

Exhibit A - Legal Description

* METES AND BOUNDS DESCRIPTION *

BEING a 3.0008 acre tract of land located in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, said 3.0008 acre tract of land being a portion of a called 9.9356 acre tract of land conveyed to **TA IKEA 10, LP**, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600364745, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 3.0008 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument ~ hereinafter referred to as a capped iron rod found) at the northwest property corner of the said 9.9356 acre tract, same being on the south lot line of Lot 1, Block 1, Mayfield Road Retail Addition 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201600181331, O.P.R.D.C.T., said beginning point also being on the existing east right-of-way line of State Highway No. 161 (being a variable width public right-of-way, a portion of said right-of-way being dedicated to the State of Texas, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600171171, O.P.R.D.C.T.), said beginning point also having a grid coordinate of N: 6,936,496.28 and E: 2,422,696.01;

THENCE North 89°08'38" East, along the north property line of the said 9.9356 acre tract and along the said south lot line, a distance of 432.29 feet to a capped iron rod found at the northeast property corner of the said 9.9356 acre tract, from which a capped iron rod found at the southeast lot corner of said Lot 1 bears North 89°08'38" East, a distance of 722.46 feet;

THENCE South 00°51'22" East, departing the said south lot line, and along the east property line of the said 9.9356 acre tract, a distance of 299.36 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the southeast property corner of the herein described tract of land, from which a capped iron rod found at the southeast property corner of the said 9.9356 acre tract bears South 00°51'22" East, a distance of 725.80 feet;

THENCE South 87°28'52" West, departing the said property line, over and across the said 9.9356 acre tract, a distance of 423.42 feet to an iron rod set on the west property line of the said 9.9356 acre tract, same being the aforesaid east right-of-way line of State Highway No. 161, from which a capped iron rod found (Controlling Monument) at an angle point in the said right-of-way bears South 02°31'08" East, a distance of 27.57 feet;

THENCE North 02°31'08" West, along the said property line and the said right-of-way line, a distance of 311.78 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **3.0008 acres (130,713 square feet)** of land, more or less.

Received

MAR 21 2017

Planning Dept.