

EXHIBIT "A"

AVILLA METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the H. Robertson Survey, Abstract No. 1798, City of Saginaw, Tarrant County, Texas, being part of a tract conveyed to Blue Mound Partners, L.P., by deed recorded in Document No. D204343302 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the north line of Bailey-Boswell Road, a variable width public right-of-way, for the southeast corner of Lot 17X, Block 1, Creekwood Addition, recorded in Cabinet A, Slide 8347, Plat Records, Tarrant County, Texas (PRTCT), and being the northwest corner of a right-of-way dedication for said road, to the City of Saginaw, recorded in Document No. D197016465 OPRTCT;

THENCE along the east line of Block 1, Creekwood Addition, the following:

N 00°16'48" W, 390.31 feet;

N 27°41'40" E, 85.60 feet;

N 01°52'58" E, 122.49 feet;

And N 25°26'52" W, 154.45 feet to the intersection thereof with another Creekwood Addition, recorded in Cabinet A, Slide 8398 PRTCT;

THENCE along the common line thereof, and of another Creekwood Addition, recorded in Cabinet A, Slide 9989 PRTCT, the following:

A non-tangent curve to the left having a central angle of 04°41'44", a radius of 1245.00 feet, a chord of N 62°12'16" E - 102.00 feet, an arc length of 102.03 feet;

N 59°51'24" E, 227.91 feet;

And N 89°34'06" E, 376.24 feet to a 1/2" iron rod with plastic cap found on the west line of Blue Mound Road, a variable width public right-of-way;

THENCE S 24°21'08" E, 829.59 feet along the west line of Blue Mound Road to the north end of a corner clip being the intersection of Blue Mound Road and Bailey-Boswell Road;

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 117°58'38", a radius of 90.00 feet, a chord of S 30°43'44" W - 154.27 feet, an arc length of 185.32 feet;

THENCE S 89°43'03" W, 902.35 feet along the north line of Bailey-Boswell Road to the POINT OF BEGINNING with the subject tract containing 715,705 square feet or 16.430 acres of land.