

Exhibit A - Legal Description

BEING all that certain tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, and being all of the remainder of a called 16.481 acre tract of land described in the deed to 303/Grand Prairie, LTD, recorded in Volume 97062, Page 4628, Deed Records of Dallas County, Texas, and being all of the remainder a called 24.197 acre tract of land described in the deed to Ruth L. Huang, Trustee, recorded in Volume 81118, Page 2742, Deed Records of Dallas County, Texas, (Centex Investments, Inc., Successor Trustee, Instrument No. 20090033914, Official Public Records of Dallas County, Texas), and including all of Lots 4, 5, 6, 7, 8, 9 and 10 in Block 1 of Park Place Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 90097, Page 3344, Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of a called 0.0977 acre tract of land described in the deed to City of Grand Prairie, recorded in Instrument No. 20080322250, said Official Public Records, and on the westerly line of said 16.481 acre tract, and at the intersection of the easterly right-of-way line of State Highway 161 (President George Bush Turnpike) as recorded in Volume 72100, Page 901, said Deed Records, and the northerly right-of-way line of Arkansas Lane, and from which the southwest corner of said 16.481 acre tract bears South 46°55'43" East, a distance of 23.08 feet, and from which a 1/2" inch disturbed iron rod found for witness bears North 32°46'38" West, a distance of 14.24 feet;

THENCE North 46°55'34" West, along the westerly line of said 16.481 acre tract, and along the easterly right-of-way line of State Highway 161, a distance of 201.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 3°28'20" West, continuing along the westerly line of said 16.481 acre tract, and along the easterly right-of-way line of State Highway 161, a distance of 485.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southerly corner of a called 0.1116 acre tract of land described in the deed to State of Texas, recorded in Instrument No. 200402737974, said Official Public Records;

THENCE North 0°45'34" West, along the easterly line of said 0.1116 acre tract, a distance of 454.00 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 0.1116 acre tract, and on a northerly line of said 16.481 acre tract, and on the southerly line of a called 1.539 acre tract of land described in the deed to Ruth L. Huang, Trustee, recorded in Volume, Page 3270, said Deed Records;

THENCE North 86°24'19" East, along a northerly line of said 16.481 acre tract, and along the southerly line of said 1.539 acre tract, a distance of 238.25 feet to a 3/8 inch iron rod found for corner at the southeast corner of said 1.539 acre tract, common to a re-entrant corner of said 16.481 acre tract;

THENCE North 5°44'18" East, along a westerly line of said 16.481 acre tract, and along the easterly line of said 1.539 acre tract, a distance of 257.99 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 1.539 acre tract, common to a salient corner of said 16.481 acre tract, and on the southerly right-of-way line of West Pioneer Parkway (SH-303);

THENCE South 83°47'27" East, along a northerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, a distance of 62.04 feet to a 3/4 inch iron rod found for corner at a re-entrant corner of said 16.481 acre tract;

THENCE North 5°59'28" East, along a westerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, a distance of 85.59 feet to a 1/2 inch iron rod with plastic cap stamped "ESFA" found for corner at the northern-most northwest corner of said 16.481 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of 2°23'29", a radius of 5794.58 feet, a chord bearing and distance of South 85°55'11" East, 241.85 feet;

THENCE in a southeasterly direction, along the northerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, and with said curve to the left, an arc distance of 241.87 feet to a 5/8 inch iron rod with plastic cap stamped "JBM" found for corner at the northeast corner of said 16.481 acre tract, common to the northwest corner of Lot 1 in Block 1 of said Park Place Addition, according to the plat thereof recorded in Volume 87215, Page 4983, said Map Records, and at the northeast corner of a 100 foot wide Electrical Easement to Texas Power and Light, described as Tract No. 1, recorded in Volume 87215, Page 4983, said Deed Records;

THENCE South 0°26'02" East, along the easterly line of said 16.481 acre tract, and along the westerly line of said Lot 1, and along the easterly line of said Electrical Easement, a distance of 149.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said Lot 1, common to the northwest corner of said Lot 4;

THENCE North 89°26'37" East, along the northerly line of said Lot 4, and along the southerly line of said Lot 1 part of the way, passing en route at a distance of 67.46 feet a 3/8 inch iron rod found for witness at the southeast corner of said Lot 1, common to the southwest corner of Lot 2 in Block 1 of said Park Place Addition, according to the plat thereof recorded in Volume 87215, Page 4983, said Map Records, and continuing on said course and along the southerly line of said Lot 2, a total distance of 185.04 feet to a 3/8 inch iron rod found for corner at the northeast corner of said Lot 4, common to the southeast corner of said Lot 2, and on the westerly right-of-way line of Southgate Drive, and at the beginning of a non-tangent curve to the right having a central angle of 27°19'50", a radius of 133.42 feet, a chord bearing and distance of South 13°10'10" East, 63.04 feet;

THENCE in a southeasterly direction, along the easterly line of said Lot 4, and along the westerly right-of-way line of Southgate Drive, and with said curve to the right, an arc distance of 63.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 0°13'44" West, along the easterly lines of said Lots 4, 5 and 6, and along the westerly right-of-way line of Southgate Drive, a distance of 202.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 197°09'46", a radius of 50.00 feet, a chord bearing and distance of

South 44°50'15" East, 98.88 feet, said curve being at a cul-de-sac where Southgate Drive running north-south intersects Southgate Drive running east-west;

THENCE in a southeasterly direction, along the easterly lines of Lots 6 and 7, and along the northerly line of said Lot 8, and along said cul-de-sac, and with said curve to the left, an arc distance of 172.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said Lot 8, common to the northwest corner of said Lot 9;

THENCE North 89°42'48" East, continuing along the southerly right-of-way line of Southgate Drive, passing en route at a distance of 201.75 feet the northeast corner of said Lot 10, common to the southwest corner of a called 0.1870 acre tract of land described in the deed to City of Grand Prairie recorded in Volume 97109, Page 807, said Deed Records, and continuing on said course along the southerly line of said 0.1870 acre tract, a total distance of 406.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northerly end of a corner clip at the intersection of the southerly right-of-way line of Southgate Drive and the westerly right-of-way line of Robinson Road;

THENCE South 45°18'17" East, continuing along the southerly line of said 0.1870 acre tract and along said corner clip, a distance of 22.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of a called 33,314 square foot tract of land described in the deed to City of Grand Prairie recorded in Volume 88155, Page 442, said Deed Records, and on the westerly right-of-way line of Robinson Road;

THENCE South 0°06'48" East, along the westerly line of said 33,314 square foot tract and along the westerly right-of-way line of Robinson Road, a distance of 597.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 4°08'19" West, continuing along the westerly line of said 33,314 square foot tract and the westerly right-of-way line of Robinson Road, a distance of 150.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 0°06'48" East, continuing along the westerly line of said 33,314 square foot tract and the westerly right-of-way line of Robinson Road, a distance of 149.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said 33,314 square foot tract, and on the northerly line of a called 0.4031 acre tract of land described in the deed to City of Grand Prairie, recorded in Volume 86227, Page 2449, said Deed Records, and at the northerly end of a corner clip at the intersection of westerly right-of-way line of Robinson Road and the northerly right-of-way line of Arkansas Lane;

THENCE South 46°55'05" West, along the northerly line of said 0.4031 acre tract, and along said corner clip, a distance of 29.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right-of-way line of Arkansas Lane;

THENCE South 89°22'48" West, along the northerly line of said 0.4031 acre tract and along the northerly right-of-way line of Arkansas Lane, a distance of 650.56 feet to a 5/8 inch iron rod

with plastic cap stamped "KHA" set for corner on the westerly line of said 24.197 acre tract, and on the easterly line of said 16.481 acre tract, and on the easterly line of said 0.0977 acre tract;

THENCE North 00°26'02" West, along the westerly line of said 24.197 acre tract, and along the easterly line of said 16.481 acre tract, and along the easterly line of said 0.0977 acre tract, a distance of 2.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 16.481 acre tract, and crossing said 16.481 acre tract along the northerly line of said 0.0977 acre tract and along the northerly right-of-way line of Arkansas Lane, the following five (5) courses:

1. South 89°37'11" West, a distance of 87.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 9°23'06", a radius of 583.00 feet, a chord bearing and distance of North 85°41'16" West, 95.39 feet;
2. In a northwesterly direction, with said curve to the right, an arc distance of 95.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 9°23'06", a radius of 313.50 feet, a chord bearing and distance of North 85°41'16" West, 51.29 feet;
3. In a northwesterly direction with said curve to the left, an arc distance of 51.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner
4. South 89°37'11" West, a distance of 13.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
5. South 89°36'47" West, a distance of 155.57 feet to the **POINT OF BEGINNING** and containing 32.391 acres (1,410,963 square feet) of land, more or less.