

## LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS McDonalds Corporation is the trustee for the owner of a 0.897 acre tract of land situated in the Edward A. Crow Survey, Abstract Number 301 in the City of Coppell, Dallas County, Texas and being a portion of a 12.69 acre tract of land described in a deed to H.T. Ardinger, Jr. as recorded in Volume 80024, Page 0676 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a two inch iron rod in concrete set in the newly established west right-of-way line of Denton Tap Road (120' right-of-way) as recorded in Volume 87133, Page 1529 (DRDCT), said iron rod being South 02°09'05" East a distance of 176.82 feet from the southeast corner of a corner clip at the intersection of the said west right-of-way line of said Denton Tap Road with the south right-of-way line of Sandy Lake Road;

THENCE along the newly established westerly right-of-way line of said Denton Tap Road, South 02°09'05" East a distance of 195.00 feet to a 5/8 inch rebar with a cap (PAWA-WINK) set for corner;

THENCE departing the newly established westerly right-of-way line of said Denton Tap Road, South 87°50'55" West a distance of 200.28 feet to a 5/8 inch rebar with a cap (PAWA-WINK) set for corner;

THENCE, North 02°09'05" West a distance of 195.00 feet to a 2 inch iron rod in concrete set for corner;

THENCE, North 87°50'55" East a distance of 200.28 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.897 acre or 39,055 square feet of land more or less.

**EXHIBIT "A"**