

EXHIBIT A – LEGAL DESCRIPTION

BEING A CALLED 0.44 ACRE TRACT OF LAND SITUATED IN THE J. A. SIMMONS SURVEY, ABSTRACT 1296, IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO ANCH, LLC RECORDED BY INSTRUMENT No. 202000058823, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SOUTH COPPELL ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD WITH A YELLOW CAP FOUND MARKING THE NORTHEAST CORNER OF BLOCK A, LOT 2R OF THE CONOBY ADDITION REPLAT, AN ADDITION TO THE CITY OF COPPELL BY THE MAP OR PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201800061374, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS BEARS, S00°00'00"W, A DISTANCE OF 36.00 FEET FOR REFERENCE;

THENCE, S90°00'00"W, PASSING AT A DISTANCE OF 36.00 FEET, PASSING THE SAID 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID BLOCK A, LOT 1R, AND CONTINUING A TOTAL DISTANCE OF 175.00 FEET TO AN X-CUT FOUND IN CONCRETE FOR CORNER, ALSO MARKING THE NORTHWEST CORNER OF SAID CONOBY ADDITION REPLAT;

THENCE, N00°00'00"E, PASSING AT 0.83 FEET, THE MOST EASTERLY NORTHEAST CORNER OF THE OLD TOWN ADDITION REPLAT, AND ADDITION TO THE CITY OF COPPELL BY THE MAP OR PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201200173120, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OFF 110.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, ALSO MARKING THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF THE COZBY ADDITION, AN ADDITION TO THE CITY OF COPPELL BY THE MAP OR PLAT THEREOF AS RECORDED BY INSTRUMENT No. 201200061912, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, N90°00'00"E, ALONG THE SOUTH LINE OF THE SAID COZBY ADDITION, PASSING AT A FIELD DISTANCE OF 144.85 FEET THE SOUTHEAST CORNER OF SAID COZBY ADDITION, CONTINUING A TOTAL A DISTANCE OF 175.00 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID SOUTH COPPELL ROAD;

THENCE S00°00'00"E, ALONG CENTERLINE OF SAID SOUTH COPPELL ROAD, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,250 SQUARE FEET OR 0.442 ACRES OF LAND WITH 3,300 SQUARE FEET BEING DEDICATED TO CITY OF COPPELL FOR THE SOUTH COPPELL ROAD RIGHT-OF-WAY BY THIS PLAT.