

Exhibit A-1
Legal Description of Townhomes at Browngate Pointe

Being a tract of land situated in the C. Atterbury Survey, Abstract No. 22 and D. Williams Survey, Abstract No. 1021, City of Wylie, Collin County, Texas said being a part of a tract of land conveyed to Birmingham Land, Ltd, by Special Warranty Deed recorded in Document No. 94-0029675, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of the Sanden Boulevard Church Addition, an Addition to the City of Wylie, Collin County, Texas, according to the map recorded in Volume 2013, Page 352, Map Records, Collin County, Texas, said point being on the East right-of-way line of Sanden Boulevard (variable width right-of-way);

THENCE South 88 degrees 23 minutes 58 seconds East, along the South right-of-way line of said Sanden Boulevard Church Addition, passing at a distance of 643.75 feet, a 1/2 inch iron rod, and having a total distance of 645.97 feet to a point for corner on the West line of Lot 1, Block A of Birmingham Farms, Phase 10, an Addition to the City of Wylie, Collin County, Texas, according to the map recorded in Volume 2014, Page 348, Map Records, Collin County, Texas;

THENCE South 01 degrees 18 minutes 10 seconds West, along said West line of Lot 1, Block A, passing at a distance of 383.58 feet, a 1/2 inch iron rod found at the Southwest corner of said Lot 1, Block A, and having a total distance of 403.59 feet to a point for corner on the North right-of-way line of West Brown Street (variable width right-of-way);

THENCE North 88 degrees 39 minutes 30 seconds West, along said North right-of-way line of West Brown Street, a distance of 732.35 feet to a point for corner at the intersection of said North right-of-way line of Brown Street and the aforementioned East right-of-way line of Sanden Boulevard;

THENCE North 01 degrees 27 minutes 43 seconds East, along said East right-of-way line of Sanden Boulevard, a distance of 9.23 feet to a point for corner at the beginning of a curve to the right with a radius of 969.00 feet, a delta of 24 degrees 12 minutes 57 seconds, and a chord bearing and distance of North 13 degrees 34 minutes 11 seconds East, 406.50 feet;

THENCE Northerly along said East right-of-way line of Sanden Boulevard and curve to the left, an arc length of 409.54 feet to the POINT OF BEGINNING and containing 285,453 square feet or 6.55 acres of land.