

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**  
**MONROE FARMS**

BEING, a tract of land situated in the William Patterson Survey, Abstract No. 716, being part of a 49.6490 acre tract, as described in Vol. 1569, Pg. 328, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southeast corner of said 49.6490 acre tract being in the west line of Country Club Road (90' R.O.W.), being the northeast corner of Rita Smith Elementary School, an addition to the City of Wylie, as described in Doc. No. 2007-459 in the Plat Records of Collin County, Texas;

THENCE, South 86°27'02" West, along the south line of said 49.6490 acre tract and the north line of said Rita Smith Elementary School, for a distance of 2126.71 feet, to ½ inch iron rod found at southwest corner of said 49.6490 acre tract being the northwest corner of said Rita Smith Elementary School and being in the west line of Kingsbridge Phase I, an addition to the City of Wylie, as described in Vol. 2015, Pg. 461 in the Plat Records of Collin County, Texas;

THENCE, North 02°30'53" East, along the west line of said 49.6490 acre tract and the east line of said Kingsbridge Phase I, for a distance of 256.19 feet, to a ½ inch iron rod found;

THENCE, South 89°05'40" West, continuing along said west and east lines, for a distance of 41.69 feet, to a calculate point for corner;

THENCE, North 00°54'20" West, departing said lines, for a distance of 163.49 feet, to a calculated point for corner;

THENCE, North 86°27'02" East, for a distance of 361.88 feet, to a calculated point for corner;

THENCE, North 03°32'58" West, for a distance of 30.00 feet, to a calculated point for corner;

THENCE, North 86°27'02" East, for a distance of 37.50 feet, to a calculated point for corner;

THENCE, North 27°38'26" East, for a distance of 225.79 feet, to a calculated point for corner;

THENCE, North 60°57'52" East, for a distance of 255.41 feet, to a ½ inch iron rod found in the north line of said 49.6490 acre tract;

THENCE, North 88°43'44" East, along the north line of said 49.6490 acre tract, for a distance of 1419.54 feet, to a ½ inch iron rod found at the northeast corner of said 49.6490 acre tract, being in the west line of said Country Club Road;

THENCE, South 01°02'43" East, along the west line of said Country Club and the east line of said 49.6490 acre tract, for a distance of 486.39 feet, to a ½ inch iron rod found;

THENCE, South  $00^{\circ}45'16''$  East, continuing along said east and west lines, for a distance of 210.95 feet, to the POINT OF BEGINNING and containing 32.288 acres of land.