

EXHIBIT "A"

TRACT I

BEING all that certain lot, tract, or parcel of land situated in the S. McCracken Survey Abstract Number 817, in the City of Denton, Denton County, Texas, being a part of that certain "North Tract" described in a deed from Joseph J. Tallal Jr., Trustee to Group Management, Inc. recorded in Volume 2352, Page 498, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in Stuart Lane, a public roadway and in the east line of the T. Toby Survey Abstract Number 1288, the most westerly northwest corner of said "North Tract" bears N 00° 09' 00" E, 238.40 feet;

THENCE N 89° 34' 34" E, 700.04 feet to an iron rod set for corner;

THENCE S 00° 09' 00" W, 361.11 feet to an iron rod set for corner in the north line of State Highway Loop 288, a public roadway having a right-of-way of 200.0 feet;

THENCE S 89° 34' 04" W, 636.79 feet with said north line of said Loop 288 to a concrete monument found for corner at a right-of-way flare in the east line of said Stuart Lane; -

THENCE N 45° 11' 37" W, 70.76 feet with said right-of-way flare to an iron rod set for corner in the east line of said Stuart Lane;

THENCE S 89° 34' 34" W, 12.91 feet to an iron rod set for corner in said Stuart Lane;

THENCE N 00° 09' 00" E, 310.96 feet with said Stuart Lane to the **PLACE OF BEGINNING** and containing 5.760 acres of land.