

EXHIBIT "A"

LEGAL LAND DESCRIPTION:

BEING 0.702 acre (30,558 square feet) of land in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas and all of that certain tract of land described as Lot 10, Block A, BUSH & PIONEER CENTRE (hereinafter referred as Lot 10), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201600194923, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 0.702 acre (30,558 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "KHA" found for the Westerly Southwest corner of said Lot 10, same being a Westerly corner of that certain tract of land described as Lot 1, Block A of said BUSH & PIONEER CENTRE (hereinafter referred to as Lot 1), same also being the existing East right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), as recorded in Volume 72100, Page 901, O.P.R.D.C.T. and in Instrument Number 200402737974, O.P.R.D.C.T.;

THENCE North 00 degrees 45 minutes 34 seconds West with the common line between said Lot 10 and the existing East right-of-way line of said State Highway No. 161, a distance of 85.01 feet to a one-half inch iron rod found for the Northwest corner of said Lot 10, same being the Southwest corner of that certain tract of land described as Tract 1 in a Special Warranty Deed and Bill of Sale to Bush Pioneer Property LP (hereinafter referred to as Bush Pioneer Property tract), as recorded in Instrument Number 201600006725, O.P.R.D.C.T.;

THENCE North 86 degrees 24 minutes 23 seconds East, departing the existing East right-of-way line of said State Highway No. 161 and with the common line between said Lot 10 and said Bush Pioneer Property tract, a distance of 238.25 feet to a three- eighths inch iron rod found for the Northeast corner of said Lot 10, same being the Southeast corner of said Bush Pioneer Property tract, same being a Westerly line of the aforesaid Lot 1;

THENCE South 00 degrees 06 minutes 48 seconds East with the common line between said Lot 1 and said Lot 10, a distance of 139.46 feet to a five-eighths inch iron rod with plastic cap stamped "KHA" found for the Southeast corner of said Lot 10, same being an inner-ell corner of said Lot 1;

THENCE South 89 degrees 53 minutes 12 seconds West, continue with the common line between said Lot 10 and said Lot 1, a distance of 196.40 feet to a five-eighths inch iron rod with plastic cap stamped "KHA" found for the Southerly Southwest corner of said Lot 10, same being an angle of point on a Northerly line of said Lot 1;

THENCE North 45 degrees 26 minutes 11 seconds West, continue with the common line between said Lot 10 and said Lot 1, a distance of 56.89 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 0.702 acre (30,558 square feet) of land.