

Exhibit A – Legal Description

Lakeside Village Phase II, Lot 2R

WHEREAS THE KROGER CO , is the sole owner of a 7.040 acre tract of land out of the BBB & CRR SURVEY, Abstract No 199, in the City of Coppell, Dallas County, Texas, and being a portion of Lots 2 and 3, Lakeside Village, and addition to the City of Coppell, Dallas County, Texas, according to the plat recorded in Volume 85186, Page 1670 of the Map Records of Dallas County, Texas,(Vol 85137, Pg 0306 DRTCT and being all of Lots 3A and 3B, of LAKESIDE VILLAGE, according to the replat recorded in Volume 95088, Page 608, of said Map Records, (Volume 95090, Page 04528 DRTCT and Volume 95112, Page 05121 DRTCT. said tract being more particularly described as follows,

BEGINNING at an "X" cut found in concrete for the northeast corner of said Lot 3A, said point being at the southeast corner of Waters Edge, Phase One, on addition to the City of Coppell recorded in Volume 92228, Page 3869, said Map Records, said point also being in the west right-of-way line of Mac Arthur Boulevard, a public right-of-way of variable width,

THENCE South 02 degrees 39 minutes 17 seconds East, along the west right-of-way line of said MacArthur Boulevard, 97.62 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 23 minutes 56 seconds East, continuing with the west right-of-way line of said MacArthur Boulevard, 341.00 feet to a 5/8 inch capped iron rod found at the beginning of a curve to the right having radius of 252.50 feet,

THENCE Southerly with said curve and said right-of-way through a central angle of 11 degrees 25 minutes 14 seconds, an arc length of 50.33 feet to a 5/8 inch capped iron rod found stamped "JBM" at the beginning of a reverse curve to the left having a radius of 252.50 feet;

THENCE Southerly continuing with said curve and said right-of-way through a central angle of 11 degrees 25 minutes 14 seconds, an arc length of 50.33 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 23 minutes 56 seconds East continuing with said right-of-way, 75.00 feet to a 5/8 inch capped iron rod found stamped "JBM",

THENCE South 44 degrees 40 minutes 17 seconds West, 27.75 feet to a 5/8 inch capped iron rod found stamped "JBM*" in the north right-of-way line of Sandy Lake Road, a public right-of-way of variable width,

THENCE North 89 degrees 15 minutes 30 West with said north right-of-way line, 181.63 feet to a 5/8" capped iron rod found,

THENCE South 00 degrees 44 minutes 30 West with said right-of-way line, 5.00 feet to a 5/8 inch iron rod found,

THENCE North 89 degrees 15 minutes 30 seconds West continuing with said right-of-way line, 274.22 feet to a 5/8 inch capped iron rod set stamped "JBM", same being the southeast corner of Waters Edge, Phase Two, an addition to the City of Coppell recorded in Volume 94144, Page 2344, said Map Records,

THENCE Northerly with the west line of the herein described tract, and the east property line of said Waters Edge Phase Two. the following four (4) courses

- 1) North 00 degrees 44 minutes 30 seconds East, departing said north right-of-way line, 315.63 feet to a "X" cut set atop a brick column,
- 2) North 19 degrees 36 minutes 54 seconds West, 217.85 feet to a "X" cut set atop a brick column, from which a 5/8" iron rod found bears South 01 degrees 23 minutes 56 seconds East, 13.00 feet,
- 3) North 01 degrees 23 minutes 56 seconds West, 27.00 feet to a "X" cut set atop a brick column,
- 4) North 40 degrees 33 minutes 19 seconds East, 82.25 feet to a 5/8 inch capped iron rod set stamped "JBM",

THENCE North 87 degrees 23 minutes 02 seconds East, 485.00 feet to the POINT OF BEGINNING and CONTAINING 7.040 acres of land as surveyed on the ground in the month of June, 1995.