

Exhibit "A"

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Being a 0.919 acre tract of land out of the Singleton Thompson Survey, Abstract No. 1493 in the City of Coppell, Dallas County, Texas, being all of Lot A, Block 1, Valley Ranch Center, an Addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Volume 88035, Pages 1680, Map Records, Dallas County, Texas.

BEGINNING AT A POINT IN THE NORTHWEST CORNER OF SAID LOT A IN A 1/2" IRON REBAR TO BE SET AND COMMON WITH THE SOUTHEAST RIGHT-OF-WAY CORNER OF E BELTLINE RD (120' RIGHT-OF-WAY) AND S MacArthur Blvd (110' RIGHT-OF-WAY);

THENCE SOUTH 86°15'50" EAST, ALONG NORTH LINE OF SAID LOT A AND SOUTH RIGHT OF -WAY LINE OF E BELT LINE ROAD, A DISTANCE OF 202.40 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT A AT A 1/2" IRON REBAR TO BE SET;

THENCE SOUTH 3°44'10" WEST, ALONG EAST LINE OF SAID LOT A, A DISTANCE OF 205.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT A AT A 1/2" IRON REBAR TO BE SET;

THENCE NORTH 86°15'50" WEST ALONG SOUTH LINE OF SAID LOT A, A DISTANCE OF 187.60 FEET TO ITS SOUTHWEST CORNER TO A 1/2" IRON REBAR FOUND;

THENCE NORTH 0°23'15" WEST ALONG WEST LINE OF SAID LOT A AND SAME BEING EAST RIGHT OF WAY LINE OF MacArthur Blvd, A DISTANCE OF 205.79 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 40,025 SQUARE FEET (0.919 ACRE) OF LAND, MORE OR LESS.

BEARING BASIS: Horizontal datum based on the Texas State Plane Coordinate System (NAD 83), Texas North Central Zone 4202.