

Exhibit A
LEGAL DESCRIPTION
TRACT 4 (5.577 ACRES)

Situated in Collin County, Texas in the James M. McReynolds Survey, Abstract No. 578 and being out of that certain called 71.49 acre tract owned by Crutcher Partners, Ltd. and recorded in Collin County Clerk File #95-0086105 said tract to be more particularly described by metes and bounds as follows:

Beginning at a 1/2" Iron rod found for the northeast corner of the herein described tract said point being in the south right-of-way line of Virginia Parkway (120' R.O.W.) said point also being the northwest corner of an original 24.768 acre tract owned by Joe M. Joplin and recorded in Collin County Clerk File #93-0020875;

THENCE South 02° 03' 58" West, a distance of 233.06 feet along the east line of said 71.49 acre tract and along the west line of said original 24.768 acre tract to a point in the center line of a branch;

THENCE in a westerly direction with said center line of branch as follows:

THENCE South 70° 48' 51" West, a distance of 43.47 feet;

THENCE South 59° 10' 21" West, a distance of 133.44 feet;

THENCE South 66° 49' 17" West, a distance of 206.65 feet;

THENCE South 84° 45' 11" West, a distance of 64.48 feet;

THENCE South 71° 36' 52" West, a distance of 72.23 feet;

THENCE South 54° 12' 26" West, a distance of 93.86 feet;

THENCE South 74° 13' 59" West, a distance of 149.26 feet;

THENCE North 83° 11' 03" West, a distance of 5.75 feet to the south east corner of a 0.807 acre access road easement;

THENCE along a curve to the right having a radius of 220.00 feet and a central angle of 31° 38' 11" and an arc length of 121.48 feet and a chord bearing and distance of North 18° 18' 18" East, a distance of 119.94 feet along the east line of said 0.807 acre access road easement to a point at the beginning of a curve to the left having a radius of 530.00 feet;

THENCE with said curve to the left having a central angle of 32° 05' 21" an arc length of 296.83 feet and a chord bearing and distance of North 18° 04' 43" East, a distance of 292.97 feet to a point for corner;

THENCE North 02° 02' 02" East, a distance of 170.41 feet to the north west corner of the herein described tract said point also being the northeast corner of a 0.807 acre access road easement said point being in the south right-of-way line of Virginia Parkway;

THENCE in a easterly direction with a curve to the right having a radius 8503.71 feet a central angle of 02° 50' 58" and arc length of 422.89 feet and a chord bearing and distance of South 85° 20' 21" East, a distance of 422.84 feet to a point for corner;

THENCE South 84° 23' 11" East, a distance of 155.42 feet back to the POINT OF BEGINNING and containing 5.577 acres of land more or less.