

## Exhibit A – Legal Description

BEING ALL OF LOT 1R2R, Block 1 Vaughan Addition, described on the replat as follows:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS David J. Barleggs, Fiona Barleggs, and TWKW Enterprises, LLC are the owners of a tract of land situated in the J. Anderson Survey, Abstract No. 18 being a portion of Lot 4R2, Block 1 of Old Coppell Estates Addition, an addition to the City of Coppell, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201100211432 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) also being a portion of Lot 1R2, Block 1 of Vaughan Addition, an addition the City of Coppell, as recorded in Instrument Number 201100211431, Official Public Records, Dallas County, Texas and being a portion of that same tract of land conveyed to said David J. Barleggs and Fiona Barleggs by deed recorded in Volume 2003076, Page 8813 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), together also being a portion of Lot 1R2, Block 1 of Vaughan Addition, an addition the City of Coppell, as recorded in Instrument Number 201100211431, Official Public Records, Dallas County, Texas, conveyed to said TKWK Enterprises, LLC by deed recorded in Instrument No. 201300368215 Official Public Records, Dallas County, Texas, and being all together more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000136506):

BEGINNING at a 1/2 inch rebar found for the southwest corner of said Lot 1R2, same being the northwest corner of a right of way take by deed recorded in Instrument Number 200600049322, Deed Records, Dallas County, Texas and lying on the east line of a tract conveyed to Roy Onstott by deed recorded in Volume 95073, Page 51, Deed Records, Dallas County, Texas and lying on the north right of way line of Bethel Road (Variable Width Right of Way);

THENCE North 00 degrees 18 minutes 06 seconds West departing the north right of way line of said Bethel Road, with the east line of said Onstott tract, passing a 3/4 inch rebar found for the northwest corner of said Lot 1R2, same being the southwest corner of said Lot 4R2, a distance of 147.53 feet, and continuing with the west line of said Lot 4R2, same being the east line of said Onstott tract, a total distance of 306.21 feet to a 1/2 inch rebar with a cap that is illegible found for the northwest corner of said Lot 4R2, same being the southwest corner of Lot 5R2, Block 1 of said Old Coppell Estates;

THENCE South 89 degrees 16 minutes 10 seconds East departing the east line of said Onstott tract, with the south line of said Lot 5R2, same being the north line of said Lot 4R2, a distance of 87.43 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE South 00 degrees 05 minutes 01 seconds East departing the south line of said Lot 5R2, over and through said Lot 4R2 and continuing with the east line of said Lot 1R2, same being the west line of Lot 2R, Block 1, Old Coppell Estates, an addition to the City of Coppell, as recorded in Instrument Number 201300140145, Plat Records, Dallas County, Texas, and continuing with Lot 1R, Block 1 of said second referenced Old Coppell Estates, a distance of 309.35 feet to a 1/2 inch rebar found with a cap that is illegible found for the southeast corner of said Lot 1R2 and lying on the north right of way line of said Bethel Road;

THENCE North 87 degrees 10 minutes 01 seconds West departing the west line of said Lot 1R, with the north right of way line of said Bethel Road, a distance of 86.37 feet to THE POINT OF BEGINNING and containing 26,725 square feet or 0.614 acres of land, more or less.