

# EXHIBIT A

## Description

### EXHIBIT "A"

BEING all of Lots 3 and 4, Block D, Vista Ridge (The Plaza), an addition to the City of Dallas, Dallas County, Texas as shown on plat thereof recorded in Volume 2005094, Page 76, Map Records, Dallas County, Texas, (MRDCT) and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 1/2-inch yellow capped iron rod marked "DAA" found for the northwest corner of said Lot 3, the southwest corner of Lot 2, of said Block D and being in the east line of Lot 6, Block A, Amending Plat of Vista Ridge Retail addition, an addition to the City of Dallas, Dallas County, Texas as shown on plat thereof recorded in County Clerk's Instrument Number (CC#) 20080282895, (MRDCT), from which a 1/2-inch yellow capped iron rod marked "DAA" found for the northwest corner of said Lot 2 bears North 00°12'31" West, a distance of 135.08 feet;

THENCE North 89°47'29" East, with the north line of said Lot 3 and the south line of said Lot 2, a distance of 228.88 feet to an "X" set in concrete, for the northeast corner of said Lot 3 and being the southeast corner of said Lot 2, also being in the west right of way line of Plaza Boulevard (a 50 foot public right of way);

THENCE southerly with the west right of way line of said Plaza Boulevard, the east line of said Lot 3 and Lot 4, the following courses and distances:

South 00°11'49" East, at 152.00 feet pass a 5/8-inch iron rod marked "BHB Inc." set and continuing a total distance of 185.10 feet to a 1/2-inch yellow capped iron rod marked "DAA" found and a PC of a curve to the left, having a radius of 225.00 feet;

Thence with said curve to the left, having a central angle of 16°31'31", a chord bearing and distance of South 08°27'32" East, a distance of 64.67 feet, an arc length of 64.89 feet to a 1/2-inch yellow capped iron rod marked "DAA" found for the southeast corner of said Lot 4 and being the northeast corner of Lot 5, of said Block D, also being a PC of a curve to the right having a radius of 160.50 feet;

THENCE westerly with the south line of said Lot 4 and the north line of said Lot 5, the following courses and distances:

Thence with said curve to the right, having a central angle of 25°14'21", a chord bearing and distance of South 77°10'17" West, a distance of 70.13 feet, an arc length of 70.70 feet to a 1/2-inch yellow capped iron rod marked "DAA" found;

South 89°47'29" West, a distance of 169.69 feet to a 1/2-inch yellow capped iron rod marked "DAA" found for the southwest corner of said Lot 4 and the northwest corner of said Lot 5, also being in the east line of said Lot 6;

THENCE North 00°12'31" West, with the east line of said Lot 6, being in the west line of said Lot 4 and the aforesaid Lot 3, at 121.50 feet pass a 5/8-inch iron rod marked "BHB INC" set and continuing a total distance of 264.42 feet to the POINT OF BEGINNING and containing 60,511 square feet or 1.389 acres of land, more or less.