

EXHIBIT 'A' – Legal Description, Lot 1, Block A, Dry Clean City Addition

BEGINNING at a 1/2 inch iron rod found at the southeast corner of Homeowners Association's Common Area, Huntington Ridge, an addition to the City of Coppell as recorded in Volume 93093, Page 1513 of the Deed Records of Dallas County, Texas, said point also being in the west line of Denton Tap Road (100 foot Right-of-Way);

THENCE S 00 deg 58 min 32 sec E along said west line of Denton Tap Road, a distance of 165.57 feet to a cross found in a sidewalk being the northeast corner of Lot 1R, Block A, Sonic Addition, an addition to the City of Coppell, Texas, according to the plat recorded in Volume 2000156, Page 1823, Map Records of Dallas County, Texas;

THENCE S 88 deg 18 min 44 sec W departing said west line of Denton Tap Road and along the north line of said Sonic Addition, a distance of 220.33 feet to a 1/2 inch iron rod found in the east line of Lot 32 of Huntington Ridge Addition;

THENCE N 00 deg 19min 41 sec E along said east line of Huntington Ridge, a distance of 170.45 feet to a ½ iron rod found at an ell corner of said Huntington Ridge Addition;

THENCE N 89 deg 34 min 53 sec E along the south line of said Common Area, a distance of 216.45 feet to the PLACE OF BEGINNING and containing 36,685 square feet or 0.842 acres of land.