

**EXHIBIT A**

**Legal Descriptions of the Property**

PROPERTY DESCRIPTION

BEING A 262.530 ACRE TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NO. 662, DENTON COUNTY, TEXAS, AND BEING PART OF A 759.199 ACRE TRACT OF LAND, CONVEYED TO MAR-TOP RANCH, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2001-R0092648, DENTON COUNTY, TEXAS, SAID 262.530 ACRE TRACT, WITH REFERENCE BEARING NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST BEING THE MONUMENTED SOUTHWEST LINE OF AFORESAID 759.199 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 759.199 ACRE TRACT, SAID POINT BEING AT THE INTERSECTION OF NAYLOR ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND MARTOP ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, WITH THE GENERAL DIRECTION OF SAID CENTERLINE OF NAYLOR ROAD AND ALONG THE WEST LINE OF AFORESAID 759.199 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, PASSING AT A DISTANCE OF 1438.65 FEET, A 1/2" IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 2602.99 FEET TO A POINT FOR CORNER AND BEING THE POINT OF BEGINNING;

NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 238.46 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 00 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 927.67 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF THE TOWN OF CROSSROADS AS DESCRIBED IN COUNTY CLERKS FILE NUMBER 96-R0088661, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEARS NORTH 82 DEGREES 27 MINUTES 41 SECONDS WEST A DISTANCE OF 26.66 FEET FROM A FOUND CONCRETE MONUMENT STAMPED 20' OFFSET Q-220-E;

THENCE, OVER AND ACROSS AFORESAID 759.199 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 28 MINUTES 18 SECONDS EAST, ALONG SAID SOUTH LINE OF THE TOWN OF CROSSROADS, A DISTANCE OF 2661.70 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID TOWN OF CROSSROADS;

NORTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE TOWN OF CROSSROADS, A DISTANCE OF 1111.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF THE TOWN OF CROSSROADS, A DISTANCE OF 1863.90 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID EAST LINE OF THE TOWN OF CROSSROADS, THE NORTH LINE OF AFORESAID 759.199 ACRE TRACT, AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO EDMOND'S INVESTMENTS, INC., MERCURY FINANCIAL SERVICES, INC., FATH INVESTMENTS, INC., BRIAN BURKE AND GAEL G. BURKE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-R0061717, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG SAID NORTH AND SOUTH LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 454.53 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 975.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 01 DEGREES 25 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.05 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID EDMOND'S INVESTMENTS, INC., ET AL TRACT, BEING A NORTHEAST PROPERTY CORNER OF AFORESAID 759.199 ACRE TRACT AND BEING ON THE WEST LINE OF F.M. 720 (A 90' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 30 MINUTES 42 SECONDS, A RADIUS OF 617.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 80.96 FEET;

THENCE, ALONG THE EAST PROPERTY LINE OF AFORESAID 759.199 ACRE TRACT AND SAID WEST LINE OF F.M. 720, THE FOLLOWING COURSES AND DISTANCES,

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 81.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 34 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF 75.60 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 02 SECONDS, A RADIUS OF 527.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 146.20 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 146.67 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 18 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 721.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 40 MINUTES 38 SECONDS, A RADIUS OF 5729.58 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 767.14 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 767.71 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 10 DEGREES 38 MINUTES 01 SECONDS EAST, A DISTANCE OF 324.80 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 10 MINUTES 01 SECONDS, A RADIUS OF 527.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 26 MINUTES 59 SECONDS WEST A DISTANCE OF 239.03 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 241.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 15 DEGREES 31 MINUTES 59 SECONDS WEST, A DISTANCE OF 1701.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 03 MINUTES 00 SECONDS, A RADIUS OF 1387.41 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 03 MINUTES 29 SECONDS WEST A DISTANCE OF 315.32 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 316.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 28 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 330.69 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 15 SECONDS, A RADIUS OF

1477.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 28 DEGREES 26 MINUTES 18 SECONDS WEST A DISTANCE OF 5.27 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 5.27 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST, OVER AND ACROSS AFORESAID 759.199 ACRE TRACT, A DISTANCE OF 3974.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 262.530 ACRES OF LAND, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING 231.868 ACRE TRACT**

BEING A 231.868 ACRE TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NO. 662, DENTON COUNTY, TEXAS, AND BEING PART OF A 759.199 ACRE TRACT OF LAND, CONVEYED TO MAR-TOP RANCH, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2001-R0092648, DENTON COUNTY, TEXAS, SAID 231.868 ACRE TRACT, WITH REFERENCE BEARING NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST BEING THE MONUMENTED SOUTHWEST LINE OF AFORESAID 759.199 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 759.199 ACRE TRACT, SAID POINT BEING AT THE INTERSECTION OF NAYLOR ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND MARTOP ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, WITH THE GENERAL DIRECTION OF THE CENTERLINE OF SAID NAYLOR ROAD AND ALONG THE WEST LINE OF AFORESAID 759.199 ACRE TRACT, PASSING AT A DISTANCE OF 1438.65 FEET A 1/2" IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 2602.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, OVER AND ACROSS AFORESAID 759.199 ACRE TRACT, A DISTANCE OF 3974.37 FEET TO A POINT FOR CORNER, BEING ON THE EAST LINE OF AFORESAID 759.199 ACRE TRACT, BEING ON THE WEST LINE OF F.M. 720 (A 90' RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28 DEGREES 19 MINUTES 45 SECONDS, A RADIUS OF 1477.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 723.06 FEET;

THENCE, ALONG AFORESAID EAST LINE OF 759.199 ACRE TRACT AND ALONG SAID WEST LINE OF F.M. 720, THE FOLLOWING COURSES AND DISTANCES,

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 730.48 FEET TO A WOOD RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 1097.99 FEET TO A WOOD RIGHT-OF-WAY MONUMENT FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53 DEGREES 00 MINUTES 02 SECONDS, A RADIUS OF 617.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 551.47 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 571.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 52 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 333.10 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 38 MINUTES 46 SECONDS, A RADIUS OF 527.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 09 MINUTES 58 SECONDS EAST A DISTANCE OF 161.96 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 162.60 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 759.199 ACRE TRACT AND BEING IN AFORESAID MARTOP ROAD;

THENCE, NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF AFORESAID 759.199 ACRE TRACT AND WITH THE GENERAL DIRECTION OF THE CENTERLINE OF SAID

MAR-TOP ROAD, A DISTANCE OF 4410.48 FEET TO THE POINT OF BEGINNING AND CONTAINING  
231.868 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT the 21.26 acre tract of land and the 14.144 acre tract of land hereinafter described:

## PROPERTY DESCRIPTION

BEING A 21.826 ACRE TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NO. 662, DENTON COUNTY, TEXAS, AND BEING PART OF A 759.199 ACRE TRACT OF LAND, CONVEYED TO MAR-TOP RANCH, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2001-R0092648, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. BASIS OF BEARING IS NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, THE MONUMENTED WEST LINE OF AFORESAID 759.199 ACRE TRACT. SAID 21.826 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 759.199 ACRE TRACT, SAID POINT BEING AT THE CENTERLINE INTERSECTION OF NAYLOR ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND MARTOP ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, WITH THE GENERAL DIRECTION OF SAID CENTERLINE OF MARTOP ROAD AND ALONG THE SOUTH LINE OF AFORESAID 759.199 ACRE TRACT, EAST, A DISTANCE OF 2975.53 FEET TO THE POINT OF BEGINNING;

THENCE OVER AND ACROSS AFORESAID 759.199 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 901.73 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 54 MINUTES 33 SECONDS EAST, A DISTANCE OF 810.00 FEET TO A POINT FOR CORNER ON THE COMMON EAST LINE OF AFORESAID 759.199 ACRE TRACT AND THE WEST LINE OF F.M. 720 (A RIGHT-OF-WAY OF 90.00 FEET)

THENCE WITH SAID COMMON LINE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST, A DISTANCE OF 142.77 FEET TO A WOOD RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

WITH A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°00'02", A RADIUS OF 617.96 FEET, A LONG CHORD THAT BEARS SOUTH 26 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF



551.47 FEET, AND AN ARC DISTANCE OF 571.63 FEET, TO A ½ INCH IRON ROD FOUND FOR CORNER;

SOUTH 52 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 333.10 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°38'46", A RADIUS OF 527.96 FEET, A LONG CHORD THAT BEARS SOUTH 44 DEGREES 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 161.96 FEET, AND AN ARC DISTANCE OF 162.60 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 759.199 ACRE TRACT AND BEING IN THE CENTERLINE MARTOP ROAD;

THENCE WEST, ALONG THE SOUTH LINE OF AFORESAID 759.199 ACRE TRACT AND WITH THE GENERAL DIRECTION OF THE CENTERLINE OF AFORESAID MARTOP ROAD, A DISTANCE OF 1434.94 FEET THE POINT OF BEGINNING, AND CONTAINING 21.826 ACRES OF LAND, MORE OR LESS.

## PROPERTY DESCRIPTION

BEING A 14.144 ACRE TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NO. 662, DENTON COUNTY, TEXAS, AND BEING PART OF A 759.199 ACRE TRACT OF LAND, CONVEYED TO MAR-TOP RANCH, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2001-R0092648, DENTON COUNTY, TEXAS. BASIS OF BEARING IS NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, BEING THE MONUMENTED WEST LINE OF AFORESAID 759.199 ACRE TRACT. SAID 14.144 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 759.199 ACRE TRACT, SAID POINT BEING AT THE CENTERLINE INTERSECTION OF NAYLOR ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AND MARTOP ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, WITH THE GENERAL DIRECTION OF SAID CENTERLINE OF NAYLOR ROAD AND ALONG THE WEST LINE OF AFORESAID 759.199 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, PASSING AT A DISTANCE OF 1438.65 FEET, A 1/2" IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 2841.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 00 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 1510.42 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 39 MINUTES 22 SECONDS EAST, A DISTANCE OF 182.64 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF THE TOWN OF CROSSROADS;

THENCE, OVER AND ACROSS AFORESAID 759.199 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

EAST, ALONG SAID SOUTH LINE OF THE TOWN OF CROSSROADS, A DISTANCE OF 2642.20 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID TOWN OF CROSSROADS;

NORTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF THE TOWN OF CROSSROADS, A DISTANCE OF 648.24 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF THE TOWN OF CROSSROADS, A

DISTANCE OF 1863.90 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF SAID EAST LINE OF THE TOWN OF CROSSROADS WITH THE NORTH LINE OF AFORESAID 759.199 ACRE TRACT, AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO EDMOND'S INVESTMENTS, INC., MERCURY FINANCIAL SERVICES, INC., FATH INVESTMENTS, INC., BRIAN BURKE AND GAEL G. BURKE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-R0061717, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG SAID NORTH AND SOUTH LINES, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 16 MINUTES 42 SECONDS EAST, A DISTANCE OF 454.53 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 48.85 FEET TO THE POINT OF BEGINNING;

NORTH 89 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF A DISTANCE OF 926.72 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID EDMOND'S INVESTMENTS, INC., ET AL TRACT;

NORTH 01 DEGREES 25 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.05 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHEAST PROPERTY CORNER OF AFORESAID 759.199 ACRE TRACT AND BEING ON THE WEST LINE OF F.M. 720 (A 90' RIGHT-OF-WAY);

THENCE, ALONG THE EAST PROPERTY LINE OF AFORESAID 759.199 ACRE TRACT AND SAID WEST LINE OF F.M. 720, THE FOLLOWING COURSES AND DISTANCES:

WITH A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 30 MINUTES 42 SECONDS, A RADIUS OF 617.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 80.96 FEET, AND AN ARC DISTANCE OF 81.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 34 DEGREES 24 MINUTES 54 SECONDS EAST, A DISTANCE OF 75.60 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

WITH A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 55 MINUTES 02 SECONDS, A RADIUS OF 527.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 146.20 FEET, AND AN ARC DISTANCE OF 146.67 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 18 DEGREES 29 MINUTES 51 SECONDS EAST, A DISTANCE OF 342.52 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID 759.199 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST, A DISTANCE OF 1274.71 FEET TO A POINT FOR CORNER;

NORTH 22 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 142.67 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 38 MINUTES 35 SECONDS EAST, A DISTANCE OF 199.86 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 180.38 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 74.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.144 ACRES OF LAND, MORE OR LESS.

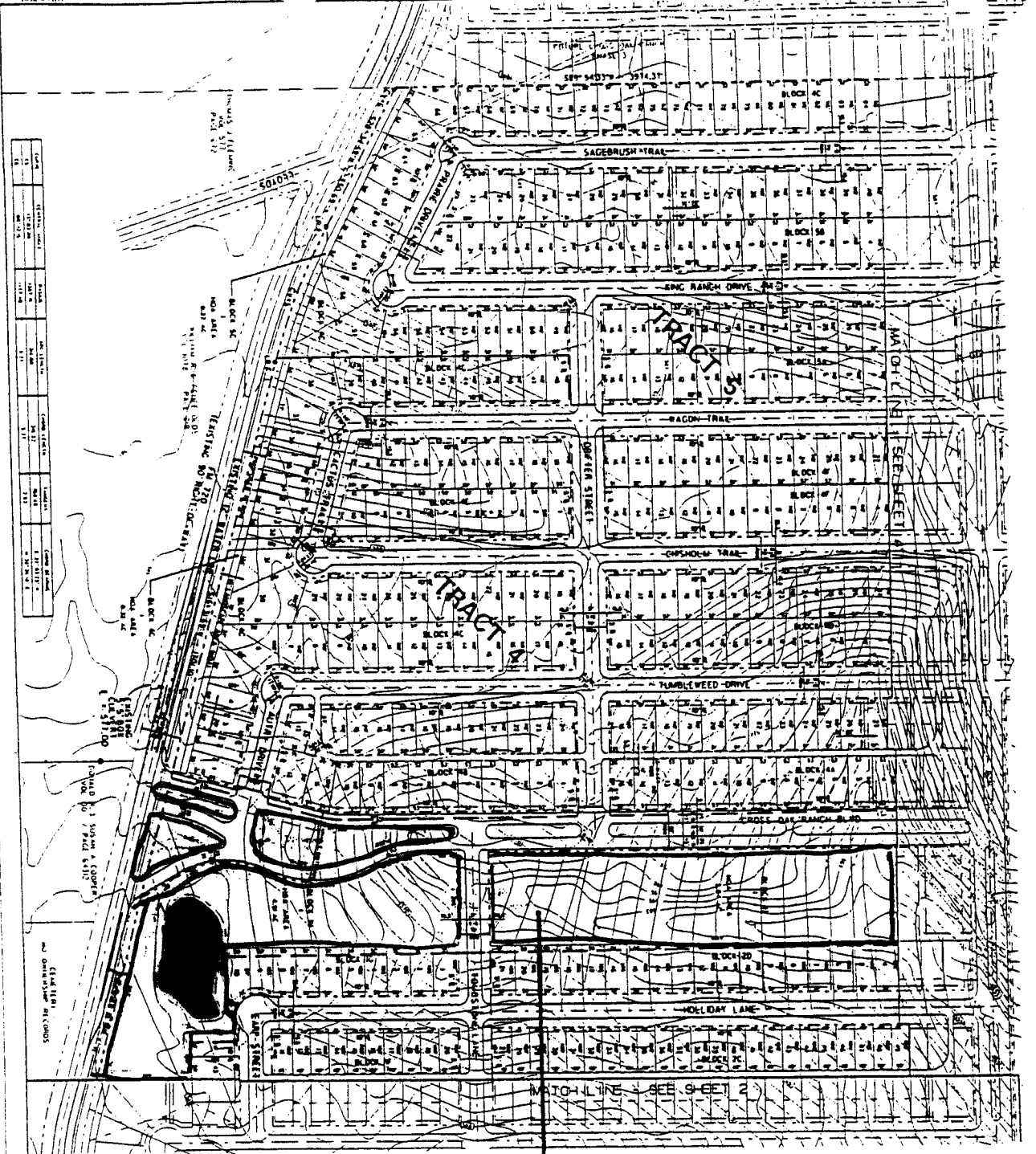
**EXHIBIT B**

Community Center Property

[insert Site plan showing location of Community Center Property]

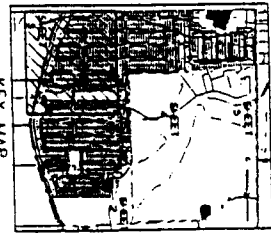
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Code	Quantity	Material	Unit
1	1	1/2" x 1/2" x 1/2" x 1/2"	1
2	1	1/2" x 1/2" x 1/2" x 1/2"	1
3	1	1/2" x 1/2" x 1/2" x 1/2"	1
4	1	1/2" x 1/2" x 1/2" x 1/2"	1
5	1	1/2" x 1/2" x 1/2" x 1/2"	1
6	1	1/2" x 1/2" x 1/2" x 1/2"	1
7	1	1/2" x 1/2" x 1/2" x 1/2"	1
8	1	1/2" x 1/2" x 1/2" x 1/2"	1
9	1	1/2" x 1/2" x 1/2" x 1/2"	1
10	1	1/2" x 1/2" x 1/2" x 1/2"	1
11	1	1/2" x 1/2" x 1/2" x 1/2"	1
12	1	1/2" x 1/2" x 1/2" x 1/2"	1
13	1	1/2" x 1/2" x 1/2" x 1/2"	1
14	1	1/2" x 1/2" x 1/2" x 1/2"	1
15	1	1/2" x 1/2" x 1/2" x 1/2"	1
16	1	1/2" x 1/2" x 1/2" x 1/2"	1
17	1	1/2" x 1/2" x 1/2" x 1/2"	1
18	1	1/2" x 1/2" x 1/2" x 1/2"	1
19	1	1/2" x 1/2" x 1/2" x 1/2"	1
20	1	1/2" x 1/2" x 1/2" x 1/2"	1
21	1	1/2" x 1/2" x 1/2" x 1/2"	1
22	1	1/2" x 1/2" x 1/2" x 1/2"	1
23	1	1/2" x 1/2" x 1/2" x 1/2"	1
24	1	1/2" x 1/2" x 1/2" x 1/2"	1
25	1	1/2" x 1/2" x 1/2" x 1/2"	1
26	1	1/2" x 1/2" x 1/2" x 1/2"	1
27	1	1/2" x 1/2" x 1/2" x 1/2"	1
28	1	1/2" x 1/2" x 1/2" x 1/2"	1
29	1	1/2" x 1/2" x 1/2" x 1/2"	1
30	1	1/2" x 1/2" x 1/2" x 1/2"	1
31	1	1/2" x 1/2" x 1/2" x 1/2"	1
32	1	1/2" x 1/2" x 1/2" x 1/2"	1
33	1	1/2" x 1/2" x 1/2" x 1/2"	1
34	1	1/2" x 1/2" x 1/2" x 1/2"	1
35	1	1/2" x 1/2" x 1/2" x 1/2"	1
36	1	1/2" x 1/2" x 1/2" x 1/2"	1
37	1	1/2" x 1/2" x 1/2" x 1/2"	1
38	1	1/2" x 1/2" x 1/2" x 1/2"	1
39	1	1/2" x 1/2" x 1/2" x 1/2"	1
40	1	1/2" x 1/2" x 1/2" x 1/2"	1
41	1	1/2" x 1/2" x 1/2" x 1/2"	1
42	1	1/2" x 1/2" x 1/2" x 1/2"	1
43	1	1/2" x 1/2" x 1/2" x 1/2"	1
44	1	1/2" x 1/2" x 1/2" x 1/2"	1
45	1	1/2" x 1/2" x 1/2" x 1/2"	1
46	1	1/2" x 1/2" x 1/2" x 1/2"	1
47	1	1/2" x 1/2" x 1/2" x 1/2"	1
48	1	1/2" x 1/2" x 1/2" x 1/2"	1
49	1	1/2" x 1/2" x 1/2" x 1/2"	1
50	1	1/2" x 1/2" x 1/2" x 1/2"	1
51	1	1/2" x 1/2" x 1/2" x 1/2"	1
52	1	1/2" x 1/2" x 1/2" x 1/2"	1
53	1	1/2" x 1/2" x 1/2" x 1/2"	1
54	1	1/2" x 1/2" x 1/2" x 1/2"	1
55	1	1/2" x 1/2" x 1/2" x 1/2"	1
56	1	1/2" x 1/2" x 1/2" x 1/2"	1
57	1	1/2" x 1/2" x 1/2" x 1/2"	1
58	1	1/2" x 1/2" x 1/2" x 1/2"	1
59	1	1/2" x 1/2" x 1/2" x 1/2"	1
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61	1	1/2" x 1/2" x 1/2" x 1/2"	1
62	1	1/2" x 1/2" x 1/2" x 1/2"	1
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64	1	1/2" x 1/2" x 1/2" x 1/2"	1
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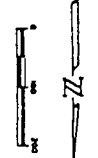
# COMMUNITY CENTER PROPERTY

UNION, MISSOURI  
 CROSS OAK RANCH PHASE 2  
 PRELIMINARY PLAN  
 FOR REVIEW PURPOSES ONLY  
 SHEET 3 OF 11  
 PROJECT NO. 07-0321-011



- 1" = 100'
- 2" = 200'
- 3" = 300'
- 4" = 400'
- 5" = 500'
- 6" = 600'
- 7" = 700'
- 8" = 800'
- 9" = 900'
- 10" = 1000'

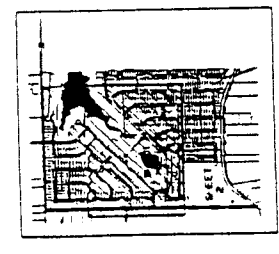
LEGEND  
 ROW AND GROUND  
 PROPERTY BOUNDARY  
 RIGHT OF WAY FROM  
 PREVIOUS LOTS  
 CENTERLINE  
 LOT LINE  
 TRACT LINE  
 BLOCK CENTERLINE (B)  
 LOCATING STRIPES  
 EXISTING WATER AND  
 SANITARY SEWER EXISTENT  
 EXISTING POOL  
 EXISTING CONDUIT  
 EXISTING TELEPHONE & CABLE





11/22/02

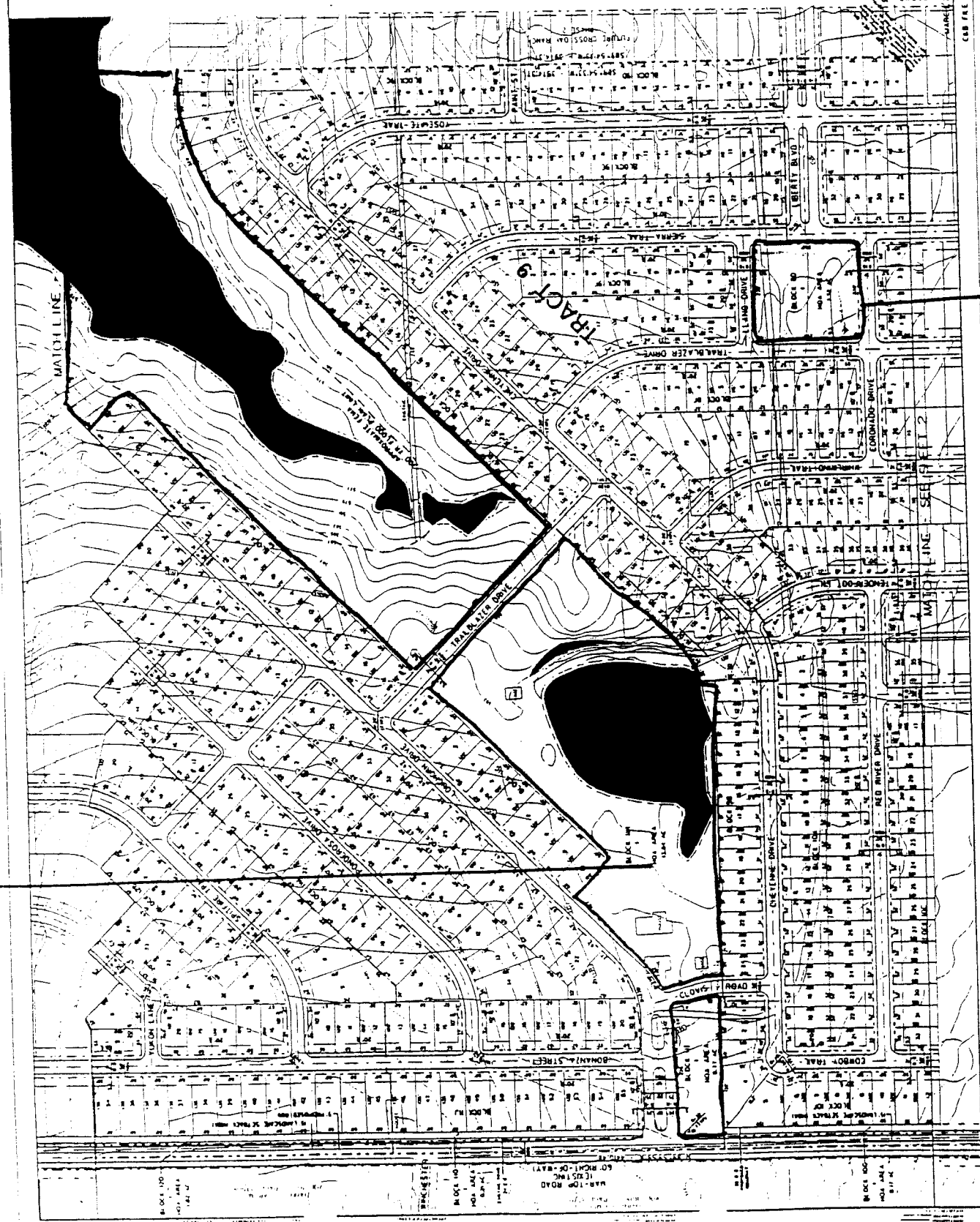
FROM AND TO: 2000  
 PROPERTY BOUNDARY  
 RIGHT OF WAY (ROW)  
 PLACEMENT LINE  
 CENTERLINE  
 LOT LINE  
 TRACT LINE  
 BOUNDARY SURFACE (1:1)  
 LOGGING STRIP  
 EXISTING WATER LINE  
 SURFACE SEWER EASEMENT  
 DRAINAGE EASEMENT  
 EXISTING POOL  
 EXISTING CONTOUR  
 PROPOSED CONTOUR  
 TELEPHONE & UTILITIES



KEY MAP  
 THIS  
 PRELIMINARY PLAN  
 FOR THE PROPOSED  
**CROSS OAK RANCH PHASE 3**  
 PREPARED BY THE  
 CITY OF DAN FORT - EL DORTON COUNTY, TEXAS  
 1111 W. WASHINGTON ST.  
 DAN FORT, TEXAS 75015  
 1/1/02

LOCALS  
**Carter-Burgess**  
 1111 W. WASHINGTON ST.  
 DAN FORT, TEXAS 75015  
 972-751-1111  
 www.carterburgess.com

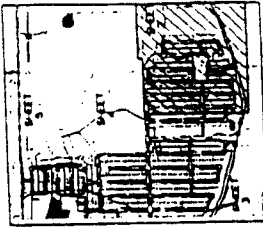
DATE: 11/22/02  
 PROJECT NO: 03-0391.01  
 SHEET: 3 OF 10  
 C&B FEE NO. 01





VICINITY MAP  
SCALE: 1"=1000'

- LEGEND**
- SHOW AND (Z) 200
  - PROPERTY BOUNDARY
  - MOISTURE BATT (POB)
  - PAVEMENT LINE
  - CENTRELINE
  - LOT LINE
  - TRAIL LINE
  - EXISTING UTILITY LINE (H)
  - PROPOSED UTILITY LINE (H)
  - EXISTING UTILITY LINE (L)
  - PROPOSED UTILITY LINE (L)
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING SEWER LINE
  - PROPOSED SEWER LINE
  - EXISTING POOL
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - TELEPHONE & ELECTRIC

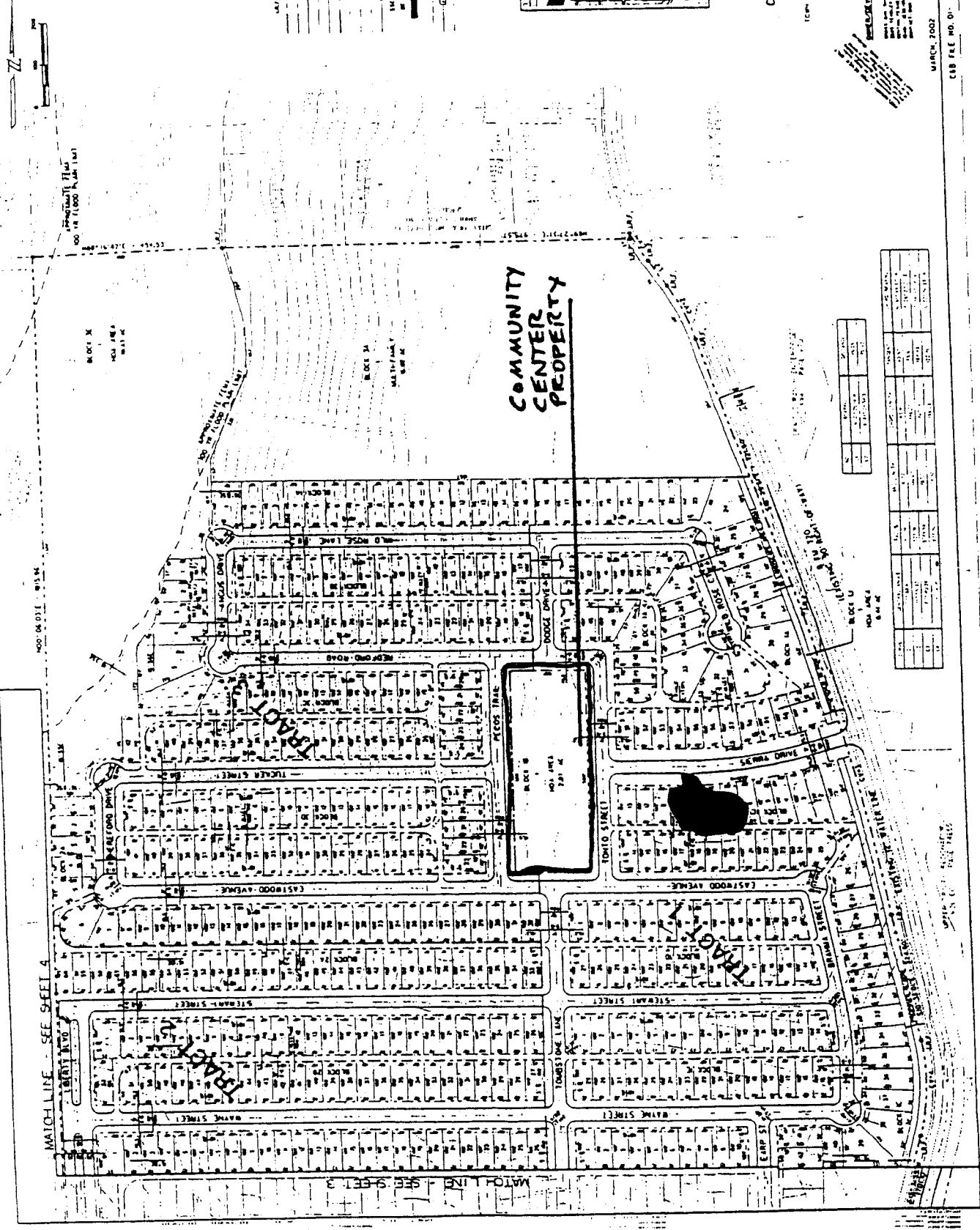


KEY MAP  
N15

PRELIMINARY PLAN  
FOR THE  
CROSS OAK RANCH PHASE 2  
SUBJECT TO THE  
TERMS OF CROSS OAK RANCH PHASE 2  
DEVELOPMENT AGREEMENT, 2002

**Center-Burgeo**  
INCORPORATED  
10000  
10000  
10000

MARCH 2002  
SCALE: 1"=100'  
SHEET: 2 of 10  
PROJECT NO. 02-0921-01



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	3/1/02	...
2	...	...	...

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	3/1/02	...
2	...	...	...



## EXHIBIT C

### Disclosures

By its acquisition and ownership of a Lot in the Property, each Owner acknowledges that:

(a) due to the topography of its Lot and the Property, water will, at times, flow through and over portions of its Lot from adjacent and surrounding Lots in order to achieve positive drainage away from all Lots. No adverse action may be taken by said Owner(s) to the detriment of this positive drainage on its or adjacent Lots.

(b) it has hereby been advised to consult with the applicable departments of the County for any changes to and/or specific zoning information regarding its Lot, the Property and the zoning or proposed (re-)zoning of any adjacent property. It is also understood that there are no oral, written or implied representations or warranties regarding zoning or development of the Property or adjoining properties.

(c) its Lot may have "back-to-front" or "front-to-back" drainage. There may be a swale or swales over various portions of its Lot due to this drainage situation. The depth and width of any swales will vary depending on the elevations of its and adjacent Lots. The front and the rear portions of its Lot will not be level and no adjustments to the depth or severity of any swales should be made due to cosmetic or aesthetic concerns. Any alterations made after closing to any swales by an Owner may impact the drainage as well as any foundation warranty that it may own.

(d) its Lot falls under the jurisdiction of the Cross Oak Ranch Homeowners' Association, which requires mandatory affiliation thereto, including the payment of an annual fee (which may be payable on a quarterly or other basis) per Section 6.3 of the Declaration. In conjunction therewith, a proforma budget reflecting an estimate of the Association's expenses for the first full year of operation will be provided. It will also incur a capital improvement fee and a transfer fee per Section 6.5 of the Declaration, which it understands should be further reviewed for more detailed information regarding Association dues, assessments and restrictions.

(e) each Lot will be initially serviced by Co Serv Electric Company for electrical, although other service providers may utilize the utility easements and/or public rights-of-way throughout the Property.

(f) it understands and agrees that neither Declarants nor Builder has any responsibility as to the present condition or future maintenance of any trees on its Lot. Furthermore, it is understood that neither Declarants nor Builder makes any assurances, implied or stated, in regard to the survival of any trees during the construction process of building and completing a Residence on its Lot. It is also acknowledged that neither Declarants nor Builder has any liability consideration on trees either during construction or after a Residence is purchased and occupied on the Lot. It is further understood that each Owner assumes all responsibility for the maintenance and the condition of any trees on its Lot.

(g) any modifications or additions to its Residence or any Structure on its Lot requires prior submittal to and approval of plans and specifications by the Association's ACC pursuant to the Declaration. It is also understood that failure to so comply may result in the imposition of fines against the Owner and/or the removal of such modifications or additions at Owner's expense.

(h) there is an amenity center, which is planned for the Property and scheduled for completion by July 2003.

(j) it should direct any issues, concerns or questions regarding the Common Area or the Association to the Managing Agent, whose name can be obtained by contacting the Builder or a Declarant.

(j) the property is under the taxing authority of Cross Roads MUD District #1 and Oak Point MUD District # 1.

## EXHIBIT D

### Architectural Restrictions

Roof Pitch: 40' & 50' Lots-5:12 slope minimum  
60'+ Lots -6:12 slope minimum

#### Brick Requirement:

40' & 50' Lots. Seventy-five percent (75%) of the first floor, measured to the eave line or top plate of the first floor. One hundred percent (100%) of the front elevation measured to the upper most eave or plate line; exclusive of entry walls and area above first floor roofs.

60'+ Lots. One hundred percent (100%) of the first floor, measured to the eave line or top plate of the first floor (brick on four (4) sides of first floor only). One hundred percent (100%) of the front elevation, measured to the upper most eave or plate line; exclusive of entry walls and area above first floor roofs.

Lots backing to F.M. 720, Naylor Road and Martop Road are required to be one story homes or one hundred percent (100%) brick on the rear elevation (1<sup>st</sup> and 2<sup>nd</sup> floor).

Brick Specification. Clay-fired brick or stone. Concrete brick is not permissible.

Roof Material. Twenty (20) year fiberglass composition shingles. Color: Weatherwood or equivalent.

#### Landscaping Requirements.

40' & 50' Lots. Sod, 100% of the lot exclusive of the area enclosed by the rear yard fence  
1- 1 ½ " minimum caliper tree (front yard tree)  
12- Three to five (3-5) gallon shrubs  
5- One (1) gallon shrubs  
all planting beds to be mulched

60'+Lots. Sod, 100% of the lot exclusive of the area exclusive of the area enclosed by the rear yard fence.  
1- 1½" minimum caliper tree (front yard tree)  
1- Fifteen (15) gallon shrub  
14- Three to five (3-5) gallon shrubs  
8- One (1) gallon shrubs  
all planting beds to be mulched

Retaining Walls. Retaining walls shall be constructed out of Milsap stone ( or equivalent) or interlocking masonry units and, if at least four (4) feet in height, will be engineer certified.

**Siding Material.** Hardi-plank fibrous cement lap siding or equal.

**Garage Requirement.** Two (2) car garage for all lots except for any residence built on a 40' wide lot where the residence has less than 1200 square feet of air conditioned living space. A 40' wide lot with less than 1200 square feet of air conditioned living space may have a One (1) car garage.

**Garage Orientation.** Rear facing garage doors on all alley serviced lots. Front facing or side oriented doors on non-alley serviced lots.

**Garage Doors.** Metal doors only.

**Fence Requirements.** Six (6) foot wood privacy fence to rear corners of the house. Smooth side facing any street or public right-of-way.

**Chimney Placement.** Chimneys on the front elevation must be constructed of brick or stone to the chimney cap on three sides ( side adjacent to the home may be siding). All chimneys, regardless of location, must be constructed with an enclosure ( no external flue piping).

**Plan Repetition Policy.** The same elevation may not be repeated more often than every third house. This repeat applies to the same side of the street as well as across the street.

**Brick Repetition Policy.** The same brick may not be repeated more often than every other house. This repeat applies to the same side of the street as well as across the street.

**Elevation Requirements.** A minimum of four (4) plans in a builders offering must have a front elevation that has a bay window or covered front porch.

**Mail Box Requirements.** Cluster box with brick or stone base as permitted by the Post Master.

**Sidewalks.** Each residence will have a sidewalk four feet (4') in width from property line to property line.

**Windows.** Divided lite windows shall be utilized on the front elevation of each home.