

Exhibit 'A'
(Legal Description)

Being a part of Lot 1, Block A, Honda Cars of McKinney Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Slide 66, Plat Records, Collin County, Texas, and being the same tract of land described in deed to GDH Services, L.P., as recorded in Volume 5540, Page 2460, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the present East line of U.S. Highway No. 75, N. Central Expressway, a variable width right-of-way, as established by deed to the State of Texas, recorded in Instrument No 20080218000189840, Official Public Records, Collin County, Texas, at the Northwest corner of a tract of land described in deed to ICP 800 N. Central, LP. recorded in Instrument No. 20200224000257690, Official Public Records, Collin County, Texas;

Thence North 02°41'41" East, along said East line, a distance of 294.78' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of the remainder of Lot 2, Redbud Plaza, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 333A, Page 4235, Plat Records, Collin County, Texas, and being the same tract of land described in deed to Signature Car Wash I, LTD. recorded in Instrument No 2002-0024396, Official Public Records, Collin County, Texas;

Thence South 87°42'46" East, a distance of 482.68' to a 5/8" iron rod found in the West line of a Redbud Boulevard, a public right-of-way, at the Southeast corner of Lot 3 of said Redbud Plaza; Thence South 02°23'47" West, along said West line, a distance of 319.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of said ICP 800 N. Central tract;

Thence North 87°17'12" West, a distance of 184.63' to a 1/2" iron rod found for corner;

Thence North 87°30'43" West, a distance of 108.45' to a 5/8" iron rod found at an interior ell corner of said ICP 800 N Central tract;

Thence North 00°43'23" East, a distance of 24.40' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at an interior ell corner of said Lot 1;

Thence North 88°12'18" West, a distance of 190.43' to the PLACE OF BEGINNING and containing 149,245 square feet or 3.426 acres of land;

The above property being also described in survey as follows:

Description of a 3.426 acre tract of land situated in the Samuel McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas and being part of Lot 1, Block A, Honda Cars of McKinney, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet G, Page 66, Plat Records, Collin County, Texas; said 3.426 acre tract also being conveyed to LT Land Holdings I, LLC by Special Warranty Deed recorded in County Clerk's Instrument No. 2022000128211, Official Public Records, Collin County, Texas; said 3.426 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of said 3.426 acre tract; said point also being the northwest corner of a tract of land conveyed to ICP 800 N Central, LP by deed recorded in County Clerk's Instrument No. 20200224000257690, Official Public Records, Collin County, Texas; said point also being the east right-of-way line of North Central Expressway (U. S. Highway 75) (variable width) as established by deed to the State of Texas recorded in County Clerk's Instrument No. 20080218000189840, Official Public Records, Collin County, Texas;

THENCE, North 02 degrees 41 minutes 41 seconds East, with said east right-of-way line, a distance of 294.78 feet to a point at the northwest corner of said 3.426 acre tract; said point also being the southwest corner of the remainder of Lot 2, Redbud Plaza, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet I, Page 566, Plat Records, Collin County, Texas;

THENCE, South 87 degrees 42 minutes 46 seconds East, leaving said east right-of-way line and

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with the common line of said 3.426 acre tract and Lot 2, passing, at a distance of 267.86 feet a point at the southeast corner of said Lot 2; said point also being the easternmost southwest corner of Lot 3 of said Redbud Plaza; continuing, with the common line of said 3.426 acre tract and Lot 3, a total distance of 482.67 feet to a 5/8-inch iron rod found at the northeast corner of said 3.426 acre tract; said point also being the southeast corner of said Lot 3; said point also being on the west right-of-way line of Redbud Boulevard (40 feet wide);

THENCE, South 02 degrees 23 minutes 47 seconds West, with said west right-of-way line, a distance of 319.28 feet to a point at the southeast corner of said 3.426 acre tract; said point also being the northeast corner of said ICP 800 N Central, LP tract;

THENCE, with the common line of said 3.426 acre tract and ICP 800 N Central, LP tract, the following metes and bounds;

North 87 degrees 17 minutes 12 seconds West, a distance of 184.63 feet to a 1/2-inch iron rod found for angle corner;

North 87 degrees 30 minutes 43 seconds West, a distance of 108.45 feet to a 1/2-inch iron rod found for corner;

North 00 degrees 43 minutes 23 seconds East, a distance of 24.40 feet to a 5/8-inch iron rod found;

North 88 degrees 12 minutes 18 seconds West, a distance of 190.43 feet to the POINT OF BEGINNING;

CONTAINING, 149,244 square feet or 3.426 acres of land, more or less.