

EXHIBIT A - LEGAL DESCRIPTION

BEING 41.5753 acres of land located in THE JOHN JACKSON SURVEY, ABSTRACT No. 698, and WESTON PERRY SURVEY, ABSTRACT No. 1152, City of Coppell, Dallas County, Texas, and being a portion of 41.971 acre tract of land, conveyed to CARROLLTON-FARMERS BRANCH INDEPENDENT SCHOOL DISTRICT, by a deed recorded in Volume 80230, Page 510, of the Deed Records of Dallas County, Texas. Said 41.5753 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set at the intersection of the West boundary line of said Carrollton-Farmers Branch tract, and the new North right-of-way line of Sandy Lake Road (a 120 feet wide right-of-way at this point), same point lying in the East boundary line of Lot 1, Block A, Signature Living at Denton Creek Addition, to the city of Coppell, Dallas County, Texas, according to the plat recorded in Instrument No. 201200197995, of the Plat Records of Dallas County, Texas, and said Point of Beginning also being located N 00° 58' 38" W 10.21 from a ½" iron rod found at the Southeast corners of said Lot 1.

THENCE N 00° 58' 38" W 1,071.74 feet, along the West boundary line of said Carrollton-Farmers Branch tract, and the East boundary line of said Lot 1, Block A, to a point in waters of Denton Creek, from which point a ½" iron rod marked "Random", set for reference, bears S 50° 07' 38" E 70.30 feet;

THENCE along the West, North, and East boundary lines of said Carrollton-Farmers Branch tract, following the waters of said Denton Creek, as follows:

1. N 37° 05' 05" E 224.41 feet, to a point in water;
2. N 14° 02' 55" W 318.09 feet, to a point in water;
3. N 26° 46' 05" E 463.77 feet, to a point in water;
4. N 66° 42' 05" E 289.33 feet, to a point in water;
5. N 84° 01' 05" E 210.79 feet, to a point in water;
6. N 87° 06' 05" E 100.00 feet, to a point in water;
7. S 13° 39' 55" E 99.95 feet, to a point in water;
8. S 15° 32' 55" E 215.72 feet, to a point in water;

9. S 23° 04' 55" E 274.15 feet, to a point in waters of Elm Fork Trinity River, from which point a ½" iron rod marked "Random", set for reference, bears S 53° 18' 34" W 124.71 feet;

THENCE along the East boundary line of said Carrollton-Farmers Branch tract, following the waters of said Elm Fork Trinity River, as follows:

1. S 02° 17' 55" E 246.00 feet, to a point in water;
2. S 34° 15' 55" E 292.70 feet, to a point in water;
3. S 15° 23' 55" E 290.75 feet, to a point in water;
4. S 48° 10' 05" W 568.39 feet, to a point in water;

THENCE N 45° 20' 55" W 115.29 feet, leaving said waters of Elm Fork Trinity River, to a 5/8" iron rod found;

THENCE S 46° 30' 30" W 208.47 feet, to 5/8" iron rod found at the Northeast corner of a tract of land conveyed to the City of Coppell, by a deed recorded in Instrument No. 201300273238, of the Deed Records of Dallas County, Texas;

THENCE along the Northwest and West boundary line of said City of Coppell tract, as follows:

1. S 46° 36' 50" W 290.55 feet, to a ½" iron rod found, from which a chain link fence post bears S 64° E 1.0 foot;
2. S 00° 24' 07" E 123.58 feet, to a point in the new right-of-way line of aforesaid Sandy Lake Road;

THENCE along the new North right-of-way line of said Sandy Lake Road, as follows:

1. SOUTHWESTERLY 344.29 feet, with a curve to the right, a radius of 2435.00 feet, a delta angle of 08° 06' 05", a chord bearing of S 85° 52' 44" W, and a chord length of 344.01 feet, to a 1/2" iron rod set;

THENCE S 89° 51' 39" W 54.56 feet, to the Point of Beginning, containing 41.5753 acres, (1,811,022 Square Feet), of land.