

Exhibit A

LEGAL DESCRIPTION

BEING 28.591 acres of land situated in the H. Douglas Survey, Abstract No. 271, in the City of Richardson, Collin County, Texas, and being a portion of an 80.265 acre tract of land and a portion of a 159.584 acre tract of land described in a deed to Combined America as recorded in Volume 2700, Page 220, of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod, with cap stamped "Carter & Burgess", said rod being the southeast corner of WyndSOR Estates, Phase I as recorded in Volume H, Page 14 deed records of aforesaid county;

THENCE South 00°17'44" West, 448.25 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 89°42'16" East, 50.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 00°17'44" West, 30.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 89°42'16" West, 20.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 00°17'44" West, 155.53 feet 5/8 inch rod, set, with cap stamped "Carter & Burgess", at the beginning of a curve to the right, having a radius of 630.00 feet, and whose longchord bears South 13°32'36" West, 288.75 feet;

THENCE along said curve in a southwesterly direction, through a central angle of 26°29'45", and an arc length of 291.34 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess", being the beginning of a compound curve to the right, having a radius of 789.07 feet, and whose longchord bears South 46°44'36" West, 538.52 feet;

THENCE along said curve in a southwesterly direction, through a central angle of 39°54'15", and an arc length of 549.55 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 66°41'44" West, 85.00 feet to the beginning of a curve to the right, having a radius of 583.92 feet, and whose longchord bears South 78°36'51" West, 241.18 feet;

THENCE along said curve in a southwesterly direction, through a central angle of 23°50'13", and an arc length of 242.93 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 89°28'03" West, 240.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 00°31'57" West, 25.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 89°28'03" West, 50.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 00°31'57" East, 25.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 89°28'03" East, 216.66 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 00°06'12" East, 468.88 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess", at the beginning of a curve to the right, having a radius of 1500.00 feet, and whose longchord bears North 02°19'23" East, 116.19 feet;

THENCE along said curve in a northeasterly direction, through a central angle of 04°26'21", and an arc length of 116.22 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 89°28'03" East, 513.25 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE North 00°17'44" East, 882.65 to the southeast corner of the aforesaid WyndSOR Estates, Phase I;

THENCE along the south boundary of WyndSOR Estates, Phase I the following calls:

South 89°42'16" East, 15.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

North 00°17'44" East, 10.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 89°42'16" East, 125.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 00°17'44" West, 25.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 89°42'16" East, 50.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

North 00°17'44" East, 25.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 89°42'16" East, 2.54 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess", at the beginning of a curve to the right, having a radius of 378.70 feet, and whose longchord bears South 77°18'08" East, 162.67 feet;

Along said curve in a southeasterly direction through a central angle of 24°48'16", and an arc length of 163.95 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 00°17'44" West, 18.02 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 89°42'16" East, 15.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

North 00°17'44" East, 10.96 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess", at the beginning of a curve to the left, having a radius of 441.61 feet, and whose longchord bears South 73°40'04" East, 130.06 feet;

Along said curve in a southeasterly direction through a central angle of 16°56'11", and an arc length of 130.54 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 00°17'44" West, 39.72 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 89°42'16" East, 50.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

North 00°17'44" East, 35.95 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess", at the beginning of a curve to the left, having a radius of 441.61 feet, and whose longchord bears South 88°47'16" East, 2.20 feet;

Along said curve in a southeasterly direction through a central angle of 00°17'07", and an arc length of 2.20 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 88°55'50" East, 157.82 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

South 00°17'44" West, 25.00 feet to a 5/8-inch iron rod, set, with cap stamped "Carter & Burgess";

THENCE South 89°42'16" East, 30.00 feet to the POINT OF BEGINNING and containing 28.591 acres of land, more or less.

DECLARATION OF ANNEXATION
TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR WYNSOR ESTATES

Filed for Record in:
COLLIN COUNTY, TX
BY: HONORABLE HELEN STARNES
On 1993/09/20
At 1:45P
Number: 33- 0079412
Type: FD 17.00

This Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions for WyndSOR Estates (the "Declaration of Annexation") is made this 10th day of September, 1993, by Centex Real Estate Corporation, a Nevada corporation authorized to transact business in Texas (the "Declarant").

WHEREAS, Declarant has previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for WyndSOR Estates, dated June 25, 1991, recorded in the Official Records of Collin County, Texas as Instrument Number 034015.

WHEREAS, the Declaration creates the WyndSOR Estates Homeowners Association, Inc. (the "Association"), a Texas not-for-profit corporation, as the governing body for the Declaration and the real property subject to the Declaration; and

WHEREAS, by virtue of Article X of the Declaration, Declarant has the right and power to annex additional property to the Declaration to be subject to the terms thereof to the same extent as if the additional property were originally included therein; and

WHEREAS, Declarant now desires to annex to the Declaration certain real property which it owns consisting of a 30.855 acre tract of land in Collin County, Texas described in Exhibit A attached hereto and incorporated herein by reference (the "Annexed Property").


NOW THEREFORE, Declarant hereby declares that the Annexed Property is hereby annexed to the Declaration for the purpose of subjecting the Annexed Property to the scheme of the Declaration and extending the jurisdiction of the Association to the Annexed Property.

This Declaration of Annexation shall be effective upon its recordation in the County Clerk's office for Collin County, Texas. Thereafter, the term "Property", as defined and used in the Declaration, shall include the Annexed Property, which shall thereafter be deemed part of the Property for all purposes of the Declaration.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Annexation as of the day any year first above written.

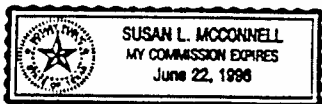
DECLARANT

CENTEX REAL ESTATE CORPORATION
a Nevada Corporation

By: 
Richard D. Alberque
Division President

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 10th
day of September, 1993 by Richard D. Alberque,
Division President of Centex Real Estate Corporation, a Nevada
corporation, on behalf of said corporation.



Susan L. McConnell
Notary Public, State of Texas

Susan L. McConnell
Notary's Printed Name

EXHIBIT "A"

BEING a 30.855 acre tract of land situated in the H. Douglas Survey, Abstract No. 271, and the J. Maxwell Survey, Abstract No. 580, in the City of Richardson, Collin County, Texas, being a portion of that certain tract of land conveyed in deed by Crescent Trust No. 1 to Centex Real Estate Corporation dated June 29, 1990, and further recorded in Volume 3311, Page 443, Deed Records, Collin County, Texas and being further described by metes and bounds as follows:

COMMENCING at the point of intersection of the easterly right-of-way line of Carrington Drive, (a 60' right-of-way) and the southerly right-of-way line of Renner Road (a variable width right-of-way) as recorded in Volume 2859, Page 001, Deed Records, Collin County, Texas, said commencing point being as recorded in a final plat of Windsor Estates, Phase 1, filed for record in Volume H, Page 14, Deed Records, Collin County, Texas;

THENCE along the easterly right-of-way of said Carrington Drive, South 00°12'51" West, a distance of 550.01 feet to the POINT OF BEGINNING;

THENCE South 89°47'09" East, departing said easterly right-of-way of Carrington Drive and with a southerly line of the Combined America Properties as recorded in Volume 2700, Page 220, Deed Records, Collin County, Texas, a distance of 550.00 feet to a 1/2 inch iron rod found;

THENCE South 00°12'51" West, along and with an interior westerly line of said Combined America Properties for a distance of 358.68 feet to a 5/8 inch iron rod cap stamped Carter & Burgess, Inc., said iron rod being in a southerly easement line of a 60-foot N.T.M.W.D. easement as recorded in Volume 668, Page 769, Deed Records, Collin County, Texas;

THENCE North 69°07'29" East, along said easement line a distance of 564.17 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set in the westerly line of Murphy Road (a 110' right-of-way);

THENCE along the westerly right-of-way line of said Murphy Road the following four courses and distances;

South 00°07'37" West, for a distance of 446.94 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at the beginning of a curve to the right, having a central angle of 00°27'44", a radius of 21,145.00 feet and whose long chord bears South 00°21'29" West, 170.58 feet;

Southwesterly, along said curve an arc length of 170.58 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at end of said curve;

South 00°39'22" West, for a distance of 810.23 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at the beginning of a curve to the left having a central angle of 00°24'04", a radius of 16,555.00 feet and whose long chord bears South 00°27'20" West, 115.90 feet;

Southwesterly along said curve an arc length of 115.90 feet;

THENCE North 89°44'43" West, departing said easterly right-of-way of Murphy Road for a distance of 45.41 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 00°39'22" East, for a distance of 19.12 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 89°42'16" West, for a distance of 125.12 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE South 00°17'44" West, for a distance of 45.88 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 89°42'16" West, for a distance of 50.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 00°17'44" East, for a distance of 32.50 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 89°42'16" West, for a distance of 336.26 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at the beginning of a curve to the left having a central angle of 90°00'00", a radius of 40.00 feet and whose long chord bears South 45°17'44" West, 56.57 feet;

THENCE Southwesterly, along said curve an arc length of 62.83 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at end of said curve;

THENCE North 89°42'16" West, for a distance of 65.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., being in the easterly line of a tract of land conveyed to the City of Richardson and recorded in Volume 2859, Page 055, Deed Records, Collin County, Texas;

THENCE along and with the easterly line of said City of Richardson tract the following three courses and distances:

North 00°17'44" East, for a distance of 74.56 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at the beginning of a curve to the left having a central angle of 21°10'15", a radius of 1070.19 feet and whose long chord bears North 10°17'24" West 393.19 feet;

Northwesterly, along said curve an arc length of 395.44 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

North 20°52'31" West, for a distance of 16.79 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 69°07'29" East, departing the easterly right-of-way line of said City of Richardson tract, for a distance of 30.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set, being in the easterly right-of-way line of said Carrington Drive;

THENCE North 20°52'31" West, along and with the easterly right-of-way line of said Carrington Drive, for a distance of 758.06 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at the beginning of a curve to the right having a central angle of 12°28'51", a radius of 1280.84 feet and whose long chord bears North 14°38'05" West, 278.56 feet;

THENCE Northwesterly, continuing along and with the easterly right-of-way line of said Carrington Drive, along said curve an arc length 279.01 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set, being the point of intersection of the easterly right-of-way line of said Carrington Drive and the south right-of-way line of Carrington Court, (a 50' right-of-way);

THENCE North 82°43'26" East, along said south right-of-way line of Carrington Court for a distance of 25.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set;

THENCE North 07°16'34" West, crossing said Carrington Court for a distance of 50.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set in the north right-of-way line of said Carrington Court;

THENCE South 82°43'26" West, along and with the north right-of-way line of said Carrington Court for a distance of 25.00 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set, being the point of intersection of the north right-of-way line of said Carrington Court and the easterly line of said Carrington Drive, and also being the beginning of a curve to the right having a central angle of 06°22'19", a radius of 1280.84 feet and whose long chord bears North 02°58'18" West, 142.37 feet;

THENCE along the easterly right-of-way line of said Carrington Drive, along said curve an arc length of 142.44 feet to a 5/8 inch iron rod capped Carter & Burgess, Inc., set at end of said curve;

THENCE North 00°12'51" East, continuing along the easterly right-of-way line of said Carrington Drive for a distance of 76.83 feet to the POINT OF BEGINNING and containing 30.855 acres (1,344,055 square feet) of land, more or less.

**WYNSOR HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL GUIDELINES**

In order to preserve property values and the quality of appearance of homes and neighborhoods in Wyndor Homeowners Association, the following development standards have been adopted by the Board of Directors and/or the Architectural Control Committee. Unless otherwise stated, all exterior improvements require approval by the Architectural Control Committee prior to commencing work. Architectural Applications are available by contacting the Association Manager for Wyndor Estates at (972) 934-0400.

Detached Building Guidelines (Adopted 2/10/95)

1. The detached building is set back from a side property line not less than the set-back required for the house, and from a rear property line not less than the minimum distance required by the City's zoning ordinance.
2. No detached building is permitted in a required front yard, nor closer to the front property line than the rear exterior wall of the house.
3. No detached building shall be located in such a way that it will, in the opinion of the Architectural Control Committee, be conspicuous from a public street, nor from a community green space or lake.
4. No detached building shall exceed 8 feet in height above finished grade.
5. Exterior finishes of a detached building, including roofing, shall be compatible with exterior finishes of the house on that lot in color, material and architectural style.
6. A storage shed attached to the house is exempt from #4 above, and may be approvable if it matches exterior finishes of the house on that lot in material and color, and meets all other accessory building requirements.
7. All detached buildings shall be erected and maintained in compliance with any governmental ordinances.
8. No detached building shall be constructed without the prior consent of the Architectural Control Committee.

Fence Guidelines

1. Corner lot fences and fences facing the street (not alley) must be installed with the finished side out. Adopted 9/97.
2. Prior approval by the Architectural Committee is not required when staining a fence with a "natural cedar" tone. If Owner desires to paint a fence, Owner must receive approval from the Architectural Control Committee by submitting an Architectural Application to Management (with a sample of the desired paint color) prior to commencing work. Adopted 4/98.

Please retain in your homeowner files.