

LEGAL DESCRIPTION

BEING a parcel of land located in the City of McKinney, Collin County, Texas, a part of the Leonard Searcy Survey, Abstract Number 829, and being a part of a called 30.954 acre tract of land described in a special warranty deed to CLF Group I, Ltd. as recorded in Volume 5198, Page 1472 of the Official Public Records of Real Property of Collin County, Texas, and being further described as follows:

BEGINNING at the intersection of the south right-of-way line of State Highway Number 380 (a variable width right-of-way) with the east right-of-way line of Ridge Road (a variable width right-of-way);

THENCE along the south right-of-way line of State Highway Number 380 as follows:
 North 88 degrees 58 minutes 30 seconds East, 162.52 feet to a point for corner;
 South 79 degrees 27 minutes 15 seconds East, 98.59 feet to a point for corner;
 North 89 degrees 00 minutes 00 seconds East, 346.30 feet to the northeast corner of said 30.954 acre tract of land;

THENCE along the east line of said 30.954 acre tract of land as follows:
 South 00 degrees 01 minutes 06 seconds West, 459.49 feet to a point for corner;
 South 00 degrees 47 minutes 33 seconds West, 304.51 feet to a point for corner;
 South 00 degrees 38 minutes 32 seconds West, 456.55 feet to a point for corner;
 South 00 degrees 17 minutes 56 seconds West, 248.05 feet to the northeast corner of a called 6.000 acre tract of land described in a special warranty deed to Bruce R. Lane, Jr. and Pamela P. Lane as recorded in Document Number 20101001001052580 of the Official Public Records of Real Property of Collin County, Texas;

THENCE South 89 degrees 00 minutes 00 seconds West, 733.79 feet to the northwest corner of said 6.000 acre tract of land, said point being in the west line of said 30.954 acre tract of land;

THENCE North 00 degrees 20 minutes 25 seconds East, 114.99 feet along the west line of said 30.954 acre tract of land to a point for corner in the east right-of-way line of Ridge Road;

THENCE along the east right-of-way line of Ridge Road as follows:
 Northeasterly, 365.60 feet along a curve to the left which has a central angle of 18 degrees 52 minutes 17 seconds, a radius of 1110.00 feet, a tangent of 184.47 feet, and whose chord bears North 09 degrees 51 minutes 50 seconds East, 363.95 feet to a point for corner;
 North 00 degrees 25 minutes 41 seconds East, 302.69 feet to a point for corner;
 North 02 degrees 23 minutes 04 seconds East, 320.18 feet to a point for corner;
 North 00 degrees 25 minutes 41 seconds East, 100.00 feet to a point for corner;
 North 04 degrees 15 minutes 56 seconds East, 165.37 feet to a point for corner;
 North 00 degrees 25 minutes 41 seconds East, 84.00 feet to a point for corner;
 North 45 degrees 41 minutes 53 seconds East, 64.98 feet to the POINT OF BEGINNING and containing 1,001,264 square feet or 22.986 acres of land.

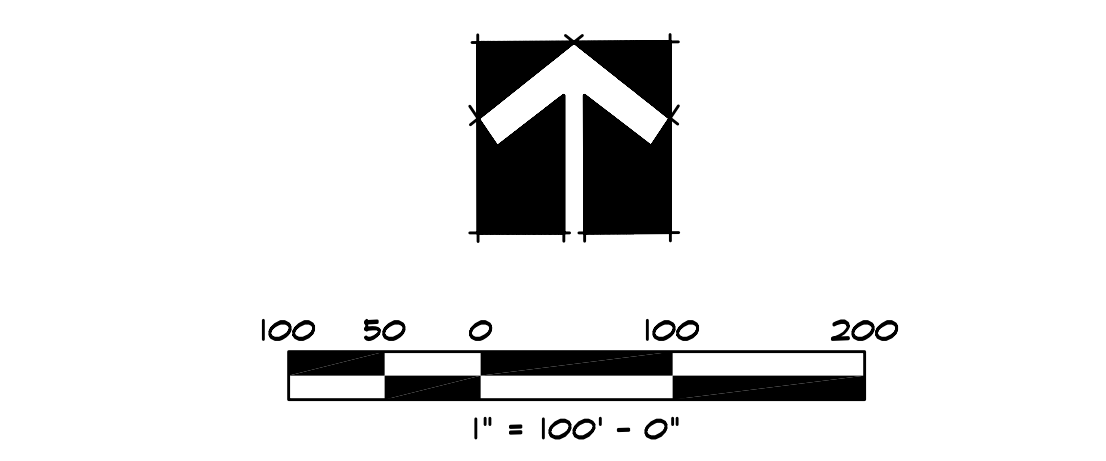


EXHIBIT A

US HWY 380/RIDGE ROAD

22.986 ACRES OUT OF THE L SEARCY SURVEY, ABSTRACT NUMBER 829

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CLF GROUP I, LTD. OWNER

4601 Langland Suite 107
 Dallas, Texas 75244
 Contact: Darrell Mueller (972) 387-4620

JBI PARTNERS, INC. PLANNER

16301 Quorum Drive, Suite 200 B Addison, Texas 75001
 Contact: Jerry Sylo (972) 248-7676

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