

# EXHIBIT "A"

## LEGAL LAND DESCRIPTION

### FUTURE LOT 3, BLOCK B

#### EPIC WEST TOWNE CROSSING PHASE 1

BEING a portion of that certain tract of land in the Charles J. Babcock Survey, Abstract No. 59, City of Grand Prairie, Dallas County, Texas, described in a Correction Special Warranty Deed to EPIC WEST TOWNE CROSSING, L.P. (hereinafter referred to as EPIC WEST TOWNE CROSSING tract), as recorded in Instrument Number 201700040410, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

**COMMENCING** at a one-half inch iron rod found for the Northerly Southeast corner of said EPIC WEST TOWNE CROSSING tract, same being the Northerly corner clip of the intersection of the existing Westerly right-of-way line of State Highway No. 161 also known as President George Bush Tollway (PGBT) (variable width right-of-way), with the existing North right-of-way line of Mayfield Road (variable width right-of-way), as recorded in Volume 2001233, Page 729, O.P.R.D.C.T.;

**THENCE** North 02 degrees 29 minutes 05 seconds West with the common line between said EPIC WEST TOWNE CROSSING tract and the existing Westerly right-of-way line of said State Highway No. 161, a distance of 477.13 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the **PLACE OF BEGINNING**;

**THENCE** crossing said EPIC WEST TOWNE CROSSING tract for the following **4** courses:

1. South 87 degrees 30 minutes 55 seconds West, departing the existing Westerly right-of-way line of said State Highway No. 161, a distance of 312.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears North 03 degrees 09 minutes 54 seconds East, a distance of 85.38 feet;
2. Northerly with said non-tangent curve to the left having a radius of 530.00 feet, through a central angle of 9 degrees 14 minutes 26 seconds, for an arc distance of 85.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 01 degree 27 minutes 19 seconds West, a distance of 83.50 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
4. North 87 degrees 30 minutes 55 seconds East, a distance of 302.26 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner on the Easterly line of said EPIC WEST TOWNE CROSSING tract, same being the existing Westerly right-of-way line of said State Highway No. 161;

**THENCE** South 02 degrees 29 minutes 05 seconds East with the common line between said EPIC WEST TOWNE CROSSING tract and the existing Westerly right-of-way line of said State Highway No. 161, a distance of 168.45 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.179 acres or (51,366 square feet) of land.