

Exhibit A
Metes and Bounds Description of the Property
(718.154 acres)

Legal Description – Lakeview Hills

Being a 558.2 acre tract of land situated in the R.R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract No. 1056, G.G. Alford Survey, Abstract No. 23 and W.M. Pearson Survey, Abstract No. 880, Ellis County, Texas and being a portion of the tract of land described by deed to A & M Residential Holdings, Inc., as recorded in Volume 2147, Page 1020, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a found aluminum disk in a cement block stamped “CORP OF ENGINEERS US ARMY”, being a corner in the east line of a tract of land described by deed to the United States of America, as recorded in Volume 83115, Page 1102, Deed Records Dallas County, Texas, also being a point in the southwest right-of-way line of Southern Pacific Railroad (having a 100 foot Right-Of-Way);

THENCE South 57°02'59” East, along said southwest right-of-way line of Southern Pacific Railroad, a distance of 5,911.26 feet to a set 1/2 inch iron rod with a cap stamped “GRAHAM ASSOC INC” (“GAI”), being the northeast corner of a tract of land described by deed to TCBL Corporation, as recorded in Volume 2150, Page 27, Deed Records, Ellis County, Texas;

THENCE along the north line of said TCBL tract the following bearings and distances:

South 78°45'14" West, a distance of 261.10 feet to a set 1/2 inch iron rod with a “GAI” cap;

South 13°15'37" West, a distance of 873.83 feet to a found 5/8 inch iron rod;

South 54°34'26" East, a distance of 151.18 feet to a found 3/8 inch iron rod;

North 87°41'44" West, a distance of 114.11 feet to a found 5/8 inch iron rod;

South 07°29'38" East, a distance of 500.29 feet to a found 1/2 inch iron rod;

South 84°53'46" West, a distance of 452.07 feet to a set 1/2 inch iron rod with a “GAI” cap;

South 04°20'27" West, a distance of 226.90 feet to a found 1/2 inch iron rod;

South 79°53'35" West, a distance of 1481.47 feet to a found 1/2 inch iron rod with a cap stamped “DCA INC”;

South 00°56'40" East, a distance of 214.86 feet to a found 1/2 inch iron rod;

South 70°07'32" West, a distance of 679.79 feet to a set 1/2 inch iron rod with a “GAI” cap, being the northwest corner of said TCBL tract, also being in the east line of a tract of land described by deed to HC GPM LLC, as recorded in Instrument Number 2213805, Deed Records, Ellis County, Texas;

THENCE leaving said northwest corner of the TCBL tract, and along said east line of the HC GPM tract the following bearings and distances:

North 06°08'20" West, a distance of 241.24 feet to a found 1/2 inch iron rod with a cap stamped "DCA INC";

North 39°43'53" West, a distance of 436.00 feet to a found Mag Nail;

North 58°54'54" West, a distance of 684.45 feet to a set 1/2 inch iron rod with a "GAI" cap, from which a found 5/8 inch iron with a cap stamped "LANDPOINT 10194220" bears North 74°10'16" West - 29.01 feet;

North 45°14'55" West, a distance of 521.31 feet to a found 5/8 inch iron with a cap stamped "LANDPOINT 10194220", being the southeast corner of a tract of land described by deed to Hal T. Thorne, as recorded in Instrument Number 1632258, Deed Records, Ellis County, Texas;

THENCE North 08°15'43" East, leaving said east line of the HC GPM tract, and along the east line of said Thorne tract, a distance of 719.03 feet to a found 5/8 inch iron rod with a cap stamped "KSC RPLS 4019", being the northeast corner of said Thorne tract;

THENCE South 89°51'01" West, leaving said east line of the Thorne tract, a distance of 3266.17 feet to a found 5/8 inch iron rod with a cap stamped "JACOBS", being in the said east line of the HC GPM tract;

THENCE North 00°22'00" West, a distance of 2896.61 feet to a found 5/8 inch iron rod, being the northeast corner of a tract of land described by deed to David & Jill Husbands, as recorded in Volume 2346, Page 1549, Deed Records, Ellis County, Texas;

THENCE South 89°37'35" West, along the north line of said Husbands tract, a distance of 432.06 feet to a found 5/8 inch iron rod, being the southeast corner of a tract of land described by deed to Delores M. Walker, as recorded in Instrument Number 2307883, Deed Records, Ellis County, Texas;

THENCE North 00°22'20" West, leaving said north line of the Husbands tract, and along the east line of said Walker tract, a distance of 887.45 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of said Walker tract, also being a point in the east line of a tract of land described by deed to the United States Of America, as recorded in Volume 83115, Page 1102, Deed Records, Dallas County, Texas;

THENCE along said east line of the United States of America tract the following bearings and distances:

North 79°46'05" East, a distance of 701.54 feet to a set 1/2 inch iron rod with a "GAI" cap;

North 23°39'57" West, a distance of 348.07 feet to a set 1/2 inch iron rod with a "GAI" cap;

North 05°22'23" East, a distance of 137.34 feet to a set 1/2 inch iron rod with a "GAI" cap;

South 89°00'33" East, a distance of 169.54 feet to a set 1/2 inch iron rod with a "GAI" cap;

South 41°36'08" East, a distance of 756.42 feet to a set 1/2 inch iron rod with a "GAI" cap;

South 58°24'43" East, a distance of 355.31 feet to a set 1/2 inch iron rod with a "GAI" cap;

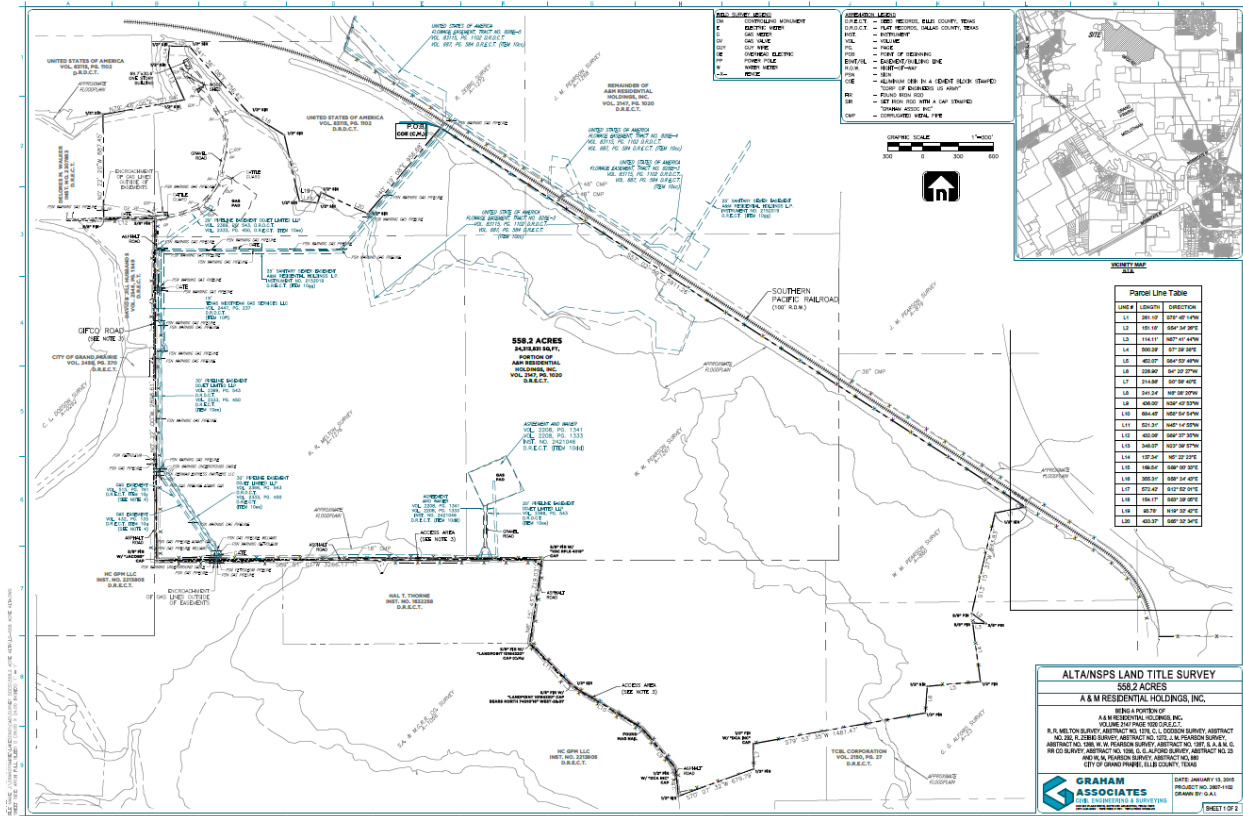
South 12°52'01" East, a distance of 572.42 feet to a set 1/2 inch iron rod with a "GAI" cap;

South 83°29'05" East, a distance of 154.17 feet to a set 1/2 inch iron rod with a "GAI" cap;

North 19°32'42" East, a distance of 93.78 feet to a set 1/2 inch iron rod with a "GAI" cap;

South 65°32'34" East, a distance of 433.37 feet to a set 1/2 inch iron rod with a "GAI" cap;

North 40°19'08" East, a distance of 956.68 to the POINT OF BEGINNING and CONTAINING 24,313,831 square feet, 558.2 acres of land, more or less.



Legal Description – Alexander/Wick Tract

Being a 56.26 acre tract of land situated in the J. Thompson Survey, Abstract No. 1086, and the J. Jones Survey, Abstract No. 583, Ellis County, Texas, being a portion of the tract of land described by deed to Wick Family, LTD., as recorded in Instrument Number 2306981, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a found Corp of Engineers aluminum disc, being in the northeast corner of said Wick Family tract, and being in the west line of a tract of land described by deed to HC GPM, LLC., as recorded in Instrument No. 2213805, Deed Records, Ellis County, Texas, also being a corner in the southeast line of a parcel of land conveyed to the USA Corp Of Engineers;

THENCE South 00°39'30" East, along the west line of said HC GPM tract, a distance of 1020.52 feet to a set 1/2 inch iron rod with a cap stamped "Graham Assoc. Inc." (GAI), being the northwest corner of a tract of land described by deed to Randol Mill Capital, L.L.P., as recorded in Volume 2181, Page 1612, in the

Deed Records, Ellis County, Texas;

THENCE South 00°29'22" East, leaving said west line of the HC GPM tract, and along the west line of said Randol Mill tract, a distance of 1161.45 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said Randol Mill tract, also being a point in the west line of said HC GPM tract;

THENCE South 00°25'19" East, leaving the said west line of the Randol Mill tract, and along the said west line of the HC GPM tract, a distance of 199.74 feet to a found 1 inch iron pipe, being a point for corner;

THENCE South 59°42'41" West, continuing along the said west line of the HC GPM tract, a distance of 1060.43 feet to a set 1/2 inch iron rod with a "GAI" cap, being a point for corner;

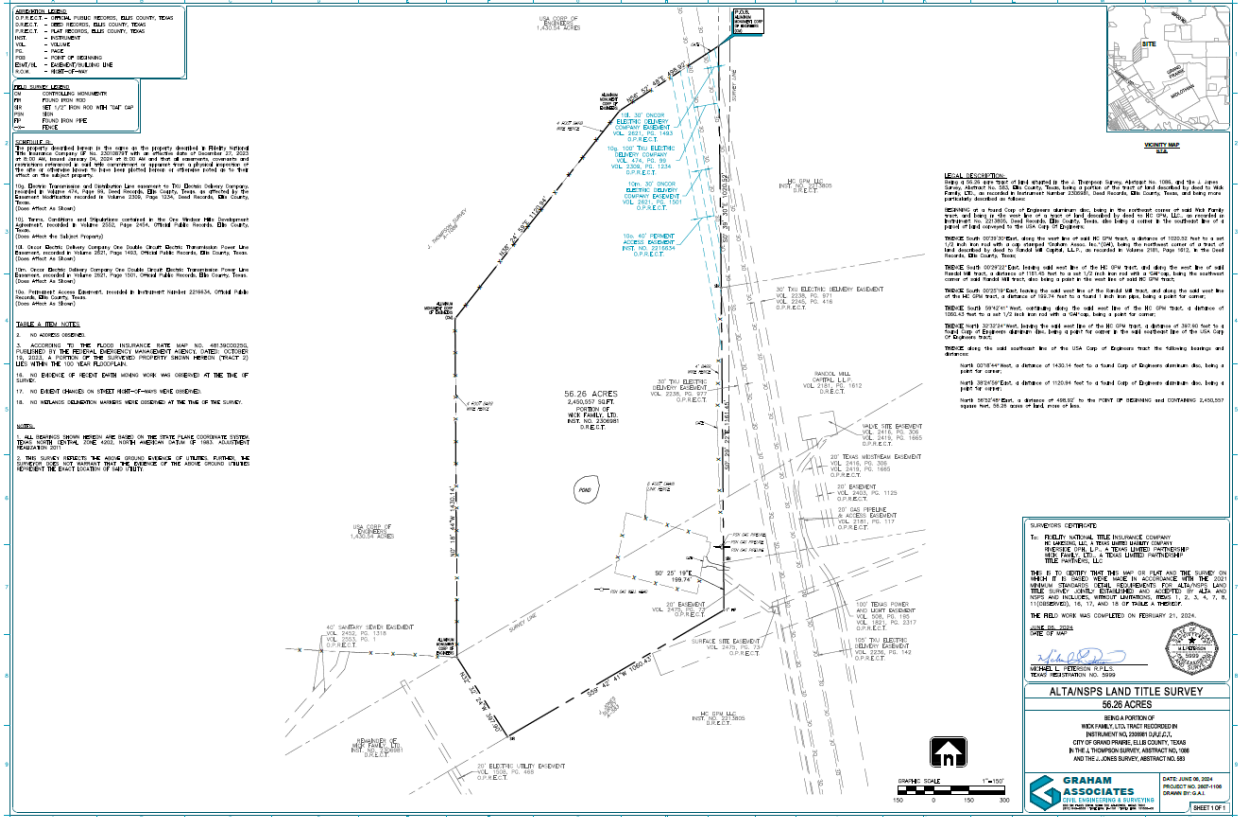
THENCE North 32°32'24" West, leaving the said west line of the HC GPM tract, a distance of 397.90 feet to a found Corp of Engineers aluminum disc, being a point for corner in the said southeast line of the USA Corp Of Engineers tract;

THENCE along the said southeast line of the USA Corp of Engineers tract the following bearings and distances:

North 00°18'44" West, a distance of 1430.14 feet to a found Corp of Engineers aluminum disc, being a point for corner;

North 38°24'59" East, a distance of 1120.94 feet to a found Corp of Engineers aluminum disc, being a point for corner;

North 56°52'48" East, a distance of 498.92' to the POINT OF BEGINNING and CONTAINING 2,450,557 square feet, 56.26 acres of land, more or less.



Legal Description – Burnitt Tract

Being a 59.21 acre tract of land, out of the S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, being the remainder of a tract of land conveyed to the Burnitt Irrevocable Trust, recorded in Instrument Number 1519720, Deed Records, Ellis County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a found Mag Nail, being a point for corner of the east line of a tract of land conveyed to One Windsor Hills, L.P., recorded in Volume 2199, Page 2119, Deed Records, Ellis County, Texas, and being a point for corner in the west line of a tract of land conveyed to TCBL Corporation, recorded in Volume 2160, Page 27, Deed Records, Ellis County, Texas, also being in the center of Gifco Road;

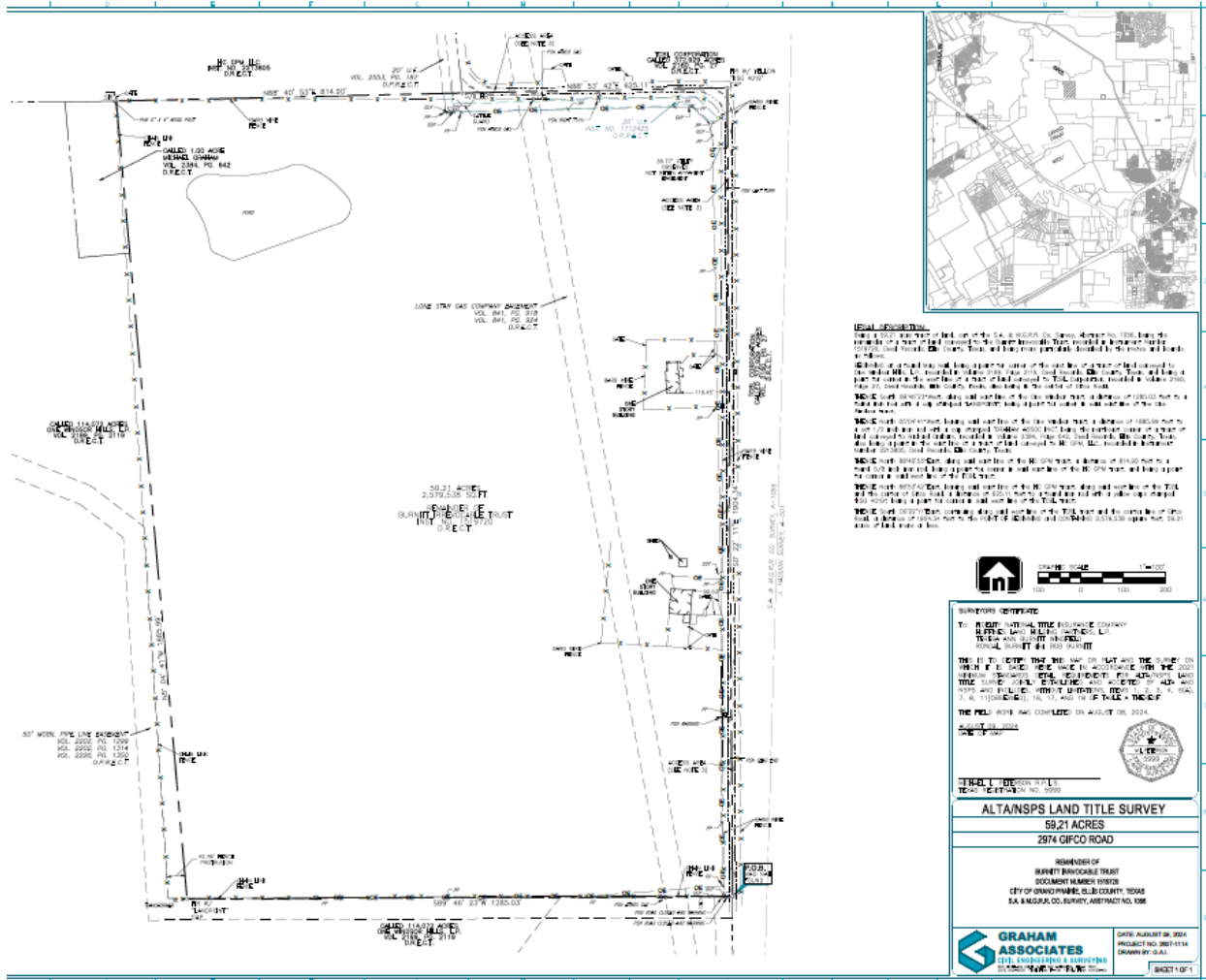
THENCE South 89°46'23" West, along said east line of the One Windsor tract, a distance of 1285.03 feet to a found iron rod with a cap stamped "LANDPOINT", being a point for corner in said east line of the One Windsor tract;

THENCE North 05°04'41" West, leaving said east line of the One Windsor tract, a distance of 1885.99 feet to a set 1/2 inch iron rod with a cap stamped "GRAHAM ASSOC INC", being the northeast corner of a tract of land conveyed to Michael Graham, recorded in Volume 2384, Page 642, Deed Records, Ellis County, Texas, also being a point in the east line of a tract of land conveyed to HC GPM, LLC., recorded in Instrument Number 2213805, Deed Records, Ellis County, Texas;

THENCE North 88°40'53" East, along said east line of the HC GPM tract, a distance of 814.90 feet to a found 5/8 inch iron rod, being a point for corner in said east line of the HC GPM tract, and being a point for corner in said west line of the TCBL tract;

THENCE North 88°53'42" East, leaving said east line of the HC GPM tract, along said west line of the TCBL and the center of Gifco Road, a distance of 625.11 feet to a found iron rod with a yellow cap stamped "KSG 4019", being a point for corner in said west line of the TCBL tract;

THENCE South 00°22'11" East, continuing along said west line of the TCBL tract and the center line of Gifco Road, a distance of 1904.34 feet to the POINT OF BEGINNING and CONTAINING 2,579,538 square feet, 59.21 acres of land, more or less.



Legal Description - Randol Mill Tract 1

Being a 23.74 acre tract of land situated in the D. Morgan Survey, Abstract No. 1224, and the J. Jones Survey, Abstract No. 583, Ellis County, Texas, being the northernmost remainder portion of a tract of land described by deed to Randol Mill Capitol, L.L.P., as recorded in Volume 2181, Page 1612, Deed Records, Ellis County, Texas, and being more particularly described as follows:

COMMENCING at a found Corp of Engineers aluminum disc, being in the west line of a tract of land described by deed to HC GPM, LLC., as recorded in Instrument No. 2213805, Deed Records, Ellis County, Texas, and being the northeast corner of a tract of land described by deed to Wick Family, LTD., as recorded in Instrument No. 2306981, Deed Records, Ellis County, Texas, also being a corner in the southeast line of

a parcel of land conveyed to the USA Corp Of Engineers;

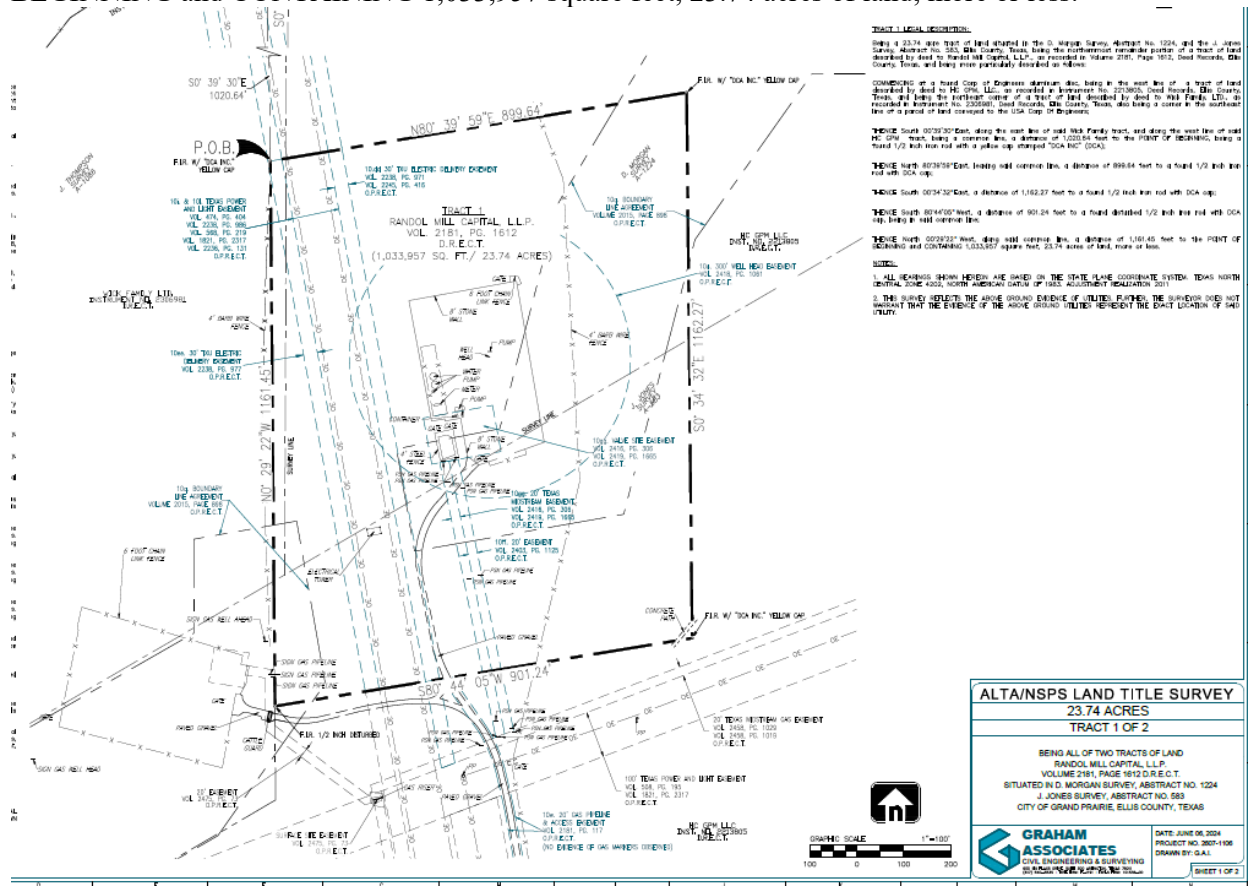
THENCE South 00°39'30" East, along the east line of said Wick Family tract, and along the west line of said HC GPM tract, being a common line, a distance of 1,020.64 feet to the POINT OF BEGINNING, being a found 1/2 inch iron rod with a yellow cap stamped "DCA INC" (DCA);

THENCE North 80°39'59" East, leaving said common line, a distance of 899.64 feet to a found 1/2 inch iron rod with DCA cap;

THENCE South 00°34'32" East, a distance of 1,162.27 feet to a found 1/2 inch iron rod with DCA cap;

THENCE South 80°44'05" West, a distance of 901.24 feet to a found disturbed 1/2 inch iron rod with DCA cap, being in said common line;

THENCE North 00°29'22" West, along said common line, a distance of 1,161.45 feet to the POINT OF BEGINNING and CONTAINING 1,033,957 square feet, 23.74 acres of land, more or less.



Legal Description – Randol Mill Tract 2

Being a 22.16 acre tract of land situated in the J. Jones Survey, Abstract No. 583, Ellis County, Texas, being the southernmost remainder portion of a tract of land described by deed to Randol Mill Capital, L.L.P., as recorded in Volume 2181, Page 1612, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a found railroad spike being the southwest corner of said Randol Mill tract, and being in the east line of a tract of land described by deed to Wendell G. Watson Et Al, as recorded in Volume 1047, Page 663, Deed Record, Ellis County, Texas, also being in the west line of a tract of land described by deed to HC GPM, L.L.C., as recorded in Instrument No. 2213805, Deed Record, Ellis County, Texas;

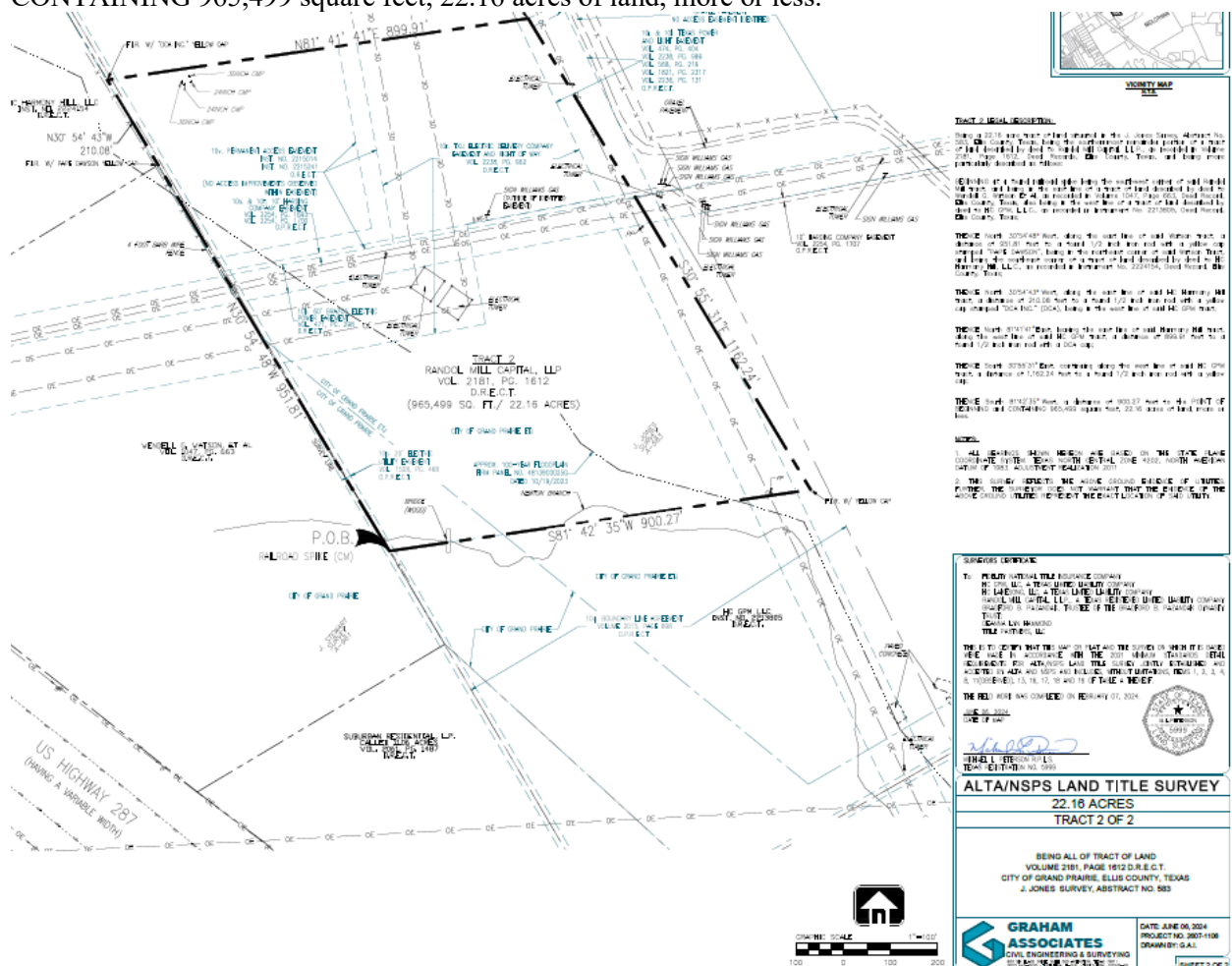
THENCE North 30°54'48" West, along the east line of said Watson tract, a distance of 951.81 feet to a found 1/2 inch iron rod with a yellow cap stamped "PAPE DAWSON", being in the northeast corner of said Watson Tract, and being the southeast corner of a tract of land described by deed to HC Harmony Hill, L.L.C., as recorded in Instrument No. 2224154, Deed Record, Ellis County, Texas;

THENCE North 30°54'43" West, along the east line of said HC Harmony Hill tract, a distance of 210.08 feet to a found 1/2 inch iron rod with a yellow cap stamped "DCA INC." (DCA), being in the west line of said HC GPM tract;

THENCE North 81°41'41" East, leaving the east line of said Harmony Hill tract, along the west line of said HC GPM tract, a distance of 899.91 feet to a found 1/2 inch iron rod with a DCA cap;

THENCE South 30°55'31" East, continuing along the west line of said HC GPM tract, a distance of 1,162.24 feet to a found 1/2 inch iron rod with a yellow cap;

THENCE South 81°42'35" West, a distance of 900.27 feet to the POINT OF BEGINNING and CONTAINING 965,499 square feet, 22.16 acres of land, more or less.



THE ABOVE DESCRIBED TRACTS ARE MODIFIED TO SAVE AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND:

0.0581-Acre Tract

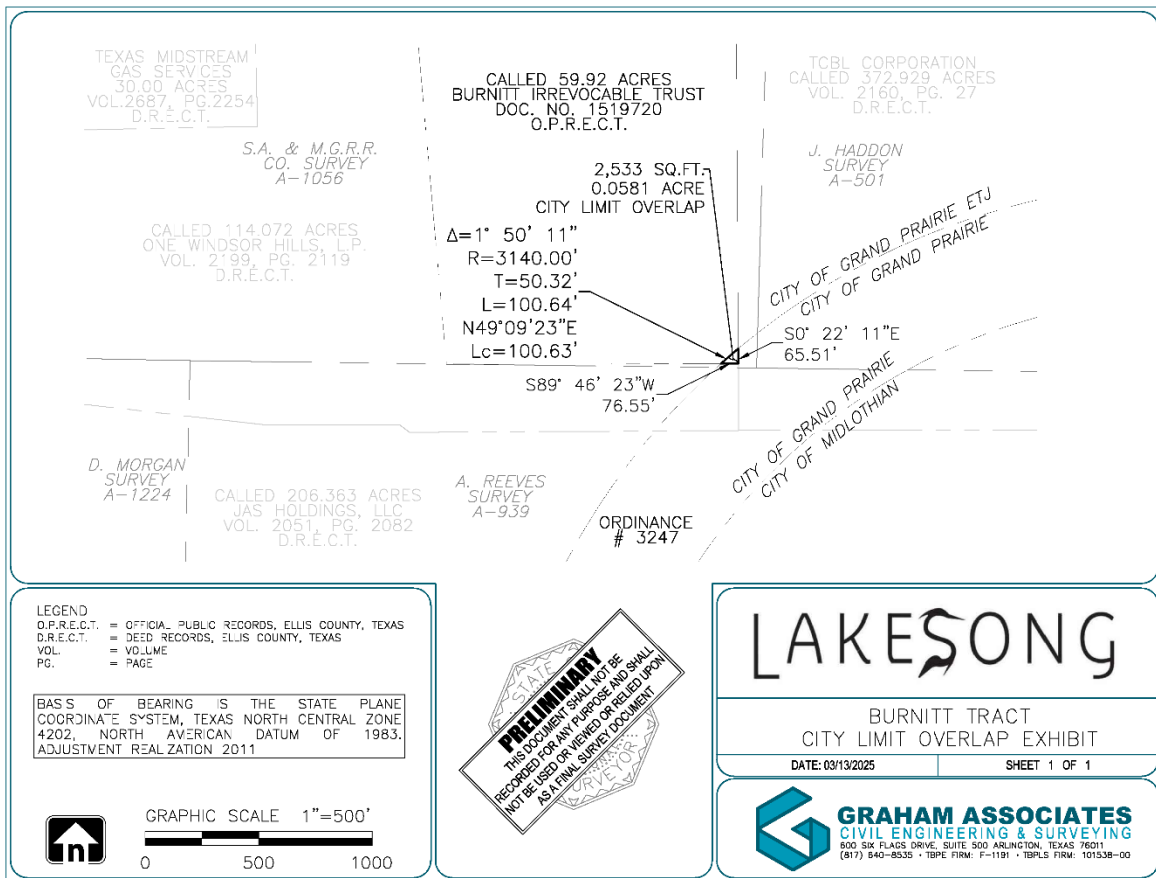
Being a 2,533 square foot tract of land, situated in the S.A. & M.G.R.R. Co. Survey, Abstract No. 1056, in the ETJ of the city of Grand Prairie, Ellis County, Texas, being about of a tract of land described by deed to Burnitt Irrevocable Trust, as recorded in Document Number 1519720, in the Official Public Records of Ellis County, Texas, and more particularly described by the metes and bounds as follows:

Beginning at the southeast corner of said Burnitt tract, and being the eastern most northeast corner of a tract of land described by deed to One Windsor Hills, L.P., as recorded in Volume 2199, Page 2119, in the Deed Records of Ellis County, Texas, also being a point in the west line of a tract of land described by deed to TCBL Corporation, as recorded in Volume 2160, Page 27, in the Deed Records of Ellis County, Texas;

THENCE South $89^{\circ}46'23''$ West, along the south line of said Burnitt tract, a distance of 76.55 feet to a point, being the beginning of a non-tangent curve to the right having a radius of 3140.00 feet, a central angle of $01^{\circ}50'11''$, and a long chord which bears North $49^{\circ}09'23''$ East, 100.63 feet;

THENCE along said curve to the right, an arc distance of 100.64 feet to a point in the east line of said Burnitt tract;

THENCE South $00^{\circ}22'11''$ East, along said east line of Burnitt tract, a distance of 65.51 feet to the POINT OF BEGINNING and CONTAINING 2,533 square feet, 0.0581 acre of land, more or less.



1.358 Acre Tract:

Being a 1.358 acre tract of land situated in the J. Jones Survey, Abstract No. 583, Ellis County, Texas, being a portion of the southernmost remainder portion of a tract of land described by deed to Randol Mill Capital, L.L.P., as recorded in Volume 2181, Page 1612, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a found railroad spike being the southwest corner of said Randol Mill tract, and being in the east line of a tract of land described by deed to Wendell G. Watson Et Al, as recorded in Volume 1047, Page 663, Deed Record, Ellis County, Texas, also being in the west line of a tract of land described by deed to HC GPM, L.L.C., as recorded in Instrument No. 2213805, Deed Record, Ellis County, Texas;

THENCE North 30°54'48" West, along the east line of said Watson tract and the west line of said Randol Mill Capital tract, being a common line, a distance of 528.34 feet to a point;

THENCE South 50°43'31" East, leaving said common line, a distance of 660.79 feet to a point, being in the south line of said Randol Mill Capital tract and the west line of said HC GPM tract, being a common line;

THENCE South 81°42'35" West, along said common line, a distance of 242.63 feet to the POINT OF BEGINNING and CONTAINING 59,165 square feet, 1.358 acres of land, more or less.

