

#### LEGAL DESCRIPTION EXHIBIT "A"

WHEREAS 3 Denton Tap, LLC, is the owner of a tract of land in the EDWARD A. CROW SURVEY, ABSTRACT NO. 301, City of Coppell, Dallas County, Texas, and being all of that tract of land conveyed in Special Warranty Deed to 3 Denton Tap, LLC, according to the document recorded in Document Number 201500261634, Official Public Records, Dallas County, Texas, same being Lot 3, Block A of Arbor Manors, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 20080292484, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" in concrete found at the northeast corner of said Lot 3, Block A of Arbor Manors, common with the southeast corner of Lot 1, Block A of M.P. McDonald's Addition, an addition to the City of Coppell, Dallas County, according to the map recorded in Volume 87233, Page 676, Map Records, Dallas County, Texas, and lying on the westerly right-of-way line of S. Denton Tap Road (120' public right-of-way);

Thence South 02 degrees 40 minutes 21 seconds East, along the easterly line of said Lot 3, Block A of Arbor Manors, common with the westerly right-of-way line of said S. Denton Tap Road, a distance of 97.55 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "DAA", said point being the most easterly southeast corner of said Lot 3, Block A of Arbor Manors, common with the most easterly northeast corner of that same tract of land as described in a Special Warranty Deed to Don Robinson and Larri Ellen Seltzer Robinson, recorded in Document Number 201500311668, Official Public Records, Dallas County, Texas;

Thence departing the westerly right-of-way line of said S. Denton Tap Road, and traversing along the southerly line of said Lot 3, Block A of Arbor Manors, common with the northerly line of said Robinson tract the following bearings and distances:

Thence South 87 degrees 19 minutes 40 seconds West, a distance of 60.00 feet to a found 1/2 inch iron rod for corner;

Thence North 02 degrees 40 minutes 20 seconds West, a distance of 12.68 feet to a found 1/2 inch iron rod with a yellow cap stamped "DAA" for corner;

Thence South 87 degrees 19 minutes 40 seconds West, a distance of 63.33 feet to a found 1/2 inch iron rod with a yellow cap stamped "DAA" for corner;

Thence South 42 degrees 19 minutes 40 seconds West, a distance of 104.25 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS", said point being the most southerly corner of said Lot 3, Block A of Arbor Manors, common with the most easterly northeast corner of Lot 17, Block A of Arbor Manors, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 201000014098, Official Public Records, Dallas County, Texas;

Thence North 21 degrees 03 minutes 58 seconds West, along the common line of the southwesterly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the northeasterly line of said Lot 17, Block A of Arbor Manors (Instrument Number 201000014098), a distance of 104.14 feet to a set 1/2 inch iron rod with a yellow cap stamped "TXHS", said point being the northeasterly corner of said Lot 17, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeasterly corner of Lot 3, Block A of said Arbor Manors (Instrument Number 201000014098);

Thence North 02 degrees 43 minutes 14 seconds West (BASIS OF BEARINGS), along the westerly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), passing at a distance of 69.89 feet, a found 1/2 inch iron rod with a yellow cap stamped "DAA", said point being the northeast corner of said Lot 3, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeasterly corner of Lot 2, Block A of Arbor Manors (Instrument Number 201000014098), continuing along said line, passing at a distance of 202.48 feet, a found 1/2 inch iron rod with a yellow cap stamped "DAA", said point being the northeast corner of said Lot 2, Block A of Arbor Manors (Instrument Number 201000014098), common with the southeast corner of Lot 1,

Block A of Arbor Manors (Instrument Number 201000014098), also lying on the southerly line of Lot 2R, Block 1 of Sandy Lake Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Instrument Number 200600000621, Official Public Records, Dallas County, Texas;

Thence North 89 degrees 30 minutes 31 seconds East, along the most northerly line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the south line of said Lot 2R, Block 1 of Sandy Lake Crossing, a distance of 30.02 feet to an "X" in concrete found, said point being the most northerly northeast corner of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the southeast corner of said Lot 2R, Block 1 of Sandy Lake Crossing, and lying on the westerly line of Lot 3, Block 1 of Sandy Lake Crossing, an addition to the City of Coppell, Dallas County, Texas, according to the map recorded in Volume 90012, Page 3601, Map Records, Dallas County, Texas;

Thence South 02 degrees 43 minutes 14 seconds East, along the most northerly northeast line of said Lot 3, Block A of Arbor Manors (Instrument Number 20080292484), common with the westerly line of said Lot 3, Block 1 of Sandy Lake Crossing (Volume 90012, Page 3601), passing an "X" in concrete found at a distance of 29.48 feet, said point being the southwest corner of said Lot 3, Block A of Sandy Lake Crossing (Volume 90012, Page 3601), common with the northwest corner of the aforementioned Lot 1, Block A of M.P. McDonald's Addition, continuing along said line a total distance of 224.48 feet to an "X" in concrete found, said point being an interior ell corner of the herein described tract, common with the southwest corner of said Lot 1, Block A of M.P. McDonald's Addition;

Thence North 87 degrees 16 minutes 46 seconds East, along the south line of said Lot 1, Block A of M.P. McDonald's Addition, a distance of 199.96 feet to the Point of Beginning and containing 30,519 square feet or 0.7006 of an acre of land.