

Exhibit A – Legal Description

BEING A TRACT OF LAND OUT OF **LOT NO. 3, OF THE H.E. JACKSON SUBDIVISION** SITUATED IN THE CITY OF GRAND PRAIRIE, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 141, MAP RECORDS, DALLAS COUNTY, TEXAS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 45 DEGREES 04 MINUTES 29 SECONDS EAST, 60.38 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE INTERSECTION POINT OF THE EAST RIGHT-OF-WAY LINE OF THE SOUTHEAST NINTH STREET (A VARIABLE RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF PACIFIC AVENUE (40.0 FEET OF RIGHT-OF-WAY);

THENCE NORTH 02 DEGREES 18 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST NINTH STREET, 98.08 FEET TO A 1" IRON PIPE FOUND FOR CORNER, SAID BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO CHURCH'S FRIED CHICKEN, INC. AS RECORDED IN VOLUME 79236, PAGE 1015, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 79 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHURCH'S FRIED CHICKEN, INC. TRACT, 142.10 FEET TO THE SOUTHEAST CORNER OF SAID CHURCH'S FRIED CHICKEN, INC. TRACT, SAID POINT BEING IN THE EAST LINE OF SAID LOT NO. 3, AND ALSO BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID EAST LINE OF LOT NO. 3, 118.03 FEET TO AN IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF AFORESAID PACIFIC AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87 DEGREES 17 MINUTES 40 SECONDS WEST, ALONG SAID NORTH LINE OF PACIFIC AVENUE, 135.81 FEET TO THE **POINT OF BEGINNING**, CONTAINING **14,899.7 sq. ft. OR 0.342 ACRES** OF LAND, MORE OR LESS.