

## **EXHIBIT 'A' LEGAL DESCRIPTION**

### **DESCRIPTION OF PROPERTY**

BEING A 1.300 ACRE TRACT OF LAND SITUATED IN THE RICHARD WILSON SURVEY, ABSTRACT NO. 1548, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 7.237 ACRE TRACT OF LAND (BY DEED) DEEDED TO 1111 BELTLINE, LLC AS RECORDED IN INSTRUMENT NO. 201000052777 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID 1.300 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN "X" CUT IN CONCRETE (CONTROLLING MONUMENT) FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF QT 953 ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AS RECORDED IN INSTRUMENT NO. 201400285924 OF SAID OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID "X" CUT IN CONCRETE BEING IN THE SOUTH LINE OF SAID 7.237 ACRE TRACT OF LAND, SAID "X" CUT IN CONCRETE ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 30 (A VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** NORTH 02 DEGREES 14 MINUTES 55 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 314.61 FEET AN "X" CUT IN CONCRETE (CONTROLLING MONUMENT) FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAID "X" CUT IN CONCRETE BEING THE SOUTHEAST CORNER OF A 0.8597 ACRE TRACT OF LAND (BY DEED) DEEDED TO QUIKTRIP CORPORATION AS RECORDED IN INSTRUMENT NO. 201600113204 OF SAID OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, IN ALL, A DISTANCE OF 323.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR CORNER;

**THENCE** NORTH 87 DEGREES 45 MINUTES 05 SECONDS EAST, A DISTANCE OF 173.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR CORNER;

**THENCE** SOUTH 02 DEGREES 14 MINUTES 55 SECONDS EAST, A DISTANCE OF 329.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" SET FOR CORNER IN THE SOUTH LINE OF SAID 7.237 ACRE TRACT OF LAND, SAID 5/8 INCH IRON ROD WITH CAP STAMPED "GORRONDONA" BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 30;

**THENCE** SOUTH 87 DEGREES 06 MINUTES 41 SECONDS WEST, WITH THE SOUTH LINE OF SAID 7.237 ACRE TRACT OF LAND AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 30, A DISTANCE OF 50.10 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 26 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 0.25 FEET;

**THENCE** NORTH 89 DEGREES 14 MINUTES 57 SECONDS WEST, WITH THE SOUTH LINE OF SAID 7.237 ACRE TRACT OF LAND AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 30, A DISTANCE OF 123.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 56,613 SQUARE FEET OR 1.300 ACRES OF LAND, MORE OR LESS.

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE SUBJECT PROPERTY DESCRIBED IN COMMITMENT FOR TITLE INSURANCE NO. 16000330489, ISSUED BY STEWART TITLE GUARANTY COMPANY DATED EFFECTIVE AS OF SEPTEMBER 20, 2016, ISSUED OCTOBER 13, 2016.