

EXHIBIT 'A' LEGAL DESCRIPTION

BEGINNING at a 1/2 -inch iron rod set for corner at the most southwesterly corner of said Lot 1, Block C, said point also being the northeast corner of the intersection of Houston Street (A variable width right-of-way) and Main Street (A 114 foot right-of-way);

THENCE North 01 deg. 47 min. 53 sec. West along the easterly right-of-way line of said Main Road, a distance of 88.02 feet to a "X" Cut in concrete found for corner, said corner also being the northwest corner of said Lot 1 R, Block C, same point being in the south line of a 15' Alley Dedication, Old Town Addition an addition to the City of Coppell, according to the plat thereof recorded in Document No. 2001200173120, Official Public Records, Dallas County, Texas;

THENCE North 88 deg. 17 min. 04 sec. East, departing the easterly right-of-way line of said Main Street and along the south line of said 15' Alley Dedication, a distance of 117.54 feet to a 1/2 -inch iron rod found for corner, said point being the northeast corner of said Lot 2R, Block C, same point being the northwest corner of Lot 3R, Block C, Old Town Addition an addition to the City of Coppell, according to the plat thereof recorded in Document No. 2001200173120, Official Public Records, Dallas County, Texas;

THENCE South 01 deg. 47 min. 53 sec. East, departing the south line of said 15' Alley Dedication and along the common line of said Lot 2R, Block C and Lot 3R, Block C, a distance of 87.55 feet to a 1/2 -inch iron rod found for corner, said point being the southeast corner of said Lot 2R, Block C, same point being the southwest corner of Lot 3R, Block C, said point also being in the north line of said Houston Street;

THENCE South 88 deg. 12 min. 07 sec. West along the northerly line of said Houston Street a distance of 117.54 feet to the POINT OF BEGINNING and containing a computed area of 10,332 square feet or 0.237 acres or land.