

EXHIBIT A

LEGAL DESCRIPTION

Being a 9.292 acre tract of land situated in the Richard Bratton Survey, Abstract No. 114, Tarrant County, Texas, and being a portion of a tract of land described by deed to Heritage Town Center, LLC., and recorded in Document No. D213231415, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod, said point being the most southerly southeast corner of a tract of land described by deed to Methodist Hospitals of Dallas, and recorded in Document No. D208149374, Deed Records, Tarrant County, Texas, and being in the existing west right-of-way line of North Miller Road (having a variable width right-of-way);

THENCE South 46°15'17" East, along said existing west right-of-way line, a distance of 36.56 feet to a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap for the POINT OF BEGINNING;

THENCE South 30°38'01" East, continuing along said existing west right-of-way line, a distance of 181.51 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE South 30°53'08" East, a distance of 219.19 feet to a found 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 465.00 feet, a central angle of 7°54'26", and a long chord which bears South 26°55'56" East, 64.12 feet;

THENCE along said tangent curve to the right, an arc length of 64.17 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE South 67°01'17" West, leaving said existing west right-of-way line, a distance of 11.81 feet to a found 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1,000.00 feet, a central angle of 6°54'50", and a long chord which bears South 63°33'52" West, 120.60 feet;

THENCE along said tangent curve to the left, an arc length of 120.67 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE South 60°06'27" West, a distance of 756.22 feet to a found 1/2 inch iron rod with (GAI) cap, for the beginning of a non-tangent curve to the left having a radius of 1,000.00 feet and a central angle of 3°32'01", and a long chord which bears North 28°07'33" West, 61.66 feet;

THENCE along said non-tangent curve to the left an arc length of 61.67 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE North 29°53'33" West, a distance of 394.37 feet to a found 1/2 inch iron rod with (GAI) cap;

THENCE North 60°06'27" East, a distance of 883.58 feet to the POINT OF BEGINNING and CONTAINING 404,791 square feet, 9.292 acres of land, more or less.

