

Legal Description
EXHIBIT "A"
MANORS AT WOODBRIDGE

A tract of land situated in the William Sachse Headright Survey Abstract No. 835, Collin County, Texas, and being all of that certain tract of land conveyed to Jeffrey L. Whitcraft and Maria T. Whitcraft as recorded in File No. 93-0088428, Deed Records, Collin County, Texas, and more particularly described as follows:

BEGINNING at a point in the centerline of a Hooper Road (50 foot right-of-way), said point being the northeast corner of a 100 acre tract of land conveyed to the North Texas Municipal Water District as recorded in Volume 1300, Page 809, said Deed Records, and being 1648.55 feet from the southeast corner of the William Sachse Survey line, Abstract No. 835;

THENCE North 89 degrees 44 minutes 00 seconds West, 2069.32 feet along the north line of said North Texas Municipal Water District tract to a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod bears North 89 degrees 44 minutes 05 seconds West, 4.47 feet, said iron rod set being in the southerly line of a tract of land conveyed to B. C. Wood as recorded in Volume 3282, Page 804, said Deed Records;

THENCE North 00 degrees 35 minutes 00 seconds West, 274.36 feet along the common line of said B.C. Wood tract to a 1/2 inch iron rod set;

THENCE South 89 degrees 44 minutes 00 seconds East, 2072.11 feet along the common line of said B. C. Wood tract to a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod bears South 19 degrees 38 minutes 47 seconds East, 9.74 feet, said iron rod set being in the centerline of said Hooper Road;

THENCE South 00 degrees 01 minute 00 seconds West, 274.36 feet along the centerline of said Hooper Road to the point of beginning, and containing 13.041 acres of land, more or less;

SAVE AND EXCEPT therefrom the following:

All that certain lot, tract or parcel of land conveyed to Collin County by deed dated April 30, 1981, recorded in Volume 1577, Page 398, and being more fully described as follows:

BEING a parcel of land in the William Sachse Survey, Abstract No. 835, Collin County, Texas, and being part of a tract of land conveyed to Jeffrey L. Whitcraft and Maria T. Whitcraft as recorded in File No. 93-0088428, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the northeast corner of the Jeffrey L. Whitcraft tract, said point being in the common line between the L. K. Pegues Survey, Abstract No. 703, and the William Sachse Survey, Abstract No. 835, said line being also the centerline of existing Hooper Road;

THENCE South 00 degrees 01 minute 00 seconds West, a distance of 274.36 feet along the centerline of existing Hooper Road to a point of intersection with the south property line of the Whitcraft tract;

THENCE North 89 degrees 44 minutes 00 seconds West, a distance of 30.00 feet to a point for corner;

THENCE North 00 degrees 01 minute 00 seconds East, a distance of 274.36 feet parallel with and 30 feet west of the centerline of existing Hooper Road, to a point of intersection with the north property line of said Whitcraft tract;

THENCE South 89 degrees 44 minutes 00 seconds East, a distance of 30.00 feet to the point of beginning, and containing 0.189 acre of land, more or less;

And further SAVE AND EXCEPT therefrom the following:

A tract of land situated in the W. Sachse Survey, Abstract No. 835, City of Wylie, Collin County, Texas and being part of a tract of land described in General Warranty Deed to Timothy R. Johnson and Carol C. Johnson recorded in Clerk's File No. 97-0066824 of the Land Records of Collin County, Texas, said tract conveyed to the City of Wylie by deed recorded under Clerk's File No. 20130805001096800, Official Public Records, Collin County, Texas, and more particularly described as follows:

BEGINNING at a 5/8" iron rod with "KHA" cap set for corner in the existing west right-of-way line of Hooper Road (a variable width right-of-way) at the northeast corner of said Johnson tract;

THENCE with said existing west right-of-way line, South 0° 09' 47" West, a distance of 91.65 feet to a 5/8" iron rod with "KHA" cap set in the proposed west right-of-way line of Hooper Road at the beginning of a non-tangent curve to the right having a central angle of 5° 39' 11", a radius of 934.50 feet, a chord bearing and distance of North 5° 59' 14" East, 92.16 feet;

THENCE in a northeasterly direction, departing the said existing west right-of-way line, with said proposed west right-of-way line and with said curve to the right, an arc distance of 92.20 feet to a 5/8" iron rod with "KHA" cap set for corner in the north line of said Johnson tract at the end of said curve;

THENCE with the said north line of the Johnson tract, South 89° 56' 00" East, a distance of 9.87 feet to the point of beginning, and containing 1,706 square feet or 0.039 acre of land.