

Exhibit A (cont.)

Tract III

BEING a tract of land situated in the J.S. Collard Survey, Abstract No. 297, Denton County, Texas and being part of a tract of land conveyed to Electronic Data Systems Corporation Retirement Plan and Trust as evidenced in a deed recorded in Volume 1684, Page 867, Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows (bearings based on the Southwest right of way line of U.S. Highway No. 77 per Volume 4245, Page 1995, Real Property Records of Denton County, Texas (RPRDCT):

BEGINNING at a TxDOT Highway Monument found in the Southwest right of way line of U.S. Highway No. 77, same being in the West line of a tract of land conveyed to J.C. Mitchell and Texas Cinema Corporation, as evidenced by a deed recorded in Volume 3180, Page 0552, RPRDCT;

THENCE South 13 degrees 49 minutes 59 seconds West, along said West line, a distance of 688.23 feet to a 5/8-inch iron rod found for an angle point;

THENCE South 05 degrees 33 minutes 35 seconds West, along said West line, a distance of 610.16 feet to a 5/8-inch "KHA" capped iron rod set in Riney Road on the called South line of said Collard Survey;

THENCE North 88 degrees 43 minutes 19 seconds West, with said Riney Road and along said called South line, a distance of 719.97 feet to a 5/8-inch "KHA" capped iron rod set for corner;

THENCE North 01 degree 00 minutes 28 seconds East, leaving said Riney Road and said called South line, a distance of 225.00 feet to a fence post for corner;

THENCE North 88 degrees 36 minutes 40 seconds West, a distance of 250.00 feet to a "PK" nail set for corner in the center of Bonnie Brae Road and the called East line of N. Wade Survey, Abstract No. 1407;

THENCE North 00 degrees 56 minutes 13 seconds East, along the center of said Bonnie Brae Road, and said called East line, a distance of 1460.72 feet to a "PK" nail found for corner, same being in the South line of a tract of land conveyed to the City of Denton as evidenced by a deed recorded in Volume 4245, Page 1995, RPRDCT;

THENCE along said City of Denton tract the following:

North 87 degrees 01 minute 54 seconds East, a distance of 39.58 feet to a 5/8-inch iron rod set for corner;

North 02 degrees 58 minutes 06 seconds West, a distance of 146.00 feet to a TxDot Highway Monument found for the beginning of a curve to the right;

Along said curve to the right through a central angle of 30 degrees 31 minutes 17 seconds, a radius of 170.49 feet, an arc length of 90.82 feet, a chord bearing of North 12 degrees 17 minutes 33 seconds East for a chord distance of 89.75 feet to a TxDot monument found for corner;

South 58 degrees 10 minutes 21 seconds East, a distance of 120.00 feet to a TxDOT Highway monument found for an angle point;

South 69 degrees 42 minutes 31 seconds East, a distance of 100.63 feet to a TxDOT Highway monument found in the Southwest right of way line of said U.S. Highway No. 77;

THENCE South 58 degrees 11 minutes 36 seconds East (basis of bearing), along said right of way line, a distance of 1080.35 feet to the POINT OF BEGINNING and containing 38.524 acres of land.