

Exhibit A – Legal Description

BEGINNING, at a 3-1/4 inch aluminum TXDOT disk found for corner in the southeast right-of-way line of State Highway 121 (a variable width right-of-way) and the south right-of-way line of Canyon Drive (60-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 1;

THENCE, North 75 degrees, 27 minutes, 09 seconds East, along the said south line of Canyon Drive, a distance of 104.63 feet to a 1/2 -inch iron rod with “HALFF” cap found for corner in the north line of said Lot 1; said point being in the north line of said Lot 1 and the beginning of a non-tangent curve to the left;

THENCE, along the said south line of Canyon Drive and the north line of said Lot 1, the following two (2) calls:

In a southeasterly direction along said curve to the left, having a central angle of 20 degrees, 50 minutes, 02 seconds, a radius of 460.27 feet, a chord bearing and distance of South 79 degrees, 48 minutes, 13 seconds East, 166.44 feet, an arc distance of 167.36 feet to a 5/8-inch iron rod with “PACHECO KOCH” cap set for corner at the end of said curve;

North 89 degrees, 42 minutes, 10 seconds East, a distance of 8.44 feet to a “V” cut in concrete found for corner at the intersection of the said south line of Canyon Lane and the west right-of-way line of Northwestern Drive (a variable width right-of-way); said point being the northeast corner of said Lot 1 and the beginning of a non-tangent curve to the right;

THENCE, along the said northwest line of Northwestern Drive, the said east line of Lot 1 and the southeast line of Lot 6R, the following seven (7) calls:

In a southeasterly direction along said curve to the right, along, having a central angle of 45 degrees, 04 minutes, 36 seconds, a radius of 25.00 feet, a chord bearing and distance of South 22 degrees, 50 minutes, 02 seconds East, 19.17 feet, an arc distance of 19.67 feet to an “X” cut in concrete found for corner at the end of said curve;

South 00 degrees, 17 minutes, 50 seconds East, a distance of 382.68 feet to an “X” cut in concrete found for corner; said point being the southeast corner of Lot 1;

South 89 degrees, 49 minutes, 07 seconds West, along the south line of Lot 1 distance of 2.85 feet to a 5/8-inch iron rod with “PACHECO KOCH” cap set for corner; said point being in the said south line of Lot 1 and also being the northeast corner of said Lot 6R;

South 00 degrees, 02 minutes, 01 seconds East, a distance of 0.54 feet to a 5/8-inch iron rod with “PACHECO KOCH” cap set for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 65 degrees, 20 minutes, 55 seconds, a radius of 181.00 feet, a chord bearing and distance of South 32 degrees, 38 minutes, 26 seconds West, 195.43 feet, an arc distance of 206.44 feet to 1/2 -inch iron rod with “HALFF” cap found for corner at the end of said curve; said point being the beginning of a reverse curve to the left;

In a southwesterly direction along said curve to the left, having a central angle of 23 degrees, 11 minutes, 00 seconds, a radius of 219.00 feet, a chord bearing and distance of South 53 degrees, 43 minutes, 26 seconds West, 88.01 feet, an arc distance of 88.61 feet to a 1/2 -inch iron rod with “HALFF” cap found for corner at the end of said curve;

South 42 degrees, 07 minutes, 58 seconds West, a distance of 412.07 feet to a 1/2 -inch iron rod with “HALFF” cap found for corner at the northeast corner of a corner clip at the intersection of the said northwest line of Northwestern Drive and the northeast right-of-way line of Freeport Parkway (a variable width right-of-way); said point being a southeast corner of said Lot 6R;

THENCE, South 87 degrees, 07 minutes, 58 seconds West, along the said northwest line of Northwestern Drive, the northeast line of said Freeport Parkway, the said southeast line of Lot 6R, and along said corner clip, a distance of 26.85

feet to a 1/2 -inch iron rod with “HALFF” cap found for corner at the end of said corner clip of said northwest line of Northwestern Drive and said northeast line of Freeport Parkway; Said point being the southernmost corner of Lot 6R and the beginning of a non-tangent curve to the left;

THENCE, along the north line of Freeport Parkway and the said southwest line of Lot 6R, the following six (6) calls:

In a northwesterly direction along said curve to the left , having a central angle of 06 degrees, 06 minutes, 53 seconds, a radius of 311.47 feet, a chord bearing and distance of North 53 degrees, 13 minutes, 50 seconds West, 33.23 feet, an arc distance of 33.24 feet to a 5/8-inch iron rod with “PACHECO KOCH” cap set for corner at the end of said curve;

North 56 degrees, 17 minutes, 36 seconds West, a distance of 89.18 feet to a 1/2 -inch iron rod with “HALFF” cap found for corner; said point being the beginning of a tangent curve to the right;

In a northwesterly direction along said curve to the right, having a central angle of 08 degrees, 12 minutes, 35 seconds, a radius of 1,124.50 feet, a chord bearing and distance of North 52 degrees, 11 minutes, 18 seconds West, 160.99 feet, an arc distance of 161.12 feet to a 1/2 -inch iron rod with “HALFF” cap found for corner at the end of said curve;

North 43 degrees, 02 minutes, 32 seconds East, a distance of 9.45 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 48 degrees, 01 minutes, 05 seconds West, a distance of 75.82 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 22 degrees, 14 minutes, 28 seconds West, a distance of 85.52 feet to a 1/2-inch iron rod found for corner; said point being the westernmost southwest corner of Lot 6R;

THENCE, along the said southeast line of State Highway 121, the said northwest line of Lot 6R, the following three (3) calls:

North 37 degrees, 37 minutes, 18 seconds East, a distance of 145.94 feet to a 1/2-inch iron rod found for corner;

North 41 degrees, 18 minutes, 15 seconds East, at a distance of 134.69 passing a 3-1/4 inch aluminum TXDOT disk found for corner; said point being the northwest corner of Lot 6R and in the south line of said Lot 1; continuing into said Lot 1 in all a total distance of 402.45 feet to a 3-1/4 inch aluminum TXDOT disk found for corner;

North 37 degrees, 07 minutes, 38 seconds East, a distance of 256.90 feet to the **POINT OF BEGINNING**;

CONTAINING: 428,555 square feet or 9.838 acres of land, more or less.