

EXHIBIT "A"
Legal Description

SAGINAW COTTAGES METES AND BOUNDS DESCRIPTION

BEING 10.811 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP also known as Old Decatur Joint Venture, by the deed recorded in Volume 12061, Page 1725, and Instrument No. D195140911, of the Deed Records of Tarrant County, Texas. Said 10.811 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a "V" cut in concrete sidewalk with a 5/8" iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Instrument No. D210098875, of the Plat Records of Tarrant County, Texas;

THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:

1. S 89° 16' 19" W 275.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. N 86° 10' 26" W 151.26 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. S 89° 16' 33" W 14.24 feet, to proposed property corner;

THENCE N 90° 05' 20" W 355.49 feet, to proposed property corner;

THENCE S 90° 02' 45" W 264.29 feet, to proposed property corner;

THENCE N 01° 00' 38" W 440.00 feet, along the East right-of-way line of said Old Decatur Road to a ½" iron rod found at the Southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7848, and Instrument No. D202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89°13'58"E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a ½" iron rod found at the Southeast corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest corner of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00°48'47"E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 10.811 acres (470,912 square feet) of land.