

EXHIBIT A
Legal Description

Being a tract of land situated in the Josiah Panacoast Survey, Abstract No. 1146 and the G. W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being part of Marriott At The Quorum, an addition to the Town of Addison as recorded in Volume 82111, Page 2578, Deed Records, Dallas County, Texas and being more fully described as follows:

BEGINNING at a 5/8 inch iron rod found in the east line of Quorum Drive (a variable width right-of-way) at the southwest corner of said Marriott At The Quorum Addition, said iron rod also being the northwest corner of Murphree Addition, an addition to the Town of Addison as recorded in Volume 84072, Page 4851, Deed Records, Dallas County, Texas;

THENCE North 14 degrees 18 minutes 18 seconds East along the east line of said Quorum Drive a distance of 189.51 feet to a 5/8 inch iron rod found at the beginning of a curve to the left that has a central angle of 39 degrees 45 minutes 48 seconds, a radius of 662.11 feet, and a chord that bears North 05 degrees 34 minutes 36 seconds West;

THENCE along said curve to the left and the east line of said Quorum Drive an arc length of 459.51 feet to an "X" cut in concrete at the southwest corner of a tract of land conveyed to Carter-Crowley Properties, Inc. by deed recorded in Volume 91238, Page 141, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 46 minutes 47 seconds East along the south line of said Carter-Crowley tract a distance of 440.02 feet to an "X" cut on the top of a manhole for corner;

THENCE South 50 degrees 57 minutes 53 seconds East along the south line of said Carter-Crowley tract a distance of 120.49 feet to an "X" cut in concrete for corner in the west line of Dallas Parkway (a variable width right-of-way); said "X" also being in a curve to the left that has a central angle of 05 degrees 07 minutes 36 seconds, a radius of 823.51 feet and a chord that bears South 19 degrees 41 minutes 18 seconds West;

THENCE southerly along said curve to the left and the west line of said Dallas Parkway an arc length of 73.69 feet to a 5/8 inch iron rod set at the beginning of a compound curve to the left that has a central angle of 14 degrees 59 minutes 42 seconds, a radius of 1002.93 feet, and a chord that bears South 09 degrees 37 minutes 39 seconds West;

THENCE southerly along said curve to the left and the west line of said Dallas Parkway an arc length of 262.48 feet to an "X" cut in concrete at the end of said curve;

THENCE South 02 degrees 07 minutes 48 seconds West along the west line of said Dallas Parkway a distance of 184.30 feet to an "X" cut in concrete at the beginning of a curve to the left that has a central angle of 02 degrees 02 minutes 17 seconds, a radius of 1245.92 feet, and a chord that bears South 01 degrees 06 minutes 39 seconds West;

THENCE along said curve to the left and the west line of said Dallas Parkway an arc length of 44.32 feet to an "X" cut in concrete for a corner at 5 foot offset in the west line of said Dallas Parkway;

THENCE South 89 degrees 46 minutes 47 seconds West along the north line of said Dallas Parkway and passing at 5.00 feet the northeast corner of Aberdeen Quorum, an addition to the Town of Addison as recorded in Volume 84225, Page 2009, Deed Records, Dallas County, Texas and continuing along the north line of said Aberdeen Quorum and the north line of said Murphree Addition a total distance of 460.38 feet to the POINT OF BEGINNING and containing 277,049.38 square feet or 6.3602 acres of land, more or less.