

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01128-46453

BEING all that certain lot, tract or parcel of land situated in the J.W. King Survey, Abstract Number 696, City of Lewisville, Denton County, Texas, and being all those first and second tracts described by deed to Ernest A. Heath and Alice M. Heath, as recorded in Volume 776, Page 396, of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set in a tree stump for corner being the northwest corner of the herein described tract, same being the southwest corner of a tract of land described by deed to RO Properties, Ltd., recorded under Instrument Number 2016-140480, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same being in the east line of a tract of land described as Tract I by deed to Victor Ballas, recorded under Instrument Number 2014-31544, O.P.R.D.C.T., from which a 2 inch iron pipe found for the northwest corner of said RO Properties tract bears North 00 degrees 50 minutes 35 seconds West at 132.00 feet;

THENCE North 89 degrees 20 minutes 28 seconds East, passing at 25.00 feet the southeast corner of said RO Properties tract, and passing at 50.00 feet a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner being the southeast corner of a tract of land described by deed to Jack O. Galbraith and Ruby Galbraith, recorded in Volume 493, Page 485, D.R.D.C.T., same point being the southwest corner of a tract of land described by deed to Lewisville Community Theatre/Poco Mas Players, Inc., recorded under County Clerk's File Number 96-67926, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), continuing on for a total distance of 100.00 feet to a 1/2 inch iron rod found for corner being the northeast corner of said Heath first tract, same point being a northwest corner of a tract of land described by deed to Majid Karimi and Fariba Karimi, recorded under County Clerk's File Number 98-3976, R.P.R.D.C.T.;

THENCE South 00 degrees 50 minutes 35 seconds East, with the west line of said Karimi tract, a distance of 132.00 feet to a 1/2 inch iron rod found for corner being in the north right-of-way line of Elm Street, same point being the southwest corner of said Karimi tract;

THENCE South 89 degrees 20 minutes 28 seconds West, with the north right-of-way line of said Elm Street, passing at 50.00 feet a 1/2 inch iron rod with red cap stamped "G&A" found for the southwest corner of said Heath first tract, continuing on for a total distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "ASC" set for corner being in the east line of said Ballas tract;

THENCE North 00 degrees 50 minutes 35 seconds West, with the east line of said Ballas tract, a distance of 132.00 feet to the **POINT OF BEGINNING** and containing 0.303 acre of land, more or less.