

EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327, City of Coppell, Dallas County, Texas, and being all of Tract 2, called 22.0± acres, conveyed to James H. and David K. Cummings in a Warranty Deed recorded in Document No. 2004-127290 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for the northwest corner of said Tract 2, being the northeast corner of Tract I, called 42.997 acres, conveyed to Standard Pacific of Texas, Inc. in a Warranty Deed recorded in Instrument No. 2012-91642 of the Official Records of Denton County, Texas and in Instrument No. 201200244645 of the Official Public Records of Dallas County, Texas, said corner also being in the southerly right-of-way line of State Highway 121 Bypass, a variable width right-of-way, from which an aluminum right-of-way monument found bears North 69°26'24" West a distance of 151.72 feet;

THENCE South 69°26'29" East, along the northeast line of said Tract 2 and the southerly right-of-way line of said State Highway 121 Bypass, a distance of 48.57 feet to a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for corner;

THENCE South 65°09'04" East, continuing along the northeast line of said Tract 2 and the southerly right-of-way line of State Highway 121 Bypass, a distance of 463.20 feet to an aluminum TXDoT right-of-way monument found for the northeast corner of said Tract 2, same being the northwest corner of Magnolia Park, an Addition to the City of Coppell, Texas, according to the Final Plat, thereof recorded in Volume 98145, Page 0506 of the Deed Records of Dallas County, Texas;

THENCE South 00°05'14" East, departing the southerly right-of-way line of said State Highway 121 Bypass, along the east line of said Tract 2 and the west line of said Magnolia Park, a distance of 2,058.22 feet to a corner on the center of Denton Creek;

THENCE in a westerly direction, along the southerly line of said Tract 2 and along the centerline of Denton Creek, the following courses and distances:

North 60°20'20" West, a distance of 71.78 feet to a corner;

North 74°09'20" West, a distance of 265.97 feet to a corner;

North 35°43'20" West, a distance of 103.56 feet to a corner;

North 59°01'20" West, a distance of 101.58 feet to the southwest corner of said Tract 2;

THENCE North 00°05'19" West, along the west line of said Tract 2, a distance of 1,777.55 feet to the **POINT OF BEGINNING** and containing 22.05 acres of land, more or less.

EXHIBIT "A"