

EXHIBIT A – LEGAL DESCRIPTION

WHEREAS the Coppell Independent School District is the owner of a 51.7285 acre tract of land situated in the Cordelia Bowen Survey Abstract No. 56 and being part of a 145.41 acre tract of land conveyed to Dallas Power and Light Company in Volume 4378, Page 376 of the Deed Records of Dallas County, Texas and also being all of a 53.0 acre tract of land conveyed from Dallas Power and Light Co. to Coppell Independent School District in Volume 417, Page 461 of the Deed Records of Dallas County, Texas, and including a 0.38 acre tract of land conveyed to Coppell Independent School District in Volume 80018, Page 2693 of the Deed Records of Dallas County, Texas, said 51.7285 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the north line of the Cordelia Bowen Survey, said iron rod also being the northwest corner of said 145.41 acre tract conveyed to Dallas Power and Light Co. and also being on the north line of Wrangler Drive;

THENCE South 00 deg. 12 min. 30 sec. East, a distance of 60.00 feet to a 1/2-inch iron rod found in the south right-of-way line of Wrangler Drive, said iron rod also being the POINT OF BEGINNING;

THENCE North 89 deg. 27 min. 30 sec. West along said south right-of-way line, a distance of 1232.11 feet to a 1/2-inch iron rod found for the northeast corner of said 0.38 acre tract and also being the point for the northwest corner of the North Lake 635 Business Park, an Addition to the City of Coppell as recorded in Volume 85140, Page 1855 of the Deed Records of Dallas County, Texas;

THENCE South 00 deg. 12 min. 30 sec. East along said west line of said North Lake 635 Business Park, a distance of 470.00 feet to a 1/2-inch iron rod set for corner;

THENCE South 89 deg. 27 min. 30 sec. East, a distance of 35.00 feet to a 1/2-inch iron rod found for the southwest corner of said 0.38 acre tract;

THENCE South 00 deg. 12 min. 30 sec. East continuing along the common west line of said North Lake 635 Business Park, a distance of 1397.70 feet to a 1-inch iron rod found for the southwest corner of said North Lake Business Park;

THENCE South 89 deg. 22 min. 30 sec. West departing said west line, a distance of 1197.12 feet to a 1/2-inch iron rod found for the southwest corner of said 145.41 acre tract;

THENCE North 00 deg. 12 min. 30 sec. West along said west of said 145.41 acre tract, a distance of 1869.44 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 51.7285 acres or 2,253,294 square feet of land, more or less.