

EXHIBIT "A"

BEING a description of a 1.449 acre tract of land situated in the John A. Freeman Survey Abstract No. 529, in the City of Southlake, Tarrant County, Texas, being that same tract or parcel of land known as Lot 2, Block 1, Gumm Scifres Addition, an Addition to the City of Southlake as shown on the Plat recorded in Cabinet A, at Slide 7423 of the Plat Records of Tarrant County, Texas. Said Lot 2 being conveyed to Bank One, National Association as evidenced by the Special Warranty Deed recorded in Volume 15072 at Page 166 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the East end of a corner clip located at the intersection of the current South right-of-way line of Southlake Boulevard (a variable width right-of-way also known as F.M. 1709) with the East right-of-way line of South Village Center Drive (a called 60 foot wide right-of-way), and being the most North Northwest corner of said Lot 2;

THENCE North 89 degrees 34 minutes 15 seconds East, along the said South right-of-way line of Southlake Boulevard, a distance of 251.38 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner, and being the North common corner between said Lot 2 and Lot 1, Block 1 of Gateway Church Addition, an addition to the City of Southlake as shown on the Plat recorded in Cabinet A at Slide 7575 of the Plat Records of Tarrant County, Texas;

THENCE South 01 degree 37 minutes 32 seconds East, departing said South right-of-way line, and along the common line between said Lot 1 and said Lot 2, a distance of 266.20 feet to a 1/2-inch steel rod set for corner at the base of a stone retaining wall and being the Northeast corner of Lot 3 in said Gumm Scifres Addition;

THENCE South 88 degrees 23 minutes 23 seconds West, departing said Gateway Church Addition and along the common line between said Lots 2 and 3 in said Gumm Scifres Addition, a distance of 223.14 feet to a 1/2-inch steel rod with a plastic cap stamped "Moak" found for corner on the previously mentioned East right-of-way line of South Village Center Drive;

THENCE North 01 degree 36 minutes 37 seconds West, departing said Lot 3 and along said East right-of-way line, a distance of 118.83 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning of a curve to the left having a central angle of 35 degrees 28 minutes 46 seconds, a radius distance of 160.00 feet, a chord distance of 97.50 feet and a chord bearing of North 19 degrees 21 minutes 00 seconds West;

THENCE Northerly along said East right-of-way line and said curve to the left, an arc distance of 99.08 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner at the beginning at a curve to the right having a central angle of 25 degrees 10 minutes 47 seconds, a radius distance of 100.00 feet, a chord distance of 43.59 feet and a chord bearing of North 24 degrees 29 minutes 59 seconds West;

THENCE Northerly along said curve to the right and continuing along said East right-of-way line, an arc distance of 43.95 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 41 degrees 42 minutes 00 seconds East, a distance of 26.83 feet to the POINT OF BEGINNING;

and containing 1.449 acres or 63,113 square feet of land more or less.