

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1: (Fee Simple)

Being all of Lots 1 and 2 of Block B of the Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 74038, Page 200, Deed Records, Dallas County, Texas.

TRACT 2: (Private Sign Easement)

BEING a description of a Private Sign Easement situated in the Allen Jenkins Survey, Abstract Number 713, in the City of Grand Prairie, Dallas County, Texas, said easement being that same Private Sign Easement from Howard Nichols, D.B.A. Lee & L. Incorporated, to E.F. Crites Jr., as evidenced in Volume 86051, Page 669 of the Deed Records of Dallas County, Texas of which the East 5.00 feet of the above described easement or 150 square feet lies in the existing right-of-way of Robinson Road as dedicated on the Plat of Enterprise Commercial Park as recorded in Volume 86063 at Page 3732 of the Map Records of Dallas County, Texas, and more fully described as follows:

BEING all that certain tract of land situated in the ALLEN JENKINS SURVEY, ABSTRACT No. 713, in the City of Grand Prairie, Dallas County, Texas, and being a portion of Lot 5A, Block A of Enterprise Commercial Park, an addition to the City of Grand Prairie, Dallas County, Texas according to the Plat thereof recorded in Volume 2003189, Page 231, Deed Records, Dallas, County, Texas, also being a Private Sign Easement as described in deed to Maven Grand Prairie as recorded in Volume 2005099, Page 7845, Deed Records, Dallas County, Texas, and also being all that property described in deed to Howard Nichols, D.B.A. Lee & L Incorporated as recorded in Volume 86051, Page 672, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northerly right-of-way line of Pioneer Parkway, 130 feet right-of-way, with the Westerly right-of-way line of Robinson Road, 65 feet right-of-way at this point, said point being the most Northerly Southeast corner of said Lot 5A, Block;

THENCE North 00 degrees 35 minutes 00 seconds East, along said West right-of-way line of Robinson Road and the East line of said Lot 5A, a distance of 15.06 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE over and across said Lot 5A, the following courses and distances:

North 89 degrees 25 minutes 00 seconds West, a distance of 10.00 feet to a point for corner;

North 00 degrees 35 minutes 00 seconds East, a distance of 30.00 feet to a point for corner;

South 89 degrees 25 minutes 00 seconds East a distance of 10.00 feet to a point for corner in the said West right-of-way line of Robinson Road;

THENCE South 00 degrees 35 minutes 00 seconds West, along said West right-of-way line of Robinson Road, a distance of 30.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 300 square feet of land more or less.