set;

THENCE, North 75°04'53" West, 131.51 feet to a 5/8-inch iron rod set;

THENCE, North 68°45'50" West, 36.16 feet to a 5/8-inch iron rod set;

THENCE, North 08°22'46" West, 260.36 feet to a 5/8-inch iron rod set;

THENCE, North 59°55'58" West, 222.37 feet to a 5/8-inch iron rod set;

THENCE, North 21°13'17" West, 119.98 feet to a 5/8-inch iron rod set;

THENCE, North 24°47'28" East, 137.95 feet to a 5/8-inch iron rod set;

THENCE, North 70°42'08" East, 143.32 feet to a 5/8-inch iron rod set;

THENCE, South 60°57'47" East, 132.96 feet to a 5/8-inch iron rod set;

THENCE, South 42°05'55" East, 217.92 feet to a 5/8-inch iron rod set;

THENCE, South 63°03'32" East, 73.10 feet to a 5/8-inch iron rod set;

THENCE, South 83°58'10" East, 207.29 feet to a 5/8-inch iron rod set;

THENCE, North 31°43'36" East, 279.97 feet to a 5/8-inch iron rod set;

THENCE, North 59°46'21" East, 235.50 feet to a 5/8-inch iron rod set;

THENCE, North 30°19'49" East, 146.86 feet to a 5/8-inch iron rod set in the Southwesterly right-of-way line of Mountain Creek Parkway as recorded in Volume 87167, Page 3518 (PRDCT), said point being the point of curvature of a non-tangent circular curve to the left having a radial bearing North 35°10'05" East, 2,375.56 feet;

THENCE, along the westerly right-of-way line of said Mountain Creek Parkway, the following courses:

Along said circular curve to the left, through a central angle of $14^{\circ}44'12''$, an arc distance of 611.00 feet, and having a chord bearing South $62^{\circ}12'01''$ East, 609.32 feet to a 5/8-inch iron rod set;

South $69^{\circ}34'07''$ East, 206.50 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 1,275.00 feet;

Along said circular curve to the right, through a central angle of $14^{\circ}30'56''$, an arc distance of 323.01 feet and having a chord bearing South $62^{\circ}16'39''$ East, 322.15 feet to a 5/8-inch iron rod set at the point of curvature of a non-tangent circular curve to the right having a radial bearing South $34^{\circ}56'49''$ West, 20.00 feet;

Along said circular curve to the right a central angle of $98^{\circ}43'44''$, an arc distance of 34.46 feet, and a chord bearing South $05^{\circ}41'20''$ East, 30.35 feet to the POINT OF BEGINNING and containing 29.17 acres of land, more or less.

PHASE II

a tract of land situated in the J. Rockwell Survey, Abstract No. 1266, and being part of the City of Dallas Block No. 8709, also being part of a 23.616 acre tract of land described by deed to TCR-Mountain Creek No.1 Limited Partnership in Volume 87127, Page 4909, Deed Records of Dallas County, Texas (DRDC), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found at the point of intersection of the northerly right-of-way line of Eagle Ford Drive (a variable width right-of-way) as recorded in Volume 87103, Page 2804, Plat Records of Dallas County, Texas, with the easterly right-of-way line of Farm to Market Road 1382 (FM 1382);

THENCE, North 65°53'18" East, along the northerly line of Eagle Ford Drive, 19.57 feet to a 5/8-inch iron rod found at the point of curvature of a circular curve to the right having a radius of 710.00 feet;

THENCE, northeasterly along said circular curve to the right, and along the northerly line of said Eagle Ford Drive, through a central angle of 34°01'27", an arc distance of 421.62 feet, and having a chord which bears North 82°54'01" East to a 5/8-inch iron rod found at a point of non-tangency;

THENCE, South 77°37'18" East, along the northerly line of Eagle Ford Drive, 232.43 feet to a 5/8-inch iron rod found at the point of curvature of a non-tangent circular curve to the left having a radial bearing North 09°54'45" East, 640.00 feet;

THENCE, southeasterly along said circular curve to the left, and along the northerly line of said Eagle Ford Drive, through a central angle of 08°25'12", an arc distance of 94.05 feet and having a chord bearing South 84°17'51" East, 93.97 feet to a 5/8-inch iron rod set at the POINT OF BEGINNING;

THENCE, North 07°13'15" West, leaving the northerly line of said Eagle Ford Drive, 294.99 feet to a 5/8-inch iron rod set;

THENCE, North 04°00'13" East, 309.58 feet to a 5/8-inch iron rod set, said point being located in the deed line of tract A-10;

THENCE, North 36°45'36" East, along the line of said Tract A-1C, 85.00 feet to a 5/8-inch iron rod set;

THENCE, North 76°57'42" East, leaving the deed line of said Tract A-10, 312.65 feet to a 5/8-inch iron rod set;

THENCE, North 33°06'30" East, 114.86 feet to a 5/8-inch iron rod set;

THENCE, South 77°21'17" East, 118.81 feet to a 5/8-inch iron rod set at the point of curvature of a non-tangent circular curve to the right having a radial bearing South 60°23'27" East, 175.00 feet;

THENCE, northeasterly along said circular curve to the right through a central angle 56°02'10", an arc distance of 171.15 feet, and having a chord bearing North 57°37'37" East, 164.41 feet to a 5/8-inch iron rod set;

THENCE, North 85°38'43" East, 264.06 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 175.00 feet;

THENCE, southeasterly along said circular curve to the right, through a central angle of 12°44'00", an arc distance of 38.89 feet, and having a chord bearing South 87°59'16" East, 38.81 feet to a 5/8-inch iron rod set;

THENCE, South 81°37'16" East, 63.26 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the left having a radius of 20.00 feet;

THENCE, northeasterly along said circular curve to the left, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet, and having a chord bearing North $53^{\circ}22'44''$ East, 28.28 feet to a 5/8-inch iron rod set in the northwesterly line of said Eagle Ford Drive.

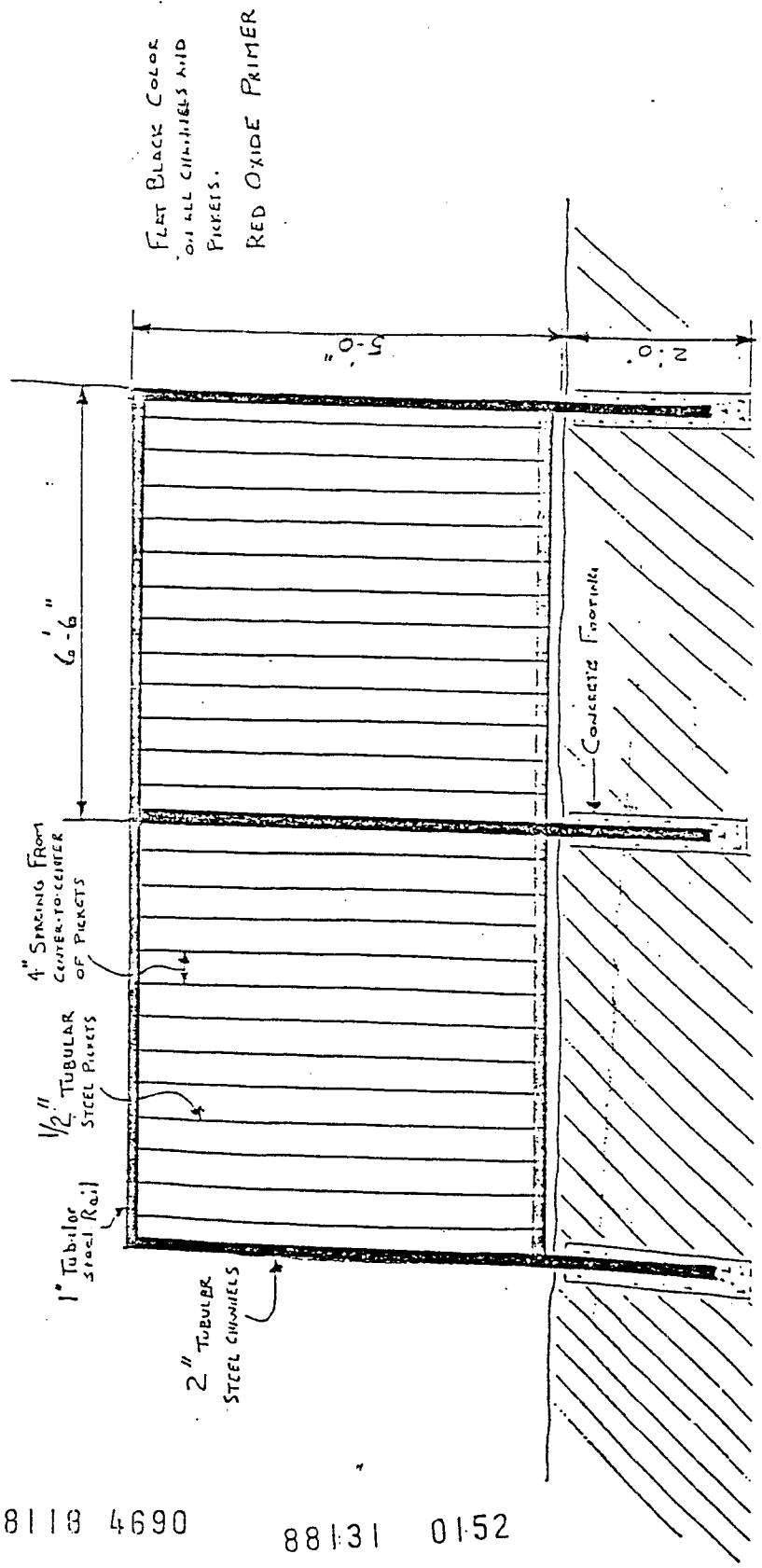
THENCE, South $08^{\circ}22'45''$ West, along the northwesterly line of said Eagle Ford Drive, 247.95 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 640.00 feet;

THENCE, Southwesterly along said circular curve to the right, and along the northerly line of Eagle Ford Drive, through a central angle of $74^{\circ}24'00''$, an arc distance of 831.06 feet and having a chord bearing South $45^{\circ}34'45''$ West, 773.89 feet to a 5/8-inch iron rod set;

THENCE, South $82^{\circ}46'45''$ West, continuing along the northerly line of Eagle Ford Drive, 348.55 feet to a 5/8-inch iron rod set at the point of curvature of a circular curve to the right having a radius of 640.00 feet;

THENCE, Southwesterly along said circular curve to the right, and along the northerly line of Eagle Ford Drive, through a central angle of $08^{\circ}42'48''$, an arc distance of 97.33 feet and having a chord bearing South $87^{\circ}08'09''$ West, 97.24 feet to the POINT OF BEGINNING, and containing 16.414 acre of land more or less.

EXHIBIT C



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