

Exhibit A - Legal Description
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WHEREAS, Victory at Lakeridge, LLC is the owner of a 1.107 acre tract of land situated in the City of Grand Prairie, Tarrant County, Texas, being a tract of land situated in the M. Hunt Survey, Abstract No. 758, in Tarrant County, Texas, being a portion of that same tract of land described to Victory at Lakeridge, LLC by deed recorded in Document No. D215040080 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (U.S. Foot) with a combined scale factor of 1.00012):

BEGINNING at an "X" found in concrete for the Northwest corner of Lot 1, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Document No. D216184120 of the Plat Records of Tarrant County, Texas, and lying on the East right-of-way line of Lakeridge Parkway (variable width right-of-way);

THENCE North 00 Degrees 47 Minutes 55 Seconds West, with the East right-of-way line of said Lakeridge Parkway, a distance of 17.12 feet to an "X" set in concrete for corner at the beginning of a tangent curve to the left, having a central angle of 06 Degrees 13 Minutes 02 Seconds, a radius of 761.04 feet and a chord bearing and distance of North 03 Degrees 22 Minutes 24 Seconds West, 82.54 feet;

THENCE, in a northerly direction, continuing with the East right-of-way line of said Lakeridge Parkway, and with said tangent curve to the left, an arc length of 82.58 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner at the beginning of a reverse curve to the right, having a central angle of 03 Degrees 17 Minutes 06 Seconds, a radius of 698.96 feet and a chord bearing and distance of North 04 Degrees 50 Minutes 23 Seconds West, 40.07 feet;

THENCE, in a northerly direction, continuing with the East right-of-way line of said Lakeridge Parkway, and with said reverse curve to the right, an arc length of 40.08 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for the westernmost Southwest corner of Lot 4, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D217181449 of the Plat Records of Tarrant County, Texas;

THENCE South 89 Degrees 59 Minutes 06 Seconds East, departing the East right-of-way line of said Lakeridge Parkway, over, across and through said Victory at Lakeridge, LLC tract and with the westernmost South line of said Lot 4, a distance of 347.37 feet to a 1/2 inch rebar with a cap stamped "Windrose" set for corner;

THENCE South 00 Degrees 09 Minutes 08 Seconds East, continuing through said Victory at Lakeridge, LLC tract, with the southernmost West line of said Lot 4 and the northernmost West line of Lot 5, Block 1 of Victory at Lakeridge Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D217194171 of the Plat Records of Tarrant County, Texas, a distance of 139.38 feet to an "X" set in concrete for corner;

THENCE North 89 Degrees 59 Minutes 45 Seconds West, continuing through said Victory at Lakeridge, LLC tract, and with the North line of said Lot 1, a distance of 339.26 feet to the **POINT OF BEGINNING** and containing 47,708 square feet or 1.095 acres of land, more or less.