

Exhibit A

WHEREAS CHADICK CAPITAL, L.P., a Texas Limited Partnership, being the owner of a 0.946 acre tract of land situated in the J.A. Simmons Survey, Abstract Number 1296, in the City of Coppell, Dallas County, Texas, and being that certain tract of land described by deed to Chadick Capital, L.P., a Texas Limited Partnership, as recorded under Volume 99114, Page 8117, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING" found for the northeast corner of the herein described tract, lying in the south right of way line of W. Bethel Road, having variable width right of way, and lying in the west right of way line of Main Street, having a variable width right of way;

THENCE departing the south right of way line of said Bethel Road, South 00 degrees 36 minutes 35 seconds East, with the east line of the herein described tract, same being the west right of way line of said Main Street, a distance of 220.53 feet to the southeast corner of the herein described tract, being the north line of Lot 4R, Block A, of Old Town Addition, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document Number 201200173120, Plat Records, Dallas County, Texas (P.R.D.C.T.), from which a 1/2 iron rod with a yellow cap stamped "CBG SURVEYING" found bears South 00 degrees 36 minutes 35 seconds East, a distance of 0.34 feet;

THENCE South 89 degrees 18 minutes 49 seconds West, with the south line of the herein described tract and the north line of said Old Town Addition, a distance of 186.95 feet, to the southwest corner of the herein described tract, same being the southeast corner of Lot 3, Block A, of replat, Lots 1-3, Block A, Founders Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Document Number 201500124992, P.R.D.C.T., and lying in the north line of Lot 1R, Block A, of the aforementioned Old Town Addition, from which a 1/2 iron rod with a yellow cap stamped "RPLS 3047" found bears North 17 degrees 41 minutes 29 seconds East, a distance of 0.23 feet;

THENCE departing the north line of Lot 1R of the aforementioned Old Town Addition, North 00 degrees 42 minutes 31 seconds West, with the west line of the herein described tract and the east line of said Lot 3, Block A, Founders Crossing, a distance of 220.03 feet to the northwest corner of the herein described tract, lying in the south right of way line of the aforementioned W. Bethel Road, same being the northeast corner of founders crossing, from which a "X" cut found bears North 57 degrees 16 minutes 33 seconds East, a distance of 1.50 feet;

THENCE North 89 degrees 09 minutes 33 seconds East, with the north line of the herein described tract, same being the south line of W. Bethel Road, a distance of 187.33 feet to the **POINT OF BEGINNING**, and containing 0.946 acres or 41,223 square feet of land, plus or minus.

