

## **EXHIBIT A**

### **Legal Description**

#### **Lot 5**

Situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being part of a 4.79 acre tract as recorded under County Clerk No. 20170313000316910, part of a 1.065 acre tract as recorded under County Clerk No. 20140107000015390, and all of a 1.59 acre tract as recorded under County Clerk No. 20131112001531220 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a "Boundary Solutions" capped iron rod found at the intersection of the east right-of-way line of Commerce Street (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northwest corner of said 1.59 acre tract, and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway, the north line of said 1.59 acre tract, and partway with the north line of said 4.79 acre tract, North 88°00'40" East (basis of bearings), passing at 255.92 feet a 1" iron pipe found marking the northeast corner of said 1.59 acre tract, the northwest corner of said 4.79 acre tract, and continuing for a total distance of 431.90 feet to a "Roome" capped iron rod set marking the northeast corner of said premises;

THENCE crossing through said 4.79 acre tract, South 02°18'53" West, 319.74 feet to a "Roome" capped iron rod set in a curve, and marking the southeast corner of said premises;

THENCE continuing to cross through said 4.79 acre tract, and the aforementioned 1.065 acre tract as follows: Northwesterly along a curve to the left having a central angle of 03°31'52", for an arc distance of 2.59 feet, with a radius of 42.00 feet (chord = North 85°55'11" West, 2.59 feet) to a "Roome" capped iron rod set marking the end of curve; North 87°41'07" West, 428.10 feet to a "Roome capped iron rod set in the east right-of-way line of Commerce Street, same being the west line of said 1.065 acre tract, and marking the southwest corner of said premises;

THENCE with the east right-of-way line of Commerce Street, the west line of said 1.065 and 1.59 acre tracts, North 02°18'59" East, 287.25 feet to the place of beginning and containing 130,694 square feet or 3.000 acres of land.

#### **Lot 6**

Situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being part of a 4.79 acre tract as recorded under County Clerk No. 20170313000316910, part of a 1.065 acre tract as recorded under County Clerk No. 20140107000015390, and all of a 1.59 acre tract as recorded under County Clerk No. 20131112001531220 of the Collin County Land Records, with said premises being more particularly

described as follows:

BEGINNING at a "Boundary Solutions" capped iron rod found at the intersection of the east right-of-way line of Commerce Street (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), marking the northwest corner of said 1.59 acre tract, and the northwest corner of the herein described premises;

THENCE with the south right-of-way line of a Dallas Area Rapid Transit Railway, the north line of said 1.59 acre tract, and partway with the north line of said 4.79 acre tract, North 88°00'40" East (basis of bearings), passing at 255.92 feet a 1" iron pipe found marking the northeast corner of said 1.59 acre tract, the northwest corner of said 4.79 acre tract, and continuing for a total distance of 431.90 feet to a "Roome" capped iron rod set marking the northeast corner of said premises;

THENCE crossing through said 4.79 acre tract, South 02°18'53" West, 319.74 feet to a "Roome" capped iron rod set in a curve, and marking the southeast corner of said premises;

THENCE continuing to cross through said 4.79 acre tract, and the aforementioned 1.065 acre tract as follows: Northwesterly along a curve to the left having a central angle of 03°31'52", for an arc distance of 2.59 feet, with a radius of 42.00 feet (chord = North 85°55'11" West, 2.59 feet) to a "Roome" capped iron rod set marking the end of curve; North 87°41'07" West, 428.10 feet to a "Roome" capped iron rod set in the east right-of-way line of Commerce Street, same being the west line of said 1.065 acre tract, and marking the southwest corner of said premises;

THENCE with the east right-of-way line of Commerce Street, the west line of said 1.065 and 1.59 acre tracts, North 02°18'59" East, 287.25 feet to the place of beginning and containing 130,694 square feet or 3.000 acres of land.

#### **Lot 7**

Situated in the State of Texas, County of Collin and City of Wylie, being part of the E.C. Davidson Survey, Abstract No. 266, being part of a 1.065 acre tract as recorded under County Clerk No. 20140107000015390 of the Collin County Land Records, with said premises being more particularly described as follows:

COMMENCING at a "Boundary Solutions" capped iron rod found at the intersection of the east right-of-way line of Commerce Street (65' right-of-way) with the south right-of-way line of a Dallas Area Rapid Transit Railway (100' right-of-way), and marking the northwest corner of a called 1.59 acre tract as recorded under County Clerk No. 20131112001531220 of the Collin County Land Records;

THENCE with the east right-of-way line of Commerce Street, the west line of said 1.59 acre tract, and the west line of said 1.065 acre tract, South 02°18'59" West, 287.25 feet to a "Roome" capped iron rod set marking the POINT OF BEGINNING, and the northwest corner of the herein described premises;

THENCE crossing through said 1.065 acre tract, South 87°41'07" East, 250.79 feet to a "Roome" capped iron rod set in the east line of said 1.065 acre tract, the west line of a called 4.79 acre tract as recorded under County Clerk No. 20170313000316910 of the Collin County Land Records, and marking the northeast corner of said premises;

THENCE with the east line of said 1.065 acre tract, the west line of said 4.79 acre tract, and the west line of Lot 3, Block 1 of Wallace Industrial Park as recorded in Volume F, Page 243 of the Collin County Map Records, South 03°08'28" West, 163.10 feet to a 5/8" iron rod found marking the southeast corner of said 1.065 acre tract, said premises, and the northeast corner of a called 0.8356 acre tract as recorded under County Clerk No. 20160901001165040 of the Collin County Land Records;

THENCE with the common line between said 0.8356 and 1.065 acre tracts, North 87°26'34" West, 248.44 feet to an "X" found in concrete in the east right-of-way line of Commerce Street, marking the northwest corner of said 0.8356 acre tract, the southwest corner of said 1.065 acre tract and said premises;

THENCE with the east right-of-way line of Commerce Street, and the west line of said 1.065 acre tract, North 02°18'59" East, 162.03 feet to the place of beginning and containing 40,576 square feet or 0.931 acres of land.