

EXHIBIT A
39,471 SQ. FT. OR 0.906 ACRE

BEING a 0.906 acre tract of land situated in the Joab Watson Survey, Abstract No. 1632, City of Mansfield, Tarrant County, Texas, and being a portion of that certain called 24.933 tract of land to Lowe's Investors Group, Ltd., as recorded in Volume 14575, Page 480, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at an 'X' cut found the northwest corner of Lot 3, Block 2, Lowe's Farm Market Addition, an addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 12386, Plat Records, Tarrant County, Texas, same being a south corner of said Lowe's Investors Group tract, same being in the northeast right-of-way line of North Holland Road (a variable width right-of-way), same being in a curve to the left having a radius of 2300.00 feet, and a delta angle of 00 deg. 55 min. 20 sec.;

THENCE in a northwesterly direction, and along the common line of said Lowe's Investors Group tract, and the northeast right-of-way line of said North Holland Road, and along said curve to the left, an arc distance of 37.02 feet, and a chord bearing and distance of North 29 deg. 30 min. 03 sec. West, 37.02 feet to an 'X' cut set for corner, said corner being the beginning of a curve to the left having a radius of 2300.00 feet, and a delta angle of 02 deg. 44 min. 55 sec., same being the south corner of the herein described tract, being the POINT OF BEGINNING;

THENCE continuing in a northwesterly direction, and along the common line of said Lowe's Investors Group tract, and the northeast right-of-way line of said North Holland Road, and along said curve to the left, an arc distance of 110.34 feet, and a chord bearing and distance of North 31 deg. 20 min. 11 sec. West, 110.33 feet to a 1/2 inch iron rod found with "JBI" cap found for corner, said corner being the beginning of a curve to the left having a radius of 1071.00 feet, and a delta angle of 01 deg. 52 min. 28 sec.;

THENCE along continuing along the common line of said Lowe's Investors Group tract, and the northeast right-of-way line of said North Holland Road, and along said curve to the left, an arc distance of 35.04 feet and a chord bearing and distance of North 35 deg. 00 min. 28 sec. West, 35.04 feet to a point for the west corner of the herein described tract;

THENCE through the interior of said Lowe's Investors Group tract as follows:

North 60 deg. 26 min. 37 sec. East, a distance of 276.53 feet to a point for the north corner of the herein described tract;

South 29 deg. 32 min. 50 sec. East, a distance of 145.15 feet to a 1/2 inch iron rod set with "PEISER SURVEYING" red plastic cap for the east corner of the herein described tract;;

South 60 deg. 26 min. 36 sec. West, a distance of 269.75 feet to the POINT OF BEGINNING and containing 39,471 square feet or 0.906 acre of computed land, more or less.

P-4728EX2