

## Exhibit A - Legal Description

### PROPERTY DESCRIPTION

STATE OF TEXAS

COUNTY OF DALLAS

BEING a tract of land situated in the CORDELIA BOWEN SURVEY, ABSTRACT NO. 56, City of Coppell, Dallas County, Texas and being a portion of the same tract of land as described as Tract 1 in Special Warranty Deed to Duke Realty Limited partnership, recorded in Instrument No. 200600301442, of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 -inch rod with plastic cap stamped "PACHECO" found for corner at the intersection of the southwest right-of-way line of Dividend Drive (90' right-of-way) and the northeast right-of-way line of Interstate Highway No. 635 (variable width right-of-way), said iron rod being the beginning of a curve to the left, having a radius of 495.00 feet, a central angle of 54 deg 13 min 48 sec, a chord bearing of South 63 deg 24 min 01 sec East and a chord length of 451.22 feet;

THENCE along the southerly right-of-way line of said Dividend Drive and said curve to the left, an arc distance of 468.51 feet to a 1/2 inch iron rod with plastic cap stamped "PACHECO" found for corner;

THENCE North 89 deg 29 min 05 sec East, continuing along the southerly right-of-way line of said Dividend Drive, a distance of 1,019.79 feet to a 1/2 inch iron rod with plastic stamped "PACHECO" found for corner and being the northwest end of a corner clip at the intersection of the southerly right-of-way line of said Dividend Drive and the west right-of-way line of Point West Boulevard (a 50-foot wide right-of-way);

THENCE along the west right-of-way of said Point West Boulevard, the following:

South 00 deg 30 min 55 sec East, a distance of 93.74 feet to a 1/2 inch iron rod with plastic cap stamped "PACHECO" found for corner and the beginning of a curve to the left having a radius of 475.00 feet, a central angle of 45 deg 02 min 26 sec, a chord bearing of South 23 deg 02 min 09 sec East and a chord length of 363.86 feet;

Along said curve to the left, an arc distance of 373.40 feet to a 1/2 inch iron rod with plastic cap stamped "PACHECO" found for corner;

South 45 deg 33 min 22 sec East, a distance of 69.44 feet to a ½ inch iron with plastic cap stamped "PACHECO" found for corner and the beginning of a curve to the right having a radius of 425.00 feet, a central angle of 45 deg 00 min 00 sec, a chord bearing of south 23 deg 03 min 22 sec East and a chord length of 325.28 feet;

Along said curve to the right, an arc distance of 333.79 feet to a ½ inch iron rod with plastic cap stamped "PACHECO" found for corner;

South 00 deg 33 min 22 sec East, a distance of 367.88 feet to a ½ inch iron rod with plastic cap stamped "PACHECO" found for corner and the beginning of a curve to the right having a radius of 425.00 feet, a central angle of 17 deg 52 min 48 sec, a chord bearing of South 08 deg 23 min 03 sec West and a chord length of 132.08 feet;

Along said curve to the right, an arc distance of 132.63 feet to a ½ inch iron rod with red plastic cap stamped "W.A.I." set for corner at the northeast end of a corner clip at the intersection of the westerly right-of-way line of said Point West Boulevard and the northeasterly right-of-way line of said Interstate Highway No. 635;

THENCE South 62 deg 49 min 26 sec West, along said corner clip, a distance of 21.20 feet to a ½ inch iron rod with red plastic cap stamped "W.A.I." set for corner at the southwesterly end of said corner clip;

THENCE along the northeast right-of-way line of said Interstate Highway No. 635, the following:

North 72 deg 08 min 27 sec West, a distance of 272.46 feet to a ½ inch iron rod with red plastic cap stamped "W.A.I." set for corner;

North 52 deg 04 min 10 sec West, a distance of 1057.19 feet to a ½ in iron rod with red plastic cap stamped "W.A.I." set for corner;

North 40 deg 29 min 14 sec West, a distance of 808.75 feet to a broken concrete monument found for corner;

North 36 deg 17 min 07 sec West, a distance of 178.58 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 25.411 acres or 1,106.888 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5<sup>th</sup> day of May, 2015, utilizing a G.P.S. measurement (NAD 83, grid) of North 89 deg 29 min 05 sec East, along the North line of the herein described tract.